FINAL DEVELOPMENT PLAN AMENDMENT

CAMERON AT WOODLAND PARK

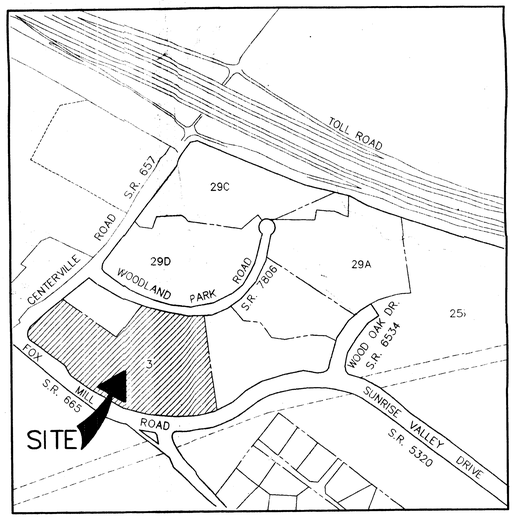
PROPERTY OF

WOODLAND ASSOCIATES, LIMITED PARTNERSHIP

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

RZ-96-H-029



VICINITY MAP

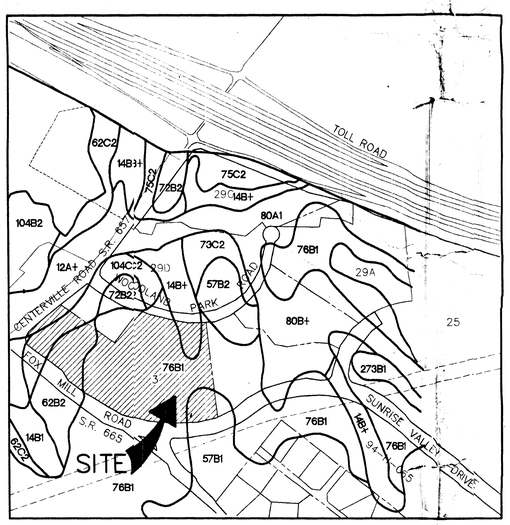
SCALE: 1"=500'

SHEET INDEX

1. COVER SHEET
2. FINAL DEVELOPMENT PLAN AMENDMENT
3. NOTES, TABULATIONS AND DETAILS
4. CONCEPTUAL LANDSCAPE PLAN
5. CONCEPTUAL DETAILS

SOILS DATA

SOIL NO.	SOIL NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE STABILITY	EROSION POTENTIAL
12A	ROWLAND	POOR	POOR	GOOD	SLIGHT
14B	MANASSAS	MARGINAL	FAIR	GOOD	MODERATE
57B	BRECKNOCK(LOAM)	GOOD	GOOD	GOOD	MODERATE
62B	BRECKNOCK(SILT LOAM)	FAIR	GOOD	GOOD	MODERATE
72B	BUCKS(LOAM)	GOOD	GOOD	GOOD	MODERATE
76B	CALVERTON(LOAM)	MARGINAL	POOR	GOOD	SLIGHT
104C	CATLETT	FAIR	GOOD	GOOD	MODERATE



SOILS MAP

SCALE: 1"=500'

Application No. FDPA 96-H-029 Staff Greg Ross

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED Development Condition 3/9/98

Date of (BOS) (PC) approval 3/11/98

Sheet 1 of 5

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 13 1998
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
DAVID M. KENSEN
1/20/98
LICENSE No. 11484
PROFESSIONAL ENGINEER

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS

VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)848-2587
McLEAN, VA BETHESDA, MD

CAMERON AT WOODLAND PARK
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

COVER SHEET

VIKA REVISIONS

ADD OCP PRE-STAFF COMMENTS 1/20/98

SEPT. 24,1997

DATE:

DES. DMJ | DWN. RWS

SCALE: AS SHOWN

PROJECT/FILE NO. 6052

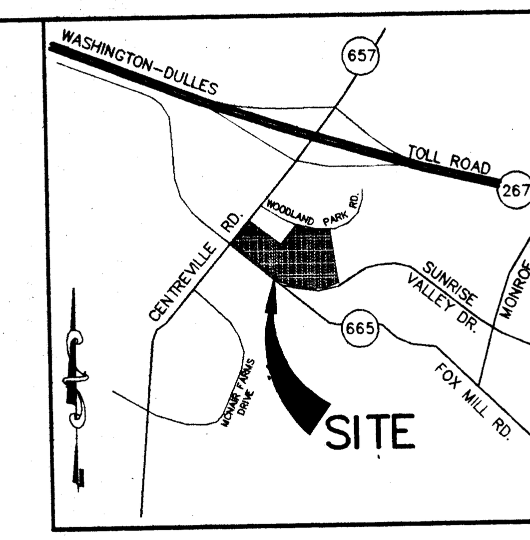
SHEET NO. 1 OF 5

DWG: 6052COV
DATE: 9-18-97
TIME: 3:00 PM
INFO:

LEGEND

NOTE:
DIMENSIONS SHOWN IN PARENTHESES ARE IN METRIC UNITS.

EX. FENCE	PROPOSED PARKING SPACE
PROPERTY LINE	PROPOSED H.C. PARKING SPACE
EX. EDGE OF PAVEMENT	PROPOSED STORM DRAIN (SD)
EX. CONTOUR (382)	PROPOSED STORM DRAIN STRUCTURE
EX. STORM DRAIN (15" RCP)	PROPOSED SANITARY LINE (8"S)
EX. STORM DRAIN STRUCTURE	PROPOSED SANITARY MANHOLE
EX. SANITARY SEWER (EX. 8"S)	PROPOSED WATER LINE (8"W)
EX. SANITARY SEWER MANHOLE	PROPOSED FIRE HYDRANT (F.H.)
EX. WATERLINE (EX. 12" W/M)	PROPOSED FIRE SERVICE (4" FS)
EX. WATER VALVE	PROPOSED WATER METER + HOUSE CONNECTION (2" W/M-WHC)
EX. CENTERLINE	PROPOSED FIRE DEPT. CONNECTION (FDC)
PROPOSED SIDEWALK	METERS (M)
PROPOSED PARKING NUMBER (13)	



VICINITY MAP

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Application No. FDPA 96-H-029 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE ~~PROFFERS~~ Development Conditions DATED 3/9/98
Date of (BOS) (PC) approval 3/11/98
Sheet 2 of 5

COMMONWEALTH OF VIRGINIA
DAVID M. JENSEN 1/20/97
LICENSE No 11484
PROFESSIONAL ENGINEER

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McLEAN, VA BETHESDA, MD

CAMERON AT WOODLAND PARK

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE PLAN

VIKA REVISIONS
ADDRESS SUB.
COMMENTS 10/15/97
ADD OCP ~~PRE-~~STAFF
COMMENT 1·20·98
ADD OCP STAFF
COMMENTS 2·18·98

DATE: SEPT., 1997	
DES. DMJ	DWN. CR
SCALE: 1"=60'	
PROJECT/FILE NO. 6052	
SHEET NO. 2 OF 5	

DWG: 6052201

4. BOUNDARY INFORMATION PREPARED BY WILLIAM H. GORDON ASSOCIATES. TOPOGRAPHY IS FROM AN AERIAL SURVEY AND IS AT A TWO (2) FOOT CONTOUR INTERVAL. BOUNDARY AND TOPOGRAPHY VERFIED BY VIKA, INC. FIELD SURVEY JULY, 1997.

5. WITHIN THE LIMITS OF THIS FDPA, THERE ARE NO GENERAL AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION. ALL OPEN SPACE AND IMPROVEMENTS DEPICTED ON THIS FDPA SHALL BE MAINTAINED BY THE OWNER OR SUCCESSORS/ASSIGNS.

6. THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY.

7. THE APPLICANT PROPOSES THE CONSTRUCTION OF A COMMUNITY CLUBHOUSE/LEASING OFFICE WITH A POOL, A MULTI-PURPOSE COURT, AND A COMMON/PLAN AREA AS SPECIAL AMENITIES TO MEET THE ACTIVE RECREATION PROVISIONS OF THE PDH DISTRICT FOR RESIDENTIAL DEVELOPMENT. SEE SHEET 5 FOR DETAILS.

8. PUBLIC WATER SERVICE TO THE SITE SHALL BE AN EXTENSION OF EXISTING WATER MAINS LOCATED IN SUNRISE VALLEY DRIVE AND WOODLAND PARK ROAD AS PROVIDED BY FAIRFAX COUNTY WATER AUTHORITY.

9. PUBLIC SANITARY SEWER WILL BE PROVIDED BY AN EXTENSION OF EXISTING FACILITIES LOCATED AT WOODLAND PARK ROAD AND SUNRISE VALLEY DRIVE.

10. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.

11. STORMWATER MANAGEMENT QUANTITY CONTROL FOR THE PROPERTY IS PROVIDED FOR THE CAMERON AT WOODLAND PARK PROJECT BY MEANS OF A SERIES OF EXISTING FACILITIES LOCATED TO THE NORTH OF THE PROPOSED DEVELOPMENT WITHIN THE OFFICE PARK. THESE FACILITIES WERE DESIGNED IN ACCORDANCE WITH 1987 CRITERIA AND ALSO PROVIDED WATER QUALITY MANAGEMENT (BMP) FOR FUTURE SITE DEVELOPMENT (COUNTY PLAN 5518-SP-06).

12. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND PHASING SHALL BE SUBJECT TO THE DISCRETION OF THE OWNER AND AS WARRANTED BY MARKET CONDITIONS.

13. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPERTY SUBJECT TO THIS FDPA CONTAINS NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR CEQC), OR RESOURCE PROTECTION AREA (RPA).

14. ALL PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHT(S)-OF-WAY INCLUDING STREET DEDICATION HAVE BEEN COMPLETED IN ACCORDANCE WITH THE WOODLAND PARK PROFFERS. RIGHT TURN LANES AS SHOWN ON THE PLAN WILL BE PROVIDED FOR THE ENTRANCES FROM FOX MILL ROAD.

15. ALL PROPOSED INTERNAL ROADS AND TRAVEL LANES WILL BE PRIVATE STREETS WITHIN PUBLIC INGRESS/EGRESS EASEMENTS AND WILL BE MAINTAINED BY THE PROPERTY OWNERS.

16. BASED ON A PRELIMINARY GRADING STUDY, THE ENTIRE SITE MAY BE SUBJECT TO CLEARING AND GRADING, THEREFORE THE PROPOSED LIMITS OF THE CLEARING AND GRADING SHALL GENERALLY BE THE SAME AS THE LIMITS OF THIS APPLICATION.

17. BASED ON FIELD SURVEYS OF THE PROPERTY, THERE IS NO EVIDENCE OF ANY GRAVE OR ANY OTHER OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL LOCATED ON THE SITE.

18. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, NO EXISTING STORAGE TANKS, CONTAINERS, HAZARDOUS OR TOXIC SUBSTANCES EXIST ON THE SITE.

19. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED USE WILL BE IN CONFORMANCE WITH ALL APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND PREVIOUSLY APPROVED PLANS AND CONDITIONS, WITH THE EXCEPTION OF:

   A. A WAIVER OF THE 600 FOOT PRIVATE STREET LENGTH CRITERION OF SECTION 11-302, PARAGRAPH 2 IS REQUESTED.

   B. A WAIVER OF THE 35 FOOT TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENT ALONG CENTREVILLE ROAD IS REQUESTED PURSUANT TO SECTION 13-304 PARAGRAPHS 3 AND 5.

   C. A WAIVER OF THE 25 FOOT TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENT ALONG SUNRISE VALLEY DRIVE FOR THE PORTION OF THE SITE THAT IS OPPOSITE THE PROPOSED TOWNHOUSE SITE (FX. CO. #5518-P-04-1) IS REQUESTED PURSUANT TO SECTION 13-304 PARAGRAPH 3.

   D. A WAIVER OF THE 25 FOOT TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENT FOR THE PROPOSED CHILD CARE CENTER USE ADJACENT TO THE PROPOSED MULTI-FAMILY USE (BOTH PART OF THIS APPLICATION) IS REQUESTED PURSUANT TO SECTION 13-304 PARAGRAPHS 1 AND 3).

20. A COUNTY TRAIL AS SHOWN ON THE ADOPTED COMPREHENSIVE PLAN IS LOCATED ON THE WEST SIDE OF CENTREVILLE ROAD, RT. 657. AN EIGHT (8) FOOT TRAIL IS PROPOSED ALONG THE SUBJECT PROPERTY IN ACCORDANCE WITH THE PROFFERS FOR WOODLAND PARK.

21. ALL DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE AS SCALED. THE DIMENSIONS TO PERIPHERAL LOT LINES SHALL BE CONSIDERED MINIMUMS. THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS IN ACCORDANCE WITH SECTION 16-403, PARAGRAPH 4. BASED ON FINAL ARCHITECTURAL AND ENGINEERING DESIGN, THERE MAY BE MINOR ADJUSTMENTS TO BUILDING AND PARKING LOCATIONS, THE NUMBER OF UNITS, GROSS FLOOR AREA, TRAILS/SIDEWALKS, UTILITIES, AND PARKING QUANTITIES AS PRESENTED ON THE PLAN AND SITE TABULATION, PROVIDED THE OPEN SPACE AND PERIPHERAL LOT DIMENSIONS ARE NOT REDUCED.

22. IT IS TO BE UNDERSTOOD THAT ADDITIONAL ARCHITECTURAL FEATURES SUCH AS DECKS, PATIOS, SUNROOMS, PRIVACY FENCES, GAZEBOS, TRELLISES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS ENTRY GATES, GATEHOUSES, RETAINING WALLS, ENTRANCE SIGNS, COVERED PARKING GARAGES, MAINTENANCE BUILDINGS NOT REPRESENTED HEREON MAY BE PROVIDED. IF ADDITIONAL FEATURES ARE PROVIDED, THE DIMENSIONS TO THE PERIPHERAL LOT LINES SHALL BE MAINTAINED AS PRESENTED.

23. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS WILL BE SENT UNDER SEPARATE COVER.

24. GARAGES MAY OR MAY NOT BE PROVIDED. IF PROVIDED, THE GARAGES AND ANY TANDEM SPACE BEHIND WILL COUNT AS PART OF THE REQUIRED PARKING SPACES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING. ON SITE PARKING MAY BE LOCATED ON THE SURFACE, WITHIN THE BUILDING FOOTPRINT, AND/OR IN FREESTANDING PARKING GARAGES.

27. IF AN AMENDMENT TO ANY PORTION OF THIS FDPA BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION WHICH IS AFFECTED BY THE AMENDMENT FOR PLANNING COMMISSION REVIEW AND APPROVAL.

28. THE LOCATION OF EASEMENTS/UTILITIES SHOWN HEREON IS INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THIS SHOULD NOT BE REGARDED AS AN ACTUAL LOCATION.

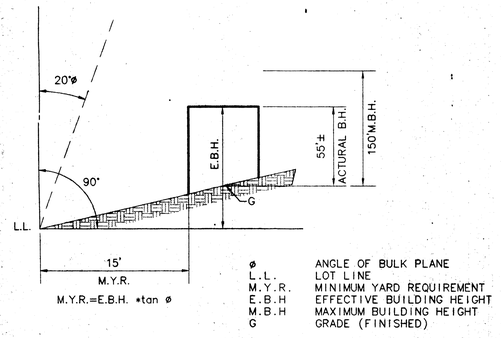
SITE TABULATION (MULTI-FAMILY DWELLING):

SITE AREA PROPOSED:	16.29 +/- AC
PROPOSED R-O-W DEDICATION:	0.26 +/- AC
ADJUSTED SITE AREA:	16.03 AC.
DEVELOPED RECREATIONAL OPEN SPACE: (INCLUDES POOL, CLUBHOUSE & MULTI-PURPOSE COURT)	0.6 +/- AC
PARKING REQUIRED: (392 DU'S @ 1.6 SP/DU)	628 SP
PARKING PROVIDED	665 SP
SURFACE 579 SP	
GARAGE 72 SP	
H.C. VAN 2 SP	
H.C. ST'D. 12 SP	
MAXIMUM BUILDING HEIGHT ALLOWED:	150 FT
PROPOSED BUILDING HEIGHT:	55 FT (MAX. 4 STORY)
OPEN SPACE REQUIRED:	40% (6.4 AC.)
OPEN SPACE PROVIDED:	44% (7.0 AC.)

DENSITY CALCULATONS (PDH-30)

USE: MULTI-FAMILY D.U.'S

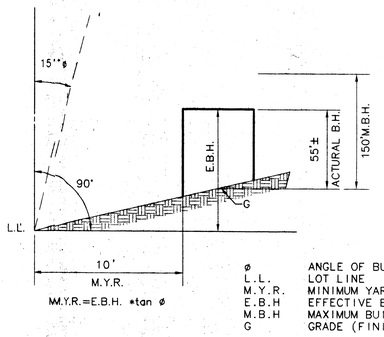
DENSITY ALLOWED/PROVIDED:	(16.03)(.30 DU/AC)=480 D.U./392 DU PROVIDED
PDH-30 DENSITY ALLOWED: (WITH 10% BONUS)	(30x1.10))=33 DWELLING UNITS /ACRE
TOTAL UNITS ALLOWED/PROVIDED: (WITH 10% BONUS)	(16.03x33)=28 UNITS/16.03x24.45)=392 UNITS
TOTAL ADU'S REQUIRED:	(392)(0.0625)=24.1 (SAY 25) ADU UNITS
TOTAL MARKET RATE UNITS:	(392-255)=367 UNITS
TOTAL UNITS PROVIDED:	392 M.F.D.U.'S (25 A.D.U.'S, 367 M.R.D.U.'S)
MAXIMUM DENSITY: PERMITTED (SECTION 2-804)/PROVIDED	33 DU/AC. (WITH ADU'S) / 24.45 (WITH ADU'S)



ø	ANGLE OF BULK PLANE
L.L.	LOT LINE
M.Y.R.	MINIMUM YARD REQUIREMENT
E.B.H	EFFECTIVE BUILDING HEIGHT
M.B.H	MAXIMUM BUILDING HEIGHT
G	GRADE (FINISHED)

FRONT

DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)



ø	ANGLE OF BULK PLANE
L.L.	LOT LINE
M.Y.R.	MINIMUM YARD REQUIREMENT
E.B.H	EFFECTIVE BUILDING HEIGHT
M.B.H	MAXIMUM BUILDING HEIGHT
G	GRADE (FINISHED)

SIDE

DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)

Application No. FDPA 96-H-029 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/9/98
Date of (BOS) (PC) approval 3/11/98
Sheet 3 of 5

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS
VIKA INCORPORATED
8180 GREENSBORO DRIVE ■ SUITE 200 ■ MCLEAN, VA
(703)442-7800 ■ FAX (703)762-7955
McLEAN, VA BETHESDA, MD

CAMERON AT WOODLAND PARK

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES, TABULATIONS AND DETAILS

VIKA REVISIONS

ADDRESS OCP COMMENTS 10/15/97
ADD OCP PRE-STAFF COMMENTS 1-20-98
ADD OCP STAFF COMMENTS 2-13-98

DATE: SEPT. 24, 1997

DES. DMJ	DWN. RWS
SCALE: 1"=1'	
PROJECT/FILE NO. 6052	
SHEET NO. 3 OF 5	

COMMONWEALTH OF VIRGINIA
DAVID M. JENSEN
11/20/97
LICENSE NO 11484
PROFESSIONAL ENGINEER

DWG. 6052SP03
DATE: 1-17-98
PLOT: 1:1XX.PLT

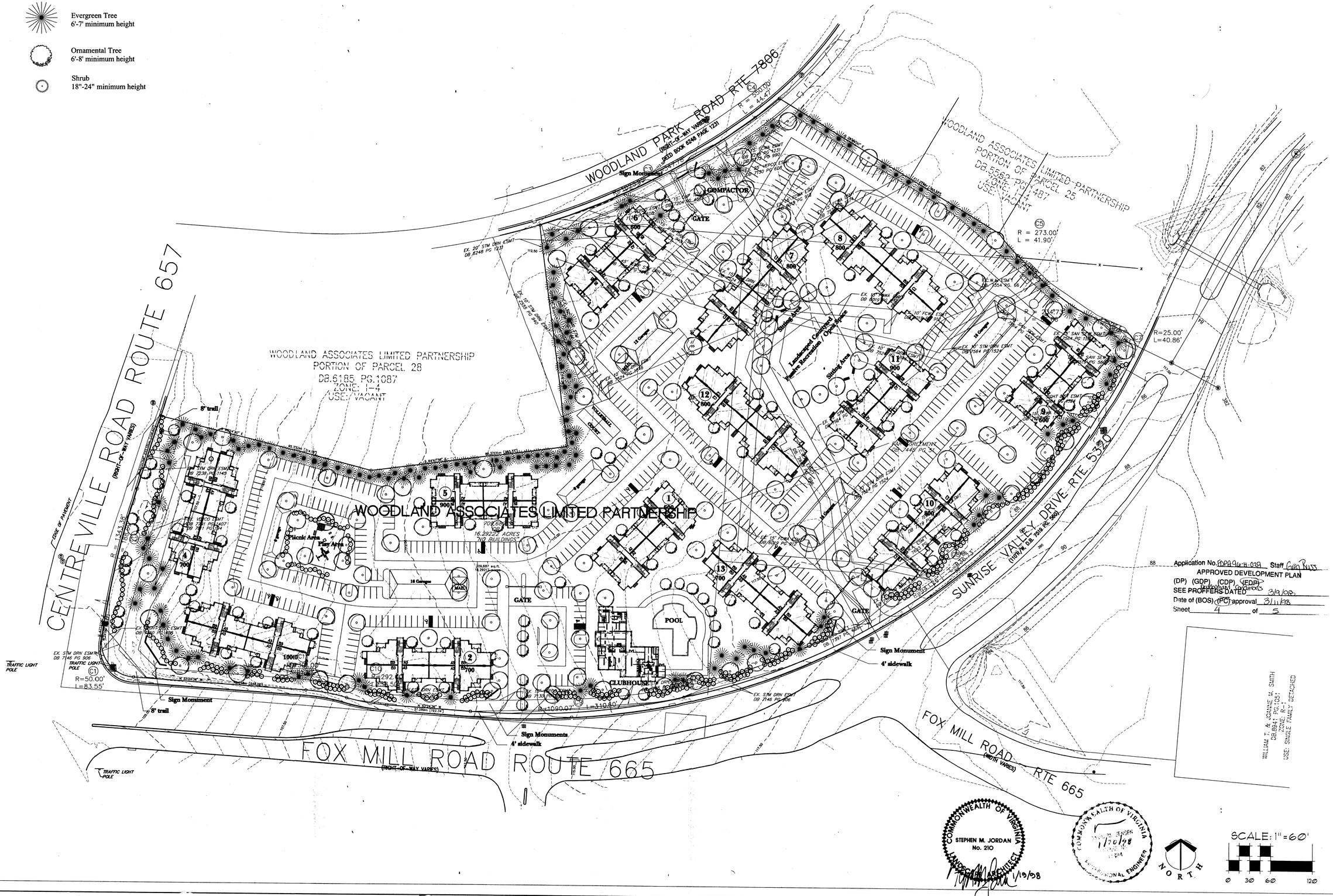
Deciduous Shade Tree
2-2.5" minimum caliper

Evergreen Tree
6'-7' minimum height

Ornamental Tree
6'-8' minimum height

Shrub
18"-24" minimum height

Note: Landscaping represented on this plan is preliminary and subject to modificaiton at time of final engineering and design.



Application No. FDPA96-H-039 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/9/98
Date of (BOS) (PC) approval 3/11/98
Sheet 4 of 5

COMMONWEALTH OF VIRGINIA
STEPHEN M. JORDAN
No. 210
LANDSCAPE ARCHITECT
1/19/98

COMMONWEALTH OF VIRGINIA
1/20/98
PROFESSIONAL ENGINEER

NORTH

SCALE: 1" = 60'
0 30 60 120

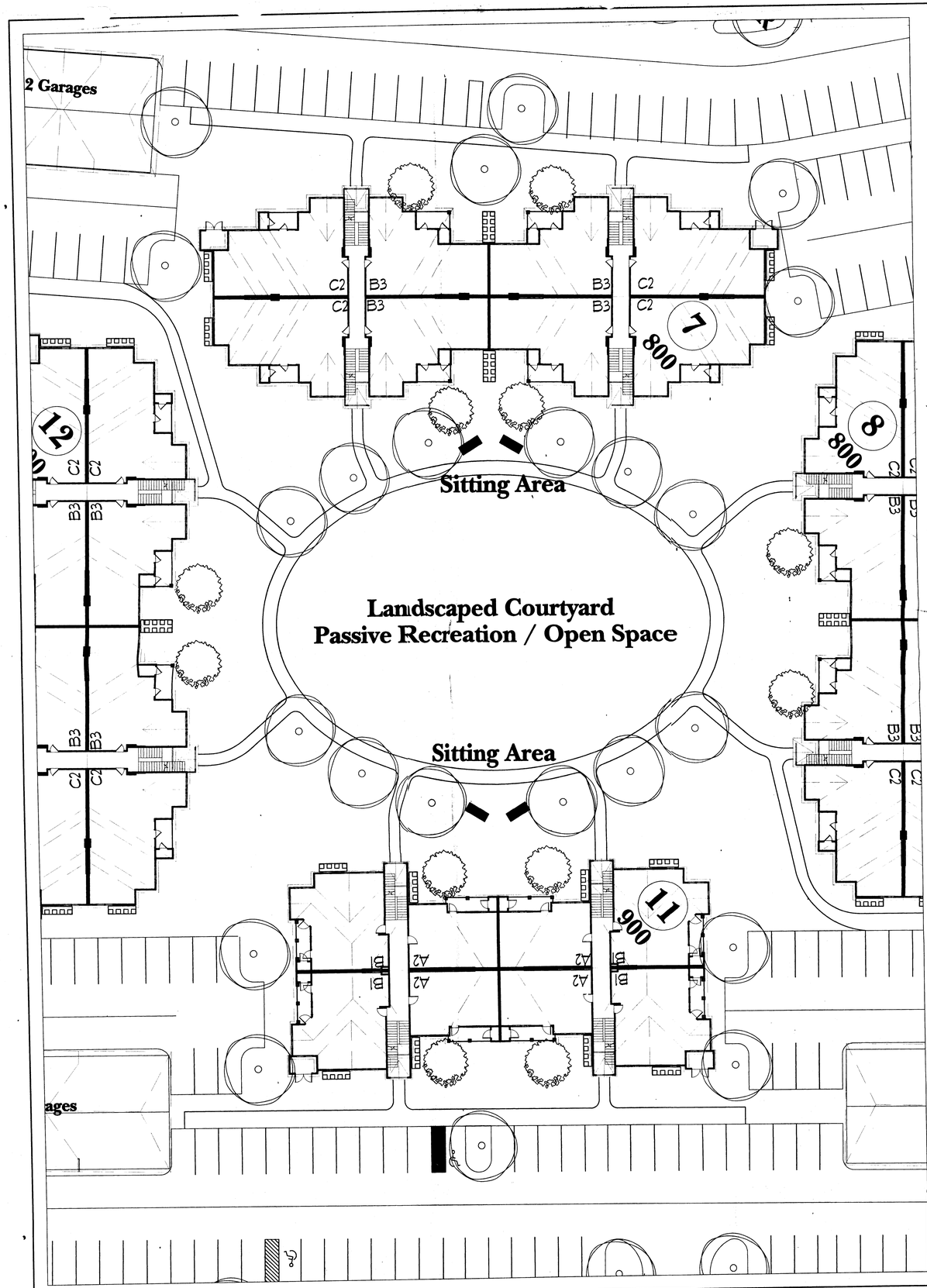
Land Design Inc.
Landscape Architecture Land Planning
Urban Design
1414 Prince Street Suite 400
Alexandria, VA 22314-2814
703/549-7784
Fax: 703/549-4984

WOODLAND ASSOCIATES
LIMITED PARTNERSHIP
DB 5557 PG 1442, DB 5562 PG 1484, DB 5562 PG 1487
DB 5562 PG 1489, DB 6185 PG 1087, DB 6691 PG 963
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Woodland Park Multifamily FDPA Landscape Plan

REVISIONS
1/5/98 staff comments
ADD DCP PRE-STAFF COMMENTS 1-20-98
ADD DCP STAFF COMMENTS 2-13-98

DATE: 9/25/97
DES. DWN.
SCALE: 1" = 60'
PROJECT/FILE NO. 27058
SHEET NO. SHEET 4 OF 5

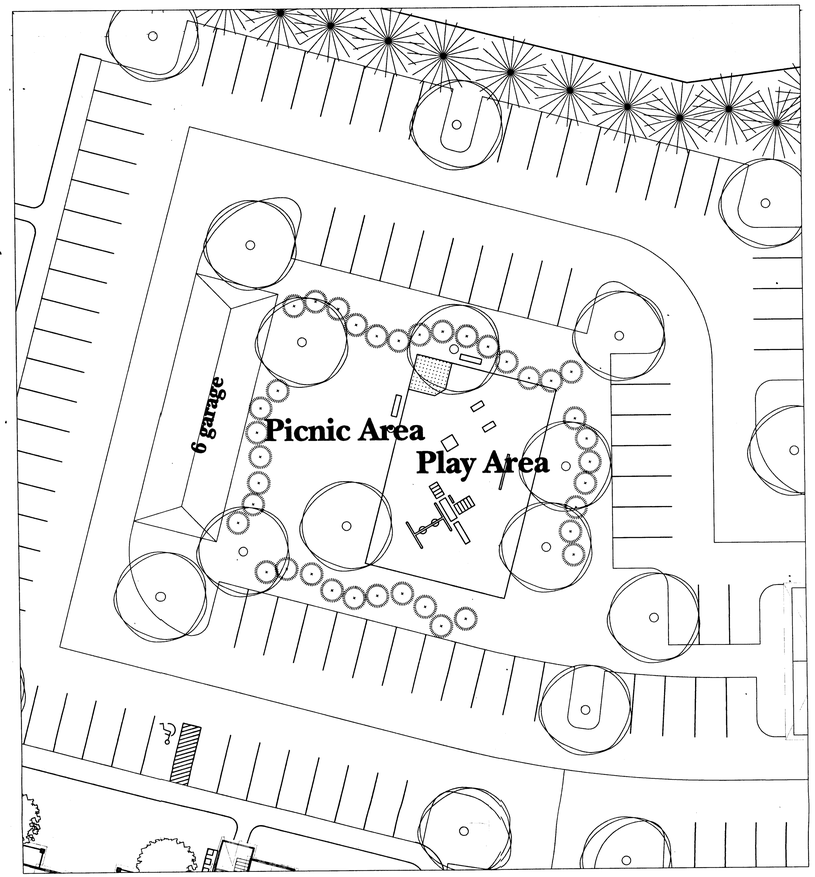


Community Courtyard
Passive Recreation Area

SCALE: 1"=20'

NORTH

0 10 20 40



Picnic Area / Play Area

SCALE: 1"=20'

NORTH

0 10 20 40

Application No. ADA 96-H-029 Staff Greg Russ
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Date of (BOS) (PC) approval 3/11/98
Sheet 5 of 5

COMMONWEALTH OF VIRGINIA
DAVID M. JENSEN
1/20/98

COMMONWEALTH OF VIRGINIA
STEPHEN M. JORDAN
No. 210
LANDSCAPE ARCHITECT
1/19/98

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Alexandria, VA 22314-2814
703/549-7784
Fax: 703/549-4984

WOODLAND ASSOCIATES
LIMITED PARTNERSHIP
DB 5557 PG 1442, DB 5562 PG 1484, DB 5562 PG 1487
DB 5562 PG 1489, DB DB 6185 PG 1087, DB 6691 PG 963
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Woodland Park Multifamily FDPA Concept Details

REVISIONS

1/5/98 staff comments	
ADD OLP	PRE-STAF
COMMENTS	1/20/9

DATE: 9/25/97
DES. DWN.
SCALE:
PROJECT/FILE NO. 27058
SHEET NO. SHEET 5 OF 5