



PRC PLAN APPLICATION FILED: May 21, 2007
PLANNING COMMISSION: September 19, 2007
BOARD OF SUPERVISORS: September 24, 2007 @ 3:30 PM

County of Fairfax, Virginia

September 5, 2007

STAFF REPORT

APPLICATION PRC 87-C-088

HUNTER MILL DISTRICT

APPLICANT: Four Seasons Development, LLC

PRESENT ZONING: PRC

PARCEL: 17-4 ((01)) 5B

ACREAGE: 10,212 square feet

DENSITY: 47.83 du/ac

OPEN SPACE: 57.7% (5,900 square feet)

PLAN MAP: Residential Planned Community

PRC PROPOSAL: To approve the PRC Plan associated with PCA 87-C-088 and DPA 87-C-088, for a total of 11 units (3 single-family attached and 8 multi-family).

STAFF RECOMMENDATIONS:

Staff recommends approval of PRC 87-C-088, subject to the development conditions set forth in Appendix 1 of the Staff Report.

Staff recommends approval of a modification of the trail requirement along Old Reston Avenue in favor of the existing four (4') foot wide concrete sidewalk.

O:\jtho10 \AMENDMENTS\Staff Report Four Seasons.doc

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this PRC Plan does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



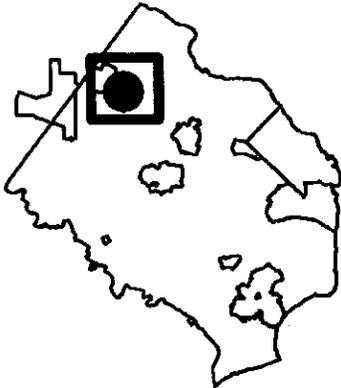
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Planned Residential Community

PRC 87-C-088

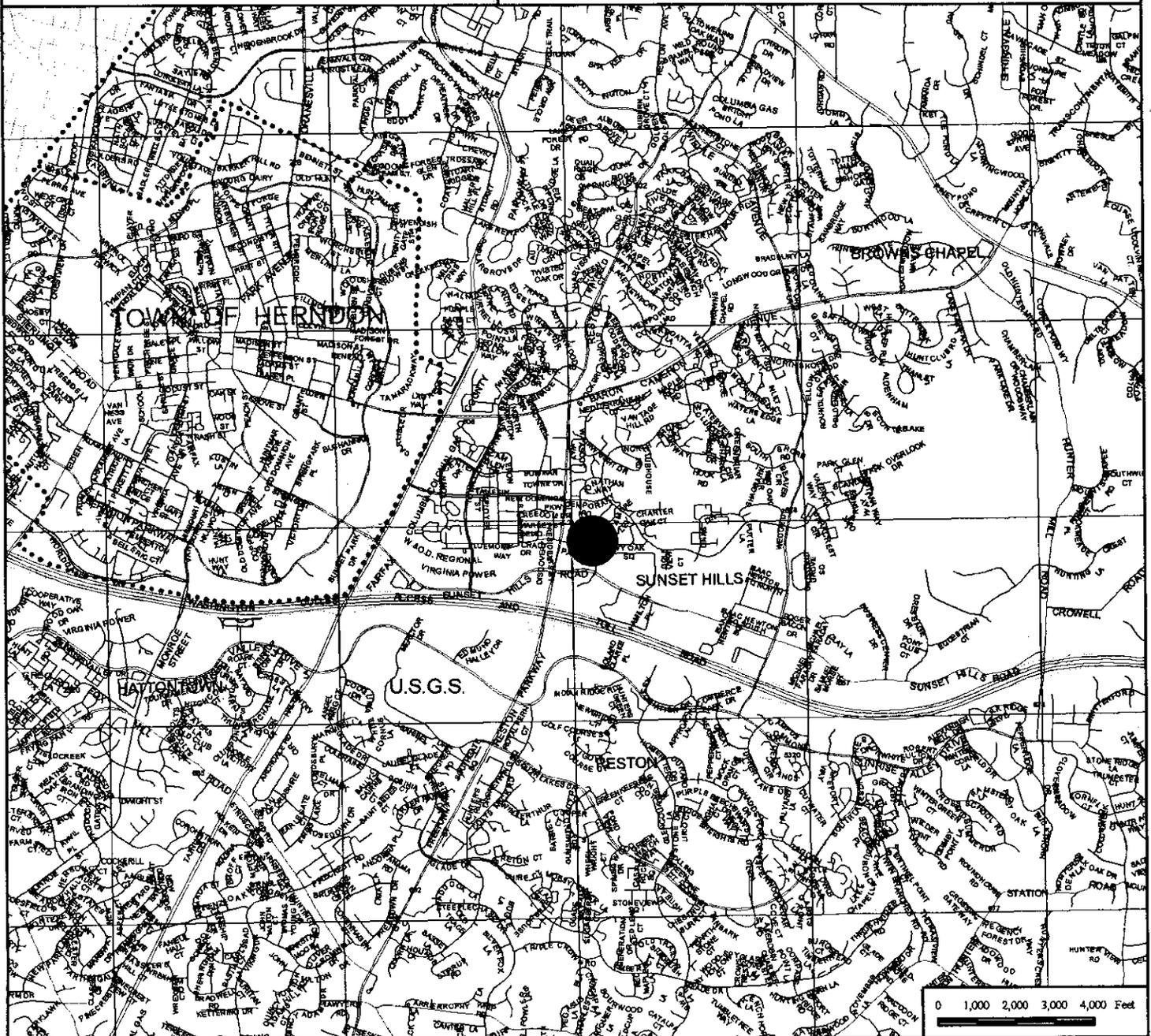
Applicant:
Accepted:
Proposed:

FOUR SEASONS DEVELOPMENT, LLC
05/21/2007
TO APPROVE THE PRC PLAN
ASSOCIATED WITH DPA 87-C-088



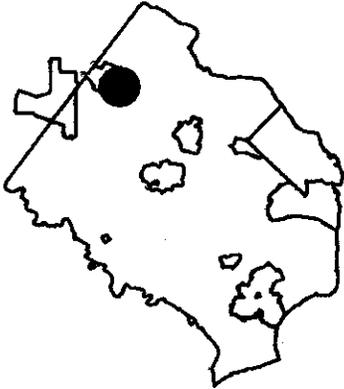
Area: 10,212 SF OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect: 06-0302

Located: 1890 OLD RESTON AVENUE
Zoning: PRC
Plan Area: 3,
Overlay Dist:
Map Ref Num: 017-4- /01/ /0005B



Planned Residential Community

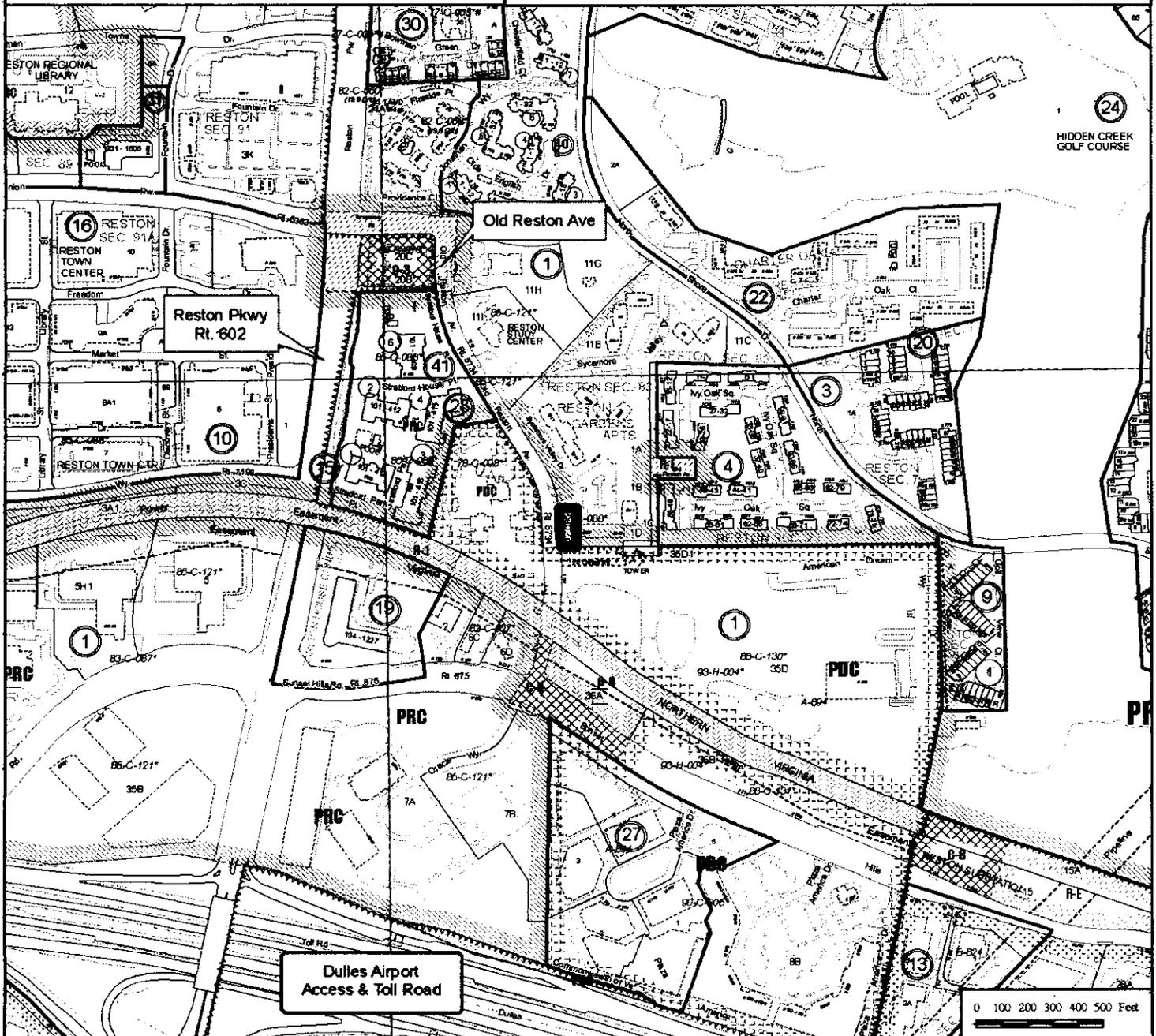
PRC 87-C-088



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Accepted: 05/21/2007
Proposed: TO APPROVE THE PRC PLAN ASSOCIATED WITH DPA 87-C-088

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Plan Area: 3,
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ARCHITECT

RICHARD NEWLON AIA
ARCHITECT
2216 MAKEROBIN LANE
RESTON, VA VIRGINIA
703.758.9668
FAX: 703.758.9606

CONTRACT

CIVIL ENGINEER

KEA, LLC

2 PINECREST BLVD, 2ND FLOOR, SUITE 200
SPRINGFIELD, VA 22151
TEL: 703.445.1100 FAX: 703.445.1108



- RENOVATIONS AND ADDITIONS FOR THE:
- WIEHLE VILLAGE
- CONDOMINIUMS
- RESTON VIRGINIA

REVISIONS

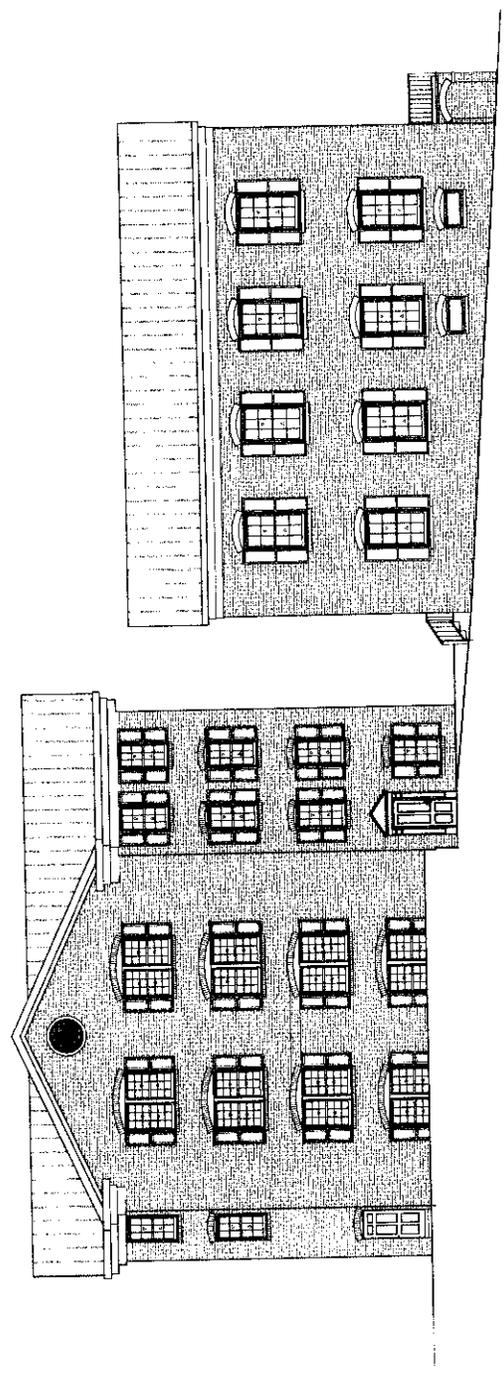
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DRAWING TITLE

ARCHITECTURAL ELEVATIONS

DRAWING INFORMATION

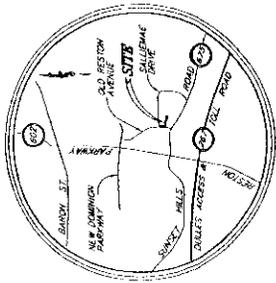
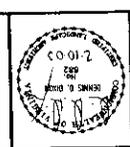
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 PROJECT NUMBER: 000000



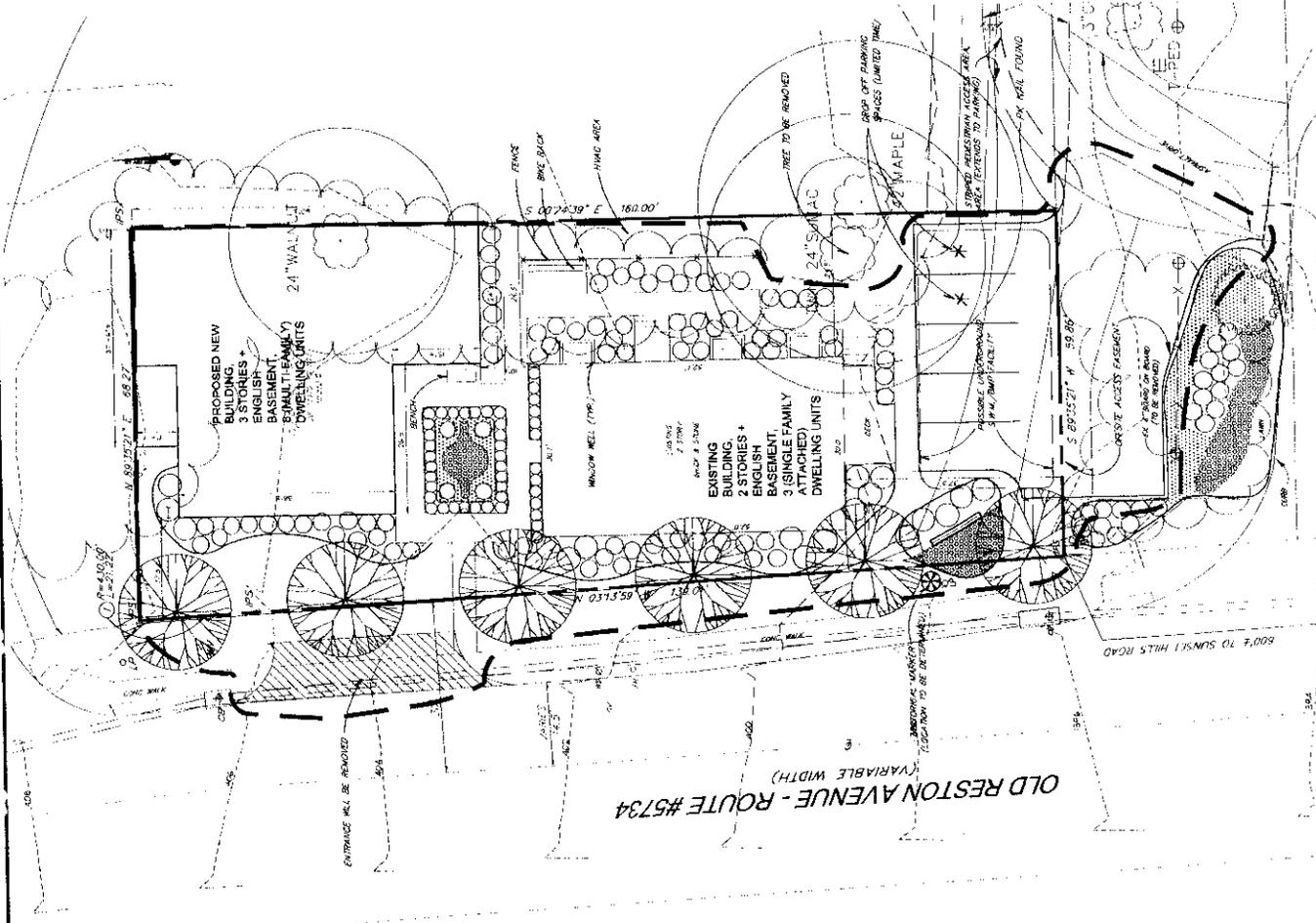
WEST ELEVATION
VIEW FROM OLD RESTON AVE.

NO SCALE

NOTE:
THE PROPOSED BUILDING SHALL REFLECT THE SAME ARCHITECTURAL STYLE OF THE EXISTING BUILDING INCLUDING EXTERIOR BRICK FACADE AND WINDOW TREATMENT'S



VICINITY MAP
 SCALE: 1" = 2,000'



- LEGEND:**
- LARGE DECIDUOUS TREE 3'-5 1/2" CAL.
 - ORNAMENTAL TREE
 - SHRUBS
 - ANNUALS
 - GROUND COVER

SITE TABULATIONS:
 GROSS SITE AREA (G.S.A.): 10,272 S.F. (0.23 AC.) ±
 PRE-HIGH DENSITY RESIDENTIAL LUSTINE ZONE: ** (8 MULTI-FAMILY UNITS AND 3 SINGLE FAMILY ATTACHED UNITS)
 PROPOSED NUMBER OF UNITS: 478 DU/AC
 20
 71 SP
 (NO REQUIREMENT)
 OPEN SPACE REQUIRED: 4,750 S.F. (0.11 AC.)
 MAXIMUM BUILDING HEIGHT PROPOSED: 45'

RESIDENT PERCENT DENSITY
 OVERALL DENSITY NOT TO EXCEED 13 PERSONS/ACRE

SECTORS	UNITS	PERSONS	PERSONS/ACRE
NORTH SECTOR	2,870.59	12,168	34.40
S. 333.43 S.E.	1,363	2,726	2.00
19.91, 6.44 & 46	175.13	3,503	19.48
5.41 81	2,009	200	100
5.815 81	0.23	11	25
SUM TOTAL	3,380.37	15,884	41.699
SOUTH SECTOR	3,800.86	10,538	27.73
2.40, 81	18.31	36	30
SUM TOTAL	3,819.17	10,574	27.73
GRAND TOTAL	6,399.54	26,458	27.73

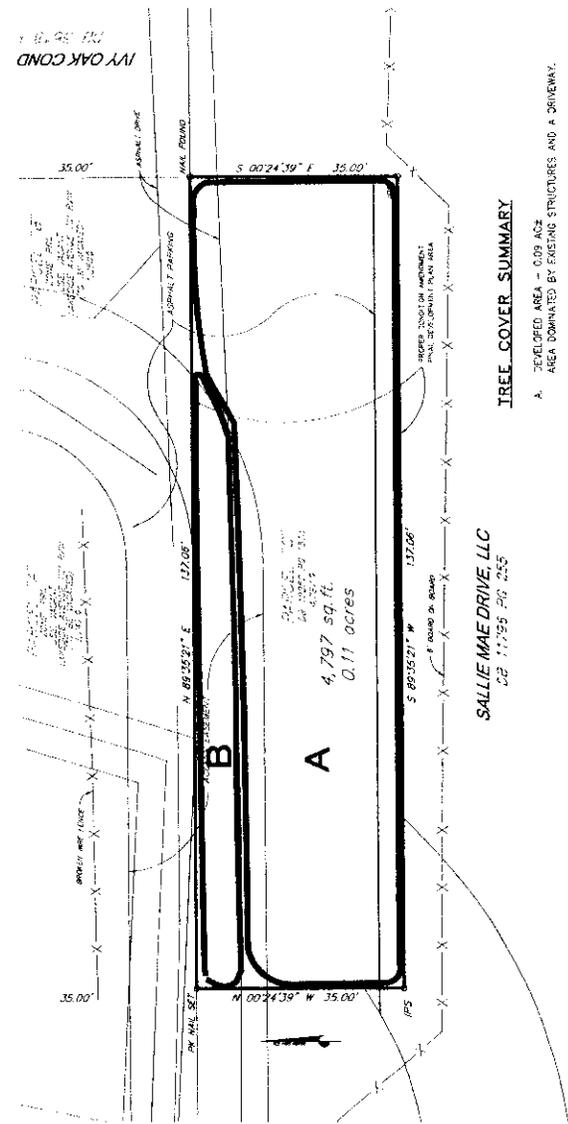
RESIDENT HIGH DENSITY RESIDENTIAL CATEGORY DENSITY
 HIGH DENSITY RESIDENTIAL CATEGORY DENSITY NOT TO EXCEED 60 PERSONS/ACRE

SECTION	TOTAL UNITS	UNITS PER PERSON	PERSONS PER ACRE
1	1	1	1
2	1	1	1
3	1	1	1
4	1	1	1
5	1	1	1
6	1	1	1
7	1	1	1
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100	1	1	1

PERSONS/UNIT FACTORS USED:
 • MULTI-FAMILY GARDEN APARTMENT 2.0 (FOR THE 8 UNITS - 16 PLUFS);
 • SINGLE FAMILY ATTACHED UNIT 2.0 (FOR THE 1 UNITS - 8 PROP. 2);
 • SINGLE FAMILY DETACHED HOME 1.0;
 RECORDS MAINTAINED BY WESTERRA RESIDENTIAL DEVELOPMENT COMPANY;
 APPROVED DEVELOPMENT PLAN FOR 5.43;
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 APPROVED DEVELOPMENT PLAN FOR 5.97;
 APPROVED DEVELOPMENT PLAN FOR 5.98;
 APPROVED DEVELOPMENT PLAN FOR 5.99;
 APPROVED DEVELOPMENT PLAN FOR 6.00;



DESIGNED BY: PLS	DATE: 11/12/03
CHECKED BY: PLS	DATE: 11/12/03
SCALE: 1"=10'	
CD NO: PPA	
FILE NO: 01024-11-15	
LOGO NAME: PPA/01024	



TREE COVER SUMMARY

- A. DEVELOPED AREA - 0.09 ACRES
- B. OPEN FIELD - 0.01 ACRES
- C. PREDOMINATELY AN OPEN LAWN AREA

EXISTING VEGETATION MAP

SCALE: 1"=10'

16-502-FINAL DEVELOPMENT PLAN COMMENTS:

1. A. VEGETATION AS SHOWN ON PLAN.
- B. REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.
- C. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
- D. EXISTING STREET INFORMATION AS SHOWN ON PLAN.
- E. PROPOSED USES AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
- F. REFER TO SITE TABULATIONS FOR MAXIMUM BUILDING HEIGHT.
- G. DISTANCES FROM PROPOSED DEVELOPMENT TO SITE BOUNDARY ARE SHOWN ON PLAN.
- H. PROPOSED CIRCULATION AS SHOWN ON PLAN.
- I. PARKING AS SHOWN ON PLAN.
- J. OPEN SPACE AND RECREATIONAL FACILITIES AS SHOWN ON PLAN.
- K. THE PLANTATION LISTING AND SELECTION AS SHOWN ON PLAN WILL BE SUBMITTED WITH THIS PLAN.
- L. THERE ARE NO KNOWN CRANKS OR PLACES OF BURIAL ON SITE.
- M. PROPOSED UTILITIES AS SHOWN ON PLAN. REFER TO GENERAL NOTE 10.
- N. STORM WATER MANAGEMENT AS SHOWN ON PLAN. SEE GENERAL NOTE 8.
- O. TO GENERAL NOTE 9.
- P. THERE ARE NO FLOODPLAINS, RPAS OR EXCS LOCATED ON SITE. HOWEVER, A FLOODPLAIN AND DRAINAGE EASEMENT HAS BEEN RECORDED ON PARCEL 220. IT SHOULD BE NOTED THAT GIVEN THE DRAINAGE AREA TO THE REFERENCED EASEMENT FACTORS DO NOT QUALIFY AS A FLOODPLAIN ACCORDING TO THE FAIRFAX COUNTY PUBLIC UTILITIES DEPARTMENT.
- Q. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED BY MARKET CONDITIONS.
- R. REFER TO THE SITE TABULATIONS.
- S. SOIL CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.
- T. ARCHITECTURAL SKETCHES AND SIGN ILLUSTRATIONS, LIGHT FIXTURES AND BENCH ILLUSTRATIONS ARE INCLUDED.
- U. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE.
- V. THE SUBMITTER HAS FOUND THE METHODS FOR DISPOSAL SHALL SUPERSEDE TO COUNTY, STATE AND/OR FEDERAL LAW.
- W. SEE GENERAL NOTE 2 FOR PERFORMANCE COMPLIANCE AND/OR WAIVERS AND MODIFICATIONS.
- X. N/A
- Y. N/A

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDPP) IS IDENTIFIED ON FAIRFAX COUNTY "AX ASSESSMENT" MAP #17-4 (11) PARCEL C. BOTH ARE ZONED PDC.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS BY BC CONSULTANTS.
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM HIGH FLYER COUNTY AERIAL TOPOGRAPHY. THE TOPOGRAPHY IS SHOWN AT A TWO FOOT CONTOUR INTERVAL. THE BC CONSULTANTS ASSUME NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES DUE TO INACCURACIES IN TOPOGRAPHIC INFORMATION SHOWN HEREON.
4. THE PROPERTY SHOWN ON THIS PLAN IS IN THE WANTED MILL DISTRICT. THE BLUE PLAINS STREET DISTRICT (COLUMBIAN) AND THE DIFFICULT RUN DISTRICT ARE ADJACENT TO THE PROPERTY.
5. TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS UNLESS NOTED BELOW. * WE HEREBY REQUEST THAT THE BOARD OF SUPERVISORS RECOMMEND TO D.P.W. APPROVAL OF AN OFF-SITE STORM WATER MANAGEMENT AND BMP WAIVER.
6. ACCORDING TO THE COUNTY WIDE TRAILS PLAN DATED 1993-94, A PEDESTRIAN TRAIL IS NOT REQUIRED ON THIS SITE.
7. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
8. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN CONFORMANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS UNLESS NOTED BELOW. * WE HEREBY REQUEST THAT THE BOARD OF SUPERVISORS RECOMMEND TO D.P.W. APPROVAL OF AN OFF-SITE STORM WATER MANAGEMENT AND BMP WAIVER.

THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UNDERGROUND UTILITY EASEMENTS HAVING A 25' WIDTH OR MORE ON THE SITE.

THIS PLAN DOES NOT SHOW ALL PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE SHOWN AS APPROXIMATE. THE LOCATION AND DEPTH OF ALL UTILITIES OR UTILITY CROSSINGS SHALL BE DETERMINED BY THE SUBMITTER AND SHALL BE THE RESPONSIBILITY OF THE SUBMITTER FOR CONSTRUCTION PURPOSES. BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.

THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL AGREE TO COUNTY, STATE AND/OR FEDERAL LAW.

THERE ARE NO KNOWN BURIAL SITES FOUND ON THIS SITE.

THE PROPOSED LAYOUT OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL DESIGN, ENGINEERING AND LOCATION OF PROPOSED UTILITIES.

ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS & UTILITY CROSSINGS SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS AND/OR THEIR ASSOCIATED HOMEOWNERS ASSOCIATION.

PROPOSED TREE QUANTITIES MAY BE REDUCED IF ADDITIONAL TREE SAFE AREAS CAN BE ACHIEVED. THE OVERALL TREE COVER PROVIDED WILL BE IN SUBSTANTIAL CONFORMANCE TO AND NOT LESS THAN THAT AS PROVIDED WITH THIS PLAN.

IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, WAIVER MODIFICATIONS TO THE SIZES, DIMENSIONS, AND LOCATIONS OF PARKING SPACES AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

OWNER:
 FOUR SEASONS DEVELOPMENT LLC
 P.O. BOX 8025
 RESTON, VA 20195

APPLICANT LESSEE:
 JEFFREY FINAGHER GROUP INC
 66663 R OLD DOMINION DRIVE
 SUITE 300
 WILMINGTON, VA 22091

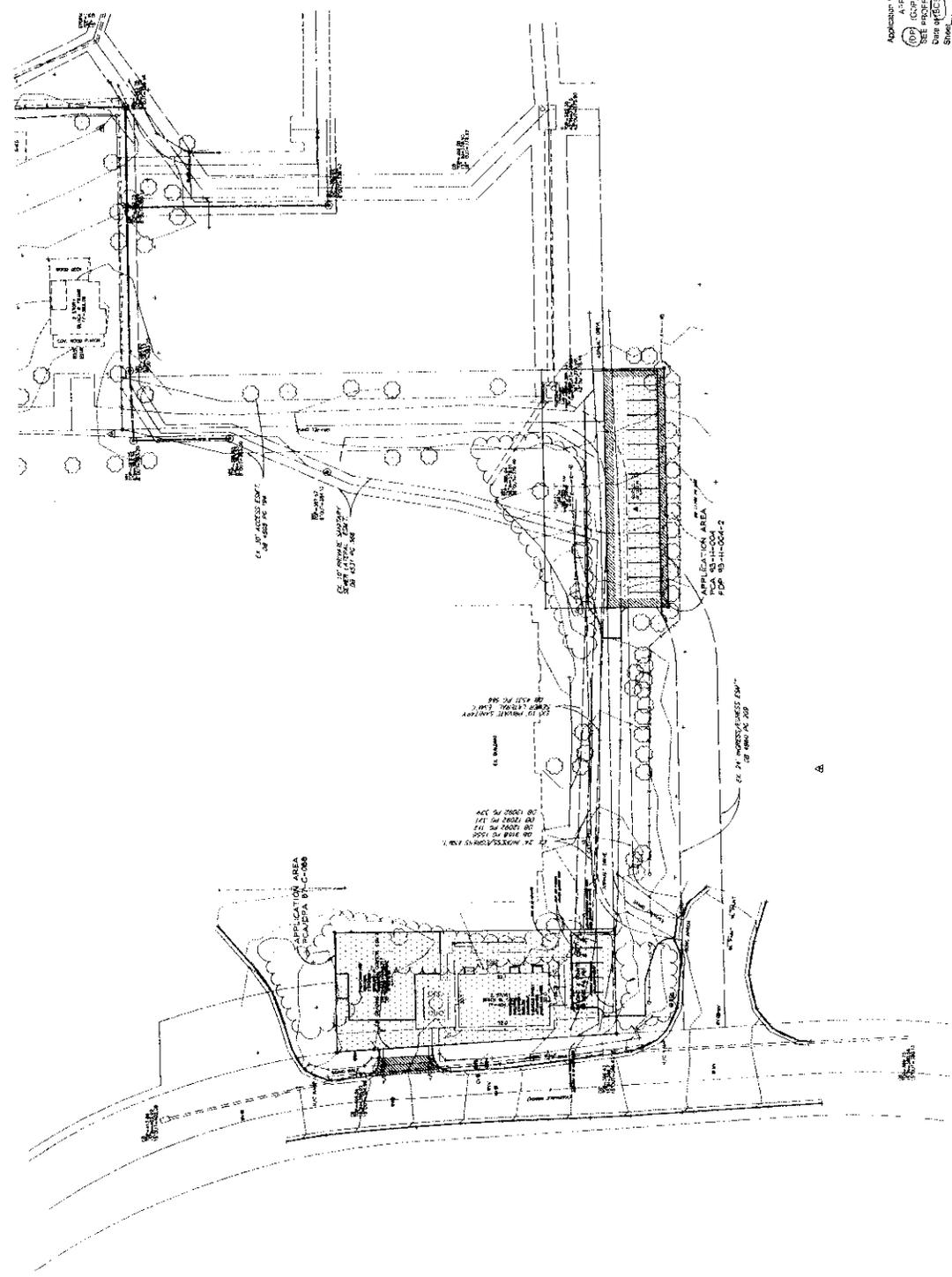
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 SCALE: 1"=10'
 CD NO: PPA
 FILE NO: 01024-11-15
 LOGO NAME: PPA/01024

BC Consultants
 Planners - Engineers - Surveyors - Landscape Architects
 12500 Park Lakes Circle, Suite 100, Fairfax, VA 22033
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 www.bccon.com



WHEEL VILLAGE CONDOMINIUMS/PARKING
 COMPOSITE PLAN
 HUNTER MILL GERRARD
 PARKWAY COUNTY, VIRGINIA

DATE: 08.11.2002	SCALE: 1" = 30'
PROJECT NO. 02-011-061	DATE: 08.11.2002
PROJECT NAME: WHEEL VILLAGE	SCALE: 1" = 30'
PROJECT NO. 02-011-061	DATE: 08.11.2002
PROJECT NAME: WHEEL VILLAGE	SCALE: 1" = 30'
PROJECT NO. 02-011-061	DATE: 08.11.2002
PROJECT NAME: WHEEL VILLAGE	SCALE: 1" = 30'



Application No. 02-011-061
 APPROVED DEVELOPMENT PLAN
 (DP) (DP) (DP) (DP) (DP) (DP)
 SEE PROJECTIONS...
 DATE: 08.11.2002
 SCALE: 1" = 30'

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Four Seasons Development, LLC, is requesting approval of a PRC Plan, associated with PCA 87-C-088 and DPA 87-C-088. The subject property, also known as 1890 Old Reston Avenue, is located north of Sunset Hills Road, and south of Baron Cameron Avenue, is approximately 10,212 square feet in area, and approved for residential development.

As per the subject property's approved DPA/PCA from April 28, 2003, the applicant proposes a total of 11 units on the site for a density of 47.83 dwelling units per acre (du/ac). Specifically, the applicant desires to renovate the property's existing 2-story historic structure and convert it into three (3) single-family attached dwelling units, and to construct a new 4-story structure, composed of eight (8) multi-family dwelling units. The PRC Plan also proposes five (5) on-site parking spaces [as well as sixteen (16) off-site spaces], and 5,900 square feet (57.7%) of open space.

Modification:

The applicant is requesting approval of a modification of the trail requirement along Old Reston Avenue in favor of the existing four (4')-foot wide sidewalk depicted on the PRC Plan.

LOCATION AND CHARACTER

Site Description:

The 0.23-acre, rectangular-shaped, subject property is located at the northeast corner of Old Reston Avenue and American Dream Way. The site is presently developed with a 3,224 SF, brick, two-story, vacant structure, which was built in 1892, and is better known as the former Wiehle Town Hall, and later, the A. Smith Bowman Distillery. As noted, it is the applicant's intent to preserve and renovate this structure.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North & East	Multi-Family Residential (Home Properties Sycamores)	PRC	Residential Planned Community
South	Office Uses (Fannie Mae office building)	PDC	Office
West	Office Uses (approved for future hotel/multi-family residential)	PDC	Mixed-Use

BACKGROUND (See Appendix 3)

Site History:

The subject property’s existing 2-story historic building was originally constructed in 1892. Historic uses have included the Wiehle Town Hall and the A. Smith Bowman Distillery. The structure is listed on the Fairfax County Inventory of Historic Sites, the Virginia Landmarks Register and the National Register of Historic Places.

On November 28, 1988, the Board of Supervisors approved RZ 87-C-088 to rezone the subject property from the I-5 District to the PRC District, for use as a cultural center by the Greater Reston Arts Center, subject to proffered conditions.

On April 28, 2003, the Board of Supervisors approved Development Plan Amendment DPA 87-C-088 and Proffered Condition Amendment PCA 87-C-088. This DPA/PCA amended the proffers and development plan upon the subject property (previously approved under RZ 87-C-088), and permitted residential development, at a density of 47.8 du/ac. As noted, the DPA/PCA permitted the restoration of the subject property’s existing 2-story historic structure into three (3) single-family attached dwelling units, and the construction of a new 4-story structure, composed of eight (8) multi-family dwelling units. The DPA/PCA also permitted the development of five (5) on-site parking spaces, as well as sixteen (16) off-site spaces, which were approved concurrently with PCA 93-H-004/ FDP 93-H-004-2. The proposed off-site parking lot, also owned by Four Seasons Development, LLC., is zoned PDC, and located on a 4,797 square foot (SF) parcel, approximately 185’ feet east of the subject property. As the off-site lot is zoned PDC, it is not subject to the PRC Plan review, but will be required to be shown on the site plan.

On March 26, 2007, the Board of Supervisors adopted Zoning Ordinance ZO-07-397, which modified the Planned Residential Community (PRC) District provisions as they related to Articles 6, 16, and 18. Prior to this approval, a PRC Plan, regulated under Sections 16-203 through 16-303, was submitted to, and

approved administratively by, DPWES for all developments within a PRC District. The Zoning Ordinance ZO-07-397, which became effective March 27, 2007, changed the PRC Plan submittal from an administrative approval process to a legislative approval process that now requires public hearings before both the Planning Commission and the Board of Supervisors.

COMPREHENSIVE PLAN PROVISIONS (Appendix 15)

Plan Area: III
Planning District: Upper Potomac
Planning Sector: UP5-Reston Community Planning Sector
Plan Map: Residential Planned Community
Plan Text:

Although the subject property is physically located within the UP5-Reston Community Planning Sector, the Comprehensive Plan text language for UP5 makes no reference to the site. However, on page 43 in the Area III text, the Reston-Herndon Suburban Center and Transit Station Areas (as amended through July 10, 2006), under the heading, "*Sub-unit D-7 (Outside of Town Center)*," states:

It is desirable to maintain the heritage and character of Old Reston Avenue and adjacent structures (the A. Smith Bowman House, now known as the Arthur S. DeMoss House, and the Wiehle Town Hall). Prior to development of this site, an effective means of achieving this objective should be identified. Old Reston Avenue is a Virginia Byway and subject to improvements to provide enhanced safety for vehicular and pedestrian access and improved traffic flow, should retain the aesthetic elements of its present character from north of the W&OD Trail to the old location of Temporary Road.

ANALYSIS

PRC PLAN (Copy at front of staff report)

Title of PRC Plan: Wiehle Village Condominiums/Parking
Prepared By: Richard Newlon AIA Architect and KEA, LLC Civil Engineers
Original and Revision Dates: February, 2007, as revised through August 24, 2007.

The PRC Plan consists of fourteen (14) sheets:

- **Sheet 1 of 14:** Cover Sheet. Includes owner information, architect and engineer information, utility contact information, vicinity map, soils map, and sheet index.
- **Sheet 2 of 14:** Boundary and Topographic Survey. Includes survey and contours of the subject property with legend, general notes, and regular notes section.
- **Sheet 3 of 14:** Site Plan. Includes the Site Narrative, Legend, and subject property, off-site parking lot, and surrounding right-of-way design/layout.
- **Sheet 4 of 14:** Landscape Plan. Includes subject property landscape plan, island detail, and plant type/plant count.
- **Sheet 5 of 14:** Architectural Elevations. Includes the applicant's proposed West Elevation, view from Old Reston Avenue, as well as a note that reads: *"The proposed building shall reflect the same architectural style of the existing building including exterior brick façade and window treatments."*
- **Sheet 6 of 14:** Adequate Outfall and SWM Narrative. Includes Drainage Computations, Outfall Narrative, Overland Relief, Drainage Divide Maps, and Reston PRC Density table.
- **Sheet 7 of 14:** PCA Approval Conditions & Narrative. Copy of DPA/PCA approval letter for RZ 87-C-088 from October 3, 1998, and approval letter for RZ 93-H-004.
- **Sheet 8 of 14:** Previously approved Cover Sheet for *"PCA/DPA 87-C-088; PCA 93-H-004; FDP 93-H-004-2"*, Vicinity Map, Sheet Index, and approval stamp.
- **Sheets 9 of 14:** Previously approved *"PCA/DPA 87-C-088"* landscape plan for the subject property, Legend, Site Tabulations, Reston PRC Density, Vicinity Map, and approval stamp.
- **Sheets 10 of 14:** Previously approved *"DPA/PCA 87-C-088 General Notes and Comments"* sheet. Includes Tree Cover Summary, General Notes, Development Plan Amendment Comments, Final Development Plan Comments, Existing Vegetation Map, and approval stamp.
- **Sheets 11 of 14:** Previously approved *"Proffered Condition Amendment 93-H-004, Final Development Plan 93-H-004-02"* sheet. Includes layout of approved 16-space off-site parking lot, which is zoned PDC and not subject to this PRC Plan approval.

- **Sheets 12 of 14:** Previously approved “PCA 93-H-004 and FDP 93-H-004-02, General Notes and Comments” sheet. Includes Existing Vegetation Map for approved 16-space off-site parking lot, Tree Cover Summary, General Notes, and approval stamp.
- **Sheets 13 of 14:** Previously approved “Architectural Elevation” sheet. Includes the applicant’s West Elevation, view from Old Reston Avenue, as well as a note that reads: “*The proposed building shall reflect the same architectural style of the existing building included exterior brick façade and window treatments.*”
- **Sheets 14 of 14:** Previously approved “Composite Plan” sheet. Includes the applicant’s West Elevation, view from Old Reston Avenue, as well as a note that reads: “*The proposed building shall reflect the same architectural style of the existing building included exterior brick façade and window treatments.*”

The PRC Plan depicts a site layout as follows:

Residential Lot/Units

- The subject property is approximately 10,212 SF (0.23 acres) in area, and aside from the existing historic structure, is largely grassed and undeveloped. The property is composed of Glenelg soil, and slopes to the southwest, with slopes ranging from 5% to 8% (from a high elevation of 406’ to a low of 396’). The lot itself is rectangular in shape, and has an average width (east-west) of 64’ feet, and an average length (north-south) of 149’ feet.
- The applicant is proposing a total of eleven (11) dwelling units, at an overall density of 47.8 dwelling units per acre. Three (3) of the proposed units will be single-family attached dwellings, and located within the existing on-site 2-story historic structure, which is located on the south end of the subject property. The remaining eight (8) units will be multi-family dwellings, and will be constructed in a new 4-story (40 feet high) structure, which will be developed along the north end of the subject property.
- The existing historic structure is located approximately 7.2 ft. from its western (Old Reston Avenue) property line, 37.8 ft. from its southern property line, 24.6 ft. from its eastern property line, and 69.3 ft. from its northern property line. The proposed 4-story structure will be constructed approximately 10’ ft. north of the existing 2-story structure, will have a zero lot line setback along its northern and eastern property lines, and located 9.28 ft. from its western (Old Reston Avenue) property line.
- The applicant’s PRC Plan includes an architectural elevation of the proposed 4-story structure, as well as the existing 2-story historic structure. The structures are depicted from the west, as viewed from Old Reston Avenue, and include a note that reads: “*The proposed building shall reflect the same architectural style of the existing building including exterior brick façade and*

window treatments.” The existing 2-story historic structure has large double-hung arched windows with large shutters, a metal roof, and is painted white. Likewise, the new 4-story structure will also be constructed of brick (painted white), have double-hung arched windows, and similar roof design.

Access & Parking

- The subject property will not have direct driveway/vehicular access onto Old Reston Avenue. Instead, future residents will use American Dream Way (a private road located to the south of the site) to access the subject property’s five (5) on-site perpendicular parking spaces (located along the south property line), and sixteen (16) off-site perpendicular parking spaces (located on a 4,797 square foot parcel, approximately 185 feet east of the subject property). Off-site access easements have been granted to the subject property for access onto these two (2) parking areas.
- The applicant’s proposed twenty-one (21) parking spaces meet the minimum Fairfax County Zoning Ordinance for required spaces for single-family attached and multi-family dwellings, as follows:

3 Single-family attached units:	2.7 spaces per unit =	8.1
8 Multi-family dwelling units:	1.6 spaces per unit =	<u>+12.8</u>
		20.9 (21) spaces

Open Space & Landscaping

- Approximately 57.7% (5,900 SF) of the site will remain as open space, to include an open courtyard area between the two structures and a landscaped connecting walking path. No active recreation amenities will be provided on-site.
- In conformance with the approved DPA/PCA for the property, the applicant has proposed a variety of landscaping throughout the site, to include a number of sycamores, shrubs, and ground cover along the western property line (Old Reston Avenue frontage), as well as a variety of crepe myrtles, English holly, viburnum shrubs, azaleas, along the other areas of the site.

Barriers and Transitional Screening

- The subject property has no barrier or transitional screening requirements.

Transportation Analysis (Appendix 4)

In Staff’s opinion, the proposed development provides adequate vehicular and pedestrian access to the site. Access to Reston Parkway and Sunset Hills Road (two major roadways) is provided via Old Reston Avenue. The W&OD Trail, managed by the Northern Virginia Regional Park Authority, is easily accessible to the south of the subject property, approximately 300 feet away, and provides

pedestrian and bike access to the Reston Town Center and the Reston Town Transit Station.

Issue: Bus Stop Easement along Old Reston Avenue

FCDOT has requested an easement for public use sufficient for the future installation of a bus stop on the Old Reston Avenue frontage of the property.

Resolution

The applicant has agreed to provide the requested easement for the bus stop at site plan approval. Staff has added this as a development condition.

Environmental Analysis (Appendix 5)

Issue: Countywide Trails System

The Countywide Trails Plan map depicts a "*Major Paved Trail*" along the east side of Old Reston Avenue, to the west of the subject property. The Trails Plan requires the following:

- Major Paved Trail (asphalt or concrete) is required to be built at a minimum of 8' or more in width, with VDOT requiring a minimum of 10' feet in width if located in the right-of-way.

A four (4') foot wide concrete sidewalk currently exists within the Old Reston Avenue right-of-way. The applicant is requesting that the existing four (4') foot wide trail sidewalk be approved in favor of an eight (8') foot wide trail, and therefore is requesting a modification from the major trail width requirement.

Resolution

Staff has no objection to the modification request. Staff (including the historic preservation planner) agree with the applicant that a major paved trail along the Old Reston Avenue frontage would take away from the character and integrity of the historic structure/site. Furthermore, provision of the required trail would require encroachment onto the subject property due to the limited frontage/right-of-way width (which was reduced as a result of the Old Reston Avenue road widening).

Historic Preservation Analysis (Appendix 6)

The A. Smith Bowman Distillery, also known as the Wiehle Town Hall, is listed on the Fairfax County Inventory of Historic Sites, the Virginia Landmarks Register, and the National Register of Historic Places.

Issue: Architectural Review Board (ARB)

In order to provide for the greatest preservation and protection of the historic property, Staff has requested that the applicant agree to Fairfax County Architectural Review Board (ARB) review and approval for all exterior rehabilitation, alterations, signage, demolition, and new construction including building footprint and site design prior to public hearing by the Planning Commission and the ARB action be forwarded to the Commission for its consideration.

Resolution

The approved proffers associated with DPA/PCA 87-C-088 require that the applicant obtain approval of the architectural elevations (for both structures) from the Virginia Department of Historic Resources (VDHR) or ARB before the issuance of building permits. The proffers also require that the existing 2-story historic structure receive approvals of colors, building materials, and architectural treatments for the renovation of the existing building from the VDHR or ARB before the issuance of building permits. The applicant intends to present the proposed application to the ARB at its September 13, 2007 meeting.

Issue: Fairfax County Historical Marker

Staff recommended that the applicant fund a Fairfax County Historical Marker if it is recommended and approved by the Fairfax County History Commission. If approved by the Fairfax County History Commission, the applicant should consult with the Commission to ensure appropriate wording on the marker and appropriate placement of the marker.

Resolution

The applicant has agreed to fund the marker, and has depicted on the PRC Plan a proposed location for the historic marker along the subject property's Old Reston Avenue frontage. Per the approved proffers, the historic marker's text shall be approved by the History Commission or the Virginia State Historic Preservation office. The approved proffers further note that the sign shall be in place prior to the final bond release from Fairfax County.

Issue: Historic Tax Credits, Façade Easement, & Rehabilitation

Staff recommended that the applicant investigate the feasibility of using historic tax credits, place a façade easement on the building to be held by the Virginia Department of Historic Resources, and rehabilitate the building to *The Secretary of the Interior's Standards for Rehabilitation*.

Resolution

The applicant has been informed of these requests, but has chosen not to address these issues during the PRC Plan process.

Issue: Landscaping Requests

Staff recommended that the applicant provide additional landscape screening in the area of the proposed parking to reduce the impact of the parking on the historic property, and eliminate plantings adjacent to the historic structure so as to not block view of the historic structure.

Resolution

The applicant has provided a landscape plan within their PRC Plan that is in conformance with the approved landscape layout depicted within the DPA/PCA, and, in Staff's opinion, meets the minimum Zoning Ordinance provisions.

Urban Forest Management (Appendix 7)

Urban Forest Management has reviewed the PRC Plan and concludes that it adequately addresses all Forest Conservation Branch comments, regarding tree and landscape related issues.

Public Facilities Analyses (Appendices 8 through 11)**Fairfax County Park Authority (Appendix 8)**

The Park Authority has reviewed the proposed PRC Plan and recommend that \$4,700 be contributed to the Park Authority for construction and maintenance of recreational facilities, in accordance with the approved proffers associated with DPA 87-C-088 and PCA 87-C-088. The applicant has addressed this concern.

Fairfax County Public Schools (Appendix 9)

The proposed development will be served by Lake Anne Elementary School, Hughes Middle School and South Lakes High School. The proposed development plan, to allow 11 new mid-rise residential units, is not anticipated to create any significant impacts on the receiving schools. Per the previously approved proffers, the applicant has agreed to contribute to the Board of Supervisors a sum of \$22,500, for the anticipated addition of three (3) students.

Fire and Rescue (Appendix 10)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #425, Reston. The application currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

Sanitary Sewer Analysis (Appendix 11)

The application property is located in the Difficult Run (D3) Watershed, and is sewered into the Blue Plains Treatment Plant. An existing eight (8") inch pipe line is located within an easement on the adjacent parcel to the east of this property and is adequate for the proposed use at this time. Based on current and committed flow, there is excess capacity in the plant at this time. However, availability of treatment capacity will depend on the current rate of construction and the timing for development of this site.

Fairfax County Water Authority (Appendix 12)

The subject property is located within the Fairfax County Water Authority Service Area. Adequate domestic water service is available at the site from existing 12-inch water main located at the property. Depending on the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

Stormwater Analysis (Appendix 13)

There are no inlets on the site, and all flow is overland. The run-off from the existing site moves in sheet flow fashion to the storm drain system on the adjacent Sallie Mae Pond "A" (to the south of the subject property), which is a regional pond designed to handle the runoff from this and the adjacent sites. With the subject property's proposed development, the same drainage pattern of sheet flow to the southwest, towards the Sallie Mae site and Pond "A" shall be maintained. As a note, the subject property owner and the owner of the pond have formalized an agreement which is included with Appendix 13.

Issue: BMP Requirements

The applicant is proposing to use the off-site pond for detention and water quality control.

Resolution

The applicant will be required to provide the Best Management Practices (BMPs) in accordance with the Public Facilities Manual (PFM) for this project, unless it is demonstrated that the pond contains the required BMP storage. The adequacy of any proposed SWM/BMP measures will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES) at the time of site plan approval.

ZONING ORDINANCE PROVISIONS (Appendix 14)

Bulk Regulations

In the PRC District there are no minimum lot size requirements, maximum building height requirements or minimum yard requirements for residential structures except that the location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings, or the existing or prospective development of the neighborhood. As previously noted, on April 28, 2003, the Board of Supervisors approved DPA 87-C-088 and PCA 87-C-088, and determined that the applicant's proposal to preserve the existing 2-story historic structure and to construct a proposed 4-story structure along the north end of the subject property were in conformance with the standards of the PRC District. It is staff's opinion that the applicant's proposed PRC Plan is in conformance with that approval and the zoning ordinance regulations.

WAIVERS & MODIFICATION

Modification of the major trail requirement along Old Reston Avenue, as depicted on the PRC Plan.

As detailed within the Environmental Analysis section (under *Issue: Countywide Trails System*), staff has no objection to the trail modification requested by the applicant.

OTHER ZONING ORDINANCE REQUIREMENTS

P-District Standards

The requested PRC Plan must comply with Section 16-102, Design Standards.

Section 16-102 Design Standards (PRC Plan)

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. Given the small size of the proposed parcel (0.23-acre) and the urban scale envisioned for the Reston and the adjacent Town Center, the proposed residential use, buildings, and landscaping are comparable in scale and height to the neighboring multi-family residential structures. Therefore, staff believes that Design Standard 1 has been satisfied.

Design Standard 2 states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments. In conformance with the PRC District and County regulations, the applicant is proposing to provide approximately 57.7% (5,900 SF) of the site as open space, and twenty-one (21) total parking spaces [to include five (5) on-site and sixteen (16) off-site parking spaces]. As per the previously approved PCA/DPA and proffers, the applicant is also proposing to provide an historical marker along the western property line/Old Reston Avenue frontage, which shall require approval by the History Commission or the Virginia State Historic Preservation office. All proposed signage must be provided in accordance with the provisions of the Zoning Ordinance. Therefore, this standard has been met.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities. The subject property is already developed and accessible by an existing public street network. The site has convenient access to the W&OD Trail, which afford pedestrian and bike access to the Reston Town Center and Reston Town Center Transit Station. Also, there is an existing sidewalk along the western property line/Old Reston Avenue right-of-way. Therefore, this standard has been satisfied.

6-301 Purpose and Intent

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development, including the review of PRC Plans.

Objective 1: *A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.* The applicant is proposing a total of eleven (11) dwellings, which will be composed of multi-family and single-family attached residential units. The subject property is located in close proximity to the Reston Town Center, which offers a variety of employment opportunities and commercial services.

Objective 2: *An orderly and creative arrangement of all land uses with respect to each other and to the entire community.* The subject property was rezoned to the PRC District in 1988. The PRC Plan affects a very small parcel and is proposing a maximum of eleven (11) dwelling units, in conformance with the previous DPA/PCA approval. It was previously determined that the approved DPA/PCA was in context/harmony with the surrounding land uses. In Staff's opinion, the proposed PRC Plan is in conformance with the previously approved DPA/PCA and therefore meets this objective.

Objective 3: *A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.* The proposed development is surrounded by an existing and adequate vehicular/pedestrian transportation system. The subject property is directly next to the Reston Town Center Urban Core, which includes a bus transit facility. It is also in close proximity to a future transit station. In addition, the WO&D Trail, which provides bike and pedestrian access to Herndon, Reston, and Vienna, is easily accessible from the subject property. Therefore, Staff believes that this objective has been satisfied.

Objective 4: *The provision of cultural, educational, medical, and recreational facilities for all segments of the community.* The Reston Town Center, which is located next to the subject property, has been and is continuing to be developed to include cultural, educational, medical and recreational facilities. Given that the subject property is providing eleven (11) total dwelling units, and preservation of a historic building in the community, staff believes that this objective has been satisfied.

Objective 5: *The location of structures to take maximum advantage of the natural and manmade environment.* The proposed improvements upon the subject property will include the preservation and refurbishment of an historic structure, a 3,224 SF, 1892-built, two-story brick vacant structure, which will not be moved from its present location. The proposed 4-story multi-family, 8-unit structure along the north end of the property has been purposely designed to reflect the character and architecture of the existing 2-story historic structure. Therefore, staff believes that this objective has been satisfied.

Objective 6: *The provision of adequate and well-designed open space for the use of all residents.* As noted, the subject property is 0.23-acres in size, and does not have adequate room or facilities to create open space for the use of all residents. Notwithstanding, the applicant will be providing approximately 57.7% (5,900 SF) of the site as open space, to include an open courtyard area between the two structures and a landscaped connecting walking path. Therefore, staff believes that this objective is satisfied.

Objective 7: *The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services. All public utilities, facilities, and service-related accommodations will be addressed at the time of site plan approval.*

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of PRC 87-C-088, subject to the development conditions set forth in Appendix 1 of the Staff Report.

Staff recommends approval of a modification of the trail requirement along Old Reston Avenue in favor of the existing four (4') foot wide concrete sidewalk.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this PRC Plan does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Proposed Development Condition
2. Statement of Justification
3. Office of the Clerk approval letter and approved Proffers & Development Plan for RZ 87-C-088, DPA/PCA 87-C-088, and PCA 93-H-004/FDP93-H-004-2.
4. Transportation Analysis
5. Environmental Analysis
6. Historic Preservation Analysis
7. Urban Forest Management Division
8. Fairfax County Park Authority
9. Fairfax County Public Schools

APPENDICES (Continued)

10. Fire and Rescue
11. Sanitary Sewer Analysis
12. Fairfax County Water Authority
13. Stormwater Analysis (Environmental and Site Review Division, DPWES)
14. Zoning Ordinance Provisions
15. Comprehensive Plan Citations
16. Glossary

PROPOSED DEVELOPMENT CONDITION

PRC 87-C-088

September 5, 2007

If it is the intent of the Board of Supervisors to approve PRC 87-C-088, located at 1890 Old Reston Avenue (Tax Map 17-4 ((01)) 5B), then staff recommends that the Board condition the approval by requiring conformance with the following development condition.

1. At the time of the issuance of the first residential use permit or upon demand, whichever occurs first, the applicant shall dedicate at no cost to the County in fee simple to the Board of Supervisors, an easement for public use sufficient for the future installation of a bus stop along the Old Reston Avenue frontage of the property, in a form reviewed and approved by the Fairfax County Attorney's Office and in a location/size approved by FCDOT.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

STATEMENT OF JUSTIFICATION
PRC PLAN FOR
WIEHLE VILLAGE CONDOMINIUMS
17-4-((1))5B

The Old Historic Wiehle Town Hall is the oldest and most significant historic landmark in the Reston area. It is part of the National and Virginia Historic Registry. The building has a storied history as the predecessor to the community of Reston serving as the Old Wiehle Town Hall, a church and lastly a warehouse for storing Virginia's finest bourbon. For the last few decades the building has stood dormant. Several proposals have been put forth and for a number of reasons, have not resulted in the building being put back in service.

John Scira, of Four Seasons Development, LLC the current owner of the property has put forth a plan to develop an economically viable plan to preserve the historic property. The plan calls for the renovation and conversion of the existing historic structure into three (3) residential condominium units and the construction of an architecturally compatible building on the same parcel consisting of eight (8) more condominium units. Parking requirements call for a total of eighteen (18) parking spaces. The plan outlines twenty one (21) parking spaces, includes one (1) handicap space, provided through five (5) onsite spaces and sixteen (16) offsite spaces in close proximity to the historic building.

The plan been brought before the Fairfax County Board of Supervisors, the Reston Design Review Board, the Reston Citizens Association and others and has been strongly supported.

The proposed plan and use will have minimal impact on traffic, generating an estimate of fewer than 50 trips a day. The condominiums will serve the Reston area. To the best of the applicant's knowledge the plan conforms to the Fairfax County Zoning Ordinance and there are no hazardous or toxic substances on the property. The applicant respectfully requests the approval of this PRC application and is not requesting any waivers or modifications of the applicable zoning requirements.

- The applicant agrees to provide an easement for public use to FCDOT ,at site plan review, for the future installation of a bus stop on The Old Reston Avenue frontage of the property.
- The applicant agrees to fund a Fairfax County Historical Marker if recommended And approved by The Fairfax County History Commission.

The 10% tree cover requirement for high density areas within the PRC District shall be met.


 John Scira, Four Seasons Development, LLC Date Aug 28, 07



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

APPENDIX 3



November 14, 1988

E.A. Prichard, Esquire
McGuire, Woods, Battle and Boothe
8280 Greensboro Drive - Suite 900
Post Office Box 9346
McLean, Virginia 22102

Re: Rezoning Application
Number RZ 87-C-088

Dear Mr. Prichard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 28, 1988, granting, as proffered, Rezoning Application RZ 87-C-088 in the name of Greater Reston Arts Center, to rezone certain property in the Centreville District from the I-6 District to the PRC District on subject parcels 17-4 ((1)) 5B consisting of approximately .32 acre.

Sincerely,

Theodore Austell, III
Clerk to the Board of Supervisors (Acting)

TAIII:ns

cc: Joseph T. Hix
Real Estate Division, Assessments
Gilbert R. Knowlton, Deputy
Zoning Administrator
Barbara A. Byron, Director
Zoning Evaluation Division
Fred R. Beales, Supervisor
Base Property Mapping/Overlay
Robert Moore, Transportation Planning Division,
Office of Transportation
Kathy Ichter, Transportation Road Bond Division,
Office of Transportation
Department of Environmental Management
A. V. Bailey, Resident Engineer
Virginia Department of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 28th day of November, 1988, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NO. RZ 87-C-088

WHEREAS, Greater Reston Arts Center, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the 1-6 District to the PRC District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Centreville District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PRC District, and said property is subject to the use regulations of said PRC District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 28th day of November, 1988.



Theodore Austell, III
Clerk to the Board of Supervisors (Acting)

Greater Reston Arts Center

and

Reston Land Corporation

Rezoning Case #87-C-088, Tax Map Parcel 17-4((1))5b

Proffer Statement

October 3, 1988

Pursuant to Section 15.1-491(a) of the Code of Virginia (1950 as amended) and Section 18-203 of the Zoning Ordinance of Fairfax County, Greater Reston Arts Center, an incorporated association, owner of the parcel under construction, shown on Fairfax County tax map as parcel #17-4((1))5b, proffers that the development of the parcel under consideration will be in accordance with the following terms and conditions if and only if the rezoning application RZ 87-C-088 is granted. In the event the said rezoning request is denied these proffers shall immediately be null and void and of no further force or effect. If accepted by the Board of Supervisors, these proffered conditions supersede all previous proffers proposed for the property. The proffered conditions are as follows:

- 1) The property will be used as an art center in which children and adults will be instructed in drawing, painting, sculpture, ceramics, and other similar forms of art expression, and in which occasional art exhibitions will be held at times not conflicting with art classes. The maximum number of employees will be seven, of whom not more than four shall be working on the premises at any one time. The maximum number of students who

will be accommodated at one time will not exceed 30. The hours of operation will be between 10 a.m. and 10 p.m.

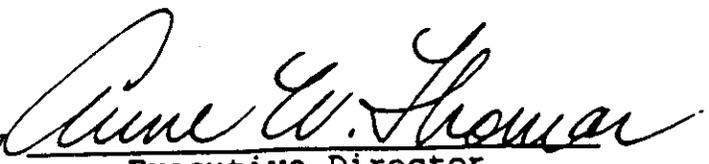
2) The property will be subjected to the Reston Protective Covenants so that any changes in the exterior of the existing building will be reviewed and approved by the Reston Design Review Board.

3) A site plan will be filed prior to the remodeling of the existing building, a former warehouse. The site plan will include a parking lot including at least eight spaces in the area shown on the development plan. The parking lot will be so designed as to permit vehicles to turn within the lot. The site plan will include a landscaped strip approved by the County Arborist at least five feet wide between the parking lot and the adjacent apartment project. In the event the County Arborist deems it feasible, the two existing trees on the property will be preserved. The site plan will include an entrance to the property from Old Reston Avenue in accordance with DEM and VDOT requirements.

4) In the event DEM so requests, a soil study will be prepared and implemented to the satisfaction of DEM.

5) The FAR on the lot will not exceed .25.

Greater Reston Arts Center, Inc.

BY 
Executive Director

Greater Reston Arts Center

and

Reston Land Corporation

Rezoning Case #87-C-088, Tax Map Parcel 17-4((1))5b

Proffer Statement

October 3, 1988

Pursuant to Section 15.1-491(a) of the Code of Virginia (1950 as amended) and Section 18-203 of the Zoning Ordinance of Fairfax County, Greater Reston Arts Center, an incorporated association, owner of the parcel under construction, shown on Fairfax County tax map as parcel #17-4((1))5b, proffers that the development of the parcel under consideration will be in accordance with the following terms and conditions if and only if the rezoning application RZ 87-C-088 is granted. In the event the said rezoning request is denied these proffers shall immediately be null and void and of no further force or effect. If accepted by the Board of Supervisors, these proffered conditions supersede all previous proffers proposed for the property. The proffered conditions are as follows:

- 1) The property will be used as an art center in which children and adults will be instructed in drawing, painting, sculpture, ceramics, and other similar forms of art expression, and in which occasional art exhibitions will be held at times not conflicting with art classes. The maximum number of employees will be seven, of whom not more than four shall be working on the premises at any one time. The maximum number of students who

will be accommodated at one time will not exceed 30. The hours of operation will be between 10 a.m. and 10 p.m.

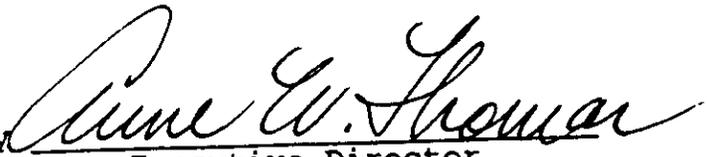
2) The property will be subjected to the Reston Protective Covenants so that any changes in the exterior of the existing building will be reviewed and approved by the Reston Design Review Board.

3) A site plan will be filed prior to the remodeling of the existing building, a former warehouse. The site plan will include a parking lot including at least eight spaces in the area shown on the development plan. The parking lot will be so designed as to permit vehicles to turn within the lot. The site plan will include a landscaped strip approved by the County Arborist at least five feet wide between the parking lot and the adjacent apartment project. In the event the County Arborist deems it feasible, the two existing trees on the property will be preserved. The site plan will include an entrance to the property from Old Reston Avenue in accordance with DEM and VDOT requirements.

4) In the event DEM so requests, a soil study will be prepared and implemented to the satisfaction of DEM.

5) The FAR on the lot will not exceed .25.

Greater Reston Arts Center, Inc.

BY 
Executive Director

RTE. 573

APPR EX.

* PROPOSED EVERGREEN GROUND COVER PLANTING AREA

N 89° 35' 08" E 92.28'

OLD RESTON AVENUE

FUTURE ENTRANCE

FUTURE PARKING

HANDICAPPED PARKING SPACE

8 TOTAL PARKING SPACES

HANDICAPPED RAMP

FUTURE ADDITION

EXIST. 2 STORY BRICK & BASEMENT

FIN. 1ST FL. ELEV. = 404.79

COURT YARD

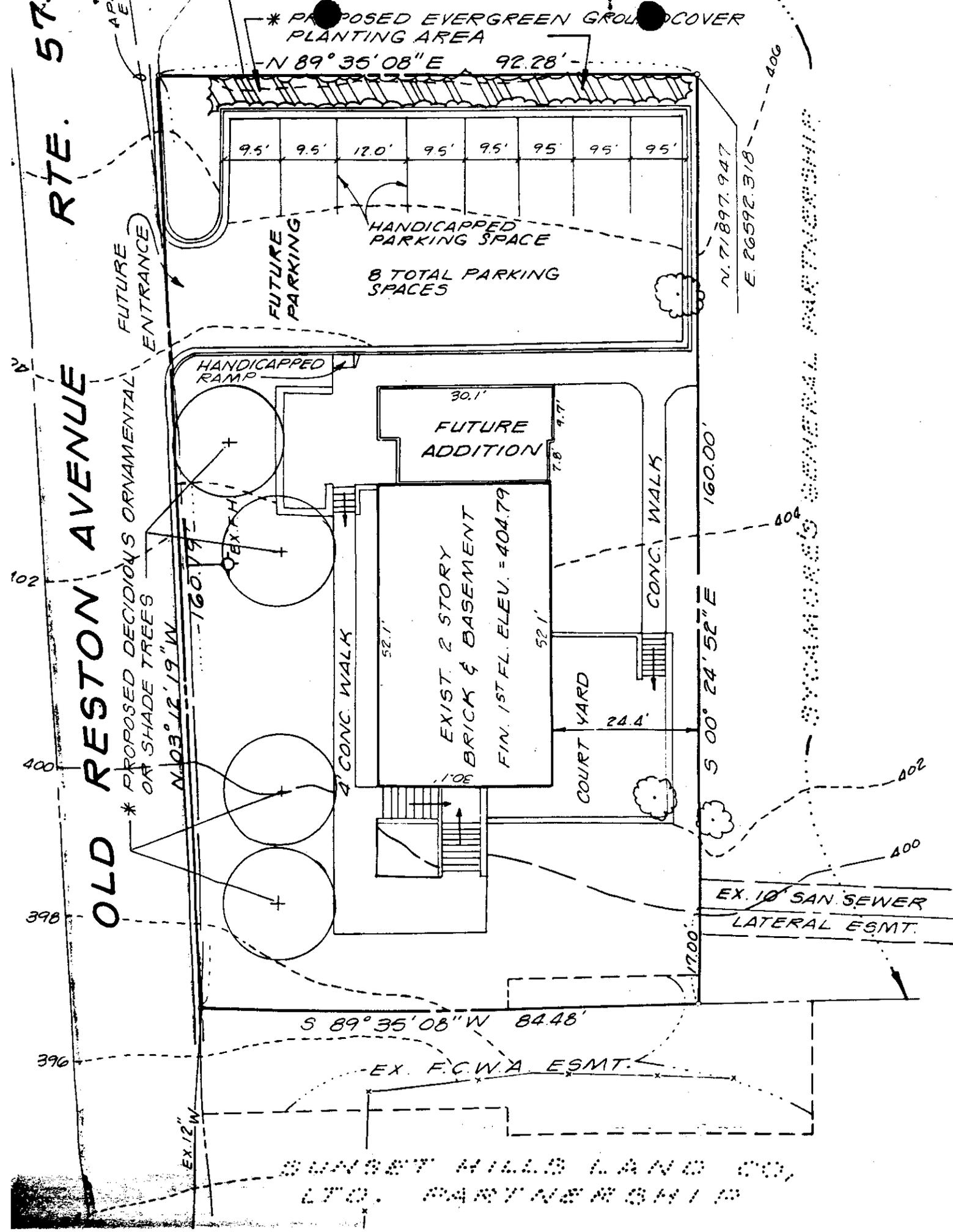
CONC. WALK

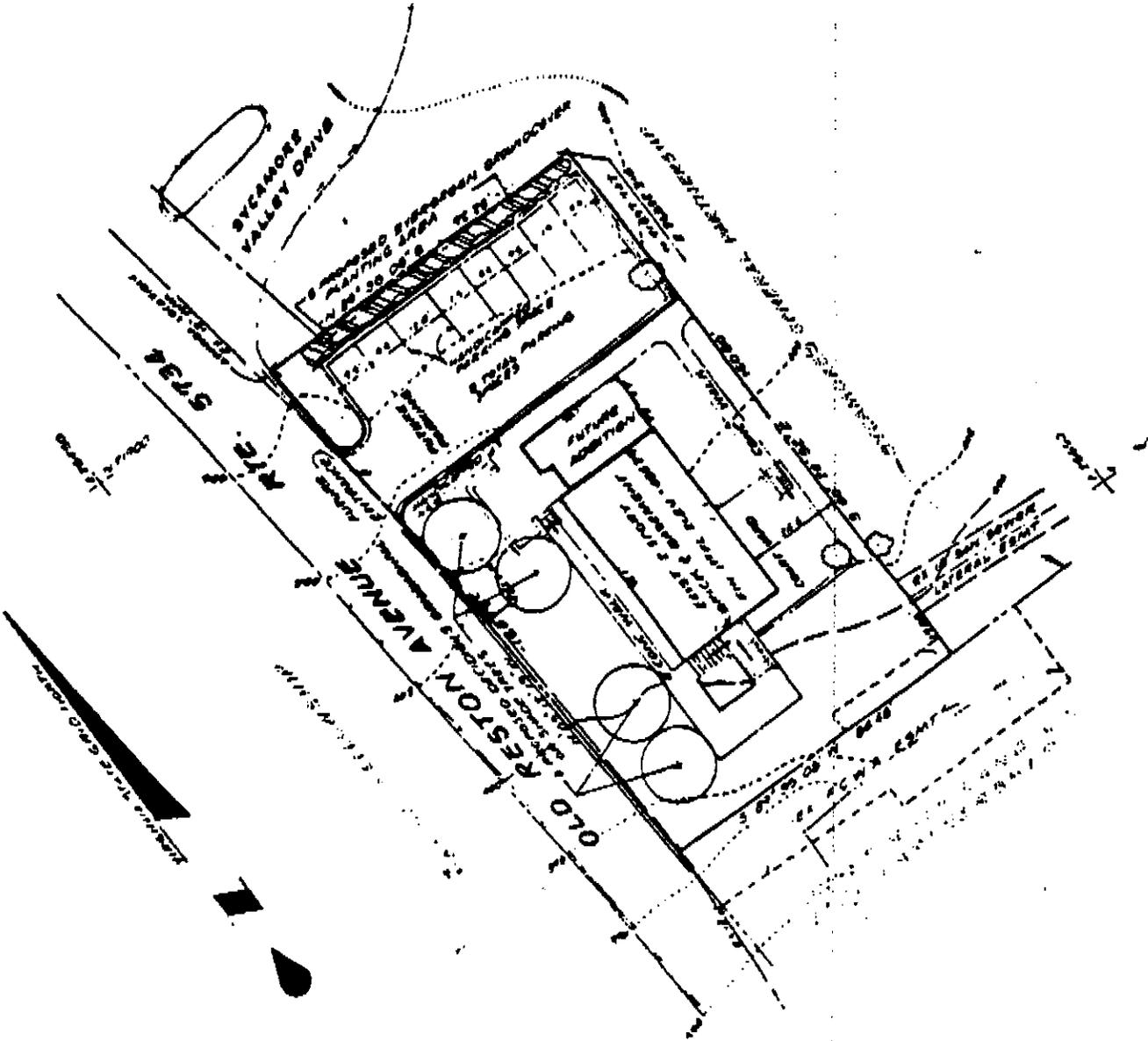
EX. 10' SAN SEWER LATERAL ESMT.

S 89° 35' 08" W 84.48'

EX. F.C.W.A. ESMT.

SUNSET HILLS LAND CO, LTD. PARTNERSHIP





NOTES:

TOTAL AREA	14,101 SQ FT
TOTAL COVERED AREA (ON OURS w/ EASEMENTS)	
EXISTING BUILDINGS	2,976 SQ FT
PLANNED THROUGHWAY	2,976 SQ FT
TOTAL AREA	5,952 SQ FT
FLOOR AREA ABOVE (F.A.A.)	1,500
GROUND SPACE AREA (G.S.A.)	4,452 SQ FT
PLANNED THROUGHWAY	2,976 SQ FT
NET OF PLANNING SPACES	1,476 SQ FT
OTHER UNDESIGNED AREAS (NOT COUNTED)	2,976 SQ FT

THE LANDSCAPE PLAN SHALL BE PROVIDED TO D & M AS REQUIRED FOR SITE PLAN APPROVAL

DEVELOPMENT PLAN 34TH ADDITION TO THE FIRST P.R.C.

GENERAL LAYOUT, TOPOGRAPHY,
MAJOR UTILITIES AND
MAJOR THROUGHWAYS
CENTRAL SECTOR
RESTON

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
PROJECT NO. 34
SCALE 1"=50'
NO. 1331, 1998
PREPARED BY
RESTON LAND CORPORATION
ENGINEERING DIVISION
RESTON, VIRGINIA



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm
Email: clerktothebos@fairfaxcounty.gov

June 6, 2003

Mr. James A. Jeffrey
The Jeffrey Financial Group, LLC
7508 Salem Road
Falls Church, VA 22043

RE: Proffered Condition Amendment/Development Plan Amendment
Number PCA 87-C-088/DPA 87-C-088
(Concurrent with PCA 93-H-004)

Dear Mr. Jeffrey:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 28, 2003, approving Proffered Condition Amendment PCA 87-C-088 and Development Plan Amendment DPA 87-C-088 in the name of The Jeffery Financial Group Incorporated, to amend the proffers and development plan for RZ 87-C-088 to permit residential development at a density of 47.8 dwelling units per acre (du/ac), located on the east side of Old Reston Avenue, approximately 500 feet north of its intersection with Sunset Hills Road, subject to the proffers dated April 23, 2003, and subject to the approval of Proffered Condition Amendment Application PCA 93-H-004, consisting of approximately 10,212 square feet of land (Tax Map 17-4 ((1)) 5B) located in Hunter Mill District.

The Board also waived the requirement for all required parking to be provided onsite, pursuant to Section 11-102 of the Zoning Ordinance.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ns

PCA 87-C-088

June 6, 2003

- 2 -

cc: Chairman Katherine K. Hanley
Supervisor Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Enforcement Branch
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. -- GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Tmsprt'n. Planning Div.
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES
Frank Edwards, Department of Highways - VDOT
Joyce Evans, Land Acq. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lippa, Director Planning Commission
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

RECEIVED
Department of Planning & Zoning

JUN 20 2003

Zoning Evaluation Division

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 28th day of April, 2003, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT/DEVELOPMENT PLAN AMENDMENT
PCA 87-C-088/DPA 87-C-088
(CONCURRENT WITH PCA 93-H-004)**

WHEREAS, The Jeffery Financial Group, Incorporated filed in the proper form an application to amend the proffers and development plan for RZ 87-C-088 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

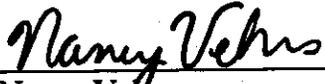
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 28th day of April, 2003.



Nancy Veirs
Clerk to the Board of Supervisors

BC Consultants

Planners · Engineers · Surveyors · Landscape Architects

March 22, 2002
Parcel 5-B
01024.02

DESCRIPTION OF THE PROPERTY OF FOUR SEASONS DEVELOPMENT, L.L.C. HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

Being all of the property acquired by Four Seasons Development, L.L.C. as recorded in Deed Book 10723 at Page 421, less and except a parcel dedicated for public street purposes as recorded in Deed Book 11019 at Page 1717 and Deed Book 11470 at Page 503 all among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at an iron pipe set on the Easterly right-of-way line of Old Reston Avenue, Route 5734, variable width, said pipe being a corner of the property of Metric Apartment Co-Investment Trust, Inc. as recorded in Deed Book 10445 at Page 313, Deed Book 11016 at Page 1292, and Deed Book 12252 at Page 1513, thence running with the lines of said Metric Apartment Co-Investment Trust, Inc. the following two (2) courses and distances.

- 1) North 89° 35' 21" East 68.27 feet to an iron pipe set, thence
- 2) South 00° 24' 39" East 160.00 feet to a PK nail found on the Northerly line of the property of Sallie Mae Drive, LLC as recorded in Deed Book 11796 at Page 255, thence running with said line.
- 3) South 89° 35' 21" West 59.86 feet to an iron pipe set on the aforementioned right-of-way line of Old Reston Avenue, thence running with said right-of-way line the following two (2) courses and distances.
- 4) North 03° 13' 59" West 139.01 feet to an iron pipe set, thence
- 5) 21.22 feet along the arc of a curve deflecting to the left having a radius of 430.00 feet and a chord bearing and distance of North 04° 38' 49" West 21.22 feet to the point of beginning containing 10,212 square feet of land.

RECEIVED
Department of Planning & Zoning

JUN 25 2002

V:\PROJECT\01024\Document\F02\desc1.doc

The BC Consultants, Inc.
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703) 449-8100 (703) 449-8108 (Fax)
www.bcon.com

Zoning Evaluation Division

BC Consultants

Planners · Engineers · Surveyors · Landscape Architects

March 22, 2002

Parcel "C"

01024.02

DESCRIPTION OF THE PROPERTY OF FOUR SEASONS DEVELOPMENT, L.L.C. HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

Being all of the property acquired by Four Seasons Development, L.L.C. as recorded in Deed Book 12497 at Page 773, said property is also shown as Parcel "C" of a vacated portion of Lakeside Avenue as recorded in Deed Book 12252 at Page 1513 both among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a PK nail set, said nail being on the Southerly line of the property of Metric Apartment Co-Investment Trust, Inc. as recorded in Deed Book 10445 at Page 313, Deed Book 11016 at Page 1292, and Deed Book 12252 at Page 1513, said nail being a corner of the property of Sallie Mae Drive, LLC as recorded in Deed 11796 at Page 255, said nail lying North 89° 35' 21" East 244.86 feet from an iron pipe set on the Easterly right-of-way line of Old Reston Avenue, Route 5734, variable width, thence running with the Southerly line of said Metric Apartment Co-Investment Trust, Inc. and continuing with the Southerly line of the property of Ivy Oak Condominium Association as recorded in Deed Book 4531 at Page 575 and Deed Book 12252 at Page 1513.

- 1) North 89° 35' 21" East 137.06 feet to a nail found being a corner of Ivy Oak Condominium as recorded in Deed Book 3618 at Page 567 and another corner of the property of the aforementioned Sallie Mae Drive, LLC, thence running with the lines of said Sallie Mae Drive, LLC the following three (3) courses and distances.
- 2) South 00° 24' 39" East 35.00 feet to an iron pipe set, thence
- 3) South 89° 35' 21" West 137.06 feet to an iron pipe set, thence
- 4) North 00° 24' 39" West 35.00 feet to the point of beginning containing 4,797 square feet of land.

V:\PROJECT\01024\Document\F02\desc2.doc

The BC Consultants, Inc.

12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033

(703) 449-8100 (703) 449-8108 (Fax)

www.bcon.com

RECEIVED
Department of Planning & Zoning

AUG 22 2002

Zoning Evaluation Division

Wiehle Village Condominiums and Parking

PCA87-C-088, PCA93-H-004

THE JEFFERY FINANCIAL GROUP, INC.

Dated April 23, 2003

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors (the "Board") approval of zoning applications PCA87-C-088/PCA93-H-004, the applicant, The Jeffery Financial Group, Inc., and the owner, for themselves and their successors and assigns, hereby proffer that development of Tax Map Parcel 17-4((1))5B and Tax Map Parcel 17-4 ((1))35D1 containing approximately 10,212 square feet and 4,797 square feet, respectively, shall be in accordance with the following proffered conditions:

- 1) Substantial Conformity The Property shall be developed in substantial conformance with the Proffered Condition Amendments, Final Development Plan and Development Plan Amendment, consisting of seven (7) sheets prepared by BC Consultants, entitled Wiehle Village Condominiums and Parking, dated May, 2002 as revised through February 7, 2003, and as further modified by these proffered conditions.
- 2) Minor Modifications to Design. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the approved PCA/DPA and PCA/FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the PCA/DPA and PCA/FDP provided such changes are in substantial conformance with the PCA/DPA/ PCA/FDP and its proffers, and does not increase the total number of units or decrease the minimum amount of open space shown to be provided on the Property. The amenity area shown, and the minimum amenities within each area shall be provided as shown.
- 3) Maximum Density A maximum of eleven (11) dwelling units shall be permitted on the Property, to include a maximum of three (3) dwelling units in the existing structure (single-family attached) and eight (8) multi-family dwelling units in the new building.
- 4) Landscaping and Design Amenities. Landscaping shall be consistent with the quality, quantity and at the locations shown on sheet 2 of the PCA/DPA and PCA/FDP. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans submitted for the applicable development section, at the time of first and all subsequent submissions of the site plan, for review and approval by the Urban Forestry Division. Such landscape plans shall provide tree coverage and species diversity consistent with the Public Facilities Manual ("PFM") criteria, as determined by the Urban Forester. Site amenities such as the on-site parking, historical sign, bench, light posts and fencing shall be located as depicted on the PCA/DPA and PCA/FDP.



APR 23 2003 11:48

PLANNING

PLANNING DEPT

F. 01/03

Wiehle Village Condominiums and Parking

PCA87-C-088, PCA93-H-004

THE JEFFERY FINANCIAL GROUP, INC.

Dated April 23, 2003

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors (the "Board") approval of zoning applications PCA87-C-088/PCA93-H-004, the applicant, The Jeffery Financial Group, Inc., and the owner, for themselves and their successors and assigns, hereby proffer that development of Tax Map Parcel 17-4((1))5B and Tax Map Parcel 17-4((1))35D1 containing approximately 10,212 square feet and 4,797 square feet, respectively, shall be in accordance with the following proffered conditions:

- 1) **Substantial Conformity** The Property shall be developed in substantial conformance with the Proffered Condition Amendments, Final Development Plan and Development Plan Amendment, consisting of seven (7) sheets prepared by BC Consultants, entitled **Wiehle Village Condominiums and Parking**, dated May, 2002 as revised through February 7, 2003, and as further modified by these proffered conditions.
- 2) **Minor Modifications to Design**. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the approved PCA/DPA and PCA/FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the PCA/DPA and PCA/FDP provided such changes are in substantial conformance with the PCA/DPA/ PCA/FDP and its proffers, and does not increase the total number of units or decrease the minimum amount of open space shown to be provided on the Property. The amenity area shown, and the minimum amenities within each area shall be provided as shown.
- 3) **Maximum Density** A maximum of eleven (11) dwelling units shall be permitted on the Property, to include a maximum of three (3) dwelling units in the existing structure (single-family attached) and eight (8) multi-family dwelling units in the new building.
- 4) **Landscaping and Design Amenities**. Landscaping shall be consistent with the quality, quantity and at the locations shown on sheet 2 of the PCA/DPA and PCA/FDP. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans submitted for the applicable development section, at the time of first and all subsequent submissions of the site plan, for review and approval by the Urban Forestry Division. Such landscape plans shall provide tree coverage and species diversity consistent with the Public Facilities Manual ("PFM") criteria, as determined by the Urban Forester. Site amenities such as the on-site parking, historical sign, bench, light posts and fencing shall be located as depicted on the PCA/DPA and PCA/FDP.

JFS
JFS
4-23-02

5) Frontage Improvements. The Applicant shall provide curb, gutter and sidewalks along the Old Reston Avenue frontage to Tax Map Parcel 17-4((1))5B where not already completed. These improvements shall be completed at the time of development of the Property prior to the issuance of the first residential use permit (RUP). Sidewalks on the front of the building along Old Reston Avenue where not already existing will be constructed and shall be subject to public access easements, in standard county format, whenever they are located outside of the public right-of-way or public ownership.

6) Curb cut removal. The Applicant will remove the existing curb cut on the Old Reston Avenue frontage and replace with sidewalks and landscaping as consistent with the other frontage and sidewalk now existing on Old Reston Avenue.

7) Parking.

a) The sixteen (16) off-site parking spaces located on Tax Map Parcel 17-4((1))35D1 shall be provided for the exclusive use of the Wiehle Village Condominiums. Prior to site plan approval, the applicant shall demonstrate to the satisfaction of DPWES that permanent availability of these off-site spaces has been assured through the provision of a permanent easement, in a form approved by the County Attorney, and recorded in the land records of Fairfax County. The terms of this easement shall not require the payment of an annual fee by the condominium Association or individual unit owners. The terms and conditions of such easement shall be disclosed in writing to all potential purchasers prior to entering into a contract of sale, and shall be disclosed in the Condominium Association documents. In addition, five on-site spaces shall be provided which includes two short term spaces reserved for loading and short term parking. Signage shall be provided in both parking areas indicating that the parking spaces are for residents of the condominium only and that the two (2) short term spaces located on site are reserved for short term and loading use only.

b) Access to both the on site and off site parking spaces shall be provided via a private access drive from Old Reston Avenue. The applicant shall demonstrate to the satisfaction of DPWES the rights to utilize this private drive. In the event that the applicant is unable to demonstrate to the satisfaction of DPWES the rights to utilize the access to Parcel 5B or the off site parking on Parcel 35D1 as shown on the PCA/DPA/FDP, the applicant shall file a proffered condition amendment and development plan amendment to show a development that includes alternative access acceptable to VDOT and DPWES, which may or may not include direct access from Old Reston Avenue and which may require a reduction in the number of dwelling units.

8) Stormwater Management (SWM) and Best Management Practices (BMP). These will be provided in accordance with the Fairfax County Ordinances as approved by the Fairfax County DPWES. If approved by DPWES, stormwater management (SWM) and best management practices (BMP) will be provided in an existing offsite pond (A

Wiehle Village Condominiums and Parking Proffers, Cont'd.

waiver for off site detention will be requested, see FFX co. plan #8766-SP-01). Applicant reserves the right to file an amended plan to provide stormwater management (SWM) and best management practices (BMP), on site in the event the waiver for use of the existing pond is denied and if SWM, BMP's can not be provided in substantial conformance with the PCA/DPA/FDP.

9) Historic Marker. A historic marker, the text of which shall be approved by the History Commission or the Virginia State Historic Preservation office will be placed on the building site as delineated in the PCA/DPA plan outlining the history of the site and its relevance to present day Reston. The sign shall be in place prior to the final bond release from Fairfax County.

10) Building Colors, Architectural elevations and typical landscaping. The existing historic building color (white) will be retained and the new building will have a complimentary exterior finish consisting of brick painted white on all but the back of the building. Applicant will receive approval of colors, building materials, and architectural treatments for the renovation of the existing building from the VDHR or the Fairfax County Architectural Review Board before the issuance of building permits. The building elevations and typical landscaping for the proposed units shall be generally in character with the conceptual elevation as shown in the PCA/DPA plan prepared by BC Consulting. Applicant will obtain approval of the architectural elevations from the VDHR of Fairfax County Architectural Review Board before the issuance of building permits.

11) Condominium Association. A Condominium Association ("Condominium") will be created. The responsibilities of the Condominium will include, but not necessarily be limited to snow removal, maintenance of the open space, on and off site parking areas and easements thereto, sidewalks and courtyard as shown on the PCA/DPA and PCA/FDP. Each Condominium owner will be advised and notified prior to the purchase of their unit of their responsibilities under the condominium bylaws.

12) Energy Efficiency. All buildings to be constructed on the Property shall meet the thermal standards of the CABO Model energy Program for energy efficient homes, or its equivalent, as determined by the DPWES for either electric or gas energy residences as applicable.

13) Open Space. At the time of the recording of the condominium documents, the open space will be conveyed to the Condominium Association as outlined in the bylaws and maintained by their fees.

14) Density. The proposed eleven (11) condominium units for the site are within the limits allowed under the Zoning ordinances for high density residential development and as more particularly delineated in the notes to the PCA/DPA plan prepared by BC Consulting.

15) Illegal Signs. No temporary signs which are prohibited by Article 12 of the Zoning

Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off site by the Applicant or at the Applicants direction to assist in the initial sale of Condominium Units on the Property. Furthermore, the Applicant shall direct its agents and employees involved in the marketing and sale of the residential units on the Property to adhere to the proffer.

16) Successor and Assigns. Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicants successor(s) in interest, assigns, and or developer(s) of the Property or any portion of the Property.

17) Tree Save and Preservation

a) The applicant shall conform to the limits of clearing and grading as shown on the PCA/DPA subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails outside the limits of clearing and grading as shown on the PCA/DPA, they shall be located in the least disruptive manner necessary as determined by the Urban Forestry Division. A replanting plan shall be developed and implemented subject to approval by the Urban Forestry Division, for any areas outside the limits of clearing and grading that must be disturbed.

b) All trees shown to be preserved on the landscape plan shall be protected by tree protection fence. Tree protection fencing, super silt fence, shall be erected at the northern and western limits of clearing and grading as shown on the demolition and phase I and II erosion and sediment sheets. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing, except super silt fence, shall be performed under the supervision of a certified arborist or landscape architect. Three days prior to the commencement of any clearing, grading or demolition activities, the Urban Division shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

c) The developer shall retain the services of a certified arborist or landscape architect to monitor all construction work and tree preservation efforts in order to ensure conformance with proffer 18. The monitoring schedule shall be described and detailed in the landscape plan and reviewed and approved by the Urban Forestry Division.

d) The applicant shall retain a professional with experience in plant appraisal, such as a certified arborist or landscape architect to determine the replacement value of 24" Sumac and 42" Maple. These trees and their value shall be identified on the landscape plan at the time of the first submission of the site plan. The replacement value shall be determined according to the methods contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture.

18) Public Facilities

Wiehle Village Condominiums and Parking Proffers, Cont'd.

A) Fairfax Public Schools The Applicant shall contribute to the Board of Supervisors an amount equal to seven thousand five hundred (\$7,500) multiplied by the number of students the project is calculated to add to the school system which is anticipated to be three, making the contribution a sum of twenty two thousand five hundred (\$22,500).

B) Parks and Recreation The Applicant shall contribute four thousand seven hundred dollars (\$4,700) to the Fairfax County Park Authority for construction and maintenance of recreation facilities.

19) Affordable Housing (ADU's)- Dedication of Units of Land.

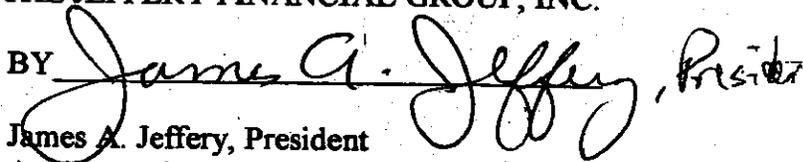
The applicant shall contribute one half of one percent (0.5%) of the sales price of the condominium units to the Fairfax County Housing Trust Fund for the affordable housing program.

DATE

4/23/03

THE JEFFERY FINANCIAL GROUP, INC.

BY


James A. Jeffery, President
Applicant, Contract Purchaser of
Tax Map Parcel 17-4((1))5B

FOUR SEASONS DEVELOPMENT, LLC

BY

John F. Scira, Managing member
Property owner of Tax Map
parcels 17-4((1))5B and 35D1

DATE

Wichle Village Condominiums and Parking Proffers, Cont'd.

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BY James A. Jeffery, President

James A. Jeffery, President
Applicant, Contract Purchaser of
Tax Map Parcel 17-4((1))5B

DATE 4/23/03

FOUR SEASONS DEVELOPMENT, LLC

BY John P. Scira, Managing Member

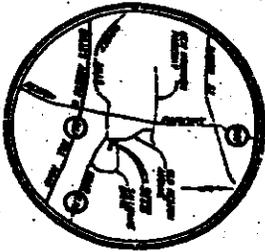
John P. Scira, Managing member
Property owner of Tax Map
parcels 17-4((1))5B and 35D1

WHEELHILL VILLAGE CONDOMINIUMS/PARKING

PCA/DPA 87-C-088; PCA 93-H-004; FDP 93-H-004-2

FAIRFAX COUNTY, VIRGINIA

ISSUE DATE: MAY, 2002
REVISED FEBRUARY 7, 2003



PROPERTY MAP
SCALE 1" = 100'

SHEET INDEX

1. COVER SHEET
2. PROPOSED CONDITION ASSESSMENT/DEVELOPMENT PLAN AMENDMENT 87-C-088
3. PCA/DPA 87-C-088 GENERAL NOTES AND COMMENTS
4. PROPOSED CONDITION AMENDMENT 93-H-004; FINAL DEVELOPMENT PLAN 93-H-004-2
5. PCA 93-H-004; FDP 93-H-004-2 GENERAL NOTES AND COMMENTS
6. ARCHITECTURAL ELEVATIONS
7. COMPOSITE PLAN



GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES AND THE STATE OF FLORIDA.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES AND THE STATE OF FLORIDA.

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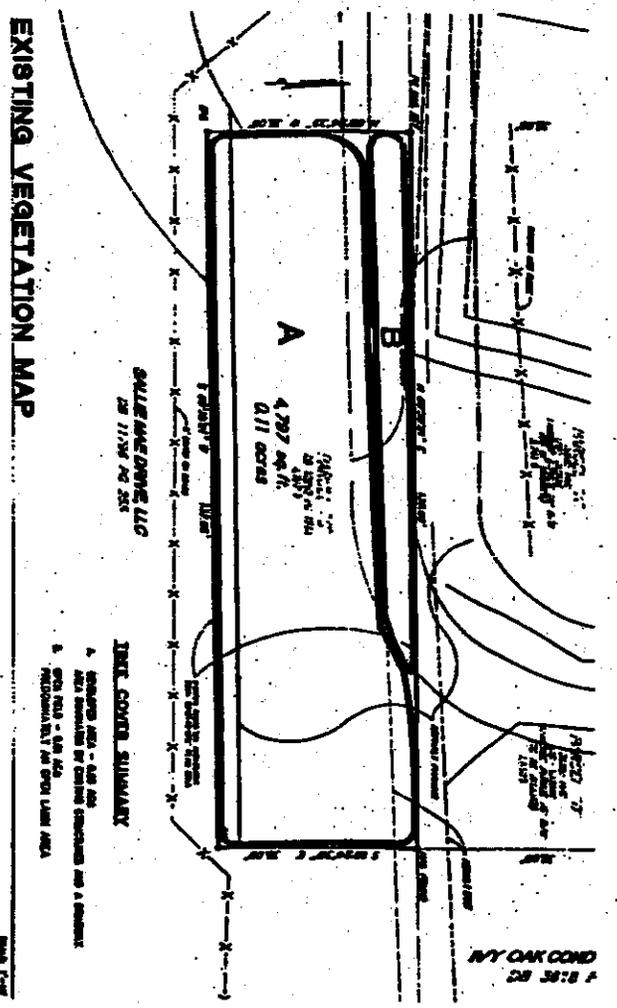
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- LEGEND FINAL DEVELOPMENT PLAN COVERS:**
1. GROUP A - 400 sq ft
 2. GROUP B - 400 sq ft
 3. GROUP C - 400 sq ft
 4. GROUP D - 400 sq ft
 5. GROUP E - 400 sq ft
 6. GROUP F - 400 sq ft
 7. GROUP G - 400 sq ft
- TREE COVER SUMMARY**
1. GROUP A - 400 sq ft
 2. GROUP B - 400 sq ft
 3. GROUP C - 400 sq ft
 4. GROUP D - 400 sq ft
 5. GROUP E - 400 sq ft
 6. GROUP F - 400 sq ft
 7. GROUP G - 400 sq ft

<p>PCA 85-B-004 AND FDP 83-B-004-E GENERAL NOTES AND COMMENTS</p> <p>WIEBLE VILLAGE CONDOMINIUMS/PARKING</p>		<p>BC Consultants</p> <p>Planning • Design • Survey • Landscape Architecture</p> <p>12345 The Main Street, Suite 200, Fort Lauderdale, FL 33304</p> <p>(954) 555-1234 • (954) 555-5678</p>
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County of Fairfax, Virginia

APPENDIX 4

MEMORANDUM

DATE: July 30, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT *MAK sr*
AKR

FILE: 3-4 (RZ 87-C-088)

SUBJECT: PRC 87-C-088; Four Seasons Development, LLC
Land Identification Map: 17-4 ((1)) 5B

This department has reviewed the planned residential community plan revised through July 19, 2007. We have the following comments.

- An easement for public use should be acquired sufficient for the future installation of a bus stop on the Old Reston Avenue frontage of the property.

AKR/MEC

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services



COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

July 27, 2007

Ms. Barbara A. Byron
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: PRC 87-C-088, Wiehle Village Condominiums
Tax Map No.: 017-4 /01/ /0005B

Dear Ms. Byron,

This office has reviewed the plan relative to planned residential community application 87-C-088 and offers the following comments.

The application has been filed to convert an existing historic structure into three residential condominium units and to construct eight additional condominium units.

There will be minimal impact to peak hour traffic therefore this office has no additional comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Noreen H. Maloney".

Noreen H. Maloney
Transportation Engineer

cc: Ms. A. Rodeheaver



MEMORANDUM

DATE: July 27, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PGN*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ANALYSIS: PRC 87-C-088
1890 Old Reston Avenue

This memorandum, prepared by Mary Ann Welton, AICP, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the special exception plat dated, February 22, 2007. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, page 5, states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .”

Department of Planning and Zoning

Planning Division
12055 Government Center Parkway, Suite 730

Fairfax, Virginia 22035-5509

Phone 703-324-1380

Fax 703-324-3056

www.fairfaxcounty.gov/dpz/

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, page 7, states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County’s Chesapeake Bay Preservation Ordinance...”

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, page 14, states:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County’s remaining natural resources.

Stormwater Management/Best Management Practices: The 10,212 square foot property is located on the northeast corner of the intersection of Reston Avenue and American Dream Way within the Difficult Run Watershed. This application proposes to renovate the existing historic structure on the site, known as Smith Bowman Distillery (the Wiehle Town Hall), and convert it into three condominiums. In addition, a new building with 8 residential units will be constructed immediately adjacent to the restored historic building.

The stormwater management and outfall narratives indicate that the site drains in a southwesterly direction into an existing inlet which ultimately drains to pond A, located on the Sallie Mae property. The pond was designed to handle the runoff from the subject property.

The subject property owner and the owner of the pond are formalizing an agreement for the use of the pond to handle the runoff from this proposed development. Adequacy and suitability of the stormwater management facilities and the outfalls are subject to the review and approval of the Department of Public Works and Environmental Services (DPWES).

Tree Preservation/Restoration: The existing tree canopy on this small site is an asset to the character of the historic building and the surrounding area. Preservation of mature specimen trees and restoration of new trees on the property after redevelopment will provide an added enhancement. The applicant is encouraged to work with the County's Historic Preservation Planner who has provided specific recommendations regarding landscaping and the historic character of this property, as well as with Urban Forest Management of DPWES.

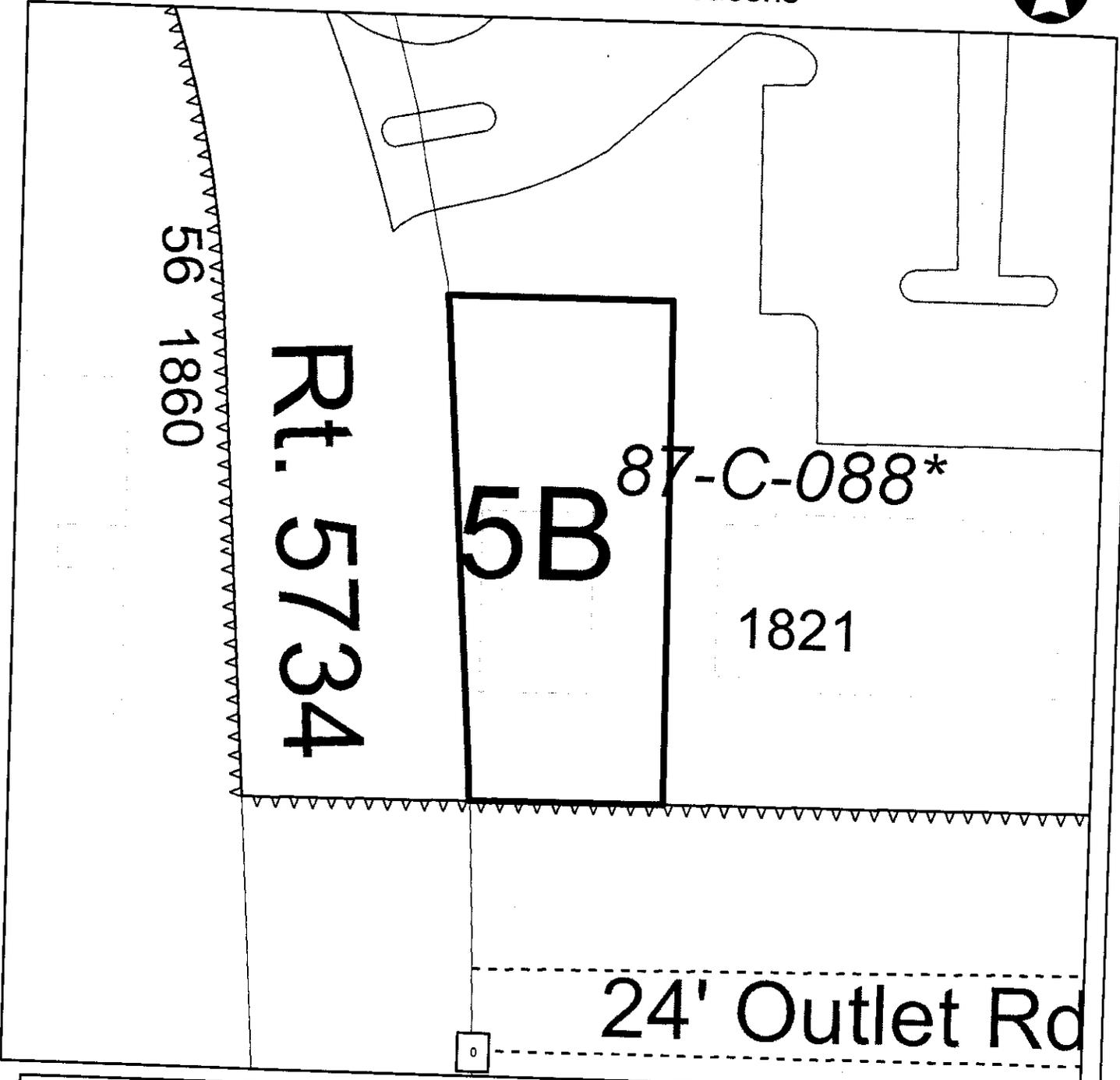
COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map depicts a major paved trail on the east side of Reston Avenue adjacent to the subject property. There is a 3'-5' wide sidewalk in this location.

PGN: MAW

Environmental Assessment Map

PRC 87-C-088 Four Seasons



Study Area Assessment:

Asbestos: 0.00 Acres
Hydric Soils: 0.00 Acres
Slopes \geq 15%: 0.00 Acres
RPA: 0.00 Acres

Notes:

Prepared by the Fairfax County Department of Planning and Zoning, using Fairfax County GIS

The features here are generalized and therefore approximate.

Information provided is partial in nature - do not assume that a feature not shown, does not exist.

This information has not been verified and should not be used in place of site specific environmental studies.

Legend

- Slopes \geq 15%
- Hydric Soils
- Asbestos Soils
- Streams
- Resource Protection Areas

GARDENS APTS.

1A

1B

1C

1D

183

1817

1821

1819

1875

56 1860

1850

1815

1815A

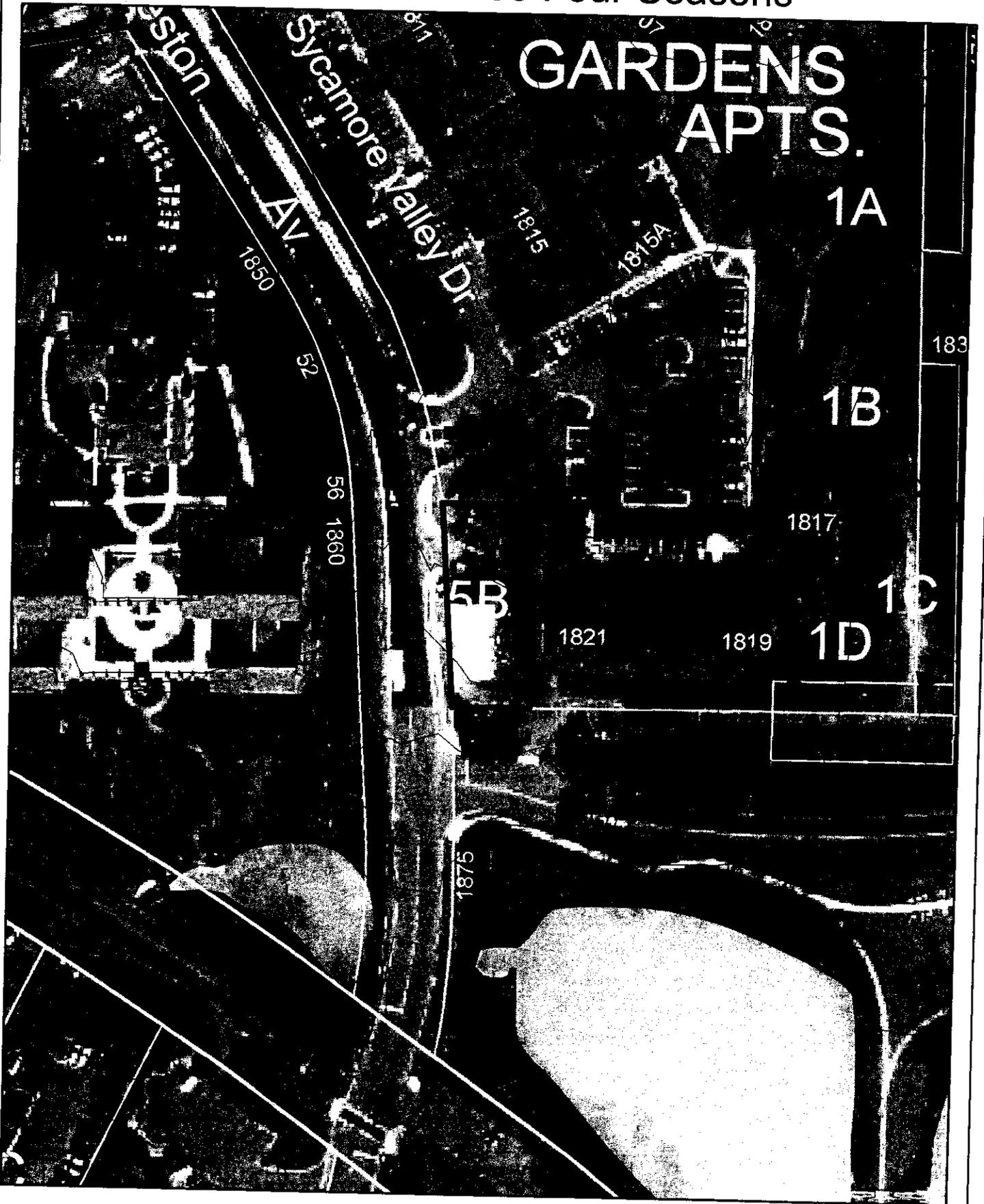
Easton

Sycamore Valley Dr.

AV.



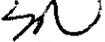
0 45 90 180 Feet



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: Sheng-Jieh Leu 
Facilities Planning Branch, DPZ

FILE: 07.17 (ZTRAILS)

SUBJECT: Trail Requirements*

REFERENCE: PRC 87-C-088
Development Name: Four Seasons Development
Tax Map: 17-4-001-5B

DATE: June 18, 2007

In accordance with the Countywide Trails Plan and the Public Facilities Manual, the trail type(s) specified below should be provided in the following location(s):

- Old Reston Avenue (east side) – Type I (asphalt) trail, 8 feet wide within a 12-foot trail easement, or 10 feet wide within the VDOT right-of-way.

In addition to the above recommended trails**, the following suggested features are intended to enhance inter-and/or intra-parcel non-motorized circulation and access:

The design engineer is responsible for ensuring that trail design and construction includes adequate provision for user safety. Inclusion of adequate safety measures shall be considered in the County's trail review and approval process.

SJL
cc: Pam Nee, Environment and Development Review Branch, PD, DPZ

* The Fairfax County Park Authority and other County agencies may have additional requirements or comments. These Trail Plan requirements in no way limit or exclude this plat from the requirements of the County Sidewalk Policy and the School Sidewalk Program, which should be fully implemented as it applies to this subdivision in locations not already accounted for by Trails Plan requirements.

** These trails are eligible for County maintenance. Please contact the Maintenance and Stormwater Management Division of the Department of Public Works & Environmental Services (703-934-2860) for details.



County of Fairfax, Virginia

MEMORANDUM

DATE: 16 July 2007

TO: Jack Thompson, ZED Coordinator
Pam Nee, Branch Chief Environment & Development Review
Mary Ann Welton, Environmental Planner

FROM: Linda Cornish Blank *ACB*
Historic Preservation Planner

SUBJECT: PRC 87-C-088; Four Seasons Development; 1890 Old Reston Ave.
Tax Map: 017-4 ((1)) 5B
Heritage Resource Comment

Planning Location: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District as amended through 7-10-2006, UP5-Reston Community Planning Sector.

Upper Potomac Planning District Overview:

Major Objectives, page 4:

“... • Preserve significant heritage resources; ... “

Heritage Resources, page 15:

“...The Fairfax County Inventory of Historic Sites, the Virginia Landmarks Register, the National Register of Historic Places, and the County's Historic Overlay Districts promote the recognition of architecturally or historically significant property. Designation confers public recognition and can offer incentives for preservation to the property owner. . . . “

Policy Plan Text: Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan as amended through 3-12-2007, Land Use, Appendix 9 Residential Development Criteria, page 30, and Heritage Resources as amended through 8-5-2002, pp 4-5:

Land Use

8. Heritage Resources

- a) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;

- b) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- c) Document heritage resources to be demolished or relocated;
- d) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- e) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- f) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

Heritage Resources

Objective 3: Protect significant heritage resources from degradation, or damage and destruction by public or private action.

- Policy g. Promote the use of open space/conservation easements to preserve heritage resources. Encourage property owners to place easements on their properties, working with the County, a local non-profit land trust and/or a state or national entity authorized to hold easements for the purpose of heritage resource preservation.

Objective 5: Increase the levels of public awareness of and involvement in heritage resource preservation.

- Policy a. Provide information on the County's heritage resources and heritage resource preservation activities for public education and enjoyment, through interpretive facilities, displays, publications, public presentations, the electronic media, and State and County historical site marker programs.

Heritage Resource Comment: A. Smith Bowman Distillery, also known as the Wiehle Town Hall, is listed on the Fairfax County Inventory of Historic Sites, the Virginia Landmarks Register and the National Register of Historic Places.

1. Listing the A. Smith Bowman Distillery on the state and national registers makes the property eligible for historic tax credits. To qualify for tax credits, rehabilitation must meet *The Secretary of the Interior's Standards for Rehabilitation*. A tax credit project would be reviewed by the Virginia Department of Historic Resources.
2. Listing on the state and national registers may qualify the building for review under building and fire codes specifically designated for historic structures.
3. New construction on the site will greatly impact the historic structure. The historic building should be the focal point and core element in any new development. New buildings should be sited and designed as to respect the integrity and enhance the historic structure.
4. The distillery site and its setting have been compromised by surrounding new development and infrastructure. Any site or infrastructure improvements should be

carefully considered and designed as to protect and enhance and not further encroach upon the historic property.

Heritage Resource Recommendations:

- 1) In order to provide for the greatest preservation and protection of the historic property, the applicant agree to Architectural Review Board (ARB) review and approval for all exterior rehabilitation, alterations, signage, demolition, and new construction including building footprint and site design prior to public hearing by the Planning Commission and the ARB action be forwarded to the Commission for its consideration. Prior to the issuance of any building permits written confirmation of review and approval by the ARB be required.
- 2) Applicant investigate the feasibility of using historic tax credits.
- 3) Rehabilitation of the building be to *The Secretary of the Interior's Standards for Rehabilitation*.
- 4) Applicant fund a Fairfax County Historical Marker if recommended and approved by the Fairfax County History Commission. If approved by the Fairfax County History Commission, the applicant consult with the Commission to ensure appropriate wording on the marker and appropriate placement of the marker.
- 5) Applicant place a façade easement on the building to be held by the Virginia Department of Historic Resources.
- 6) Provide landscape screening at the proposed parking to reduce the impact of the parking on the historic property.
- 7) Eliminate plantings adjacent to the historic structure so as to not block view of the historic structure.



County of Fairfax, Virginia

MEMORANDUM

August 20, 2007

TO: Jack Thompson, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HW*
Forest Conservation Branch, UFMD

SUBJECT: Forest Conservation Branch comments and recommendations

RE: Wiehle Village Condominiums/Parking, PRC 87-C-088

I have reviewed the revised Planned Residential Community plan for the above referenced site, stamped as received by the Zoning Evaluation Division on July 27, 2007. This revised PRC plan adequately addresses all Forest Conservation Branch comments, regarding tree and landscape related issues, made during previous review of this plan.

The Forest Conservation Branch, UFMD, has no further comments or recommendations at this time.

If you have any questions or need further assistance, please contact me at 703-324-1770.

HCW/
UFMID #: 126905

cc: RA File
DPZ File





FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM



TO: Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch *SS*

DATE: August 15, 2007

SUBJECT: PRC 87-C-088, Wiele Village Condominiums
Tax Map Number(s): 17-4((1)) 5b

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated February 16, 2007, for the above referenced application. The Development Plan shows 11 new single-family residences on a .34 acre PRC parcel. Based on an average multi-family household size of 2.15 in the Upper Potomac Planning District, the development could add 24 new residents to the Hunter Mill Supervisory District.

In accordance with approved proffers, the applicant should contribute **\$4,700** to the Park Authority for construction and maintenance of recreation facilities.

cc: Cindy Walsh, Acting Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Chron Binder
File Copy

Fairfax County Public Schools
Office of Facilities Planning Services

TO: Fairfax County Department of Planning & Zoning
 Planning Division

FROM: Gary Chevalier, Director 
 Office of Facilities Planning Services

SUBJECT: School Impact Analysis: PRC 87-C-088
 Four Seasons Development

DATE: June 19, 2007

ACREAGE: 10,212 square feet

TAX MAP: 17-4 ((1)) 5B

PLANNING UNIT: 3272- Cluster 8

REQUEST: Approval of Planned Residential Community (PRC) plan to permit the renovation of the existing building and the construction of an additional building to permit a total of 11 residential condominium units

Schools that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

School Name	9/30/06 Capacity	9/30/06 Membership	2007-2008 Membership	Memb/Cap Difference 2007-2008	2011-2012 Membership	Memb/Cap Difference 2011-2012
South Lakes HS	2150/2100	1430	1401*	699	1302	798
Hughes MS	975	854	806*	169	836	139
Lake Anne ES	622	551	558*	64	647	-25

2007-2008 Spring Membership Projection Update, Office of Facilities Planning Services

Although residential development is not currently approved on the site, the proposed development plan to allow 11 new mid-rise residential units is not anticipated to create any significant impacts on the receiving schools.

Comments:

At present, sufficient capacity is projected at the receiving schools to accommodate the number of additional students that are likely to be generated from the proposed redevelopment. Future capacity and membership at South Lakes High School is likely to be impacted by an impending boundary study for schools in the western portion of Fairfax County which is scheduled to be undertaken in the near future. Renovation for South Lakes High School is scheduled to be completed by the 2008-09 school year.

The foregoing information does not take into account the potential impacts of other pending or future proposals that could affect the same schools. Staff is currently monitoring other new and pending residential development in the Reston area which will also impact the South Lakes High School pyramid. Pending rezonings as well as by-right development have the potential to add hundreds of additional mid and high rise residential units and impact future school enrollments.

Source: Facilities Planning Services Office, Enrollment Projections, FY2008-12 CIP
 Note: Five-year projections are those currently available and will be updated yearly. School attendance areas are subject to yearly review.



County of Fairfax, Virginia

MEMORANDUM

DATE: June 14, 2007

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Ralph Dulaney (246-3868)
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Planned Residential Community PRC 87-C-088

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #425, Reston
2. After construction programmed _____ this property will be serviced by the fire station: _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

a. currently meets fire protection guidelines.

b. will meet fire protection guidelines when a proposed fire station becomes fully operational.

c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.

d. does not meet current fire protection guidelines without an additional facility. The application property is _____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Proudly Protecting and
Serving Our Community

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov



C:\Documents and Settings\mweath\Local Settings\Temporary Internet Files\OLK26VRZ0221.doc

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: September 5, 2007
 Zoning Evaluation Division, OCP

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025)
 System Engineering & Monitoring Division
 Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. PRC 87-C-088
 Tax Map No. 017-4-((01))-0005B

The following information is submitted in response to your request for a sanitary sewer analysis for the above referenced application:

1. The application property is located in the DIFFICULT RUN (D2) Watershed. It would be sewered into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8-inch pipeline located IN AN EASEMENT ON THE ADJACENT PARCEL EAST OF THIS PROPERTY and approx. 300 feet from the property and is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use + Application		Existing Use + Application + Previous Rezoning		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	
Interceptor						
Outfall						

5. Other Pertinent information or comments:



FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

June 14, 2007

Ms. Barbara A. Byron, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PRC 87-C-088
Wiehle Village Condos

Dear Ms. Byron:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 12-inch main located at the property. See the enclosed water system map.
3. Water facilities layout will be per Fairfax Water comments on final site plan 15086-PRC-001, reviewed on April 15, 2007, as attached.

If you have any questions regarding this information please contact Samantha Kearney at (703) 289-6313.

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.
Manager, Planning

Enclosure





County of Fairfax, Virginia

MEMORANDUM

DATE: AUG 23 2007

TO: Jack Thompson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Qayyum Khan, Chief Stormwater Engineer 
Environmental and Site Review Division East
Department of Public Works and Environmental Services

SUBJECT: Planned Residential Community Plan, 1865-PRC, Wiehle Village
Condominiums, Plan Dated January 2007, Tax Map #017-4-01-0005-B & 017-4-01-0035-D1, Difficult Run Watershed, Hunter Mill District

We have reviewed the subject submission and offer the following comments related to Stormwater Management:

- The offsite existing Stormwater pond is proposed to be used for detention and water quality control. Generally the old ponds in the Reston area were not designed for water quality control. Therefore, the applicant would be required to provide the Best Management Practice (BMP) for this project, unless it is demonstrated that the pond contains the required BMP storage.
- The offsite pond is privately owned and maintained. Any use of it will require an agreement between the applicant and the owners of the pond.

If further assistance is desired, please contact me at 703-324-1720.

QK/tg

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Zoning Application File



STORMWATER MANAGEMENT FACILITY USE AGREEMENT

This **STORMWATER MANAGEMENT FACILITY USE AGREEMENT** (this "Agreement") is made this 21st day of May 2007 by and between **FANNIE MAE**, a federally chartered corporation ("Grantor"), and **FOUR SEASONS DEVELOPMENT, LLC**, a Virginia limited liability company ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of that certain property located in Fairfax County, Virginia designated as Fairfax County tax map number 0174-01-0035D and more particularly described on Exhibit A ("Grantor's Property") upon which a Stormwater Management Facility ("FM Ponds") has been constructed and is being maintained by Grantor in accordance with Fairfax County Site Plan 8766-SP-001 ("Grantor's Plan").

WHEREAS, Grantee is the owner of that certain property in Fairfax County, Virginia designated as Fairfax County tax map number 017-4-01-0005-B and 017-4-01-0035-D1 and more particularly described on Exhibit B ("Grantee's Property"), upon which Grantee intends to build residential condominiums in accordance with Fairfax County Site Plan 15086-SP-001 ("Grantee's Plan").

WHEREAS, Four ponds function together to provide stormwater management and Best Management Practices for an approximately 172 acre drainage shed, which includes both the Grantor's Property and Grantee's Property, as shown on the Fairfax County Site Plan 8766-SP-001. Three of the four ponds are located on the Grantor's Property; one of the four ponds is located on a property in the vicinity of Grantor's Property.

WHEREAS, approximately 0.34 acres of the stormwater run-off from Grantee's Property drains naturally into the FM Ponds and, according to Grantor's Plan, the FM Ponds were designed to accommodate this amount of stormwater run-off from Grantee's Property and other property designated on Grantor's Plan.

WHEREAS, the total two-year stormwater detention capacity of the FM Ponds is 230,432 cu. ft. and the total ten-year stormwater detention capacity of the FM Ponds is 395,525 cu. ft.

WHEREAS, the FM Ponds has a dry storage volume of 1,337,728 cu. ft. in accordance with Fairfax County Site Plan 8766-SP-001 and a BMP volume of 587,624 cu. ft. (approximately 30% of the total FM Ponds volume) in accordance with Fairfax County Site Plan 8766-SP-001 for a total FM Ponds volume of 1,925,352 cu. ft. which can be utilized to meet the needs of Grantee's Property.

WHEREAS, Grantee's Property will utilize approximately 195 cu. ft. of the total two-year stormwater detention capacity of the FM Ponds (or approximately 0.08% of such capacity, "Grantee's Percentage") and approximately 260 cu. ft. of the total ten-year stormwater detention capacity of the FM Ponds (or approximately 0.07% of such capacity).

WHEREAS, the parties hereto desire to establish certain rights and obligations concerning the use of the FM Ponds and Grantor's Property for the benefit of Grantee's Property as it pertains to Grantee's Plan.

AGREEMENTS

NOW THEREFORE, in consideration of the premises and the mutual covenants, conditions and obligations contained herein, and other good and valuable consideration, the parties do hereby agree as follows:

1. Right to Drain Surface Stormwater and Use Pond. Grantor hereby grants unto Grantee a perpetual right (subject to termination under Paragraph 5 herein) to drain surface stormwater from Grantee's Property into the FM Ponds, in accordance with Grantee's Plan, this Agreement and all applicable laws. In addition, Grantee shall take all actions required in order to ensure that such drainage does not violate the provisions of Grantor's Plan. Grantee agrees that it shall not take any actions to modify Grantee's Plan or Grantee's Property in a manner that (a) results in an increase in the amount of surface stormwater runoff that drains from Grantee's Property into the FM Ponds beyond the amount contemplated by this Agreement or (b) otherwise causes the surface stormwater runoff from Grantee's Property to violate Grantee's Plan, Grantor's Plan, this Agreement or any applicable laws.

2. Ordinary Maintenance Responsibility. As between the parties, Grantor hereby agrees to maintain the FM Ponds in such condition as necessitated by the ordinary operation and function of the FM Ponds, including drainage of surface stormwater from Grantee's Property into the FM Ponds as provided in this Agreement ("**Grantor's Ordinary Maintenance**"). Grantee hereby agrees to pay Grantor Grantee's Percentage of the annual costs, expenses, maintenance and fees associated with the FM Ponds incurred by Grantor for Grantor's Ordinary Maintenance (including, but not limited to, the cost of any insurance maintained by Grantor with respect to the FM Ponds). Such billing shall occur no more frequently than monthly. Grantee shall pay all amounts owing to Grantor under this paragraph within thirty (30) days of receipt of an invoice from Grantor. In the event Grantee fails to pay such amounts within the time permitted herein, Grantee shall pay Grantor simple interest on any amounts at a rate of 12% per annum accruing from the date such payment is late until the date paid.

3. Extraordinary Maintenance Responsibility.

(a) To the extent maintenance, repairs or other work with respect to the FM Ponds is required beyond Grantor's Ordinary Maintenance ("**Extraordinary Maintenance**"), the parties hereto agree to share the cost and expense of such Extraordinary Maintenance ("**Extraordinary Maintenance Costs**") according to each party's or its property's respective share of responsibility in creating the need for such Extraordinary Maintenance. For example, if a release of hazardous materials occurs on Grantee's Property (whether or not caused by Grantee) and a contamination of the FM Ponds ensues from such release, Grantee shall be responsible for 100% of the Extraordinary Maintenance Costs incurred to remediate such contamination; provided, however, that nothing in this Agreement shall be deemed to authorize or permit a release hazardous materials from Grantee's Property or the contamination the FM Ponds. If it is determined that a third party other than Grantor or Grantee is solely responsible for any Extraordinary Maintenance Costs, Grantee shall be responsible for Grantee's Percentage of any such Extraordinary Maintenance Costs; provided, however, that if such third party is affiliated with Grantee or the Extraordinary Maintenance results from the acts of a third party on the Grantee's Property, then Grantee shall be solely responsible for the Extraordinary Maintenance Costs). If it cannot be conclusively determined who is responsible for creating the need for such Extraordinary Maintenance, then Grantee shall be responsible for Grantee's Percentage of any such Extraordinary Maintenance Costs.

(b) Grantor shall be primarily responsible for performing any and all Extraordinary Maintenance on the FM Ponds, unless Grantee or Grantee's Property is primarily responsible for the need of such Extraordinary Maintenance, then in such case, Grantor may elect, in its sole discretion, to have Grantee perform the necessary Extraordinary Maintenance on the FM Ponds. In such an instance,

Grantor shall have the right to review and approve all actions and work performed by Grantee in connection with such Extraordinary Maintenance. Notwithstanding the foregoing, nothing contained in this Agreement shall be construed as a consent on the part of Grantor, express or implied, to subject the Grantor's Property to any mechanic's or materialman's lien (or the consent or request of, or order or authorization by, Grantor express or implied, to any contractor, subcontractor, materialman or other party for the performance of any labor or the furnishing of any materials that would give rise to the filing of any lien) in connection with any work performed on the Grantor's Property by or on behalf of Grantee. After the occurrence of any Extraordinary Maintenance Costs for which Grantee is wholly or partially responsible, Grantor shall deliver an invoice to Grantee and Grantee shall pay such invoice within thirty (30) days of receipt thereof. In the event Grantee fails to pay such amounts within the time permitted herein, Grantee shall pay Grantor simple interest on any amounts at a rate of 12% per annum accruing from the date such payment is late until the date paid.

4. Stormwater Drainage. The parties hereto acknowledge that (a) the FM Ponds provides approximately 230,432 cu. ft. of capacity in the two-year storm and Grantee represents that Grantee's Property requires approximately 195 cu. ft. of such capacity; and (b) the FM Ponds provides approximately 393,525 cu. ft. of capacity in the ten-year storm and Grantee represents that Grantee's Property requires approximately 260 cu. ft. of such capacity. If it is determined in writing by Fairfax County that Grantee's Property requires more or less cubic feet of capacity, then Grantee's Percentage will be appropriately adjusted pursuant to a written amendment to this Agreement entered into by Grantor and Grantee.

5. Duration. This Agreement shall be effective from the date hereof until the earlier of (a) the date Grantor and Grantee mutually agree that Grantee's Property no longer requires detention in the FM Pond, (b) the date Grantor and Grantee agree in writing to terminate this Agreement, or (c) the date that Grantor is no longer required by Fairfax County to maintain the FM Ponds on Grantor's Property. In the event of any termination of this Agreement, the applicable party(ies) shall record a document of termination in the land records of Fairfax County, Virginia. In addition, if Grantee breaches any provision set forth in this Agreement, and such breach continues for a period of thirty (30) days after written notice from Grantor, then Grantor shall have the right, in its sole discretion and in addition to any other right at law or in equity, to terminate this Agreement by providing written notice of such termination to Grantee.

6. Governing Law. This Agreement shall be governed by the laws of the Commonwealth of Virginia.

7. Successors and Assigns. This Agreement and the rights and obligations hereunder shall be binding upon and inure to the benefit of the parties hereto and each of their respective successors and assigns and shall be deemed a covenant and restriction running with the land, unless otherwise stated herein.

8. Recording. This Agreement shall be recorded among the land records of Fairfax County, Virginia (the "Land Records") by Grantee, at its sole cost.

9. Counterparts. This Agreement may be signed in counterpart originals.

10. No Third Party Beneficiaries. No party other than the parties to this Agreement and their successors and assigns may rely on or enforce this Agreement. Nothing contained in this Agreement shall be deemed to constitute the dedication of any portion of the Grantor's Property (including, but not limited to, the FM Ponds) to public use.

11. Notices. No notice or other communication given under this Agreement shall be effective unless the same is in writing and is delivered in person or mailed by registered or certified mail, return receipt requested, first class, postage prepaid, or delivered by Federal Express or a comparably reliable national air courier service (i.e., one which delivers service in at least 48 states) provided that any such courier service provides written evidence of delivery. Any such notice or communication shall be addressed:

(a) If to Grantor, at c/o Fannie Mae, 3900 Wisconsin Avenue, N.W., Washington, D.C. 20016, Attention: Vice President - Real Estate, with a copy to 3900 Wisconsin Avenue, N.W., Washington, D.C. 20016, Attention: Corporate Real Estate Counsel, or to such other address as Grantor shall designate by giving notice thereof to Grantee.

(b) If to Grantee, Four Seasons Development, LLC, 1865 Old Reston Avenue, Reston, VA 20190, Attention: John Scira, or such other address as Grantee shall designate by giving notice thereof to Grantor.

The date of service of any notice or other communication given by mail shall be the date which is five (5) days after such notice is deposited in the U.S. mails. The date of service of any notice given by courier service (as described above) shall be one (1) day after deposit with such courier service.

12. Attorney's Fees. With respect to any litigation or other proceeding to enforce the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorney fees and court costs from the non-prevailing party.

13. Indemnity. Grantee shall indemnify, save harmless and defend Grantor and its affiliates and their respective agents, principals, members, partners, officers and employees (collectively, the "Indemnitees") from and against all claims, costs, expenses, suits, penalties, damages, obligations, fines, liabilities and losses (including reasonable attorney's fees) that may be imposed upon, incurred by or asserted against any Indemnitee in connection with (1) Grantee actions under this Agreement, including any actions relating to the need for Extraordinary Maintenance, (2) any release, investigation, monitoring, or cleanup of hazardous materials released by Grantee, or originating from Grantee's Property, and affecting Grantor's Property, (3) a breach by Grantee of any of the terms of this Agreement, or (4) any act or omission by Grantee, or any other person or entity, occurring on (or otherwise with respect to) the Grantee's Property which adversely effects the FM Ponds or Grantor's Property. The term hazardous materials shall mean any substance, chemical, waste or other related materials which now or in the future is identified as hazardous, toxic or is subject to any federal, state or local environmental laws or regulations.

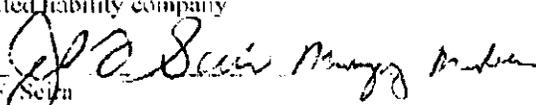
14. Lien. Any amounts, costs or fees, or installment thereof, payable by Grantee to Grantor pursuant to this Agreement, if not paid when due, shall be delinquent and Grantor shall have the right to file a lien among the Land Records pursuant to a notice of lien. Such lien may be enforced by foreclosure suit, including appointment of a commissioner of sale, in the same manner as a mortgage or mechanic's lien foreclosure, in a manner permitted under Section 55-516 of the Code of Virginia or in such other manner as may be permitted by law.

14. Amendments. If Grantor subdivides any portion of the Grantor's Property and Grantor determines that any amendments or modifications to this Agreement are necessary or desirable as the result of such subdivision, Grantee agrees to enter into a written amendment to this Agreement setting forth such amendments and modifications.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the day and year first written above.

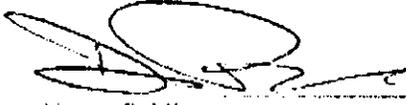
GRANTEE:

FOUR SEASONS DEVELOPMENT, LLC
a Virginia limited liability company

By: 
Name: John F. Scira
Title: Managing Member

STATE/Commonwealth of Virginia
CITY/COUNTY OF Fairfax

The foregoing instrument was acknowledged before me this 7th day of December 2006 by John F. Scira, Managing Member of FOUR SEASONS DEVELOPMENT, LLC, a Virginia limited liability company.


Notary Public

My Commission Expires: Sept. 30, 2010

GRANTOR:

FANNIE MAE,
a federally chartered corporation

By: [Signature]
Name: Joseph A. Palumbo
Title: V.P. - CF & S

STATE/Commonwealth of West Virginia
CITY/COUNTY OF _____ : to-wit

The foregoing instrument acknowledged before me this 3 day of May,
2007 by Joseph Palumbo, Vice President of FANNIE MAE, a federally chartered
corporation.

[Signature]
Notary Public

My Commission Expires: 4/14/02

EXHIBIT ALegal Description of Grantor's Property

All those pieces or parcels of land, together with the improvements thereon and appurtenances thereunto belonging, lying, situate and being, in the Town of Reston, County of Fairfax, Virginia, being more particularly described as follows:

PARCEL 1:

BEGINNING AT A POINT FOR THE NORTHWEST CORNER OF THIS TRACT BEING ON THE EASTERLY RIGHT OF WAY OF OLD RESTON AVENUE-ROUTE 5734 (EXISTING RIGHT OF WAY VARIES) AND AT THE SOUTHWEST CORNER OF FOUR SEASONS DEVELOPMENT, LLC RECORDED IN DEED BOOK 10723 AT PAGE 421 AND DEED BOOK 12497 AT PAGE 773; THENCE WITH THE SOUTHERLY LINE ON SAID FOUR SEASONS DEVELOPMENT;

NORTH 89°35'08" EAST A DISTANCE OF 244.72 FEET TO A POINT;

SOUTH 00°24'52" EAST A DISTANCE OF 35.00 FEET TO A POINT;

NORTH 89°35'08" EAST A DISTANCE OF 137.06 FEET TO A POINT;

NORTH 00°24'52" WEST A DISTANCE OF 35.00 FEET TO A POINT;

NORTH 89°35'08" EAST A DISTANCE OF 1098.57 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT BEING ON THE WESTERLY LINE OF NORTH SHORE CLUSTER ASSOCIATION RECORDED IN DEED BOOK 433 AT PAGE 297;

THENCE WITH THE WESTERLY LINE OF SAID NORTH SHORE CLUSTER ASSOCIATION AND THE WESTERLY LINE OF FORE GOLF SERVICES, LP.

RECORDED IN DEED BOOK 10339 AT PAGE 53;

SOUTH 01°35'55" EAST A DISTANCE OF 643.84 FEET TO A POINT;

SOUTH 11°20'15" WEST A DISTANCE OF 427.06 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT BEING ON THE NORTHERLY LINE OF NORTHERN VIRGINIA REGIONAL PARK AUTHORITY RECORDED IN DEED BOOK 5030 AT PAGE 789; THENCE WITH THE NORTHERLY LINE OF SAID NORTHERN VIRGINIA REGIONAL PARK AUTHORITY AS FOLLOWS:

WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 470.53 FEET, A RADIUS OF 5673.58 FEET, A CHORD BEARING OF NORTH 67°01'32" WEST AND A CHORD LENGTH OF 470.39 FEET TO A POINT;

WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 124.62 FEET, A RADIUS OF 1159.00 FEET, A CHORD BEARING OF NORTH 67°43'49" WEST AND A CHORD LENGTH OF 124.56 FEET TO A POINT;

WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 147.41 FEET, A RADIUS OF 955.37 FEET, A CHORD BEARING OF NORTH 66°23'24" WEST AND A CHORD LENGTH OF 147.26 FEET TO A POINT;

WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 489.80 FEET, A RADIUS OF 5691.23 FEET, A CHORD BEARING OF NORTH 59°26'56" WEST AND A CHORD LENGTH OF 489.65 FEET TO A POINT;

WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 148.51 FEET, A RADIUS OF 955.37 FEET, A CHORD BEARING OF NORTH 52°31'49" WEST AND A CHORD LENGTH OF 148.36 FEET TO A POINT;

WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 124.61 FEET, A RADIUS OF 1159.00 FEET, A CHORD BEARING OF NORTH 51°09'25" WEST AND A CHORD LENGTH OF 124.55 FEET TO A POINT;
WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 11.47 FEET, A RADIUS OF 5673.58 FEET, A CHORD BEARING OF NORTH 54°11'16" WEST AND A CHORD LENGTH OF 11.47 FEET TO A POINT;
NORTH 54°06'15" WEST A DISTANCE OF 119.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID OLD RESTON AVENUE; THENCE WITH SAID EASTERLY RIGHT OF WAY OF OLD RESTON AVENUE AS FOLLOWS:
WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 158.12 FEET, A RADIUS OF 470.76 FEET, A CHORD BEARING OF NORTH 06°23'07" EAST AND A CHORD LENGTH OF 157.37 FEET TO A POINT;
NORTH 03°14'12" WEST A DISTANCE OF 111.79 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 1,081,365 SQUARE FEET, 24.82473 ACRES, MORE OR LESS.

Tax Map No. 017-4-01-0035D

PARCEL II:

Parcel A2, containing 3.46887 acres, more or less, as the same is shown on the plat entitled "Plat Showing A Division of Part of the Property of Student Loan Marketing Association" which plat is attached to the Deed of Subdivision and Conveyance recorded in Deed Book 9527 at page 563, among the land records of Fairfax County, Virginia, and being described by metes and bounds as follows:

BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT, BEING ON THE NORTHERLY RIGHT OF WAY OF SUNSET HILLS ROAD (EXISTING RIGHT OF WAY, WIDTH VARIES) AND AT THE SOUTHWEST CORNER OF VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 2745 AT PAGE 347; THENCE WITH THE RIGHT OF WAY OF SAID SUNSET HILLS ROAD AS FOLLOWS:
WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 70.86 FEET A RADIUS OF 3022.99 FEET A CHORD BEARING OF N67°24'50" W, AND A CHORD LENGTH OF 70.86 FEET TO A POINT;
N66°44'32" W A DISTANCE OF 317.28 FEET TO A POINT;
S23°15'28" W A DISTANCE OF 11.00 FEET TO A POINT;
N66°44'32" W A DISTANCE OF 412.63 FEET TO A POINT;
WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 413.30 FEET A RADIUS OF 2356.29 FEET A CHORD BEARING OF N61°43'04" W, AND A CHORD LENGTH OF 412.78 FEET TO A POINT AT THE SOUTHWEST CORNER OF THIS TRACT AND BEING AT THE SOUTHEAST CORNER OF NORTHERN VIRGINIA REGIONAL PARK AUTHORITY RECORDED IN DEED BOOK 11796 AT PAGE 255; THENCE WITH THE EASTERLY LINE OF SAID NORTHERN VIRGINIA PARK AUTHORITY THE FOLLOWING COURSES AND DISTANCES

N34°39'44" E A DISTANCE OF 140.77 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT AND BEING ON THE SOUTHERLY LINE OF NORTHERN VIRGINIA REGIONAL PARK AUTHORITY RECORDED IN DEED BOOK 5030 AT PAGE 789; THENCE WITH THE SOUTHERLY LINE OF SAID NORTHERN VIRGINIA REGIONAL PARK AUTHORITY THE FOLLOWING COURSES AND DISTANCES: WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 389.74 FEET, A RADIUS OF 5790.99 FEET, A CHORD BEARING OF S59°57'50" E AND A CHORD LENGTH OF 389.67 FEET TO A POINT; WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 147.04 FEET, A RADIUS OF 955.37 FEET, A CHORD BEARING OF S66°18'01" E AND A CHORD LENGTH OF 146.89 FEET TO A POINT; WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 124.16 FEET, A RADIUS OF 1159.00 FEET, A CHORD BEARING OF S67°38'24" E AND A CHORD LENGTH OF 124.10 FEET TO A POINT; WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 501.06 FEET, A RADIUS OF 5773.58 FEET, A CHORD BEARING OF S67°03'27" E AND A CHORD LENGTH OF 500.90 FEET TO A POINT ON THE WESTERLY LINE OF SAID VIRGINIA ELECTRIC AND POWER COMPANY; THENCE WITH THE WESTERLY LINE OF SAID VIRGINIA ELECTRIC AND POWER COMPANY THE FOLLOWING COURSES AND DISTANCES: S11°20'12" W A DISTANCE OF 122.53 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 151,104 SQUARE FEET, 3.46887 ACRES, MORE OR LESS.

Tax Map No.: 017-4-01-0036B

EXHIBIT BLegal Description of Grantee's Property

All those pieces or parcels of land, together with the improvements thereon and appurtenances therunto belonging, lying, situate and being, in the Town of Reston, County of Fairfax, Virginia, being more particularly described as follows:

PARCEL 'A':

Parcel A, containing 0.23444 acres, more or less, recorded in Deed Book 10723 at page 421, among the land records of Fairfax County, Virginia, and being described by metes and bounds as follows:

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF THIS PARCEL AND BEING THE NORTHWEST CORNER OF THE FANNIE MAE TRACT AND BEING ON THE EASTERLY RIGHT OF WAY OF OLD RESTON AVENUE-ROUTE 5734 (EXISTING RIGHT OF WAY VARIES); THENCE WITH THE EASTERLY LINE OF OLD RESTON AVENUE-ROUTE 5734;
NORTH 03°14'12" WEST A DISTANCE OF 139.01 FEET TO A POINT;
THENCE WITH A CURVE TURNING TO THE WEST WITH AN ARC LENGTH OF 21.22 FEET, A RADIUS OF 430.00 FEET, A CHORD BEARING OF NORTH 04°39'02" WEST AND A CHORD LENGTH OF 21.22 FEET TO A POINT;
THENCE NORTH 89°35'08" EAST A DISTANCE OF 68.27 FEET TO A POINT;
THENCE SOUTH 00°24'52" EAST A DISTANCE OF 160.06 FEET TO A POINT;
THENCE SOUTH 89°35'08" WEST A DISTANCE OF 59.85 FEET TO THE POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THIS PARCEL.

Tax Map No. 017-4-01-0005-B

PARCEL 'B':

Parcel B, containing 0.11012 acres, more or less, recorded in Deed Book 12497 at page 773, among the land records of Fairfax County, Virginia, and being described by metes and bounds as follows:

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF THIS PARCEL
THENCE NORTH 00°24'52" WEST A DISTANCE OF 35.00 FEET TO A POINT;
THENCE NORTH 89°35'08" EAST A DISTANCE OF 137.06 FEET TO A POINT;
THENCE SOUTH 00°24'52" EAST A DISTANCE OF 35.00 FEET TO A POINT;
THENCE SOUTH 89°35'08" WEST A DISTANCE OF 137.06 FEET TO THE POINT OF
BEGINNING BEING THE SOUTHWEST CORNER OF THIS PARCEL.

Tax Map No. 017-4-01-0035-D1

ARTICLE 16**DEVELOPMENT PLANS****PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS****16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plans. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

FAIRFAX COUNTY ZONING ORDINANCE

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

ZO-07-397

**ADOPTION OF AN AMENDMENT TO CHAPTER 112
(ZONING) OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on Monday, March 26, 2007, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 112 (Zoning) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

**BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,
VIRGINIA:**

Amend Chapter 112 (Zoning Ordinance), as follows:

Amend Article 6, Planned Development District Regulations, Part 3, PRC Planned Residential Community District, as follows:

- **Amend Sect. 6-301, Purpose and Intent, by revising the lead-in paragraph to read as follows:**

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land, which at the time of the initial rezoning to establish a PRC District is owned and/or controlled by a single individual or entity. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development.

- **Amend Sect. 6-308, Maximum Density, by revising Par. 2 to read as follows:**

1. The overall density for a PRC District shall not exceed thirteen (13) persons per acre of gross residential and associated commercial areas.
2. In computing density, a factor of 3.0 persons shall be used per single family detached dwelling; 2.7 persons per single family attached dwelling; and 2.1 persons per multiple family dwelling.
3. Residential densities in a PRC District shall be designated low, medium and high on the approved development plan.
 - A. Low: The overall density within the entire area of a PRC District that is designated for low density shall not exceed 3.8 persons per acre of gross residential area. Further, the density in any one low density area shall not exceed five (5) dwelling units per acre.
 - B. Medium: The overall density within the entire area of a PRC District that is designated for medium density shall not exceed 14 persons per acre of gross residential area. Further, the density in any one medium density area shall not exceed twenty (20) dwelling units per acre.

- C. High: The overall density within the entire area of a PRC District that is designated for high density shall not exceed 60 persons per acre of gross residential area. Further, the density in any one high density area shall not exceed fifty (50) dwelling units per acre.

For the purposes of this district, density area shall mean a development unit within an area designated on the approved development plan for low, medium or high density.

- 4. In computing average density on any development plan, subsequent PRC plan or final plat of a part of a PRC District, any excess in land area over that required to support an average density of thirteen (13) persons per acre in any final plat previously recorded may be included. As each plan and subsequent final plat is submitted, the overall density of all areas shown on recorded final plats within the PRC District shall be recomputed so that the average density within the recorded plats of sections of the PRC District shall never at any time in the history of the development exceed a density of thirteen (13) persons.
- 5. The provisions of Paragraphs 1 and 4 above shall not apply to affordable and market rate dwelling units which comprise the increased density pursuant to Part 8 of Article 2.

Amend Article 16, Development Plans, Part 2, Procedures For Review and Approval of a PRC District, as follows:

- Amend Sect. 16-201, Comprehensive Plan Approval, by revising Paragraphs 1 and 10 to read as follows:

- 1. A PRC District may only be established in an area designated on the adopted comprehensive plan for a planned residential community. Therefore, before the initial establishment of a PRC District, the applicant shall propose an amendment to the adopted comprehensive plan to permit a planned residential community, which shall contain not less than 750 contiguous acres owned and/or controlled by a single individual or entity.
- 10. Additional land may be added to a planned residential community if it represents a logical extension of the planned residential community under the adopted comprehensive plan and is adjacent thereto. Any addition of land to a planned residential community shown on the adopted comprehensive plan shall be subject to the same requirements and procedures as the original amendment except for the minimum requirement of 750 acres owned and/or controlled by a single individual or entity.

- **Amend Sect. 16-202, Rezoning to a PRC District, by revising Paragraphs 1 and 10 to read as follows**

1. Following Board approval of the comprehensive plan for a planned residential community, the Board may approve an application for rezoning to a PRC District subject to the provisions of this Part and Part 2 of Article 18. The initial rezoning to establish a PRC District shall contain a minimum land area of 750 contiguous acres owned and/or controlled by a single individual or entity.

10. Additional land may be added to a PRC District by a rezoning application if such land is included within the area of the adopted comprehensive plan, if it represents a logical extension of the area zoned PRC, and if it is adjacent thereto. Any addition of land to the PRC District shall be subject to the same requirements and procedures as the original application except for the minimum requirement of 750 acres owned and/or controlled by a single individual or entity.

- **Amend Sect. 16-203, PRC Plan Approval, to read as follows:**

1. Subsequent to the approval of a rezoning application, a PRC plan shall be required for those uses as set forth in Par. 2 below. The Board may approve a PRC plan subject to the provisions of this Part and Sect. 18-110. Such PRC plan shall not be approved by the Board until the rezoning application and development plan have been approved by the Board. However, a PRC plan may be filed with and included in the processing of the rezoning application and development plan.

All PRC plans shall be in accordance with the approved rezoning and development plan, any conditions or modifications that may have been approved by the Board, the design standards of Sect. 102 above, the applicable objectives and regulations of the PRC District and the provisions of Sect. 303 below.

2. A PRC plan shall be required for all uses, except the following:
 - A. Single family detached dwellings, provided the general street and lot layout are shown on the approved development plan.
 - B. Additions to existing single family attached or detached dwellings or accessory structures related to such existing single family dwellings.
 - C. Additions to existing buildings or uses other than single family dwellings, when such additions do not exceed 2000 square feet or ten (10) percent of the gross floor area of the existing building or use, whichever is less.
 - D. Additions or changes to non-structural site elements such as transitional screening and parking and loading provided the area of such addition or change does not exceed ten (10) percent of the existing area occupied by such site

element. Parking redesignation plans and parking tabulation revisions shall also be exempt from the requirement for a PRC plan regardless of the area of such change.

- E. Minor accessory structures and uses in open space areas such as benches, gazebos, playground equipment, and bus shelters.
- F. Those special permit uses and special exception uses which do not require a site plan as set forth in Article 8 or Article 9, respectively.
- G. Any permitted use on a temporary basis for a period not to exceed one (1) year.

Notwithstanding the above, a PRC plan shall not be required for additions and alterations to provide an accessibility improvement.

- 3. A PRC plan may be prepared and submitted for the entire planned development at one time or for the various segments thereof, and each such plan shall be submitted in twenty-three (23) copies to the Zoning Administrator.
- 4. Upon determination by the Zoning Administrator that the content of the PRC plan is complete in accordance with the requirements of Sect. 303 below, the plan shall be accepted and submitted for comment and review to appropriate departments and agencies. Upon completion of such administrative review, the plan shall be submitted to the Planning Commission.
- 5. The Planning Commission shall consider the PRC plan in accordance with the standards set forth in Par. 1 above, and shall hold a public hearing thereon. In the event the PRC plan is not filed with and included in the processing of the rezoning application, the Planning Commission shall hold a public hearing no later than six (6) months from the date the plan has been accepted. Subsequent to the public hearing, the Commission shall transmit the PRC plan to the Board with its recommendation to approve, approve with modifications or disapprove.
- 6. The Board shall consider the PRC plan in accordance with the standards set forth in Par. 1 above, and shall hold a public hearing thereon. The Board shall approve, approve with modifications or disapprove the PRC plan.
- 7. Once the PRC plan has been approved, all subsequent approvals, uses and structures shall be in substantial conformance with the approved PRC plan and any development conditions associated with such approval.
- 8. Minor modifications to an approved rezoning and development plan may be permitted in a PRC plan when it is determined by the Zoning Administrator that such are in substantial conformance with the approved rezoning and development plan and that

such: are in response to issues of topography, drainage, underground utilities, structural safety, layout, design, vehicular circulation, or requirements of the Virginia Department of Transportation or Fairfax County; or are accessory uses; or are accessory structures or minor building additions as permitted by Par. 8A(7) or 8B(7) below.

- A. For approved rezonings and development plans for all uses, other than churches, chapels, temples, synagogues and other such places of worship (hereinafter places of worship) and places of worship with a child care center, nursery school or private school of general or special education, the modifications shall, in no event:
- (1) Permit a more intensive use than that approved pursuant to the approved rezoning and development plan; or
 - (2) Result in an increased parking requirement, except for any additional parking which may be required for any building additions or modifications permitted under Par. 8A(7) below; or
 - (3) Permit additional uses other than those approved pursuant to the approved rezoning and development plan, except that accessory uses in accordance with this paragraph may be permitted; or
 - (4) Reduce the effectiveness of approved transitional screening, buffering, landscaping or open space; or
 - (5) Permit changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to adjacent property; or
 - (6) Result in an increase in the amount of clearing and/or grading for a stormwater management facility, including any clearing and/or grading associated with spillways, inlets, outfall pipes or maintenance roads, that reduces non-stormwater management open space, tree save and/or landscaping area on the lot; or
 - (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use and minor additions to buildings may be permitted, provided that the sum total of all such structures or additions shall not exceed the following:
 - (a) five (5) percent of the approved gross floor area or 500 square feet of gross floor area, whichever is less, when the total gross floor area

shown on the approved development plan is less than 50,000 square feet; or

- (b) one (1) percent of the approved gross floor area when the total gross floor area shown on the approved development plan is 50,000 square feet or more; or
- (c) 250 square feet of gross floor area of accessory storage structure uses when the total gross floor area shown on the approved development plan is 10,000 square feet or less; and
- (d) the maximum permitted density; or
- (e) the maximum permitted FAR.

B. For approved rezonings and development plans for places of worship and places of worship with a child care center, nursery school or private school of general education, the modifications shall, in no event:

- (1) Permit an expansion of the hours of operation from that approved pursuant to the approved rezoning and development plan; or
- (2) Permit an increase in the number of seats, parking spaces or students, if applicable, which exceeds more than ten (10) percent of the amount approved pursuant to the rezoning and development plan; or
- (3) Permit uses other than those approved pursuant to the rezoning and development plan, except that accessory uses in accordance with this paragraph may be permitted; or
- (4) Reduce the effectiveness of approved transitional screening, buffering, and landscaping or open space; or
- (5) Permit changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to adjacent property; or
- (6) Result in an increase in the amount of clearing and/or grading for a stormwater management facility, including any clearing and/or grading associated with spillways, inlets, outfall pipes or maintenance roads, that reduces non-stormwater management open space, tree save and/or landscaping area on the lot; or

(7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:

(a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and

(b) the maximum permitted FAR for the zoning district shall not be exceeded.

C. For all approved rezonings and development plans, any request for an addition shall require the provision of written notice by the requester in accordance with the following:

(1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and

(2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved development plan, such modification shall require the resubmission and amendment of the development plan in accordance with Sect. 202 above.

9. Notwithstanding Par. 8 above, any modification to provide an accessibility improvement shall be permitted and shall not require approval of a development plan amendment.

10. Once a PRC plan has been approved, any proposed amendment shall be processed in the same manner as the original submission.
11. Preliminary site plans approved prior to December 6, 1994 and preliminary site plans approved pursuant to the grandfather provisions for Zoning Ordinance Amendment #94-263 shall be deemed to be approved PRC plans. Additionally, PRC plans processed and approved prior to March 27, 2007 shall be deemed to be approved PRC plans and shall be valid for three (3) years from the date of approval. However, if a site plan for all or a portion of the area is approved during that period, the approved PRC plan for the corresponding area shall remain valid for the life of the site plan.

- **Amend Sect. 16-204, Site Plan/Subdivision Plat Preparation, by revising Par. 2 to read as follows:**

2. Minor modifications to the approved development plan or approved PRC plan may be permitted in a site plan or subdivision plat in accordance with Paragraphs 8 and 9 of Sect. 203 above. When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved development plan or approved PRC plan, such modification shall require the resubmission and amendment of the development plan or PRC plan in accordance with the applicable procedures set forth above.

- **Amend Sect. 16-303, PRC Plan, to read as follows:**

A PRC plan shall be filed with the Zoning Administrator in twenty-three (23) copies, and shall include the information set forth below. A PRC plan or portion thereof involving engineering, architecture, landscape architecture or land surveying shall be respectively certified by an engineer, architect, landscape architect or land surveyor authorized by the State to practice as such. All maps, plans, sketches and illustrations submitted as part of a PRC plan shall be presented on a sheet having a size of 24" x 36". If presented on more than one (1) sheet, match lines shall clearly indicate where several sheets join. One 8 ½" x 11" reduction of the PRC plan and supporting graphics shall also be submitted. The submission requirements for any amendment to an approved PRC plan shall be those requirements deemed necessary for a review of such amendment as determined by the Zoning Administrator. All submission requirements shall become the property of the County.

1. A plan at a scale of not less than one inch equals one hundred feet (1" = 100') showing:
 - A. A vicinity map at a scale of not less than one inch equals two thousand feet (1" = 2000').
 - B. A boundary survey of the property, with an error of closure within the limit of one (1) in twenty thousand (20,000) related to true meridian, and showing the location and type of boundary evidence. The survey may be related to the U.S.C.

& G.S., State grid north, if the coordinates of two (2) adjacent corners are shown. Such information may be obtained from recorded plats in the case of lots and subdivisions recorded subsequent to September 1, 1947.

- C. Total area of the property.
- D. Scale and north arrow.
- E. Existing topography with a maximum contour interval of two (2) feet.
- F. The general location and arrangement of all existing or proposed buildings and uses on the site and, if known, on adjacent properties.
- G. The approximate height in feet of all buildings and number of floors of all buildings other than single family dwellings on the site and, if known, on adjacent properties.
- H. The approximate distances of all structures from the development boundaries as shown on the PRC plan and abutting streets.
- I. The traffic circulation system showing the location of existing, platted and proposed streets and easements including names and route numbers, the approximate width and typical cross sections including acceleration, deceleration and turn lanes, service drives, entrances to parking areas and parking structures, the location and width of pedestrian walkways, bicycle paths and/or bridle paths, and all trails required by the adopted comprehensive plan.
- J. The off-street parking and loading areas and structures with typical space and aisle dimensions.
- K. The open space areas, identifying the proposed general treatment or improvement of all such areas, delineating those areas proposed for recreational facilities and delineating any Resource Protection Area and Resource Management Area.
- L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County.
- M. General location and anticipated types of recreational facilities.
- N. A plan or statement showing how public utilities are or will be provided. In addition, the approximate location of existing and proposed storm and sanitary sewer lines shall be shown.

- O. Approximate location, estimated size of footprint in acres and type of all proposed stormwater management facilities, including the full extent of side slopes, embankments, spillways, dams and approximate water surface elevation for design storms, if applicable. In addition, a preliminary stormwater management plan that includes information about the adequacy of downstream drainage, including the sufficiency of capacity of any storm drainage pipes and other conveyances into which stormwater runoff from the site will be conveyed. When there is 2500 square feet or more of land disturbing activity on the entire application property, in addition to the above, the preliminary stormwater management plan shall include:
- (1) A graphic depicting:
 - (a) The approximate footprint of the stormwater management facility and, where applicable, the height of the dam embankment and the location of the emergency spillway outlet for each stormwater management facility.
 - (b) The approximate on-site and off-site areas to be served by each stormwater management facility, along with the acreage draining to each facility.
 - (c) A preliminary layout of all on-site drainage channels, outfalls and pipes, including inlet and outlet pipes within the stormwater management facility.
 - (d) The approximate location or alternative locations, if any, of any maintenance access road or other means of access to the stormwater management facility, and the identification of the types of surfaces to be used for any such road.
 - (e) Proposed landscaping and tree preservation areas in and near the stormwater management facility.
 - (f) The approximate limits of clearing and grading on-site and off-site for the stormwater management facility, storm drainage pipes, spillways, access roads and outfalls, including energy dissipation, storm drain outlet protection and/or stream bank stabilization measures.
 - (2) A preliminary stormwater management narrative setting forth the following:

- (a) Description of how the detention and best management practice requirements will be met.
 - (b) The estimated area and volume of storage of the stormwater management facility to meet stormwater detention and best management practice requirements.
 - (c) For each watercourse into which drainage from the property is discharged, a description of the existing outfall conditions, including any existing ponds or structures in the outfall area. The outfall area shall include all land located between the point of discharge from the property that is located farthest upstream, down to the point where the drainage area of the receiving watercourse exceeds 100 times the area of that portion of the property that drains to it or to a floodplain that drains an area of at least 1 square mile, whichever comes first.
 - (d) Description of how the adequate outfall requirements of the Public Facilities Manual will be satisfied.
- P. The location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
- Q. Approximate delineation of any grave, object or structure marking a burial site if known, and a statement indicating how the proposed development will impact the burial site.
2. A statement in tabular form which sets forth the following data, when such data is applicable to a given PRC plan:
- A. Total number of dwelling units by type to include the corresponding population totals and density type based on the computation factors set forth in Sect. 6-308 and the maximum density provisions of Sect. 2-308.
 - B. Approximate total gross floor area and FAR for all uses other than dwellings.
 - C. Approximate total area in open space.
 - D. A schedule showing the total number of parking and loading spaces provided and the number required by the provisions of Article 11.
3. A map identifying classification of soil types at a scale of not less than one inch equals five hundred feet (1" = 500'), based upon information available on the County of Fairfax Soils Identification Maps.

4. A statement of the architectural concepts and typical bulk of the proposed structures, and if available, schematic architectural sketches.
5. A statement of the landscaping concepts, proposed screening measures and proposed tree cover indicating compliance with the tree cover provisions of the Public Facilities Manual.
6. When the development is to be constructed in sections, a proposed sequence of development schedule showing the order of construction of such sections, and an approximate completion date for the construction of each section.
7. Identification of the necessity for floodplain studies, drainage studies, soil reports and for easements and/or letters of permission for off-site construction.
8. Where applicable, any other information as may be required by the provisions of Article 7.

Amend Article 18, Administration, Amendments, Violations and Penalties, Part 1, Administration, as follows:

- **Amend Sect. 18-106, Application and Zoning Compliance Letter Fee, by deleting the PRC plan entry in Par. 6 and renumbering the subsequent paragraphs accordingly and adding a new PRC plan fee:**

All appeals and applications as provided for in this Ordinance and requests for zoning compliance letters shall be accompanied by a filing fee in the amount to be determined by the following paragraphs unless otherwise waived by the Board for good cause shown; except that no fee shall be required where the applicant is the County of Fairfax or any agency, authority, commission or other body specifically created by the County, State or Federal Government. All fees shall be made payable to the County of Fairfax. Receipts therefore shall be issued in duplicate, one (1) copy of which receipt shall be maintained on file with the Department of Planning and Zoning.

2. Application for an amendment to the Zoning Map:

District Requested	Filing Fee
All R Districts	\$8820 plus \$185 per acre
All C, I and Overlay Districts	\$8820 plus \$295 per acre
PRC District	\$8820 plus \$295 per acre

PRC plan	\$4410 plus \$140 per acre
Application with concurrent filing of a PRC plan	\$8820 plus \$435 per acre
PDH, PDC and PRM District	
Application with conceptual development plan	\$8820 plus \$295 per acre
Application with concurrent filing of conceptual and final development plans	\$8820 plus \$435 per acre
Final development plan	\$4410 plus \$140 per acre
Amendment to a pending application for an amendment to the Zoning Map	\$1470 plus applicable per acre fee for acreage affected by the amendment
Amendment to a pending application for a final development plan or development plan amendment or PRC plan	\$1335
Amendment to a previously approved proffered condition, development plan, final development plan, conceptual development plan, PRC plan or concurrent conceptual/final development plan for a reduction of certain yard requirements on a single family dwelling lot or an increase in fence and/or wall height on a single family lot	\$295
Amendment to a previously approved proffered condition, development plan, final development plan, conceptual development plan, PRC plan or concurrent conceptual/final development plan for a reduction of certain yard requirements on all other uses or an increase in fence and/or wall height on all other uses	\$2645
All other amendments to a previously approved development plan, proffered condition, conceptual development plan, final development plan, PRC plan or concurrent conceptual/final development plan	

With new construction	\$4410 plus applicable per acre fee for acreage affected by the amendment
With no new construction	\$4410

Note: For purpose of computing acreage fees, any portion of an acre shall be counted as an acre.

The fee for an amendment to a pending application is only applicable when the amendment request results in a change in land area, change in use or other substantial revision.

- **Amend Sect. 18-110, Required Notice for Public Hearings, by revising Paragraphs 2 and 4 to read as follows:**

No public hearing as required by the provisions of this Ordinance shall be held unless documented evidence can be presented that the following notice requirements have been satisfied.

The subject of the public hearing need not be advertised in full, but may be advertised by reference. Every such advertisement shall contain a descriptive summary of the proposed action and shall contain a reference to the place or places within the County where copies of the subject of public hearing may be examined.

2. **Written Notice to Applicant/Appellant:** For an application for amendment to the Zoning Map, PRC plan, final development plan, special exception, special permit, variance, or appeal as set forth in Part 3 of this Article, the hearing body shall send written notice of the public hearing to the applicant/appellant. Such written notice shall be sent by either first class or certified mail postmarked a minimum of twenty (20) days before the day of the hearing.
4. **Written Notice to Property Owners:** Written notice to property owners and adjacent property owners shall be sent in accordance with the following provisions.
 - A. **Application for a Zoning Map amendment which involves a change in the zoning classification or a PRC plan or a final development plan:**
 - (1) The applicant shall send written notice to the property owner(s) of each parcel involved in the application; and
 - (2) The applicant shall send written notice to all owners of property abutting and immediately across the street from the subject property. Such notice

shall include notice to owners of property abutting and immediately across the street which lie in an adjoining city or county. If such notice does not result in the notification of twenty-five (25) different property owners, then additional notices shall be sent to other property owners in the immediate vicinity so that notices are sent to different owners of not less than twenty-five (25) properties.

B. Application for a special exception:

- (1) The applicant shall send written notice to the property owner(s), if different from the applicant, of each parcel involved in the application; and
- (2) The applicant shall send written notice to all owners of property abutting and immediately across the street from the subject property. Such notice shall include notice to owners of properties abutting and immediately across the street which lie in an adjoining county or city. If such notice does not result in the notification of twenty-five (25) different property owners, then additional notices shall be sent to other property owners in the immediate vicinity so that notices are sent to different owners of not less than twenty-five (25) properties.

C. Application for special permit, variance, or appeal as provided in Part 3 of this Article:

- (1) The applicant shall send written notice to the property owner(s), if different from the applicant, of each parcel involved in the application; and
- (2) The applicant shall send written notice to all owners of property abutting and immediately across the street from the subject property. Such notice shall include notice to owners of properties abutting and immediately across the street which lie in an adjoining county or city. If such notice does not result in the notification of ten (10) different property owners, then additional notices shall be sent to other property owners in the immediate vicinity so that notices are sent to different owners of not less than ten (10) properties.

D. For all of the above, the following shall also apply; however in all instances, the minimum number of written notices shall be sent as required by Paragraphs 4A through 4C above:

- (1) If the application property is an individual condominium or cooperative unit within a condominium or cooperative building, written notice shall be provided to:

- (a) The condominium unit owners' association or proprietary lessees' association; and
 - (b) Unit owners immediately abutting the application property or on the same floor of the building as the application unit and those unit owners immediately above and below the application unit.
- (2) When the application property is abutting or immediately across the street from a condominium or cooperative property, written notice shall be provided in accordance with the following:
 - (a) When the application property abuts or is immediately across the street from open space or common ground of a condominium or cooperative, the condominium unit owners' association or proprietary lessees' association shall be notified in lieu of the individual unit owners; and
 - (b) Where individual condominium or cooperative units or lots abut or are immediately across the street from the application property, written notice shall be sent to the owner of each such unit.
- E. For Zoning Map amendment applications, PRC plan, final development plan, special exception and special permit applications which propose a change in use or an increase greater than fifty (50) percent of the bulk or height of an existing or proposed building, but not including renewals of previously approved special exceptions or special permits, when the application property, or part thereof, is located within one-half mile of a boundary of an adjoining county or municipality of the Commonwealth, then in addition to the above, written notice shall also be given by the hearing body, or its representative, at least fifteen (15) days before the hearing to the chief administrative officer, or designee, of such adjoining county or municipality.
- F. In addition to the above, for an amendment application filed on a portion of a property subject to rezoning, PRC plan, final development plan, special exception or special permit approval, written notice shall be provided to all owners of property subject to the rezoning, final development plan, special exception or special permit approval unless the Zoning Administrator determines that such additional notice is not necessary as the proposed change is to one component or one lot which does not affect the rest of the development. Such written notice shall comply with the requirements of this Paragraph with regard to content and timeliness.
- G. For Zoning Map amendment, development plan, PRC plan, special exception and special permit applications when the application property, or part thereof, is

located within 3000 feet of a boundary of a military base, military installation, military airport, excluding armories operated by the Virginia National Guard, or licensed public use airport, written notice shall also be given by the hearing body, or its representative, at least 10 days before the hearing to the commander of the military base, military installation, military airport, or owner of such public use airport. The notice shall advise the military commander or owner of such public use airport of the opportunity to submit comments or recommendations. For the purposes of this paragraph, military installations shall include, but not limited to, military camps, forts or bases. In addition, public use airports shall include those licensed airports contained on the list of public use airports that is maintained by the Virginia Department of Aviation.

This amendment shall become effective on March 27, 2007, at 12:01 a.m. with the following grandfather provisions:

- **PRC plans approved by DPWES prior to March 27, 2007 are deemed to be valid, approved plans; however, the three year expiration date remains in effect for such plans.**
- **PRC plans pending review with DPWES that have not been approved prior to the effective date of this amendment are subject to the PRC Plan approval process set forth in the this amendment.**
- **Additionally, amendments to a DPWES approved PRC plan shall also be subject to the approval process set forth in this amendment.**

GIVEN under my hand this 26th day of March, 2007.

NANCY VEHRS
Clerk to the Board of Supervisors

development compatible with planned and existing development in the immediate vicinity. If this site develops in office uses, the following should be provided:

- All parcels should be developed as a single unit;
- Urban design techniques should be used for development on this site. The architecture should be cohesive and development should be related well to surrounding development. The pond should be preserved and integrated into the site design so that it becomes a pedestrian-oriented amenity. The W&OD regional trail park should be incorporated into the site design and it should be buffered from the more intense development features and pedestrian access should be provided to it. Buffering should also be provided on the northern and eastern periphery of the site to protect the adjacent residential community; and
- It is desirable to maintain the heritage and character of Old Reston Avenue and adjacent structures (the A. Smith Bowman House, now known as the Arthur S. DeMoss House, and the Wiehle Town Hall). Prior to development of this site, an effective means of achieving this objective should be identified. Old Reston Avenue is a Virginia Byway and subject to improvements to provide enhanced safety for vehicular and pedestrian access and improved traffic flow, should retain the aesthetic elements of its present character from north of the W&OD Trail to the old location of Temporary Road.

An overall FAR of up to .70 may be appropriate if an office/residential mixed-use concept is employed and provided that a maximum ratio of office to residential use of 2:1 is maintained. In order to achieve this level of development, the conditions specified above for development must be met. Access for non-residential uses should be provided primarily via Sunset Hills Road. Access for residential uses can be oriented to either Sunset Hills Road or Old Reston Avenue, but not both. (See Figure 46, in the Reston Community Planning Sector (UP5)).

Office use with an overall FAR up to .65 may be appropriate if the conditions specified above for office development are met. In addition, this development should incorporate secondary uses of benefit to the employees which will reduce extra trips. Such uses might include day care, a health club, a cafeteria and the like. The following transportation conditions should also be met:

- Additional traffic generated under this option should be offset by implementation of appropriate traffic mitigation/demand management measures;
- The primary entrance to the site from Sunset Hills Road should be designed as at least a 4-lane section. Turn lanes and other appropriate improvements should be included to accommodate site-generated traffic along the Sunset Hills Road frontage;
- Secondary access to the site from Old Reston Avenue should be provided, but should be restricted to possible delivery or emergency vehicle use, executive parking lot access, carpool or visitor parking area access, with primary access to the site continuing to be provided at the Sunset Hills Road entrance;
- Pedestrian connections from the adjacent W&OD trail system and the Old Reston Avenue scenic byway should be provided; and

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DUI/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		