



# FAIRFAX COUNTY

RZ/FDP APPLICATION FILED: February 9, 1998  
PLANNING COMMISSION: July 29, 1998  
BOARD OF SUPERVISORS: September 28, 1998  
@ 4:00 p.m.

V I R G I N I A

September 21, 1998

## STAFF REPORT ADDENDUM I

### APPLICATION RZ/FDP 1998-SU-007

#### SULLY DISTRICT

<b>APPLICANT:</b>	Alban Development Corporation
<b>CURRENT ZONING:</b>	R-1
<b>PROPOSED ZONING:</b>	PDH-5
<b>PARCEL(S):</b>	25-3 (1)) 1
<b>ACREAGE:</b>	16.01 acres
<b>DENSITY:</b>	5.81 dwelling units per acre (including bonus units and ADUs)
<b>PLAN MAP:</b>	Industrial Use (Text provides an option for residential use at 4-5 du/ac)
<b>PROPOSAL:</b>	Request to rezone 16.01 acres from the R-1 (Residential-One Dwelling Unit Per Acre) District to the PDH-5 (Planned Development Housing - Five Dwelling Units Per Acre) District. The Conceptual/Final Development Plan (CDP/FDP) that accompanies this application reflects the development of 93 townhouse units at a density of 5.81 dwelling units per acre (including bonus and ADU units).

#### STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 1998-SU-007 and the Conceptual Development Plan subject to the executed proffers contained in Attachment 1.

Staff recommends approval of FDP 1998-SU-007 subject to the development conditions contained in Attachment 2 and to the Board's approval of RZ 1998-SU-007.

Staff recommends approval of a modification of the transitional screening requirement along the northern boundary to that shown on the CDP/FDP.

Staff recommends approval of a waiver of the barrier requirement along the northern boundary.

Staff recommends approval of a waiver of the 600 foot maximum length of private streets.

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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

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.



American with Disabilities Act (ADA); Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

REZONING APPLICATION /

FINAL DEVELOPMENT PLAN

RZ 1998-SU-007

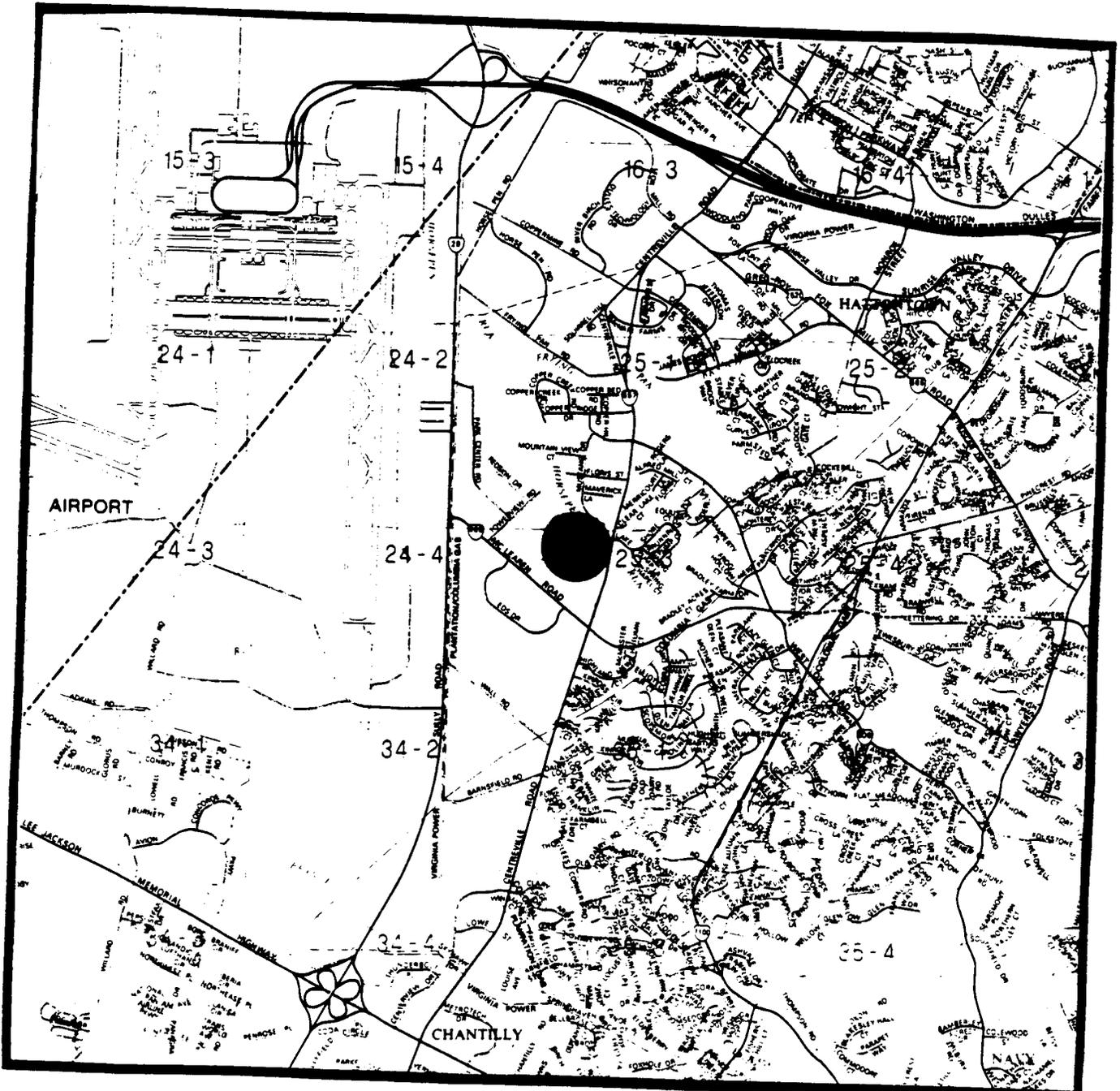
FDP 1998-SU-007

FILED 02/09/98

FILED 02/09/98

ALBAN DEVELOPMENT CORPORATION  
 TO REZONE: 16.01 ACRES OF LAND; DISTRICT - SULLY  
 PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-5  
 DISTRICT TO PERMIT RESIDENTIAL DEVELOPMENT  
 LOCATED: WEST SIDE OF CENTREVILLE ROAD, APPROXIMATELY  
 1500 FEET NORTH OF THE INTERSECTION  
 OF CENTREVILLE ROAD AND MCLEAREN ROAD  
 ZONING: R-1  
 TO: PDH-5  
 OVERLAY DISTRICT(S):  
 MAP REF 025-3- /01/ /0001-

ALBAN DEVELOPMENT CORPORATION  
 FINAL DEVELOPMENT PLAN  
 PROPOSED: RESIDENTIAL DEVELOPMENT  
 APPROX. 16.01 ACRES OF LAND; DISTRICT - SULLY  
 LOCATED: WEST SIDE OF CENTREVILLE ROAD, APPROXIMATELY  
 1500 FEET NORTH OF THE INTERSECTION  
 OF CENTREVILLE ROAD AND MCLEAREN ROAD  
 ZONING: PDH-5  
 OVERLAY DISTRICT(S):  
 MAP REF 025-3- /01/ /0001-



# REZONING APPLICATION /

# FINAL DEVELOPMENT PLAN

## RZ 1998-SU-007

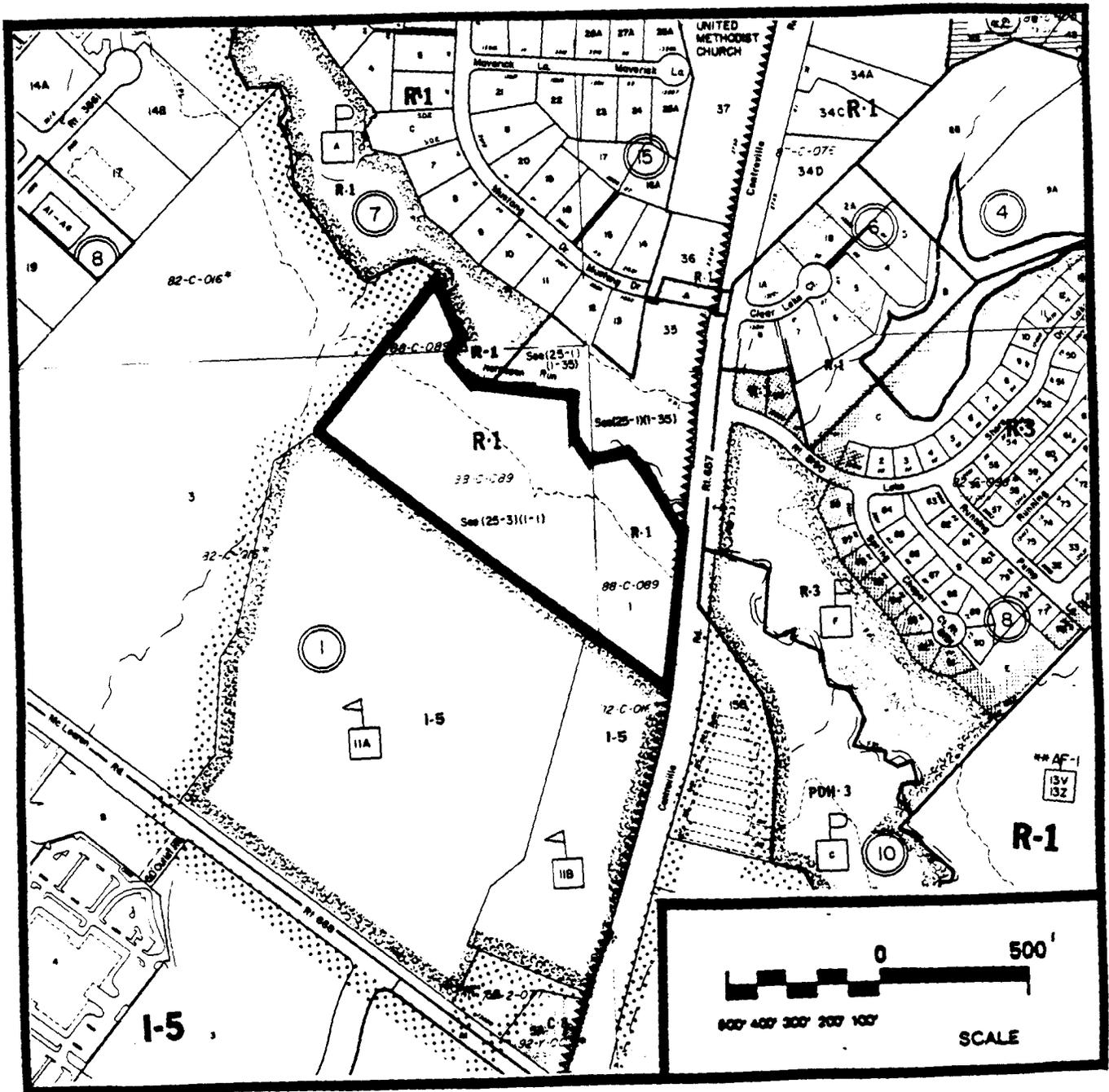
## FDP 1998-SU-007

FILED 02/09/98

FILED 02/09/98

ALBAN DEVELOPMENT CORPORATION  
 TO REZONE: 16.01 ACRES OF LAND; DISTRICT - SULLY  
 PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDM-5  
 DISTRICT TO PERMIT RESIDENTIAL DEVELOPMENT  
 LOCATED: WEST SIDE OF CENTREVILLE ROAD, APPROXIMATELY  
 1500 FEET NORTH OF THE INTERSECTION  
 OF CENTREVILLE ROAD AND MCLEAREN ROAD  
 ZONING: R-1  
 TO: PDM-5  
 OVERLAY DISTRICT(S):  
 MAP REF 025-3- /01/ /0001-

ALBAN DEVELOPMENT CORPORATION  
 FINAL DEVELOPMENT PLAN  
 PROPOSED: RESIDENTIAL DEVELOPMENT  
 APPROX. 16.01 ACRES OF LAND; DISTRICT - SULLY  
 LOCATED: WEST SIDE OF CENTREVILLE ROAD, APPROXIMATELY  
 1500 FEET NORTH OF THE INTERSECTION  
 OF CENTREVILLE ROAD AND MCLEAREN ROAD  
 ZONING: PDM-5  
 OVERLAY DISTRICT(S):  
 MAP REF 025-3- /01/ /0001-





**SITE TABULATION:**

GRASS SITE AREA (SMA)	16,400 sq. ft. (375 sq. ft. of PLANS FOR S.M.A.)
AREA IN STEEP SLOPES	33.0 % OF THE GRASS SITE AREA
EXISTING ZONE	R-1
PROPOSED ZONE	PDR-5
PROPOSED NUMBER OF UNITS	50 UNITS
SINGLE UNITS	50
TOWNHOMES	0
APARTS	0
ALLOWABLE DENSITY	1.0 UNITS/AC.
AVERAGE DENSITY	1.0 UNITS/AC.
EFFECTIVE DENSITY	1.0 UNITS/AC.
PARKING SPACES REQUIRED	274 SPACES
(2.3 SPACES/UNIT + 50 UNITS = 274 SPACES)	
PARKING SPACES PROVIDED	274 SPACES
GARAGE SPACES	50
STREET SPACES	53
SURFACE SPACES	171
OPEN SPACE REQUIRED (MIN. OF U.S.A.)	13,200 sq. ft. (303 sq. ft.)
OPEN SPACE PROVIDED (MIN. OF U.S.A.)	12,000 sq. ft. (273 sq. ft.)
1.00 AC. @ 2.5 UNITS/AC. = 25 UNITS	
0.50 AC. @ 2.0 UNITS/AC. = 10 UNITS	
77.50 UNITS @ 0.25 UNITS/AC. = 0.25 AC. @ 0.25 UNITS/AC.	

**TREE COVER REQUIREMENTS:**

GRASS SITE AREA (S.M.A.)	16,400 sq. ft. (375 sq. ft. of PLANS FOR S.M.A.)
REMOVABLE AREA	10,633 sq. ft. (242 sq. ft.)
1.00 AC. @ 0.50 REMOVABLE UNITS	
100.7 UNITS @ 0.01 REMOVABLE UNITS	
MINIMUM SITE AREA (S.M.A.)	50,770 sq. ft. (1,161 sq. ft.)
TREE COVER REQUIRED (MIN. OF U.S.A.)	17,500 sq. ft. (398 sq. ft.)
TREE COVER PROVIDED (MIN. OF U.S.A.)	20,400 sq. ft. (464 sq. ft.)
Landing Tree Cover (10,633 sq. ft. @ 1.25)	
(10,633 sq. ft. @ 1.25)	

**GENERAL NOTES:**

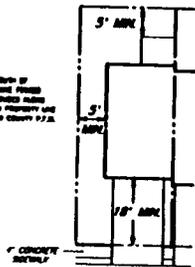
- THE TOTAL AREA OF THE PROPERTY DEPICTED ON THIS PLAN IS 16.4 AC. (36.48 HA.) BASED ON COUNTY RECORDS.
- THE PROPERTY DEPICTED ON THIS PLAN IS LOCATED ON THE ADJACENT MAP (PDR-5) (S.M.A. PARCELS 1, 2 AND IS CURRENTLY ZONED R-1.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF 3 FEET (0.91 M) FROM AN ADJUSTED SURVEY SUPPLIED BY AN SURVEY CORP. THE DC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS CAUSED BY ANOMALIES IN THE TOPOGRAPHIC INFORMATION SHOWN HEREON.
- THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY.
- STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE PROVIDED TO BE IN ACCORDANCE WITH FAYAT COUNTY ORDINANCES AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ). THE STORM WATER RETENTION POND SHALL BE PROVIDED ON SITE.
- THE PROPERTY SHOWN ON THIS PLAN IS IN THE BULLY BRIDGES DISTRICT, THE HANCOCK CREEK S-1 SURVEY SEVEN DISTRICT AND THE HANCOCK CREEK WATERSHED.
- THE FAYAT COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
- THIS PLAN DOES NOT NECESSARILY SHOW UTILITIES AS THEY ARE TO BE CONSTRUCTED. UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. THE DC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.
- ALL STREETS SHALL CONFORM TO FAYAT COUNTY AND/OR THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION STANDARDS AND SPECIFICATIONS, WITH THE EXCEPTION OF MINIMUM PRIVATE STREET LENGTH. SEE ZONING ORDINANCE ARTICLE 16-500 CONSENT TO THIS ARTICLE 16-500 CONSENT 1.
- THE PROPOSED TREE SHADE AREAS ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES.
- PROPOSED PLANT MATERIAL MAY BE REPLACED IF ADDITIONAL TREE SHADE AREAS CAN BE ACHIEVED DURING FINAL CONSTRUCTION.
- THE LIMITS OF DISTURBANCE IS APPROXIMATE AND IS SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL CONSTRUCTION.
- PROPOSED BUILDING FOOTPRINTS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
- PERESTRIM DRAIN LOCATED ON THE FAYAT COUNTY TRAILS PLAN FOR THE HANCOCK CREEK WATERSHED SHALL BE LOCATED NORTH OF THE STREAM NOT AFFECTING THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE SUBMITTED DEVELOPMENT PLAN, UPON COUNTY APPROVAL.

**ZONING ORDINANCE - ARTICLE 16-502**  
PDR DEVELOPMENT PLAN COMMENTS

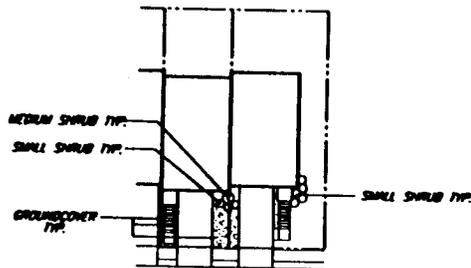
- A. SHOWN ON PLAN
  - B. SHOWN ON PLAN
  - C. REFER TO THE SITE REGULATIONS
  - D. SHOWN ON PLAN
  - E. SHOWN ON PLAN
  - F. SHOWN ON PLAN. SEE GENERAL NOTE 1.
  - G. SHOWN ON PLAN
  - H. N/A
  - I. N/A
  - J. N/A
  - K. SHOWN ON PLAN
  - L. SHOWN ON PLAN
  - M. SHOWN ON PLAN
  - N. SHOWN ON PLAN
  - O. THERE ARE NO UNDER GRASSES ON THIS SITE ON THE SUBJECT PROPERTY.
  - P. SHOWN ON PLAN
  - Q. SHOWN ON PLAN. SEE GENERAL NOTE 5.
  - R. SHOWN ON PLAN
  - S. FLOODPLAIN AS DETERMINED BY THE FEDERAL FLOODING ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY, OR FAYAT COUNTY ARE LOCATED AS SHOWN ON THE PLAN. THE APPROPRIATE REGULATION OF AN ENVIRONMENTAL QUALITY CONSENT AS OBTAINED IN THE ADJACENT COMPREHENSIVE PLAN IS SHOWN ON THE PLAN.
- DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
  - REFER TO THE SITE REGULATIONS.
  - SOIL MAP TO BE SUBMITTED WITH THIS PLAN.
  - ARCHITECTURAL SKETCHES INCLUDING LIGHT FIXTURES AND SIGNS ARE NOT AVAILABLE AT THIS TIME.
  - THERE ARE NO UNDER GRASSES OR TRUCK SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL REFER TO COUNTY, STATE AND/OR FEDERAL LAW.
  - THIS PLAN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADAPTED STANDARDS AND CONDITIONS REQUIRED BY FAYAT COUNTY WITH THE EXCEPTION OF THE FOLLOWING:
    - A NUMBER OF THE TYPE 1 APPROVAL ROAD ON THE WEST SIDE OF CORTLANDT ROAD IS REQUESTED DUE TO THE EXISTING CONCRETE STRUCTURE IN THAT LOCATION.
    - A NUMBER OF THE SIX HANDED FOOT (SIX) MINIMUM LENGTH FOR PRIVATE STREET REQUIREMENT IS REQUESTED.
  - N/A
  - N/A

**ZONING ORDINANCE - ARTICLE 16-501**  
CONCEPTUAL DEVELOPMENT PLAN COMMENTS

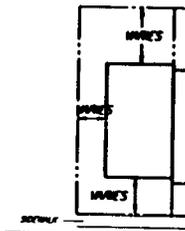
- A. SHOWN ON PLAN
  - B. THE APPLICANT AND CONTRACT PARTNERED IN ALMA DEVELOPMENT CORP.
  - C. SHOWN ON PLAN. SEE GENERAL NOTE 1.
  - D. SHOWN ON PLAN
  - E. N/A
  - F. SHOWN ON PLAN
  - G. SHOWN ON PLAN
  - H. REFER TO THE SITE REGULATIONS
  - I. SHOWN ON PLAN
  - J. FLOODPLAIN AS DETERMINED BY FAYAT COUNTY ARE LOCATED ON THE SUBJECT PROPERTY, AND SHOWN ON THE PLAN. AN ENVIRONMENTAL QUALITY CONSENT AS OBTAINED IN THE ADJACENT COMPREHENSIVE PLAN IS SHOWN ON THE PLAN.
  - K. SHOWN ON PLAN
  - L. SHOWN ON PLAN. SEE GENERAL NOTE 5.
  - M. SHOWN ON PLAN
  - N. THE HANCOCK CREEK WATERSHED AND ITS ASSOCIATED WATERSHED FEATURES (BARRIER PROTECTION AREA AND WETLAND) BEYOND THE PROTECTION ON THE SUBJECT PROPERTY HAVE BEEN IDENTIFIED.
  - O. THERE ARE NO UNDER GRASSES ON THIS SITE ON THE SUBJECT PROPERTY.
  - P. THIS PLAN IS IN CONFORMANCE WITH THE ADJACENT FAYAT COUNTY COMPREHENSIVE PLAN FOR 4-3 (R) (R) ENVIRONMENTAL DEVELOPMENT. DEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT ADVERSELY AFFECT THE ADJACENT AND NEIGHBORING PROPERTIES. THE DEVELOPER WILL COMPLY WITH ALL APPROPRIATE LANDSCAPE RECOMMENDATIONS MADE BY FAYAT COUNTY. SEE TYPICAL LOT LAYOUT FOR THE DESIGN OF ALL PERESTRIM TRAIL/STRAIPS.
  - Q. ANY EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY ARE TO BE REMOVED.
  - R. N/A
  - S. REFER TO THE SITE REGULATIONS.
  - T. REFER TO THE SITE REGULATIONS.
  - U. THIS PLAN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADAPTED STANDARDS AND CONDITIONS REQUIRED BY FAYAT COUNTY WITH THE EXCEPTION OF THE FOLLOWING:
    - A NUMBER OF THE TYPE 1 APPROVAL ROAD ON THE WEST SIDE OF CORTLANDT ROAD IS REQUESTED DUE TO THE EXISTING CONCRETE STRUCTURE IN THAT LOCATION.
    - A NUMBER OF THE SIX HANDED FOOT (SIX) MINIMUM LENGTH FOR PRIVATE STREET REQUIREMENT IS REQUESTED.
  - V. A SITE AREA IS BEING PLANNED WITH THIS DEVELOPMENT.
  - W. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
- TO BE SUBMITTED WITH THIS PLAN.
  - SHOWN ON PLAN STATEMENT TO BE SUBMITTED SEPARATELY.
  - THERE ARE NO UNDER GRASSES OR TRUCK SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL REFER TO COUNTY, STATE AND/OR FEDERAL LAW.
  - N/A



**TYPICAL LOT LAYOUT**  
NOTE: THIS CAR DRIVEWAY SHOWN IS WITH ONE CAR DRIVEWAY OPTION.  
SCALE: 1" = 20'



**TYPICAL LOT LANDSCAPING**  
NOTE: ONE CAR DRIVEWAY SHOWN WITH OPTIONAL TWO CAR FOR ILLUSTRATIVE PURPOSES ONLY.  
SCALE: 1" = 20'



**TYPICAL ADU LAYOUT**  
NOTE: FOR ILLUSTRATIVE PURPOSES ONLY.  
SCALE: 1" = 20'

**BC Consultants**  
11700 Lee Lane, Suite 100, Fairfax, VA 22030  
(703) 261-1010  
www.bcconsultants.com



CONCEPTUAL/FINAL DEVELOPMENT PLAN  
TABULATIONS AND NOTES  
**POOLE PROPERTY**

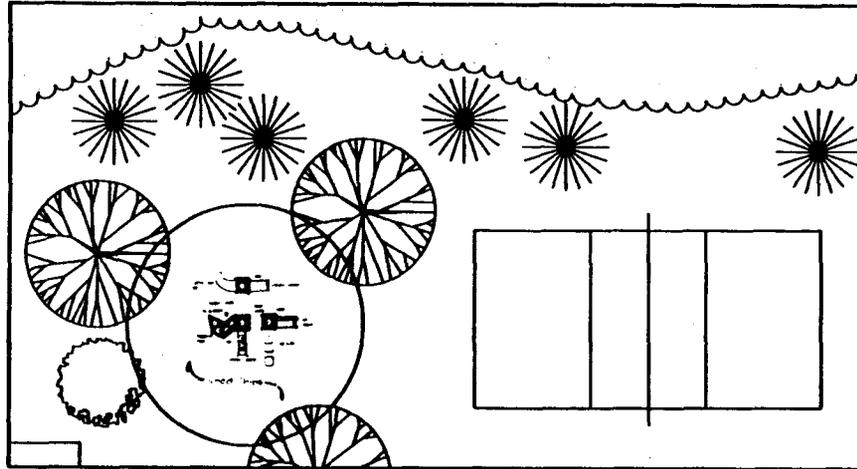
DATE	10/15/2024
BY	J. W. BROWN
CHECKED BY	J. W. BROWN
DATE	10/15/2024
SCALE	AS SHOWN
SHEET	2 OF 4
DATE	10/15/2024
FILE NO.	2024-1015
PROJECT	POOLE PROPERTY

DATE: 10/15/2024

**LANDSCAPE LEGEND:**

-  DECIDUOUS TREE (LARGE)
-  DECIDUOUS TREE (SMALL)
-  EVERGREEN TREE (MEDIUM)

NOTE: TREE SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.



**PLAY AREA ENLARGEMENT**

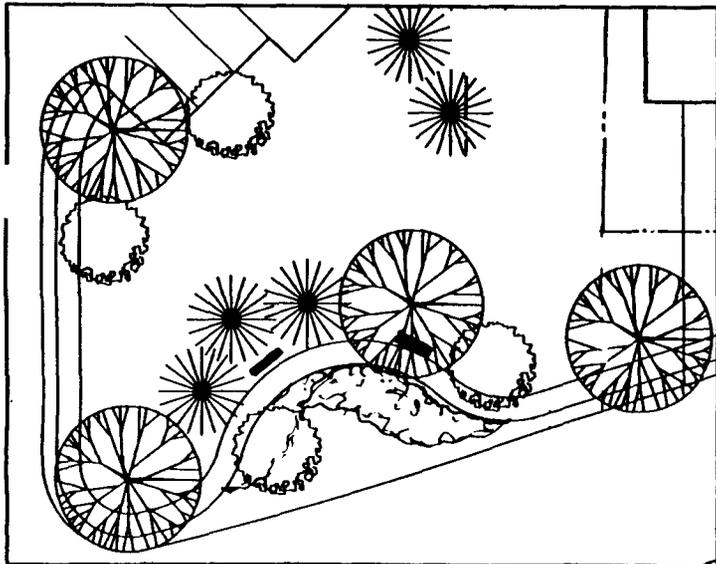
(For Illustrative Purposes Only)  
Scale: 1"=10'

**PLAY AREA:**

COMPANY: BURKE PLAYGROUND AND RECREATION EQUIPMENT  
1815 7TH STREET, T.O.  
WASHINGTON, DC 20001  
(OR EQUIVALENT)

EQUIPMENT: Z200-130  
COLOR: TAN TUBES AND SLIDES, GREEN POSTS,  
AND BROWN PLATFORMS  
MATERIALS: POLYETHYLENE AND 6061-T3 ALUMINUM ALLOY

NOTE: THE ITEMS LISTED ARE TYPICAL AND MAY BE CHANGED  
WITH FINAL ENGINEERING, DESIGN AND CONSTRUCTION.



**SITTING AREA ENLARGEMENT**

(For Illustrative Purposes Only)  
Scale: 1"=10'



**ENTRANCE SIGN DETAIL**

(For Illustrative Purposes Only)  
Scale: 1"=2'-0"

**BC Consultants**  
Professional Services  
11700 Park Lane Circle, Suite 100, Fairfax, VA 22030  
(703) 441-3100 (703) 441-3101 (Fax)  
www.bcconsultants.com



LANDSCAPE ENLARGEMENT DETAILS  
PRELIMINARY SUBDIVISION PLAN  
**POOLE PROPERTY**

DESIGNED BY: PLJ
DRAWN BY: TAJ
CHECKED BY: JAB
DATE: APRIL 1998
SCALE: 1/8"=1'-0"
SHEET 3 OF 4
CD: HLB
FILE NO: 9802101
FOR OFFICE USE ONLY



FOR ILLUSTRATIVE PURPOSES ONLY

**BC Consultants**  
 Architects, Engineers, Planners, Surveyors, Environmental Scientists  
 1700 West 10th Street, Suite 200  
 Vancouver, BC V6H 2G6 (604) 681-1111



ILLUSTRATIVE TOWNHOUSE SECTIONS  
**POOLE PROPERTY**  
 1000 West 10th Street, Vancouver, BC

DATE: 07/15/18
DESIGNED BY: PLR
DRAWN BY: ML
CHECKED BY: JG
DATE: APR 1998
SCALE: 1/8" = 1'-0"
1/4" = 1'-0"
SHEET 4 OF 4
OR: ML
PLR: ML 08/20/18
CAD: MLR, PRC, JG, PLR

## **BACKGROUND AND DISCUSSION**

Application RZ 1998-SU-007 originally requested rezoning of 16.01 acres from the R-1 (Residential-One Dwelling Unit Per Acre) District to the PDH-5 (Planned Development Housing - Five Dwelling Units Per Acre) District. The Conceptual/Final Development Plan (CDP/FDP) that accompanied this application reflected the development of 96 townhouse units at a density of 6 dwelling units per acre (including bonus and ADU units). The subject request also included transitional screening modifications and waivers of the barrier requirement and the 600 foot maximum length of private streets.

On July 30, 1998, the Planning Commission recommended that this application be forwarded to the Board of Supervisors with recommendations for approval of the requests as described above. Since that time, the applicant discovered a density credit miscalculation pertaining to the floodplains and adjacent slopes in excess of 15% based on the method of calculation outlined in Sect. 2-308 of the Zoning Ordinance (Maximum Density). As such, the total number of townhouse units has been reduced to 93 at a density of 5.81 dwelling units per acre (including bonus and ADU units). The layout of the development has not changed with the slight reduction in the number of townhouse units.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Application RZ 1998-SU-007 requests rezoning of 16.01 acres from the R-1 District to the PDH-5 District. The revised Conceptual/Final Development Plan (CDP/FDP) that accompanies this application reflects the development of 93 townhouse dwelling units at a density of 5 dwelling units per acre (excluding bonus and ADUs) and 5.81 dwelling units per acre (including bonus and ADUs).

Staff believes that the applicant has provided a design that conforms with the Comprehensive Plan recommendations for use and density in the vicinity and satisfies the plans policies and objectives. All Zoning Ordinance requirements have been addressed.

### **Recommendation**

Staff recommends approval of RZ 1998-SU-007 and the Conceptual Development Plan subject to the executed proffers contained in Attachment 1.

Staff recommends approval of FDP 1998-SU-007 subject to the development conditions contained in Attachment 2 and to the Board's approval of RZ 1998-SU-007.

Staff recommends approval of a modification of the transitional screening requirement along the northern boundary to that shown on the CDP/FDP.

Staff recommends approval of a waiver of the barrier requirement along the northern boundary.

Staff recommends approval of a waiver of the 600 foot maximum length of private streets.

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.

## **ATTACHMENTS**

1. Proffers
2. Proposed Final Development Plan Conditions
3. Revised Affidavit
4. Revised Site Tabulations

**PROFFERS**

**Rezoning # RZ 1998-SU-007  
September 21, 1998**

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978 amended), the property owners and Applicant in this rezoning application proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference Nos.25-3((1))1 (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said Rezoning request for the PDH-5 District is granted. In the event said application request is denied, these proffers shall be null and void. The Applicant, for itself, its successors and assigns, agrees that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia in accordance with applicable County and State statutory procedures. The Applicant further agrees that these proffers shall remain fully binding on the Applicant and its successors or assigns and any and all future owners of the Property. These proffered conditions, if accepted, supersede all proffers existing on the Property. The proffered conditions are:

**GENERAL**

1. Subject to the proffers and the provisions of Section 16-403 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, the development will be in substantial conformance with the Conceptual Development Plan

("CDP") and Final Development Plan ("FDP"), prepared by B.C. Consultants dated January 1998 and revised through September 16, 1998.

2. The development shall consist of a maximum of 93 single family attached residential units. The size, width, and location of the building footprints shown on the CDP/FDP are conceptual and the Applicant reserves the right to modify the size and location of the building footprints, or develop a lesser number of lots, in accordance with the requirements of Section 16-403 of the Zoning Ordinance.

3. The Applicant shall establish a homeowners association for the purpose of maintaining common areas and private streets within the approved development. In conjunction with the appropriate site plan review processes, private streets and common areas shall be dedicated to the homeowners association.

4. The Applicant shall include language in its Declaration of Covenants, Conditions and Restrictions which: (a) prohibits the conversion of garages into any use other than the parking of vehicles; and (b) discloses the existence of private streets throughout the community. The private streets on the Application Property shall be constructed with a pavement section, thickness and material which conforms with Public Facilities Manual (PFM) standards as determined by the Department of Public Works and Environmental Services (DPW&ES). Purchasers shall be advised prior to entering into a contract of sale that the homeowners association shall be responsible for the maintenance of all the

private streets in the development. The appropriate homeowners association documents shall specify that the homeowners association is responsible for the maintenance of the private streets.

#### ENTRANCE/FRONTAGE IMPROVEMENTS

5. The Applicant shall construct a left turn lane into the site entrance from Centreville Road. In the event development of the site commences prior to VDOT's's Planned Improvements to Centreville Road (VDOT Project #0657-029-281C504), the required turn lane shall be designed and constructed as an interim improvement in accordance with standards required by VDOT.

6. Prior to final site plan approval, the Applicant shall escrow funds in an amount determined necessary by DPW&ES to complete three (3) southbound lanes of Centreville Road along the site's frontage to Centreville Road.

#### ENVIRONMENTAL

7. The area of the Environmental Quality Corridor (EQC), as generally delineated on the CDP/FDP shall be preserved as open space. Within the EQC area, there shall be no clearing and grading beyond that required to install necessary public utilities or passive recreational amenities such as trails or pathways. The area of the EQC shall be dedicated to the Fairfax County Park Authority at the time of record plat approval. This dedication to the Fairfax County Park Authority shall require no improvements by

the Applicant to the area being dedicated. In the event the Fairfax County Park Authority does not accept this proposed dedication, the area of the EQC shall be incorporated into the common areas owned and maintained by the homeowner's association established for the approved development.

8. Prior to site/subdivision plan approval, documentation shall be provided to DPW&ES demonstrating that all proposed site work conforms to the applicable wetlands permitting requirements established by the Army Corps of Engineers.

9. Stormwater management shall be provided for the property in accordance with Best Management Practice ("BMP") standards in accordance with Fairfax County requirements or as otherwise may be approved by DPW&ES.

10. The area shown on the CDP/FDP as "reserved for stormwater management easement" shall, if determined necessary by DPW at site plan review, be incorporated into a stormwater or ponding easement running to the benefit of the Board of Supervisors in a form acceptable to the County Attorney.

11. The following highway noise mitigation measures shall be implemented at the time of site plan review:

In order to achieve a maximum interior noise level of 45 dBA Ldn, all units located between 65-70 dBA Ldn highway noise impact contours (approximately 220 feet from the centerline of Centreville Road) shall have the following acoustical attributes:

(a) Exterior walls shall have a laboratory sound

transmission class (STC) rating of at least 39.

(b) Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20% of any facade, they shall have the same laboratory STC rating as walls.

(c) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

In order to achieve a maximum exterior noise level of 65 dBA Ldn noise attenuation structures such as acoustical fencing, walls, earthen berms or combinations thereof, shall be provided for those outdoor recreation areas, including rear yards, that are unshielded by topography or built structures. If acoustical fencing or walls are used, they shall be architecturally solid from ground up with no gaps or openings. The structure employed must be of sufficient height to adequately shield the impacted area from the source of the noise.

The Applicant may pursue other methods of mitigating highway noise if it can be demonstrated, through an independent noise study for review and approval by DPW&ES, that these methods will be effective in reducing exterior noise levels to 65 dBA Ldn or less and interior noise levels to 45 dBA Ldn or less, or that noise impacts are less than forecasted by County Staff.

### LANDSCAPING

12. Landscaping shall be provided in substantial conformance with the depth, quality and quantity of plantings identified in the landscaping concepts shown on the CDP/FDP. The specific type, number and placement of plantings and landscaping shall be determined at the time of site plan, subject to review and approval of a landscape plan by the Urban Forester, DPW&ES. If, during the process of site plan review, any landscaping shown on the CDP/FDP is removed in order to locate utility lines, trails, etc., as determined necessary by the Director, DPW&ES, then an area of additional landscaping of equivalent value, as determined by Urban Forester, DPW&ES, may be substituted at an alternate location on the site.

### LIMITS OF CLEARING AND GRADING

13. The Applicant shall conform substantially to the limits of clearing and grading shown on the CDP/FDP, subject to minor modification for sound engineering and construction practices and installation of utilities lines, if necessary, as determined by DPW&ES. Limits of clearing and grading shall be clearly marked with stakes on the site prior to the commencement of land disturbing activity.

### AFFORDABLE HOUSING

14. The Applicant shall provide Affordable Dwelling Units (ADUs) in accordance with the requirements of Article 2 of the

Zoning Ordinance. In the event that, prior to issuance of a building permit for approval of units in any section of the approved development, the Board of Supervisors amends the current Zoning Ordinance requirements for fulfilling affordable housing objectives, the Applicant reserves the right to comply with the Ordinance requirements in effect at that time.

In the event the requirements of the ADU Ordinance change in a way that requires fewer ADU units, units currently allocated to the ADU program may be converted to market rate units if in substantial conformance with the CDP/FDP. Such conversion shall not require a CDP/FDP amendment application.

#### RECREATION

15. At the time of site plan review, the Applicant shall demonstrate that the proposed on-site recreational amenities generally shown on the CDP/FDP have a value equivalent to \$955.00 per market rate dwelling unit as required, by Article 6 of the Zoning Ordinance. In the event it is determined that the proposed facilities do not have sufficient value, the Applicant shall have the option to: 1) provide additional on-site recreational amenities within open space areas shown on the CDP/FDP; or 2) contribute necessary funds to the Fairfax County Park Authority for off-site recreational purposes.

15A. At the time of site plan approval, the Applicant shall contribute to the Fairfax County Park Authority, an additional

\$250.00 for each market rate unit to be used for off-site recreation.

#### ENERGY EFFICIENCY

16. All homes on the property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes, or its equivalent as determined by DPW&ES, for either gas or electric energy systems as may be applicable.

#### TRAILS

17. At the time of site plan approval, the Applicant shall escrow funds with DPW&ES for the construction, by others, of a trail of woodchip, stonedust or similar pervious material along the north side of the stream valley that generally forms the northern boundary of the Application Property. The geometry of the trail on which the escrow amount is based shall be determined by DPW&ES at site plan review in accordance with current County standards for Comprehensive Plan trails through residential areas. The actual amount of the escrow shall be determined by DPW&ES, based on the application of the published unit cost(s) for the appropriate trail contained within the County's current Bond Estimate criteria. The final location of any trails constructed within the property dedicated by the Applicant to the Park Authority pursuant to Proffer 7 shall be at the sole discretion of the Fairfax County Park Authority.

These proffers may be executed in counterparts and the counterparts shall constitute one and the same proffer statement.

CONTRACT PURCHASER:

Alban Development Corp.

By: John A. Soumeny Vice Pres.

CO-OWNER, TAX MAP NUMBER  
#25-3((1))1

W E Poole  
William Poole

CO-OWNER, TAX MAP NUMBER  
#25-3((1))1

O. H. Jesse  
O. H. Jesse

COMMONWEALTH OF VIRGINIA,  
CITY OF FAIRFAX:

The foregoing proffers were acknowledged before me this 31<sup>ST</sup> day of  
JULY, 1998, by WILLIAM POOLE and  
O. K. JESSEE.

My Commission Expires:  
JUNE 30, 2002

*James E. [Signature]*  
Notary Public

COMMONWEALTH OF VIRGINIA,  
COUNTY OF PRINCE WILLIAM:

The foregoing proffers were acknowledged before me this 31<sup>ST</sup> day of  
July, 1998, by LESTER A. SORENSEN, JR..

My Commission Expires:  
2-28-99

*Connie L. [Signature]*  
Notary Public

PROPOSED FINAL DEVELOPMENT CONDITIONS

FDP 1998-SU-007

June 24, 1998

If it is the intent of the Planning Commission to approve FDP 1998-SU-007 for townhouse residential development located at Tax Map 25-3 ((1)) 1, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the seven sheets of the FDP entitled "Conceptual/Final Development Plan, Poole Property" and dated January, 1998, revised through September 16, 1998.
2. The architectural features and building materials of the subject building facades and roofs (as depicted on Sheet 4) shall be considered illustrative; final architecture shall be consistent with these illustrations in terms of massing, special features, etc., as determined by DPW&ES.
3. The applicant shall work with DPW&ES at the time of site plan submission to determine if less land consumptive stormwater management alternatives than the proposed SWM facility are desirable or feasible for the subject property. If determined feasible, such facilities shall be implemented on the subject property in lieu of the pond shown on the CDP/FDP.
4. Vehicle turnaround areas shall be provided at the ends of the four longest travel aisles as determined by DPW&ES in consultation with the Department of Transportation.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.



REZONING AFFIDAVIT

DATE: September 16, 1998  
(enter date affidavit is notarized)

Carson Lee Fifer, Jr., Agent for Applicant  
Alban Development Corporation

I, Alban Development Corporation, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)  applicant  
 applicant's authorized agent listed in Par. 1(a) below

98-25c

in Application No(s): RZ 1998-SU-007  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that to the best of my knowledge and belief, the following information is true:

1. (a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES of the land described in the application, and if any of the foregoing is a TRUSTEE\*, each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Alban Development Corporation Agent: Lester A. Sorensen, Jr. R. Michael Sorensen	12652 Lake Ridge Drive Woodbridge, VA 22192	Applicant/ Contract Purchaser Tax Map 25-3 ((1)) 1
The BC Consultants, Inc. Agent: Peter Rinek	12700 Fair Lakes Circle Suite 100 Fairfax, Virginia 22033	Engineer/Agent
CBA Land Corporation Agent: Clinton A. Britt	4914 Western Avenue Bethesda, Maryland	Agent
McGuire, Woods, Battle & Boothe LLP Agents: Carson Lee Fifer, Jr., Esquire Gregory A. Riegler Jill R. Gottdiener	8280 Greensboro Drive Suite 900	Attorneys/Agent (See Attachment 1(c) for partners)

(check if applicable)  There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).



REZONING AFFIDAVIT

DATE: September 16, 1998  
(enter date affidavit is notarized)

98-25c

for Application No(s): BZ 1998-SU-007  
(enter County-assigned application number(s))

1. (c). The following constitutes a listing\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuire, Woods, Battle & Boothe LLP      8280 Greensboro Drive, Suite 900  
McLean, Virginia 22102

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners of McGuire, Woods, Battle & Boothe LLP

- |                            |                        |
|----------------------------|------------------------|
| Aaronson, Russell T., III  | Blaine, Steven W.      |
| Adams, Robert T.           | Boland, J. William     |
| Adams, William H.          | Bowie, C. Keating      |
| Allen, George F.           | Bracey, Lucius H., Jr. |
| Ames, W. Allen, Jr.        | Bradshaw, Michael T.   |
| Anderson, Arthur E., II    | Bridgeman, James D.    |
| Anderson, Donald D.        | Brittin, Jocelyn W.    |
| Appler, Thomas L.          | Broaddus, William G.   |
| Armstrong, C. Torrence     | Brown, Brickford Y.    |
| Atkinson, Frank B.         | Brown, Thomas C., Jr.  |
| Bagley, Terrence M.        | Buell, Robert M.       |
| Baril, Mary Dalton         | Burke, John W., III    |
| Barr, John S.              | Burkholder, Evan A     |
| Bates, John W., III        | Burnett, Jason B..     |
| Battle, John S., Jr.       | Burrus, Robert L., Jr. |
| Belcher, Dennis I.         | Busch, Stephen D.      |
| Bergan, Ann R              | Cabaniss, Thomas E.    |
| Berry, James I. Vance, Jr. | Cairns, Scott S.       |
| Berkley, Waverly Lee, III  | Calabrese, Antonio J.  |

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\* All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: September 16, 1998  
(enter date affidavit is notarized)

98-250

for Application No(s): RZ 1998-SU-007  
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)  
NONE

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)  
NONE

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)  Applicant  Applicant's Authorized Agent  
Carson Lee Fifer, Jr.  
Carson Lee Fifer, Jr., Agent for Applicant

(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 16<sup>th</sup> day of September, 1998, in the state of Virginia.

My commission expires: 12-31-98. Arven H. Alter  
Notary Public

DATE: September 16, 1998  
(enter date affidavit is notarized)

98-25c

for Application No(s): RZ 1998-SU-007  
(enter County-assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
William E. Poole	2719 Mustang Drive Herndon, Virginia 20171	Title Owner Tax Map 25-3 ((1)) 1
O.K. Jessee	2719 Mustang Drive Herndon, Virginia 20171	Title Owner Tax Map 25-3 ((1)) 1

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

DATE: September 16, 1998  
(enter date affidavit is notarized)

98-25c

for Application No(s): RZ 1998-30-007  
(enter County-assigned application number(s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name & number, street, city, state & zip code)

The BC Consultants, Inc. 12700 Fair Lakes Circle  
Suite 100  
Fairfax, Virginia 22033

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial & last name)

James H. Scanlon  
R. Bruce Thompson  
Daniel M. Collier

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

James H. Scanlon, President  
R. Bruce Thompson, Secretary  
Daniel M. Collier

**NAME & ADDRESS OF CORPORATION:** (enter complete name & number, street, city, state & zip code)

CBA Land Corporation 4914 Western Avenue.  
Bethesda, Maryland 20816

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders; but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial & last name)

Clinton A. Britt

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(c)

DATE: September 16, 1998  
(enter date affidavit is notarized)

98-25c

for Application No(s): RZ 1998-SU-007  
(enter County-assigned application number(s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuire, Woods, Battle & Boothe LLP

8280 Greensboro Drive, Suite 900  
McLean, Virginia 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners of McGuire, Woods, Battle & Boothe LLP (continued)

- Capwell, Jeffrey R.
- Carter, Joseph C., III
- Cason, Alan C.
- Chastain, Karen M.
- Cherry, Ronald M.
- Christophoroff, Alexander
- Clancy, Michael
- Cogbill, John V., III
- Colangelo, Stephen M.
- Comey, James B.
- Corson, J. Jay, IV
- Courson, Gardner G.
- Coward, Curtis M.
- Cranfill, William T., Jr.
- Cranford, Page D.
- Criser, Marshall M.
- Cromwell, Richard J.
- Cullen, Richard
- Dabney, H. Slayton, Jr.
- Daniel, John W., II
- Daugherty, Patrick D.
- Davis, Mark S.
- Dawes, Michael F.
- Deem, William W.

- Den Hartog, Grace R.
- Donnelly, William E.
- Douglass, W. Birch, III
- Dowd, Michael G.
- Dudley, Waller T.
- Dyke, James Webster, Jr.
- Earl, Marshall H., Jr.
- Edwards, Elizabeth F.
- Etheridge, David Kent
- Evans, David E.
- Feller, Howard
- Fifer, Carson Lee, Jr.
- Finger, William L.
- Flemming, Michael D.
- Florence, Gary F.
- France, Bonnie M.
- Franklin, Stanley M.
- Freye, Gloria L.
- Frias, Jaime A.
- Garrett, Sam Y., Jr.
- Getchell, E. Duncan, Jr.
- Gieg, William F.
- Giguere, Michael J.
- Gillece, James P., Jr.

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: September 16, 1998  
(enter date affidavit is notarized)

98-25c

for Application No(s): RZ 1998-90-007  
(enter County-assigned application number(s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuire, Woods, Battle & Boothe LLP 8280 Greensboro Drive, Suite 900  
McLean, Virginia 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners of McGuire, Woods, Battle & Boothe LLP (continued)

- |                        |                           |
|------------------------|---------------------------|
| Glassman, M. Melissa   | Krueger, Kurt J.          |
| Goldman, Nathan D.     | La Frata, Mark J.         |
| Good, Dennis W., Jr.   | Landess, Fred S.          |
| Goodall, Larry M.      | Lefcoe, Vann H.           |
| Gordon, Thomas C., Jr. | Levenson, David J.        |
| Grandis, Leslie A.     | Levin, Michael H.         |
| Grytdahl, Jay L.       | Lew, Darryl S.            |
| Guth, Cheryl O'Donnell | Lewis, James M.           |
| Hampton, Glenn W.      | Lindquist, Kurt E., II    |
| Harmon, T. Craig       | Little, Nancy R.          |
| Harwood, Steven J.     | Lucas, Thomas M.          |
| Hayden, Patrick L.     | Maguire, Robert T.        |
| Hobson, Richard R. G.  | Margulies, Richard N.     |
| Houston, David S.      | Marshall, Gary S.         |
| Hughes, Catherine V.   | Martel Charles F.         |
| Jennings, Michael L.   | Martin, George K.         |
| Jett, R. Arthur, Jr.   | McArver, R. Dennis        |
| Kane, Richard F.       | McCallum, Steve C.        |
| Katsantonis, Joanne    | McCann, John E.           |
| Keefe, Kenneth M., Jr. | McCormick, John           |
| Keefer, Christopher L. | McElligott, James P., Jr. |
| King, Donald E.        | McElroy, Robert G.        |
| King, William H., Jr.  | McFarland, Robert W.      |
| Kittrell, Steven D.    | McGee, Gary C.            |

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: September 16, 1998  
(enter date affidavit is notarized)

98-25c

for Application No(s): RZ 1998-SU-007  
(enter County-assigned application number(s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuire, Woods, Battle & Boothe LLP

8280 Greensboro Drive, Suite 900  
McLean, Virginia 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners of McGuire, Woods, Battle & Boothe LLP (continued)

McGonigle, Thomas J.  
McIntyre, Charles W., Jr.  
McMenamin, Joseph P.  
McRill, Emery B.  
McVey, Henry H., III  
Melson, David E.  
Menges, Charles L.  
Michels, John J.  
Middleditch, Leigh B., Jr.  
Milton, Christine R.  
Moran, Kenneth J.  
Morgan, O. Forrest  
Murphy, Brian D.  
Murphy, Sean F.  
Murray, John V.  
Newton, Thomas L., Jr.  
Ney, R. Terrence  
O'Grady, Clive R. G.  
O'Grady, John B.  
Oakey, David N.  
Oakey, John M., Jr.  
Oostdyk, Scott C.  
Padgett, John D.  
Page, Rosewell, III

Pankey, David H.  
Partridge, Charles E., Jr.  
Patterson, Robert H., Jr.  
Payne, Maria L.  
Pollard, John O.  
Price, James H., III  
Rice, C. Daniel  
Richardson, David L., II  
Richardson, Lloyd M.  
Rifken, Lawrence E.  
Riopelle, Brian C.  
Robertson, David W.  
Robinson, Stephen W.  
Rohman, Thomas P.  
Rosen, Charlotte R.  
Russell, Deborah M.  
Russell, Frederick L.  
Rust, Dana L.  
Sacks, Morton A.  
Sanderlin, James L.  
Scannell, Raymond F.  
Schewel, Michael J.  
Schill, Gilbert E., Jr.  
Scott, R. Carter, III

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE:

September 16, 1998  
(enter date affidavit is notarized)

98-25c

for Application No(s):

B2 1998-SU-007  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuire, Woods, Battle & Boothe LLP

8280 Greensboro Drive, Suite 900  
McLean, Virginia 22102

(check if applicable)  The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners of McGuire, Woods, Battle & Boothe LLP (continued)

Scruggs, George L., Jr.  
Sharp, Larry D.  
Shelley, Patrick M.  
Skinner, Halcyon E.  
Slaughter, Alexander H.  
Slaughter, D. French, III  
Slingluff, Robert L.  
Slone, Daniel K.  
Smith, John M.  
Smith, R. Gordon  
Sooy, Kathleen Taylor  
Spahn, Thomas E.  
Spencer, Christopher C.  
Stallings, Thomas J.  
Steen, Bruce M.  
Stillman, F. Bradford  
Stone, Jacquelyn E.  
Stoneburner, Gresham R.  
Story, J. Cameron, III  
Strickland, William J.  
Stroud, Robert E.  
Stump, John S.  
Swartz, Charles R.  
Swett, Jay T.

Tashjian-Brown, Eva S.  
Terry, David L.  
Terwilliger, George J., III  
Thornhill, James A.  
Tierney, Philip  
Topolski, Douglas M.  
Toole, John H.  
Traver, Courtland L.  
Tucker, Sharon K.  
Twomey, William E., Jr.  
Urech, Dan  
Van der Mersch, Xavier  
Vieth, Robert R.  
Waddell, William R.  
Walsh, James H.  
Walter, Laura H.  
Watts, Stephen H., II  
Weisner, John M.  
Wells, David M.  
Whitt-Sellers, Jane R.  
Whittemore, Anne M.  
Wickersham, Ralph R.  
Williams, Steven R.  
Williamson, Mark D.

(check if applicable)

There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: September 16, 1998  
(enter date affidavit is notarized)

98-25c

for Application No(s): RZ 1998-30-007  
(enter County-assigned application number(s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuire, Woods, Battle & Boothe LLP

8280 Greensboro Drive, Suite 900  
McLean, Virginia 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partners of McGuire, Woods, Battle & Boothe LLP (continued)

- Wilson, Ernest
- Wintriss, Lynn
- Wood, R. Craig
- Woloszyn, John J.
- Word, Thomas S., Jr.
- Worrell, David H., Jr.
- Younger, W. Carter
- Zhigachov, Igor
- Zirkle, Warren E.

WTYS5410  
U:\AFFIDAVIT\FIRMIC.WPD

These are the only partners in the above-referenced firm.

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

## SITE TABULATION:

GROSS SITE AREA (GSA):	16.014969 ac. or 697,612 s.f. (6.481 ha. or 64,810.248 s.m.)
AREA IN STEEP SLOPES * :	36.3% ± OF THE GROSS SITE AREA
EXISTING ZONE:	R-1
PROPOSED ZONE:	PDH-5
PROPOSED NUMBER OF UNITS:	93 UNITS
MARKET UNITS . . . . .	78
BONUS UNITS . . . . .	3
ADU'S . . . . .	12
ALLOWABLE DENSITY:	5 DU/AC.
OVERALL DENSITY:	5.81 DU/AC.
EFFECTIVE DENSITY:	4.87 DU/AC.
PARKING SPACES REQUIRED:	214 SPACES
(2.3 SPACES/UNIT x 93 UNITS = 214 SPACES)	
PARKING SPACES PROVIDED:	224 SPACES
GARAGE SPACES . . . . .	93
DRIVEWAY SPACES . . . . .	93
SURFACE SPACES . . . . .	38
OPEN SPACE REQUIRED (20% OF G.S.A.):	139,522 s.f. (12,962 s.m.)
OPEN SPACE PROVIDED (55% OF G.S.A.):	383,687 s.f. (35,646 s.m.)

\* 1.00 Ac. @ 2.5 DU/Ac. = 2.5 DU

15.014 Ac. @ 5.0 DU/Ac. = 75.07 DU

77.57 DU

77.57 DU + 15.51 DU (20% BONUS) = 93.08 OR 93 DU