



# FAIRFAX COUNTY

209  
OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151  
FAX: 703-324-3926  
TTY: 703-324-3903

December 12, 2001

Keith C. Martin, Esquire  
Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C.  
2200 Clarendon Boulevard - 13<sup>th</sup> Floor  
Arlington, Virginia 22201-3359

RE: Rezoning Application  
Number RZ 1998-SU-013

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 19, 2001, granting Rezoning Application Number RZ 1998-SU-013 in the name of Chantilly Park, LC, to rezone certain property in the Sully District from the R-1 District and Water Supply Protection Overlay District to the PDH-20 District and Water Supply Protection Overlay District, located on the east side of Centreville Road, across from the east terminus of Skyhawk Drive, Tax Map 34-4 ((1)) 9, subject to the proffers dated October 17, 2001, consisting of approximately 10.32 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 1998-SU-013 on October 3, 2001, subject to the development conditions dated September 19, 2001, and the Board's approval of RZ 1998-SU-013.

**The Board also modified the transitional screening and barrier requirements on the northern property boundary in favor of that shown on the Conceptual Development Plan/Final Development Plan.**

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

RZ 1998-SU-013  
December 12, 2001

- 2 -

NV/ns

cc: Chairman Katherine K. Hanley  
Supervisor Sully District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Administrator  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Thomas Conry, Dept. Mgr. - G IS - Mapping/Overlay  
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation  
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  
Land Acq. & Planning Div., Park Authority  
District Planning Commissioner  
James Patteson, Director, Facilities Mgmt. Div., DPWES  
Barbara J. Lippa, Executive Director, Planning Commission

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 19th day of November, 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 1998-SU-013

WHEREAS, Chantilly Park, L.C. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District and Water Supply Protection Overlay District to the PDH-20 District and Water Supply Protection Overlay 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 Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-20 District and Water Supply Protection Overlay District, and said property is subject to the use regulations of said PDH-20 District and Water Supply Protection Overlay District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to 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 parcel.

GIVEN under my hand this 19th day of November, 2001.



Nancy Vehrs

Clerk to the Board of Supervisors

## PROFFERS

### CHANTILLY PARK, L.C.

RZ 1998-SU-013

October 17, 2001

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950 as amended, the owners and Chantilly Park, L.C., for themselves, their successors and assigns, (hereinafter referred to as the "Applicant"), in RZ 1998-SU-013, filed for property identified on Fairfax County Tax Map as 34-4 ((1)), Parcel 9, (hereinafter referred to as the "Application Property"), agree to the following proffers, provided that Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves a rezoning of the Application Property from the R-1 District to the PDH-20 District.

1. **CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (CDP/FDP)**

Subject to the provisions of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), prepared by Dewberry & Davis, L.L.C., dated October 17, 2001, and containing five sheets.

2. **TRANSPORTATION**

A. **CENTREVILLE ROAD**

1. **Dedication.** Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisor's right-of-way along the Application Property's frontage as shown on the CDP/FDP, consistent with the VDOT Project #0657-029-201, C-503, for the widening of Centreville Road. Dedication shall occur at the time of site plan approval or upon demand by VDOT, whichever occurs first. The Applicant shall also provide necessary ancillary easements along the proposed right-of-way.

2. **Improvements.**

a. Prior to the issuance of the first residential use permit (RUP), the Applicant shall construct an interim right-turn

deceleration lane in conformance with VDOT standards on Centreville Road into Applicant's Skyhawk Drive improvements, as shown on the CDP/FDP.

- b. Prior to the issuance of the first RUP, Applicant shall utilize existing pavement and provide striping for a left turn lane on Centreville Road into the Applicant's Skyhawk Drive improvements.
  - c. Applicant shall either construct or escrow funds with Fairfax County for a half section of four-lane roadway along the Application Property's frontage designed to be compatible with VDOT Project #0657-029-281, C-503. The escrow shall be calculated using the unit price estimates for bonding in the PFM.
3. **Bicycle Trail.** The Applicant shall construct an eight (8) foot wide asphalt bicycle trail along the Applicant Property's Centreville Road frontage within the dedicated right-of-way, as shown on the CDP/FDP.
  4. **Signalization.** Prior to the issuance of the first RUP, Applicant shall complete a signal warrant study for the intersection of Centreville Road and Skyhawk Drive for review by VDOT. Should the signal be warranted, the Applicant shall notify Fairfax County and the developer of SEA 94-Y-007 (Dulles Restaurant Park) in writing of the obligation to initiate and complete installation of a traffic signal at the intersection of Centreville Road and Skyhawk Drive, pursuant to its adopted development condition. Additional right-of-way and ancillary easements necessary to install the signal shall be provided, if determined by DPWES.

B. SKYHAWK DRIVE

1. **Dedication.** At the time of site plan approval, or upon demand, the Applicant shall dedicate and convey in fee simple to the Board, right-of-way within the Application Property as shown on the CDP/FDP for the extension of Skyhawk Drive through the Property. Applicant shall ensure that the extension of Skyhawk Drive aligns with existing Skyhawk Drive (on the west side of Centreville Road).
2. **Improvements.** Prior to the issuance of the first RUP, the Applicant shall construct the extension of Skyhawk Drive as shown on the CDP/FDP. The street segment shall consist of a

four-lane divided section transitioning to a three-lane undivided section as it approaches the eastern property line. During construction of Skyhawk Drive the Applicant shall construct a permanent cul-de-sac as shown on the CDP/FDP. The Applicant shall, subject to the granting of necessary off-site easements, construct necessary off-site road improvements to connect the street to the shopping center 3-lane travel aisle.

C. PRIVATE STREET

1. Prior to the issuance of the first RUP, the Applicant shall construct the segment of private street to the property line as shown on the CDP/FDP subject to public ingress/egress easements. The street segment shall match the private street within the Chantilly Greens subdivision.
2. The Applicant shall enter into a maintenance agreement for the segment of the street with the Chantilly Green HOA. In the event an agreement is not reached with the Chantilly Green HOA, the Applicant may elect to maintain the street itself.

3. ENVIRONMENTAL

- A. In order to reduce interior noise to a level of approximately 45 dBA Ldn units within a highway noise impact zone of 65-70 dBA Ldn at 180 feet from the centerline of Centreville Road, shall employ the following acoustical treatment measures shall be employed:
  1. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
  2. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20 percent of any facade exposed to noise levels of 65 dBA Ldn or above. If glazing constitutes more than 20 percent of an exposed facade, then the glazing shall have an STC rating of at least 39.
  3. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society of Testing and Materials (ASTM) to minimize sound transmission.
- B. In order to reduce exterior noise levels below 65 dBA Ldn, noise attenuation structures such as acoustical fencing, walls, earthen-berms, or combination thereof shall be provided for unscreened common and private outdoor recreational areas. If acoustical fencing or walls are used, they shall be architecturally solid from the ground up with no gaps or openings.

The structure must be of sufficient height to adequately shield the impact area from the source of the noise.

- C. As an alternative to the above, the Applicant may elect to have a refined acoustical analysis performed subject to approval by DPWES, in coordination with Environmental and Design Review Branch, DPWES, to verify or amend the noise levels and impact areas as set forth above, and/or to determine which units may have sufficient shielding to permit a reduction in the mitigation measures prescribed above or which may include alternative measures to mitigate noise impact on the side.
- D. Stormwater Management (SWM) and Best Management Practice (BMP) shall be provided in accordance with the Public Facilities Manual (PFM) requirements subject to waivers as noted on the CDP/FDP as determined by DPWES.

#### 4. LANDSCAPING AND OPEN SPACE

- A. Street trees with a minimum caliper of 2 ½ inches at planting, peripheral, and interior landscaping, shall be provided by the Applicant generally as shown on Sheet 3 of the CDP/FDP. The exact location of the proposed plantings may be modified, as necessary, by the Urban Forester DPWES for easements and the installation of utilities.
- B. The SWM pond shall be landscaped to the maximum extent possible in conformance with Board policy, as approved by DPWES.
- C. The open space area in the northeast corner of the Application Property shall remain an undisturbed open space as shown on the CDP/FDP.

#### 5. RECREATION

- A. A swimming pool and recreation space, including an exercise room, within the clubhouse shall be constructed as shown on the CDP/FDP for the use of the residents.
- B. In the event the value of the improvements set forth in paragraph a. above, does not equal or exceed the sum of \$955.00 per unit as required in Article 6 of the Zoning Ordinance, then the Applicant shall contribute the difference between the value of the recreational improvements and \$955.00 per unit to the Fairfax County Park Authority for use in a nearby park.

**6. LIGHTING**

Streetlights, consistent with the light standard shown on Sheet 4 of the CDP/FDP shall be installed with full cut-off luminary devices diverted downward to reduce glare.

**7. TEMPORARY SIGNAGE**

No temporary signs (including "Popsicle" style or cardboard 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 Applicant's direction to assist in the initial marketing and rental of the homes on the Application Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or rentals for the Property to adhere to this Proffer.

**8. HOUSING TRUST FUND**

Prior to the issuance of the building permit, the Applicant shall contribute a sum which equals one percent (1%) of the building's construction costs, excluding the structured garage, to the Fairfax County Housing Trust Fund for affordable dwelling unit purposes.

**9. NOTIFICATION**

Applicant shall notify all prospective renters and/or purchasers in writing of the proximity of Dulles International Airport and the potential for noise impact from aircraft.

**10. ARCHITECTURE**

A. The illustrative architectural rendering as shown on Sheet 5 of the CDP/FDP is provided to illustrate the design intent of the proposed units. The building elevations shall be substantially consistent in terms of character and quality with the illustration, and the materials on the exterior of the units will consist of a mix of masonry and siding. The specific features, such as the exact location of windows, doors, shutter and roofline, and other architectural details are subject to modification with final engineering and architectural design.

B. The building shall be designed so that hallways or breezeways will separate residential units from the garage structure.

C. The facade of the building shall consist of a minimum of 25% masonry.

**11. COUNTERPARTS**

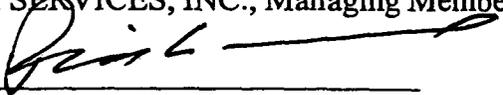
These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

**[SIGNATURES BEGIN ON FOLLOWING PAGE]**

PROFFERS  
RZ 2001-MV-013

APPLICANT/CONTRACT PURCHASERS OF  
Tax Map 34-4 ((1)), Parcel 9

CHANTILLY PARK, L.C.  
BY: KSI SERVICES, INC., Managing Member

BY 

Richard W. Hausler, President

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS  
RZ 2001-MV-013

TITLE OWNER  
Tax Map 34-4 ((1)), Parcel 9

A handwritten signature in black ink, appearing to read "David D. Peete", written over a horizontal line.

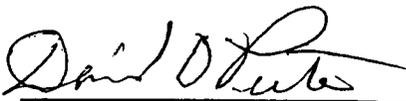
David D. Peete

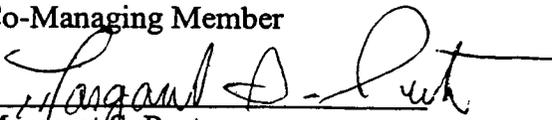
[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS  
RZ 2001-MV-013

TITLE OWNER  
Tax Map 34-4 ((1)), Parcel 9

CHANTILLY 657 ASSOCIATES, L.C,

BY:   
David D. Peete  
Co-Managing Member

BY:   
Margaret S. Peete  
Co-Managing Member

[END SIGNATURES]



## **PROPOSED DEVELOPMENT CONDITIONS**

**FDP 1998-SU-013**

**September 19, 2001**

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDP 1998-SU-013 for multi family residential use located at Tax Map 34-4 ((1)) 9, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Metal fencing, located as indicated on page 3 of the CDP/FDP shall be in substantial conformance with the illustration shown on page 4 of the CDP/FDP.

# Patton Harris Rust & Associates, pc

September 30, 1997

DESCRIPTION OF  
PARCEL "A"  
J.R. JELINSKI PROPERTY  
DEED BOOK 8418 PAGE 1891  
SULLY MAGISTERIAL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

Corporate Offices  
Chantilly, Virginia  
Virginia Offices  
Bridgewater  
Leesburg  
Virginia Beach  
Winchester  
Laboratory  
Chantilly  
Engineers  
Surveyors  
Planners &  
Landscape  
Architects

Beginning at a point in the easterly right-of-way of Centreville Road, Route 657, near the intersection of Centreville Road and Skyhawk Drive, said point marking the westernmost corner to Quasenbarth;

Thence departing Centreville Road, Route 657, and running with the line of Quasenbarth, S 48° 45' 58" E 891.48 feet to a point, said point being a common corner to Quasenbarth, McCartney, and Wills;

Thence departing Quasenbarth and running with the line of Wills, S 82° 41' 38" W 1,359.88 feet to a point in the easterly right-of-way of Centreville Road;

Thence running with said right-of-way line, N 41° 44' 02" E 1,019.16 feet to the point of beginning and containing 454,263 square feet or 10.4284 acres of land, more or less.

p:\manage\survey\legal desc\jelinski093097

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING

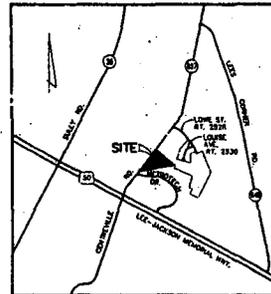
JAN 16 1998

ZONING EVALUATION DIVISION

# CHANTILLY PARK

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

## CONCEPTUAL/FINAL DEVELOPMENT PLAN



VICINITY MAP  
SCALE: 1" = 2,000'

APPLICANT:

CHANTILLY PARK L.C.

c/o KSI SERVICES, INC.  
8081 WOLF TRAP ROAD, SUITE 300  
VIENNA, VIRGINIA 22182

Revised October 12, 2001    October 17, 2000

Revised March 30, 2001

Revised June 22, 2001

Revised July 20, 2001

Revised August 21, 2001

Revised September 13, 2001

### SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
3. CONCEPTUAL/FINAL DEVELOPMENT PLAN
4. DETAILS / SITE FURNITURE
5. ELEVATION



CHANTILLY PARK

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN

**Dewberry & Davis LLC** Engineers  
Planners  
Surveyors  
Landscape Architects

6481 Arlington Blvd.  
Fairfax, VA 22031  
(703) 648-8100 Fax (703) 648-8110

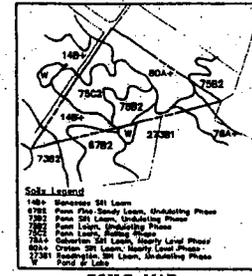


M-10202

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CD/FFDP) IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 34-4 (11) 9 AND CONSISTS OF 10.31 ACRES.
2. THIS CD/FFDP IS ACCOMPANIED WITH AN APPLICATION TO REZONE THE PROPERTY FROM THE R-1 TO THE PDH-30 DISTRICT TO PERMIT THE DEVELOPMENT OF MULTIPLE FAMILY DWELLING UNITS.
3. THE TOPOGRAPHY SHOWN HEREON IS AT TWO (2) FOOT INTERVALS AND WAS TAKEN FROM COUNTY RECORDS AND EXTRAPOLATED. DEWBERRY & DAVIS LLC ASSUMES NO RESPONSIBILITY FOR ERRORS OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHICAL INFORMATION.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS. DEWBERRY & DAVIS LLC ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.
5. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THE DEVELOPMENT OF THIS SITE WILL BE PROVIDED ON SITE IN PROPOSED ABOVE GROUND FACILITIES AS USUALLY SHOWN ON THE GRAPHIC UNLESS MODIFIED BY PROPOSED CONDITION AND/OR WAIVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES).
6. THE LANDSCAPING AND OPEN SPACE AREAS REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE.
7. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS SIGNS, PLANTERS, FENCES, GATES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
8. THE PUBLIC IMPROVEMENTS PLANNED FOR THIS PROPERTY ARE THE DEDICATION OF ADDITIONAL R.O.W ALONG THE CENTREVILLE ROAD FRONTAGE OF THE PROPERTY AND DESIGN LANDSCAPING AND TREE DECELERATION LANE AND THE DEDICATION AND CONSTRUCTION OF THE EXTENSION OF SKYHAWK DRIVE (ROUTE 767) THROUGH THE SUBJECT PROPERTY.
9. THE SIZE AND CONFIGURATION OF THE MULTIPLE FAMILY STRUCTURE IS CONCEPTUAL AND SUBJECT TO MODIFICATION BASED ON FINAL ENGINEERING AND DESIGN.
10. SPECIAL AMENITIES FOR THE PROPOSED DEVELOPMENT INCLUDE A SWIMMING POOL AND POOL HOUSE.
11. THERE ARE NO PUBLIC FACILITIES PROPOSED WITH THIS DEVELOPMENT.
12. TRANSITIONAL SCREENING AND BARRIERS ARE NOT REQUIRED ALONG THE WESTERN OR SOUTHERN BOUNDARIES OF THE PROPERTY. PURSUANT TO PAR. 13 OF SECT. 13-204 OF THE ZONING ORDINANCE A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIERS ALONG THE NORTHERN PROPERTY LINE IS HEREBY REQUESTED.
13. THERE ARE EXISTING AND PLANNED SINGLE FAMILY DETACHED DWELLING UNITS TO THE NORTH/NORTHEAST OF THE SUBJECT PROPERTY; INDUSTRIAL/OFFICE USES TO THE WEST; AND A RETAIL SHOPPING CENTER TO THE SOUTH.
14. THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING AND DESIGN.
15. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY OR RESOURCE PROTECTION AREA (RPA), ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE PROPERTY.
16. THE SITE WILL BE SERVED BY PUBLIC SEWER AND WATER.
17. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVERS LOCATED ON THE PROPERTY.
18. OTHER THAN ELECTRIC TRANSMISSION TOWERS, THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
19. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE LES-JACKSON COMMUNITY PLANNING SECTOR (UPS) OF THE UPPER POTOMAC PLANNING DISTRICT IN AREA III. THE PLAN RECOMMENDED RETAIL USE OR TOWNHOUSE OFFICE USE AT A MAXIMUM FLOOR AREA RATIO (FAR) OF 0.25. AN OUT-OF-TURN PLAN AMENDMENT IS TO BE REQUESTED WHICH WILL RENDER THE PROPOSED DEVELOPMENT TO BE CONSISTENT WITH THE NEW COMPREHENSIVE PLAN RECOMMENDED LAND USE FOR THIS AREA.
20. THERE IS A 120-FOOT VEPCC TRANSMISSION LINE BASEMENT WHICH TRAVERSES THE PROPERTY.
21. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES LOCATED OR STORED ON THE SUBJECT PROPERTY, AND TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.
22. SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
23. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY, AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS PROVIDED IN A SEPARATE ASSOCIATED DOCUMENT.
24. AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AS LONG AS THE RESULTING OPEN SPACE IS PROVIDED. THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES AND LOADING SPACES TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

25. PURSUANT TO SECTION 12 OF PAR. 1 OF THE "MANUAL OF PREPARATION OF EXISTING VEGETATION MAPS IN FAIRFAX COUNTY, VIRGINIA" PREPARED BY THE STAFF OF THE URBAN FORESTRY BRANCH, DATED MAY, 1999, NO EXISTING VEGETATION MAP IS REQUIRED AS THE APPLICATION CONTAINS ONLY OVER COVER TYPE - OLD FIELD.
26. IF AN AMENDMENT TO ANY PORTION OF THIS CD/FFDP BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION OR SPECIFIC SITE WHICH IS AFFECTED BY THE AMENDMENT FOR REVIEW AND APPROVAL BY THE BOARD OF SUPERVISORS AND/OR THE PLANNING COMMISSION, WHICHEVER IS APPROPRIATE.
27. THE ADOPTED COMPREHENSIVE PLAN MAP IDENTIFIES A COUNTYWIDE BICYCLE TRAIL ON THE WEST SIDE OF CENTREVILLE ROAD.
28. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.



SOILS MAP  
Scale: 1" = 400'

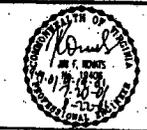
TABULATION:

EXISTING ZONING	R-1
PROPOSED ZONING	PDH-30
TOTAL LAND AREA	10.32 AC
PROPOSED NUMBER OF MULTIPLE FAMILY DWELLING UNITS	706*
PROPOSED MAXIMUM BUILDING HEIGHT	55 FT
MAXIMUM PERMITTED DENSITY	20 DU/AC
PROPOSED DENSITY	19.94 AC
PARKING SPACES REQUIRED	330
PARKING SPACES PROVIDED	390
OPEN SPACE REQUIRED/PROVIDED	35%

\* THE PROPOSED MULTIPLE FAMILY DWELLING UNITS WILL BE ELEVATED, THEREFORE, THE PROVISIONS OF THE AFFORDABLE DWELLING UNIT ORDINANCE DO NOT APPLY.



Rev. Oct. 12, 2001  
REV. SEPT. 15, 2001  
Rev. August 22, 2001  
Rev. July 28, 2001  
Rev. June 22, 2001  
Rev. March 30, 2001

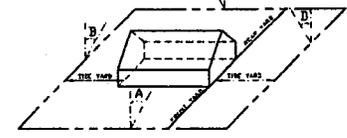
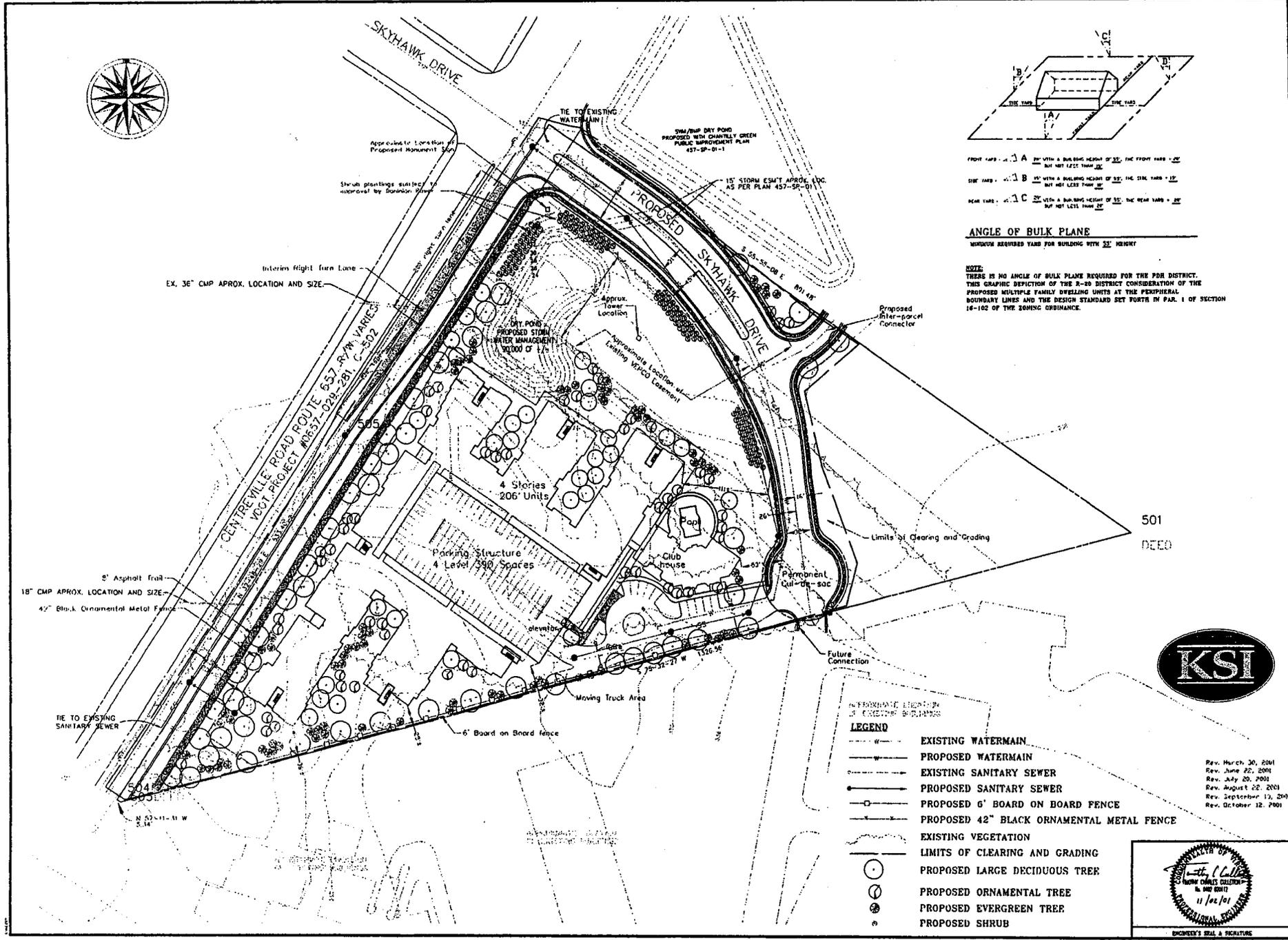


**Dewberry & Davis LLC**  
A Dewberry Company  
8401 Arlington Blvd.  
Suite 100, 22031  
Fairfax, VA 22031  
(703) 841-0100 Fax: (703) 841-0118

FAIRFAX COUNTY, VIRGINIA

NOTES/TABULATION/SOILS MAP  
**CHANTILLY PARK**  
SULLY DISTRICT

DESIGNED BY	JWC/BCC
REVIEWED BY	JWC
CHECKED BY	LAW
DATE	October 17, 2001
SCALE	
PLAN NUMBER	
SHEET	2 OF 3
FILE NUMBER	M-10202



FRONT ELEVATION - A WITH A BUILDING HEIGHT OF 35' THE FRONT YARD - 15' BUT NOT LESS THAN 10'  
 SIDE ELEVATION - B WITH A BUILDING HEIGHT OF 35' THE SIDE YARD - 15' BUT NOT LESS THAN 10'  
 REAR ELEVATION - C WITH A BUILDING HEIGHT OF 35' THE REAR YARD - 15' BUT NOT LESS THAN 10'

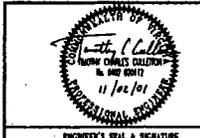
**ANGLE OF BULK PLANE**  
 MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT

**NOTE:**  
 THERE IS NO ANGLE OF BULK PLANE REQUIRED FOR THE PDR DISTRICT. THIS GRAPHIC DEPICTION OF THE R-20 DISTRICT CONSIDERATION OF THE PROPOSED MULTIPLE FAMILY DWELLING UNITS AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.



- APPROXIMATE LOCATION OF EXISTING BUILDINGS
- LEGEND**
- EXISTING WATERMAIN
  - PROPOSED WATERMAIN
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - PROPOSED 6" BOARD ON BOARD FENCE
  - PROPOSED 42" BLACK ORNAMENTAL METAL FENCE
  - EXISTING VEGETATION
  - LIMITS OF CLEARING AND GRADING
  - PROPOSED LARGE DECIDUOUS TREE
  - PROPOSED ORNAMENTAL TREE
  - PROPOSED EVERGREEN TREE
  - PROPOSED SHRUB

Rev. March 20, 2001  
 Rev. June 22, 2001  
 Rev. July 20, 2001  
 Rev. August 22, 2001  
 Rev. September 13, 2001  
 Rev. October 12, 2001



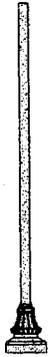
**CONCEPTUAL/FINAL DEVELOPMENT PLAN**  
**CHANTILLY PARK**

SULLY DRIVE

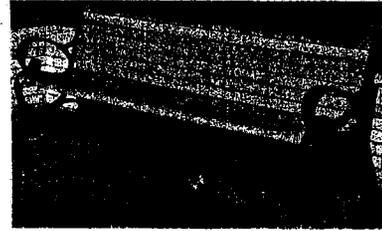
FAIRFAX COUNTY, VIRGINIA

**Dewberry & Davis LLC**  
 A Dewberry Company  
 8401 Arlington Blvd.  
 Fairfax, VA 22031  
 Tel: (703) 645-0100 Fax: (703) 645-0110

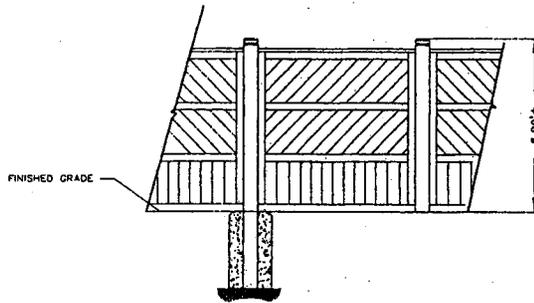
ENGINEER'S SEAL & SIGNATURE



TYPICAL LIGHT FIXTURE

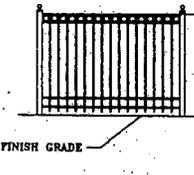


TYPICAL WOOD BENCH



BOARD ON BOARD PRIVACY FENCING

- WOOD NOTES:
1. ALL WOOD TO BE PRESSURE TREATED SOUTHERN YELLOW PINE.
  2. ALL FASTENERS TO BE HOT DIPPED GALVANIZED STEEL.
  3. ALL HINGERS, HANDLES, AND LATCHES TO BE PAINTED BLACK.
  4. COLOR OF WOOD OPAQUE STAIN TO BE SELECTED BY LANDSCAPE ARCHITECT
  5. ALL FASTENERS TO BE HIDDEN FROM VIEW

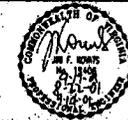


ORNAMENTAL METAL FENCING



Rev. July 20, 2001  
 Rev. June 28, 2001  
 Rev. March 20, 2001  
 Rev. August 22, 2001  
 REV. SEPT. 12, 2001

Rev. Oct. 12, 2001



ENGINEER'S SEAL & SIGNATURE

Engineer  
 Planner  
 Surveyor  
 Landscape Architect

**Dewberry & Davis LLC**  
 A Dewberry Company  
 8000 Hillcross Blvd.  
 Fairfax, VA 22031  
 (703) 449-0100 Fax (703) 448-0110

DETAILS / SITE FURNITURE  
**CHANTILLY PARK**  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

DRAWN BY	JRC/BSC
DESIGNED BY	DHC
CHECKED BY	LAM
DATE	October 17, 2006
SCALE	1" = 1'-0"
PLAN NUMBER	
ZONE	
SHEET	4 OF 5
FILE NUMBER	N-71220



CHARACTER ELEVATION  
 CHANTILLY PARK APARTMENTS



REV. 04-12-2001  
 REV. 09-11-2001  
 REV. AUGUST 22, 2001  
 REV. JULY 20, 2001  
 REV. JUNE 22, 2001  
 REV. MARCH 22, 2001



ENGINEER'S SEAL & SIGNATURE

Registered  
 Professional  
 Architects

**Dewberry & Davis LLC**  
 A Dewberry Company

8401 Arlington Blvd.  
 Fairfax, VA 22031  
 (703) 849-0100 FAX (703) 849-0118

ELEVATION  
**CHANTILLY PARK**  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

DRAWN BY JMC/DSC  
 DESIGNED BY JMC  
 CHECKED BY LAM  
 DATE October 17, 2001  
 SCALE

PLAN NUMBER  
 TOWN  
 SHEET 5 OF 5  
 FILE NUMBER H-1002

F A I R F A X C O U N T Y

BOARD OF SUPERVISORS ACTION  
ZONING MAP AMENDMENT  
DATE OF ACTION 11/19/01

APPLICATION NUMBER: RZ 98-Y-013

SULLY

DISTRICT

APPLICANT: CHANTILLY PARK, L.C.

STAFF: SWAGLER

APPLICATION DATA

-----  
EXISTING ZONING AND ACREAGE

ZONING: R- 1

ACRES: 10.32

PROPOSED:

PDH-20  
10.32

ACTION:

PDH-20  
10.32

TOTAL ACRES

10.32

TOTAL ACRES

10.32

MAP NUMBERS

034-4- /01/ /0009-

REMARKS:

ZONING MAP AMENDMENT

RZ 98-Y-013

ZONING DISTRICT DATA

ZONING DISTRICT: PDH-20

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
-------	-------	-------	---------	-------	------------	-----------

MFD	206	10.32				
-----	-----	-------	--	--	--	--

TOT	206	10.32	19.96			
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PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
-----	-----	-----	-----	-----	-----

COMMERICAL-GEN			PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE		
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			*****TOTAL*****		

REMARKS:

ZONING MAP AMENDMENT

RZ 98-Y-013

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
1Z OTHER - GENERAL	3F PEDESTRIAN FACILITY/TRAIL
3Z OTHER - TRANSPORTATION	3Z OTHER - TRANSPORTATION
3Z OTHER - TRANSPORTATION	3B RIGHT-OF-WAY: DEDICATION/RESERV
1B CONCEPTUAL DEVEL PLAN	1Z OTHER - GENERAL
4P LIGHTING	2Z OTHER - LAND USE
2H RECREATION FACIL/SITES	4Z OTHER - ENVIRONMENT
4H LANDSCAPING	4E NOISE ATTENUATION
3Z OTHER - TRANSPORTATION	3D ACCESS CONTROL
2Z OTHER - LAND USE	2I ARCHITECTURE
5E CONTRIBUTION-HOUSING *SEE BELOW	7A OTHER MISCELLANEOUS - SEE FILE

CONTRIB DATA:	CND CODE	AMOUNT	CONDITIONED	EXPIRES	CONTRIB CODE
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	

REMARKS:

4:30 P.M. Item - RZ-1998-SU-013 - CHANTILLY PARK LC  
Sully District

On Wednesday, October 3, 2001, the Planning Commission unanimously voted (Commissioners Byers and Kelso absent from the meeting) to recommend the following actions to the Board of Supervisors:

Approval of RZ-1998-SU-013, subject to execution of proffers consistent with those dated September 19, 2001.

Modification of the transitional screening and barrier requirements on the northern property boundaries in favor of that shown on the CDP/FDP.

The Commission also voted unanimously (Commissioners Byers and Kelso absent from the meeting) to approve FDP-1998-SU-013, subject to the development conditions dated September 19, 2001 and subject also to Board approval of RZ-1998-SU-013.

Planning Commission Meeting  
October 3, 2001  
Verbatim Excerpts

RZ-1998-SU-013 - CHANTILLY PARK, LC  
FDP-1998-SU-013 - CHANTILLY PARK, LC

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Koch.

Commissioner Koch: Thank you, Mr. Chairman. As we heard, the Comprehensive Plan was just amended in August to allow for multi-family residential use up to 20 units per acre on this site if certain conditions were met. It's staff's view and my view that the conditions have been met. The application is in harmony with the Comprehensive Plan and in conformance with applicable Zoning Ordinance provisions. The applicant has appeared before the Sully District Council Land Use Committee and they have no objections to the rezoning. Mr. Chairman, I move that the Planning Commission approve FDP-1998-SU-013, subject to Board's approval of SE-1998-SU-013 (sic) and the development conditions dated September 19, 2001.

Commissioner Wilson: Second.

Chairman Murphy: Seconded by Ms. Wilson. Did you do the FDP first?

Commissioner Harsel: Do you want to do the rezoning first?

Chairman Murphy: Do we do the rezoning first?

Ms. Tracy Swagler: Sorry. That's my fault.

Chairman Murphy: Yeah. Let's just do the rezoning, okay.

Commissioner Koch: Okay. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1998-SU-013, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 19, 2001.

Commissioner Wilson: Second.

Chairman Murphy: Seconded by Ms. Wilson. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-1998-SU-013, say aye.

Commissioner Koch: And now, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-1998-SU-013, SUBJECT TO THE BOARD'S APPROVAL OF RZ-1998-SU-013 AND THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 19, 2001.

Commissioner Wilson: Second.

Chairman Murphy: Seconded by Ms. Wilson. Discussion? All those in favor of the motion to approve FDP-1998-SU-013, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Koch.

Commissioner Koch: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON THE NORTHERN PROPERTY BOUNDARIES IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Wilson: Second.

Chairman Murphy: Seconded by Ms. Wilson. Discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(All motions carried unanimously with Commissioners Byers and Kelso absent from the meeting.)

GLW