



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

June 14, 2006

Thomas W. Greeson
1076 Cedar Chase Court
Herndon, Virginia 20170

RE: Proffered Condition Amendment Number PCA 1998-HM-020

Dear Mr. Greeson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 5, 2006, approving Proffered Condition Amendment PCA 1998-HM-020 in the name of Cedar Chase at Great Falls Owners Association, Incorporated, to amend the proffers for RZ 1998-HM-020 to permit the deletion of a proffered trail consisting of right-of-way on Cedar Chase Road, located approximately 300 feet southwest of the intersection of Leesburg Pike and Reston Avenue (Tax Map 011-2 ((18)) B), subject to the proffers dated May 16, 2006, consisting of approximately 3.27 acres located in Hunter Mill District.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

June 14, 2006

- 2 -

cc: Chairman Gerald E. Connolly
Supervisor Catherine M. Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Admin.
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Leslie B. Johnson, Deputy Zoning Administrator/Zoning Permit Review
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.
Charles Strunk, Project Planning Section, Dept. of Transportation
Audrey Clark, Director – Building Plan Review DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways - VDOT
Sandy Stallman, Park Planning Branch Mgr., FCPA
Gordon Goodlett, Development Officer, DHCD/Design Development Div.
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Gary Chevalier, Office of Capital Facilities/Ffx. Cnty. Public Schools

RECEIVED
Department of Planning & Zoning
JUL 20 2006
Zoning Evaluation Division

PROFFER STATEMENT

CEDAR CHASE GREAT FALLS OWNERS ASSOCIATION, INC.

PCA 1998-HM-020

May 16, 2006

Pursuant to Section 15.2-2303A, Code of Virginia, 1950 as amended, Cedar Chase at Great Falls Owners Association, Inc. (hereinafter referred to as the "Applicant") for the owners, themselves, successors and assigns, in PCA 1998-HM-020 (the "Application"), filed for property identified as the right-of-way of Cedar Chase Rd. and Cedar Chase Ct. (Tax Map 11-2 ((18)) B) (hereinafter referred to as the "Application Property"), subject to the Board of Supervisors approval of Proffered Condition Amendment (PCA) 1998-HM-020, the applicant hereby reaffirms the previous proffers accepted by the Board of Supervisors (the "Previous Proffers"), except as amended below. In the event this application is denied, these revised proffers shall immediately be null and void and the Previous Proffers shall remain in full force and effect. In the event this application is approved, all of the Previous Proffers remain in full force and effect except as hereby amended.

1. Development Plan. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Amendment (CDPA/FDP) pertaining to the 3.27-acre rights-of-way of Cedar Chase Road and Cedar Chase Court, titled "Great Falls Woods Cedar Chase, Proffer Condition Amendment/Final Development Plan Amendment," prepared by VIKA, Inc., dated March 24, 1998 and revised through January 23, 2006 consisting of four (4) sheets.

- 4 a. Irrespective to any references on the CDP/FDP to a pedestrian trail in the right-of-way of Cedar Chase Road, such trail shall be deleted and is no longer required. In lieu of the trail, \$2,188 provided by the developer shall be contributed to the Hunter Mill Walkway Fund for the benefit of public pedestrian and bicycle recreational trails in the Hunter Mill District.

(SIGNATURES BEGIN ON NEXT PAGE)

PROFFER SIGNATURE:

CEDAR CHASE AT GREAT FALLS
OWNERS ASSOCIATION, INC.

By: Thomas W. Greeson

Name: Thomas W. Greeson
Association's Authorized Agent



DECEMBER 22, 2005

DESCRIPTION OF
ALL OF
CEDAR CHASE ROAD (PRIVATE STREET)
ALSO BEING
PARCEL "B"
CEDAR CHASE
DEED BOOK 11200 PAGE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning
JAN 24 2006
Zoning Evaluation Division

Being all of Cedar Chase Road (Private Street) also being Parcel "B", Cedar Chase as shown on a plat entitled "Plat of Consolidation and Subdivision and the Vacation and Dedication of Various Easements, Cedar Chase" and recorded in Deed Book 11200 at Page among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Old Reston Avenue – Route 620 (variable width r-o-w), said point also being the northeasterly corner of Parcel 'A', Cedar Chase as shown on the aforementioned plat; thence leaving said Old Reston Avenue and running the following forty (40) courses and distances

- 1.) 13.406m along the arc of a curve to the left having a radius of 8.534m and a chord bearing and distance of North 18°17'26' West, 12.069m to a point; thence
- 2.) North 63°17'26' West, 17.520m to a point; thence
- 3.) 44.633m along the arc of a curve to the left having a radius of 325.222m and a chord bearing and distance of North 67°13'20' West, 44.598m to a point; thence
- 4.) 16.602m along the arc of a curve to the right having a radius of 91.440m and a chord bearing and distance of North 65°57'08' West, 16.580m to a point; thence
- 5.) South 85°47'01 West, 6.723m to a point; thence
- 6.) 27.138m along the arc of a curve to the left having a radius of 91.440m and a chord bearing and distance of North 71°22'44' West, 27.039m to a point; thence
- 7.) 79.422m along the arc of a curve to the left having a radius of 327.780m and a chord bearing and distance of North 86°49'22' West, 79.228m to a point; thence
- 8.) 94.571m along the arc of a curve to the right having a radius of 182.500m and a chord bearing and distance of North 78°55'08' West, 93.516m to a point; thence
- 9.) 46.063m along the arc of a curve to the left having a radius of 167.500m and a chord bearing and distance of North 71°57'07' West, 45.918m to a point; thence

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 5th day of June, 2006, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 1998-HM-020

WHEREAS, Cedar Chase at Great Falls Owners Association, Incorporated filed in the proper form an application to amend the proffers for RZ 1998-HM-020 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 5th day of June, 2006.



Nancy Velts
Clerk to the Board of Supervisors

- 10.) 134.182m along the arc of a curve to the right having a radius of 182.500m and a chord bearing and distance of North 58°46'02' West, 131.180m to a point; thence
- 11.) 78.401m along the arc of a curve to the right having a radius of 68.460m and a chord bearing and distance of North 04°53'46' West, 74.187m to a point; thence
- 12.) 77.828m along the arc of a curve to the left having a radius of 72.135m and a chord bearing and distance of North 02°59'49' West, 74.108m to a point; thence
- 13.) North 33°54'20 West, 23.238m to a point; thence
- 14.) 73.585m along the arc of a curve to the right having a radius of 16.500m and a chord bearing and distance of South 86°08'40' East, 26.089m to a point; thence
- 15.) 9.886m along the arc of a curve to the left having a radius of 7.500 and a chord bearing and distance of South 03°51'20' West, 9.186m to a point; thence
- 16.) 94.012m along the arc of a curve to the right having a radius of 87.135m and a chord bearing and distance of South 02°59'49' East, 89.518m to a point; thence
- 17.) 61.223m along the arc of a curve to the left having a radius of 53.460m and a chord bearing and distance of South 04°53'46' East, 57.932m to a point; thence
- 18.) 101.947m along the arc of a curve to the left having a radius of 167.500m and a chord bearing and distance of South 55°08'25' East, 100.381m to a point; thence
- 19.) 11.616m along the arc of a curve to the left having a radius of 7.500m and a chord bearing and distance of North 63°03'11' East, 10.489m to a point; thence
- 20.) 109.372m along the arc of a curve to the right having a radius of 85.380m and a chord bearing and distance of North 55°22'50' East, 102.045m
- 21.) North 87°55'18' West, 9.451m to a point; thence
- 22.) 20.560m along the arc of a curve to the left having a radius of 73.380m and a chord bearing and distance of North 84°03'06' East, 20.493m to a point; thence
- 23.) 6.942m along the arc of a curve to the left having a radius of 7.500m and a chord bearing and distance of North 49°30'37' East, 6.696m to a point; thence
- 24.) 58.730m along the arc of a curve to the right having a radius of 12.300m and a chord bearing and distance of South 20°12'58' East, 16.843m to a point; thence
- 25.) 5.546m along the arc of a curve to the left having a radius of 7.500m and a chord bearing and distance of North 84°36'38' West, 5.420m to a point; thence
- 26.) 26.632m along the arc of a curve to the right having a radius of 85.380m and a chord bearing and distance of South 83°08'33' West, 26.524m to a point; thence
- 27.) South 87°55'18' East, 9.451m to a point; thence

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CDP/TFP SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAPS NO. 006-4-(11) AS PARCELS 0074A & 0078 AND 011-2-(11) AS PARCELS 0012 & 0017.
2. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1.
3. THE HORIZONTAL DATUM IS TIED TO THE VIRGINIA STATE PLANE GRID NAD '83 (1981) THROUGH A GEOGRAPHICAL POSITIONING SYSTEM SURVEY PERFORMED BY VKA, INC. DATED 11-19-87.
4. THE VERTICAL DATUM IS TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 THROUGH A GEOGRAPHICAL POSITIONING SYSTEM SURVEY PERFORMED BY VKA, INC. DATED 11-19-87.
5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN AN AERIAL SURVEY COMPILED BY AIR SURVEY CORPORATION FOR VKA, INC. AND DATED 12-8-87.
6. THE CONTOUR INTERVAL SHOWN IS 0.5 METERS.
7. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD BOUNDARY SURVEY PERFORMED ON THE GROUND BY VKA, INC. AND DATED DECEMBER, 1987.
8. THE PROPERTY SHOWN HEREON IS IN THE NAME OF WARREN K. MONTGOMERY, TRUSTEE AS RECORDED IN THE FOLLOWING PLAT (A) CONVEYANCES DEED BOOK 5637 PAGE 1362, DEED BOOK 5637 PAGE 1367, DEED BOOK 6086 PAGE 1827 AND DEED BOOK 8337 PAGE 560 ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
9. THE SUBJECT PROPERTY IS SHOWN ON THE GENERAL LOCATOR MAP AND IS LISTED AS RECOMMENDATION #7 (LAND ON THE PERIPHERY OF RESTON) OF THE UPS RESTON COMMUNITY PLANNING SECTION OF THE UPPER POTOMAC PLANNING DISTRICT OF THE AREA III COMPREHENSIVE PLAN OF FAIRFAX COUNTY. RECOMMENDATION #7 (LAND ON THE PERIPHERY OF RESTON) IS PLANNED FOR RESIDENTIAL USE AT 0.5-1 DWELLING UNITS PER ACRE.
10. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE OR WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
11. STORM WATER MANAGEMENT FACILITIES WILL BE PROVIDED ACCORDING TO THE APPLICABLE ORDINANCES AND PROVISIONS OF PARTIAL 401 UNLESS WAIVED OR MODIFIED BY THE DESIGN OF AN APPROPRIATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC UTILITIES MANUAL STANDARDS AND DESIGN CRITERIA WHICH WILL BE PROVIDED TO THE SUBJECT PROPERTY LINES WITH THE SURVEY AND RUN WATERSHED. ALL SWM/DFP FORMS PROVIDED HEREON SHALL BE MAINTAINED BY THE DEPARTMENT OF PUBLIC WORKS. IF THE FORMS ARE WANTED THE LAND AND TRAILS CONTAIN HEREON WILL BE SUBMITTED TO THE EXTENT POSSIBLE AS OPEN SPACE. FOR AREA WEST OF LOTS 18 & 20, THE LAND WEST OF LOTS 32 & 33 WILL BE ADDED TO THE LOTS AND RECREATIONAL AREA.
12. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
13. TO THE BEST OF OUR KNOWLEDGE, HAZARDOUS AND TOXIC SUBSTANCES ARE NOT KNOWN TO EXIST ON THE SUBJECT PROPERTY.
14. THERE ARE EXISTING STRUCTURES ON THE SUBJECT PROPERTY WHICH SHALL BE MAINTAINED TO ACCOMMODATE THE DEVELOPMENT. DATE OF CONSTRUCTION OF EXISTING DWELLING IS 1948.
15. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A RPA ZONE IN ACCORDANCE WITH FAIRFAX COUNTY CHEAP-REAR-BAY PRESERVATION AREAS MAPS.
16. AN ENVIRONMENTAL QUALITY CORRIDOR HAS BEEN PROPOSED / DELINEATED ON THIS CONCEPTUAL / FINAL DEVELOPMENT PLAN. THE EQC HAS BEEN PRESERVED TO THE EXTENT FEASIBLE AS A SCENIC ASSET AND NATURAL FEATURE.
17. THE SUBJECT PROPERTIES LIES WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515223 0050 D. IN ADDITION THERE ARE NO FAIRFAX COUNTY DEFINED FLOOD PLANS ON THIS PROPERTY.
18. TRAILS HAVE BEEN INDICATED ON THE CONCEPTUAL / FINAL DEVELOPMENT PLAN IN ACCORDANCE WITH FAIRFAX COUNTY COMPREHENSIVE PLAN.
19. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL GENERALLY CONFORM TO THE LIMITS OF CLEARING AND GRADING SHOWN ON THE CDP/TFP SUBJECT TO THE INSTALLATION OF TRAILS AND UTILITY LINES AS NECESSARY, AS APPROVED BY D.E.M.
20. SEE MAXIMUM BUILDING HEIGHT IN SITE TABULATION THIS SHEET. THE ANGLES OF BULK PLANE FOR BUILDINGS ADJACENT TO THE SITE PERIMETER ARE INDICATED ON THE PERIMETER BULK PLANE DETAIL SHOWN ON THIS SHEET.
21. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. THERE OF THE 30'-0" CUT WILL DEPEND ON MARKET DEMAND FOR THE RESIDENTIAL USE.
22. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS PRESENTED HEREON.
23. THE LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE / SUBDIVISION PLAN WHICH WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPE FEATURES PRESENTED HEREON.
24. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, SIDEWALKS, OPEN SPACE AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. MODIFICATIONS SHALL NOT REDUCE PERIMETER BUILDING SETBACKS FROM PROPERTY LINES AS SHOWN ON THE CDP/TFP.
25. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LARGER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES. FEATURES SUCH AS OPTIONAL ROOMS (TYPICAL LOT LAYOUT), DECKS, PATIOS, CHIMNEYS, STAIRS AND STOODS MAY BE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING. THE STAIRS AND STOODS SHOWN ON THE CDP/TFP ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED. ANY MODIFICATIONS MUST BE DEEMED IN SUBSTANTIAL CONFORMANCE WITH THE CDP/TFP BY THE ZONING ADMINISTRATOR.
26. ADDITIONAL SITE FEATURES SUCH AS SUN ROOMS, GAZEBOS, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED. ANY MODIFICATIONS MUST BE DEEMED IN SUBSTANTIAL CONFORMANCE WITH THE CDP/TFP BY THE ZONING ADMINISTRATOR.
27. THE DEVELOPER RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER DURING CONSTRUCTION OF THIS PROJECT IN ACCORDANCE WITH SECTION B-008.20 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
28. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
29. ALL EASEMENTS IN EXCESS OF 25 FEET IN WIDTH, WHICH VKA, INC. HAS BEEN ADVISED OR IS AWARE OF HAVE BEEN SHOWN.
30. OWNERS RESERVES THE RIGHT TO INSTALL ENTRY GATES AND PERIMETER FENCING WITH THE FINAL SITE PLAN.
31. ALL INTERNAL ROADS WILL BE PRIVATE STREETS WITHIN PUBLIC INGRESS. EGRESS EASEMENTS ON A SEPARATE PARCEL AND WILL BE OWNED AND MAINTAINED BY THE DESIGNATED HOMEOWNER'S ASSOCIATION.
32. THE OPEN SPACE PARCELS SHOWN HEREON SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
33. TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. TMC1177 EFFECTIVE DATE: AUGUST 1, 1997, HAS BEEN INCORPORATED IN THIS CDP/TFP.
34. THE APPLICANT INTENDS TO CONSTRUCT THE TRAIL ALONG RESTON AVENUE.
35. THE 40' SLOPE EASEMENT RECORDED IN D.B.2666 PG.149 CONTAINS THE FOLLOWING VERBAGE AND APPEARS TO STILL BE IN EFFECT:
"SAY EASEMENT DOES NOT CREATE ANY RIGHTS WHATSOEVER IN THE GRANTEE OTHER THAN THE RIGHT TO REDUCE THE GRADE OF SAID LAND AND AT SUCH TIME AS THE FUTURE S GRANTORS, THEIR SUCCESSORS OR ASSIGNS SHALL FURTHER REDUCE THE GRADE OF SAID LAND, THIS EASEMENT SHALL THEREUPON BECOME NULL AND VOID."
FURTHER, GRANITORS RESERVE FULL PROFITS TO THE USE OF THE LAND OVER WHICH THIS EASEMENT IS GRANTED AND THE GRANTING OF SAID EASEMENT SHALL NOT IN ANY MANNER INTERFERE WITH ANY FUTURE DEVELOPMENT THEREOF BY GRANITORS, THEIR SUCCESSORS OR ASSIGNS, INCLUDING THE CHANGING OF THE GRADE OR OTHERWISE."

REQUESTED WAIVERS AND MODIFICATIONS

1. IN ACCORDANCE WITH ARTICLE 13-301 PARAGRAPH 1 A WAIVER OF THE 600 FOOT MAXIMUM LENGTH FOR PRIVATE STREETS IS REQUESTED
2. IN ACCORDANCE WITH ARTICLE 13-304 PARAGRAPH 3 A MODIFICATION OF THE TRANSITIONAL SCREENING AROUND THE CHILD CARE CENTER, EAST, SOUTH AND WEST PROPERTY LINES IS HEREBY REQUESTED TO THAT WHICH IS SHOWN ON THIS PLAN SEE LANDSCAPE NOTES, NOTE 2 AND SCREENING MODIFICATION ON SHEET 4
3. IN ACCORDANCE WITH ARTICLE 13-304 PARAGRAPH 12 A WAIVER OF THE BARRIER REQUIREMENT ALONG THE EAST SIDE OF THE CHILD CARE CENTER IS HEREBY REQUESTED.
4. APPLICANT REQUESTS A WAIVER TO PROVIDE AN ESCROW IN LIEU OF CONSTRUCTION FOR THE TRAILS ALONG LEESBURG PKE, SURGANDLAND ROAD AND STUART ROAD.
5. APPLICANT REQUESTS A WAIVER OF THE LEESBURG PKE. (RTE. 7), SERVICE ROAD

SITE TABULATIONS

EXISTING ZONING:	R-1
PROPOSED ZONING:	PDH-1
TOTAL SITE AREA:	2,140,967 SQ. FT. (100,063.2 SQ. M) OR 49.14085 ACRES (19.88652 HA)
USE:	48 SINGLE FAMILY DETACHED LOTS/DWELLINGS PLUS 1 CHILD CARE CENTER LOT
MAXIMUM DENSITY PERMITTED:	1 DWELLING UNIT PER ACRE (0.4047 HA)
PROVIDED:	1 DWELLING UNIT PER ACRE (0.4047 HA) (SEE BELOW FAR FOR CHILD CARE CENTER)
OPEN SPACE REQUIRED:	258 OR 12.29 ACRES (4.9738 HA)
PROVIDED:	358 OR 17.20 ACRES (6.9608 HA) (1.80 ACRES (0.7285 HA) DEVELOPED)
AREA OF STREET DEDICATION:	20.88 ACRES (0.561 HA)
AREA OF PRIVATE STREET (PARCEL E):	83.27 ACRES (1.3234 HA)
MINIMUM LOT AREA REQUIRED:	N/A
PROVIDED:	16,000 SQ. FT. (1,486 SQ. M.)
AVERAGE LOT AREA PROVIDED:	22,700 SQ. FT. (2,062 SQ. M.)

RESIDENTIAL SETBACKS (SINGLE FAMILY)

MINIMUM LOT WIDTH REQUIRED:	NONE
MINIMUM FRONT YARD REQUIRED:	NONE
PROVIDED:	18' (5.5M)
MINIMUM SIDE YARD REQUIRED:	NONE
PROVIDED:	5' (1.5M)
MINIMUM REAR YARD REQUIRED:	NONE
PROVIDED:	20' (6.1M)

MAXIMUM BUILDING HEIGHT: 35' (10.7M) SINGLE FAMILY DETACHED

SETBACKS (PERMITS)

YARD REQUIREMENTS PERIMETER: (SEE DETAILS THIS SHEET)

NON-RESIDENTIAL SETBACKS (CHILD CARE CENTER)

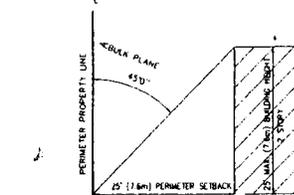
LOT SIZE PROVIDED:	1.14 ACRES (0.48 HA)
MAXIMUM BUILDING HEIGHT:	75' DAY CARE (7.5M) (SEE BULK PLANE DETAIL THIS SHEET)
FAR PERMITTED:	N/A
FAR PROVIDED:	0.189

PARKING TABULATION (SINGLE FAMILY):

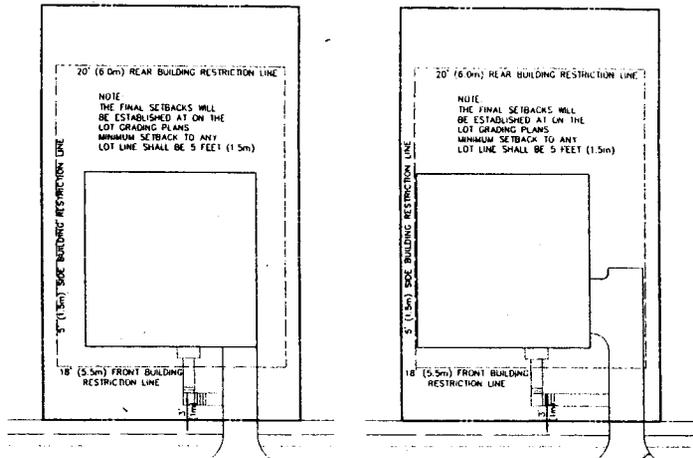
PARKING SPACES REQUIRED (SINGLE FAMILY DETACHED):	96
PARKING SPACES PROVIDED (SINGLE FAMILY DETACHED):	98

PARKING TABULATION (CHILD CARE CENTER):

PARKING SPACES REQUIRED: 29 SPACES (0.16 "PER CHILD" X 180 "CHILDREN")
PROVIDED: 29 SPACES (INCLUDES HANDICAP SPACES)
HANDICAP SPACES REQUIRED: 2 SPACES
PROVIDED: 2 SPACES (VAN SPACES PROVIDED)
LOADING SPACES REQUIRED: N/A



PERIMETER BULK PLANE DETAIL REAR OF CHILD CARE CENTER
NOT TO SCALE



TYPICAL LOT LAYOUTS
NOT TO SCALE

TREE COVER CALCULATIONS:

TOTAL SITE AREA = 2,139,477 SQ. FT. (198,757.41 SQ. M)
 DEDUCTIBLE - 48 LOTS @ 18,500 SQ. FT. (1,723.50 SQ. M) = 890,400 SQ. FT. (82,718.16 SQ. M)
 DEDUCTIBLE (BUILDING FOOTPRINT) = 8,400 SQ. FT. (780 SQ. M)
 ADJUSTED SITE AREA = 1,240,677 SQ. FT. (115,283 SQ. M)
 20% TREE COVER REQUIRED = 248,135 SQ. FT. (23,052 SQ. M)
 EXISTING TREE COVER PERMITTED (41.2%) = 840,000 SQ. FT. (78,036 SQ. M)
 TREE COVER TO BE PLANTED (PARTIAL) = 43,200 SQ. FT. (4,016 SQ. M)
 TREE COVER REQUIREMENTS ARE MET

TREE COVER TO BE PLANTED AS TABULATED HEREIN:

- 50 LARGE DECIDUOUS STREET TREES - 25' (8 CM) TO 3' (8 CM) CALIPER, 250 SQ. FT. EACH (23 SQ. M)
- 38 MEDIUM/LARGE EVERGREEN TREES - 8' (2.5M) HEIGHT, 75 SQ. FT. EACH (7 SQ. M)
- TREE COVER SHOWN ON SHEET 3 OF 5
- 18 TREE COVER SHOWN ON SHEET 4 OF 5 @ DAY CARE AND ENTRY FEATURE
- 48 SHADY TREES - 25' (8 CM) TO 3' (8 CM) CALIPER, 250 SQ. FT. EACH (23 SQ. M)
- 42 FLOWERING TREES - 8' (2.5 M) TO 10' (3 M) HEIGHT, 40 SQ. FT. EACH (4 SQ. M)
- 22 LARGE EVERGREEN TREES - 6' (1.8 M) TO 8' (2.5 M) HEIGHT, 125 SQ. FT. EACH (12 SQ. M)
- 68 MEDIUM EVERGREEN TREES - 6' (1.8 M) TO 8' (2.5 M) HEIGHT, 75 SQ. FT. EACH (7 SQ. M)
- 67 SMALL EVERGREEN TREES - 5' (1.5 M) TO 7' (2 M) HEIGHT, 75 SQ. FT. EACH (7 SQ. M)

LANDSCAPE NOTES:

1. TREE COVER CALCULATIONS INCLUDE INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING FOR THE CHILD CARE CENTER WILL BE PROVIDED TO MEET ZONING ORDINANCE.
2. IN ACCORDANCE WITH THE ZONING ORDINANCE, TRANSITIONAL SCREENING ONE WITH BARRIER D, E OR F IS REQUIRED AROUND THE PERIMETER OF THE CHILD CARE CENTER AS SHOWN ON SHEET 4. THE APPLICANT REQUESTS A WAIVER/MODIFICATION OF THE TRANSITIONAL SCREENING ORDINANCE BY THE BOARD OF SUPERVISORS TO THAT SHOWN ON SHEET 4. THE APPLICANT BELIEVES A TALLER WOOD TREES SCREENED WITH APPROPRIATE PLANT SPACING WILL BETTER SATISFY THE INTENT OF THE ZONING ORDINANCE. THE DECIDUOUS TREES WILL PROVIDE GREATER HEIGHT AND SHADE DURING THE SUMMER MONTHS IN ADDITION TO ADDED FEATURE AND ATTRACTIVE FALL COLOR.

THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVER/MODIFICATION OF THE BARRIER REQUIREMENT.

PRIVATE ROAD NARRATIVE:

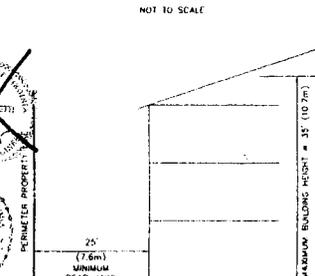
THE PRIVATE ROAD SHALL BE IN THE FORM OF AN EASEMENT RECORDED AS A SEPARATE PARCEL. THE INDIVIDUAL LOT PROPERTY LINES SHALL TERMINATE AT THE PARCEL LINE OF THE PRIVATE ROAD.

MAINTENANCE OF THE PRIVATE ROAD SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. THE FUNDING FOR THE COSTS ASSOCIATED WITH THE MAINTENANCE AND REPAIR/REPLACEMENT OF THE PRIVATE ROAD SHALL BE IN ACCORDANCE WITH THE ASSOCIATION BUDGET WHICH SHALL INCLUDE SPECIFIC BUDGET LINE ITEMS FOR THE PRIVATE ROADS MAINTENANCE AND REPAIR/REPLACEMENT.

IN ADDITION, THE ASSOCIATION DOCUMENTS SHALL CLEARLY STATE THAT THE PRIVATE ROAD IS NOT STATE MAINTAINED, BUT THE SOLE RESPONSIBILITY OF THE ASSOCIATION.

ALL OF THE HOMES (47), INCLUDING HOMES ON THE PUBLIC ROAD, BUT EXCLUDING LOT 48, IN THE GREAT FALLS WOODS COMMUNITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR/REPLACEMENT OF THE PRIVATE ROAD.

PERIMETER SINGLE FAMILY SIDE YARD SETBACK DETAIL
NOT TO SCALE



PERIMETER SINGLE FAMILY REAR YARD SETBACK DETAIL
NOT TO SCALE

THIS SHEET FOR INFORMATION ONLY

VKA
VIRGINIA K&A
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS AND ARCHITECTS
1000 GREENBERRY DRIVE, SUITE 200, FALLS CHURCH, VIRGINIA 22024
(703) 441-1177

GREAT FALLS WOODS
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES, TABULATIONS AND DETAILS

VKA REVISION:

REV. 05/23/2004	REV. 08/27/2005
REV. 01/1/1998	REV. 09/11/1998
REV. 09/11/1998	REV. 06/01/1998
DATE: MARCH 28, 1998	
DES. J.A.	UM. C.A.N.
SCALE: AS SHOWN	
PROJECT/FILE NO. 6093	
SHEET NO. 2 OF 2	

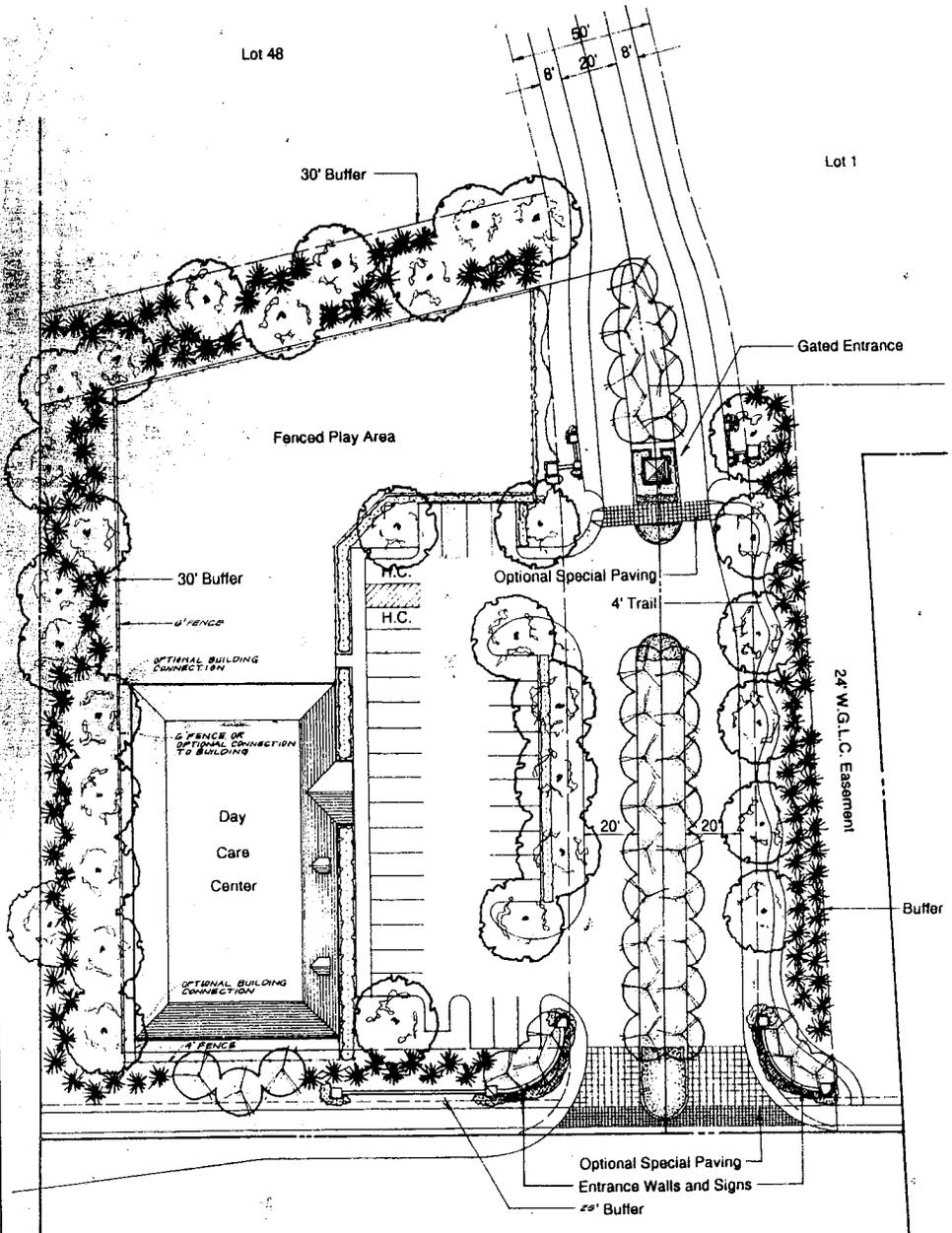
GREAT FALLS WOODS

ENTRANCE AND GATEWAY SKETCH PLAN

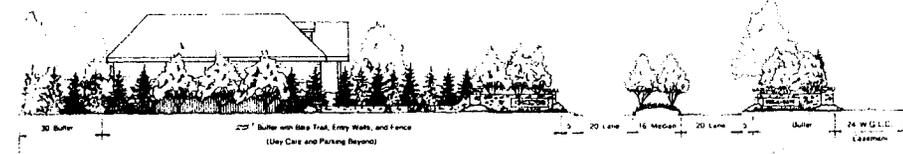
SCALE: 1" = 20'

8/3/98

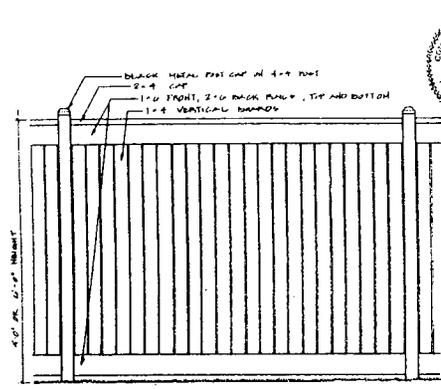
LPDG



Cross Section at Gated Entrance



Cross Section at Main Entrance



Solid Privacy Fence Detail



SYMBOL	PLANT MATERIAL	QUANTITY	SIZE
	SHADE TREE	32	2 1/2" - 3" Cal.
	ORNAMENTAL TREE	34	8' - 10' Ht.
	EVERGREEN TREE	128	8' - 8' Ht.
	SHRUB AND/OR FLOWER MASS	N.A.	N.A.

THIS SHEET FOR INFORMATION ONLY

Rev Jan-23, 2000
 Rev Dec-22, 1998
 Rev Oct-1, 1998
 Rev Sept-1, 1998
 Rev July-31, 1998

ZAPS USER GENERATED REPORT
 ZONING APPLICATION SUMMARY REPORT
 APPLICATION NUMBER: PCA 1998-HM-020

DECISION DATE: 6/5/2006

HEARING BODY: BOS

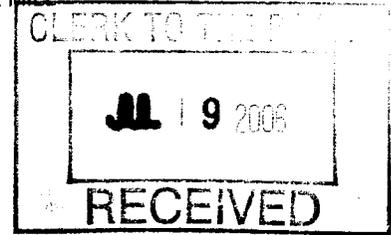
CRD: NO

MAGISTERIAL DISTRICT: HUNTER HILL

APPLICANT NAME CEDAR CHASE AT GREAT FALLS OWNERS ASSOCIATION, INC.

STAFF COORDINATOR: CLEE01

ACTION: APPROVE

**DECISION SUMMARY:**

ON JUNE 5, 2006 SUPERVISOR HUDGINS MOVED APPROVAL OF PC
 A 1998-HM-020, SUBJECT TO THE PROFFERS DATED MAY 16, 20
 06, AND CARRIED BY UNANIMOUS VOTE.

ZONING INFORMATION**EXISTING ZONING**

<u>DISTRICT</u>	<u>AREA</u>
PDH- 1	3.27 ACRES
TOTAL	3.27 ACRES

APPROVED AREA

<u>DISTRICT</u>	<u>AREA</u>
PDH- 1	3.27 ACRES
TOTAL	3.27 ACRES

TAX MAP NUMBERS

011-2- /18/ / -B

PROFFER INFORMATION

PROFFER STATEMENT DATE: 05-16-2006

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
OTHER - GENERAL	01-01-0001	0	N/A	\$	01-01-0001
PREVIOUS PROFFERS REMAIN IN EFFEC	01-01-0001	0	N/A	\$	01-01-0001
OFF-SITE CONTRIBUTION - RECREATION	01-01-0001	0	N/A	\$	01-01-0001

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
APPLICATION FOR ZONING MAP AMENDMENT

RECEIVED
Department of Planning & Zoning
OR PRINT
DEC 23 2005
Zoning Evaluation Division

APPLICATION NO. PCA 1998-HM-020
(Assigned by Staff)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Cedar Chase at Great Falls Owners Association, Inc., the applicant(s), petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia to reclassify from RM-1 to RM-2 the property described below and outlined in red on the Zoning Section Sheet (s) 64-11-2 and 11-2 of the 11-2 District of the County of Fairfax, Virginia. This application proffers accepted in conjunction with RZ 98-HM-020.

PROPERTY DESCRIPTION

1. LEGAL DESCRIPTION: Right-of-Way for Cedar Chase Road (Attached)

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
2.		<u>11-2</u>	<u>B</u>	<u>1.32</u>

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac. or Sq. Ft.)

3. POSTAL ADDRESS OF PROPERTY: (If any)
N/A

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)
Right-of-Way for Cedar Chase Road in southwest quadrant of Leesburg Pike and Reston Avenue approximately 300 south of intersection of Leesburg Pike and Reston Avenue

5. PRESENT USE: private street

6. PROPOSED USE: remove pedestrian trail painted stripes from private street

7. SUPERVISOR DISTRICT: Hunter Mill

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Thomas W. Greeson, Agent
Type or Print Name of Applicant or Agent

Thomas W. Greeson
Signature of Applicant or Agent

1076 Cedar Chase Court, Herndon, VA 20170
Address

Telephone No. 703-444-5332 Home 703-641-4242 Work

Please provide name and telephone number of contact person if different from above.

DO NOT WRITE IN THIS SPACE

Date application received: _____

Application Fee Paid: \$ 4410-

Date application accepted: 1-24-06 Virginia Koffner

Form RZ (10/89)

PCA 2005-0341
JUL 1-27-06

CR# 2419

Board Agenda Item
June 5, 2006

3:30 p.m.

Public Hearing on PCA 1998-HM-020 (Cedar Chase at Great Falls Owners Association, Inc.) to Amend the Proffers for RZ 1998-HM-020 Previously Approved for Residential Development at a Density of 1.0 Dwelling Units Per Acre to Permit the Deletion of a Proffered Trail, Consisting of Right-of-Way on Cedar Chase Road, Located on Approximately 3.27 Acres Zoned PDH-1, Hunter Mill District

The application property is located approx. 300 feet southwest of the intersection of Leesburg Pike and Reston Avenue, Tax Map 011-2 ((18)) B.

PLANNING COMMISSION RECOMMENDATION:

On Wednesday, April 19, 2006, the Planning Commission unanimously voted (Commissioners Byers and Wilson absent from the meeting) to recommend that the Board of Supervisors approve PCA 1998-HM-020, subject to the execution of proffers consistent with those dated April 11, 2006 as revised to reflect that the escrow funds will be used for trail purposes in the area.

ENCLOSED DOCUMENTS:

None. Staff Report previously furnished.

STAFF:

Barbara A. Byron, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

Carrie Lee, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
April 19, 2006
Verbatim Excerpt

PCA 1998-HM-020 - CEDAR CHASE AT GREAT FALLS OWNERS ASSOCIATION, INC.

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. de la Fe.

Commissioner de la Fe: Thank you very much, Mr. Chairman. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION approve PCA 1998-HM-020, subject to the executed proffers dated April 11, 2006, as amended tonight to reflect that the escrow - -

Chairman Murphy: It goes to the Board.

Commissioner de la Fe: Oh, I'm sorry. Yes - - RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 1998-HM-020, SUBJECT TO THE EXECUTED PROFFERS DATED APRIL 11, 2006, AS AMENDED TONIGHT TO INCLUDE REFERENCE TO USE OF THE ESCROW FUNDS TO BE USED FOR OTHER TRAIL PURPOSES IN THE AREA.

Commissioners Alcorn and Lawrence: Second.

Chairman Murphy: Seconded by Mr. Alcorn and Mr. Lawrence. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 1998-HM-020 with the addition of the condition regarding the escrow funds, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

//

(The motion carried unanimously with Commissioners Byers and Wilson absent from the meeting.)

KAD

Board Agenda Item
June 5, 2006

4:00 p.m.

Public Hearing on S01-CW-17CP (Transportation Plan Amendment)

PLANNING COMMISSION RECOMMENDATION:

On Thursday, May 4, 2006, the Planning Commission unanimously voted (Commissioners Hall, Hopkins, Lawrence, and Wilson absent from the meeting) deferred its decision on S01-CW-17CP to Thursday, May 25, 2006. The Commission's recommendation will be forwarded to the Board of Supervisors subsequent to that date.