



FAIRFAX COUNTY

APPLICATION FILED: September 17, 1998
APPLICATION AMENDED: April 14, 1999
PLANNING COMMISSION: May 20, 1999
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

May 5, 1999

STAFF REPORT ADDENDUM

APPLICATION RZ 1998-DR-049

DRANESVILLE DISTRICT

APPLICANT: Ralph B. Evans

PRESENT ZONING: R-3

REQUESTED ZONING: PDH-5

PARCEL(S): 30-1 ((1)) 37, 38, 38B, 39, 41, 42, 42B, 92

ACREAGE: 24.14 acres

DENSITY: 5.96 du/ac

OPEN SPACE: 7.60 acres (31.5 percent)

PLAN MAP: 3-4 du/ac on 14.43 acres
5-8 on 9.71 acres

PROPOSAL: 144 dwelling units consisting of 46 single family detached units, 64 single family attached units, 34 multi-family units (including 18 affordable dwelling units)

REQUESTED WAIVERS: Private street limitation of 600 feet in length; service drive on Dolley Madison Boulevard (Rt. 123); transitional screening and barrier adjacent to Lot 60, between the proposed units and the proposed church parking lot and internally between unit types

STAFF RECOMMENDATIONS:

Staff recommends that RZ 1998-DR-049 be approved subject to the execution of the draft proffers contained in Attachment 1.

Staff further recommends that FDP 1998-DR-048 be approved subject to the Board of Supervisors approval of RZ 1998-DR-049.

Staff further recommends that the requested waiver of the limitation on the length of private streets be granted; that the requested waiver of the service drive requirement on Dolley Madison Boulevard be granted; that the requested modification of transitional screening and barrier requirements adjacent to Lot 60 be granted; and that the requested modification of transitional screening and barriers internal to the property be granted.

Staff further recommends that the requested variance of Par. 8 of Sect. 16-401 to permit the required recreation contribution in a PDH District to be used for Comprehensive Plan trails be denied.

It should be noted that it is not the intent of the 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 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.



BACKGROUND

The March 31, 1999, Staff Report regarding RZ 1998-DR-049, Evans Farm, recommended approval of the rezoning subject to the execution of the draft proffers, approval of the Final Development Plan, and approval of the requested waivers and modifications. Subsequently, the applicant amended the application, changing the requested zoning district from the PDH-8 District to the PDH-5 District. As part of this request, a revised combined Conceptual/Final Development Plan (CDP/FDP) was submitted reflecting a reduction in the proposed unit count from 150 units to 144 units. The revised CDP/FDP also depicted the potential location for a parking lot to serve the needs of the adjacent Lewinsville Presbyterian Church.

The applicant also submitted revisions to the proffers and the CDP/FDP, which reflected other changes to the plan which were undertaken primarily in response to issues raised by the adjacent homeowner's associations. These commitments include provision of a fence along the eastern boundary; a restriction on construction traffic on Enterprise Avenue; use of rodent control techniques prior to demolition; additional erosion and sedimentation controls beyond typical County requirements to protect the pond; employment of additional best management practices beyond those typically resulting from meeting the performance standards specified in the Public Facilities Manual; and, a revision of the layout for the area adjacent to Lewinsville Square. In addition, the applicant's agent submitted a request that the Board of Supervisors approve a variance to Par. 2 of Sect. 6-110 to allow the required \$955 contribution for recreation facilities in the PDH District to be used for the implementation of off-site trails in the McLean area that are included on the Trails Map in the Comprehensive Plan, although the Zoning Ordinance does not permit this contribution to be used for any trails normally required by Article 17, Site Plans, or by the Subdivision Ordinance.

The revised proffers are contained in Attachment 1; a black-lined set showing the changes to the proffer statement is also included in Attachment 1. A reduction of the revised CDP/FDP is included as Attachment 2 and the revised Statement of Justification is in Attachment 3. The letter with regard to the requested variance is included as Attachment 4. Revised affidavits are attached as Attachment 5. A memo from the Department of Housing and Community Development (HCD) is Attachment 6; applicable Zoning Ordinance Provisions for Group 3 Uses and the provisions related to the variance are in Attachment 7; and a locator map is included as Attachment 8.

DISCUSSION

Revised Conceptual/Final Development Plan

Title of CDP/FDP:	Evans Farm
Prepared By:	Huntley, Nyce & Associates, Ltd.
Original and Revision Dates:	July 23, 1998 as revised through April 13, 1999

The following revisions have been made to the CDP/FDP:

- The number of proposed units has been reduced from 150 to 144 overall; the number of attached units has been reduced by four(4) to sixty-four (64); and, the number of multi-family units has been reduced by two (2) to thirty-four (34);
- A forty (40) space parking area adjacent to the Lewinsville Presbyterian Church has been added in an area where four (4) single family attached units were previously shown. These spaces are proposed to be used by the church for overflow parking. This parking area includes a possible tree save area along the current property boundary with the church. A line of evergreen trees is shown on the western edge of the fenced yards for the units along that boundary.
- A brick wall is proposed along the eastern boundary adjacent to the existing homes. A detail of this wall has been added to Sheet 7 of the CDP/FDP. The wall is to be brick, six (6) feet tall, consisting of piers placed approximately ten (10) feet apart with a brick wall in between the piers. The wall portion will be suspended on a lintel so as to preserve the existing vegetation along that boundary to the extent possible.
- A landscaping, pathway and sitting area is proposed on either side of the boundary with Lewinsville Square. This is shown on Sheet 7.

Revised Proffers

In addition, the following additional commitments have been incorporated into the proffers:

- Additional measures to protect the pond are included in the proffers, including erosion and sedimentation controls beyond those required by the Public Facilities Manual and Chapter 104, Erosion and Sedimentation Control, of the County Code; these controls are to be incorporated into the on-site construction practices, subject to the approval of the Director, DPWES.
- Additional water quality measures, or best management practices (BMPs) are to be incorporated into the reconstructed pond, including, but not limited to, forebays, a shelf to be planted with wetland species, mechanical separators in the storm drainage systems, and structures to increase aeration of the water in the pond, subject to the approval of the Director, DPWES. The proposed additional measures for water quality will likely require that modifications or waivers of existing requirements be approved.
- The proffers state that Enterprise Avenue will not be used for construction traffic, except for the construction of the utilities, the wall along the eastern boundary, the pedestrian connection from Enterprise Avenue into Evans Farm, and the improvements to Enterprise Avenue that may be required by the Virginia Department of Transportation.

- The proffers also state that prior to demolition of the existing structures, rodent control measures will be provided.

Affordable Dwelling Units

The Staff Report noted the proposal to have the Affordable Dwelling Unit (ADU) requirement fulfilled through the provision of additional housing units within the bounds of the application property which will be incorporated into the adjacent Lewinsville Retirement Residence. The Department of Housing and Community Development (HCD) has reviewed the proposal and has found the units within the Lewinsville Retirement Residence would qualify as affordable dwelling units. For the purposes of this application, the affordable units are being treated as conventional dwelling units rather than elderly units. Therefore, the proposed option of having the ADU requirement met through an expansion of the Lewinsville Retirement Residence satisfies the provisions of the Affordable Dwelling Unit Program.

Church Parking Lot

As noted above, the revised plan includes a proposed forty (40) space parking lot for the Lewinsville Presbyterian Church. A church is a Group 3 use, which is permitted in the PDH District, provided that it is shown on the conceptual development plan and the final development plan. Pursuant to the Use Limitations specified in Sect. 6-106 of the Zoning Ordinance, the standards for a group use are to be a guide in the consideration of a proposed group use in a PDH District. The applicable standards are found in Sect. 8-303 and Sect. 8-006 and are included as Attachment 7.

The standards in Sect. 8-303 are applicable to all Group 3 uses and staff has determined that the proposal is consistent with those requirements.

Sect. 8-006 includes general standards to which all group uses are subject. Staff has also determined that those requirements are satisfied. It should be noted that, with regard to General Standard Number 5, the proposed layout does not comply with the specific requirements for transitional screening and barrier between a church and single family detached units. A twenty-five foot transitional screening yard is required, along with a barrier. A buffer strip of 14 to 15 feet, planted with evergreens, is shown on the proposed CDP/FDP between the proposed parking lot and the closest dwelling units, single family attached units. In addition, the privacy walls around the rear yards is shown to be connected across the alley between the proposed townhome units. Staff has concluded that this buffering along with the garden wall or privacy fence around the yards of the townhomes is appropriate, in this instance. Therefore, a modification of the transitional screening yard requirements is appropriate.

Proposed Variance Regarding Trails

The applicant has proposed that the recreation facilities required in the PDH District be provided off-site through a contribution of \$955 per dwelling unit to be used to provide

recreation facilities in the McLean area. In this instance, the applicant would prefer to have that money used for the provision of trails in the McLean area, including land acquisition for such trails. The agent for the applicant has verbally stated that the trails shown on the Trails Map in the Comprehensive Plan for the Pimmit Run Stream Valley would the trails to be constructed.

However, Sect. 16-404 of the Ordinance states that the required recreation facilities cannot be used for trails shown on the Comprehensive Plan. This text was contained in Appendix 13 of the March 31, 1999, Staff Report and discussed in the Staff Report analysis. The discussion and conclusion remain relevant to the amended application since the only difference is that the PDH-5 has a maximum density of five (5) dwelling units to the acre (du/ac), adjusted to six (6) du/ac for ADU developments. The proposed 5.96 du/ac density is within the adjusted range.

Par. 8 of Sect. 16-401 allows the Board of Supervisors, in approving a conceptual development plan, to approve a variance to the strict application of specific zoning district regulations whenever the strict application would inhibit or frustrate the purpose and intent of for establishing the zoning district and when such variance would promote and comply with the standards applicable to all P-Districts found in Part 1 of Article 16. (Attachment 7)

Staff concurs with the assertion in Attachment 4, the letter requesting the variance, that the primary purpose for the restriction that trails shown on the Comprehensive Plan do not qualify as recreation facilities is to ensure that credit is not taken for trails that are a requirement of Article 17, Site Plans, or of the subdivision ordinance. However, staff has also determined that the strict application of this provision would not frustrate or inhibit the purpose or intent of establishing the PDH-5 district requested in this instance, which is a standard for approval of such a variance. Therefore, staff does not recommend that the requested variance be approved.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The amended application and companion revisions to the proffers and CDP/FDP do not affect staff's original conclusions as recorded in the Staff Report of March 31, 1999.

Recommendations

Staff recommends that RZ 1998-DR-049 be approved subject to the execution of the draft proffers contained in Attachment 1.

Staff further recommends that FDP 1998-DR-048 be approved subject to the Board of Supervisors approval of RZ 1998-DR-049.

Staff further recommends that the requested waiver of the limitation on the length of private streets be granted; that the requested waiver of the service drive requirement on Dolley Madison Boulevard be granted; that the requested modification of transitional screening and barrier requirements adjacent to Lot 60 be granted; and that the requested modification of transitional screening and barriers internal to the property be granted.

Staff further recommends that the requested variance of Par. 8 of Sect. 16-401 to permit the required recreation contribution in a PDH District to be used for Comprehensive Plan trails be denied.

It should be noted that it is not the intent of the 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 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.

ATTACHMENTS

1. Draft Proffer Statement
2. Reduction of the CDP/FDP
3. Amended Statement of Justification
4. Letter Requesting a Variance pursuant to Par. 8 of Sect. 16-401
5. Affidavit
6. Comment of the Department of Housing and Community Development (HCD)
7. Zoning Ordinance Standards for a Category 3, Church Use and Par. 8 of Sect. 16-401
8. Locator Map

PROFFERS
RZ 1998-DR-049
DATED: APRIL 28, 1999

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950 as amended, the undersigned Applicant/Owner for both themselves and their successors and assigns (hereinafter "Applicant"), file for a zoning map amendment and final development plan approval for property identified as Tax Map Reference 30-1((1)) 37, 38, 38B, 39, 41, 42, 42B and 92 (Subject Property) and hereby agree to the following proffers, provided the Fairfax County Board of Supervisors (the Board) approves the rezoning of the Subject Property to the PDH-5 zoning district:

1. Development Plan

1.1 Development of the Subject Property shall be in substantial conformance with the CDP/FDP, prepared by Huntley, Nyce, & Associates, dated July 23, 1998, revised through _____, consisting of seven sheets.

1.2 Pursuant to paragraph 4 of Section 16-403 of the Ordinance, minor modifications of the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant may revise the width or depth of lots and units shown on the CDP/FDP without requiring approval of an amendment to the CDP/FDP or a proffer interpretation, provided that such changes are in conformance with the Ordinance, are in substantial conformance with the CDP/FDP, and do not increase the total number of units, decrease the amount of open space, except as provided in paragraph 5.2, below, or decrease the ratio of parking spaces per unit.

2. Transportation

2.1 The Applicant shall construct public street and entrance improvements on Dolley Madison Boulevard (Route 123) as approved by VDOT and DPWES and shown conceptually on the attached CDP/FDP; these improvements shall include right and left hand turn lanes and acceleration lanes at the project's entrances. The Applicant shall also dedicate in fee simple to the Board the land area 35 feet from the centerline of Chain Bridge Road (Route 3547) for right-of-way purposes and construct frontage improvements, as approved by VDOT and DPWES at the time of final site plan/subdivision approval.

2.2 Prior to the approval of the final subdivision, the Applicant shall provide a monetary contribution for the entire cost of the installation of a traffic signal on Chain Bridge Road (Route 3547) at a location between Westmoreland Street and Great Falls Road. The amount of such contribution shall be approved by DPWES. Upon the issuance of the final residential use permit within the project, the Applicant will conduct a warrant study for such traffic signal and submit the study to VDOT and DPWES. If traffic warrants are not met to justify the installation of subject traffic signal at the time of bond release, the contribution shall become available for use by Fairfax County for traffic improvements in the McLean area.

3. Affordable Dwelling Unit Program

3.1 The Applicant shall comply with the Affordable Dwelling Unit (ADU) program as set forth in Part 8 of Article 2 of the Fairfax County Zoning Ordinance. The number of ADUs to be provided may be reduced by the Applicant based on the adoption of a future amendment to the provisions of the ADU Ordinance. The Applicant, at his sole discretion, may elect to pursue an alternative to satisfy this Ordinance requirement. Alternatives may include a proposal that is reviewed and approved administratively by the Zoning Administrator, or the approval of a modification by the Affordable Dwelling Unit Advisory Board. Should either of these alternatives be approved, the Applicant may implement that approval without the necessity of an amendment to the CDP/FDP or these proffers, provided such is in substantial conformance with the CDP/FDP. Should the Applicant construct ADU's on-site, the affordable dwelling unit requirement shall be satisfied with the provision of multi-family dwelling units which shall be distributed in at least two of the three mutli-family buildings shown on the CDP/FDP.

4. Erosion and Sediment Control and Stormwater Management

4.1 In order to minimize siltation in the pond on the Evans Mill Pond property, the applicant shall provide additional erosion and sediment control measures over and above those required by the Public Facilities Manual (PFM) subject to the approval of the Director of DPWES. These enhancements may include the location of additional sediment control measures at one or more of the following locations: around the existing pond on the Property, between the pond and the pipe located under Route 123, and between the pipe under Route 123 and the stormwater management pond located on the Evans Mill Pond property. If siltation occurs in the Evans Mill Pond stormwater management pond as a result of development of the Property, the Applicant will, at its expense, remove the siltation prior to the release of the Applicant's Conservation Bond.

4.2 The Applicant shall provide on-site stormwater management and Best Management Practices (BMPs) in accord with the requirements of the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance. The farm pond existing on the Subject Property shall be modified to accommodate these facilities as required by DPWES. The Applicant may drain and reconstruct the farm pond and/or enlarge the area of the pond, provided such enlargement shall not conflict with the tree save designations shown on the CDP/FDP and provided that, to the maximum extent possible, the character of the existing pond shall be retained. Appropriate materials will be planted to supplement the existing vegetation around the pond in compliance with the "Interim Policy Regarding Tree Preservation and Planting In and Around Stormwater Management Ponds" adopted by the Board on March 8, 1999.

4.3 The applicant shall provide additional water-quality protection measures over and above those required by the PFM subject to the approval of the Director of DPWES. These measures may include, but are not limited to one of the following: installation of forebays, creation of a shallow shelf planted with wetland species under the permanent pool of the pond, use of mechanical separators in the storm drainage system, and/or creation of water falling situations to increase oxygen in the water.

5. Streets and Parking

5.1 The Applicant shall construct private streets in conformance with the Public Facilities Manual, except that the following minimum road widths may be allowed as listed on the CDP/FDP subject to the approval of the Director of DPWES: 18-foot wide travelways; 14-foot wide pavement in alleys; and eight-foot wide parallel parking lanes. Walkways shall be provided in the general locations depicted on the CDP/FDP.

5.2 The Applicant may increase the number of parking spaces above the number shown on the CDP/FDP, provided that the addition of parking spaces does not 1) decrease the total percentage of open space provided within the project below 31 percent; 2) affect any tree save areas; or 3) reduce the total number of trees to be planted.

5.3 If a cul-de-sac at the end of Enterprise Avenue is provided on the final site plan/subdivision plan, the reconfiguration of lots shall be in substantial conformance with the CDP/FDP.

5.4 Should Tax Map Parcel 30-3((1))-60 be subdivided, then access to the private streets on the Subject Property will be allowed only if the entire parcel becomes subject to a recorded declaration that requires a per unit pro rata contribution for private street maintenance and that imposes the same architectural standards as those restricting the Property in these proffers. In addition, the Applicant will provide the owner of the above-referenced lot with access to the private streets for the existing single family residence only, provided that the owner of the lot submits a written request for access to the Applicant, prior to the Applicant's submission of a site plan/subdivision to the County DPWES. The Applicant shall provide written notice to the owner of the above-referenced parcel offering such access at least 30 days prior to the first submission of the site plan/subdivision.

5.5 Although the streets within the project will be private, all pedestrian areas within the project shall remain open to the general public.

5.6 The Applicant shall provide trash receptacles at the two bus stops on Chain Bridge Road which shall be maintained and emptied by the homeowners' association.

6. Tree Preservation

6.1 For the purpose of maximizing tree preservation, the Applicant shall prepare a tree preservation plan. The tree preservation plan shall be reviewed by the Urban Forestry Branch of DPWES as part of the first submission of the site plan or subdivision plan, and prior to the demolition of any existing structures. This plan shall provide for the preservation of specific trees as shown on the CDP/FDP. The Urban Forestry Branch may require modifications to the grading plan to the extent said modifications do not alter the number of dwelling units shown on the CDP/FDP, reduce the size of the units, or require the installation of retaining walls greater than two feet in height.

A. The tree preservation plan shall include a tree survey prepared by an arborist certified by the International Society of Arboriculture, showing the locations, size, species and approximate dripline of all the existing trees as shown on the CDP/FDP. The tree preservation plan shall include a condition analysis performed by a certified arborist, using the methods described in the latest edition of the "Guide for Plant Appraisal," published by the International Society of Arboriculture. This information shall be provided on the tree preservation plan.

B. After completion of the tree survey and condition analysis, the certified arborist shall consult with the Applicant's design engineer to determine the appropriate placement for homes on the lots in order to maximize tree preservation. The limits of clearing and grading will be determined at this time to minimize tree root disturbance. The tree preservation plan shall be submitted with, and become a part of, the site plan or subdivision plan and the overlot grading plans, whichever is appropriate. The placement of all utilities, both public and private, shall be considered prior to the submission of the tree preservation plan.

6.2 Tree healthcare measures shall be a part of the tree preservation plan. Specific tree preservation activities such as root pruning, vertical and horizontal mulching, mycorrhizae treatment and crown maintenance shall be required where existing trees will be heavily impacted by construction activities.

6.3 The location of trees identified as candidates for transplanting shall be noted on the tree preservation plan and will be coordinated with the Urban Forestry Branch. Trees identified for transplanting shall be moved prior to the commencement of any clearing or demolition activities. If necessary, the transplanting may occur after the initial stages of clearing, if this is appropriate, but must commence immediately thereafter. Transplanted trees and shrubs may be substituted for landscaping shown on the development plan. The tree preservation plan must also contain a description of how the transplanted trees will be cared for both during storage, if applicable, and after final planting.

6.4 All trees shown to be preserved on the tree preservation plan shall be protected by fencing a minimum of four feet in height during construction. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any work being conducted on the site, including the demolition of any existing structures. The tree preservation plan may call for special tree protection measures where individual trees or groups of trees will be impacted on more than two sides. The certified arborist shall monitor the installation of the tree protection fencing and verify in writing that it has been installed prior to the demolition of any existing structures. In addition, the certified arborist shall monitor the construction work and tree preservation efforts in order to ensure that the commitments made on the tree preservation plan are fulfilled.

6.5 The demolition of existing structures shall be conducted in such a manner as to minimize the impact on individual trees and groups of trees to be preserved.

7. Architecture and Landscaping

7.1 The illustrative architectural drawings attached hereto as Exhibit A are provided to show the design intent of the proposed single-family, townhouse and multi-family buildings. The front elevations shall be generally consistent in character and quality with the illustrations. Specific features, such as the exact location and size of windows, doors, shutters and roofline are subject to modification with final engineering and architectural design. The applicant may also substitute different elevations provided that the new elevations are generally consistent in terms of character and quality with the illustrations as determined by the Director of DPWES.

7.2 The side and rear elevations of the single-family, townhouse, and multi-family buildings shall be constructed primarily with the same material as the front elevations and shall generally be consistent with the quality and character of the illustrations.

7.3 The typical foundation planting plans shown on the CDP/FDP are illustrative in nature. The final foundation planting plans shall be generally consistent in character and quality with the typical illustrations.

7.4 Street trees shall be planted in the general locations shown on the CDP/FDP. Trees to be planted in tree wells as shown on the CDP/FDP will be provided with the minimum planting areas established in the Public Facilities Manual. Design of tree wells shall be approved by the Urban Forestry Branch.

7.5 The Applicant shall construct a wall along the eastern boundary of the Property as shown on the CDP/FDP.

7.6 The Applicant shall provide landscaping adjacent to the Lewinsville Square townhouses as shown on the CDP/FDP.

8. Open Space and Recreation

8.1 Two of the existing structures identified on the CDP/FDP as the Millhouse and Stonehouse shall be preserved, provided that alterations may be made for accessibility, safety, and structural integrity. The Stonehouse may, at the Applicant's discretion, be converted to meeting room or office for an on-site community manager.

8.2 All open space areas, including the existing farm pond, Millhouse, and Stonehouse shown on the CDP/FDP shall be dedicated and conveyed to the homeowners' association. Applicant shall restore areas disturbed for placement of utilities, if different from that shown on the CDP/FDP, as determined by DPWES.

8.3 The existing farm pond and Millhouse shall be accessible to both the residents of the Subject Property and the general public during daylight hours at a minimum and any other times as determined by the homeowners' association.

8.4 The Applicant shall make a monetary contribution to the Fairfax County Park Authority of \$955.00 per dwelling unit for recreation improvements within the McLean area prior to the issuance of a building permit for each unit. If the Board approves a variance pursuant to Section 16-401(8)(B), these funds may be designated for the acquisition and construction of trails in the McLean area.

8.5 The Applicant shall grant a public access trail easement for the trail along Dolley Madison Boulevard for those portions located on the Subject Property.

9. Noise Reduction

9.1 Applicant shall use building materials with characteristics to achieve a minimum average interior noise level of 45 dBA Ldn for all units (if any) located within the projected 65-70 dBA Ldn highway noise impact area for Dolley Madison Boulevard (Route 123) and Chain Bridge Road (Route 3547).

1. All units located between the 65-70 dBA Ldn highway noise impact contours (For Dolley Madison Boulevard: 65 dBA Ldn - 250 feet from centerline; 70 dBA Ldn - 120 feet from centerline and for Chain Bridge Road 65 dBA Ldn - 125 feet from centerline; 70 dBA Ldn - 60 feet from centerline) may achieve the average interior noise levels using the following acoustical techniques:

- A. Exterior walls shall have a laboratory STC rating of a least 39.
- B. Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than twenty percent (20%) of any facade, they shall have the same laboratory STC as walls.
- C. Measures to seal and caulk between exterior wall surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

2. As an alternative, the Applicant may submit to the Department of Planning and Zoning (DPZ) and DPWES an acoustical engineering study which will specify those building materials to be used to ensure that building interior sound levels will not be in excess of 45 dBA Ldn for all of those residential units delineated on the CDP/FDP within the above-referenced areas. The study methodology shall be acceptable to DPZ.

3. In order to reduce exterior noise levels in affected rear and/or side yards to 65 dBA Ldn or less, one or more noise barrier shall be provided. Barrier(s) shall be of a height sufficient to break all lines of sight between a line eight feet above the centerline of the highway and a plane six feet above the ground in the affected outdoor recreation areas. The barrier(s) shall be architecturally solid from the ground up and shall contain no gaps. The Applicant may use gates between garage units as sound mitigation, provided that gates are flush with a step on the interior of the lot and the gates swing out towards an alley. A berm,

architecturally solid wall, or berm and wall combination may be used to provide the required level of noise mitigation. The Applicant may incorporate privacy fencing within the noise barrier, provided that such fencing will meet the above guidelines.

10. Energy Efficiency

10.1 All homes on the Subject Property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by DPWES for either electric or gas energy systems, as applicable.

11. Use of Garages

11.1 Garages will be used only for the purposes that will not interfere with the intended purpose of a garage, which is the parking of vehicles and the location of certain utilities. A restrictive covenant to that effect running to the homeowners' association and Fairfax County, approved by the County Attorney, shall be recorded among the land records of the Fairfax County in conjunction with or prior to the Deed of Dedication and Subdivision.

12. Construction

12.1 In general, construction access from Enterprise Avenue shall be prohibited; however, construction access from Enterprise Avenue shall be allowed for the construction of utility lines and pedestrian trails that connect to Enterprise Avenue, the construction of a wall between the Property and Broyhill Estates, and any improvements to Enterprise Avenue required by VDOT shall be permitted.

12.2 The Applicant shall provide rodent control through extermination in and around all existing structures prior to their demolition.

13. Homeowners' Association and Disclosures

13.1 The Applicant shall form a homeowners' association for the Subject Property, as approved by the County Attorney. All open space, as shown on the Final Development Plan, shall be conveyed to the association at the time of subdivision.

13.2 Prior to entering into any contract of sale, prospective purchasers of homes within the Subject Property shall be notified in writing by the future homeowners' association of 1) the maintenance of the private streets, stormwater management and BMP facilities and the adjacent open space area; 2) accessibility of the pond, Millhouse, and pedestrian areas for the general public, as set forth herein; 3) potential access for Parcel 60 as specified in paragraph 5.4, above; and 4) the requirement of the homeowner's association to maintain the trail around the pond and the trash receptacles at the bus stops along Chain Bridge Road. The Applicant shall require that purchasers acknowledge receipt of this information in writing. A covenant, setting forth the maintenance responsibility of the private streets, trash receptacles, stormwater management and BMP facilities, and accessibility of the farm pond, Millhouse, and pedestrian areas for the

general public, by the homeowners' association shall be recorded among the land records of Fairfax County. Each deed of conveyance shall expressly contain these disclosures.

TITLE OWNER
PARCEL 30-1-((1))-38B

EVANS FARM INN CORP.

By: _____
Ralph B. Evans,
President

TITLE OWNER
PARCELS 30-1-((1))-37, 38,39, 41, 42, and 92

EVANS SOUTH LIMITED PARTNERSHIP
By: FIRST VIRGINIA BANK, TRUSTEE

By: _____
Charles J. Connor, Jr.,
Vice President and Senior Trust Officer

CONTRACT PURCHASER

WEST*GROUP MANAGEMENT LLC

BY: _____
Kathryn A. MacLane,
Executive Vice President

124652v15

PROFFERS
RZ 1998-DR-049
DATED: APRIL ~~12~~ 28, 1999

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950 as amended, the undersigned Applicant/Owner for both themselves and their successors and assigns (hereinafter "Applicant"), file for a zoning map amendment and final development plan approval for property identified as Tax Map Reference 30-1((1)) 37, 38, 38B, 39, 41, 42, 42B and 92 (Subject Property) and hereby agree to the following proffers, provided the **Fairfax County** Board of Supervisors (**the Board**) approves the rezoning of the Subject Property to the PDH-5 zoning district:

1. Development Plan

1.1 Development of the Subject Property shall be in substantial conformance with the CDP/FDP, prepared by Huntley, Nyce, & Associates, dated July 23, 1998, revised through _____, consisting of seven sheets.

1.2 Pursuant to paragraph 4 of Section 16-403 of the Ordinance, minor modifications of the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant may revise the width or depth of lots and units shown on the CDP/FDP without requiring approval of an amendment to the CDP/FDP or a proffer interpretation, provided that such changes are in conformance with the Ordinance, are in substantial conformance with the CDP/FDP, and do not increase the total number of units, decrease the amount of open space, except as provided in paragraph 5.2, below, or decrease the ratio of parking spaces per unit.

2. Transportation

2.1 The Applicant shall construct public street and entrance improvements on Dolley Madison Boulevard (Route 123) as approved by VDOT and DPWES and shown conceptually on the attached CDP/FDP; these improvements shall include right and left hand turn lanes and acceleration lanes at the project's entrances. The Applicant shall also dedicate **in fee simple to the Board the** land area 35 feet from the centerline of Chain Bridge Road (Route 3547) for right-of-way purposes and construct frontage improvements, as approved by VDOT and DPWES at the time of final site ~~plan~~ **plan/subdivision** approval.

2.2 Prior to the approval of the final subdivision, the Applicant shall provide a monetary contribution for the entire cost of the installation of a traffic signal on Chain Bridge Road (Route 3547) at a location between Westmoreland Street and Great Falls Road. The amount of such contribution shall be approved by DPWES. Upon the issuance of the final residential use permit within the project, the Applicant will conduct a warrant study for such traffic signal and submit the study to VDOT and DPWES. If traffic warrants are not met to justify the installation of subject traffic signal at the time of bond release, the contribution shall become available for use by Fairfax County for traffic improvements in the McLean area.

3. Affordable Dwelling Unit Program

3.1 The Applicant shall comply with the Affordable Dwelling Unit (ADU) program as set forth in Part 8 of Article 2 of the Fairfax County Zoning Ordinance. The number of ADUs to be provided may be reduced by the Applicant based on the adoption of a future amendment to the provisions of the ADU Ordinance. The Applicant, at his sole discretion, may elect to pursue an alternative to satisfy this Ordinance requirement. Alternatives may include a proposal that is reviewed and approved administratively by the Zoning Administrator, or the approval of a modification by the Affordable Dwelling Unit Advisory Board. Should either of these alternatives be approved, the Applicant may implement that approval without the necessity of an amendment to the CDP/FDP or these proffers, provided such is in substantial conformance with the CDP/FDP. Should the Applicant construct ADU's on-site, the affordable dwelling unit requirement shall be satisfied with the provision of multi-family dwelling units which shall be distributed in at least two of the three mutli-family buildings shown on the CDP/FDP.

4. Stormwater Pond Erosion and Sediment Control and Stormwater Management

4.1 In order to minimize siltation in the pond on the Evans Mill Pond property, the applicant shall provide additional erosion and sediment control measures over and above those required by the Public Facilities Manual (PFM) subject to the approval of the Director of DPWES. These enhancements may include the location of additional sediment control measures at one or more of the following locations: around the existing pond on the Property, between the pond and the pipe located under Route 123, and between the pipe under Route 123 and the stormwater management pond located on the Evans Mill Pond property. If siltation occurs in the Evans Mill Pond stormwater management pond as a result of development of the Property, the Applicant will, at its expense, remove the siltation prior to the release of the Applicant's Conservation Bond.

4.2 The Applicant shall provide on-site stormwater management and Best Management Practices (BMPs) in accord with the requirements of the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance. The farm pond existing on the Subject Property shall be modified to accommodate these facilities as required by DPWES. The Applicant may drain and reconstruct the farm pond and/or enlarge the area of the pond, provided such enlargement shall not conflict with the tree save designations shown on the CDP/FDP and provided that, to the maximum extent possible, the character of the existing pond shall be retained. Appropriate materials will be planted to supplement the existing vegetation around the pond in compliance with the "Interim Policy Regarding Tree Preservation and Planting In and Around Stormwater Management Ponds" adopted by the Board of Supervisors on ~~March 8, 1999~~ on March 8, 1999.

4.3 The applicant shall provide additional water-quality protection measures over and above those required by the PFM subject to the approval of the Director of DPWES. These measures may include, but are not limited to one of the following: installation of forebays, creation of a shallow shelf planted with wetland species under the

permanent pool of the pond, use of mechanical separators in the storm drainage system, and/or creation of water falling situations to increase oxygen in the water.

5. Streets and Parking

5.1 The Applicant shall construct private streets in conformance with the Public Facilities Manual, except that the following minimum road widths may be allowed as listed on the CDP/FDP subject to the approval of the Director of DPWES: 18-foot wide travelways; 14-foot wide pavement in alleys; and eight-foot wide parallel parking lanes. Walkways shall be provided in the general locations depicted on the CDP/FDP.

5.2 The Applicant may increase the number of parking spaces above the number shown on the CDP/FDP, provided that the addition of parking spaces does not 1) decrease the total percentage of open space provided within the project below 31 percent; 2) affect any tree save areas; or 3) reduce the total number of trees to be planted.

5.3 If a cul-de-sac at the end of Enterprise Avenue is provided on the final site plan/subdivision plan, the reconfiguration of lots shall be in substantial conformance with the CDP/FDP.

5.4 Should Tax Map Parcel 30-3((1))-60 be subdivided, then access to the private streets on the Subject Property will be allowed only if the entire parcel becomes subject to a recorded declaration that requires a per unit pro rata contribution for private street maintenance and that imposes the same architectural standards as those restricting the Property in these proffers. In addition, the Applicant will provide the owner of the above-referenced lot with access to the private streets for the existing single family residence only, provided that the owner of the lot submits a written request for access to the Applicant, prior to the Applicant's submission of a site ~~plan to the County DPWES.~~ plan/subdivision to the County DPWES. The Applicant shall provide written notice to the owner of the above-referenced parcel offering such access at least 30 days prior to the first submission of the site plan/subdivision.

5.5 Although the streets within the project will be private, all pedestrian areas within the project shall remain open to the general public.

5.6 The Applicant shall provide trash receptacles at the two bus stops on Chain Bridge Road which shall be maintained and emptied by the homeowners' association.

6. Tree Preservation

6.1 For the purpose of maximizing tree preservation, the Applicant shall prepare a tree preservation plan. The tree preservation plan shall be reviewed by the Urban Forestry Branch of DPWES as part of the first submission of the site plan or subdivision plan, and prior to the demolition of any existing structures. This plan shall provide for the preservation of specific quality trees or stands of trees as shown on the CDP/FDP without precluding the

~~development of a typical home on each of the lots~~ trees as shown on the CDP/FDP. The Urban Forestry Branch may require modifications to the grading plan to the extent said modifications do not alter the number of dwelling units shown on the CDP/FDP, reduce the size of the units, or require the installation of retaining walls greater than two feet in height.

A. The tree preservation plan shall include a tree survey prepared by an arborist certified by the International Society of Arboriculture, showing the locations, size, species and approximate dripline of all the existing trees as shown on the CDP/FDP. The tree preservation plan shall include a condition analysis performed by a certified arborist, using the methods described in the latest edition of the "Guide for Plant Appraisal," published by the International Society of Arboriculture. This information shall be provided on the tree preservation plan.

B. After completion of the tree survey and condition analysis, the certified arborist shall consult with the Applicant's design engineer to determine the appropriate placement for homes on the lots in order to maximize tree preservation. The limits of clearing and grading will be determined at this time to minimize tree root disturbance. The tree preservation plan shall be submitted with, and become a part of, the site plan or subdivision plan and the overlot grading plans, whichever is appropriate. The placement of all utilities, both public and private, shall be considered prior to the submission of the tree preservation plan.

6.2 Tree healthcare measures shall be a part of the tree preservation plan. Specific tree preservation activities such as root pruning, vertical and horizontal mulching, mycorrhizae treatment and crown maintenance shall be required where existing trees will be heavily impacted by construction activities.

6.3 The location of trees identified as candidates for transplanting shall be noted on the tree preservation plan and will be coordinated with the Urban Forestry Branch. Trees identified for transplanting shall be moved prior to the commencement of any clearing or demolition activities. If necessary, the transplanting may occur after the initial stages of clearing, if this is appropriate, but must commence immediately thereafter. Transplanted trees and shrubs may be substituted for landscaping shown on the development plan. The tree preservation plan must also contain a description of how the transplanted trees will be cared for both during storage, if applicable, and after final planting.

6.4 All trees shown to be preserved on the tree preservation plan shall be protected by fencing a minimum of four feet in height during construction. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any work being conducted on the site, including the demolition of any existing structures. The tree preservation plan may call for special tree protection measures where individual trees or groups of trees will be impacted on more than two sides. The certified arborist shall monitor the installation of the tree protection fencing and verify in writing that it has been installed prior to the demolition of any existing structures. In addition, the certified arborist shall monitor the construction work and tree preservation efforts in order to ensure that the commitments made on the tree preservation plan are fulfilled.

6.5 The demolition of existing structures shall be conducted in such a manner as to minimize the impact on individual trees and groups of trees to be preserved.

7. Architecture and Landscaping

7.1 The illustrative architectural drawings attached hereto as Exhibit A are provided to show the design intent of the proposed single-family, townhouse and multi-family buildings. The front elevations shall be generally consistent in character and quality with the illustrations. Specific features, such as the exact location and size of windows, doors, shutters and roofline are subject to modification with final engineering and architectural design. The applicant may also substitute different elevations provided that the new elevations are generally consistent in terms of character and quality with the illustrations as determined by the Director of DPWES.

7.2 The side and rear elevations of the single-family, townhouse, and multi-family buildings shall be constructed primarily with the same material as the front elevations and shall generally be consistent with the quality and character of the illustrations.

7.3 The typical foundation planting plans shown on the CDP/FDP are illustrative in nature. The final foundation planting plans shall be generally consistent in character and quality with the typical illustrations.

7.4 Street trees shall be planted in the general locations shown on the CDP/FDP. Trees to be planted in tree wells as shown on the CDP/FDP will be provided with the minimum planting areas established in the Public Facilities Manual. Design of tree wells shall be approved by the Urban Forestry Branch.

7.5 The Applicant shall construct a wall along the eastern boundary of the Property as shown on the CDP/FDP.

7.6 The Applicant shall provide landscaping adjacent to the Lewinsville Square townhouses as shown on the CDP/FDP.

8. Open Space and Recreation

8.1 Two of the existing structures identified on the CDP/FDP as the Millhouse and Stonehouse shall be preserved, provided that alterations may be made for accessibility, safety, and structural integrity. The Stonehouse may, at the Applicant's discretion, be converted to meeting room or office for an on-site community manager.

8.2 All open space areas, including the existing farm pond, Millhouse, and Stonehouse shown on the CDP/FDP shall be dedicated and conveyed to the homeowners' association. Applicant shall restore areas disturbed for placement of utilities, if different from that shown on the CDP/FDP, as determined by DPWES.

8.3 The existing farm pond and Millhouse shall be accessible to both the residents of the Subject Property and the general public during daylight hours at a minimum and any other times as determined by the homeowners' association.

8.4 The Applicant shall make a monetary contribution to the Fairfax County Park Authority of \$955.00 per dwelling unit for recreation improvements within the McLean area prior to the issuance of a building permit for each unit. **If the Board approves a variance pursuant to Section 16-401(8)(B), these funds may be designated for the acquisition and construction of trails in the McLean area.**

8.5 The Applicant shall grant a public access trail easement for the trail along Dolley Madison Boulevard for those portions located on the Subject Property.

9. Noise Reduction

9.1 Applicant shall use building materials with characteristics to achieve a minimum average interior noise level of 45 dBA Ldn for all units (if any) located within the projected 65-70 dBA Ldn highway noise impact area for Dolley Madison Boulevard (Route 123) and Chain Bridge Road (Route 3547).

1. All units located between the 65-70 dBA Ldn highway noise impact contours (For Dolley Madison Boulevard: 65 dBA Ldn - 250 feet from centerline; 70 dBA Ldn - 120 feet from centerline and for Chain Bridge Road 65 dBA Ldn - 125 feet from centerline; 70 dBA Ldn - 60 feet from centerline) may achieve the average interior noise levels using the following acoustical techniques:

- A. Exterior walls shall have a laboratory STC rating of a least 39.
- B. Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than twenty percent (20%) of any facade, they shall have the same laboratory STC as walls.
- C. Measures to seal and caulk between exterior wall surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

2. As an alternative, the Applicant may submit to the Department of Planning and Zoning (DPZ) and DPWES an acoustical engineering study which will specify those building materials to be used to ensure that building interior sound levels will not be in excess of 45 dBA Ldn for all of those residential units delineated on the CDP/FDP within the above-referenced areas. The study methodology shall be acceptable to DPZ.

3. In order to reduce exterior noise levels in affected rear and/or side yards to 65 dBA Ldn or less, one or more noise barrier shall be provided. Barrier(s) shall be of a height sufficient to break all lines of sight between a line eight feet above the centerline of the

highway and a plane six feet above the ground in the affected outdoor recreation areas. The barrier(s) shall be architecturally solid from the ground up and shall contain no gaps. The Applicant may use gates between garage units as sound mitigation, provided that gates are flush with a step on the interior of the lot and the gates swing out towards an alley. A berm, architecturally solid wall, or berm and wall combination may be used to provide the required level of noise mitigation. The Applicant may incorporate privacy fencing within the noise barrier, provided that such fencing will meet the above guidelines.

10. Energy Efficiency

10.1 All homes on the Subject Property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by DPWES for either electric or gas energy systems, as applicable.

11. Use of Garages

11.1 Garages will be used only for the purposes that will not interfere with the intended purpose of a garage, which is the parking of vehicles and the location of certain utilities. A restrictive covenant to that effect running to the homeowners' association and Fairfax County, approved by the County Attorney, shall be recorded among the land records of the Fairfax County in conjunction with or prior to the Deed of Dedication and Subdivision.

12. Construction

12.1 In general, construction access from Enterprise Avenue shall be prohibited; however, construction access from Enterprise Avenue shall be allowed for the construction of utility lines and pedestrian trails that connect to Enterprise Avenue, the construction of a wall between the Property and Broyhill Estates, and any improvements to Enterprise Avenue required by VDOT shall be permitted.

12.2 The Applicant shall provide rodent control through extermination in and around all existing structures prior to their demolition.

13. Homeowners' Association and Disclosures

~~12.1~~ **13.1** The Applicant shall form a homeowners' association for the Subject Property, as approved by the County Attorney. All open space, as shown on the Final Development Plan, shall be conveyed to the association at the time of subdivision.

~~12.2~~ **13.2** Prior to entering into any contract of sale, prospective purchasers of homes within the Subject Property shall be notified in writing by the future homeowners' association of 1) the maintenance of the private streets, stormwater management and BMP facilities and the adjacent open space area; 2) accessibility of the pond, Millhouse, and pedestrian areas for the general public, as set forth herein; 3) potential access for Parcel 60 as specified in paragraph 5.4, above; and 4) the requirement of the homeowner's association to

maintain the trail around the pond and the trash receptacles at the bus stops along Chain Bridge Road. The Applicant shall require that purchasers acknowledge receipt of this information in writing. A covenant, setting forth the maintenance responsibility of the private streets, trash receptacles, stormwater management and BMP facilities, and accessibility of the farm pond, Millhouse, and pedestrian areas for the general public, by the homeowners' association shall be recorded among the land records of Fairfax County. Each deed of conveyance shall expressly contain these disclosures.

TITLE OWNER
PARCEL 30-1-((1))-38B

EVANS FARM INN CORP.

By: _____
Ralph B. Evans,
President

TITLE OWNER
PARCELS 30-1-((1))-37, 38,39, 41, 42, and 92

EVANS SOUTH LIMITED PARTNERSHIP
By: FIRST VIRGINIA BANK, TRUSTEE

By: _____
Charles J. Connor, Jr.,
Vice President and Senior Trust Officer

CONTRACT PURCHASER

WEST*GROUP MANAGEMENT LLC

BY: _____
Kathryn A. MacLane,
Executive Vice President

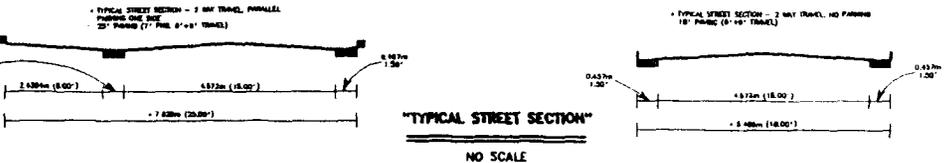
~~124652v14~~ 124652v15

This redlined draft, generated by CompareRite - The Instant Redliner, shows the differences between -
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and revised document: I:\DOCSDATA\ELW\3PNC15_.DOC

CompareRite found 18 change(s) in the text

Deletions appear as overstruck text

Additions appear as bold+dbl underlined text



- SEE TOP FOR APPROXIMATE LOCATION OF SIDEWALKS AND PLANTING STRIPS
- WIDTH AND CURB MATERIAL TO BE DETERMINED AT SITE PLAN

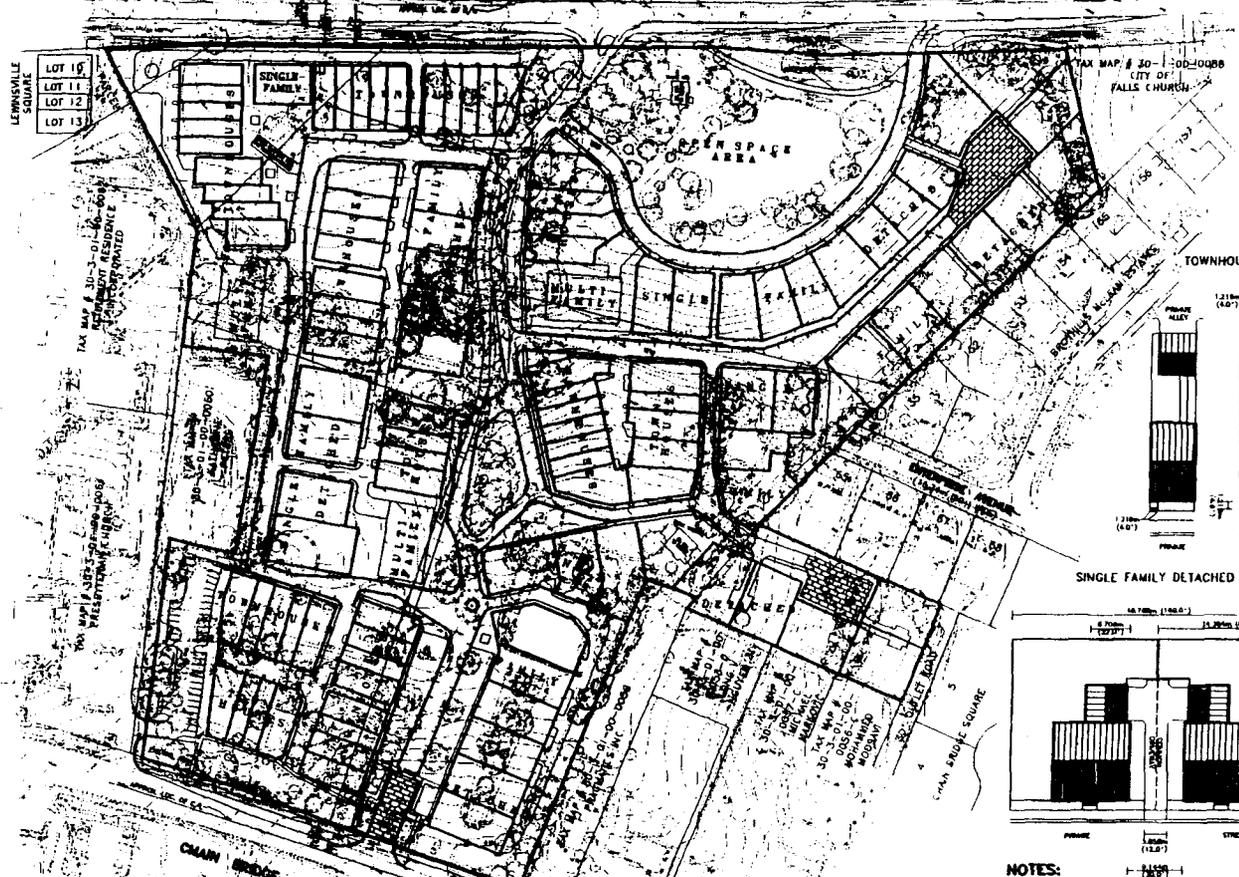
TAX MAP # 30-1-001-33
FAIRFAX COUNTY
BOARD OF SUPERVISORS
R-3

TAX MAP # 30-1-001-42A
LANGLEY SCHOOL INC.
R-3

TAX MAP # 30-1-0025-02
EVANS MILL POND OWNERS ASSOCIATION
R-5

DOLLEY MADISON BOULEVARD
ROUTE #123

LEWISVILLE SQUARE
LOT 15
LOT 11
LOT 12
LOT 13



SITE TABULATION:

EXISTING ZONING: R-3
PROPOSED ZONING: R-5
EXISTING AREA: 8.7882 AC. (129,140.3 AC.)
PROPOSED AREA: 1.0773 AC. (15,487.0 AC.)

PROPOSED DENSITY:

SINGLE UNITS	1
SINGLE FAMILY DETACHED	1
SINGLE FAMILY ATTACHED	1
MULTI-FAMILY (CONDO)	1
TOTAL	4

MINIMUM UNIT DENSITY:

121/9.7882 AC. = 12.310 DU/AC
121/1.0773 AC. = 112.487 DU/AC

ADU UNITS:

MULTI-FAMILY (CONDO)	1
TOTAL	1

TOTAL DENSITY:

144/9.7882 AC. = 14.700 DU/AC	
144/1.0773 AC. = 133.886 DU/AC	
TOTAL	148

PERMITTED DENSITY:

MINIMUM PERMITS DENSITY OF 3.0 DU/AC = 3.281 DU (114 UNITS AC.)
MINIMUM PERMITS DENSITY OF 9.0 DU/AC = 9.691 DU (321 UNITS AC.)

MAXIMUM PERMITTED DENSITY WITH ADU BONUS: 180 UNITS

PARKING PROVIDED:

NO SETBACK	40 SPACES
40' SETBACK	102 SPACES
40' SETBACK PER LOT	102 SPACES
40' SETBACK PER LOT	102 SPACES
34 MULTI-FAMILY 2.0 SPACES PER UNIT	20 SPACES
TOTAL	266 SPACES

PARKING REQUIRED:

NO SETBACK	40 SPACES
40' SETBACK	102 SPACES
40' SETBACK PER LOT	102 SPACES
40' SETBACK PER LOT	102 SPACES
34 MULTI-FAMILY 2.0 SPACES PER UNIT	20 SPACES
TOTAL RESIDENTIAL PARKING	266 SPACES

OPEN SPACE PROVIDED:

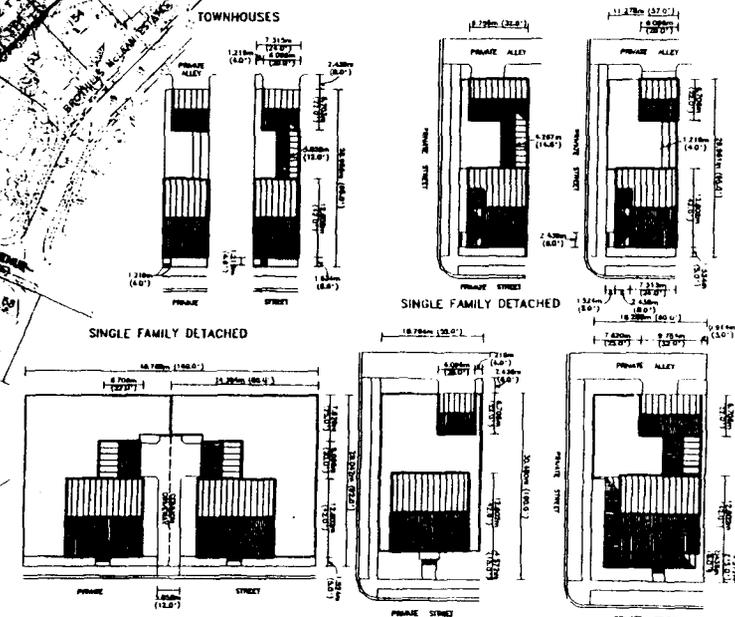
218 SQUARE FEET (2.0173 AC.)	
124 SQUARE FEET (1.1148 AC.)	
TOTAL OPEN SPACE PROVIDED:	342 SQUARE FEET (3.1321 AC.)

MAXIMUM HEIGHT = 30'

SINGLE FAMILY DETACHED = 35'

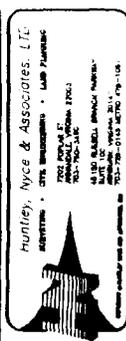
TOWNHOUSE = 35'

MULTI-FAMILY = 35'



- NOTES:**
- ALL DIMENSIONS ARE ILLUSTRATIVE IN NATURE AND NOT MEANT TO PRECLUDE VARIATIONS, MODIFICATIONS, OR ADJUSTMENTS.
 - CONNECTIONS BETWEEN UNITS AND CHANGES ARE OPTIONAL.
 - ALL SINGLE FAMILY DETACHED AND TOWNHOUSE UNITS WILL HAVE A MINIMUM OF 2 PARKING SPACES IN THE REAR WITH A SETBACK FROM THE REAR PROPERTY LINE OF 10 FEET.
 - APPLICANTS MAY REVISE THE WIDTH OR DEPTH OF LOTS AND UNITS WITHOUT NECESSARY APPROVAL OF AN AMENDED CONCEPT PLAN PROVIDED THAT SUCH CHANGES DO NOT INCREASE THE NUMBER OF UNITS OR DECREASE THE AMOUNT OF OPEN SPACE BELOW THE MINIMUMS REQUIRED.
 - THE SPACING BETWEEN INDIVIDUAL FORMULAE UNITS, IF ANY, TO BE DETERMINED BY SITE PLAN.
 - THE LOCATION AND ORIENTATION OF STAIRS IS ILLUSTRATIVE IN NATURE. EXACT CONFIGURATION TO BE DETERMINED AT FINAL SITE PLAN.
 - UNITS SHOWN WITH PORCHES ARE ILLUSTRATIVE IN NATURE AND NOT INTENDED TO LIMIT UNITS WHICH UNITS WILL HAVE PORCHES.

LAND PLANNING
BY
DUANY PLATER - ZYBERK & COMPANY
ARCHITECTS AND TOWN PLANNERS



EVANS FARM
DUMFRIESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPT PLAN/FINAL DEVELOPMENT PLAN (CDFP)

SCALE: 1/8" = 1'-0"

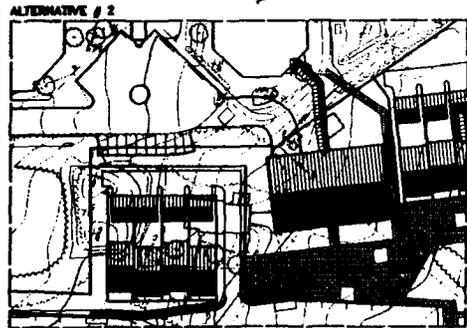
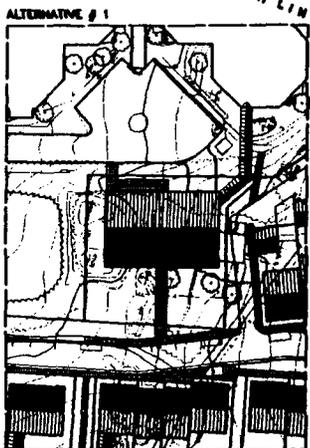
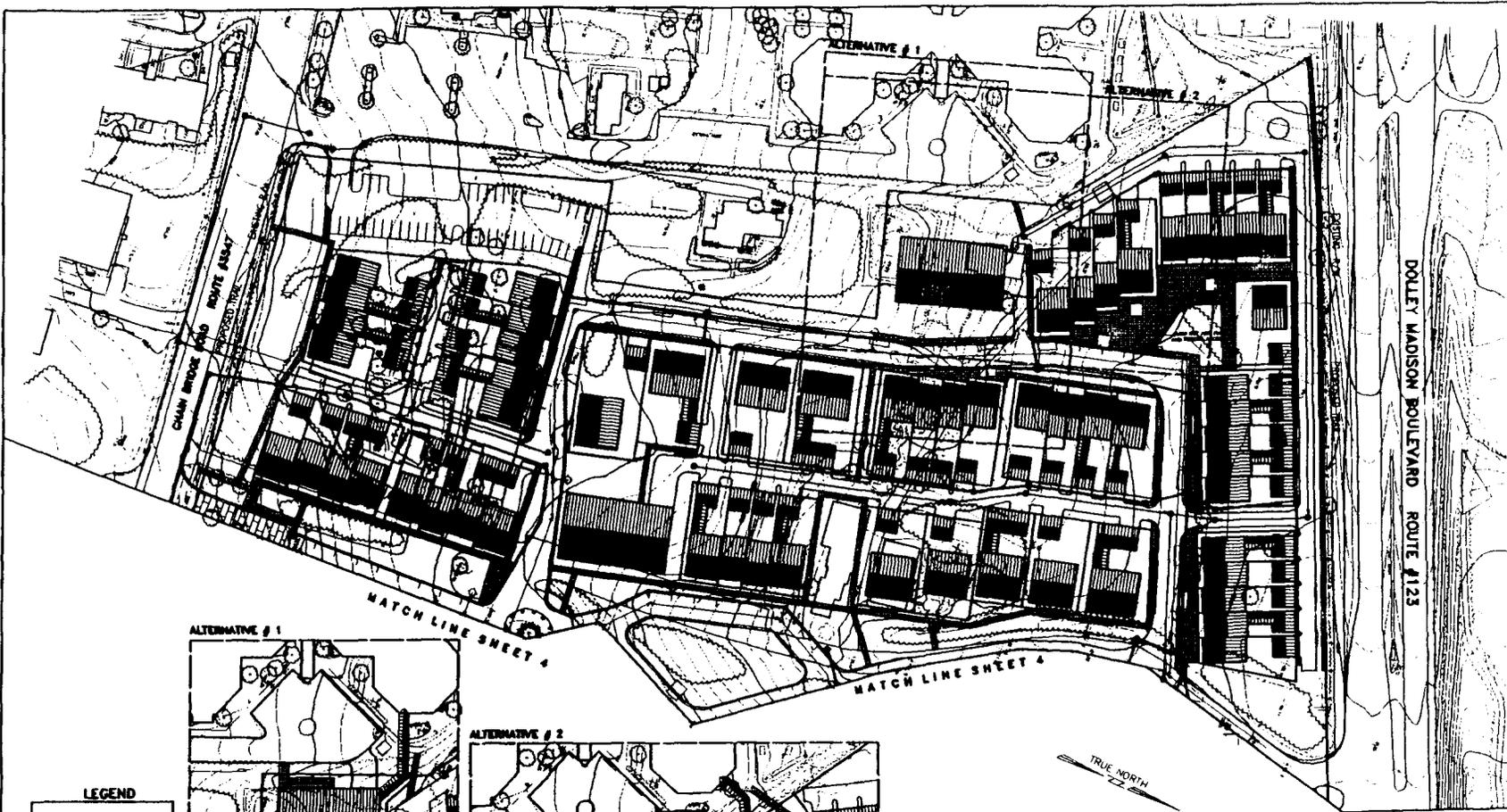
DATE: 07-23-08

REVISIONS:

09-10-08
12-03-08
01-21-09
03-06-09
04-13-09
05-03-09

SHEET: 2 OF 7

FILE NO: PL-0217



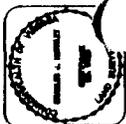
LEGEND

	SPECIAL PAVING AREAS
	WALKWAYS
	WALLS

FDP NOTES

- EXISTING POND WILL BE MODIFIED TO PROVIDE STORM DETENTION AND WATER QUALITY. THESE MODIFICATIONS WILL INCLUDE, BUT ARE NOT LIMITED TO, ACTIVITIES SUCH AS:
 - ENCLOSING OF THE POND AND PROVIDING WET WEATHER FOR THE WATER QUALITY
 - CREATING OF THE AREA AROUND THE POND
 - INSTALLING A MOORED STRUCTURE TO CONTROL THE RUNOFF FROM POND
 - INSTALLING AN EMERGENCY SPILLWAY ON THE EXISTING EMBANKMENT
 - RAISING THE TOP OF THE EMBANKMENT PER FPA REQUIREMENTS
 - INSTALLING A OUTFALL CONDUIT UNDER THE EMBANKMENT
- STONE BUILDING TO BE MAINTAINED FOR AESTHETIC PURPOSES AND MAY BE MAY NOT BE USED AS WAITING ROOM AND/OR AN OFFICE FOR A COMMUNITY MANAGER. STONE WALL TO BE MAINTAINED FOR AESTHETIC PURPOSES.
- EXACT LOCATION OF SPECIAL PAVING AREAS, WALKWAYS, AND WALLS TO BE DETERMINED AT FINAL SITE PLAN. LIGHTING WALLS OR SPECIAL PAVING AREAS MAY BE PROVIDED AT FINAL SITE PLAN.
- CONSTRUCTION DETAILS OF HARDING FOR ADJACENT TO LEWISVILLE PRELIMINARY COUNCIL TO BE DETERMINED AT FINAL SITE PLAN.

Huntley, Nyce & Associates LTD
 1000 W. HARRISON ST. SUITE 100
 FAIRFAX COUNTY, VA 22031
 (703) 271-1100



EVANS FARM
 DRAWSVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (FDP)

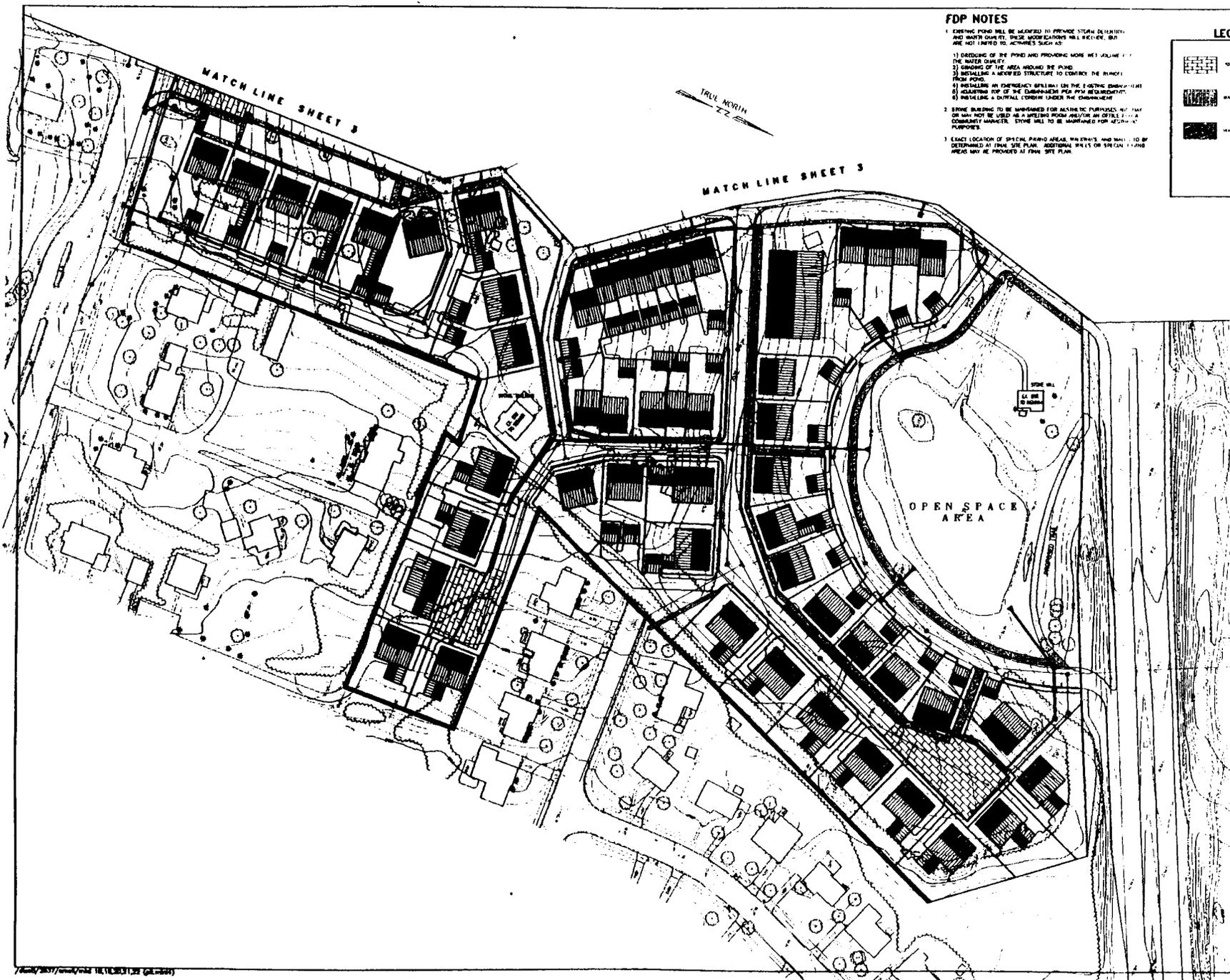
SCALE: 1" = 600'

DATE: 12-03-98

REVISIONS:

01	21-99
02	29-99
03	03-99

SHEET
 3 of 7
 FILE NO.
 11-2937



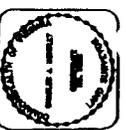
FDP NOTES

1. EXISTING POND WILL BE IDENTIFIED TO PROVIDE STREAM DELINEATION AND WATER QUALITY. THESE MODIFICATIONS WILL BE REVIEWED, BUT ARE NOT INTENDED TO ACTIVATE SUCH AS:
 - 1) DRAINAGE OF THE POND AND PROVIDING MORE WELLS WITH FIVE WATER QUALITY
 - 2) DRAINAGE OF THE AREA AROUND THE POND
 - 3) INSTALLING A REVISED STRUCTURE TO CONTROL THE RUNOFF FROM POND
 - 4) INSTALLING AN EMERGENCY SPILLWAY ON THE EXISTING EMBANKMENT
 - 5) INSTALLING TOP OF THE EMBANKMENT PER PERMITS
 - 6) INSTALLING A DITCHAL COVER UNDER THE EMBANKMENT
2. SOME BUILDING TO BE MARKED FOR ASBESTIC PURPOSES, BUT MAY OR MAY NOT BE USED AS A SPILLING FROM AND/OR AN OBTAIN FROM A COMBUSTION MANAGER. STONE WILL BE MARKED FOR ASBESTIC PURPOSES.
3. EXACT LOCATION OF SPECIAL PAVING AREAS, WALKWAYS, AND WALLS TO BE DETERMINED IN FINAL SITE PLAN. ADDITIONAL WALLS OR SPECIAL PAVING AREAS MAY BE PROVIDED AT FINAL SITE PLAN.

LEGEND



Number, Ivce & Associates, Inc.
 10000 WOODBURN ROAD
 SUITE 100
 FAIRFAX COUNTY, VIRGINIA 22031
 (703) 261-1111



EVANS FARM
 DRAWINGSVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (FDP)

SCALE: 1" = 600'

DATE: 12-03-06

REVISIONS:

01	21	06
02	02	06
03	02	06
04	02	06

SHEET

4 of 7

FILE NO.

PL 2937



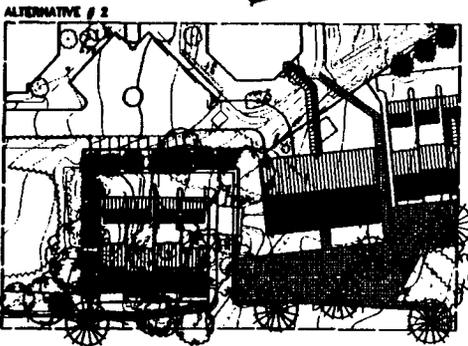
LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED EVERGREEN
- EXISTING TREE (TO BE SAVED AT FINAL PLAN SUBJECT TO TREE SURVIVAL GUARANTEE FROM TREE SERVICE, INC.)
- EXISTING TREE (TO BE SAVED AT FINAL PLAN SUBJECT TO TREE SURVIVAL GUARANTEE FROM TREE SERVICE, INC.)
- OTHER EXISTING TREE

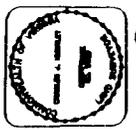
(1) LANDSCAPING IS CONCEPTUAL IN NATURE. TREE LOCATIONS ARE OFFICED TO BE DETERMINED AT FINAL SITE PLAN.

LEGEND

- SPECIAL PAVING AREA
- WALKWAYS
- WALLS



Huntley, Nace & Associates, LLC
 ARCHITECTS, ENGINEERS, AND PLANNERS
 1000 W. MAIN STREET, SUITE 200
 FARMINGTON, VT 05475
 TEL: 802-253-1111
 FAX: 802-253-1112
 WWW.HUNTLEYNACE.COM



EVANS FARM
 GRANVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (FDP)

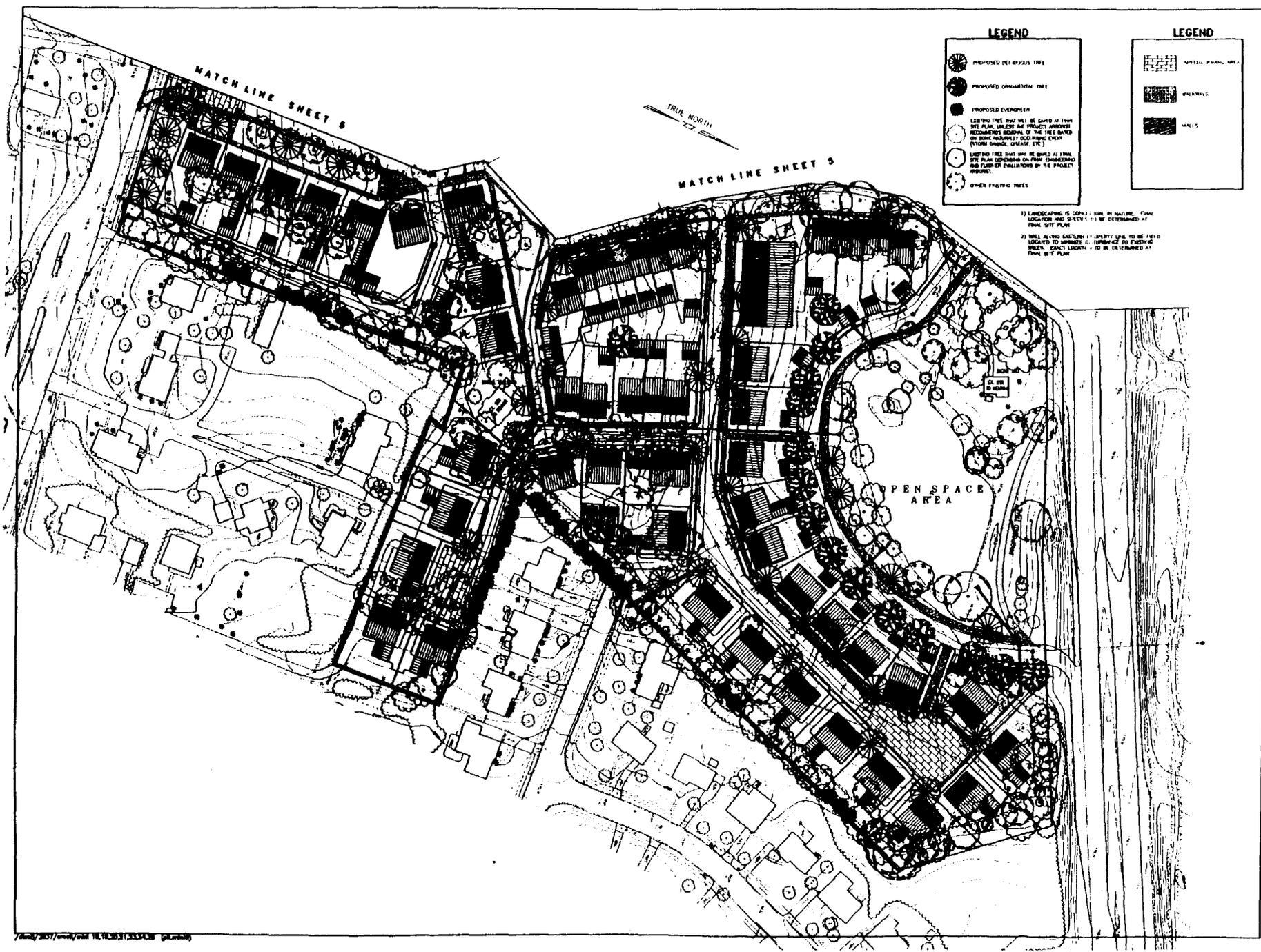
SCALE: 1" = 60'

DATE: 12-03-88

REVISIONS:

01	21	12-03-88	1
02	22	12-03-88	2
03	23	12-03-88	3
04	24	12-03-88	4

SHEET
 5 of 7
 FILE NO.
 PL-2937



LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN
- LANDING TREE THAT WILL BE GATED AT FINAL PLAN, UNLESS THE PROJECT ARCHITECT RECOMMENDS REMOVAL OF THE TREE BASED ON SOME MAJORLY OCCURRING EVENT (STORM DAMAGE, CRACKS, ETC.)
- LANDING TREE THAT WILL BE GATED AT FINAL PLAN DEPENDING ON FIRM ENGINEERING AND FLUENT EVALUATIONS BY THE PROJECT ARCHITECT
- OTHER EXISTING TREES

LEGEND

- SPECIAL PARKING AREA
- WALKWAYS
- WALLS

- 1) LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATION AND SPECIES TO BE DETERMINED AT FINAL SITE PLAN.
- 2) WALL ALONG EASTERN PROPERTY LINE TO BE FIELD LOCATED TO IMPROVE OVERLOOK TO EXISTING WOODS. FINAL LOCATION TO BE DETERMINED AT FINAL SITE PLAN.

Huntley, Rice & Associates, LTD

1000 W. BROAD ST. SUITE 200
 FARMINGTON, CT 06030
 TEL: 860-646-1100
 FAX: 860-646-1101



EVANS FARM
 FRANKSVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (LANDSCAPE)

SCALE: 1" = 800'

DATE: 12-03-88

REVISIONS:

01-21-89	REVISED
02-08-89	REVISED

SHEET
 6 of 7

FILE NO.
 PL 2037

WILKES, ARTIS, HEDRICK & LANE

CHARTERED. P.C.

ATTORNEYS AT LAW

SUITE 600

11320 RANDOM HILLS ROAD

FAIRFAX, VIRGINIA 22030-7418

(703) 385-8000

CABLE ADDRESS: WILAN
FAX: 703-385-3978ANNAPOLIS, MARYLAND
BETHESDA, MARYLAND
GREENBELT, MARYLAND
WALDORF, MARYLAND
WASHINGTON, D.C.JONATHAN P. RAE
703-352-6483

April 12, 1999

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

APR 13 1999

Ms. Barbara A. Byron
Zoning Evaluation Division
County of Fairfax
Suite 830
12055 Government Center Parkway
Fairfax, Virginia 22030

ZONING EVALUATION DIVISION

**Re: Letter of Justification
Application for Zoning Map Amendment
Dranesville District
Tax Map 30-1-001-0037, 0038, 0038B, 0039, 0041, 0042, 0042B & 0092**

Dear Ms. Byron:

The Applicant respectfully requests a fair evaluation and subsequent approval of the above-mentioned application which proposes to rezone the 24.1013 acre Evans Farm Inn property from the R-3 Zoning District to the PDH-5 Zoning District consistent with Article 6-100 of the Zoning Ordinance.

The property is located in the Dranesville Magisterial District, McLean Planning District, Kirby (M-3) Community Planning Sector. This planning sector is recommended as Suburban Neighborhoods under the Concept for Future Development and is considered an infill development which we feel meets the Land Use Objectives 8 and 14 of the Policy Plan. While the property is not specifically mentioned in the Land Use Recommendations, the map indicates a recommendation of 5-8 units for the western portion of the property adjacent to the Presbyterian Church, the Retirement Residence Incorporated and Lewinsville Square, and 3-4 units an acre on the eastern portion of the property adjacent to Broyhill-McLean Estates.

Our proposal offers approximately 144 unit mix of single family units and townhouses in a neo-traditional format, much like the Kentlands project in Gaithersburg, Maryland, orienting single family houses adjacent to existing single family houses to the east and townhouses next to townhouses and multifamily to the west. Many of the existing trees can be saved as well as the

WILKES, ARTIS, HEDRICK & LANE
CHARTERED

Ms. Barbara A. Byron
County of Fairfax
April 12, 1999
Page 2

existing farm pond and its adjacent mill house. The pond may be upgraded to meet current storm water management and water quality criteria.

The Evans Farm property is a unique property and deserves a unique treatment which results in high-end quality and compatibility with existing neighborhood structures. Access will be provided on Route 123 and Chain Bridge Road and traffic impacts will be fully provided and evaluated through the zoning process.

A consortium of the owner, Ralph Evans and his family; West*Group Properties LLC, a Tyson/McLean developer with over 37 years of experience; and McLean's own Elm Street Development Company, a premier residential developer; coupled with Andres Duany and Elizabeth Plater-Zyberk, the notably acclaimed architectural firm who created the neo-traditional concept for infill development, brings the exceptional experience necessary to result in a successful conclusion to the project.

We believe the following features meet and exceed all the criteria of Objective 8, policies a, b, and c, and Objective 14.

- The mix of housing types, sizes, and cost ranges creates a ready-made community of grandparents and working professional singles and couples with and without children in a close, well lit, safe enclave much like Georgetown, Old Town Alexandria, and Waterford.
- The winding, narrow streets and alleys with sidewalks provide vehicular and pedestrian traffic in a village like setting encouraging pedestrian usage and safer, lower speed vehicular access.
- The use of existing trees and open space coupled with pocket parks and usable play areas create visual focal points as well as gathering places for all ages as opposed to artificially created "tot lots" often seen in contemporary developments.
- The use of rear loaded garages and alleys creates an opportunity for treed walkways, houses closer to the streets, and warmth.
- The perimeter of the site is structured to create visual and auditory screening from the existing stable neighborhoods.

We believe our proposal is in conformance with the 1990 Edition of the Policy Plan Concept for Future Development and the recommendations of the Comprehensive Plan for Area

WILKES, ARTIS, HEDRICK & LANE
CHARTERED

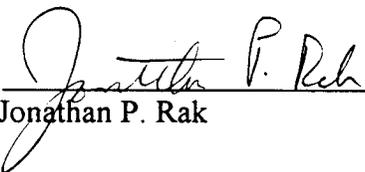
Ms. Barbara A. Byron
County of Fairfax
April 12, 1999
Page 3

II, McLean Planning District. We submit our complete application along with this letter of justification and look forward to working with you and your staff.

Sincerely,

WILKES, ARTIS, HEDRICK & LANE
Chartered, P.C.

By:


Jonathan P. Rak

JPR/sh
14783006/#138535

WILKES, ARTIS, HEDRICK & LANE

CHARTERED. P.C.

ATTORNEYS AT LAW

SUITE 800

11320 RANDOM HILLS ROAD

FAIRFAX, VIRGINIA 22030-7418

(703) 385-8000

ANNAPOLIS, MARYLAND
BETHESDA, MARYLAND
GREENBELT, MARYLAND
WALDORF, MARYLAND
WASHINGTON, D.C.CABLE ADDRESS: WILAN
FAX: 703-385-3976JONATHAN P. RAK
703-352-6483**RECEIVED**
DEPARTMENT OF PLANNING AND ZONING

APR 29 1999

April 28, 1999

ZONING EVALUATION DIVISION

BY HAND DELIVERYMs. Barbara A. Byron
Department of Planning & Zoning
County of Fairfax
Suite 801
12055 Government Center Parkway
Fairfax, Virginia 22035-0025**Re: Evans Farm Rezoning - RZ 1998-DR-049
and FDP 1998-DR-049; Request for Variance**

Dear Ms. Byron:

Pursuant to Section 16-401(8)(B) of the Fairfax County Zoning Ordinance, the applicant in the above-referenced matter requests that the Board of Supervisors approve a variance of Section 6-110(2) to allow the \$955 per unit contribution for recreation improvements to be used for the acquisition and construction of trails in the McLean area.

Future residents of the Evans Farm project will have excellent opportunities for recreation. The project is located across the street from Lewinsville Park, and there are a number of excellent public parks in the McLean area. The project will also construct trails along the frontage on Chain Bridge Road and Dolley Madison Boulevard as required by the Comprehensive Plan. For these reasons, the applicant wishes to apply the funds it contributes to the acquisition of land for trails or construction of trails in the McLean area. These funds can be used to close some of the gaps in the area's trail system by purchasing land in already developed areas and/or constructing some of the missing trail links. This proposal is consistent with the County's Master Plan and will provide a public benefit for the residents of McLean.

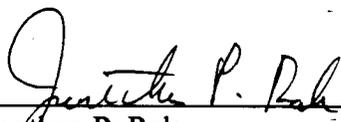
WILKES, ARTIS, HEDRICK & LANE
CHARTERED

Ms. Barbara Byron
County of Fairfax
April 28, 1999
Page 2

Please call me if you have any questions.

Sincerely,

WILKES, ARTIS, HEDRICK & LANE
Chartered, P.C.

By: 
Jonathan P. Rak

enc.

cc: Supervisor Stuart Mendelsohn
Commissioner Judith W. Downer
Ms. Kathryn A. MacLane
Mr. James L. Perry

JPR/elw
14783006/#141101

REZONING AFFIDAVIT

DATE: April 16, 1999
 (enter date affidavit is notarized)

I, Jonathan P. Rak, Esquire, do hereby state that I am ar
 (enter name of applicant or authorized agent)

(check one) [] applicant
 [✓] applicant's authorized agent listed in Par. 1(a) below 98-175c

in Application No(s): RZ 1998-DR-049
 (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)
(1) First Virginia Bank, Trustee, for Evans Land Trust, for the benefit of Evans South LP Charles J. Connor, Jr.	6400 Arlington Boulevard Falls Church, VA 22402	Title Owner/Trustee 30-1((1)) 37, 38, 39, 41, 42, 42B, 92 Senior Trust Officer/Agent
(2) Evans Farm Inn Corp. Ralph B. Evans	1696 Chain Bridge Road McLean, VA 22101	Title Owner 30-1((1)) 38B Applicant/Agent for
(4) WEST*GROUP MANAGEMENT LLC Thomas D. Fleury Margaret F. Howell Kathryn A. MacLane	1600 Anderson Road McLean, VA 22102	Contract Purchaser Agent Agent Agent
(3) WEST*GROUP PROPERTIES LLC Kathryn A. MacLane	1600 Anderson Road McLean, VA 22102	Agent
(5) Omer L. Hirst, Inc. Omer L. Hirst	6850 Elm Street McLean, VA 22101	Real Estate Broker Agent
(6) ESDC, Inc. William A. Moran James L. Perry	6820 Elm Street McLean, VA 22101	Agent Agent Agent
(7) Huntley, Nyce and Associates Charles A. Huntley, Jr. Robert L. Sproles	7202 Poplar Street. Annandale, VA 22003	Civil Engineer/Agent Agent Agent

(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).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175C

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

=====

1. (b). The following constitutes a listing** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

(1) First Virginia Bank, successor to Old Dominion Bank of Virginia, Trustee, Evans Land Trust
One First Virginia Plaza
6400 Arlington Boulevard, Falls Church, VA 22042

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)

Evans South LP, Sole Beneficiary

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 on a "Rezoning Attachment to Par. 1(b)" 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.

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(2) Evans Farm Inn Corporation
1696 Chain Bridge Road
McLean, VA 22101

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)

Ralph B. Evans

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

Ralph B. Evans, President
Maria S. Evans, Secretary/Treasurer

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

(8) Evans Land Trust 0011021232
c/o Evans South Limited Partnership
1696 Chain Bridge Road, McLean, VA 22101

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)

(9) Evans South Limited Partnership

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

NA

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

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(4) WEST*GROUP MANAGEMENT LLC
1600 ANDERSON ROAD
MCLEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- [X] There are 10 or less members, and all of the members 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 MEMBERS SHAREHOLDERS: (enter first name, middle initial & last name)

(10) WEST*GROUP, INC.
PARK GATE GROUP LLC
RA WEST, INC.

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

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

(11) PARK GATE GROUP LLC
1600 ANDERSON ROAD
MCLEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- [X] There are 10 or less members, and all of the members 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 MEMBERS SHAREHOLDERS: (enter first name, middle initial & last name)

(12) WEST*PARK ASSOCIATES L.P.
(13) WEST*GATE, A VIRGINIA L.P.
(10) WEST*GROUP, INC.

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

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

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(3) WEST*GROUP PROPERTIES LLC
1600 Anderson Road
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- [X] There are 10 or less members, and all of the members 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 MEMBERS: (enter first name, middle initial & last name)

- (2) West*Park Associates LP
(3) West*Gate, A Virginia LP
(1) Park Gate Group LLC
(4) Rolim West LLC

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

- G. T. Halpin, President
Thomas F. Nicholson, Vice President/Treasurer
Charles B. Ewing, Jr., Vice President
Kathryn A. MacLane, Vice President/Secretary
John C. Uffelder, Vice President

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

(6) ESDC, Inc.
6820 Elm Street, Suite 200
McLean, VA 22101

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)

- William A. Moran
David D. Flanagan

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

- David D. Flanagan
Jeffrey P. Rice
Catherine L. Griffin
John M. Clarke
R. D. Entsminger
Russell J. Dickens
Karen R. McJunkin
James L. Perry
Thomas E. Marshall

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

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
(5) WESTEQUITIES, INC.
1600 ANDERSON ROAD
MCLEAN, VA 22102

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 an class of stock issued by said corporation, and no shareholders are listed below

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

GERALD T. HALPIN
THOMAS F. NICHOLSON
CHARLES B. EWING, JR.
MARTHA U. SEELEY

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

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

(10) WEST*GROUP, INC.
1600 ANDERSON ROAD
MCLEAN, VA 22102

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 an class of stock issued by said corporation, and no shareholders are listed below

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

GERALD T. HALPIN
CHARLES B. EWING, JR.
THOMAS F. NICHOLSON
THE MARTHA U. SEELEY FAMILY TRUST F/B/O MARTHA U. SEELEY

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.

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(7) HUNTLEY NYCE AND ASSOCIATES LTD
7202 POPLAR STREET
ANNANDALE, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

(16) HUNTLEY, NYCE COMPANY

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

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

(16) HUNTLEY, NYCE COMPANY
7202 POPLAR STREET
ANNANDALE, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

CHARLES J. HUNTLEY
LESTER O. NYCE
ROBERT L. SPROLES

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

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

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(12) SOUTHFORK CORPORATION
1322 MERCHANT LANE
MCLEAN, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

CHARLES B. EWING, JR.

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

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

(18) FAIRFAX ROAD CORPORATION
400 CHAIN BRIDGE ROAD
MCLEAN, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

THOMAS F. NICHOLSON

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

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(19) EAGLE MANAGEMENT CORPORATION
1600 ANDERSON ROAD
MCLEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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 an class of stock issued by said corporation, and no shareholders are listed below

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

GERALD T. HALPIN

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

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

(20) THE SEELEY FAMILY CORPORATION
1441 KIRBY ROAD
MCLEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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 an class of stock issued by said corporation, and no shareholders are listed below

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

MARTHA U. SEELEY

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

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

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

(21) NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
RA WEST, INC.
C/O CGR ADVISORS
950 EAST PACES FERRY RD., SUITE 2275, ATLANTA, GA 30326

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)

(22) ROLIM ASSOCIATES, A GENERAL PARTNERSHIP

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
(14) ROLIM WEST LLC
C/O CGR ADVISORS
950 EAST PACES FERRY RD., SUITE 2275, ATLANTA, GA 30326

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)

(23) ROLIM REAL ESTATE INVESTMENTS, INC.

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.

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(22) ROLIM REAL ESTATE INVESTMENTS INC.
C/O CGR ADVISORS 950 EAST PACES FERRY RD., SUITE 2275, ATLANTA, GA 30326

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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 a class of stock issued by said corporation, and no shareholders are listed below.

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

(22) ROLIM ASSOCIATES, A GENERAL PARTNERSHIP

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

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

(24) WESTGATE VIRGINIA INC
1600 ANDERSON ROAD
MCLEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- [] There are 10 or less shareholders, and all of the shareholders are listed below.
[X] 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)

THE MAPLE FAMILY TRUST F/B/O RUTH U. COVO; HOWARD ULFELDER FIRST MARITAL FUND F/B/O HOWARD ULFELDER, JR., JOHN C. ULFELDER AND THOMAS H. ULFELDER; THE MARTHA U. SEELEY FAMILY TRUST F/B/O MARTHA U. SEELEY, JOHN N. SEELEY, MARGARET A. SEELEY AND JULIE A. SEELEY; SIDNEY ULFELDER FAMILY TRUST F/B/O SANDRA U. WALLICK; SIDNEY ULFELDER FAMILY TRUST F/B/O BARBARA U. SMITH; HELEN R. HALPIN; GERALD T. HALPIN.

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

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

DATE: April 16, 1999
(enter date affidavit is notarized)

98.1752

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(25) STICHTING PENSIOENFONDS Abp (Pension Fund)
OUDE OPINDASTRAAT 70
6411 EJ HEERDEA THE NETHERLANDS

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)

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

(26) SUNDAM II B.V.
C/O CGR ADVISORS
950 EAST PACES FERRY RD., SUITE 2275, ATLANTA, GA 30326

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)

(27) RODAMCO NORTH AMERICA B.V.	_____
_____	_____
_____	_____

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.

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(27) RODAMCO NORTH AMERICA B.V.
C/O CGR ADVISORS
950 EAST PACES FERRY RD..SUITE 2275 ATLANTA,GA 30326

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)

(29) RODAMCO N.V. _____
 (25) STICHTING PENSIOENFUNDS ABP _____

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

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

(28) RODAMCO N.V.
COOLSINGEL 120
3011 AG ROTTERDAM THE NETHERLANDS

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)

(25) STICHTING PENSIOENFUNDS ABP _____

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.

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

(5) NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Omer L. Hirst, Inc.
6850 Elm Street
McLean, VA 22101

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)

Omer L. Hirst

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Omer L. Hirst, President/Director
Nancy M. Hirst, Corporate Secretary/Treasurer/Director
Robin Hirst-Fisher, now Robin Hirst-Moore, Director

(8) NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Wilkes, Artis Hedrick & Lane Chartered, PC
11320 Random Hills Road, Suite 600
Fairfax, VA 22030

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)

Charles A. Camalier, III, Esq.
Stanley J. Fineman, Esq.
Whayne S. Quin, Esq.

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.

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175C

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(a)

Walsh, Colucci, Stackhouse, Emrich & Lubeley, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

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)

Martin D. Walsh, Esq.	_____	Nan E. Terpak, Esq.	_____
Thomas J. Colucci, Esq.	_____		_____
Peter K. Stackhouse, Esq.	_____		_____
Jerry K. Emrich, Esq.	_____		_____
Michael D. Lubeley, Esq.	_____		_____

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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)

_____	_____
_____	_____
_____	_____
_____	_____

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 AFFIDAVIT

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(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)

(9) Evans South Limited Partnership
1696 Chain Bridge Road
McLean, VA 22101

(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)

Ralph B. Evans, General Partner
Maria S. Evans, General Partner
Virginia A. Evans, Limited Partner
Joseph E. Young, Limited Partner

(check if applicable) [X] 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.

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(13) WESTGATE, A VIRGINIA LIMITED PARTNERSHIP
1600 ANDERSON ROAD
MCLEAN, VA 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 PARTNER:
WESTGATE VIRGINIA, INC.

LIMITED PARTNERS:
(29) WESTEQUITIES ASSOCIATES L.P.
HOWARD ULFELDER FIRST MARITAL FUND F/B/O HOWARD ULFELDER, JR., JOHN C. ULFELDER AND THOMAS H. ULFELDER
HOWARD ULFELDER IRREVOCABLE TRUST F/B/O HOWARD ULFELDER, JR.
HOWARD ULFELDER IRREVOCABLE TRUST F/B/O JOHN C. ULFELDER
HOWARD ULFELDER IRREVOCABLE TRUST F/B/O THOMAS H. ULFELDER
HOWARD ULFELDER 1983 IRREVOCABLE TRUST F/B/O HOWARD ULFELDER, JR., SUSANNA ULFELDER, JENNIFER ULFELDER,
STEVEN ULFELDER, DAVID ULFELDER AND ABIGAIL ULFELDER
HOWARD ULFELDER 1983 IRREVOCABLE TRUST F/B/O JOHN C. ULFELDER, SUSAN ULFELDER, WILLIAM ULFELDER, AND
JOHN ULFELDER, JR.
HOWARD ULFELDER 1983 IRREVOCABLE TRUST F/B/O THOMAS H. ULFELDER, JEAN ULFELDER, EMILY ULFELDER, ALEX
ULFELDER AND JAMES ULFELDER
THE MAPLE FAMILY TRUST F/B/O RUTH COVO
THE BLACK OAK TRUST F/B/O JOANNE COVO
THE WHITE OAK TRUST F/B/O MARILYN COVO
KRISTEN COVO
PETER PAUL COVO
NATHANIEL SCHMIDT
MATTHEW SCHMIDT
SIDNEY ULFELDER IRREVOCABLE TRUST F/B/O SANDRA WALLICK
SIDNEY ULFELDER IRREVOCABLE TRUST F/B/O BARBARA SMITH
SIDNEY ULFELDER FAMILY TRUST F/B/O SANDRA WALLICK
SIDNEY ULFELDER FAMILY TRUST F/B/O BARBARA SMITH
THE MARTHA U. SEELEY FAMILY TRUST F/B/O MARTHA U. SEELEY, JOHN N. SEELEY, MARGARET R. SEELEY, AND JULIE A.
SEELEY
THE RUDOLPH SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST F/B/O JOHN N. SEELEY
THE RUDOLPH SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST F/B/O MARGARET R. SEELEY
THE RUDOLPH SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST F/B/O JULIE A. SEELEY
THOMAS H. ULFELDER

Multiple horizontal lines for additional information.

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

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(13) WEST GATE, A VIRGINIA LIMITED PARTNERSHIP (CONTINUED)
1600 ANDERSON ROAD
MCLEAN, VA 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)

LIMITED PARTNERS (CONTINUED):

JOHN C. ULFELDER
JOHN N. SEELEY
JULIE ANN SEELEY
MARGARET R. SEELEY
MARTHA U. SEELEY
GERALD T. HALPIN
HELEN R. HALPIN
JOHN N. GROVER
LESTER WEIL, TRUSTEE U/D/T 5/29/76 F/B/O LESTER L. WEIL AND RUTH S. WEIL

(30) ENFIELD ASSOCIATES
THOMAS F. NICHOLSON
CHARLES B. EWING, JR.
EMILY W. MYATT
SHERIDAN NICHOLSON
THE RAYMOND FRIEDMAN TRUST F/B/O MYRA FRIEDMAN
MYRA FRIEDMAN
J. NORMA AND BARBARA ROSSEN REV. TRUST F/B/O J. NORMAN ROSSEN AND BARBARA ROSSEN
GEORGE C. PIERCE
JACQUES WACHTEL
ROSE WACHTEL
JACOB AND DOROTHY ENTEL, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
KEITH RUMBEL
HELEN RUMBEL
R. O. WEBSTER
THE ELLIOT MITCHELL TRUST F/B/O MILDRED MITCHELL
ROGER A. GOLDE
JOSEPH PHILIPSON TRUST F/B/O STELLA PHILIPSON, JEAN PHILIPSON, DAVID PHILIPSON, ALICE PHILIPSON, ROBERT PHILIPSON, STEPHANIE RAUGUST AND HIROMI IDEHAR
NIEDERMAN FAMILY TRUST F/B/O RICHARD NIEDERMAN AND ROBERT NIEDERMAN
CHARLES G. LUBAR
NANCY L. SOMMERS
JOAN L. ALVAREZ
KURT AND/OR SUSAN BERLIN
HARRIET D. MCLUCAS
BRUCE MARK OLCOTT
MIRIAM B. AND HAROLD M. LANDAU
JOHN B. PHILLIPS
RUTH E. WACHTEL
JANET L. WACHTEL
ALAN L. WACHTEL
LENA GITTER
ELEANOR M. CELLER
JEROME NIEDERMAN TRUST F/B/O JACQUELINE NIEDERMAN, MICHAEL NIEDERMAN AND MARK NIEDERMAN

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

DATE: April 16, 1999
(enter date affidavit is notarized)

98-1752

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(13) WESTGATE, A VIRGINIA LIMITED PARTNERSHIP (CONTINUED)
1600 ANDERSON ROAD
MCLEAN, VA 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)

LIMITED PARTNERS (CONTINUED):
CHERYL N. LILLENSTEIN
RICHARD NIEDERMAN
ROBERT NIEDERMAN
PETER T. HALPIN
JOHN B. PHILLIPS TESTAMENTARY TRUST F/B/O WILLIAM H. CROCKET, ANN CROCKET CRUMP, CAROL KRAUSS, CHARLES PHILLIPS, FRANCES G. PHILLIPS, HARRY PHILLIPS, JOHN PHILLIPS AND BETTY SALIGA

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

DATE: April 16, 1999
 (enter date affidavit is notarized)

98-175C

for Application No(s): RZ 1998-DR-049
 (enter County-assigned application number(s))

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

(12) WEST*PARK ASSOCIATES LIMITED PARTNERSHIP
 1600 ANDERSON ROAD
 MCLEAN, VA 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:

- (19) EAGLE MANAGEMENT CORPORATION
- (17) SOUTHFORK CORPORATION
- (20) THE SEELEY FAMILY CORPORATION
- (18) FAIRFAX ROAD CORPORATION
- GERALD T. HALPIN
- CHARLES B. EWING, JR.
- THOMAS F. NICHOLSON

LIMITED PARTNERS:

- THE MARTHA U. SEELEY FAMILY TRUST F/B/O JOHN SEELEY, MARGARET RUTH SEELEY, JULIE ANN SEELEY
- HOWARD ULFELDER IRREVOCABLE TRUST F/B/O HOWARD ULFELDER, JR.
- HOWARD ULFELDER IRREVOCABLE TRUST F/B/O JOHN C. ULFELDER
- HOWARD ULFELDER IRREVOCABLE TRUST F/B/O THOMAS H. ULFELDER
- THE MAPLE FAMILY TRUST F/B/O RUTH ULFELDER COVO
- THE BLACK OAK TRUST F/B/O JOANNE COVO
- THE WHITE OAK TRUST F/B/O MARILYN COVO SCHMIDT
- RUDOLPH G. SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST U/D/D 12/15/70 F/B/O JULIE ANN SEELEY
- RUDOLPH G. SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST U/D/D 12/15/70 F/B/O JOHN NICHOLAS SEELEY
- RUDOLPH G. SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST U/D/D 12/14/70 F/B/O MARGARET RUTH SEELEY
- SIDNEY ULFELDER IRREVOCABLE TRUSTS U/D/D 12/15/70 F/B/O BARBARA ULFELDER SMITH
- SIDNEY ULFELDER IRREVOCABLE TRUSTS U/D/D 12/15/70 F/B/O SANDRA ULFELDER WALLICK
- (31) THE 1985 GROUP
- (29) WESTEQUITIES ASSOCIATES L.P.
- (10) WEST*GROUP, INC.
- (3) WEST*GROUP PROPERTIES LLC
- (4) WEST*GROUP MANAGEMENT LLC

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

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(29) WESTEQUITIES ASSOCIATES LIMITED PARTNERSHIP
1600 ANDERSON ROAD
MCLEAN, VA 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)

(15) GENERAL PARTNER:
WESTEQUITIES, INC.

- LIMITED PARTNERS:
- GERALD T. HALPIN
 - THOMAS F. NICHOLSON
 - CHARLES B. EWING, JR.
 - MARTHA U. SEELEY
 - LINDA P. BEALE
 - JOAN W. BOWE
 - WILLIAM A. CLARK
 - FLOYD D. DAVIS
 - WOODROW DUNCAN, JR.
 - PAMELA J. EDGEBERT
 - THOMAS D. FLEURY
 - MARY FOSTER
 - FREZEL GRAHAM
 - C. B. HAMMERLE
 - R. L. HEDGPETH
 - GEORGE E. HEFLIN
 - MARGARET DAWN HOLBROOK
 - MYRA C. HUGHES
 - JOHN T. KENNEY
 - JEFFREY LEE LONG
 - MALCOLM J. LONG
 - MICHAEL D. LYNCH
 - KATHRYN A. MACLANE
 - DAVID S. MCCOY
 - MITCHELLE C. MCCRACKEN
 - ROBERT C. NEWMAN
 - ROGER W. PHIPPS
 - ROBERT A. POTTS
 - ELIZABETH M. SAMPSON
 - JANET L. SISSON
 - LARRY E. SMITH
 - LEROY DEMPSEY SMITH
 - HARRY E. TILSON
 - DALE R. TOLLEY
 - PAUL JR AND KATHERINE AN WEBER
 - FRANCES LOUISE WICKER
 - BRUCE K. WILBER
 - DANIEL L. WONG
 - WALTER A. WOOD III

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

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(3) THE 1985 GROUP
1600 ANDERSON ROAD
MCLEAN VA 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 PARTNER
GERALD T. HALPIN

LIMITED PARTNERS
FRANK J. HALPIN
MARY H. NODAR
KATHRYN A. MACLANE
JAMES T. HALPIN

Horizontal lines for listing additional partners.

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

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(22) ROLIM ASSOCIATES, A GENERAL PARTNERSHIP
C/O CGR ADVISORS
950 EAST PACES FERRY RD., SUITE 2275, ATLANTA, GA 30326

(check if applicable) [X] 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)

(26) SUNDAM II B.V., G.P.
(25) STICHTING PENSIOENFONDS ABP, G.P.

Two columns of horizontal lines for listing partner names and titles.

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

DATE: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(enter County-assigned application number(s))

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

(30) ENFIELD ASSOCIATES
120 NORTH ST. ASAPH STREET
ALEXANDRIA, VA 22314

(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)

CHARLES H. SMITH, JR., GENERAL PARTNER
WILLIAM FRANCIS SMITH, GENERAL PARTNER
CATHERINE SMITH SPRATLEY, GENERAL PARTNER

Lined area for listing additional partners and titles.

(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: April 16, 1999
(enter date affidavit is notarized)

98-175c

for Application No(s): RZ 1998-DR-049
(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.)

Friends of Michael Frey	\$100	from ESDC, Inc.	May 1998
Supervisor Frey	\$250	from Kathryn A. MacLane	June 1998
Supervisor Connolly	\$540	from Kathryn A. MacLane	September 1998
Friends of Micheal Frey	\$400	from ESDC, Inc.	September 1998

(check if applicable) [X] 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 [X] Applicant's Authorized Agent

Jonathan P. Ral
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 16th day of April, 1999, in the state of Virginia

My commission expires: 3-31-2002 Notary Public

REZONING AFFIDAVIT

DATE: April 16, 1999
(enter date affidavit is notarized)

I, Jonathan P. Rak, Esquire, do hereby state that I am a
(enter name of applicant or authorized agent)

(check one) [] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 99-846

in Application No(s): FDP 1998-DR-049
(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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for First Virginia Bank, Evans Farm Inn Corp, WEST*GROUP MANAGEMENT LLC, WEST*GROUP PROPERTIES LLC, Omer L. Hirst, Inc., ESDC, Inc., and Huntley, Nyce and Associates.

(check if applicable) [X] 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).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

DATE: April 16, 1999
(enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

1. (b). The following constitutes a listing** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

(1) First Virginia Bank, successor to Old Dominion Bank of Virginia, Trustee, Evans Land Trust
One First Virginia Plaza
6400 Arlington Boulevard, Falls Church, VA 22042

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)

Evans South LP, Sole Beneficiary

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

[Empty lines for officer and director names]

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

DATE: April 16, 1999
(enter date affidavit is notarized)

99-840

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

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

(2) Evans Farm Inn Corporation
1696 Chain Bridge Road
McLean, VA 22101

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)

Ralph B. Evans

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

Ralph B. Evans, President
Maria S. Evans, Secretary/Treasurer

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

(8) Evans Land Trust 0011021232
c/o Evans South Limited Partnership
1696 Chain Bridge Road, McLean, VA 22101

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)

(9) Evans South Limited Partnership

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

NA

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

DATE: April 16, 1999
(enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

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

(4) WEST*GROUP MANAGEMENT LLC
1600 ANDERSON ROAD
MCLEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less ^{Members} ~~shareholders~~, and all of the ^{members} ~~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 ^{Members} ~~SHAREHOLDERS~~: (enter first name, middle initial & last name)

(10) WEST*GROUP, INC.
PARK GATE GROUP LLC
RA WEST, INC.

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

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

(11) PARK GATE GROUP LLC
1600 ANDERSON ROAD
MCLEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less ^{Members} ~~shareholders~~, and all of the ^{members} ~~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 ^{Members} ~~SHAREHOLDERS~~: (enter first name, middle initial & last name)

(12) WEST*PARK ASSOCIATES L.P.
(13) WEST*GATE, A VIRGINIA L.P.
(10) WEST*GROUP, INC.

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.

DATE: April 16, 1999
(enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

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

(3) WEST*GROUP PROPERTIES LLC
1600 Anderson Road
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less ^{members} ~~shareholders~~, and all of the ^{members} ~~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 ^{members} ~~SHAREHOLDERS~~: (enter first name, middle initial & last name)

- (2) West*ParkAssociates LP
- (3) West*Gate, A Virginia LP
- (1) Park Gate Group LLC
- (4) Rolim West LLC

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

G. T. Halpin, President
Thomas F. Nicholson, Vice President/Treasurer
Charles B. Ewing, Jr., Vice President
Kathryn A. MacLane, Vice President/Secretary
John C. Uffelder, Vice President

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

(6) ESDC, Inc.
6820 Elm Street, Suite 200
McLean, VA 22101

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)

William A. Moran
David D. Flanagan

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

David D. Flanagan	Russell J. Dickens
Jeffrey P. Rice	Karen R. McJunkin
Catherine L. Griffin	James L. Perry
John M. Clarke	Thomas E. Marshall
R. D. Entsminger	

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

DATE: April 16, 1999
(enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

(5) NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
WESTEQUITIES, INC.
1600 ANDERSON ROAD
MCLEAN, VA 22102

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 a class of stock issued by said corporation, and no shareholders are listed below

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
GERALD T. HALPIN
THOMAS F. NICHOLSON
CHARLES B. EWING, JR.
MARTHA U. SEELEY

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

(10) NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
WEST*GROUP, INC.
1600 ANDERSON ROAD
MCLEAN, VA 22102

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 a class of stock issued by said corporation, and no shareholders are listed below

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
GERALD T. HALPIN
CHARLES B. EWING, JR.
THOMAS F. NICHOLSON
THE MARTHA U. SEELEY FAMILY TRUST F/B/O MARTHA U. SEELEY

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.

DATE: April 16, 1999
(enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

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

(7) HUNTLEY NYCE AND ASSOCIATES LTD
7202 POPLAR STREET
ANNANDALE, VA 22003

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 an class of stock issued by said corporation, and no shareholders are listed below

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

(16) HUNTLEY, NYCE COMPANY

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

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

(16) HUNTLEY, NYCE COMPANY
7202 POPLAR STREET
ANNANDALE, VA 22003

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 an class of stock issued by said corporation, and no shareholders are listed below

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

CHARLES J. HUNTLEY
LESTER O. NYCE
ROBERT L. SPROLES

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.

DATE: April 16, 1999
(enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

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

(12) SOUTHFORK CORPORATION
1322 MERCHANT LANE
MCLEAN, VA 22101

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)

CHARLES B. EWING, JR.

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

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

(18) FAIRFAX ROAD CORPORATION
400 CHAIN BRIDGE ROAD
MCLEAN, VA 22101

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)

THOMAS F. NICHOLSON

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.

DATE: April 16, 1999
(enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

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

(19) EAGLE MANAGEMENT CORPORATION
1600 ANDERSON ROAD
MCLEAN, VA 22102

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)

GERALD T. HALPIN

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

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

(20) THE SEELEY FAMILY CORPORATION
1441 KIRBY ROAD
MCLEAN, VA 22102

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)

MARTHA U. SEELEY

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.

DATE: April 16, 1999
(enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

(21) NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
RA WEST, INC.
C/O CGR ADVISORS
950 EAST PACES FERRY RD., SUITE 2275, ATLANTA, GA 30326

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)

(22) ROLIM ASSOCIATES, A GENERAL PARTNERSHIP

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

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

(14) ROLIM WEST LLC
C/O CGR ADVISORS
950 EAST PACES FERRY RD., SUITE 2275, ATLANTA, GA 30326

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)

(23) ROLIM REAL ESTATE INVESTMENTS, INC.

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.

DATE: April 16, 1999
(enter date affidavit is notarized)

99-816

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

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

(23) ROLIM REAL ESTATE INVESTMENTS, INC.
C/O CGR ADVISORS 950 EAST PACES FERRY RD., SUITE 2275, ATLANTA, GA 30326

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

(22) ROLIM ASSOCIATES, A GENERAL PARTNERSHIP

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

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

(24) WESTGATE VIRGINIA INC
1600 ANDERSON ROAD
MCLEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- [] There are 10 or less shareholders, and all of the shareholders are listed below.
[X] 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)

THE MAPLE FAMILY TRUST F/B/O RUTH U. COVO; HOWARD ULFELDER FIRST MARITAL FUND F/B/O HOWARD ULFELDER, JR., JOHN C. ULFELDER AND THOMAS H. ULFELDER; THE MARTHA U. SEELEY FAMILY TRUST F/B/O MARTHA U. SEELEY, JOHN N. SEELEY, MARGARET A. SEELEY AND JULIE A. SEELEY; SIDNEY ULFELDER FAMILY TRUST F/B/O SANDRA U. WALLICK; SIDNEY ULFELDER FAMILY TRUST F/B/O BARBARA U. SMITH; HELEN R. HALPIN; GERALD T. HALPIN.

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

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

DATE: April 16, 1999
(enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

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

(25) STICHTING PENSIOENFONDS Abp (Pension Fund)
OUDE OPINDASTRAAT 70
6411 EJ HEERDEA THE NETHERLANDS

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)

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

(26) SUNDAM II B.V.
C/O CGR ADVISORS
950 EAST PACES FERRY RD., SUITE 2275, ATLANTA, GA 30326

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)

(27) RODAMCO NORTH AMERICA B.V.	_____
_____	_____
_____	_____
_____	_____

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.

DATE: April 16, 1999
(enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

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

(27) RODAMCO NORTH AMERICA B.V.
C/O CGR ADVISORS
950 EAST PACES FERRY RD. SUITE 2275, ATLANTA, GA 30326

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)

(29) RODAMCO N.V.
(25) STICHTING PENSIOENFUNDS ABP

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

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

(28) RODAMCO N.V.
COOLSINGEL 120
3011 AG ROTTERDAM THE NETHERLANDS

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)

(25) STICHTING PENSIOENFUNDS ABP

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.

DATE: April 16, 1999
(enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

(5) NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Omer L. Hirst, Inc.
6850 Elm Street
McLean, VA 22101

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)
Omer L. Hirst

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Omer L. Hirst, President/Director
Nancy M. Hirst, Corporate Secretary/Treasurer/Director
Robin Hirst-Fisher, now Robin Hirst-Moore, Director

(8) NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Wilkes, Artis Hedrick & Lane Chartered, PC
11320 Random Hills Road, Suite 600
Fairfax, VA 22030

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)
Charles A. Camalier, III, Esq.
Stanley J. Fineman, Esq.
Whayne S. Quin, Esq.

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.

DATE: April 16, 1999
(enter date affidavit is notarized)

99-840

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

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

(a)

Walsh, Colucci, Stackhouse, Emrich & Lubeley, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

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)

Martin D. Walsh, Esq.	_____	Nan E. Terpak, Esq.	_____
Thomas J. Colucci, Esq.	_____		_____
Peter K. Stackhouse, Esq.	_____		_____
Jerry K. Emrich, Esq.	_____		_____
Michael D. Lubeley, Esq.	_____		_____

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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)

_____	_____
_____	_____
_____	_____
_____	_____

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 AFFIDAVIT

DATE: April 16, 1999
(enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
(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)

(9) Evans South Limited Partnership
1696 Chain Bridge Road
McLean, VA 22101

(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)

Ralph B. Evans, General Partner
Maria S. Evans, General Partner
Virginia A. Evans, Limited Partner
Joseph E. Young, Limited Partner

(check if applicable) [X] 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.

DATE: April 16, 1999
(enter date affidavit is notarized)

99-246

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

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

(13) WESTGATE, A VIRGINIA LIMITED PARTNERSHIP
1600 ANDERSON ROAD
MCLEAN, VA 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 PARTNER:
WESTGATE VIRGINIA, INC.

LIMITED PARTNERS:

- (29) WESTEQUITIES ASSOCIATES L.P.
HOWARD ULFELDER FIRST MARITAL FUND F/B/O HOWARD ULFELDER, JR., JOHN C. ULFELDER AND THOMAS H. ULFELDER
HOWARD ULFELDER IRREVOCABLE TRUST F/B/O HOWARD ULFELDER, JR.
HOWARD ULFELDER IRREVOCABLE TRUST F/B/O JOHN C. ULFELDER
HOWARD ULFELDER IRREVOCABLE TRUST F/B/O THOMAS H. ULFELDER
HOWARD ULFELDER 1983 IRREVOCABLE TRUST F/B/O HOWARD ULFELDER, JR., SUSANNA ULFELDER, JENNIFER ULFELDER, STEVEN ULFELDER, DAVID ULFELDER AND ABIGAIL ULFELDER
HOWARD ULFELDER 1983 IRREVOCABLE TRUST F/B/O JOHN C. ULFELDER, SUSAN ULFELDER, WILLIAM ULFELDER, AND JOHN ULFELDER, JR.
HOWARD ULFELDER 1983 IRREVOCABLE TRUST F/B/O THOMAS H. ULFELDER, JEAN ULFELDER, EMILY ULFELDER, ALEX ULFELDER AND JAMES ULFELDER
THE MAPLE FAMILY TRUST F/B/O RUTH COVO
THE BLACK OAK TRUST F/B/O JOANNE COVO
THE WHITE OAK TRUST F/B/O MARILYN COVO
KRISTEN COVO
PETER PAUL COVO
NATHANIEL SCHMIDT
MATTHEW SCHMIDT
SIDNEY ULFELDER IRREVOCABLE TRUST F/B/O SANDRA WALLICK
SIDNEY ULFELDER IRREVOCABLE TRUST F/B/O BARBARA SMITH
SIDNEY ULFELDER FAMILY TRUST F/B/O SANDRA WALLICK
SIDNEY ULFELDER FAMILY TRUST F/B/O BARBARA SMITH
THE MARTHA U. SEELEY FAMILY TRUST F/B/O MARTHA U. SEELEY, JOHN N. SEELEY, MARGARET R. SEELEY, AND JULIE A. SEELEY
THE RUDOLPH SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST F/B/O JOHN N. SEELEY
THE RUDOLPH SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST F/B/O MARGARET R. SEELEY
THE RUDOLPH SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST F/B/O JULIE A. SEELEY
THOMAS H. ULFELDER

Multiple horizontal lines for additional information or signatures.

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

DATE: April 16, 1999
 (enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
 (enter County-assigned application number(s))

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

(13) WEST GATE, A VIRGINIA LIMITED PARTNERSHIP (CONTINUED)
 1600 ANDERSON ROAD
 MCLEAN, VA 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)

LIMITED PARTNERS (CONTINUED):

- JOHN C. ULFELDER
- JOHN N. SEELEY
- JULIE ANN SEELEY
- MARGARET R. SEELEY
- MARTHA U. SEELEY
- GERALD T. HALPIN
- HELEN R. HALPIN
- JOHN N. GROVER
- LESTER WEIL, TRUSTEE U/D/T 5/29/76 F/B/O LESTER L. WEIL AND RUTH S. WEIL
- (30) ENFIELD ASSOCIATES
- THOMAS F. NICHOLSON
- CHARLES B. EWING, JR.
- EMILY W. MYATT
- SHERIDAN NICHOLSON
- THE RAYMOND FRIEDMAN TRUST F/B/O MYRA FRIEDMAN
- MYRA FRIEDMAN
- J. NORMA AND BARBARA ROSSEN REV. TRUST F/B/O J. NORMAN ROSSEN AND BARBARA ROSSEN
- GEORGE C. PIERCE
- JACQUES WACHTEL
- ROSE WACHTEL
- JACOB AND DOROTHY ENTEL, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
- KEITH RUMBEL
- HELEN RUMBEL
- R. O. WEBSTER
- THE ELLIOT MITCHELL TRUST F/B/O MILDRED MITCHELL
- ROGER A. GOLDE
- JOSEPH PHILIPSON TRUST F/B/O STELLA PHILIPSON, JEAN PHILIPSON, DAVID PHILIPSON, ALICE PHILIPSON, ROBERT PHILIPSON, STEPHANIE RAUGUST AND HIROMI IDEHAR
- NIEDERMAN FAMILY TRUST F/B/O RICHARD NIEDERMAN AND ROBERT NIEDERMAN
- CHARLES G. LUBAR
- NANCY L. SOMMERS
- JOAN L. ALVAREZ
- KURT AND/OR SUSAN BERLIN
- HARRIET D. MCLUCAS
- BRUCE MARK OLCOTT
- MIRIAM B. AND HAROLD M. LANDAU
- JOHN B. PHILLIPS
- RUTH E. WACHTEL
- JANET L. WACHTEL
- ALAN L. WACHTEL
- LENA GITTER
- ELEANOR M. CELLER
- JEROME NIEDERMAN TRUST F/B/O JACQUELINE NIEDERMAN, MICHAEL NIEDERMAN AND MARK NIEDERMAN

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

DATE: April 16, 1999
(enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

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

(13) WEST GATE, A VIRGINIA LIMITED PARTNERSHIP (CONTINUED)
1600 ANDERSON ROAD
MCLEAN, VA 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)

LIMITED PARTNERS (CONTINUED):
CHERYL N. LILLENSTEIN
RICHARD NIEDERMAN
ROBERT NIEDERMAN
PETER T. HALPIN
JOHN B. PHILLIPS TESTAMENTARY TRUST F/B/O WILLIAM H. CROCKET, ANN CROCKET CRUMP, CAROL KRAUSS, CHARLES PHILLIPS, FRANCES G. PHILLIPS, HARRY PHILLIPS, JOHN PHILLIPS AND BETTY SALIGA

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

DATE: April 16, 1999
 (enter date affidavit is notarized)

99-840

for Application No(s): FDP 1998-DR-049
 (enter County-assigned application number(s))

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

(12) WEST*PARK ASSOCIATES LIMITED PARTNERSHIP
 1600 ANDERSON ROAD
 MCLEAN, VA 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:
 (19) EAGLE MANAGEMENT CORPORATION
 (17) SOUTHFORK CORPORATION
 (20) THE SEELEY FAMILY CORPORATION
 (18) FAIRFAX ROAD CORPORATION
 GERALD T. HALPIN
 CHARLES B. EWING, JR.
 THOMAS F. NICHOLSON

LIMITED PARTNERS:

THE MARTHA U. SEELEY FAMILY TRUST F/B/O JOHN SEELEY, MARGARET RUTH SEELEY, JULIE ANN SEELEY
 HOWARD ULFELDER IRREVOCABLE TRUST F/B/O HOWARD ULFELDER, JR.
 HOWARD ULFELDER IRREVOCABLE TRUST F/B/O JOHN C. ULFELDER
 HOWARD ULFELDER IRREVOCABLE TRUST F/B/O THOMAS H. ULFELDER
 THE MAPLE FAMILY TRUST F/B/O RUTH ULFELDER COVO
 THE BLACK OAK TRUST F/B/O JOANNE COVO
 THE WHITE OAK TRUST F/B/O MARILYN COVO SCHMIDT
 RUDOLPH G. SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST U/D/D 12/15/70 F/B/O JULIE ANN SEELEY
 RUDOLPH G. SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST U/D/D 12/15/70 F/B/O JOHN NICHOLAS SEELEY
 RUDOLPH G. SEELEY AND MARTHA U. SEELEY IRREVOCABLE TRUST U/D/D 12/14/70 F/B/O MARGARET RUTH SEELEY
 SIDNEY ULFELDER IRREVOCABLE TRUSTS U/D/D 12/15/70 F/B/O BARBARA ULFELDER SMITH
 SIDNEY ULFELDER IRREVOCABLE TRUSTS U/D/D 12/15/70 F/B/O SANDRA ULFELDER WALLICK

(31) THE 1985 GROUP
 (29) WESTEQUITIES ASSOCIATES L.P.
 (10) WEST*GROUP, INC.
 (3) WEST*GROUP PROPERTIES LLC
 (4) WEST*GROUP MANAGEMENT LLC

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

DATE: April 16, 1999
(enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

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

(29) WESTEQUITIES ASSOCIATES LIMITED PARTNERSHIP
1600 ANDERSON ROAD
MCLEAN, VA 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)

(5) GENERAL PARTNER:
WESTEQUITIES, INC.

- LIMITED PARTNERS:
- GERALD T. HALPIN
 - THOMAS F. NICHOLSON
 - CHARLES B. EWING, JR.
 - MARTHA U. SEELEY
 - LINDA P. BEALE
 - JOAN W. BOWE
 - WILLIAM A. CLARK
 - FLOYD D. DAVIS
 - WOODROW DUNCAN, JR.
 - PAMELA J. EDGEBERT
 - THOMAS D. FLEURY
 - MARY FOSTER
 - FREZEL GRAHAM
 - C. B. HAMMERLE
 - R. L. HEDGPETH
 - GEORGE E. HEFLIN
 - MARGARET DAWN HOLBROOK
 - MYRA C. HUGHES
 - JOHN T. KENNEY
 - JEFFREY LEE LONG
 - MALCOLM J. LONG
 - MICHAEL D. LYNCH
 - KATHRYN A. MACLANE
 - DAVID S. MCCOY
 - MITCHELLE C. MCCRACKEN
 - ROBERT C. NEWMAN
 - ROGER W. PHIPPS
 - ROBERT A. POTTS
 - ELIZABETH M. SAMPSON
 - JANET L. SISSON
 - LARRY E. SMITH
 - LEROY DEMPSEY SMITH
 - HARRY E. TILSON
 - DALE R. TOLLEY
 - PAUL JR AND KATHERINE AN WEBER
 - FRANCES LOUISE WICKER
 - BRUCE K. WILBER
 - DANIEL L. WONG
 - WALTER A. WOOD III

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

DATE: April 16, 1999
(enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

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

(31) THE 1985 GROUP
1600 ANDERSON ROAD
MCLEAN VA 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 PARTNER
GERALD T. HALPIN

LIMITED PARTNERS
FRANK J. HALPIN
MARY H. NODAR
KATHRYN A. MACLANE
JAMES T. HALPIN

Multiple horizontal lines for listing additional partners.

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

DATE: April 16, 1999
(enter date affidavit is notarized)

99-846

for Application No(s): FDP 1998-DR-049
(enter County-assigned application number(s))

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

(30) ENFIELD ASSOCIATES
120 NORTH ST. ASAPH STREET
ALEXANDRIA, VA 22314

(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)

CHARLES H. SMITH, JR., GENERAL PARTNER
WILLIAM FRANCIS SMITH, GENERAL PARTNER
CATHERINE SMITH SPRATLEY, GENERAL PARTNER

Lined area for listing additional partners and titles.

(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: April 16, 1999
(enter date affidavit is notarized)

99-840

for Application No(s): FDP 1998-DR-049
(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.)

Friends of Michael Frey	\$100	from ESDC, Inc.	May 1998
Supervisor Frey	\$250	from Kathryn A. MacLane	June 1998
Supervisor Connolly	\$540	from Kathryn A. MacLane	September 1998
Friends of Micheal Frey	\$400	from ESDC, Inc.	September 1998

(check if applicable) [X] 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 [X] Applicant's Authorized Agent

Jonathan P. Rak
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 16th day of April, 19 99, in the state of Virginia.

My commission expires: 3-31-2002 Notary Public

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

April 21, 1999
File #:200

TO: Peter Braham, Planner
Zoning Evaluation Division
Department of Planning and Zoning

FROM:  Michael J. Scheurer, Director
Development and Real Estate Finance Division
Department of Housing and Community Development (HCD)

SUBJECT: Letter of March 11, 1999 from Elm Street Development

You provided us with a copy of a letter dated March 11, 1999 to Mr. William W. Chenault, President of Lewinsville Retirement Residence, Inc. (LRR), in which Elm Street Development is proposing to convey land to LRR for it to develop the Affordable Dwelling Units (ADU) that would be required in conjunction with the proposed rezoning. The proposal by Elm Street Development as outlined in this letter appears to be generally consistent with the requirements of the ADU Ordinance. Therefore, HCD has no objection to the proposal.

It is requested, however, that Elm Street Development give consideration to the provision of sufficient land for a "Respite Center" within the proposed elderly development. We have raised this possibility with the developer and LRR.

If you have any questions about this issue, please feel free to call me at 246-5183.

Attachment: Letter of March 11, 1999 from Elm Street Development

cc: Robert C. Counts, Acting Director, HCD

99-02020



March 11, 1999

Mr. William W. Chenault
President
Lewinsville Retirement Residence, Inc.
1515 Great Falls Street
McLean, Virginia 22101

Dear Bill:

I am writing to clarify our position regarding development of the Evans Farm property relative to the Lewinsville Retirement Residence, Inc. (LRR). We propose the following:

- 1) We would convey to LRR the land shown on either of the two sketches I provided you on March 3, 1999. This conveyance would be for \$1.00. LRR would be responsible for the design and construction of the building and associated improvement on this property.
- 2) The building would contain 19 units that meet the requirements of the Fairfax County Affordable Dwelling Unit (ADU) program. The number of units may decrease slightly if Fairfax County approves a lower number of market rate units on the balance of the Evans Farm property.
- 3) The new LRR building and property would be connected to the open space network of our development so that all of the residents of LRR would have open access to all of the walkway, plazas and other open space amenities in the Evans Farm development.

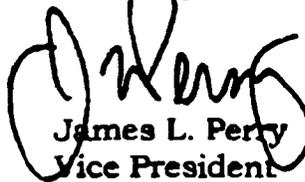
Mr. Bill Chenault
March 11, 1999
Page Two

- 4) We would have architectural control over the portions of the new LRR building that are visible from the balance of the Evans Farm property to ensure architectural compatibility with our residences.
- 5) We would sell to LRR a strip of land adjacent to the Peters driveway that is wide enough to provide the parking lot shown on Alternative Three that we previously provided to you. As you know, we have not yet agreed on a price for this strip of land.
- 6) We would establish a deadline by which LRR must commence construction on the new building. If the deadline is not met, then, at our option, the property for the building would revert back to us so that we could proceed with our original proposal for this building.

I hope this covers the major points we discussed.

Please let me know if I can provide you with any additional information.

Sincerely,



James L. Perry
Vice President

JLP/fr

**Sect. 8-006 of the Zoning Ordinance
(General Standards for Special Permit Uses)**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

Sect. 8-303 of the Zoning Ordinance (Standards for all Group 3 Uses)

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

Par. 8 of Sect. 16-401 of the Zoning Ordinance

8. In approving a conceptual development plan, the Board may authorize a variance in the strict application of specific zoning district regulations whenever:
 - A. Such strict application would inhibit or frustrate the purpose and intent for establishing such a zoning district; and
 - B. Such variance would promote and comply with the standards set forth in Part 1 above.

In no case, however, shall the maximum density provisions under the PDH District and the maximum floor area ratio provisions under the PDC District be varied or modified.

REZONING APPLICATION / RZ 1998-DR-049

FINAL DEVELOPMENT PLAN FDP 1998-DR-049

FILED 9/17/98 AMENDED 4/14/99

FILED 03/05/99 AMENDED 4/14/99

RALPH B. EVANS

RALPH B. EVANS

TO REZONE: 24.14 ACRES OF LAND; DISTRICT - DRANESVILLE
PROPOSED: TO REZONE FROM R-3 DISTRICT TO PDH-8 DISTRICT

FINAL DEVELOPMENT PLAN

LOCATED: SOUTH OF DOLLEY MADISON BLVD., WEST OF
MAYFLOWER DRIVE, NORTH OF CHAINBRIDGE ROAD AND
EAST OF GREAT FALLS STREET

PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 24.14 ACRES OF LAND; DISTRICT - DRANESVILLE

ZONING: R-3

LOCATED: SOUTH OF DOLLEY MADISON BLVD WEST OF MAYFLOWER
DR NORTH OF CHAIN BRIDGE RD EAST OF
GREAT FALLS ST

TO: PDH-5

ZONING: PDH-5

OVERLAY DISTRICT(S):

OVERLAY DISTRICT(S):

TAX MAP

MAP REF

30-1 ((1)) 37, 38, 38B, 39, 41, 42, 42B, 92

030-1- /01/ /0037-	.0038-	.0038-B	.0039-	.0041
030-1- /01/ /0042-	.0042-B	.0092-		

