



FAIRFAX COUNTY

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

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

V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm

Email: clerktothebos@fairfaxcounty.gov

January 16, 2004

Elizabeth D. Baker, Land Use Coordinator
Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

RE: Proffered Condition Amendment PCA 1999-HM-011 (**REVISED LETTER**)

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 27, 2003, approving Proffered Condition Amendment PCA 1999-HM-011 in the name of Van Metre Woodland Park Apartments I, LP, Van Metre Woodland Park Apartments II, L.P., and Van Metre Woodland Park Apartments IIA, L.P., to amend the proffers for RZ 1999-HM-011 previously approved for residential development to permit site modifications with no increase in density, located on the south side of Sunrise Valley Drive, east of its intersection with Fox Mill Road, Tax Map 16-3 ((1)) 25D1, 25D2, 25D3; 16-4 ((1)) 32B, subject to the proffers dated October 16, 2003, consisting of approximately 32.11 acres of land zoned PDH-30, located in the Hunter Mill District.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan Amendment FDPA 1999-HM-011-01-02 on October 15, 2003, subject to development conditions dated September 17, 2003, and subject to the Board's approval of Proffered Condition Amendment PCA 1999-HM-011.

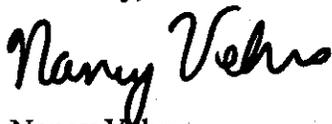
The Board also approved the following:

- Notwithstanding what is depicted on the Conceptual Development Plan Amendment condition and Final Development Plan Amendment (CDPA/FDPA), one of the 16 proposed parking spaces shown along the southern property line shall be replaced with a landscaped island.

PCA 89-D-060-3
January 16, 2004
Page 2

- Modification of the transitional screening requirement and waiver of the barrier requirements in favor of the existing vegetation and supplemental landscaping shown on the CDPA/FDPA.
- Reaffirmation of the waiver of the 600-foot maximum private street length requirement and waiver of the loading space requirements.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ds

cc: Chairman Gerald E. Connolly
Supervisor Hudgins, Hunter Mill District
~~Janet Coldsmith, Director, Real Estate Division, Department of Tax Administration~~
Michael R. Congleton, Deputy Zoning Administrator, Dept. of Planning and Zoning
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ
Thomas Conry, Department Manager, GIS, Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division, DOT
Charles Strunk, Project Planning Section, DOT
Michelle Brickner, Director, Office of Site Development Services, DPWES
Proffer Administrator, Plans & Document Control, OSDS, DPWES
Department of Highways, VDOT
Land Acquisition and Planning Division, Park Authority
Hunter Mill District Planning Commissioner
James Patteson, Director, Facilities Management Division, DPWES
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 27th day of October, 2003, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 1999-HM-011

WHEREAS, Van Metre Woodland Park Apartments I, LP, Van Metre Woodland Park Apartments II, LP, and Van Metre Woodland Park Apartments IIA, LP, filed in the proper form an application to amend the proffers for RZ 1999-HM-011 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), and

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

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

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

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

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

GIVEN under my hand this 27th day of October, 2003.



Nancy Veirs

Clerk to the Board of Supervisors



VAN METRE AT WOODLAND PARK
PCA 1999-HM-011

PROFFERS

October 16, 2003

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, Van Metre at Woodland Park Apartments I, L.P., Van Metre at Woodland Park Apartments II, L.P., and Van Metre at Woodland Park Apartments IIA, L.P. (hereinafter referred to as the "Applicants"), for the owners, themselves, successors and assigns in PCA 1999-HM-011, filed for property identified as Tax Map 16-3 ((1)) 25D1, 25D2, 25D3 and 16-4 ((1)) 32B (hereinafter referred to as the "Application Property"), proffers the following, provided that the Board of Supervisors approves the referenced proffered condition amendment.

1. Prior Proffered Conditions. In the event that this application is approved, any previous proffers for the Application Property are hereby deemed null and void for the Application Property subject to this proffered condition amendment and hereafter shall have no effect on the Application Property.
2. Development Plan. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan Amendment/Final Development Plan Amendment ("CDPA/FDPA"), prepared by VIKA, Incorporated consisting of 10 sheets dated February 14, 2003, and revised through September 12, 2003.

Notwithstanding that the CDPA/FDPA is presented on 10 sheets and said CDPA/FDPA is the subject of Proffer No. 1 above, it shall be understood that the CDPA shall be the entire plan shown on Sheets 1, 2, 3, 4 relative to the points of access, the maximum number and type of units (757), amount of open space and the general location of the units, stormwater management/BMP facility, limits of clearing and grading and recreational facilities. The Applicants has the option to request a Final Development Plan Amendment ("FDPA") for elements other than CDPA elements from the Planning Commission for all of or a portion of the CDPA/FDPA in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDPA and proffers.

3. Minor Modifications. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDPA may be permitted as determined by the Zoning Administrator. The Applicants shall have the flexibility to modify the layouts shown on the CDPA/FDPA without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDPA as determined by the Department of Planning and Zoning ("DPZ") and do not increase the total number of units; decrease the amount of open space; tree preservation; peripheral building setbacks; or substantially change the location of common open space areas.

PROFFERS

PCA 1999-HM-011

Page 2

4. Recreational Facilities. The Applicants shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities by providing the following facilities as shown on the CDPA/FDPA.
 - a. Two (2) tennis courts.
 - b. One swimming pool with bathhouse in the eastern portion of the Application Property adjacent to Sunrise Valley Drive.
 - c. One swimming pool with a recreational fitness and leasing facility in the central portion of the Application Property.
 - d. One (1) tot lot.

The Applicants proffer that the minimum expenditure for the above facilities is \$955.00 per residential unit. A non-RUP for the eastern swimming pool adjacent to Sunrise Valley Drive shall be obtained prior to the issuance of a Residential Use Permit for more than 40 residential dwelling units on the Application Property.

The Applicant reserves the right to construct a third swimming pool with clubhouse on the western portion of the Application Property as shown on the CDPA/FDPA. In the event the Applicant elects not to construct these facilities, the area of the swimming pool and clubhouse shall be maintained as landscaped open space, or the Applicant may elect to seek a FDPA for alternate use of the area, without requiring a proffered condition amendment.

The above-referenced facilities shall be available for use by residents/guests of the Application Property and such other neighborhood communities as may be deemed appropriate by the Applicants. Above-referenced facilities for 4.a., 4.b., 4.c. shall be available for use by members/guests of the Woodland Park Homeowners Association (comprised of 144 townhouses constructed pursuant to RZ 94-H-065 immediately east of, and adjacent to, the Application Property). The recreational fee required of the Woodland Park Homeowner Association or its members to participate in these recreational facilities shall be no greater than anticipated with the previous recreational package approved with RZ 94-H-065 and shall not via existing or future private agreements or otherwise include any costs associated with the tot lot described in 4.d. above or with the development, maintenance or operation of the optional swimming pool and clubhouse on the western portion of the Application Property.

5. Swimming Pool Discharge. All waste water resulting from the cleaning and draining of the pool located on the site shall contain a minimum dissolved oxygen concentration of 4.0 milligrams per liter prior to discharge. The Applicants shall neutralize pool waters to a PH

from 6.0 to 9.0 prior to discharge. Sufficient amounts of lime or soda ash shall be added to achieve a PH of approximately equal to that of the receiving stream.

If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged.

6. Stormwater Management. Stormwater management (SWM) and Best Management Practices (BMP) shall be provided in an existing on-site pond and in an existing off-site pond located on property identified as Tax Map 16-3 ((11)) 29C in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance as determined by DPWES.
7. Limits of Clearing and Grading. The Applicants shall conform to the limits of clearing and grading shown on the CDPA/FDPA subject to the installation of trails and utility lines, if necessary, as approved by Department of Public Works and Environmental Services ("DPWES"). If necessary, the trails and utility lines inside the limits of clearing and grading shall be located and installed in the least disruptive manner possible considering cost and engineering, as determined by the Urban Forester. A replanting plan shall be developed and implemented, as approved by the Urban Forester, for any areas inside the limits of clearing and grading that must be disturbed. Selective non-mechanical removal of understory may occur within the limits of clearing and grading for landscape maintenance and installation of recreational equipment (i.e., play equipment, exercise stations, etc.).
8. Use of Garages. A restriction shall be included in the rental leases ensuring that garages are only used for a purpose that will not interfere with the intended purposes of garages (e.g., parking of vehicles). Should the project become a condominium, a similar restriction shall be included in the condominium association documents and recorded in the land records. This restriction shall be in a form approved by the County Attorney prior to the lease or sale of any units. Prospective lessees/purchasers shall be advised of the use restriction prior to entering into a lease/contract.
9. Density Credit. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the current Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be reasonably required by Fairfax County or VDOT at time of site plan approval.
10. Traffic Signal. Prior to the issuance of the 380th Residential Use Permit for the Application Property, the Applicants shall contribute the amount of \$20,000 towards the installation of a traffic signal at the intersection of Fox Mill Road and Sunrise Valley Drive, or other transportation improvements in the area of the site as deemed appropriate by the Department of Transportation.

PROFFERS

PCA 1999-HM-011

Page 4

11. Energy Conservation. Residential units on the Application Property shall meet the thermal guidelines of CABO for energy-efficient homes or its equivalent, as determined by DPWES, for either electrical or gas energy systems.

12. Landscaping and Design Detail. Landscaping on the site shall be provided as generally shown on the CDPA/FDPA, subject to the approval by the Urban Forester. On-site amenities shall be provided generally in character and quantity with the illustrations and details presented on the CDPA/FDPA. Specific features such as exact locations of plantings, pedestrian lighting, driveways, sidewalks to individual units, etc. are subject to modification with final engineering and architectural design. Landscaping and on-site amenities shall include:
 - a. Passive recreation areas including areas for formal seating/benches.
 - b. Landscaped entry features at the Application Property's two eastern entrances on Sunrise Valley Drive to include entrance monumentation and/or signage, ornamental trees and shrubs, as conceptually illustrated on Sheet 10.
 - c. Mailbox pavilions or equivalent for the residential units; such pavilions shall serve the number of units allowed by the standard design of facilities approved by the U.S. Postal Service.
 - d. Landscaping along Sunrise Valley Drive as generally shown on Sheet 5.

13. Buffer Along Southern Boundary. A thirty-five (35) foot wide buffer shall be provided along the majority of the southern property line adjacent to the Great Oaks community as generally shown on the CDPA/FDPA. This buffer shall provide for the preservation of existing quality trees to the maximum extent feasible subject to final engineering and design, and shall also include supplemental plantings, both as determined necessary by the Urban Forester. In areas where existing vegetation is not at least equivalent to screening prescribed in Zoning Ordinance Transitional Screening No. 2, the Applicants shall provide additional plantings to a level equivalent to Transitional Screening No. 2 as determined by the Urban Forester.

14. Bus Shelters and Schedules. The Applicants shall provide two bus shelters with a trash receptacle for each along Sunrise Valley Drive, if requested by Fairfax County. Precise locations shall be determined by the Department of Transportation and shall not require individual bus turn-outs or special lanes. The property management company for the Application Property shall maintain the bus shelters, and shall post and make available to the tenants current bus schedules in the leasing office.

15. Sidewalks. Pedestrian connections shall be constructed as follows:
- a. A minimum four-foot wide trail or sidewalk that meets ADA requirements shall be constructed along the Application Property's frontage of Sunrise Valley Drive and along the Application Property's frontage of Fox Mill Road in the southwest portion of the Application Property.
 - b. Internal sidewalks shall be provided as generally shown on the FDPA.
 - c. A pedestrian access walkway shall be constructed from the western property line to the eastern portion of the Application Property. This pedestrian path shall be located approximately 35 feet north of, and generally parallel to, the Great Oaks community as shown on the CDPA/FDPA. This internal circulation system is designed to facilitate pedestrian movement through the Application Property with a minimum of vehicular conflicts.

The Applicants shall provide for the construction of a minimum of two pedestrian connections from the pedestrian access walkway on the Application Property to the southern property line to allow connection to pathways in the Great Oaks community. The location of the pedestrian connection shall be made in conjunction with the Great Oaks community and shall provide for unrestricted access, with public access easements, between the developments.

16. Architecture. The building elevations for the residential units shall be generally in character with the conceptual elevations shown on Sheets 7 through 8 of the CDPA/FDPA, or of a comparable quality as determined by DPWES.
17. Geotechnical Report. If required by DPWES, a geotechnical engineering study shall be submitted to DPWES for review and approval prior to final site plan approval, and recommendations generated by the study shall be implemented, as required by DPWES.
18. Public Facilities. At the time of issuance of each building permit for each unit within each section, the Applicants shall contribute \$325.00 per residential unit to the Board of Supervisors for public facilities, which may include parks and recreational facilities, in the immediate vicinity. Using the Board of Supervisors' approval date (August 2, 1999) of the rezoning application as the base date, this amount shall be adjusted according to the Consumer Cost Index as published in the Engineering News Record by McGraw-Hill.
19. Affordable Housing. The Applicants shall comply with the Affordable Dwelling Unit (ADU) program as set forth in Section 2-801 of the Zoning Ordinance. The Applicants shall provide ADUs required for the development of the Application Property. The Applicants shall also provide the ADUs required for the development of 144 townhomes being

constructed on property immediately east of the Application Property and approved via RZ 94-H-065, subject to approval of the ADU Advisory Board.

20. Lighting. Internal pedestrian scaled lighting shall be provided for the safety and convenience of future residents. Lighting shall be fully shielded, focused directly on parking/driveway areas, buildings and sidewalks, and shall provide full cut-off fixtures in accordance with Part 9 of Article 14 of the Zoning Ordinance in effect at the time of site plan approval.
21. Inter-Parcel Connector. Prior to site plan approval, the Applicants will obtain an executed Encroachment Agreement from Dominion Virginia Power that permits the construction of the inter-parcel connector road, parking area, entrance, necessary utilities and landscaping within the 100 foot wide Dominion Virginia Power easement shown on the FDP/CDP. In the event that the Encroachment Agreement cannot be obtained, the Applicants shall submit a Proffered Condition Amendment application to demonstrate development outside the Dominion Virginia Power easement.
22. Signs. No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site by the Applicants or at the Applicants direction to assist in the initial sale of homes on the property. Furthermore, the Applicants shall direct its agents and employees involved in marketing and sale of residential units on the property to adhere to this proffer.
23. Severability. Any of the sections may be subject to a Proffered Condition Amendment without joinder and/or consent of the other sections if such PCA does not affect any other sections. Previously approved proffered conditions applicable to the section(s) which is not the subject of such a PCA shall otherwise remain in full force and effect.

Furthermore, future proffered condition amendments filed on the Application Property or sections thereof, shall require amendment to application RZ 1999-HM-011, and shall not require any further action regarding PCA 94-H-065.

24. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicants and his/her successors and assigns.
25. Counterparts. These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in same instrument.

PROFFERS
PCA 1999-HM-011

CO-APPLICANT/TITLE OWNER OF TAX MAP 16-3 ((1)) 25D1
AND 16-4 ((1)) 32B:

VAN METRE WOODLAND PARK APARTMENTS I, L.P.

By: Twelfth Genpar, Inc., its General Partner

A handwritten signature in black ink, appearing to read "W. Brad Gable", written over a horizontal line.

By: W. Brad Gable

Its: Executive Vice President

(SIGNATURES CONTINUE ON NEXT PAGE)

PROFFERS
PCA 1999-HM-011

CO-APPLICANT/TITLE OWNER OF TAX MAP 16-3 ((1)) 25D2:

VAN METRE WOODLAND PARK APARTMENTS II, L.P.

By: Thirteenth Genpar, Inc., its General Partner



By: W. Brad Gable
Its: Executive Vice President

(SIGNATURES CONTINUE ON NEXT PAGE)

PROFFERS
PCA 1999-HM-011

CO-APPLICANT/TITLE OWNER OF TAX MAP 16-3 ((1)) 25D3:

VAN METRE WOODLAND PARK APARTMENTS IIA, L.P.

By: Thirteenth Genpar, Inc., its General Partner

A handwritten signature in black ink, appearing to read "W. Brad Gable", is written over a horizontal line.

By: W. Brad Gable
Its: Executive Vice President

(SIGNATURES END)



FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 1999-HM-011-01-02

September 17, 2003

If it is the intent of the Planning Commission to approve FDPA 1999-HM-011-1-2 for a 757 unit multi-family residential development at Tax Map 16-3 ((1)) 25D1, 25D2, 25D3 and 16-4 ((1)) 32B, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which supercede all previous conditions for the subject property. Previously approved conditions which have been carried forward, or those with minor modifications are marked with an asterisk (*).

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment (FDPA) entitled "Van Metre at Woodland Park" which was prepared by VIKA Inc. and consists of ten sheets dated March 29, 2003, as revised through September 12, 2003.
2. Foundation plantings shall be provided along the base of the building located along the southernmost section of Fox Mill Road to further soften the view of the structure from adjacent properties located to the south, as determined by DPWES.*
3. All outdoor lighting shall comply with Part 9 of Article 14 of the Zoning Ordinance. Freestanding signs shall be front-lit with lighting directed downward.
4. The entrance signage shall be substantially as depicted as shown on Sheet 10 of the CDPA/FDPA and in compliance with Article 12 of the Zoning Ordinance. Additionally, adequate directional signage shall be provided to the transit station not exceeding two square feet at each exit onto Sunrise Valley Drive, at internal locations as determined by DPWES and at each of the pedestrian entrances within the Great Oaks subdivision to the south.*
5. Bicycle parking facilities shall be provided on the subject site within the western, central and eastern areas of the site, as determined by DPWES. The minimum number of spaces for each of the three areas of the development shall be ten.*
6. Landscaping shall be provided at the edge of the Virginia Power Easement to soften the view of the towers on the residents within development, as determined by the Urban Forester.*
7. Peripheral setbacks for the subject development shall, at a minimum, adhere to the setback requirements of the R-30 Zoning District.*

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

CONCEPTUAL DEVELOPMENT PLAN CONDITION 1999-HM-011

NOTWITHSTANDING WHAT IS DEPICTED ON THE CDPA/FDPA, ONE OF THE SIXTEEN PROPOISED PARKING SPACES SHOWN ALONG THE SOUTHERN PROPERTY LINE SHALL BE REPLACED WITH A LANDSCAPED ISLAND.

VAN METRE AT WOODLAND PARK

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

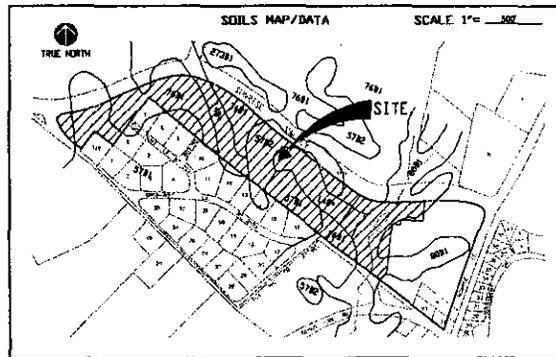
PROFFERED CONDITION AMENDMENT FINAL DEVELOPMENT PLAN AMENDMENT PCA-1999-HM-011 FDPA-1999-HM-011-1-2

SHEET INDEX

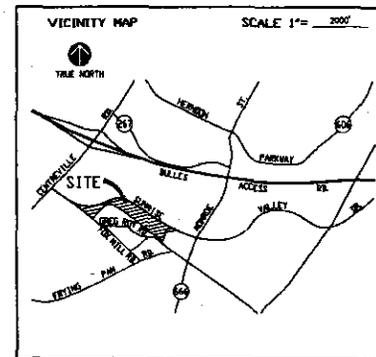
1. COVER SHEET
2. NOTES AND TABULATIONS
3. FINAL DEVELOPMENT PLAN AMENDMENT (FDPA)
4. FINAL DEVELOPMENT PLAN AMENDMENT (FDPA)
5. FDPA LANDSCAPE PLAN
6. FDPA LANDSCAPE PLAN
7. ARCHITECTURAL ELEVATION
8. ARCHITECTURAL ELEVATION
9. ILLUSTRATIVE PLAN-ENTRY FEATURE
10. ILLUSTRATIVE PLAN-BUFFER YARD

SOILS DATA

SOIL NO.	STATE	FOUNDED BY	SOIL TYPE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
1484	MANASSAS	FAB	MARGINAL	0000	MODERATE	II			
5781	WEDDING	0000	0000	0000	MODERATE	NO			
5782	WEDDING	0000	0000	0000	MODERATE	NO			
7981	CHERRY	POOR	MARGINAL	0000	SLIGHT	YES			
8081	WEDDING	POOR	POOR	0000	SLIGHT	YES			



SOIL MAP
SCALE: 1"=500'



VICINITY MAP
SCALE: 1"=2000'

APPLICANT

VAN METRE AT WOODLAND PARK
APARTMENTS I LIMITED PARTNERSHIP
VAN METRE AT WOODLAND PARK
APARTMENTS II LIMITED PARTNERSHIP
VAN METRE AT WOODLAND PARK
APARTMENTS III LIMITED PARTNERSHIP

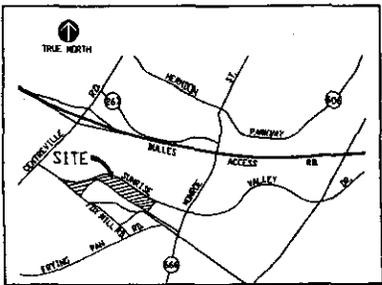
5252 LYNDALE CT.
SURGE, VA 22015
(703) 425-2600

ENGINEER/PLANNER

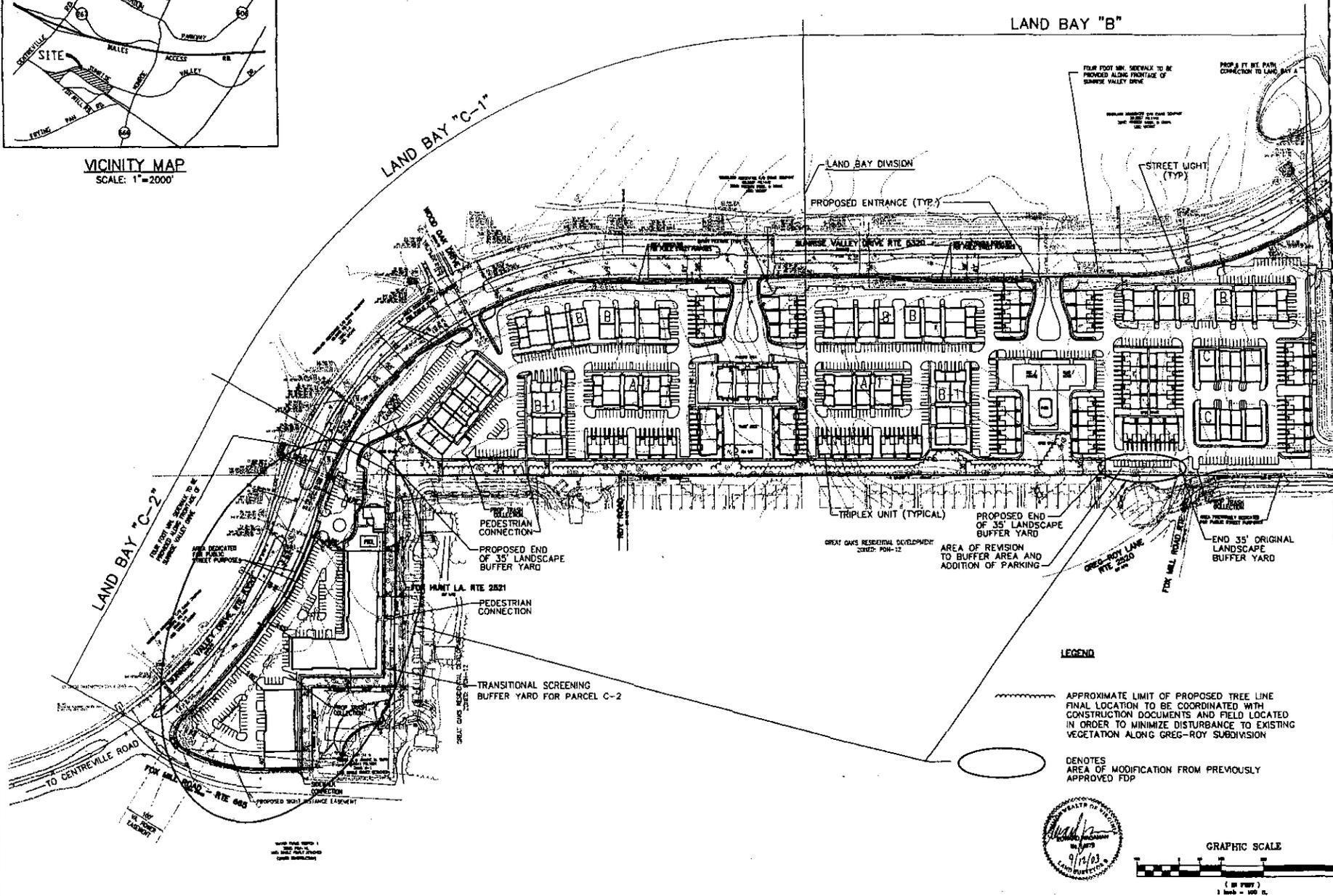
VKA INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
(703) 442-7800

SEPTEMBER 12, 2003
AUGUST 12, 2003
JULY 2, 2003
MAY 13, 2003
MARCH 17, 2003
FEBRUARY 14, 2003
MARCH 29, 2001





VICINITY MAP
SCALE: 1"=2000'



LAND BAY "B"

LAND BAY "C-1"

LAND BAY "C-2"

LEGEND

APPROXIMATE LIMIT OF PROPOSED TREE LINE
FINAL LOCATION TO BE COORDINATED WITH
CONSTRUCTION DOCUMENTS AND FIELD LOCATED
IN ORDER TO MINIMIZE DISTURBANCE TO EXISTING
VEGETATION ALONG GREG-ROY SUBDIVISION

DENOTES
AREA OF MODIFICATION FROM PREVIOUSLY
APPROVED FDP



MATCH LINE SEE SHEET 4

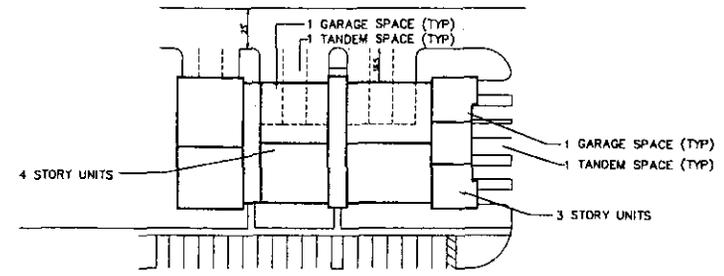
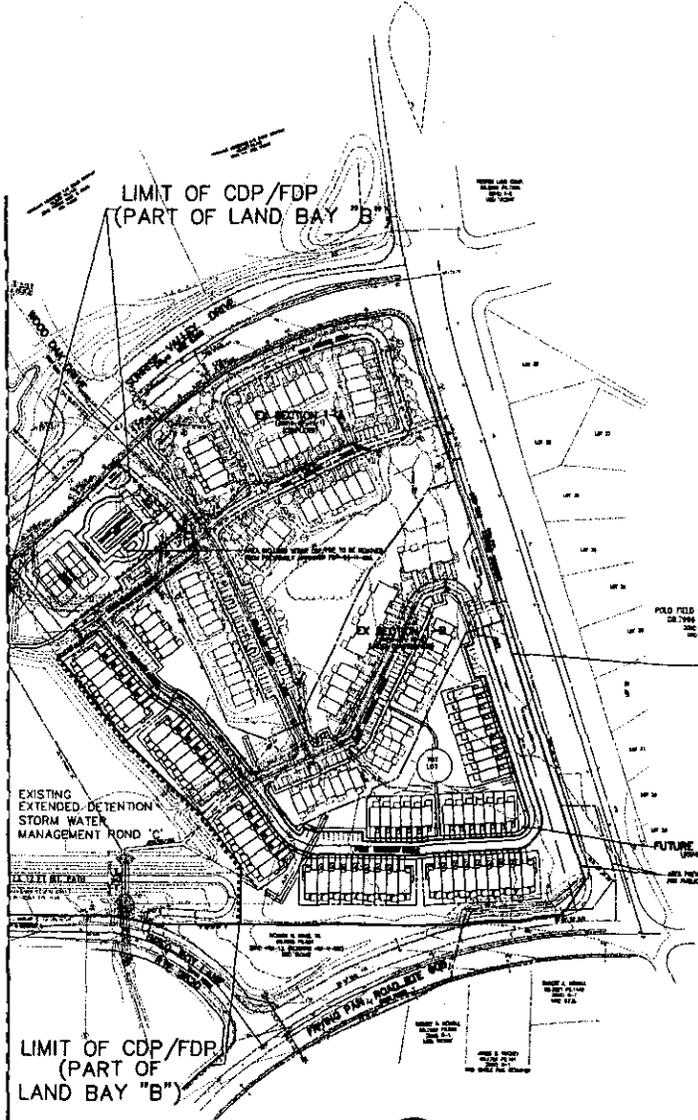
VIVA
ARCHITECTS & PLANNERS
1000 COMMONWEALTH BLVD., SUITE 200
FALLS CHURCH, VA 22044
TEL: 703-441-7777
FAX: 703-441-7777

VAN METRE
AT WOODLAND PARK
HANOVER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

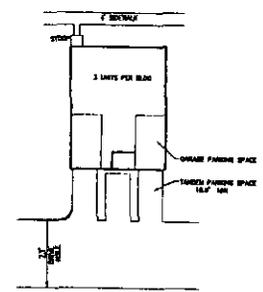
PCA-1999-HM-011
FDPA 1999-HM-011-1-2

VIVA REVISIONS	
SEPTEMBER 12, 2003	REVISED
AUGUST 12, 2003	REVISED
JULY 09, 2003	REVISED
MAY 13, 2003	REVISED
MARCH 17, 2003	REVISED
FEBRUARY 14, 2003	REVISED
SEPTEMBER 26, 2002	REVISED
AUGUST 21, 2002	REVISED
JULY 16, 1999	REVISED
JUNE 25, 1999	REVISED
MAY 10, 1999	REVISED
DATE: FEB. 18, 1999	REVISED
DES. DJM	CHKD. CJD
SCALE: 1"=100'	
PROJECT/FILE NO. 5817	
SHEET NO. 3 of 10	

MATCH LINE SEE SHEET 3



TYPICAL APARTMENT BLDG. LAYOUT
NOT TO SCALE



TYPICAL TRI-PLEX UNIT LAYOUT
NOT TO SCALE

LAND BAY "A"
SECTIONS 1A, 1B, 2
(14.34 AC)

(SHOWN FOR INFORMATION ONLY, NOT PART OF THIS APPLICATION)



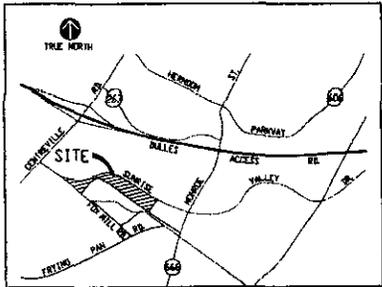
VKA
 VICKI K. ANDERSON, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 NO. 91903
 EXPIRES 9/19/03
 VIRGINIA BOARD OF PROFESSIONAL ENGINEERS
 1000 COMMONWEALTH BLVD., SUITE 200
 ALEXANDRIA, VA 22304-4100
 (703) 835-7777

VAN METRE
 AT WOODLAND PARK
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PCA-1999-HM-011
 FDPA 1999-HM-011-1-2

VKA REVISIONS	
SEPTEMBER 12, 2003	
AUGUST 13, 2003	
JULY 02, 2003	
MAY 15, 2003	
MARCH 17, 2003	
FEBRUARY 14, 2003	
AUGUST 31, 2001	
MARCH 28, 2001	
JAN 18, 1999	
JUNE 23, 1998	
MAY 10, 1998	
DATE: FEB 18, 1999	
DEC.	DWA
MJT	CAOD
SCALE:	1"=100'
PROJECT/FILE NO.	5817
SHEET NO.	4 of 10

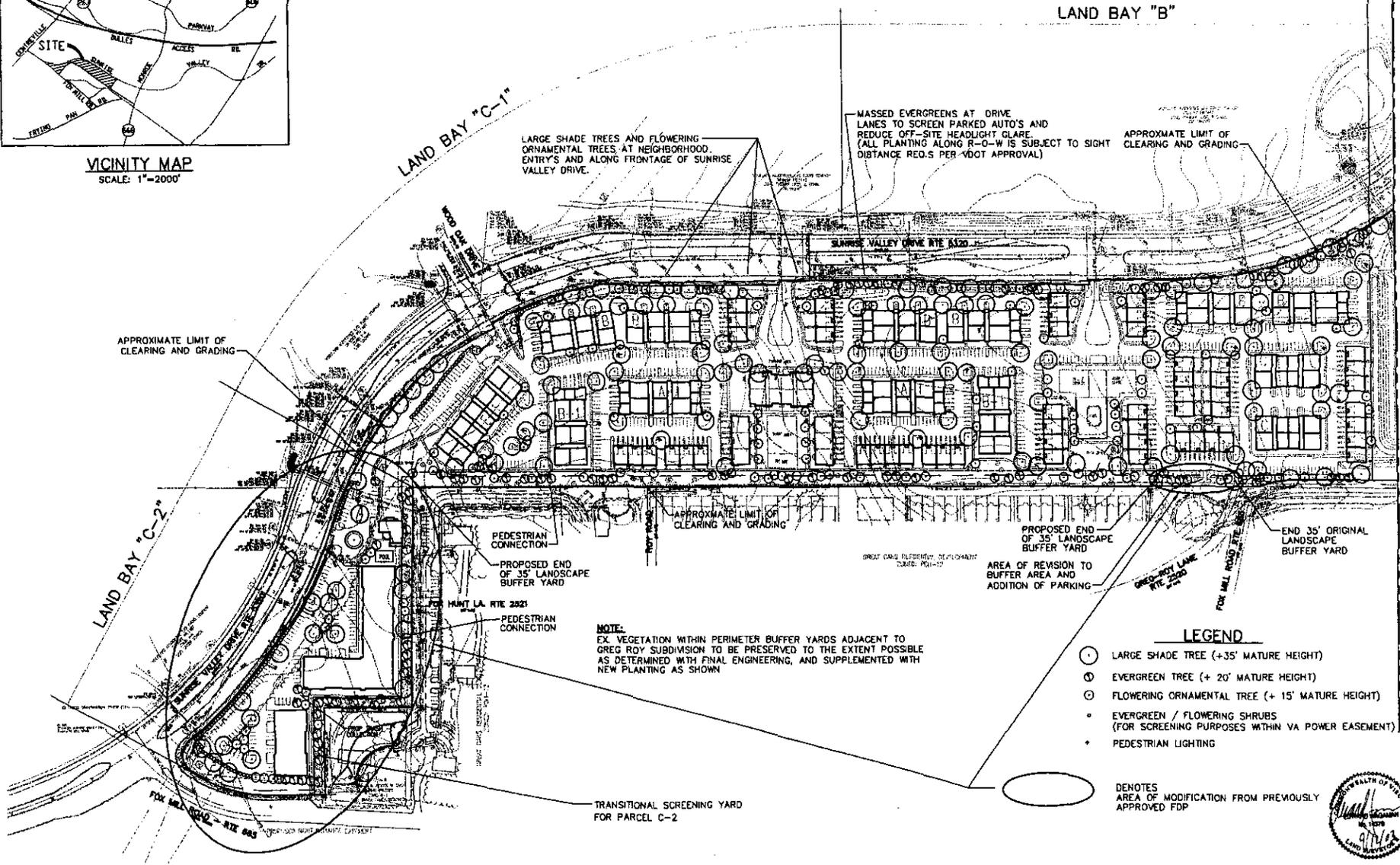
5917-005-4.dwg 9-16-03 6:30:02 AM EST



VICINITY MAP
SCALE: 1"=2000'



LAND BAY "B"



LARGE SHADE TREES AND FLOWERING ORNAMENTAL TREES AT NEIGHBORHOOD ENTRIES AND ALONG FRONTAGE OF SUNRISE VALLEY DRIVE.

MASSED EVERGREENS AT DRIVE LANES TO SCREEN PARKED AUTO'S AND REDUCE OFF-SITE HEADLIGHT GLARE (ALL PLANTING ALONG R-O-W IS SUBJECT TO SIGHT DISTANCE REQ.S PER VDOT APPROVAL)

APPROXIMATE LIMIT OF CLEARING AND GRADING

APPROXIMATE LIMIT OF CLEARING AND GRADING

PROPOSED END OF 35' LANDSCAPE BUFFER YARD

APPROXIMATE LIMIT OF CLEARING AND GRADING

AREA OF REVISION TO BUFFER AREA AND ADDITION OF PARKING

END 35' ORIGINAL LANDSCAPE BUFFER YARD

NOTE:
EX VEGETATION WITHIN PERIMETER BUFFER YARDS ADJACENT TO GREG ROY SUBDIVISION TO BE PRESERVED TO THE EXTENT POSSIBLE AS DETERMINED WITH FINAL ENGINEERING, AND SUPPLEMENTED WITH NEW PLANTING AS SHOWN

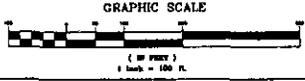
LEGEND

- LARGE SHADE TREE (+35' MATURE HEIGHT)
- ⊙ EVERGREEN TREE (+ 20' MATURE HEIGHT)
- ⊙ FLOWERING ORNAMENTAL TREE (+ 15' MATURE HEIGHT)
- EVERGREEN / FLOWERING SHRUBS (FOR SCREENING PURPOSES WITHIN VA POWER EASEMENT)
- PEDESTRIAN LIGHTING

○ DENOTES AREA OF MODIFICATION FROM PREVIOUSLY APPROVED FDP

TRANSITIONAL SCREENING YARD FOR PARCEL C-2

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO REPRESENT THE GENERAL LANDSCAPE TREATMENT DESIGN. FINAL PLACEMENT AND SPECIES OF LANDSCAPE MATERIALS WILL BE ESTABLISHED WITH FINAL LAYOUT AND ENGINEERING DESIGN.



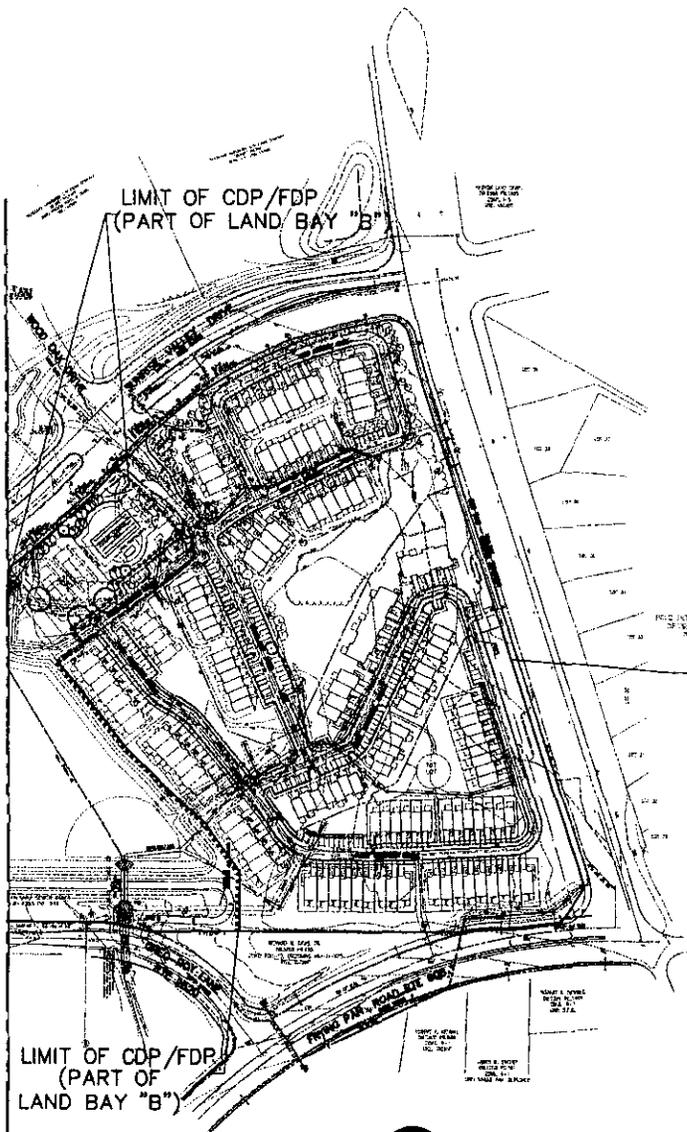
VKA
VIRGINIA LANDMARKS COMMISSION
1000 COMMONWEALTH BLVD., SUITE 200
ALEXANDRIA, VA 22304
TEL: 703/746-1100
FAX: 703/746-1101

VAN METRE
AT WOODLAND PARK
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA-1999-HM-011
FDPA 1999-HM-011-1-2
LANDSCAPE PLAN

VKA REVISIONS	
SEPTEMBER 12, 2003	LS1
AUGUST 19, 2003	
JULY 29, 2003	
MAY 19, 2003	
MARCH 17, 2003	
FEBRUARY 14, 2003	
SEPTEMBER 25, 2002	
AUGUST 31, 2002	
MARCH 29, 2002	
JULY 16, 1999	
JUNE 29, 1999	
MAY 10, 1999	
DATE: FEB. 19, 1999	
DES: WJT	CHKD: CADD
SCALE: 1"=100'	
PROJECT/FILE NO. 5917	
SHEET NO. 5 of 10	

MATCH LINE SEE SHEET 5



LAND BAY "A"
SECTIONS 1A, 1B, 2
 (14.34 AC)

(SHOWN FOR INFORMATION ONLY, NOT PART OF THIS APPLICATION)



VIVA
 ARCHITECTS & PLANNERS
 1000 WOODLAND BLVD., SUITE 100
 FAIRFAX COUNTY, VA 22031

VAN METRE
 AT WOODLAND PARK
 HEATHER MILL DISTRICT
 FAIRFAX COUNTY, VA

PCA-1999-HM-011
 FDPA 1999-HM-011-1-2
 LANDSCAPE PLAN

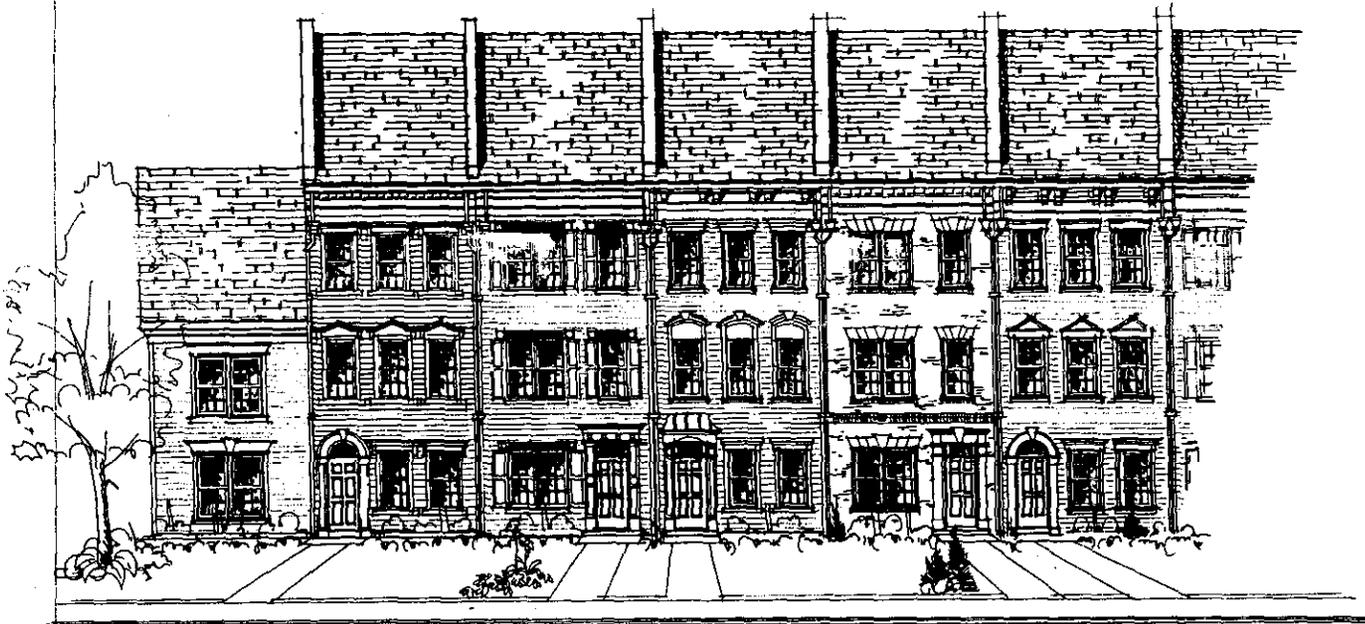
VIVA REVISIONS

NO.	DATE	DESCRIPTION
1	SEPTEMBER 12, 2001	
2	AUGUST 13, 2001	
3	MAY 23, 2001	
4	MAY 15, 2001	
5	MARCH 17, 2001	
6	FEBRUARY 14, 2001	
7	AUGUST 15, 2001	
8	MARCH 29, 2001	
9	JULY 18, 1999	
10	JUNE 23, 1999	
11	MAY 10, 1999	
12	JUNE 16, 1999	
13	JULY 16, 1999	
14	AUGUST 15, 2003	
15	SEPTEMBER 15, 2003	
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99	SEPTEMBER 15, 2003	
100	SEPTEMBER 15, 2003	



SCALE: 1"=100'
 PROJECT/FILE NO.: 3817
 SHEET NO.: 6 OF 10

59174925-4.dwg 9-16-03 6:29:55 am EST



TRI-PLEX FRONT ELEVATION

SCALE: 1/16" = 1'-0"



JUN 27, 1999
 MAY 10, 1999
 FEB. 13, 1999
 23 SEPTEMBER 1998
 JULY 16, 1999
 MARCH 29, 2001
 FEB. 14, 2003
 MAY 13, 2003

VAN METRE COMPANY

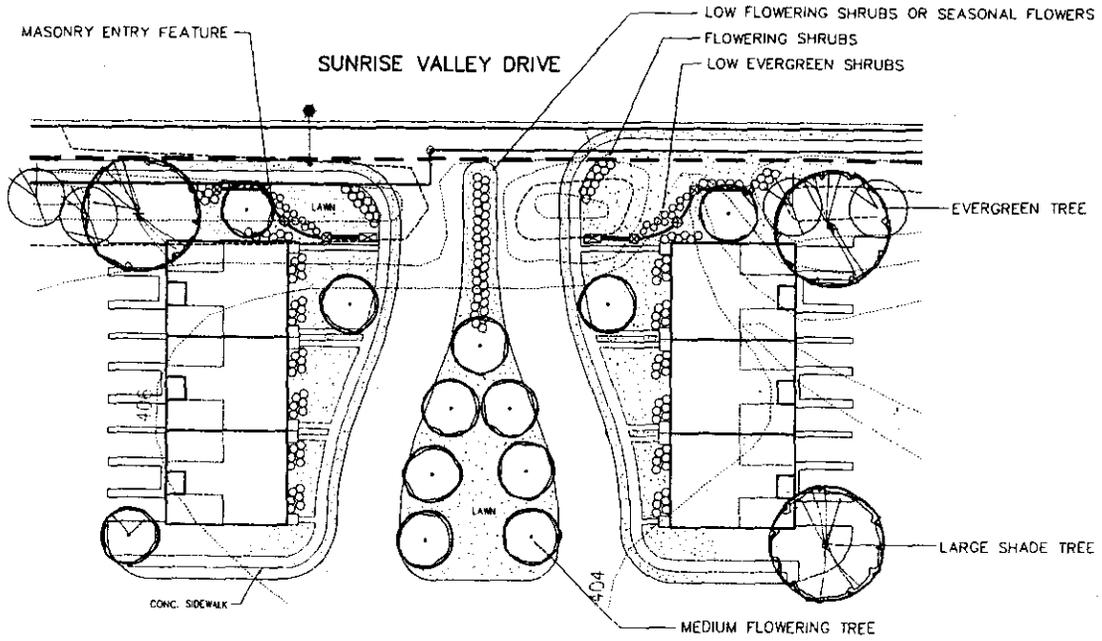
WOODLAND PARK APTS.

THE LESSARD ARCHITECTURAL GROUP INC.
 8803 Westmore Center Drive, Suite 400, Virginia, VA 22192
 703/780-8344 FAX 703/780-8328
 ARCHITECTS • LAND PLANNERS • INTERIORS • ENVIRONMENTAL CONSULTANTS

JULY 2, 2003
 AUGUST 19, 2003
 SEPT 12, 2003
 SHEET 7 OF 10



NO.	DATE	DESCRIPTION
1	SEPT. 14, 2003	REVISED PER COMMENTS
2	JULY 1, 2003	REVISED PER COMMENTS
3	MAY 13, 2003	REVISED PER COMMENTS
4	APRIL 14, 2003	REVISED PER COMMENTS
5	DATE: JULY 12, 1999	



CONCEPTUAL ENTRY LANDSCAPE TREATMENT (TYPICAL)

NOT TO SCALE
 (LANDSCAPE FEATURES SHOWN ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL SITE PLANS)

MASONRY ENTRY FEATURE

NOT TO SCALE

