



# FAIRFAX COUNTY

**APPLICATION FILED:** May 15, 2003  
**APPLICATION AMENDED:** August 11, 2003  
**PLANNING COMMISSION:** October 1, 2003  
**BOARD OF SUPERVISORS:** October 27, 2003 @ 4:30 PM

V I R G I N I A

September 17, 2003

## STAFF REPORT

**APPLICATIONS PCA 1999-HM-011 and FDPA 1999-HM-011-01-02**

### HUNTER MILL DISTRICT

**APPLICANT:** Van Metre Woodland Park Apartments I, L.P.,  
Van Metre Woodland Park Apartments II, L.P. and  
Van Metre Woodland Park Apartments IIA, L.P.

**PRESENT ZONING:** PDH-30

**PARCELS:** 16-3 ((1)) 25D1, 25D2, 25D3;  
16-4 ((1)) 32B

**ACREAGE:** 32.11 acres

**DENSITY:** 23.2 du/ac

**OPEN SPACE:** 41%

**PLAN MAP:** Residential, 16-20 du/ac as an option

**PROPOSAL:** Amend the proffers and Conceptual/Final Development Plan for RZ/FDP 1999-HM-011. The applicant requests approval to permit the deletion of a fence, addition of parking spaces, addition of an entrance and site modifications. No changes are proposed to the approved density for the 757 unit multi-family development.

### STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 1999-HM-011, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 1999-HM-011-01-02, subject to the Board of Supervisors approval of PCA 1999-HM-011, and the Final Development Plan Amendment Conditions contained in Appendix 2.

Staff recommends approval of a modification of the transitional screening requirements and waiver of the barrier requirements in favor of the existing vegetation and supplemental landscaping shown on the CDPA/FDPA.

Staff recommends approval of a reaffirmation of the waiver of the 600 foot private street length requirement.

Staff recommends approval of a reaffirmation of the waiver of the loading space requirements.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Final Development Plan Amendment

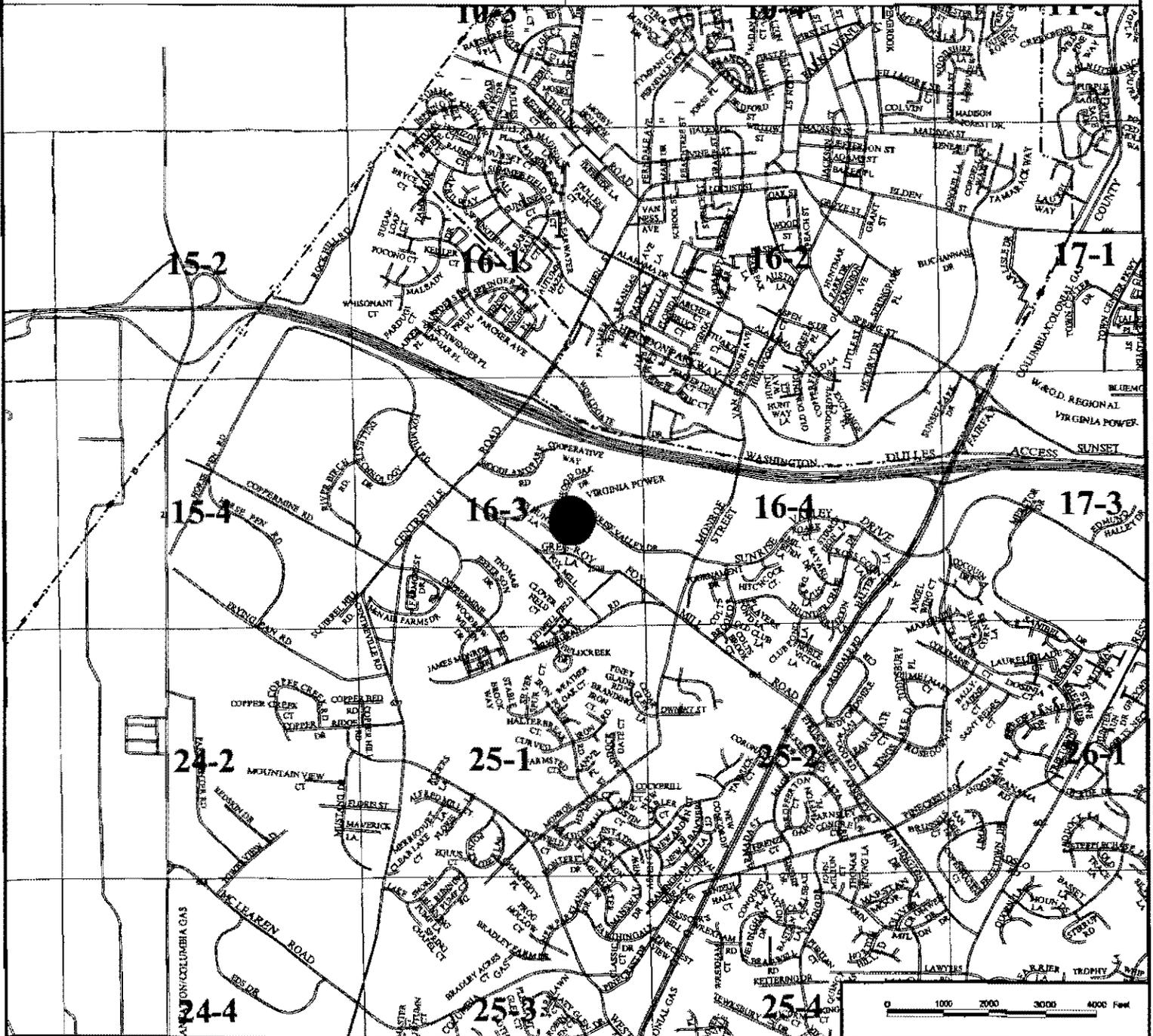
**FDPA 1999-HM-011-01-02**

**Applicant:** VAN METRE WOODLAND PARK APARTMENTS I LP VAN METRE WOODLAND  
**Filed:** 05/15/2003 Amended 08/11/2003  
**Area:** 32.11 AC OF LAND; DISTRICT - HUNTER MILL  
**Proposed:** RESIDENTIAL DEVELOPMENT  
**Located:** SOUTH SIDE OF SUNRISE VALLEY DRIVE EAST OF ITS INTERSECTION WITH FOXMILL ROAD  
**Zoning:** PDH-30  
**Overlay Dist:**  
**Map Ref Num:** 016-3- /01/ /0025D1 /01/ /0025D2 /01/ /0025D3 16-4- /01/ /0032B

# Proffered Condition Amendment

**PCA 1999-HM-011**

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# Final Development Plan Amendment

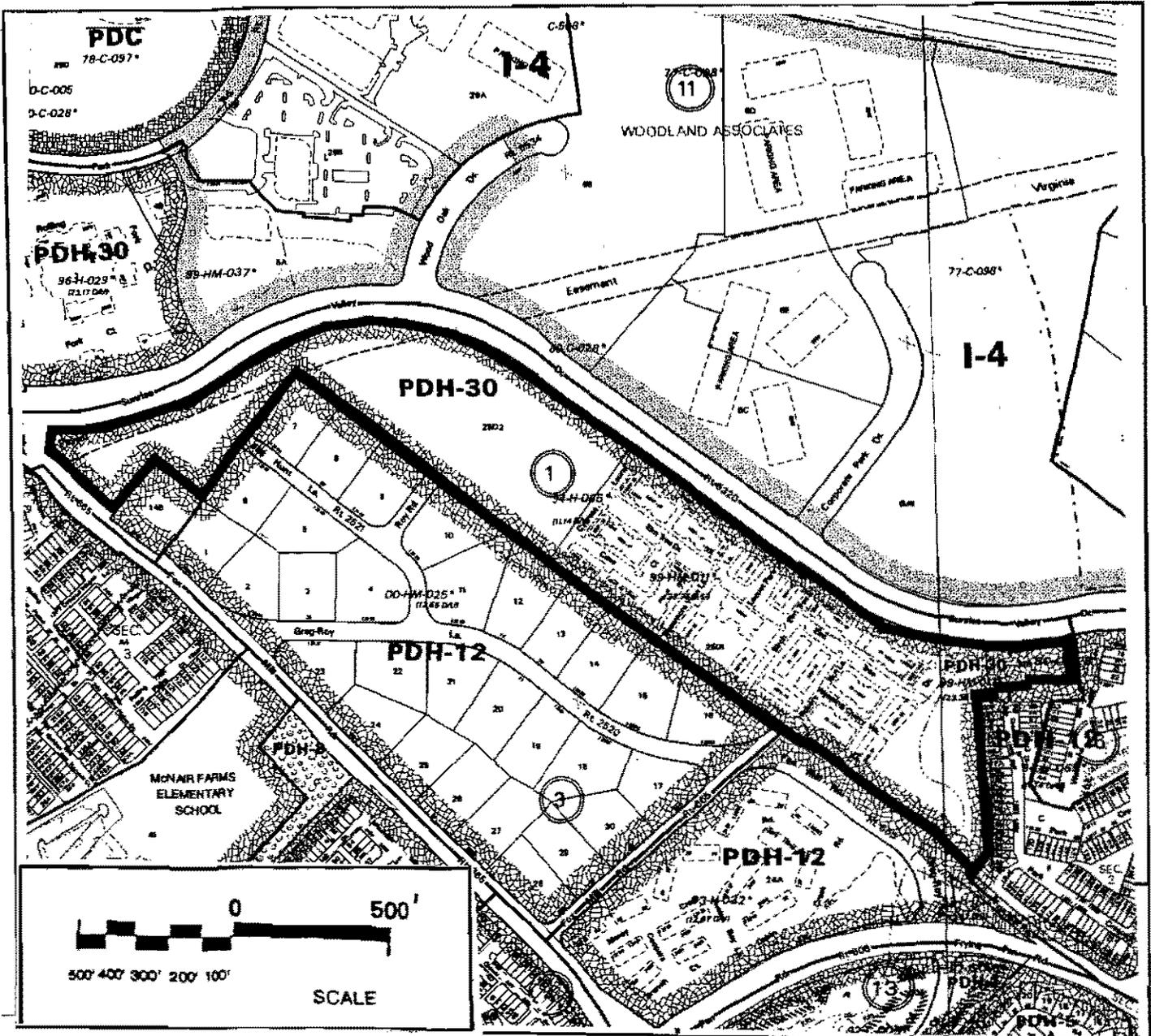
FDPA 1999-HM-011-01-02

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L.P. VAN METRE WOODLAND  
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PCA 1999-HM-011

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/0025D3 16-4- /01/ /0032B



# VAN METRE AT WOODLAND PARK

HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

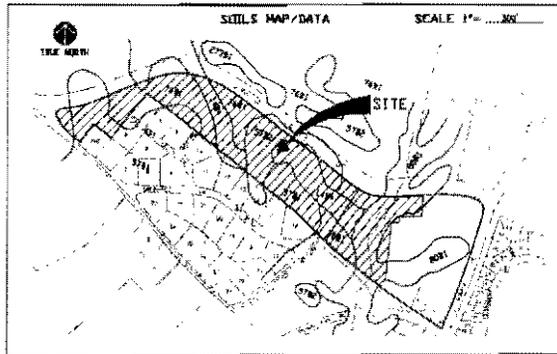
## PROFFERED CONDITION AMENDMENT FINAL DEVELOPMENT PLAN AMENDMENT PCA-1999-HM-011 FDPA-1999-HM-011-1-2

### SHEET INDEX

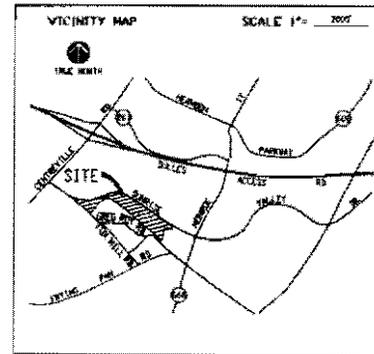
- 1 COVER SHEET
- 2 NOTES AND TABULATIONS
- 3 FINAL DEVELOPMENT PLAN AMENDMENT (FDPA)
- 4 FINAL DEVELOPMENT PLAN AMENDMENT (FDPA)
- 5 FDPA LANDSCAPE PLAN
- 6 FDPA LANDSCAPE PLAN
- 7 ARCHITECTURAL ELEVATION
- 8 ARCHITECTURAL ELEVATION
- 9 ILLUSTRATIVE PLAN-ENTRY FEATURE
- 10 ILLUSTRATIVE PLAN-BUFFER YARD

### SOILS DATA

NO.	SOIL	PERCENT	MOISTURE	PERCENT	PERCENT	PERCENT	PERCENT
146	BARCLAY	100	100	100	100	100	100
270	BRECKEN	000	000	000	000	000	000
578	BRECKEN	000	000	000	000	000	000
708	CHATEAU	000	000	000	000	000	000
808	CHATEAU	000	000	000	000	000	000



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 LYRGATE CT.  
BURKE, VA 22045  
(703) 425-2600

### ENGINEER/PLANNER

VMA 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



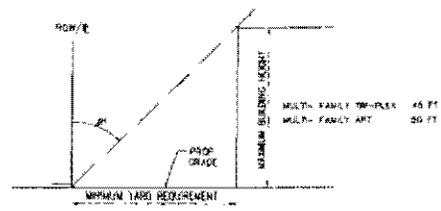
**NOTES**

- THE PURPOSE OF THIS APPLICATION IS TO REVISE THE SITE GEOMETRY FOR LAND BAY C-3, AND ADD 18 ADDITIONAL PARKING SPACES TO LAND BAY B. ADDITIONAL CHANGES HAVE BEEN MADE TO REMOVE THE BARRIER ALONG THE SOUTHERN BOUNDARY LINE AND A CHANGE TO THE LIMITS OF THE EXISTING 25' TRANSITIONAL RECREATION YARD.
- THE SUBJECT PROPERTY OF THIS PDA IS LOCATED ON PARCELS C-3, TAX MAP NUMBERS 18-4 (201) PARCEL 22-6 AND 18-3 (215) AS PARCELS 22-01, 22-02 AND 22-03 AND CONTAINS 22.11 AC. (INCLUDING FUTURE ROAD DESIGNATIONS OF 0.48 ACRES. THE TOTAL SITE AREA FOR DESIGN PURPOSES IS 22.59 AC.)
- THE SUBJECT PROPERTY SHOWN HEREIN WAS ACQUIRED BY VAN METRE AT WOODLAND PARK APARTMENTS I, LP (156 PARCEL 22-01) BY DEED RECORDED IN DEED BOOK 11074 AT PAGE 1876, BY VAN METRE WOODLAND PARK APARTMENTS I, LP (156 PARCEL 22-02) BY DEED RECORDED IN DEED BOOK 11373 AT PAGE 1885, AND BY VAN METRE WOODLAND PARK APARTMENTS II, LP (156 PARCEL 22-03) BY DEED RECORDED IN DEED BOOK 11373 AT PAGE 1885, AND BY VAN METRE WOODLAND PARK APARTMENTS II, LP (156 PARCEL 22-03) BY DEED RECORDED IN DEED BOOK 11373 AT PAGE 1885, ALL WITHIN THE LAND RECORDS OF FAIRFAX COUNTY, VA.
- THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH BASED ON DEED BOOK 7218 AT PAGE 240.
- VERTICAL DATUM IS BASED ON FAIRFAX COUNTY DGM BENCHMARK NO. V-1836 DATED 1941. A MONUMENT HAVING AN ELEVATION OF 308.58 (MDSL) CHANGED INTO A CHITTEL CUT IN THE CURB SET BY "GORDON AND ASSOCIATES".
- EQUALITY INFORMATION IS BASED ON FIELD SURVEY PERFORMED BY WILLIAM H. GORDON ASSOCIATES. TOPOGRAPHIC INFORMATION IS BASED ON AERIAL SURVEY PERFORMED BY WILLIAM H. GORDON ASSOCIATES AND SUPERIMPOSED WITH FIELD SURVEY TOPOGRAPHY BY VMA INC. SEP. 1995.
- PUBLIC WATER SERVICE TO THE SITE SHALL BE AN EXTENSION OF EXISTING WATER MAINS LOCATED ALONG SUNRISE VALLEY DRIVE AS PROVIDED BY FAIRFAX COUNTY WATER AUTHORITY.
- PUBLIC SANITARY SEWER WILL BE PROVIDED BY AN EXTENSION OF EXISTING FACILITIES (AS SHOWN ON 1818-SF-03) LOCATED ALONG SUNRISE VALLEY DRIVE AND BY THE EXTENSION OF AN 18" DIA. SEWER LINE LOCATED SOUTH OF THE EXISTING STORMWATER MANAGEMENT FACILITY.
- STORMWATER DETENTION IS PROVIDED FOR THIS DEVELOPMENT BY MEANS OF AN EXISTING EXPOSED DETENTION STORMWATER/IMP FACILITY. FLOOD CONTROL (14-1) ADDITIONAL SWM DETENTION WILL BE PROVIDED OFFSITE AT AN EXISTING DETENTION FACILITY PREVIOUSLY APPROVED AS 2018-SF-03. ADEQUATE OUTFALL WILL BE PROVIDED WITH THESE TWO SWM FACILITIES.
- PEDESTRIAN ACCESS WILL BE PROVIDED IN THE FORM OF SIDEWALKS ALONG AT LEAST ONE SIDE OF ALL PRIVATE STREETS WITHIN THE DEVELOPMENT, EXCEPT WHERE A SIDEWALK IS PROPOSED ALONG SUNRISE VALLEY DRIVE.
- APPLICANT RESERVES THE RIGHT TO PROVIDE PERIMETER FENCING AND A GATED VEHICULAR ENTRY AND EXIT SYSTEM AROUND THE ENTIRE PROPERTY AT A FUTURE DATE. DETAILS WILL BE COORDINATED AND APPROVED WITH THE APPROPRIATE AGENCIES AT THE TIME OF FINAL SITE PLAN.
- ALL INTERNAL ROADS WILL BE PRIVATE STREETS WITH PUBLIC ACCESS/ACCESS EASEMENTS AND WILL BE MAINTAINED BY THE OWNER OR DESIGNATED HOMEOWNER'S ASSOCIATION.
- ACCORDING TO THE FAIRFAX COUNTY ZONING MAP, NO FLOODPLAIN IS MAPPED ON THE SUBJECT PROPERTY. ACCORDING TO THE FAIRFAX COUNTY OVERSIGHT BY PRESERVATION ORDINANCE MAP, NO RESOURCE PROTECTION AREA (RPA) IS MAPPED ON THE SUBJECT PROPERTY. FURTHERMORE, NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) EXISTS ON THE SUBJECT PROPERTY.
- THERE ARE STRUCTURES AND/OR UNITS UNDER CONSTRUCTION ON THE AREA OF THIS PDA.
- THE MAXIMUM BUILDING HEIGHT FOR APARTMENT BUILDINGS IS 50 FEET.
- IN ACCORDANCE WITH ARTICLE 16-102, PARA. 1 THE ANGLE OF BULK PLANE APPLIES ALONG PERIPHERAL LOT LINES ONLY AND, BASED ON A CONVENTIONAL R-30 ZONE FOR MULTI-FAMILY, SHALL BE AS INDICATED ON THE BULK PLANE DIAGRAM SHOWN ON THIS SHEET.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- THERE ARE NO TRAILS INDICATED ALONG THE FRONTAGE OF THIS PROPERTY AS SHOWN ON THE FAIRFAX COUNTY COMPREHENSIVE TRAIL PLAN.
- LIMITS OF CLEARING AND GRADING SHOWN ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN FULL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AT THE TIME OF FINAL SITE PLAN REVIEW.
- DEVELOPMENT WILL COMMENCE IN SEVERAL PHASES OR SECTIONS UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. TIMING OF THE BUILD-OUT WILL DEPEND ON MARKET DEMAND FOR THE RESIDENTIAL USE.
- LANDSCAPED OPEN SPACE AREAS SHOWN HEREIN MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING AND DESIGN IN ACCORDANCE WITH SECTION 18-403 OF THE ZONING ORDINANCE. HOWEVER, IF IT IS DETERMINED THAT A LANDSCAPED OPEN SPACE AREA(S) CANNOT BE PROVIDED, THEN A COMPARABLE AREA(S) OF LANDSCAPED OPEN SPACE WILL BE SUBSTITUTED ON THE SITE. ON, IF NECESSARY, LANDSCAPING WILL BE PROVIDED WITH THE APPROVAL OF DPW'S LANDSCAPE OPEN SPACE DESIGNATED WITHIN THE LIMITS OF THIS COPY/OP. SHALL BE MAINTAINED BY THE OWNER OR DESIGNATED HOMEOWNER'S ASSOCIATION.
- IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 18-403 OF THE ZONING ORDINANCE, WHEN MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS/PARKING SPACES, SIDEWALKS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN, MODIFICATIONS SHALL NOT REDUCE BUILDING SETBACKS FROM PERIMETER PROPERTY LINES AS SHOWN HEREIN.
- THE FOOTPRINTS REPRESENTED HEREIN ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF UNITS IN EACH MULTI-FAMILY BUILDING MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION AND THE MAXIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT EXCEEDED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSEER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES AND ADJ'S ACCORDINGLY. FEATURES SUCH AS OPTIONAL ROOMS (TYPICAL LOT LAYOUT), DECKS, PATIOS, CORNERS, STAIRS AND STOPS MAY BE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING. THE STAIRS AND STOPS SHOWN HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED. ANY MODIFICATIONS MUST BE DEMONSTRATED IN SUBSTANTIAL COMPLIANCE WITH THIS COPY/OP BY THE ZONING ADMINISTRATOR.
- ADDITIONAL SITE FEATURES SUCH AS FREE STANDING GARAGES, BAZIERS, PORCHES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREIN MAY BE PROVIDED. ANY MODIFICATIONS MUST BE DEMONSTRATED IN SUBSTANTIAL CONFORMANCE WITH THIS PDA BY THE ZONING ADMINISTRATOR.
- THE APPLICANT RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES / LEASING TRAILER ON THE PROPERTY DURING CONSTRUCTION OF THIS PROJECT.
- ADDITIONAL ENTRANCE TURN LANE IMPROVEMENTS ARE PROPOSED TO THE PUBLIC RIGHT OF WAY ALONG SUNRISE VALLEY DRIVE.
- ADDITIONAL DWELLING UNITS (ADU'S) WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2-800 OF THE ZONING ORDINANCE. THE NUMBER OF ADU'S TO BE PROVIDED WILL BE ESTABLISHED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. THE REQUIRED NUMBER OF ADU UNITS FOR THE ENTIRE LAND BAYS A, B, C, WILL BE PROVIDED WITHIN LAND BAYS B AND C, SUBJECT TO APPROVAL BY THE ADU ADVISORY BOARD. FINAL LOCATION OF ADU'S WILL BE ESTABLISHED AT THE TIME OF FINAL SITE PLAN.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY REVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES REQUIRED WILL BE ADJUSTED TO THE ACTUAL NUMBER OF UNITS CONSTRUCTED. PARKING SPACES WILL BE PROVIDED IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES WILL BE ADJUSTED TO THE ACTUAL NUMBER OF UNITS CONSTRUCTED. THE REQUIRED NUMBER OF ADU UNITS FOR THE ENTIRE LAND BAYS A, B, C, WILL BE PROVIDED WITHIN LAND BAYS B AND C, SUBJECT TO APPROVAL BY THE ADU ADVISORY BOARD. FINAL LOCATION OF ADU'S WILL BE ESTABLISHED AT THE TIME OF FINAL SITE PLAN.
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**REAFFIRMATION OF MODIFICATIONS / WAIVERS**

- REAFFIRMATION NUMBER OF THE 800 FT LIMITATION FOR PRIVATE STREETS WITHIN THIS DEVELOPMENT
- REAFFIRMATION OF A MODIFICATION THAT WAS GRANTED IN THE TRANSITION RECREATION AREA ADJACENT TO THE PROPOSED SUBDIVISION. THE MODIFICATION ALLOWS THE UTILIZATION OF THE EXISTING VEGETATION ALONG WITH SUPPLEMENTAL PLANTING TO FULFILL THE REQUIRED SCREEN. IN LIEU OF THE STANDARD VEGETATION SCREEN REQUIRED IN THE TRANSITIONAL YARD PER SECTION 13-362 PARAGRAPH 2.
- WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY LINE OF THAT PORTION OF THE MULTI-FAMILY BUILDINGS LOCATED NORTH OF FDI MILL ROAD AT THE INTERSECTION WITH SUNRISE VALLEY DRIVE.



MULTI-FAMILY TRIPLEX	MULTI-FAMILY APARTMENT
FRONT YARD ..... 15' (MIN 15 FT)	FRONT YARD ..... 20' (MIN 20 FT)
SIDE YARD ..... 15' (MIN 15 FT)	SIDE YARD ..... 15' (MIN 15 FT)
REAR YARD ..... 15' (MIN 15 FT)	REAR YARD ..... 25' (MIN 25 FT)

**PERIMETER SETBACKS  
ANGLE OF BULK PLANE**  
NOT TO SCALE

**LAND BAY NOTES**

- REFER TO SHEETS 3 FOR "LAND BAY" DESIGNATIONS
- APPLICANT RESERVES THE RIGHT TO MODIFY THE LAND BAY DESIGNATION LINE BETWEEN LAND BAYS B & C AT A FUTURE DATE.

**SITE TABULATIONS**

	APPROVED LAND BAY "B & C"	PROPOSED LAND BAY "B & C"
	PERMITS # 1999-HM-011 FDP # 1999-HM-011 FOPA # 1999-HM-011-1	FPAAL DEVELOPMENT PLAN AMENDMENT FOPA # 1999-HM-011-2
EXISTING ZONE	PDM-30	PDM-30
SITE AREA (ACRES)	AREA PREVIOUSLY DEDICATED (ROADS) = 0.48 AC RESIDUE = 32.11 AC TOTAL AREA = 32.59 AC	AREA PREVIOUSLY DEDICATED (ROADS) = 0.48 AC RESIDUE = 32.11 AC TOTAL AREA = 32.59 AC
USE	MULTI-FAMILY DWELLINGS (MFD)	MULTI-FAMILY DWELLINGS (MFD)
MAXIMUM DENSITY ALLOWED	(R PDM-30) 32.57 AC X 30 = 977 UNITS	(R PDM-30) 32.57 AC X 30 = 977 UNITS
PROPOSED TOTAL UNITS AND DENSITY	718 MARKET RATE MULTI-FAMILY UNITS 81 AFFORDABLE DWELLING UNITS 797 TOTAL UNITS (22.3 UN/AC)	718 MARKET RATE MULTI-FAMILY UNITS 81 AFFORDABLE DWELLING UNITS 797 TOTAL UNITS (22.3 UN/AC)
ADU'S PROVIDED	+45 A D U	+42 A D U
REQUIRED PARKING SPACE	797 MFD / 1.6 SPACES = 1211 SPACES	797 MFD / 1.6 SPACES = 1211 SPACES
PROVIDED PARKING SPACE (SEE NOTE 30)	MFD SPACES = 1240 SPACES	MFD SPACES = 1241 SPACES (18 SPACES ABOVE LAND BAY "B")
MAXIMUM BUILDING HEIGHT (PROPOSED)	50 FT	50 FT
OPEN SPACE REQUIRED	408.9 32.57 AC = 13.03 AC	408.9 32.57 AC = 13.03 AC
OPEN SPACE PROVIDED	413.8 ACRES (41%) (CHECKLISTING 2% SWM POINT AREAS)	413.3 ACRES (44%) (CHECKLISTING 2% SWM POINT AREAS)

\* THE TOTAL REQUIRED NUMBER OF ADU UNITS FOR LAND BAYS A, B, AND C, WILL BE PROVIDED WITHIN LAND BAYS B & C. (SEE NOTE 26)

**VMA**  
VIRGINIA METRIC ASSOCIATES, INC.  
10000 WOODLAND PARK DRIVE  
FAIRFAX COUNTY, VIRGINIA 22033  
TEL: 703-261-1234  
WWW.VMA-VA.COM

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

**NOTES AND TABULATIONS  
PCA-1999-HM-011  
FOPA 1999-HM-011-1-2**

**VMA REVISIONS**

REVISION	DATE
1	08/01/01
2	08/01/01
3	08/01/01
4	08/01/01
5	08/01/01
6	08/01/01
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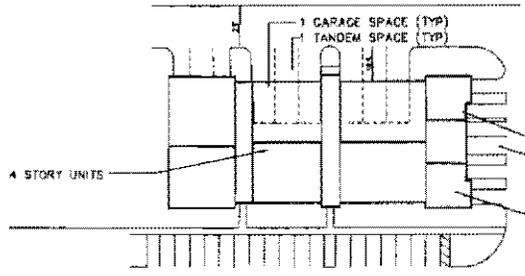
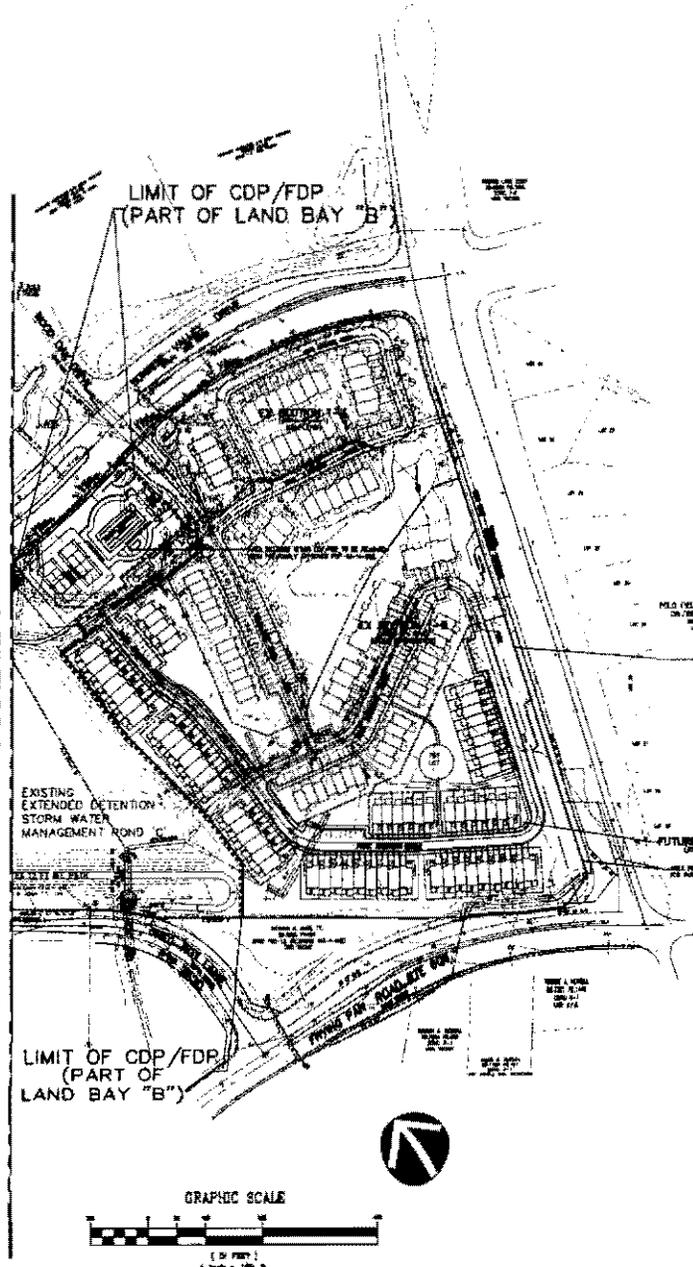
SCALE: N/A  
PROJECT/FILE NO: 3317  
SHEET NO: 2 of 10

SP71503 (REV) 08/01/01

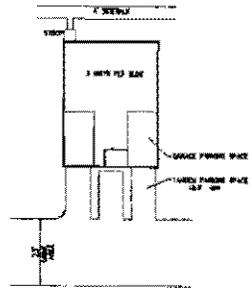


**VIVA REVISIONS**

SEPTEMBER 12, 2005	DESIGN	DESIGN	SCALE	PROJECT/FILE NO.	SHEET NO.
AUGUST 12, 2005	DESIGN	DESIGN	1"=100'	5817	4 of 10
JULY 08, 2005	DESIGN	DESIGN			
MAY 12, 2005	DESIGN	DESIGN			
MARCH 14, 2005	DESIGN	DESIGN			
FEBRUARY 14, 2005	DESIGN	DESIGN			
NOVEMBER 12, 2004	DESIGN	DESIGN			
AUGUST 12, 2004	DESIGN	DESIGN			
MAY 12, 2004	DESIGN	DESIGN			
MARCH 12, 2004	DESIGN	DESIGN			
JANUARY 12, 2004	DESIGN	DESIGN			
SEPTEMBER 12, 2003	DESIGN	DESIGN			



**TYPICAL APARTMENT BLDG. LAYOUT**  
 NOT TO SCALE

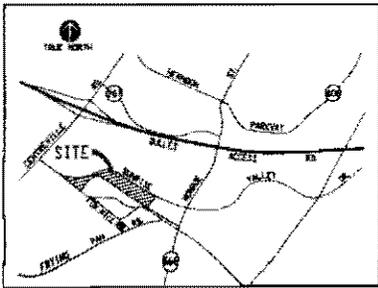


**TYPICAL TRI-PLEX UNIT LAYOUT**  
 NOT TO SCALE

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

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





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 CLEARANCE. (ALL PLANTING ALONG R-D-W IS SUBJECT TO SIGHT DISTANCE REQ'S PER VDOT APPROVAL)

APPROXIMATE LIMIT OF CLEARING AND GRADING

APPROXIMATE LIMIT OF CLEARING AND GRADING

LAND BAY "C-1"

LAND BAY "C-2"

PEDESTRIAN CONNECTION  
PROPOSED END OF 35' LANDSCAPE BUFFER YARD

APPROXIMATE LIMIT OF CLEARING AND GRADING

PROPOSED END OF 35' LANDSCAPE BUFFER YARD  
AREA OF REVISION TO BUFFER AREA AND ADDITION OF PARKING

END 35' ORIGINAL LANDSCAPE BUFFER YARD

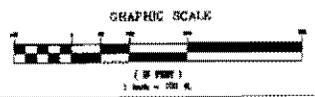
NOTE:  
EX. VEGETATION WITHIN PERIMETER BUFFER YARDS ADJACENT TO GREG RAY SUBDIVISION TO BE PRESERVED TO THE EXTENT POSSIBLE AS DETERMINED WITH FINAL ENGINEERING, AND SUPPLEMENTED WITH NEW PLANTING AS SHOWN

TRANSITIONAL SCREENING YARD FOR PARCEL C-2

LEGEND

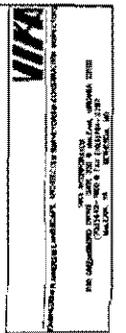
- LARGE SHADE TREE (+35' MATURE HEIGHT)
- EVERGREEN TREE (+ 20' MATURE HEIGHT)
- FLOWERING ORNAMENTAL TREE (+ 15' MATURE HEIGHT)
- EVERGREEN / FLOWERING SHRUBS (FOR SCREENING PURPOSES WITHIN VA POWER EASEMENT)
- PEDESTRIAN LIGHTING

○ DENOTES AREA OF MODIFICATION FROM PREVIOUSLY APPROVED FDP



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.

MATCH LINE SEE SHEET 6



VAN METRE  
AT WOODLAND PARK  
HUNTER HILL DISTRICT  
FARRIS COUNTY, ARIZONA

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

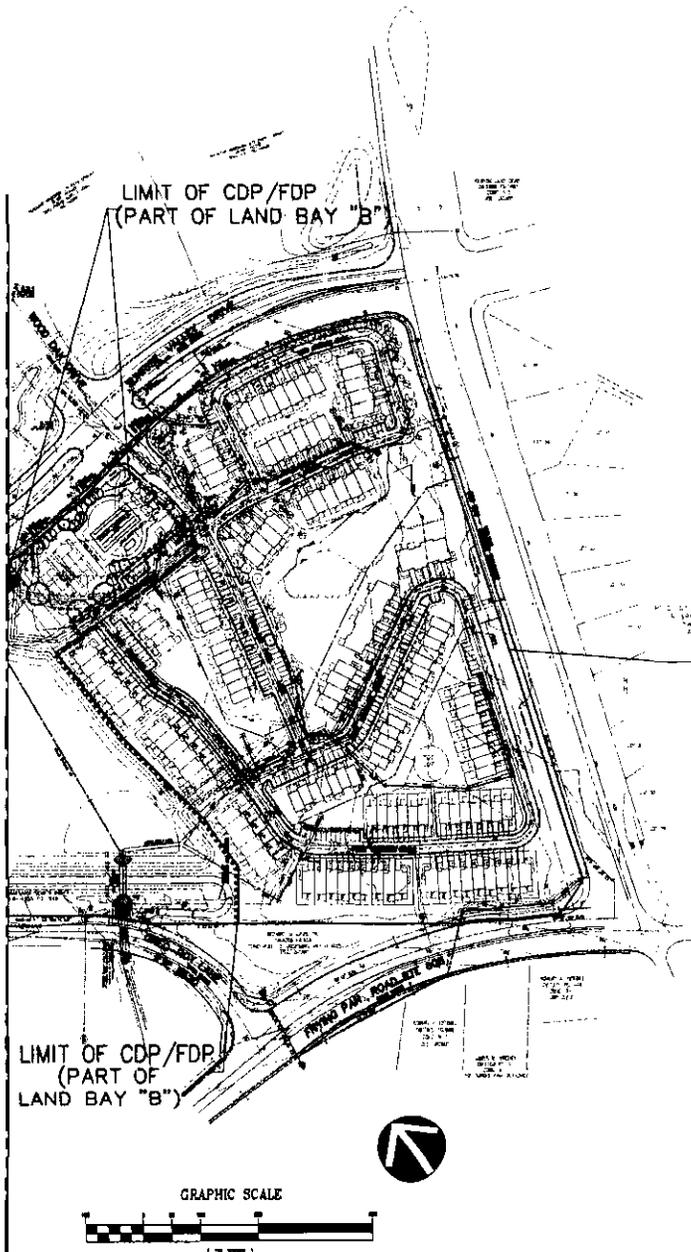
VKA REVISIONS

DATE	BY	CHKD	APP'D	DESCRIPTION
SEPTEMBER 12, 2003				
AUGUST 12, 2003				
JULY 09, 2003				
JULY 13, 2003				
MARCH 17, 2003				
FEBRUARY 14, 2003				
SEPTEMBER 28, 2000				
AUGUST 31, 2000				
MARCH 28, 2000				
JULY 18, 1999				
MAY 09, 1999				
MAY 10, 1999				
DATE	DES.	DWG.	CADD	
SCALE	1"=100'			
PROJECT/FILE NO.	3617			
SHEET NO.	5	OF 10		



59177-002-4-000 9-16-03 7/4/03/24 on EST

MATCH LINE SEE SHEET 5



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

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

GRAPHIC SCALE



VAN METRE  
 ARCHITECTS & LANDSCAPE ARCHITECTS & ENVIRONMENTAL PLANNERS  
 100 WOODLAND PARK  
 FARM ROAD, FALMOUTH, VIRGINIA 22034  
 PHONE: 703.533.7777  
 FAX: 703.533.7777  
 WWW.VVMETRE.COM

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

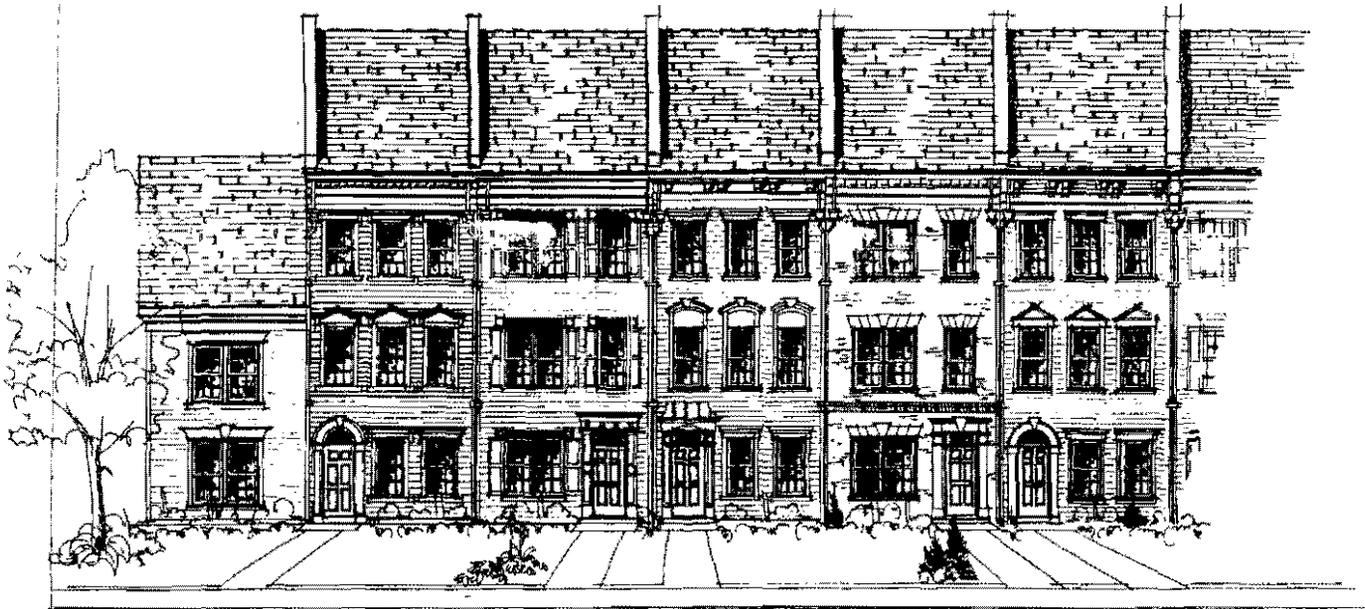
PCA-1999-HM-011  
 FDPA 1999-HM-011-1-2  
 LANDSCAPE PLAN

VVA REVISIONS

SEPTEMBER 12, 2003
AUGUST 12, 2003
JULY 02, 2003
MAY 13, 2003
MARCH 17, 2003
FEBRUARY 14, 2003
AUGUST 31, 2001
MARCH 28, 2001
JULY 18, 1999
JUNE 29, 1999
MAY 10, 1999
DATE: FEB. 19, 1999

SCALE: 1"=100'  
 PROJECT/FILE NO. 5917  
 SHEET NO. 6 OF 10

9-16-03 6:59:59 am EST



SCALE 3/16" = 1'-0"

TRI-PLEX FRONT ELEVATION

APPROVED BY  
 [Signature]  
 [Date]

APPROVED BY  
 [Signature]  
 [Date]

APPROVED BY  
 [Signature]  
 [Date]

JUNE 25, 1999 July 10, 1999  
 MAY 10, 1999 March 29, 2001  
 FEB. 13, 2000 FEB. 14, 2003  
 22 SEPTEMBER 1998  
 MAY 13, 2003

VAN METRE COMPANY

WOODLAND PARK APTS.

THE LESSARD ARCHITECTURAL GROUP INC.  
 8005 WESTBROOK DRIVE, SUITE 400, DENVER, CO 80231  
 (303) 751-1100 FAX (303) 751-1101  
 WWW.LESSARD.COM

SHEET 7 OF 10

JULY 2, 2003  
 AUGUST 18, 2003  
 SEPT 12, 2003



FEB. 14, 2003 MARCH 20, 2001  
 MAY 15, 2003 JULY 16, 1999  
 JULY 2, 2003 JUNE 21, 1999  
 AUGUST 12, 2003 APRIL 20, 1999  
 SEPT. 18, 2003 FEB. 12, 1999  
 SEPTEMBER 18, 1999

APARTMENT BUILDING FRONT ELEVATION

CASE 316-1107

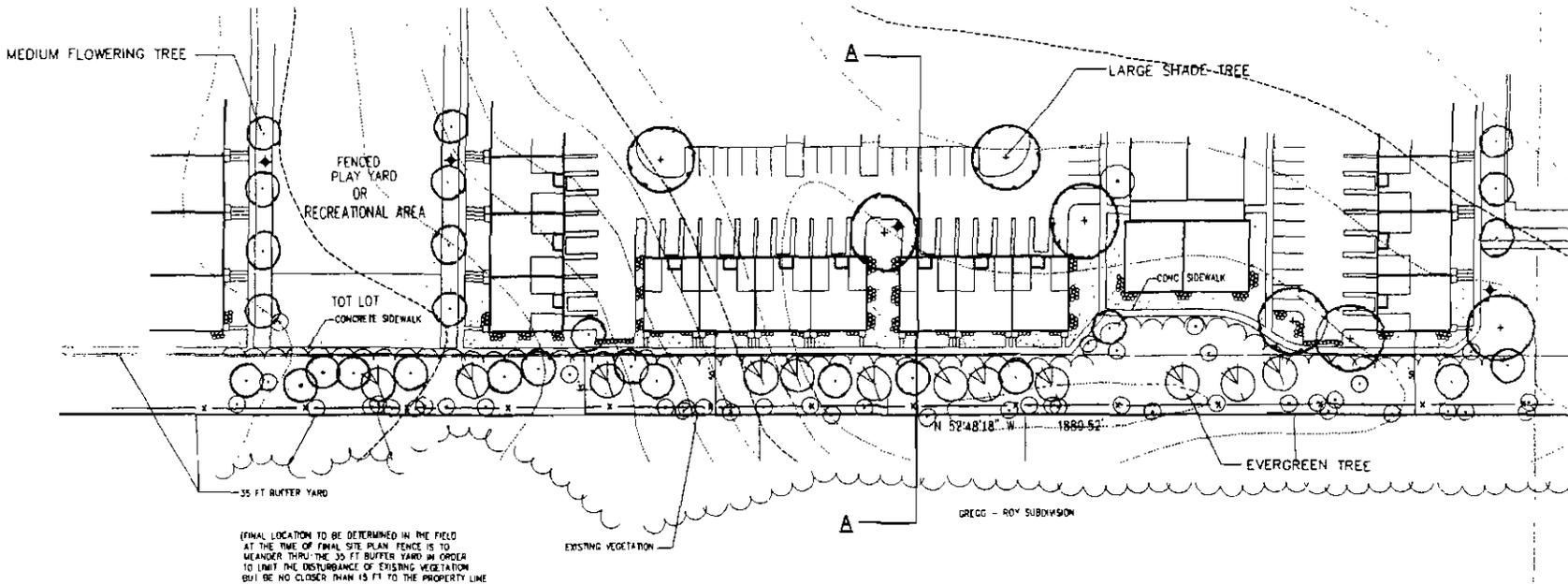
VAN METRE COMPANY

WOODLAND PARK APTS.

THESE STAMPS AND SIGNATURES ARE PART OF THE ARCHITECTURAL RECORD.

SHEET 8 OF 10

THE LESSARD ARCHITECTURAL GROUP PC  
 8005 W. 10th Street, Suite 400, Seattle, WA 98148  
 TEL: 206.325.1234 FAX: 206.325.1235

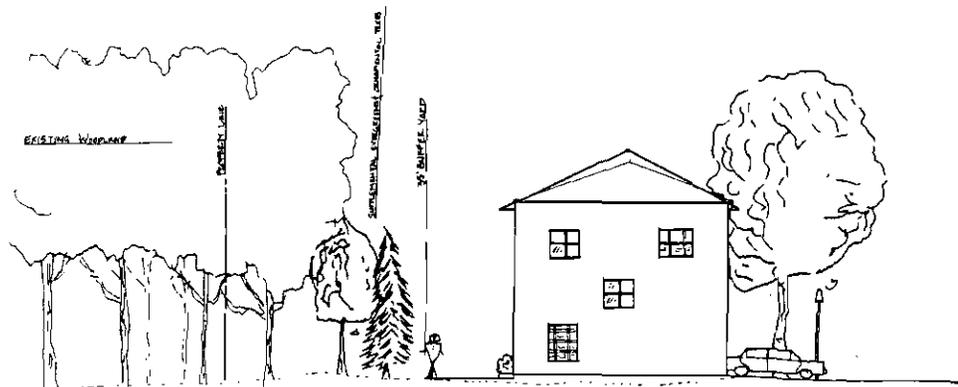


(FINAL LOCATION TO BE DETERMINED IN THE FIELD AT THE TIME OF FINAL SITE PLAN FENCE IS TO MEANDER THRU THE 35 FT BUFFER YARD IN ORDER TO LIMIT THE DISTURBANCE OF EXISTING VEGETATION BUT BE NO CLOSER THAN 15 FT TO THE PROPERTY LINE)

**CONCEPTUAL BUFFER YARD LANDSCAPE TREATMENT (TYPICAL)**

NOT TO SCALE

(LANDSCAPE FEATURES SHOWN ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL SITE PLANS)



**CONCEPTUAL BUFFER YARD SECTION (TYPICAL)**

NOT TO SCALE

(LANDSCAPE FEATURES SHOWN ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL SITE PLANS)



VAN METRE AT  
WOODLAND PARK

HUNTER HILL DISTRICT  
PARRAMATTA, NSW  
1500  
PH: (02) 9638 1111  
WWW.VANMETRE.COM.AU

ILLUSTRATIVE PLAN  
BUFFER YARD  
PCA-1999-HM-011  
FDPA 1999-HM-011-1-2

VTKA REVISIONS



SEPT 12 2003  
JULY 16 2003  
FEB 18 2003  
OCT 14 1999  
SCALE N/A  
PROJECT/FILE NO 5917  
SHEET NO 2 OF 10



**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

**Proposal:**

The applicants, Van Metre Woodland Park Apartments I, L.P., Van Metre Woodland Park Apartments II, L.P., and Van Metre Woodland Park Apartments IIA, L.P., request to amend the proffers and Conceptual/Final Development Plans (CDP/FDP) associated with RZ/FDP 1999-HM-011. The 32.11 acre site is zoned PDH-30 (Planned Development Housing – thirty dwelling units per acre) and approved for the development of 757 dwelling units, including 42 Affordable Dwelling Units (ADUs), at 23.2 dwelling units per acre (du/ac) with 41% open space. The applicants request approval of site modifications that will not affect the approved density or location of the dwelling units. Specifically, the applicants request to delete a six foot tall fence along the southern portion of the site; modify the landscaping along the southern portion of the site to provide for the addition of sixteen parking spaces; and to provide an additional vehicular entrance, new clubhouse and pool along the western portion of the site. The number, location and types of units and open space are not being modified.

Copies of the draft proffers, final development plan amendment conditions, affidavit and statement of justification are contained in Appendices 1-4, respectively.

**Modifications/Waivers Requested:**

The applicant has requested a modification for the transitional screening requirements and waiver of the barrier requirements in favor of the existing and supplemental landscaping shown on the CDPA/FDPA.

The applicant has requested a reaffirmation of the waiver for the 600-foot maximum length of private streets.

The applicant has requested a reaffirmation for the waiver of the loading space requirement.

**LOCATION AND CHARACTER**

**Site Description:**

The site is comprised of Land Bays B and C of the Van Metre at Woodland Park development and is zoned PDH-30. The site is located on the south side of Sunrise Valley Drive, approximately 600 feet west of Monroe Street. The eastern portion of the site has been developed and the western portion of the site is currently under construction for multi-family buildings.

**Surrounding Area Description:**

Direction	Use	Zoning	Plan
North	Offices (across Sunrise Valley Drive)	I-4	Mixed Use
South	Residential - SFA (Great Oaks)	PDH-12	Residential, 8-12 du/ac
East	Residential - SFA (Woodland Park Land Bay A)	PDH-12	Residential, 8-12 du/ac
West	Office (across Sunrise Valley Drive) Residential - MF (across Sunrise Valley Drive)	I-4 PDH-12	Mixed Use

**BACKGROUND**

RZ 94-H-065	July 17, 1995	Rezoned 46.91 acres to the PDH-12 District for 533 SFA units. <sup>1</sup>
RZ/FDP 1999-HM-011 PCA 94-H-065	August 2, 1999	Rezoned 32.4 acres from the PDH-12 District to the PDH-30 District and deleted the 32.4 acres from RZ 94-H-065. FDP approved 743 multi-family dwelling units and a secondary child care center. CDP approved development option to replace the child care center with a multi-family structure. <sup>2</sup>
FDPA 1999-HM-011	July 10, 2001	Implemented CDP option to permit the addition of a multi-family structure in place of the child care center for a total of 757 dwelling units and 41% open space. <sup>3</sup>

1. On July 17, 1995, the Board of Supervisors approved RZ 94-H-065 to rezone 46.91 acres from the I-4 District to the PDH-12 (Planned Development Housing, twelve dwelling units per acre) District to permit up to 533 single family attached dwelling units. Copies of the proffers and CDP/FDP are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
2. On August 2, 1999, the Board of Supervisors approved RZ 1999-HM-011 concurrent with PCA 94-H-065, with the Planning Commission previously having approved FDP 1999-HM-011 on July 28, 1999. The applications rezoned 32.4 acres (the subject site, including 0.29 acres of right-of-way dedication) from the PDH-12 District to the PDH-30 District and two

Conceptual Development Plans were approved. The first CDP depicted 743 multi-family dwelling units and a secondary child care center or leasing/recreation center in the center of the property. A CDP option replaced the child care center/leasing/recreation center and adjacent tri-plex multi-family dwellings with a design that included a mix of a traditional multi-family building and tri-plex multi-family dwellings resulting in a total of 757 dwelling units. The approved Final Development Plan permitted 743 multi-family dwelling units (including 42 Affordable Dwelling Units) and a secondary child care center. PCA 94-H-065 deleted the 32.4 acres from the proffers associated with RZ 94-H-065 to permit the areas to be incorporated into RZ/FDP 1999-HM-011. There was no change to the remaining 14.34 acre portion of area associated with RZ 94-H-065 developed with 144 single family attached dwelling units. These are the CDP and proffers that currently govern the site and copies are contained in Appendix 5.

3. On July 10, 2001, the Planning Commission approved FDPA 1999-HM-011 to implement the CDP option to permit the addition of a multi-family structure in lieu of the child care center for a total of 757 dwelling units and 41% open space. This is the Final Development Plan and conditions that currently govern the site and copies are contained in Appendix 6.

### **COMPREHENSIVE PLAN PROVISIONS (Appendix 7)**

**Plan Area:** Area III

**Planning Sector:** Land Unit B of the Reston Herndon Suburban Center in the Upper Potomac Planning District

**Plan Map:** Residential, 8-12 du/ac (Option 16-20 du/ac)

**Plan Text:**

Fairfax County Comprehensive Plan, 2003 Edition, as amended February 10, 2003, Upper Potomac Planning District, Reston-Herndon Suburban Center and Transit Station Areas, Land Unit B, Sub-unit B-2 (South of Sunrise Valley Drive), on pages 28 and 31-33 the Plan states:

"Sub-unit B-2 (South of Sunrise Valley Drive)

The area located south of Sunrise Valley Drive contains the Greg-Roy subdivision and vacant land. The planned use for Tax Map 16-3 ((1)) 25D, north and west of the Greg-Roy subdivision is residential. The area is planned for residential use at 8-12 dwelling units per acre with full consolidation. Development may include a mix of unit types that are compatible with surrounding development.

Effective buffering and screening should be provided along the area abutting the Greg-Roy subdivision. Active recreation facilities with usable open space to serve

the residents should be provided. As an option, this area may also be developed in multi-family, residential use such as garden apartments at 16-20 dwelling units per acre to provide a transition from the mixed-use development along the Dulles Airport Access Road to the residential development to the south. A vegetated buffer that, at a minimum, meets Zoning Ordinance requirements should be provided along the area adjacent to the Greg Roy subdivision and neighborhood park facilities. Enhanced vegetation within this buffer is recommended. While the planned use of this property is residential, the property has been zoned for office and light intensity industrial use. These uses remain appropriate if 1) a two-lane, north-south road connection is provided between Sunrise Valley Drive and Fox Mill Road at the eastern side of the Greg-Roy Subdivision (constructed through the site plan/development review process) and, 2) if appropriate and effective buffering and screening is provided along the boundary with the Greg-Roy subdivision and the parcels adjacent to Greg-Roy to the east.

Tax Map 16-3 ((1)) pt. 24 (to the northwest of Frying Pan Road) and 16-4 ((1)) 30 located to the east of the Greg Roy subdivision are planned for residential use at 8-12 dwelling units per acre. Effective buffering and screening should be provided along the area abutting the Greg Roy subdivision, if the Greg-Roy subdivision does not redevelop, and active recreation facilities to serve the residents should be provided on-site. In the event that Tax Map 16-3 ((1)) 25D develops in non-residential uses as described above, the subject parcel shall have the option to develop with office and light intensity industrial uses up to .50 FAR.

The Greg-Roy subdivision and the adjacent residential parcel (Tax Map 16-3 ((1)) 14B) are planned for residential use at 1-2 dwelling units per acre. As an option, the Greg-Roy subdivision and the adjacent residential parcel are appropriate for residential use at 8-12 dwelling units per acre contingent upon complete parcel consolidation.

Mixed-use development up to .50 FAR is appropriate for Sub-unit B-2 upon the complete consolidation of parcels in this area, including the entire Greg Roy subdivision. For mixed-use projects, the residential component should be at least one-third of the total development. Residential development should provide for the active recreation needs of the community.

All development proposed for Sub-unit B-2 should provide high quality site and architectural design, an integrated pedestrian circulation system and active recreation facilities."

## ANALYSIS

### Combined Conceptual/Final Development Amendment Plan (Copy at front of staff report)

Title of CDPA/FDPA: "Van Metre at Woodland Park"

Prepared By: Vika Inc.

Original and Revision Dates: March 29, 2003, as revised through  
September 12, 2003

Description of the Plan:

Sheet #	Description
Sheet 1	Cover Sheet, Soils Map and Data, Vicinity Map
Sheet 2	Notes and Tabulations, Angle of Bulk Plane Detail
Sheet 3	Conceptual/Final Development Plan Detail
Sheet 4	Conceptual/Final Development Plan Detail, Typical Layout
Sheet 5	Landscape Plan
Sheet 6	Landscape Plan
Sheet 7	Tri-Plex Front Elevations
Sheet 8	Apartment Building Front Elevations
Sheet 9	Conceptual Buffer Yard Landscape Treatment and Cross Section
Sheet 10	Conceptual Entry Landscape Treatment, Masonry Sign Feature

- The site is located south of Sunrise Valley Drive, approximately 600 feet west of Monroe Street and east of Fox Mill Road. Sheets 3 and 4 depict the proposed multi-family development for 757 dwelling units, including forty-two ADUs, and 41% open space. The western portion of the site (Land Bay C-2) is approved for two multi-family buildings and the area is being amended to provide for an additional entrance from Sunrise Valley Drive to the site and a new clubhouse with outdoor pool. A VEPCO easement and above ground power lines cross the western portion of the site. The central portion of the site (Land Bay C-1) maintains the two previously approved entrances, multi-family apartment and tri-plex buildings (three units per building), park area and tot lot. Land Bay B is the eastern portion of the site and maintains the previously approved entrance, multi-family apartment and tri-plex buildings, recreation/leasing center with pool, two tennis courts and future community pool. Land Bays B and C-1 are being amended to delete a six foot tall fence along the southern portion of the site and to modify the landscaping along southeastern portion of the site to provide the addition of sixteen parking spaces; however, the site generally maintains the thirty-five foot buffer yard along the southern portion

of the site. Sheets 5 and 6 depict the landscape plan for the site. Sheets 4 and 6 primarily depict, for reference purposes, the adjacent single family attached development (RZ 94-HM-065) that is Land Bay A of the Woodland Park development and not a part of the application.

- The only changes to the previously approved applications are the additional parking spaces, additional entrance, additional pool and recreation center and deletion of the fence. There are no proposed changes to the density or general layout of the dwelling units. The pedestrian connections to Great Oaks are depicted near the multi-family building in Land Bay C-2 and Building B-1 in Land Bay C-1. Final location of the connections will be determined in conjunction with Great Oaks to ensue their connectivity.
- Sheets 5 and 6 detail the landscape plan for the site. Sheet 9 details the southern thirty-five foot wide buffer yard with supplemental landscaping. Sheet 10 depicts the entry landscape treatment and entry feature.
- Sheets 7 and 8 depict the typical tri-plex and apartment building front elevations to be provided within the development.

#### **Land Use Analysis (Appendix 7)**

Since the residential development is existing and the proposed revisions are minor and do not effect the location of the structures, density, general layout, environmental commitments and transportation improvements, staff did not review the entire development under the Residential Development Criteria adopted by the Board of Supervisors. Staff reviewed the application based upon the proposed revisions relationship to the existing and adjacent development and proposed revisions compatibility with the Comprehensive Plan. The application is in conformance with the Plan in terms of use and density.

The deletion of the fence and minor modification of the landscaping are being requested since the adjacent site to the south was rezoned from single family detached to single family attached dwelling units; however, the site maintains 41% open space. The modification of the buffer area is limited to only the southeastern portion of the site adjacent to the cul-de-sac in the Great Oaks subdivision to provide for sixteen additional parking spaces. The applicant has otherwise maintained the previously approved thirty-five foot buffer and provided for supplemental plantings.

The applicant has proposed the addition of a pool and clubhouse for the western portion of the site. Staff supports the additional recreation facilities but requested that the recreation facilities consist of facilities not provided elsewhere within the

development such as multi-purpose courts; the applicant has not addressed this concern.

### **Environmental Analysis**

The applicant has reaffirmed the previous commitments to address tree preservation, slopes, soils, water quality, noise, lighting and energy conservation and, as stated below, all environmental issues have been adequately resolved.

#### **Issue: Stormwater Management**

The proposed development will provide for the addition of sixteen parking spaces; however, the open space commitment will be maintained at 41%. The utilization of low impact development techniques such as bio-retention or vegetated infiltration areas should be considered by the applicant.

#### **Resolution:**

The applicant has not proffered to specific low impact development techniques, but has reaffirmed the previous stormwater management proffers. In staff's opinion, this issue has been adequately resolved.

#### **Issue: Landscaping**

The application will delete a small portion of the southern buffer area to provide sixteen additional parking spaces. The applicant was requested to provide for supplemental plantings adjacent to the additional parking spaces.

#### **Resolution:**

The overall open space will not be decreased by the application. The modification of the buffer area is limited to only the southeastern portion of the site adjacent to the cul-de-sac in the Great Oaks subdivision. The applicant has otherwise maintained the previously approved thirty-five foot buffer and provided for supplemental plantings. In staff's opinion, this issue has been adequately resolved.

### **Transportation Analysis**

The application does not increase the density and the applicant has reaffirmed all previous transportation improvements.

**Issue:** Pedestrian connections

The applicant has proffered to provide for two pedestrian connections to the Great Oaks community to the south. These connections need to be designed with the adjacent development to ensure that pedestrian connections will not be stubbed at the property line where fences or lack of pedestrian trails will prohibit access between the sites.

**Resolution:**

The applicant has proffered to coordinate the pedestrian connections with Great Oaks to ensure they will align with pedestrian facilities in Great Oaks and that pedestrian access between the developments will not be restricted. Staff has suggested that the applicant consider a connection to the Old Fox Mill/Greg Roy cul-de-sac and trail system.

**Issue:** Sunrise Valley Drive Access

The applicant is requesting minor modifications to the approved development plan, including the addition of an access from Sunrise Valley Drive at an existing median break and left turn bay and will be providing for a right turn lane into the proposed entrance.

**Resolution:**

Staff has no objection to the additional access to the site.

**Issue:** Interparcel Access

There is no vehicular access between Land Bays A and B within Woodland Park and it would be desirable for such access to be provided.

**Resolution:**

While it would be desirable for the connection to be provided, this area of the development has been constructed in accordance with the previously approved development plans and no connection was previously required.

**Public Facilities**

The proposed revisions do not modify the number of dwelling units and the adequacy of public facilities as addressed with the original rezoning application. Copies of the Sanitary Sewer, Water Service, Fire and Rescue, Stormwater

Management, Schools and Park Authority analysis' are available at the Zoning Evaluation Division of the Department of Planning and Zoning.

## **ZONING ORDINANCE PROVISIONS (Appendix 16)**

The applicant must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations; Section 16-101, General Standards; and Section 16-102, Design Standards, among others.

The provisions of Article 6 govern the appropriateness of the "P" District designation for the application property. These provisions were deemed satisfied by the Board with the approval of the rezoning application, and are unaffected by the current application, as the proposed changes are minor.

### **Article 16, Sections 16-101 and 16-102**

Section 16-101, General Standards 1 and 2 require conformance with the density recommendations of the Comprehensive Plan and require that the proposed design achieve the stated purposes of the PDH district more than would development under a conventional zoning district. The application is above the base of the Comprehensive Plan density recommendation as adjusted for the provision of ADU units and proposes a variety of multi-family units including garden-style and tri-plex units (which have the appearance of townhouse units), both to include surface and garage parking. The proposal continues to meet the site-specific Comprehensive Plan language and purpose and intent of a Planned District. In staff's opinion, these standards have been met.

General Standards 3 and 4 require protection and preservation of scenic assets and a design that prevents injury to the use of existing development and does not deter development of undeveloped properties. The modification of the buffer area is limited to only the southeastern portion of the site adjacent to the cul-de-sac in the Great Oaks subdivision. The applicant has otherwise maintained the previously approved thirty-five foot buffer and provided for supplemental plantings. In staff's opinion, these standards have been met.

General Standards 5 and 6 requires that adequate transportation and other public facilities are or will be available to serve the proposed use. The application carries forward the previous proffers and the only change to the transportation network is the addition of an entrance from Sunrise Valley Drive. In staff's opinion, these standards have been met.

Section 16-102, Design Standard 1 states that at the peripheral lot lines, the bulk regulations of the proposed development and landscaping and screening provisions generally conform with the provisions of the most comparable conventional district (R-30 District). The application proposes multi-family dwelling units that do not exceed the maximum front, side or rear yard requirements (20, 35 and 25 feet, respectively) for the R-30 District and the height limit of 50 feet and angle of bulk plane requirements. In staff's opinion, this standard has been met.

Design Standard 2 addresses the parking and open space requirements of the Zoning Ordinance. The application proposes to surpass the minimum required parking to serve the site. The parking is proposed in a combination of garage, driveway, and surface parking spaces in order to satisfy the parking standards required by Article 11. The application provides a minimum of 41% open space on-site, which adheres to the requirement of the Zoning Ordinance. In staff's opinion, this standard has been met.

Par. 3 stipulates that streets and driveways generally conform to applicable County regulations and standards. The application proposes private streets. As mentioned earlier, the application requests reaffirmation of a waiver of the 600 foot maximum length of private streets. Since the site design incorporates vehicular connections between the different sections of the development which serve to decrease the likelihood of vehicles entering Sunrise Valley Drive to travel from the southwestern portion of the site to the eastern portion of the site, as stated below, staff does not object to the proposed waiver request. In staff's opinion, this standard has been met.

### **Modifications/Waivers**

#### Modification of the transitional screening and waiver of the barrier requirements

Article 13 of the Zoning Ordinance requires Transitional Screening 1 (25 foot wide landscaped strip) along the southern periphery of the site, adjacent to the Great Oaks development. The modification was approved by the Board of Supervisors as part of the original rezoning. Adjacent to the Great Oaks subdivision the application continues to provide landscaping that is predominately thirty-five feet in width to include the preservation of existing vegetation and the provision of supplemental vegetation. The area adjacent to the additional parking spaces and clubhouse is being modified and would be approximately twenty feet in width. Staff supports the proposed modification adjacent to the Great Oaks subdivision because the supplemental vegetation is to be provided in a mix as determined by the Urban Forester in order to ensure that an effective year-round screen is provided in areas where existing vegetation is sparse.

Waiver of the 600 foot private street length requirement

The applicant requests reaffirmation of the waiver of the 600-foot maximum length for private streets within the development. The waiver was approved by the Board of Supervisors as part of the original rezoning to permit the flexibility in the design and layout of the residential development. The site design continues to incorporate vehicular connections between the different sections of the development which serve to decrease the likelihood of vehicles entering Sunrise Valley Drive to travel between one section of the development to the next. Staff supports the reaffirmation of the waiver.

Waiver of the loading space requirements

The applicant requests reaffirmation of the waiver of the loading space requirements. The application does not modify the number, location or types of units as previously approved. Staff supports the reaffirmation of the waiver.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The applicants request to permit site modifications that will not affect the approved density or open space. Specifically, the applicants request to delete a six foot tall fence along the southern portion of the site, modify the landscaping along the southern portion of the site to provide the addition of sixteen parking spaces, and provide an additional vehicular entrance, clubhouse and pool for the multi-family buildings located along the western portion of the site. The number, location and types of units are not being modified. The proposed amendment does not affect the density or layout as previously approved. The deletion of the fence and minor modification of the landscaping is being requested since the adjacent site to the south was rezoned from single family detached to a mix of unit types. The application will delete a small portion of the southern buffer to provide sixteen additional parking spaces; however, the overall open space commitment remains 41%. The only change to the transportation network is the addition of an entrance from Sunrise Valley Drive. Staff concludes that the subject application is in conformance with the Comprehensive Plan and applicable Zoning Ordinance provisions with the implementation of the Proffers contained in Appendix 1.

### **Staff Recommendations**

Staff recommends approval of PCA 1999-HM-011, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 1999-HM-011-01-02, subject to the Board of Supervisors approval of PCA 1999-HM-011, and the Final Development Plan Amendment Conditions contained in Appendix 2.

Staff recommends approval of modification of the transitional screening requirements and waiver of the barrier requirements in favor of the existing vegetation and supplemental landscaping shown on the CDPA/FDPA.

Staff recommends approval of a reaffirmation of the waiver of the 600 foot private street length requirement.

Staff recommends approval of a reaffirmation of the waiver of the loading space requirements.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

## **APPENDICES**

1. Draft Proffers
2. Proposed Final Development Plan Conditions
3. Affidavit
4. Statement of Justification
5. RZ 1999-HM-011 proffers and CDP/FDP
6. FDPA 1999-HM-011 plan and development conditions.
7. Comprehensive Plan Citations
8. Environmental Analysis
9. Transportation Analysis
10. Applicable Zoning Ordinance Provisions
11. Glossary of Terms

VAN METRE AT WOODLAND PARK  
PCA 1999-HM-011-2

PROFFERS

September 12, 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-011-2, 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.

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 swimming pool with clubhouse on the western portion of the Application Property.
  - e. 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 an Residential Use Permit for more than 40 residential dwelling units on the Application Property.

The above-referenced facilities shall be available for use by residents/guests of the Application Property, 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, and such other neighborhood communities as may be deemed appropriate by the Applicants. The recreational fee required of the Woodland Park property owners to participate in these recreational facilities shall be no greater than anticipated with the previous recreational package approved with RZ 94-H-065.

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.

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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.
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

PROFFERS

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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. 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.
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.

PROFFERS

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- 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

PROFFERS

PCA 1999-HM-011-2

Page 6

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.

(SIGNATURES BEGIN ON NEXT PAGE)

PROFFERS  
PCA 1999-HM-011-2

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

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By: W. Brad Gable  
Its: Executive Vice President

(SIGNATURES CONTINUE ON NEXT PAGE)

PROFFERS  
PCA 1999-HM-011-2

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-011-2

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

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By: W. Brad Gable  
Its: Executive Vice President

(SIGNATURES END)



**PROPOSED 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 with 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.

—

—

**REZONING AFFIDAVIT**

DATE: September 2, 2003  
 (enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, do hereby state that I am an  
 (enter name of applicant or authorized agent)

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

80756a

in Application No.(s): PCA 1999-HM-011/FDPA 1999-HM-011-01-02  
 (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 must 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(s) in the Relationship column.)

NAME	ADDRESS	RELATIONSHIP(S)
<b>Van Metre Woodland Park Apartments I, L.P.</b> Agents: Kenneth A. Ryan Richard J. Rabil W. Brad Gable Roy R. Barnett	5252 Lyngate Court Burke, VA 22015	<b>Co-Applicant/Title Owner of Tax Map 16-3 ((1)) 25D1 and 16-4 ((1)) 32B</b>
<b>Van Metre Woodland Park Apartments II, L.P.</b> Agents: Kenneth A. Ryan Richard J. Rabil W. Brad Gable Roy R. Barnett	5252 Lyngate Court Burke, VA 22015	<b>Co-Applicant/Title Owner of Tax Map 16-3 ((1)) 25D3</b>

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

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

**Rezoning Attachment to Par. 1(a)**

DATE: September 2, 2003

(enter date affidavit is notarized)

807569

for Application No. (s): PCA 1999-HM-011 / FDPA 1999-HM-01+02  
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
<b>Van Metre Woodland Park Apartments II, L.P.</b> Agents: Kenneth A. Ryan Richard J. Rabil W. Brad Gable Roy R. Barnett	5252 Lyngate Court Burke, VA 22015	<b>Co-Applicant/Title Owner of Tax Map 16-3 ((1)) 25D2</b>
<b>VIKA, Incorporated</b> Agents: John F. Amatetti Matthew J. Tauscher Keith J. Sinclair (former)	8180 Greensboro Drive, Suite 200 McLean, Virginia 22102	<b>Engineers/Agent</b>
<b>Walsh, Colucci, Lubeley, Emrich &amp; Terpak, PC</b> Agents: Martin D. Walsh Lynne J. Strobel Keith C. Martin M. Catharine Puskar William J. Keefe	Timothy S. Sampson Elizabeth D. Baker Susan K. Yantis Inda E. Stagg Shannon M.P. Johnson 2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	<b>Attorneys/Planners/Agent</b>

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

REZONING AFFIDAVIT

DATE: September 2, 2003  
(enter date affidavit is notarized)

80756a

for Application No. (s): PCA 1999-HM-011 / FDPA 1999-HM-011-01-02  
(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, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

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

2. Twelfth Genpar, Inc.  
5252 Lyngate Court  
Burke, VA 22015

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 SHAREHOLDERS: (enter first name, middle initial, and last name)

Van Metre Family Trust	Richard J. Rabil	W. Brad Gable
Trustee: Albert G. Van Metre, Sr.	Kenneth A. Ryan	Albert G. Van Metre, Jr.
Beneficiary: Albert G. Van Metre, Sr.		

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

Albert G. Van Metre, Sr., Chairman & CEO  
 Richard J. Rabil, President & COO & Director  
 Kenneth A. Ryan, EVP, Secretary, Treasurer, CFO & Director  
 W. Brad Gable, EVP, Asst. Secretary & Director  
 Albert G. Van Metre, Jr., EVP & Director

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

\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(b)**

DATE: September 2, 2003

80756a

for Application No. (s): PCA 1999-HM-011/FDPA 1999-HM-011-01-02  
(enter date affidavit is notarized)  
(enter County-assigned application number (s))

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

8 Thirteenth Genpar, Inc.  
5252 Lyngate Court  
Burke, VA 22015

**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 SHAREHOLDER:** (enter first name, middle initial, and last name)

Van Metre Family Trust	Richard J. Rabil	W. Brad Gable
Trustee: Albert G. Van Metre, Sr.	Kenneth A. Ryan	Albert G. Van Metre, Jr.
Beneficiary: Albert G. Van Metre, Sr.		

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

<b>President, Vice-President, Secretary, Treasurer, etc.)</b>	
Albert G. Van Metre, Sr., Chairman & CEO	W. Brad Gable, EVP, Asst. Secretary & Director
Richard J. Rabil, President & COO & Director	Albert G. Van Metre, Jr., EVP & Director
Kenneth A. Ryan, EVP, Secretary, Treasurer, CFO & Director	

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

3 Residential Funding Corporation  
8400 Normandale Lake Boulevard  
Bloomington, MN 55437

**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, and last name)

6 General Motors Acceptance Corporation

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

**President, Vice-President, Secretary, Treasurer, etc.)**  
 Bruce Paradis, President & CEO; Mike Kozlak, President, Residential Capital Group; Greg Schultz, President, Business Capital Group; Keenen Dammen, President, Investment Capital Group; Christopher Nordecn, President, European Group; Davee Olson, Chief Financial Officer; Anne Knapp, Chief Information Officer and Managing Director; Michael Seats, General Counsel.

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

**Rezoning Attachment to Par. 1(b)**

DATE: September 2, 2003  
(enter date affidavit is notarized)

80756a

for Application No. (s): PCA 1999-HM-011/FDPA 1999-HM-011-01-02  
(enter County-assigned application number (s))

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

↳ General Motors Acceptance Corporation  
300 Renaissance Center  
Detroit, MI 48265-3000

**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 SHAREHOLDER:** (enter first name, middle initial, and last name)

→ General Motors Corporation

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

John D. Finnegan, Chairman & President; Richard J.S. Clout, EVP; John M. Devine, Vice Chairman & CFO; Eric A. Feldstein, VP & Treasurer; John E. Gibson, EVP, William F. Muir, EVP & CFO; Harry J. Pearce, Vice Chairman of the Board; W. Allen Reed, VP & Chief Investments Funds Officer; John F. Smith, Jr., Chairman; G. Richard Wagoner Jr., President and CEO; Ronald L. Zarrella, EVP & President; Mark F. Bole, VP; David H. Borchelt, VP; Paul D. Bull, VP; Donna V. Cheesebrough, VP; Keith E. Constantine, VP; Jay A. Craig, VP; Robert C. Dann, VP; John R. Dick, VP; Thomas E. Dickerson, VP; Rudi H. Doerr, VP; James E. Farmer, VP; David L. Jones, VP; John R. Jones, VP; Carol J. Knorr, VP; James A. Kucharski, VP; Jeffrey G. McLeod, VP; James D. Nelson, VP; Tommy E. Pritchard, VP; Cynthia A. Ranzilla, VP; Christopher J. Rutkowski, VP; Edward J. Shea, VP; Dennis W. Sheehan, Jr., VP; William B. Solomon, VP; Barbara J. Stokel, VP; Linda A. Taggart, VP; Joseph D. Taylor Jr., VP; Gay G. Tosch, VP; Jerome B. Van Orman Jr., VP; Richard B. Wagner, VP; David C. Walker, VP; Robert Westcott, VP; Gerald E. Gross, Comptroller; Susan G. Hauseman, Treasurer; Cathy L. Quenneville, Corporate Secretary.

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

Rezoning Attachment to Par. 1(b)

DATE: September 2, 2003  
(enter date affidavit is notarized)

807569

for Application No. (s): PCA 1999-HM-011/FDPA 1999-HM-011-01-02  
(enter County-assigned application number (s))

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

7 General Motors Corporation  
300 Renaissance Center  
Detroit, MI 48265-3000

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 SHAREHOLDER: (enter first name, middle initial, and last name)

Publicly traded on the NYSE

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

John F. Smith, Jr. Chairman	Steven J. Harris, Group VP	Gerald L. Elsoa, VP
G. Richard Wagoner, Jr., President & CEO	David J. Herman, Group VP	David N. Reilly, VP
Harry J. Pearce, Vice Chairman	Jeffrey P. Hurlbert, Group VP	John F. Smith, VP
John M. Devine, Vice Chairman & CFO	V. Maureen Kempston Darkes, Group VP	Michael T. Smith, VP
John D. Finnegan, EVP	Ned S. McClurg, Group VP	Joseph D. Spielman, VP
Ronald L. Zarrella, President, GM North America	John G. Middlebrook, Group VP	Thomas G. Stephens, VP
Thomas A. Gottschalk, SVP, General Counsel	Dennis R. Minano, Group VP	Cynthia M. Trudell, VP
Donald E. Hackworth, SVP, North America Car & Manufacturing	Homi K. Patel, Group VP	John J. Wetzel II, VP
Michael J. Burns, Group VP	James E. Queen, Group VP	Gualterio Wieland, VP
Gary L. Cowger, Group VP	W. Allen Reed, Group VP	James R. Wiemels, VP
Thomas J. Davis, Group VP	William J. Lovejoy, Group VP	Peter R. Bible, Chief Accounting Officer
Peter H. Hanenberger, Group VP	Arvin F. Mueller, Group VP	Wallace W. Creek, Controller
Frederick A. Henderson, Group VP	Rudolph A. Schlais, Jr., Group VP	Nancy E. Polis, Secretary
Robert W. Hendry, Group VP	Ralph J. Szygenda, Group VP	Jacqueline K. Wagner, General Auditor
Mark T. Hogan, Group VP	Kathleen S. Barclay, VP	Roger D. Wheeler, Chief Tax Officer
Harold R. Kutner, Group VP	Guy D. Briggs, VP	Percy N. Barnevik, Director
Eric A. Feldstein, Group VP	Lawrence D. Burns, VP	John H. Bryan, Director
Roderick D. Gillum, Group VP	Wayne K. Cherry, VP	Thomas E. Everhart, Director
Michael A. Grimaldi, Group VP	Darwin E. Clark, VP	George M.C. Fisher, Director
	Troy A. Clarke, VP	Nobuyuki Idei, Director
	Frank L. Colvin, VP	Karen Katen, Director
	Arturo S. Elias, VP	J. Willard Marriott, Jr., Director

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

**Rezoning Attachment to Par. 1(b)**

DATE: September 2, 2003  
(enter date affidavit is notarized)

807969

for Application No. (s): PCA 1999-HM-011 / FDPA 1999-HM-011-01-02  
(enter County-assigned application number (s))

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

5 Van Metre Apartment Building, L.L.C.  
5252 Lyngate Court  
Burke, VA 22015

**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 SHAREHOLDER:** (enter first name, middle initial, and last name)

Van Metre Family Trust, Member	Richard J. Rabil, Member	W. Brad Gable, Member
Trustee: Albert G. Van Metre, Sr.	Kenneth A. Ryan, Member	Albert G. Van Metre, Jr., Member
Beneficiary: Albert G. Van Metre, Sr.		

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

Virginia Residential Construction, Inc., Manager (w/no ownership interest)

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

Virginia Residential Construction, Inc.  
5252 Lyngate Court  
Burke, VA 22015

**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, and last name)

Diamond Revocable Trust for the benefit of Albert G. Van Metre; Trustee: Albert G. Van Metre		
Richard J. Rabil	Kenneth A. Ryan	W. Brad Gable

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

Albert G. Van Metre, Sr., Chairman, CEO & Director; Richard J. Rabil, President, COO & Director; Kenneth A. Ryan, EVP, Secretary, Treasurer, CFO, Director; W. Brad Gable, EVP, Asst. Secretary, Director; Albert G. Van Metre, Jr., EVP, Director; Charles Hockensmith, EVP; Brian Davidson, VP; Larry Stamets, AVP; Mark Giganti, AVP; Andrew Garrich, AVP; Gaye J. Vaughan, Asst Secretary.

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

**Rezoning Attachment to Par. 1(b)**

DATE: September 2, 2003  
(enter date affidavit is notarized)

807569

for Application No. (s): PCA 1999-HM-011/FDPA 1999-HM-011-01-02  
(enter County-assigned application number (s))

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

VIKA, Incorporated  
8180 Greensboro Drive, Suite 200  
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 SHAREHOLDER:** (enter first name, middle initial, and last name)

Charles Irish, Jr. (nmi)  
John F. Amatetti

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

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

Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 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, and last name)

David J. Bomgardner	Thomas J. Colucci	James P. Downey	Jay du Von
Jerry K. Emrich	William A. Fogarty	John H. Foote	H. Mark Goetzman
Michael D. Lubeley	Keith C. Martin	J. Randall Minchew	John E. Rinaldi
Timothy S. Sampson	Lynne J. Strobel	Nan E. Terpak	Garth M. Wainman

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and 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: September 2, 2003  
(enter date affidavit is notarized)

807569

for Application No. (s): PCA 1999-HM-011/FDPA 1999-HM-011-01-02  
(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 and zip code)

Van Metre Woodland Park Apartments I, L.P.  
5252 Lyngate Court  
Burke, VA 22015

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

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

- 2 Twelfth Genpar, Inc., General Partner
- 3 Residential Funding Corporation, Limited Partner
- 4 Van Metre Woodland Park Investments, LP, Limited Partner
- 5 Van Metre Apartment Building L.L.C., Limited Partner

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

\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(c)**

DATE: September 2, 2003  
(enter date affidavit is notarized)

80757e9

for Application No. (s): PCA 1999-HM-011/FDPA 1999-HM-011-01-02  
(enter County-assigned application number (s))

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

Van Metre Woodland Park Apartments IIA, L.P. -  
5252 Lyngate Court  
Burke, VA 22015

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

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

- 8 Thirteenth Genpar, Inc., General Partner
- Van Metre Woodland Park Apartments II, LP, Limited Partner
- 3 Residential Funding Corporation, Limited Partner (FORMER)
- 4 Van Metre Woodland Park Investments, LP, Limited Partner (FORMER)
- 5 Van Metre Apartment Building L.L.C., Limited Partner (FORMER)

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

**Rezoning Attachment to Par. 1(c)**

DATE: September 2, 2003

80756 a

for Application No. (s): PCA 1999-HM-011/FDPA 1999-HM-011-01-02  
(enter date affidavit is notarized)  
(enter County-assigned application number (s))

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

Van Metre Woodland Park Apartments II, L.P.  
5252 Lyngate Court  
Burke, VA 22015

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

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

- 8 Thirteenth Genpar, Inc., General Partner
- 3 Residential Funding Corporation, Limited Partner
- 4 Van Metre Woodland Park Investments, LP, Limited Partner
- 5 Van Metre Apartment Building L.L.C., Limited Partner

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

Rezoning Attachment to Par. 1(c)

DATE: September 2, 2003  
(enter date affidavit is notarized)

807569

for Application No. (s): PCA 1999-HM-011/FDPA 1999-HM-011-01-02  
(enter County-assigned application number (s))

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

4 Van Metre Woodland Park Investments, L.P.  
5252 Lyngate Court  
Burke, VA 22015

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

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

- 2. Twelfth Genpar, Inc., General Partner
- Van Metre Family Trust LLP, Limited Partner
- Trustee: Albert G. Van Metre, Sr.
- Beneficiary: Albert G. Van Metre, Sr.
- Richard J. Rabil, Limited Partner
- Kenneth A. Ryan, Limited Partner
- W. Brad Gable, Limited Partner
- Albert G. Van Metre, Jr., Limited Partner

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

REZONING AFFIDAVIT

DATE: September 2, 2003  
(enter date affidavit is notarized)

80756 a

for Application No. (s): PCA 1999-HM-011 / FDPA 1999-HM-011-01-02  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land.

2. That no member of the Fairfax County Board of Supervisors, 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 the 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.

REZONING AFFIDAVIT

DATE: September 2, 2003  
(enter date affidavit is notarized)

80756a

for Application No. (s): PCA 1999-HM-011/FDPA 1999-HM-011-01-02  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors, 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, either "NONE" on line below.)**

Van Metre Communities, L.L.C., an affiliate of Van Metre Woodland Park Apartments I, L.P., Van Metre Woodland Park Apartments II, L.P. and Van Metre Woodland Park Apartments IIA, L.P., donated in excess of \$200 to Friends of Elaine McConnell.

**(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)**

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

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land have been listed and broken down, 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)

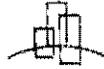
Elizabeth D. Baker  
 Applicant  Applicant's Authorized Agent

Elizabeth D. Baker, agent  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2 day of September 20 03, in the State/Comm. of Virginia, County/City of Arlington.

My commission expires: 11/30/2003

Kimberly A. Klemm  
Notary Public  
Commissioned as Kimberly A. Klemm



**WALSH COLUCCI  
LUBELEY EMRICH  
& TERPAK PC**

Elizabeth D. Baker  
Land Use Coordinator  
(703) 528-4700 Ext. 14  
ebaker@arl.thelandlawyers.com

July 16, 2003

Barbara A. Byron  
Director, Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Application for Proffered Condition Amendment and Final Development Plan Amendment  
Applicants: Van Metre Woodland Park Apartments I, L.P., Van Metre Woodland Park Apartments II, L.P. and Van Metre Woodland Park Apartments IIA, L.P.  
Tax Map 16-3 ((1)) 25D1, 25D2, 25D3 and 16-4 ((17)) 32B

Dear Ms. Byron:

This letter serves as a revised statement of justification for the above-referenced application. The Applicants, Van Metre Woodland Park Apartments I, L.P. and Van Metre Woodland Park Apartments II, L.P. and Van Metre Woodland Park Apartments IIA, L.P., are the title owners of 32.11 acres identified on the Fairfax County tax maps as 16-3 ((1)) 25D1, 25D2, 25D3 and 16-4 ((1)) 32B (the "Subject Property"). The Subject Property was rezoned to the PDH-30 District by the Board of Supervisors on August 2, 1999 via application RZ 1999-HM-011 and amended via FDPA 1999-HM-011 approved on October 20, 2001. The FDPA was further modified via administrative interpretation in 2002. The Subject Property is partially undeveloped and partially under construction. It is situated immediately south of Sunrise Valley Drive east of Fox Mill Road.

The Applicant proposes minor site modifications in two areas of the Subject Property. The first change involves additional parking spaces to be located on the southern boundary of Land Bay B. This area is shown in cross-hatching on the accompanying CDPA/FDPA document. Sixteen additional parking spaces are being provided in order to improve the distribution of parking on the Subject Property. These spaces are located in what was previously approved as a 35-foot landscaped buffer yard. This buffer yard was originally provided when the Greg Roy subdivision located to the south was zoned for low-density, single-family detached residential use. Since the time of the original approval, the Greg Roy subdivision has been rezoned to the PDH-12 District and is known as Great Oaks. The 35-foot buffer area we are proposing to reduce is located adjacent to an existing cul-de-sac on the Great Oaks property and does not have immediate impact on any individual dwellings on Great Oaks. Furthermore, the Applicant proposes to provide supplemental landscaping in the reduced buffer area to ensure adequate screening.

The second change involves modifications to Land Bay C-2 located on the far western portion of the Subject Property. Again, the changes are shown in cross-hatching on the accompanying CDPA/FDPA. The approved CDP/FDP shows a travelway connection between the proposed development on Land Bay C-1 and Land Bay C-2. The Applicant proposes to eliminate this travelway connection and to provide a new point of access to Land Bay C-2 from Sunrise Valley Drive. The Applicant will be dedicating additional right-of-way along Sunrise Valley Drive in order to construct a right-turn lane into the site at this new point of access. This area also includes a new clubhouse and pool area and associated parking. This new recreational facility will augment the other recreational facilities planned on the eastern portion of the Subject Property.

Of further note, the FDPA has been changed to reflect the elimination of a barrier that had been previously proposed along the common border of the Subject Property and the Greg Roy subdivision. Approved Proffer 13.b. stated:

"The Applicant shall provide a meandering barrier no closer than fifteen (15) feet to the property line adjacent to the Greg-Roy subdivision to consist of a six (6) foot board-on-board fence. The exact location of the fence shall be coordinated with the Urban Forester so as to provide minimal disruption to the existing trees. However, should the Greg Roy subdivision be rezoned to a comparable or compatible density as the Application Property, the requirement to provide this barrier shall become null and void."

Since the Greg Roy subdivision has been rezoned, the need to provide a barrier has been voided. The proposed CDPA/FDPA simply reflects this fact.

The Subject Property is located within Sub-unit B-2 of the Reston-Herndon Suburban Center of the Area III Comprehensive Plan. Sub-unit B-2 is planned for residential uses at 8-12 units per acre with an option for development at 16-20 units per acre. The proposed development of the Subject Property is in conformance with the Comprehensive Plan.

To the best of our knowledge, there are no hazardous or toxic substances on the property, nor any proposals to generate, utilize, store, treat or dispose of any such substances.

The proposed development is in conformance with the provisions of all applicable land development ordinances, regulations and adopted standards with the following exceptions:

1. The Applicant hereby requests a reaffirmation previously granted waiver of the 600-foot limitation for private streets as set forth in Paragraph 2 of Section 11-302 of the Zoning Ordinance.
2. The Applicant hereby requests a reaffirmation of a modification that was granted in the transitional screening area adjacent of the Greg Roy subdivision. The modification allows the utilization of existing vegetation along with supplemental planting to fulfill the standard vegetative screen requirements per Paragraph 3 of Section 13-302.

July 16, 2003

Page 3

3. The Applicant hereby requests a waiver of the barrier requirement along the Southern property line located north of Fox Mill Road at the intersection of Sunrise Valley Drive.
4. The Applicant hereby requests a reaffirmation of the waiver of loading space requirements for multi-family units.

The proposed modifications are minor in nature. They do not involve any increase in density or use and result in a more efficient and attractive residential community.

Thank you for your attention to this matter. If you have any questions, please contact me.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, P.C.



Elizabeth D. Baker  
Land Use Coordinator

EDB/kkf

J:\VANMETRE\356.23 PCA Land Bay II\justification.doc

## VAN METRE AT WOODLAND PARK

RZ 1999-HM-011

PCA 94-H-065

## PROFFERS

July 27, 1999

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, Van Metre at Woodland Park L.P. (hereinafter referred to as the "Applicant"), for the owners, themselves, successors and assigns in RZ 1999-HM-011 and PCA 94-H-065, filed for property identified as Tax Map 16-3 ((1)) pt. 25D and 16-4 ((1)) 32B (hereinafter referred to as the "Application Property"), proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-30 District.

1. Prior Proffered Conditions. In the event that these applications are 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 rezoning and hereafter shall have no effect on the Application Property. Prior proffers shall, however, remain in full force and effect on the remaining land area subject to RZ 94-H-065.
2. Development Plan. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP"), prepared by VIKA, Incorporated consisting of 10 sheets dated February 19, 1999, and revised through July 16, 1999.

Notwithstanding that the CDP/FDP is presented on 10 sheets and said CDP/FDP is the subject of Proffer No. 1 above, it shall be understood that the CDP 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, recreational facilities and buffer area adjacent to the Greg-Roy subdivision. The Applicant has the option to request a Final Development Plan Amendment ("FDPA") for elements other than CDP elements from the Planning Commission for all of or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDP and proffers. Sheet 4 of the CDP/FDP includes a CDP Option A which would permit development of dwelling units in lieu of construction of the child care center or leasing/recreational center shown on Sheet 3. Implementation of CDP Option A shall require an FDPA, but shall not require a proffered condition amendment.

3. Minor Modifications. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as determined by the

**PROFFERS**

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Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown on Sheets 1, 2, 3, 4 of the CDP/FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP shown on Sheets 1, 2, 3, 4 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 or the buffer areas along the peripheries; or substantially change the location of common open space areas.

4. Recreational Facilities. The Applicant 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 CDP/FDP.
  - a. Two (2) tennis courts.
  - b. One swimming pool with bathhouse in the eastern portion of the Property adjacent to Sunrise Valley Drive.
  - c. One swimming pool with a recreational fitness and leasing facility.
  - d. One (1) tot lot.

The Applicant proffers that the minimum expenditure for the above facilities is \$955.00 per residential unit. The Applicant reserves the right to develop a third swimming pool within the optional recreational area as shown on Sheet 3. A non-RUP for the eastern swimming pool adjacent to Sunrise Valley Drive shall be obtained prior to the issuance of an occupancy permit for more than 40 residential dwelling units on the Application Property.

The above-referenced facilities shall be available for use by residents/guests of the Application Property, 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, and such other neighborhood communities as may be deemed appropriate by the Applicant. The recreational fee required of the Woodland Park property owners to participate in these recreational facilities shall be no greater than anticipated with the previous recreational package approved with RZ 94-H-065.

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 Applicant shall neutralize pool waters to a PH

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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.
7. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP 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. 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 Applicant shall escrow with DPWES, the amount of \$20,000 towards the installation of a traffic signal at the intersection of Fox Mill Road and Sunrise Valley Drive.

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11. **Energy Conservation.** Residential units on the Application 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 electrical or gas energy systems.
12. **Landscaping and Design Detail.** Landscaping on the site shall be provided as generally shown on the CDP/FDP, 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 CDP/FDP. 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 site's entrances at Sunrise Valley Drive to include entrance monumentation and/or signage, ornamental trees and shrubs, as conceptually illustrated on Sheet 9.
  - 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. A thirty-five (35) foot wide buffer shall be provided along the property line adjacent to the Greg-Roy subdivision as generally shown on the CDP/FDP. 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 Applicant shall provide additional plantings to a level equivalent to Transitional Screening No. 2 as determined by the Urban Forester.
  - b. The Applicant shall provide a meandering barrier no closer than fifteen (15) feet to the property line adjacent to the Greg-Roy subdivision to consist of a six (6) foot board-on-board fence. The exact location of the fence shall be coordinated with the Urban Forester so as to provide minimal disruption to the existing trees. However, should the Greg Roy subdivision be rezoned to a comparable or

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compatible density as the Application Property, the requirement to provide this barrier shall become null and void.

14. **Bus Shelters.** The Applicant shall provide up to a total of 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.
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 FDP.
  - 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 Greg Roy subdivision as shown on the CDP/FDP. This internal circulation system is designed to facilitate pedestrian movement through the Application Property with a minimum of vehicular conflicts.

In the event the Greg Roy subdivision to the south is rezoned to a comparable or compatible density to the Application Property, the Applicant shall provide the easements necessary for the construction of a minimum of two pedestrian connections from the pedestrian access walkway on the Application Property to the southern property line.
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 CDP/FDP, 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. **Blasting.** If blasting is necessary, before any blasting occurs on the Application Property, the Applicant will (a) ensure that the Fairfax County Fire Marshal has reviewed the

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blasting plans and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats, will be followed and (b) provide an independent, qualified inspector(s) approved by DPWES to inspect the wells on the following parcels: Tax Map 16-3 ((3)) 1-30 and 16-3 ((1)) 14B and to inspect the septic fields on the following parcels: Tax Map 16-3 ((3)) 1-16 and 16-3 ((1)) 14B. Subject to and conditioned upon the written consent of the owners of said lots, the inspector will check the flow rate of the wells located on Tax Map 16-3 ((3)) 1-30 and 16-3 ((1)) 14B and the septic fields and the water quality of the wells located on Tax Map 16-3 ((3)) 1-16 and 16-3 ((1)) 14B before and after blasting. The owners of said lots shall provide written consent to the Applicant within 14 days of the Applicant's request for their consent. If allowed by County or state regulations and subject to and conditioned upon the consent of the owners of said lots, the Applicant will, repair any damage to the inspected wells or septic fields which is detected within 60 days after blasting and, as determined by the inspector, to have resulted from blasting on the Property. If repair to a well or septic field is not allowed by County or state regulations, the Applicant will either replace the wells or septic field or pay for the hook-up of public water or sewer to serve any house whose well or septic field has been damaged by the blasting.

19. Public Facilities. At the time of issuance of each building permit for each unit within each section, the Applicant 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 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.
20. Affordable Housing. The Applicant shall comply with the Affordable Dwelling Unit (ADU) program as set forth in Section 2-801 of the Zoning Ordinance. The Applicant shall provide ADUs required for the development of the Application Property. The Applicant 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.
21. Child Care Center. Should the Applicant elect to provide the child/day care center shown on Sheet 3 rather than the leasing recreation center, the parking area for the child care facility shall be provided generally as shown on Attachment No. 1.
22. 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.

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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 Applicant 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.

J:\VANMETRE\7545\PROFFERS\PROF727.CLN

(SIGNATURES BEGIN ON NEXT PAGE)

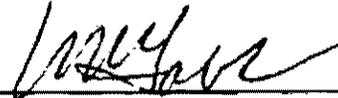
PROFFERS  
RZ 1999-HM-011

**APPLICANT/CONTRACT PURCHASER:**

**VAN METRE AT WOODLAND PARK  
LIMITED PARTNERSHIP, a Virginia  
Limited Partnership**

**By: Third Genpar, Inc., a Virginia  
Corporation**

**Its: General Partner**



**By: W. Brad Gable**

**Its: Executive Vice President**

**(SIGNATURES CONTINUE ON NEXT PAGE)**

PROFFERS  
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TITLE OWNER:

SOUTHSIDE, L.L.C.  
By: Woodland Associates, L.P.  
Its: Managing Member



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By: David W. Evans  
Its: General Partner

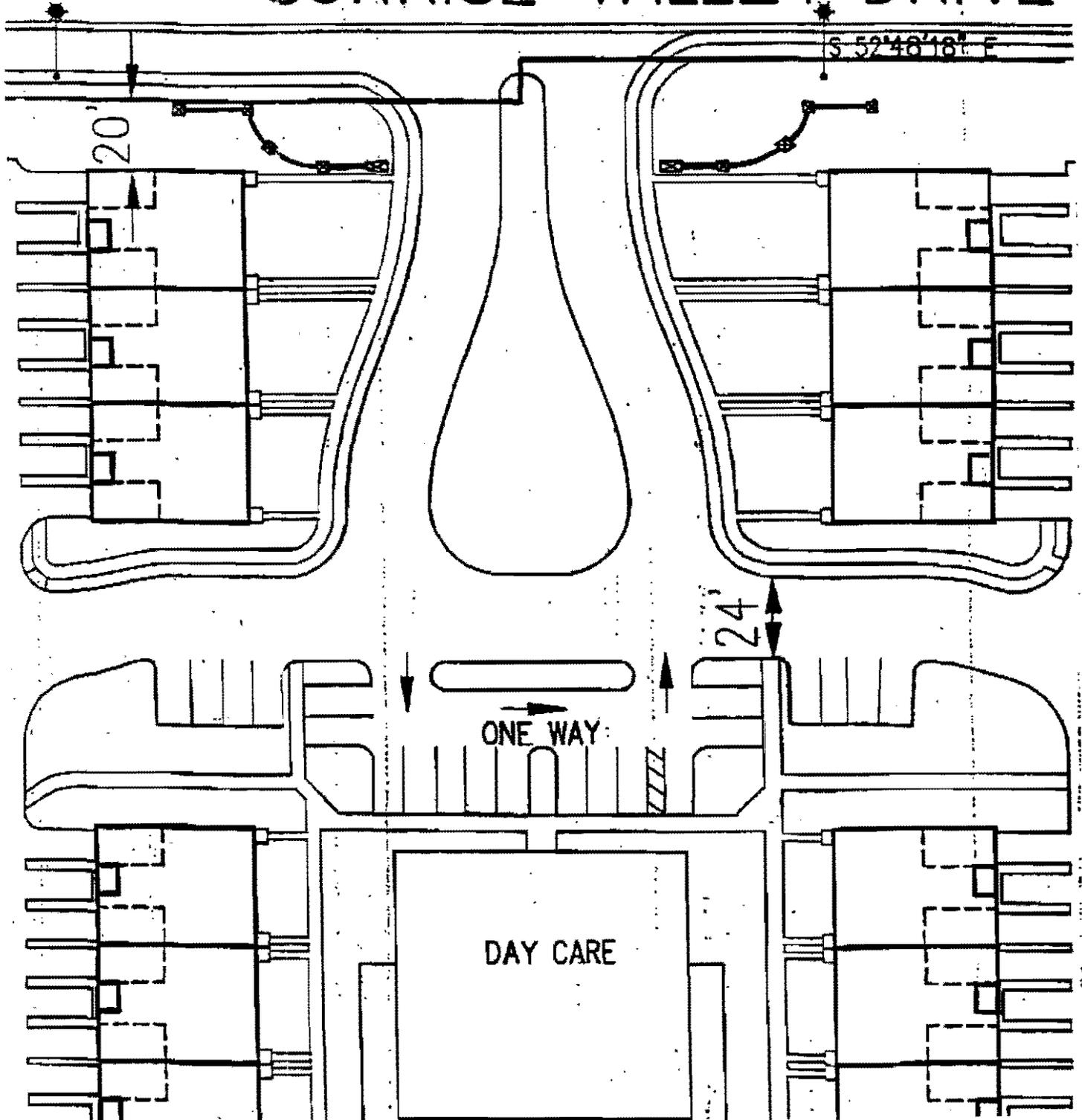
# Van Metre at Woodland Park

## RZ-1999-HM-011

### ATTACHMENT No.1

#### "DAY CARE PARKING ALIGNMENT"

# SUNRISE VALLEY DRIVE



# VAN METRE AT WOODLAND PARK

HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

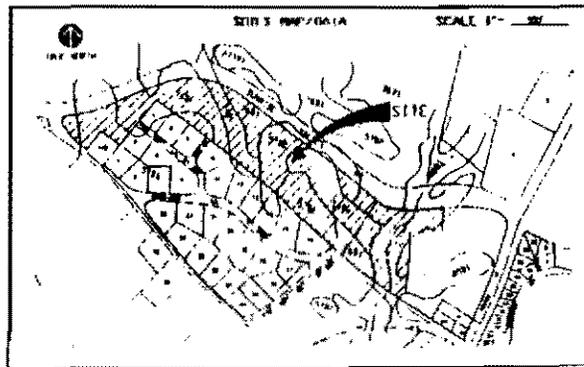
## CONCEPTUAL / FINAL DEVELOPMENT PLAN RZ-1999-HM-011

### SHEET INDEX

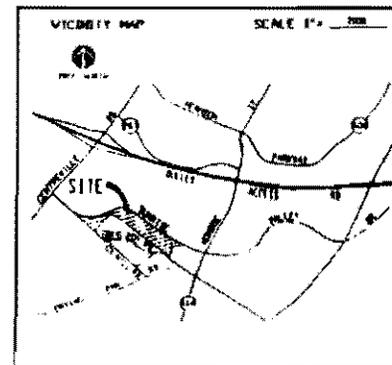
- 1 COVER SHEET
- 2 NOTES AND AMENDMENTS
- 3 CONCEPTUAL / FINAL DEVELOPMENT PLAN
- 4 CONCEPTUAL / FINAL DEVELOPMENT PLAN
- 5 COP/POP LANDSCAPE PLAN
- 6 COP/POP LANDSCAPE PLAN
- 7 ARCHITECTURAL ELEVATION
- 8 ARCHITECTURAL ELEVATION
- 9 ILLUSTRATIVE PLAN-ENTRY FEATURE
- 10 ILLUSTRATIVE PLAN-BUFFER YARD

### SOILS DATA

NO.	MAP SHEET	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
1	1	1.5	100	100	100	100	100
2	2	1.5	100	100	100	100	100
3	3	1.5	100	100	100	100	100
4	4	1.5	100	100	100	100	100
5	5	1.5	100	100	100	100	100
6	6	1.5	100	100	100	100	100
7	7	1.5	100	100	100	100	100
8	8	1.5	100	100	100	100	100
9	9	1.5	100	100	100	100	100
10	10	1.5	100	100	100	100	100



SOIL MAP  
SCALE: 1"=500'



VICINITY MAP  
SCALE: 1"=2000'

### APPLICANT

VAN METRE AT WOODLAND PARK  
LIMITED PARTNERSHIP  
5252 LYNDALE CT  
BURNHAM, VA 22015  
(703) 425-7800

### ENGINEER/PLANNER

WMA INC.  
8700 JOHNSON ROAD  
SUITE 210  
MILLERSVILLE, VA  
(703) 442-7800



JULY 16, 2011  
JUNE 22, 2011  
MAY 10, 2011  
APPROVED

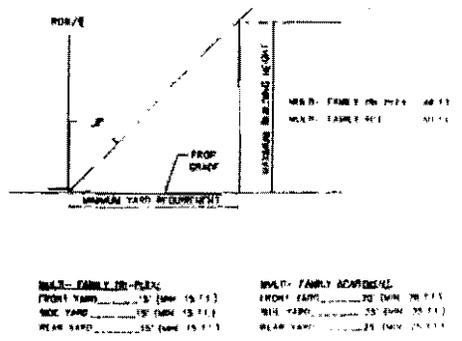
**NOTES:**

- THE SITE OF THIS APPLICATION IS TO BE 32.2 ACRES FROM PDM-13 TO PDM-10
- THE SUBJECT PROPERTY OF THIS DEVELOPMENT IS LOCATED ON FARMAS CO. TAX MAPS MAP NUMBER 18-5 (1977) PARCEL 37-0 (18-5) (SECTION 18-05 AND CONTAINS 28.57 AC. TOTAL PRIVATE ROAD EASEMENTS)
- THE PROPERTY BOUNDARY IS A PORTION OF THE PROPERTY ACQUIRED BY SHAWNEE I.L.C. FROM MOORE AND ASSOCIATES LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 15, 1988. THE DEED BOOK 5700 AT PAGE 41 AND DEED BOOK 5310 AT PAGE 201 ARE THE PUBLIC RECORDS OF THIS ACQUISITION.
- THE INTERESTED PARTIES TO THIS DEVELOPMENT ARE SHAWNEE I.L.C. AND FARMAS CO. TAX MAPS 18-5 (1977) PARCEL 37-0 (18-5) (SECTION 18-05 AND CONTAINS 28.57 AC. TOTAL PRIVATE ROAD EASEMENTS)
- THE DEVELOPMENT IS BASED ON A SITE PLAN SUBMITTED ON 10/12/88 BY SHAWNEE I.L.C. AND A PRELIMINARY ENGINEERING REPORT DATED 10/12/88 BY SHAWNEE I.L.C. AND A PRELIMINARY ENGINEERING REPORT DATED 10/12/88 BY SHAWNEE I.L.C. AND A PRELIMINARY ENGINEERING REPORT DATED 10/12/88 BY SHAWNEE I.L.C.
- BOUNDARY SURVEY IS BASED ON FIELD SURVEY PERFORMED BY WILLIAM H. JORDAN ASSOCIATES AND SURVEYOR (M.D. 1987) WITH THE FOLLOWING DATA: (SEE ATTACHED SURVEY REPORT)
- PUBLIC WATER SERVICE TO THE SITE SHALL BE AN EXTENSION OF EXISTING PUBLIC WATER LINES LOCATED ALONG SHAWNEE VALLEY DRIVE AS PROVIDED BY PUBLIC UTILITY WATER AUTHORITY.
- PUBLIC WATER SERVICE SHALL BE PROVIDED BY AN EXTENSION OF EXISTING FACILITIES (SEE SHEET 18-5(18-5) (SECTION 18-05) LOCATED ALONG SHAWNEE VALLEY DRIVE AND BY THE EXTENSION OF AN ON-SITE WATER LINE LOCATED SOUTH OF THE EXISTING SHAWNEE VALLEY DRIVE.
- STORMWATER DRAINAGE IS PROVIDED FOR THIS DEVELOPMENT BY MEANS OF AN EXISTING DRAINAGE SYSTEM (SEE SHEET 18-5(18-5) (SECTION 18-05) AND A NEW DRAINAGE SYSTEM WILL BE PROVIDED BY AN EXISTING DRAINAGE SYSTEM AND A NEW DRAINAGE SYSTEM WILL BE PROVIDED BY AN EXISTING DRAINAGE SYSTEM.
- PERMITS AND ACCESS SHALL BE PROVIDED IN THE FORM OF EASEMENTS ALONG AT LEAST ONE SIDE OF ALL PRIVATE STREETS WITHIN THE DEVELOPMENT, EXCEPT WHERE A SIDEWALK IS PROVIDED ALONG SHAWNEE VALLEY DRIVE.
- APPLICANT AGREES TO PROVIDE A GATED RESTRICTION, VEHICULAR ENTRY AND EXIT SYSTEM AROUND THE ENTIRE PROPERTY AT A LOCATION OF THE SITE AS WILL BE DETERMINED AND APPROVED BY THE APPROVED AGENCIES AT THE TIME OF FINAL SITE PLAN.
- THE FINAL ARCHITECTURAL RECORDS REFER TO SHEETS P & B.
- ALL UTILITIES SHALL BE PRIVATE UNLESS PUBLIC UTILITIES/AGENCIES STATE OTHERWISE AND WILL BE MAINTAINED BY THE OWNER OR DESIGNATED MAINTENANCE ASSOCIATION.
- ACCORDING TO THE FARMAS COUNTY ZONING MAP, NO FLOORPLAN IS REQUIRED FOR THE SUBJECT PROPERTY. ACCORDING TO THE FARMAS COUNTY ZONING MAP, THE DEVELOPMENT SHALL BE CONSIDERED AS A RESIDENTIAL DEVELOPMENT AND SHALL BE SUBJECT TO THE SUBJECT PROPERTY ZONING MAP. AN ENVIRONMENTAL QUALITY STATEMENT (EQS) IS REQUIRED FOR THE SUBJECT PROPERTY.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY. IT IS REQUIRED THAT ANY STRUCTURES AND/OR UTILITIES LOCATED ON THE SITE BE REMOVED.
- THE MAXIMUM BUILDING HEIGHT FOR RESIDENTIAL BUILDINGS IS 12 FEET.
- IN ACCORDANCE WITH ARTICLE 18-100, CHAPTER 18 OF THE ANGLE OF BULK PLANE APPLIES ALONG PERIMETER LOT LINES ONLY AND, BASED ON A PERIMETER P.M. PLANE FOR MULTI-FAMILY, SHALL BE AS SHOWN ON THE BULK PLANE ANGLE OF BULK PLANE SHEET.
- TO THE BEST OF OUR KNOWLEDGE, NO DRIVE SITS OR STRUCTURES MARKING A NEIGHBOR'S EASEMENT OR ON THE SUBJECT PROPERTY.
- IN THE EVENT OF ANY VIOLATION OR VIOLATIONS OF THE PROVISIONS AND REGULATIONS OF THE FARMAS COUNTY ZONING MAP, THE OWNER SHALL BE RESPONSIBLE FOR THE PROVISIONS AND REGULATIONS OF THE FARMAS COUNTY ZONING MAP.
- LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AND APPROVED BY THE APPROVED AGENCIES AND SHALL BE SHOWN ON THE SUBJECT PROPERTY. THE LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AND APPROVED BY THE APPROVED AGENCIES AND SHALL BE SHOWN ON THE SUBJECT PROPERTY.
- PERIMETER SETBACKS SHALL BE PROVIDED AS SHOWN ON THE SUBJECT PROPERTY. PERIMETER SETBACKS SHALL BE PROVIDED AS SHOWN ON THE SUBJECT PROPERTY.
- LANDSCAPED OPEN SPACE SHALL BE PROVIDED AS SHOWN ON THE SUBJECT PROPERTY. LANDSCAPED OPEN SPACE SHALL BE PROVIDED AS SHOWN ON THE SUBJECT PROPERTY.
- IN ACCORDANCE WITH PARAGRAPH 18-100 OF THE FARMAS COUNTY ZONING MAP, THE DEVELOPMENT SHALL BE CONSIDERED AS A RESIDENTIAL DEVELOPMENT AND SHALL BE SUBJECT TO THE SUBJECT PROPERTY ZONING MAP. AN ENVIRONMENTAL QUALITY STATEMENT (EQS) IS REQUIRED FOR THE SUBJECT PROPERTY.
- THE DEVELOPMENT SHALL BE PROVIDED AS SHOWN ON THE SUBJECT PROPERTY. THE DEVELOPMENT SHALL BE PROVIDED AS SHOWN ON THE SUBJECT PROPERTY.
- APPLICANT AGREES TO PROVIDE A GATED RESTRICTION, VEHICULAR ENTRY AND EXIT SYSTEM AROUND THE ENTIRE PROPERTY AT A LOCATION OF THE SITE AS WILL BE DETERMINED AND APPROVED BY THE APPROVED AGENCIES AT THE TIME OF FINAL SITE PLAN.
- APPLICANT AGREES TO PROVIDE A GATED RESTRICTION, VEHICULAR ENTRY AND EXIT SYSTEM AROUND THE ENTIRE PROPERTY AT A LOCATION OF THE SITE AS WILL BE DETERMINED AND APPROVED BY THE APPROVED AGENCIES AT THE TIME OF FINAL SITE PLAN.
- APPLICANT AGREES TO PROVIDE A GATED RESTRICTION, VEHICULAR ENTRY AND EXIT SYSTEM AROUND THE ENTIRE PROPERTY AT A LOCATION OF THE SITE AS WILL BE DETERMINED AND APPROVED BY THE APPROVED AGENCIES AT THE TIME OF FINAL SITE PLAN.

- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED PLAN WILL BE IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS AND STANDARDS, WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED HEREON.
- THE PROPOSED PLAN SHALL BE PROVIDED ALONG SHAWNEE VALLEY DRIVE. THE EXACT LOCATION OF THE PROPOSED PLAN SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
- REQUIRED TREE COVER AND PARKING (SEE LANDSCAPING) SHALL BE PROVIDED AT THE TIME OF FINAL SITE PLAN.

**REQUESTED MODIFICATIONS / WAIVERS**

- APPLICANT REQUESTS A WAIVER OF THE 20 FOOT SETBACK FROM THE SHAWNEE VALLEY DRIVE.
- APPLICANT REQUESTS A WAIVER OF THE 10 FOOT SETBACK FROM THE SHAWNEE VALLEY DRIVE.
- AS PART OF THE STANDARD REGULATION SYSTEM REQUIRED BY THE FARMAS COUNTY ZONING MAP, PER SECTION 18-100 PARAGRAPH 2, A SPECIFICATION IS REQUIRED BY THE FARMAS COUNTY ZONING MAP TO THE DEVELOPMENT. THE MODIFICATION REQUESTS THE EXEMPTION OF THE STANDARD REGULATION ALONG THE SHAWNEE VALLEY DRIVE.
- APPLICANT REQUESTS A WAIVER OF THE 10 FOOT SETBACK FROM THE SHAWNEE VALLEY DRIVE.
- APPLICANT REQUESTS A WAIVER OF THE 10 FOOT SETBACK FROM THE SHAWNEE VALLEY DRIVE.
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**PERIMETER SETBACKS ANGLE OF BULK PLANE**

**LAND BAY NOTES**

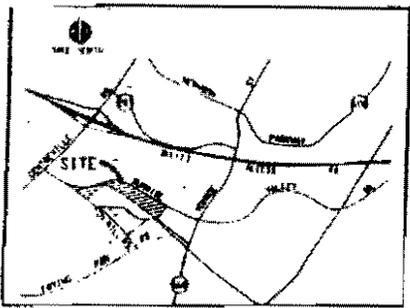
- REFER TO SHEET 18-5(18-5) (SECTION 18-05) FOR LAND BAY DIMENSIONS.
- APPLICANT REQUESTS THE RIGHT TO DEVELOP THE LAND BAY RESTRICTION LINE. REFER TO SHEET 18-5(18-5) (SECTION 18-05) FOR LAND BAY DIMENSIONS.
- SEE SHEET 18-5(18-5) (SECTION 18-05) FOR LAND BAY DIMENSIONS.

**SITE TABULATIONS**

	LAND BAY "A"		LAND BAY "B & C"		TOTAL PROPERTY	
	21 ACRES 11.00 ± (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	CONCEPT / FINAL DEVELOPMENT PLAN AREA (PERFORMED BY 10/12/88)	21 ACRES 11.00 ± (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	CONCEPT / FINAL DEVELOPMENT PLAN AREA (PERFORMED BY 10/12/88)	PERMITS / PERMITS	PERMITS / PERMITS
EXISTING ZONE	R-1	R-1	R-1	R-1	R-1	R-1
SITE AREA (ACRES)	21.00 AC (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	21.00 AC (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	21.00 AC (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	21.00 AC (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	21.00 AC (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	21.00 AC (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))
USE	SINGLE FAMILY ATTACHED	MULTI-FAMILY DWELLINGS (MFD)	SINGLE FAMILY ATTACHED	MULTI-FAMILY DWELLINGS (MFD)	SINGLE FAMILY ATTACHED / MULTI-FAMILY DWELLINGS	SINGLE FAMILY ATTACHED / MULTI-FAMILY DWELLINGS
MINIMUM SETBACKS	10' TO 20' (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	10' TO 20' (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	10' TO 20' (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	10' TO 20' (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	10' TO 20' (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	10' TO 20' (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))
PROPOSED SETBACKS	10' TO 20' (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	10' TO 20' (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	10' TO 20' (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	10' TO 20' (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	10' TO 20' (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))	10' TO 20' (PER ORIGINAL P.M. PLAN (18-5(18-5) (SECTION 18-05))
PROPOSED PARKING SPACES	100 SPACES	100 SPACES	100 SPACES	100 SPACES	100 SPACES	100 SPACES
PROPOSED OPEN SPACE	100 SPACES	100 SPACES	100 SPACES	100 SPACES	100 SPACES	100 SPACES
OPEN SPACE PROVIDED	100 SPACES	100 SPACES	100 SPACES	100 SPACES	100 SPACES	100 SPACES



VAN METRE AT



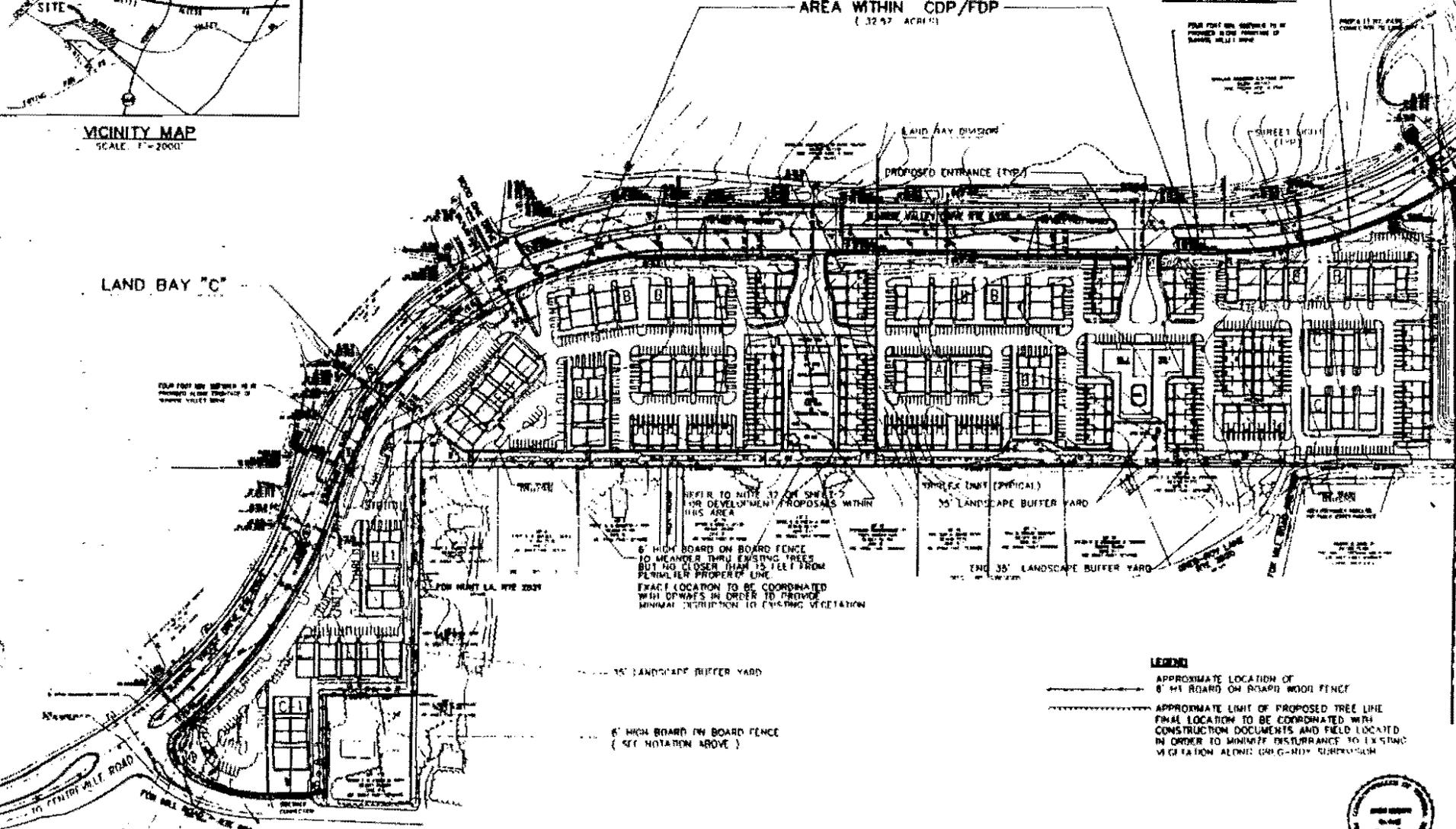
VICINITY MAP  
SCALE: 1" = 2000'



AREA WITHIN CDP/FDP  
(32.97 ACRES)

LAND BAY "B"

LAND BAY "C"



REFER TO NOTE 32 ON SHEET 5 FOR DEVELOPMENT PROPOSALS WITHIN THIS AREA

6' HIGH BOARD ON BOARD FENCE TO MEANDER THRU EXISTING TREES BUT NO CLOSER THAN 15 FEET FROM PERIMETER PROPERTY LINE

EXACT LOCATION TO BE COORDINATED WITH UPDRAIVES IN ORDER TO PROVIDE MINIMAL DISRUPTION TO EXISTING VEGETATION

35' LANDSCAPE BUFFER YARD

THE 35' LANDSCAPE BUFFER YARD

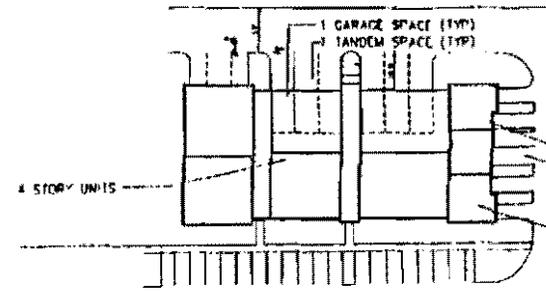
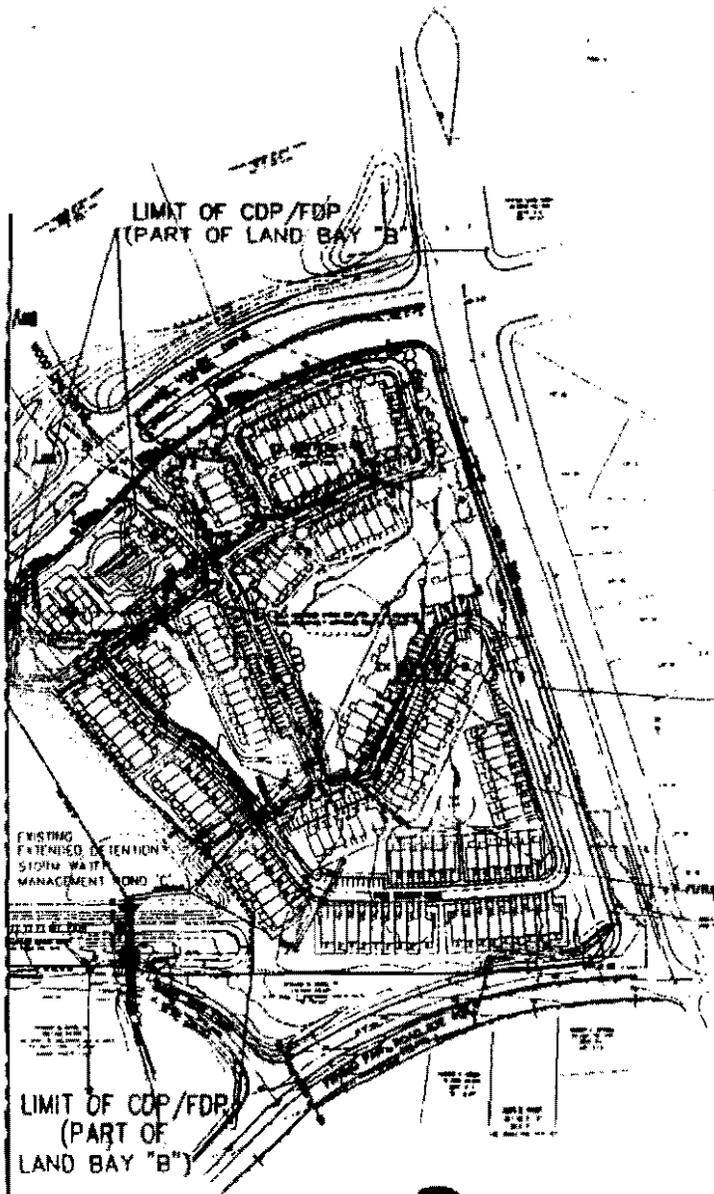
LEGEND

- APPROXIMATE LOCATION OF 6' HI BOARD ON BOARD FENCE
- APPROXIMATE LIMIT OF PROPOSED TREE LINE FINAL LOCATION TO BE COORDINATED WITH CONSTRUCTION DOCUMENTS AND FIELD LOCATED IN ORDER TO MINIMIZE ENCROACHMENT TO EXISTING VEGETATION ALONG GRADIENT DISRUPTION

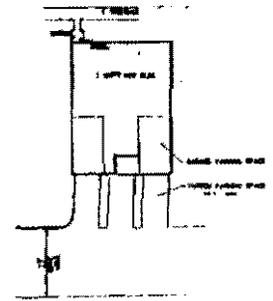
GRAPHIC SCALE



MATCH LINE SEE SHEET 4

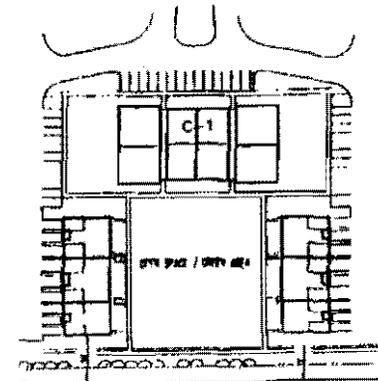


**TYPICAL APARTMENT BLDG. LAYOUT**  
NOT TO SCALE



**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)



**LAND BAY C**  
**C.D.P. OPTION A - ADDITIONAL 14 D.U. CONCEPT LAYOUT**  
NOT TO SCALE



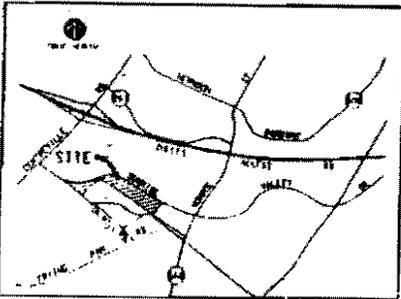
WATCH LINE SEE SHEET 3

CASPERVILLE

SHEET

DATE

SCALE



VICINITY MAP  
SCALE: 1"=2000'



LAND BAY "B"

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

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

APPROXIMATE LIMIT OF CLEARING AND GRADING

LAND BAY "C"

APPROXIMATE LIMIT OF CLEARING AND GRADING

APPROXIMATE LIMIT OF CLEARING AND GRADING

LANDSCAPE BUFFER YARD

(MIN 35' YARD LANDSCAPE BUFFER)

6" HIGH BOARD ON BOARD FENCE TO WEATHER THRU EXISTING TREES BUT NO CLOSER THAN 15' (100') FROM PERMITTER PROPERTY LINE. EXACT LOCATION TO BE COORDINATED WITH UTILITIES IN ORDER TO PROVIDE VISUAL DISRUPTION TO EXISTING VEGETATION

**NOTE:**  
EX. VEGETATION WITHIN PERMETER BUFFER YARDS ADJACENT TO DRIVE ROW SUBMISSION TO BE PRESERVED TO THE EXTENT POSSIBLE AS DETERMINED WITH FINAL ENGINEERING, AND SUPPLEMENTED WITH NEW PLANTING AS SHOWN

6" HIGH BOARD ON BOARD FENCE (SEE SHEET 1001010101-02)

15' LANDSCAPE BUFFER YARD

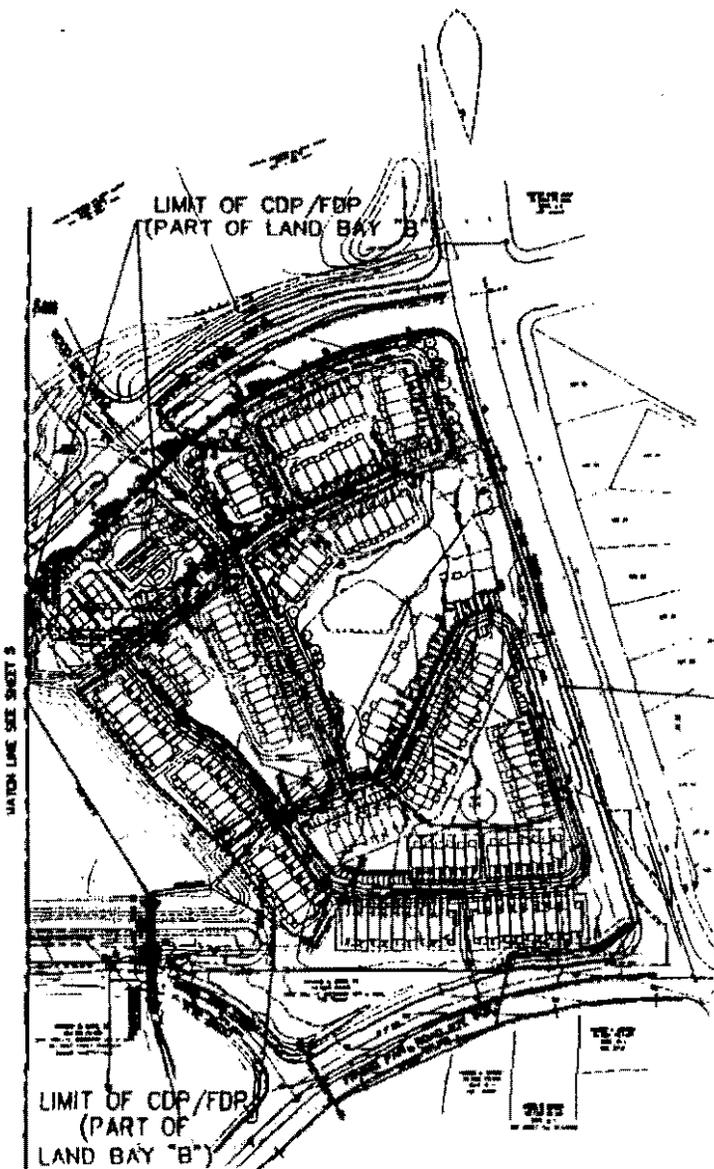
LEGEND

- LARGE SHADE TREE (4-30' MATURE HEIGHT)
- ⊙ EVERGREEN TREE (1-20' MATURE HEIGHT)
- ⊕ FLOWERING ORNAMENTAL TREE (4-15' MATURE HEIGHT)
- ✱ EVERGREEN / FLOWERING SHRUBS (FOR SCREENING PURPOSES WITHIN VA POWER CASEMENT)
- PEDESTRIAN LIGHTING
- APPROXIMATE LOCATION OF 6" HT BOARD ON BOARD WOOD FENCE



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.





LAND BAY "A"  
 SECTIONS 1A, 1B, 2  
 (14.34 AC)  
 (SHOWN FOR INFORMATION ONLY, NOT PART OF THIS APPLICATION)

LIMIT OF CDP/FDP  
(PART OF  
LAND BAY "B")

LIMIT OF CDP/FDP  
(PART OF LAND BAY "B")

WATCH LINE SEE SHEET 9



VAN METL  
 CONCEPTUAL  
 VMA  
 DATE  
 FILE NO.  
 SHEET NO. 6



SCALE: 3/16" = 1'-0"

TRI-PLEX FRONT ELEVATION

  
 JOHN B. LESSARD  
 MAY 10, 1944  
 FEB. 13, 1935  
 22 51 P. S. B. B. 1, 1934

VAN METRE COMPANY

# WOODLAND PARK APTS.

SHEET 7 OF 10  
  
 THE LESSARD ARCHITECTURAL GROUP, INC.  
 2807 Westwood Center Drive, Suite 408, Miami, FL 33135  
 Telephone: (305) 551-1111



JUN 14 1911  
 JUN 15 1911  
 JUN 16 1911  
 JUN 17 1911  
 JUN 18 1911

SCALE 1/8" = 1'-0"

APARTMENT BUILDING FRONT ELEVATION

VAN METRE COMPANY

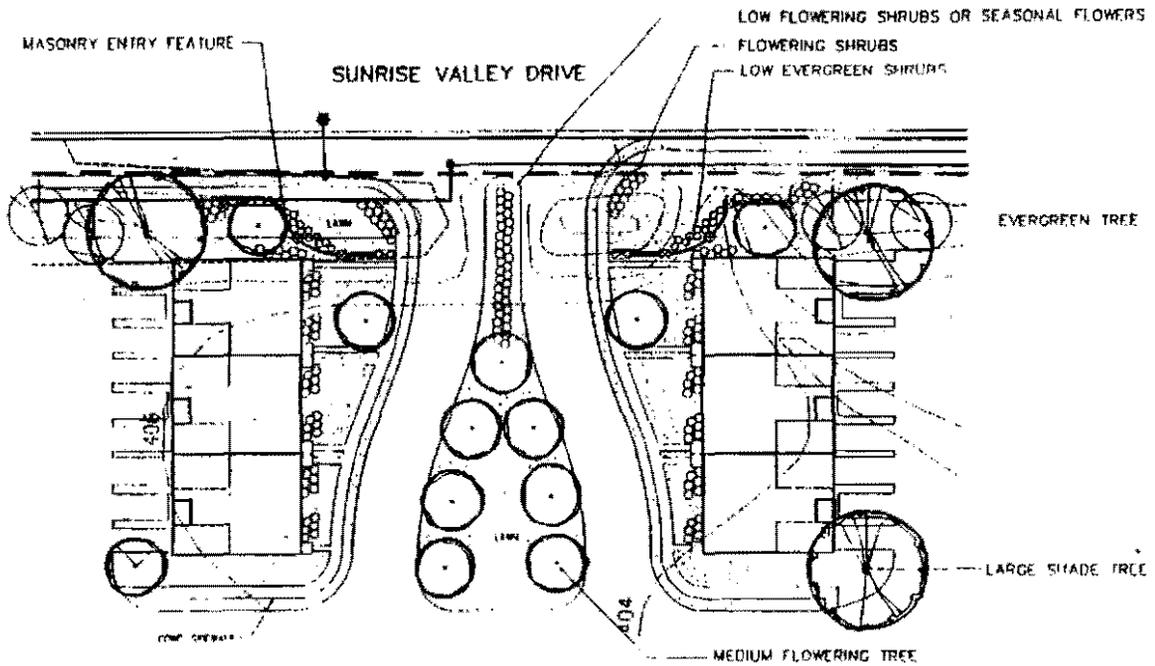
WOODLAND PARK APTS.

*J. J. [Signature]*

THE LESBAND ARCHITECTURAL GROUP, INC.  
 1001 PINE STREET, NEW YORK, N. Y.  
 1001 PINE STREET, NEW YORK, N. Y.

SHEET B 608

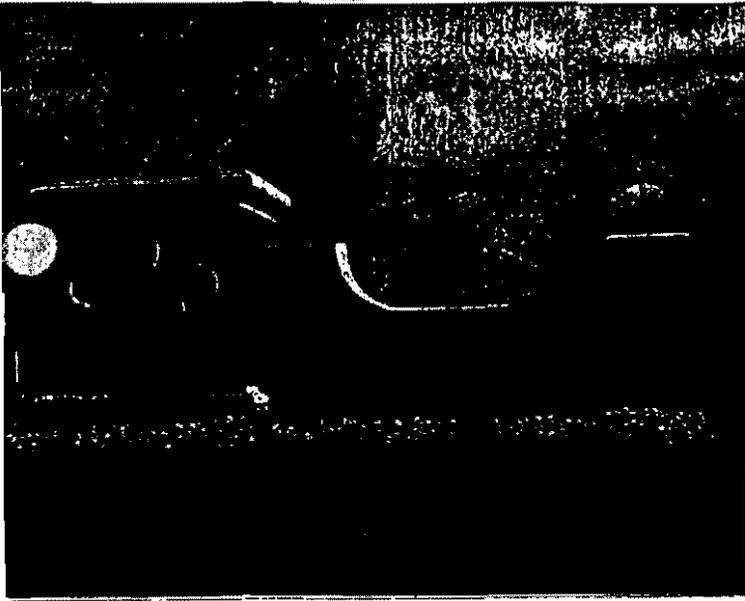


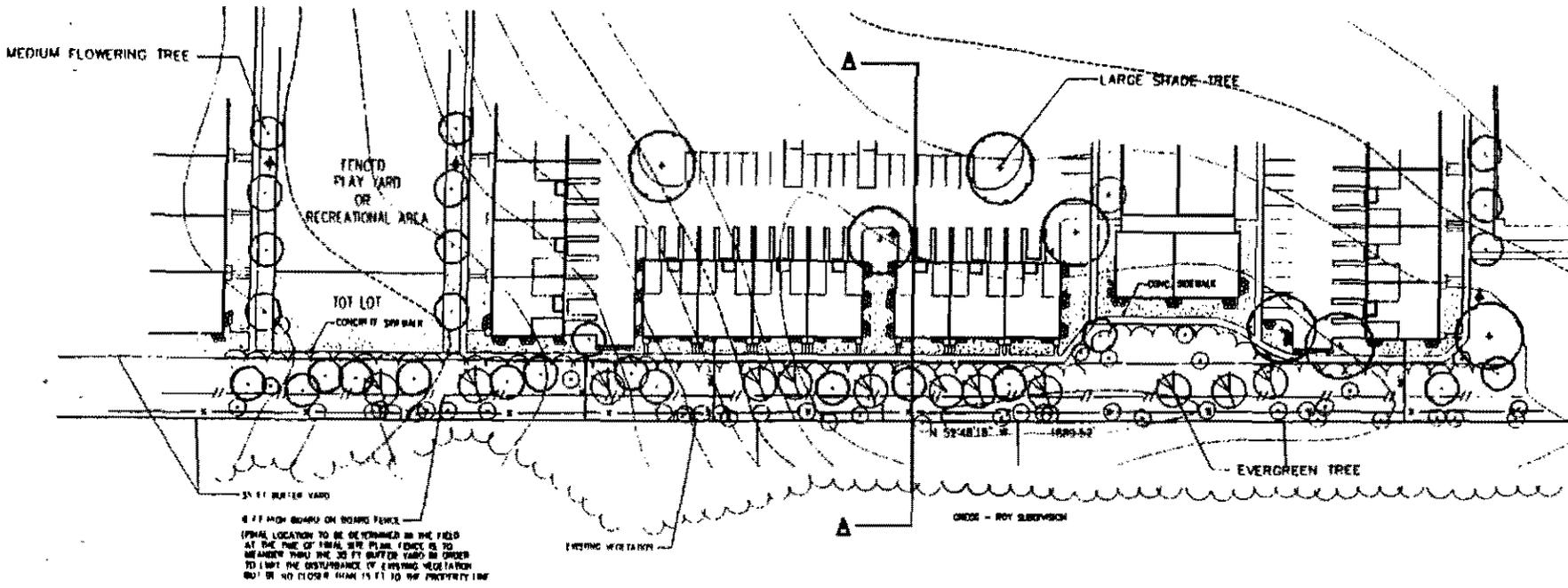


**CONCEPTUAL ENTRY LANDSCAPE TREATMENT (TYPICAL)**

(LANDSCAPE FEATURES SHOWN ARE CONCEPTUAL AND SUBJECT TO REVISION WITH FINAL BIDDING PLANS)

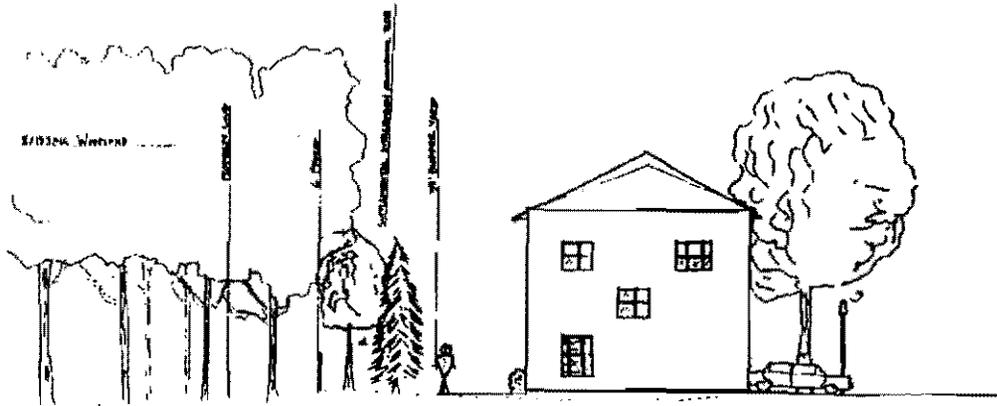
MASONRY ENTRY FEATURE  
 NOT TO SCALE





**CONCEPTUAL BUFFER YARD LANDSCAPE TREATMENT (TYPICAL)**

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



**CONCEPTUAL BUFFER YARD SECTION (TYPICAL)**

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



VAN METRE AT  
 MOUNTAIN VIEW  
 CONSULTANTS  
 L.P.A.  
 LANSING, MICHIGAN  
 PROJECT NO. 100-00-0000  
 SHEET NO. 10  
 10 of 10

**PROPOSED DEVELOPMENT CONDITIONS****FDPA 1999-HM-011****October 9, 2001**

If it is the intent of the Planning Commission to approve FDPA 1999-HM-011 for a 757 unit multi-family residential development at Tax Map 16-3 ((1)) 25D1 and 25D2 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, Final Development Plan Amendment, FDPA 1999-HM-011-1" which was prepared by VIKa Inc. and consists of seven sheets dated March 29, 2001 as revised through September 25, 2001, and these conditions.\*
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 lighting provided on the property shall be fully shielded, focused directly on parking/driving areas, buildings and sidewalks and shall provide full cut-off fixtures. Freestanding signs shall be front-lit with lighting directed downward.\*
4. A minimum of two (2) pedestrian access points shall be provided to the Great Oak development (RZ 2000-HM-025) to the south. The location and design of the connections shall be reviewed and approved by DPWES to ensure coordination with the pedestrian paths in the Great Oak development.
5. The entrance signage shall be substantially as depicted as shown on Sheet 11 of the 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 (2) square feet at each exit onto Sunrise Valley Drive, at internal locations as determined by DPWES and at each of the pedestrian entrances with the Great Oak subdivision to the south.
6. 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 (10).\*
7. 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.\*
8. Peripheral setbacks for the subject development shall, at a minimum, adhere to the setback requirements of the R-30 Zoning District.\*

# VAN METRE AT WOODLAND PARK

HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

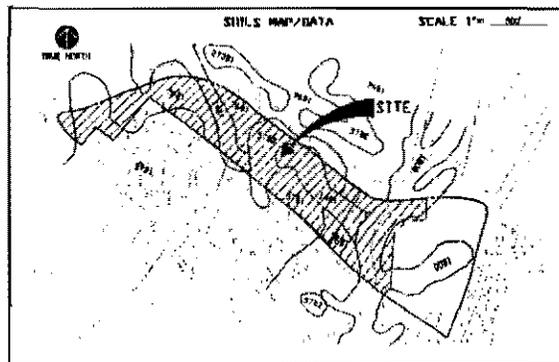
## FINAL DEVELOPMENT PLAN AMENDMENT FDPA-1999-HM-011-1

### SHEET INDEX

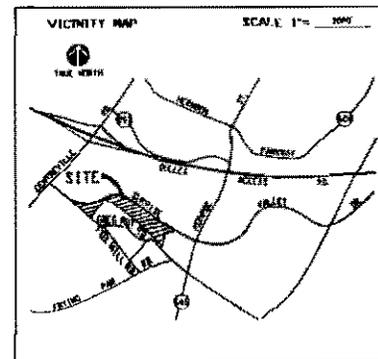
1. COVER SHEET
2. NOTES AND TOLERANCES
3. OVERALL PLAN
4. OVERALL LANDSCAPE PLAN
5. SITE PLAN/ LANDSCAPE PLAN
6. ILLUSTRATIVE PLAN-ENTRY FEATURE
7. ILLUSTRATIVE PLAN-BUFFER YARD

### SOILS DATA

SOIL	USE	PERCENT	WATER	AIRY SPACE	PERCENT	PERCENT	PERCENT
14B	BARREN	0.00	0.00	0.00	0.00	0.00	0.00
37B	WETLAND	0.00	0.00	0.00	0.00	0.00	0.00
37C	WETLAND	0.00	0.00	0.00	0.00	0.00	0.00
78B	CALHOUN	0.00	0.00	0.00	0.00	0.00	0.00
80B	STON	0.00	0.00	0.00	0.00	0.00	0.00



SOIL MAP  
SCALE: 1"=500'



VICINITY MAP  
SCALE: 1"=2000'

### APPLICANT

VAN METRE AT WOODLAND PARK  
LIMITED PARTNERSHIP  
3252 LINDALE CT  
FURRER, VA 22075  
(703) 442-7800

### ENGINEER/PLANNER

VMA INC  
8189 GREENSBORO DRIVE  
SUITE 200  
VALENTI, VIRGINIA 22102  
(703) 442-7800



SEPTEMBER 25, 2001  
AUGUST 31, 2001  
MARCH 20, 2001

1. THE PURPOSE OF THIS APPLICATION IS TO EXERCISE OPTION 4 AS SHOWN ON SHEET 4 OF THE CDP APPROVED WITH RETURNING BY 1999-HM-011. THIS OPTION ALLOWS THE ADDITION OF 14 BULKHEAD UNITS IN PLACE OF THE BAY CARBON LEASE/RELOCATION AREA CENTER ON SHEET 5. THERE ARE NO OTHER CHANGES TO THE APPROVED CDP.

2. THE SUBJECT PROPERTY OF THIS FDPA IS LOCATED IN FARMAX CO. TAX MAP NUMBERS 48-1 (33) PARCELS 37-B AND 18-3 (11) PARCELS 20-D1 AND 20-D2 AND CONTAINS 32.37 AC. (INCLUDING PREVIOUS HOLO DEEDS)

3. THE PROPERTY SHOWN HEREIN IS A PORTION OF THE PROPERTY ACQUIRED BY SOUTHWEST L.L.C. FROM WOODLAND ASSOCIATES LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 10, 1994 (RECORDED IN BULK BOOK 8068 AT PAGE 2) AND DEED BOOK 8322 AT PAGE 687) ALL UNDER THE LAND RECORDS OF FARMAX COUNTY, WA.

4. THE HORIZONTAL DATUM IS WISCONSIN STATE GRID (NAD 83) BASED ON DEED BOOK 7518 AT PAGE 510

5. METEORICAL DATA IS BASED ON FARMAX COUNTY DPM DEMOGRAPHIC NO. 9-1938 DATED 1991 A MONUMENT HAVING AN ELEVATION OF 384.348 (440.0) CHECKED INTO A DRESS CUT IN THE CLIMB BY "TORCHON AND ASSOCIATES"

6. INDUSTRY INFORMATION IS BASED ON FIELD SURVEY PERFORMED BY WILLIAM H. GORDON ASSOCIATES, TOPOGRAPHIC INFORMATION IS BASED ON AERIAL SURVEY PERFORMED BY WILLIAM H. GORDON ASSOCIATES AND SUPPLEMENTED WITH FIELD SHOT REPRESENTATION BY WEA INC. SEPT. 1993.

7. PUBLIC WATER SERVICE TO THE SITE SHALL BE AN EXTENSION OF EXISTING WATER MAINS LOCATED ALONG SOUTHWEST VALLEY DRIVE AS PROVIDED BY FARMAX COUNTY WATER AUTHORITY.

8. PUBLIC SANITARY SERVICE WILL BE PROVIDED BY AN EXTENSION OF EXISTING FACILITIES (AS SHOWN ON 99-HM-011) LOCATED ALONG SOUTHWEST VALLEY DRIVE AND BY THE EXTENSION OF AN ON SITE SEWER LINE LOCATED SOUTH OF THE EXISTING STORMWATER MANAGEMENT FACILITY.

9. STORMWATER DRAINAGE IS PROVIDED FOR THIS DEVELOPMENT BY MEANS OF AN EXISTING ON-SITE EXTENDED DETENTION STORMWATER BMP FACILITY, POND "C" (AS SHOWN ON 99-HM-011). ADDITIONAL POND DRAINAGE WILL BE PROVIDED OFF-SITE BY AN EXISTING DETENTION FACILITY PREVIOUSLY APPROVED AS 99-HM-011. APPROPRIATE OFF-FALL WILL BE PROVIDED WITH THESE TWO BMP FACILITIES.

10. PEDESTRIAN ACCESS WILL BE PROVIDED IN THE FORM OF MAINTAINED ALLEYS AT LEAST ONE SIDE OF ALL PRIVATE STREETS WITHIN THE DEVELOPMENT, EXCEPT WHERE A DRAINAGE IS UNDESIRABLE ALONG SOUTHWEST VALLEY DRIVE.

11. APPLICANT RESERVES THE RIGHT TO PROVIDE A DATED PEDESTRIAN WALKWAY SYSTEM AROUND THE ENTIRE PROPERTY AS SPECIFIED BY SHEET 4 AT A FUTURE DATE. DETAILS WILL BE COORDINATED AND APPROVED THROUGH THE FARMAX COUNTY DEPARTMENT OF TRANSPORTATION AND OTHER APPROPRIATE AGENCIES AT THE TIME OF FINAL SITE PLAN.

12. ALL INTERNAL ROADS WILL BE PRIVATE STREETS WITH PUBLIC INGRESS/ACCESS (EASEMENTS) AND WILL BE MAINTAINED BY THE OWNERS OR DESIGNATED HOMEOWNERS ASSOCIATION.

13. ACCORDING TO THE FARMAX COUNTY ZONING MAP, NO FLOODPLAIN IS MAPPED ON THE SUBJECT PROPERTY. ACCORDING TO THE FARMAX COUNTY OBSERVABLE BAY FLOODPLAIN ORDINANCE AND NO RESOURCE PROTECTION AREA (RPA) IS MAPPED ON THE SUBJECT PROPERTY. FURTHERMORE, NO ENVIRONMENTAL QUALITY CONZONER (EQC) EXISTS ON THE SUBJECT PROPERTY.

14. THERE ARE STRUCTURES AND/OR UNITS UNDER CONSTRUCTION ON THE AREA OF THIS FDPA.

15. THE MAXIMUM BUILDING HEIGHT FOR APARTMENT BUILDINGS IS 30 FEET.

16. IN ACCORDANCE WITH ARTICLE 18-102, PAR. 1 THE ANGLE OF BULK PLANE APPLIES ALONG PERIPHERAL LOT LINES ONLY AND, BASED ON A CONVENTIONAL 90-DEGREE FROM MULTI-FAMILY, SHALL USE AS INDICATED ON THE BULK PLANE DIAGRAM SHOWN ON THE SHEET.

17. TO THE BEST OF OUR KNOWLEDGE, NO OTHER SITES OR STRUCTURES WITHIN A BUFFER ZONE ARE PRESENT ON THE SUBJECT PROPERTY.

18. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.

19. THERE ARE NO TRAILS INDICATED ALONG THE FRONTAGE OF THIS PROPERTY AS SHOWN ON THE FARMAX COUNTY COMPREHENSIVE FINAL PLAN.

20. LIMITS OF CLEARING AND GRADING SHOWN ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION FOR FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO OWNERS AT THE TIME OF FINAL SITE PLAN REVIEW.

21. DEVELOPMENT WILL COMMENCE IN SEVERAL PHASES OR SECTIONS UPON COMPLETION OF REQUIRED FARMAX COUNTY PLAN PROCESSING AND APPROVALS. PHASE OF THE BUILD-OUT WILL DEPEND ON MARKET DEMAND FOR THE RESIDENTIAL USE.

2. LANDSCAPED OPEN SPACE AREAS SHOWN HEREIN MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING AND DESIGN IN ACCORDANCE WITH SECTION 18-103 OF THE ZONING ORDINANCE. LANDSCAPE OPEN SPACE DESIGNATED WITHIN THE EARTH OF THIS FDPA SHALL BE MAINTAINED BY THE OWNER OR DESIGNATED HOMEOWNERS ASSOCIATION.

3. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 18-103 OF THE ZONING ORDINANCE, UPON MODIFICATION TO THE SITES, OUTDOOR FOOTPRINTS AND LOCATIONS OF BUILDINGS, PAVED SPACES, TERRACES AND UTILITY BAY DESIGN WITH FINAL ENGINEERING AND DESIGN MODIFICATIONS SHALL NOT OCCUR. BUILDING SETBACKS FROM PROPERTY LINES AS SHOWN HEREIN.

THE FOOTPRINTS REPRESENTED HEREIN ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF UNITS IN EACH MULTI-FAMILY BUILDING MAY BE INCREASED OR DECREASED AS THE APPLICANT DEEMES FIT IN THE TABULATIONS AND THE HAZARDOUS QUESTIONS TO THE OBSERVABLE LOT LINES ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LARGER NUMBER OF BUILDING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATIONS AND INCLUDE THE NUMBER OF PARKING SPACES AND ADJ'S ACCORDINGLY. PLANS SUCH AS OFFICIAL DUCKS (TYPICAL LOT LAYOUT) SHEETS, POND, CHANNELS, STAGES AND STREETS MAY BE OPTIONAL FOR EACH BUILDING UNIT AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING. THE STAIRS AND STOPS SHOWN HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY; THE ACTUAL SIZE AND DESIGN WILL BE DETERMINED BY THE ARCHITECT UPON BEING DESIGNED IN SUBSTANTIAL CONFORMANCE WITH THIS DEVELOPMENT BY THE ZONING ADMINISTRATOR.

ADDITIONAL SITE FEATURES SUCH AS FIVE STORMWATER CHANNELS, CHANNELS, TRENCHES, DITCHES, HOLES, LIGHTS AND/OR WALLS NOT REPRESENTED HEREIN MAY BE PROVIDED. ANY MODIFICATIONS MUST BE DESIGNED IN SUBSTANTIAL CONFORMANCE WITH THE FDPA BY THE ZONING ADMINISTRATOR.

THE APPLICANT RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES / LEASING TRAILER ON THE PROPERTY DURING CONSTRUCTION OF THIS PROJECT.

ADDITIONAL ENTRANCE TURN LANE IMPROVEMENTS ARE PROPOSED TO THE PUBLIC RIGHT OF WAY ALONG SOUTHWEST VALLEY DRIVE.

ADDITIONAL DWELLING UNITS (ADU'S) WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 18-100 OF THE ZONING ORDINANCE. THE NUMBER OF ADU'S TO BE PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. THE REQUIRED NUMBER OF ADU UNITS FOR THE DIFFERENT LAND BAYS A, B, C, WILL BE PROVIDED WITH LAND BAY B AND C, SUBJECT TO APPROVAL BY THE ADU ADVISORY BOARD. FINAL LOCATION OF ADU'S WILL BE ESTABLISHED AT THE TIME OF FINAL SITE PLAN.

THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT VIOLATE ANY HOMEOWNERS' EASEMENTS OR ADJACENT HOUSING PARAGRAPHS.

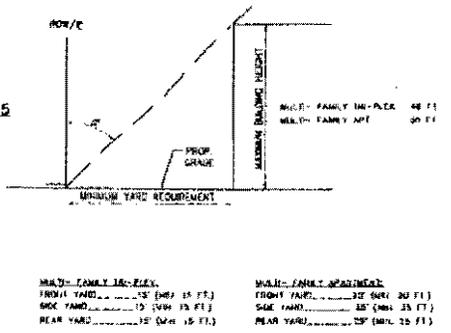
PAVING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 18 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING ON THE PROPERTY MAY BE LOCATED ON THE SURFACE, UNDER THE EXISTING FOOTPRINTS, AND/OR IN FUTURE-THOUGHT PARKING CHANGES.

APPLICANT PROPOSES THE CONSTRUCTION OF THE CLUB HOUSE/COMMUNITY CENTER/POOL AREA AS SHOWN ON SHEET 1 AND THE BATH HOUSE/POOL AND TENNIS COURTS AS SHOWN ON SHEET 4.

- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED USE WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS AND ADJUDIC STANDARDS, WITH THE EXCEPTION OF DEVIATIONS AND MODIFICATIONS REQUESTED HEREIN.
- TWO BAY SHELFAYS SHALL BE PROVIDED ALONG SOUTHWEST VALLEY DRIVE. THE EXACT LOCATION OF THESE BULKHEADS SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
- REQUIRED TURN COVERS AND PARKING LOT LANDSCAPING SHALL BE PROVIDED AT THE TIME OF FINAL SITE PLAN.
- A MINIMUM OF THREE (3) TRUCK TRAILS SHALL BE PROVIDED AT VARIOUS LOCATIONS THROUGHOUT THE PROJECT.
- AT THE TIME OF SITE PLAN APPROVAL, APPLICANT SHALL DESIGN A PEDESTRIAN CONNECTION TO THE ADJACENT MULTI-FAMILY UNITS TO THE SOUTH AND SHALL COORDINATE THIS DESIGN WITH THAT TO BE PROVIDED UNDER THE SITE PLAN FOR THOSE UNITS.

**MODIFICATIONS / WAIVERS GRANTED WITH RZ 1999-HM-011 AND PCA 96-H-085**

- NUMBER OF THE 600 FT. LIMITATION FOR PRIVATE STREETS WITHIN THIS DEVELOPMENT.
- INSTEAD OF THE STANDARD MODIFICATION REQUIREMENTS IN THE TRANSPORTATION MAP, PER SECTION 17-302 PARAGRAPH 2, A MODIFICATION WAS DRAWN IN THE BUFFER ZONE ADJACENT TO THE SOUTHWEST VALLEY DRIVE. THE MODIFICATION ALLOWS THE UTILIZATION OF THE EXISTING VEGETATION ALONG WITH SUPPLEMENTAL PLANTINGS TO MEET THE REQUIRED SCREEN.
- WAIVER OF THE BUFFER REQUIREMENTS ALONG THE SOUTH PROPERTY LINE OF THAT PORTION OF THE MULTI-FAMILY BUILDINGS LOCATED NORTH OF FOX HILL ROAD AT THE INTERSECTION WITH SOUTHWEST VALLEY DRIVE.
- MODIFICATION OF THE BUFFER (FENCE) LOCATION REQUIRING WITHIN THE 35 FOOT BUFFER ZONE ALONG THE SOUTHWEST VALLEY DRIVE TO A LOCATION NOT CLOSER THAN 1 FEET TO THE PERIMETER PROPERTY LINE.



MULTI-FAMILY 100-PLA:	MULTI-FAMILY 4PT/APART:
FRONT YARD: 15 FT (MIN)	FRONT YARD: 15 FT (MIN)
SIDE YARD: 15 FT (MIN)	SIDE YARD: 15 FT (MIN)
REAR YARD: 15 FT (MIN)	REAR YARD: 15 FT (MIN)

**PERIMETER SETBACKS  
ANGLE OF BULK PLANE  
NOT TO SCALE**

**LAND BAY NOTES**

- REFER TO SHEET 3 FOR LAND BAY DESIGNATION.
- APPLICANT RESERVES THE RIGHT TO MODIFY THE CDM BAY DESIGNATION LINE. ALL BAY LAND BAYS B & C AT A FUTURE DATE.

**SITE TABULATIONS APPLICATION PROPERTY**

**LAND BAY "B & C"**

EXISTING ZONE	FINAL DEVELOPMENT PLAN/ ZONEMENT
MULTIFAMILY 200	ACTING RZ 1999-HM-011 TOP 1199-164-011 FOA 1199-011-1
SITE AREA (ACRES)	FOA-11 FOA-30
USE	AREA MINIMALLY DESIGNATED (BAY)- 0.18 AC RESIDUAL 427.31 AC
MEDIUM DENSITY ALLOWED	TOTAL AREA = 32.37 AC
IMPLORED TOTAL UNITS AND ADU'S	12 ADU'S 42 ADU'S (BAY) + 12 ADU'S (BAY) 57 TOTAL UNITS ( 13.2 ADU/AC)
ADU'S REQUIRED	12 ADU'S (INCLUDES 16 B-HOME LAND BAY A)
REQUIRED PARKING SPACES	217 SPACES / 11 B SPACES = 217 SPACES
PROVIDED PARKING SPACES (SEE NOTE 20)	217 SPACES = 1379 SPACES
MINIMUM BUILDING HEIGHT (REQUIREMENT)	30 FT
MINIMUM SPACES REQUIRED	108.2 34.57 AC = 13.03 AC
LEFT SPACE AVAILABLE	13.2 ACRES ( 48 AC) (INCLUDING 16.58M POND AREAS)

\* THE TOTAL REQUIRED NUMBER OF ADU UNITS FOR LAND BAY A, B, AND C, WILL BE PROVIDED WITHIN LAND BAY B & C. (SEE NOTE 20)



**VIVA**

VAN METRE AT WOODLAND PARK

NOTES AND TABULATIONS  
FDPA 99-HM-011-1

VIVA REVISIONS

SEPTEMBER 25, 2000  
APPROVED BY THE ZONING ADMINISTRATOR

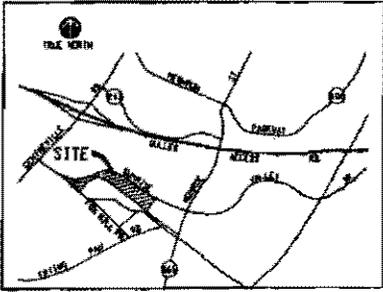
REV.	DATE	BY
1		

SCALE: N/A

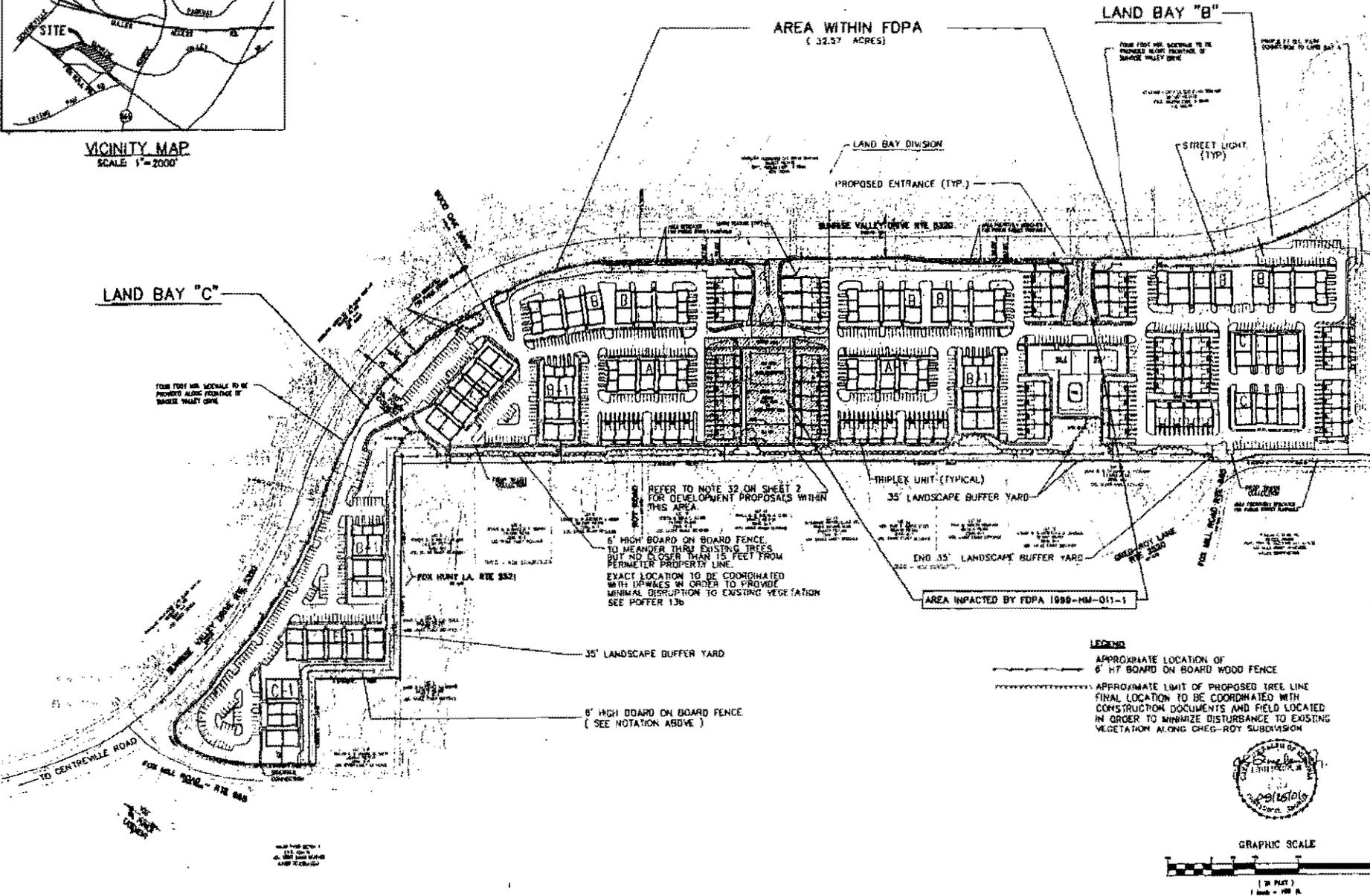
PROJECT: VAN METRE AT WOODLAND PARK

SHEET NO: 2 OF 7

5917509.000 09/22/00



VICINITY MAP  
SCALE 1"=2000'



AREA WITHIN FOPA  
( 32.57 ACRES )

LAND BAY "B"

LAND BAY "C"

FOUR FOOT WIDE SIDEWALK TO BE PROVIDED ALONG FRONTAGE OF BUCKNER TRAIL DRIVE

REFER TO NOTE 32 ON SHEET 2 FOR DEVELOPMENT PROPOSALS WITHIN THIS AREA.

6" HIGH BOARD ON BOARD FENCE TO MEANDER THRU EXISTING TREES BUT NO CLOSER THAN 15 FEET FROM PERIMETER PROPERTY LINE. EXACT LOCATION TO BE COORDINATED WITH DPKWKS IN ORDER TO PROVIDE MINIMAL DISRUPTION TO EXISTING VEGETATION. SEE PUFFER 13b.

TRIPLEX UNIT (TYPICAL)  
35' LANDSCAPE BUFFER YARD

AREA IMPACTED BY FOPA 1999-HM-01-1

- LEGEND**
- APPROXIMATE LOCATION OF 6" HT BOARD ON BOARD WOOD FENCE
  - 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 OREG-ROY SUBDIVISION



**VISA**  
VISA ENGINEERING & ARCHITECTURE  
1000 W. WASHINGTON ST., SUITE 200  
MILWAUKEE, WI 53233  
TEL: 414.224.1100  
FAX: 414.224.1101

VAN METRE  
AT WOODLAND PARK  
MANITOWISH COUNTY, WISCONSIN

FINAL DEVELOPMENT PLAN  
AMENDMENT  
FOPA 1999-HM-01-1

WKA REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/01	ISSUED FOR PERMIT
2	11/15/01	REVISIONS TO PERMIT
3	12/15/01	REVISIONS TO PERMIT
4	01/15/02	REVISIONS TO PERMIT
5	02/15/02	REVISIONS TO PERMIT
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**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2003 Edition AREA III  
Upper Potomac Planning District, as amended through February 10, 2003,  
Reston-Herndon Suburban Center and Transit Station Areas, Land Unit  
Recommendations, on page 28 and 31 the Plan states:**

**Land Unit B**

This land unit is located on the south side of the Dulles Airport Access Road, between Centreville Road on the west and Monroe Street on the east (see Figure 10). Fox Mill Road is the southern boundary of this land unit. The land unit contains several office buildings and the Greg-Roy residential subdivision. There is a substantial amount of vacant land remaining in this land unit (as of 1996).

A high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.

To achieve full capacity of the roadway network in the area, Centreville Road between Frying Pan Road and West Ox Road should be improved as soon as possible in order to maximize the benefits of the road improvements constructed to date. Development proposals in Land Unit B should dedicate needed right-of-way and/or construct or contribute toward the construction of these roadway segments on a pro rata basis unless these proposals are on properties that have previously built part of the existing roadway network.

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2003 Edition AREA III  
Upper Potomac Planning District, as amended through February 10, 2003,  
Reston-Herndon Suburban Center and Transit Station Areas on page 31-33  
the Plan states:**

Sub-unit B-2 (South of Sunrise Valley Drive)

The area located south of Sunrise Valley Drive contains The Woodland Park Apartments, The Avalon Fox Mill Apartments, and the Greg Roy subdivision. Woodland Park Apartments are located north and west of the Greg-Roy subdivision. Tax Map parcels 16-3 ((1)) 25D1, 25D2, 16-4((1)) 32B, 16-4 ((16)) 1-44, 16-4 ((16)) A, 16-4 ((17)) B,C,D,F, 16-4 ((17)) 45-49, and 16-4 ((17)) 110-204 within Woodland Park, are planned for residential use at 8-12 dwelling units per acre (du/ac) with full consolidation. Development may include a mix of unit types that are compatible with surrounding development. Effective buffering and screening should be provided along the area abutting the Greg-Roy subdivision. Active recreation facilities with usable open space to

serve the residents should be provided. As an option, this area may also be developed in multi-family, residential use such as garden apartments at 16-20 dwelling units per acre to provide a transition from the mixed use development along the Dulles Airport Access Road to the residential development to the south. A vegetated buffer that, at a minimum, meets Zoning Ordinance requirements should be provided along the area adjacent to the Greg Roy subdivision. Enhanced vegetation within this buffer is recommended.

Tax Map 16-3((1)) 24A, and 16-4((1)) 30 located to the east of the Greg Roy subdivision (Avalon Fox Mill), are planned for residential use at 8-12 dwelling units per acre. Effective buffering and screening should be provided along the area abutting the Greg Roy subdivision if the Greg-Roy subdivision does not redevelop. Active recreation facilities to serve the residents should be provided on-site.

The Greg-Roy subdivision and the adjacent residential parcel (Tax Map 16-3 ((1)) 14B) are planned for residential use at 1-2 dwelling units per acre. As an option, the Greg-Roy subdivision and the adjacent residential parcel are appropriate for residential use at 8-12 dwelling units per acre contingent upon complete parcel consolidation.

Mixed-use development up to .50 FAR is appropriate for Sub-unit B-2 upon the complete consolidation of parcels in this area, including the entire Greg Roy subdivision. For mixed-use projects, the residential component should be at least one-third of the total development. Residential development should provide for the active recreation needs of the community.

All development proposed for Sub-unit B-2 should provide high quality site and architectural design, an integrated pedestrian circulation system and active recreation facilities.

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PGN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: PCA 1999-HM-011  
FDPA 1999-HM-011-01-02  
Woodland Park

**DATE:** 18 July 2003

This memorandum, prepared by Denise M. James, AICP, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plan dated March 29, 2001, as revised through May 13, 2003. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

**DESCRIPTION OF THE APPLICATION**

The application seeks to amend the proffers and conceptual and final development plan in order to add additional parking which partly replaces a 35-foot buffer area and to eliminate a barrier fence previously proffered adjacent to a residential subdivision that has since be rezoned. The proposed modifications also include the addition of a pool and clubhouse and a new point of access for the western portion of the development. Approximately 16 new spaces are proposed to be added to the development. The size and dimensions of the proposed additional recreation facilities are not tabulated on the development plan. However, it appears the building set back and existing vegetation along the periphery adjacent to the new facilities are reduced.

**COMPREHENSIVE PLAN CITATIONS**

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

The Fairfax County Comprehensive Plan, Policy Plan, 2002 Edition, Environment section as amended through August 5, 2002, page 8, states:

**“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County’s Chesapeake Bay Preservation Ordinance.”

## ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

The proposed proffer and development plan amendment does not raise any significant environmental issues. However, the following concerns are noted:

**Best Management Practices / Chesapeake Bay Preservation Ordinance:** The proposed development will increase the amount of impervious surface on the site and result in a reduction in the overall open space. It would be desirable for the applicant to clarify the amount of open space reduction which will result from the proposed modifications. The development plan notes indicate that stormwater management for the additional impervious surface is proposed to be addressed in existing off-site facilities pursuant to a previously approved site plan. The utilization of low impact development techniques such as bio-retention or vegetated infiltration areas is also encouraged. The applicant may obtain guidance on the use of innovative stormwater management measures from the Stormwater Planning Division of the Department of Public Works and Environmental Services (DPWES).

**Landscaping:** It would be desirable to replace and/or transplant those landscaping materials that are removed with the development of additional parking spaces and the club house. Although buffers and screening may no longer be required due to land use and zoning changes adjacent to the site, the previously approved buffer areas and building setbacks provided for limited areas where existing trees and vegetation could be retained.

PGN: DMJ

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** Angela Kadar Rodeheaver, Chief  
Site Analysis Section, DOT 

**FILE:** 3-4 (RZ 1999-HM-011)

**SUBJECT:** Transportation Impact

**REFERENCE:** PCA 1999-HM-011/FDPA 1999-HM-011-02  
Traffic Zone: 1739  
Land Identification Map: 16-3 ((1))25D1, 25D2, 25D3,  
16-4 ((1))32B

**DATE:** September 3, 2003

The following comments reflect the analyses of the Department of Transportation. These comments are based in part on the conceptual/final development plan revised to August 12, 2003 and draft proffers dated July 31, 2003

The applicant is seeking to amend the development plan and proffers to provide minor modifications to the site including additional parking and another point of access to Sunrise Valley Drive. The additional point of access is at an existing median opening, with an existing left turn lane, and the applicant is proposing to provide a right turn lane at the new entrance. The remaining transportation issues relate to the need for functional residential pedestrian connections between the proposed development and the adjoining "Great Oak" development approved with rezoning application RZ 2000-HM-025, vehicular access between proposed land bays A and B, and minor modifications to draft proffer 10.

Proffers accepted with approval of the Great Oak plan call for the provision of two pedestrian connections between the neighborhoods. The referenced final development plan amendment delineates two points of access and draft proffer 15c commits to "allow connection to pathways in the Great Oak community". However, the proposed connections are not continued on the adjoining Great Oak development.

This department strongly recommends that the applicant commit to provide, by working with the adjoining property developer, that the walkways will be unrestricted and functional. Walkways on each site which do not align and only stub to the property line, or are gated and locked, do not provide for functional pedestrian access between the properties. It would also be desirable for the applicant, in addition to the two connections identified above, to provide a connection to the old Fox Mill Road/Greg Roy Road cul-de-sac and trail immediately east of the Great Oak site.

Note that there is no vehicular access proposed between land bays A and B. It would be desirable to provide a vehicular connection so that drivers who car pool or parents who wish to drop off children in any of the land bays can do so without the need to travel on the public street network.

Draft proffer 10 should be modified to state that the \$20,000 identified in proffer 10 is to be used towards the installation of a traffic signal at Fox Mill Road and Sunrise Valley Drive, or for other transportation improvements in the area of the site as deemed appropriate by the Department of Transportation.

AKR/CAA

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services

## Standards for all Planned Developments

### 16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

## **16-102 Design Standards**

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dba:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dba value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets, trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

**Abbreviations Commonly Used in Staff Reports**

A&F	Agricultural & Forestal District	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		