



FAIRFAX COUNTY

APPLICATION FILED: May 5, 2000
APPLICATION AMENDED: November 3, 2000
PLANNING COMMISSION: March 22, 2001
PLANNING COMMISSION DECISION: March 29, 2001
BOARD OF SUPERVISORS: May 7, 2001 @ 4:30 p. m.

V I R G I N I A

May 1, 2001

STAFF REPORT ADDENDUM II

APPLICATION RZ/FDP 2000-MV-019

MOUNT VERNON DISTRICT

APPLICANT: Washington Homes, Inc.

PRESENT ZONING: R-1

REQUESTED ZONING: PDH-12

PARCEL(S): 107-1 ((1)) 2; 107-1 ((1)) 30, 31, 32, 34, 35, 36, 37, 38, 39; 107-4 ((1))

ACREAGE: 57.0

DENSITY: 9.51 du/ac

OPEN SPACE: 20 acres (35 percent)

PLAN MAP: 8-12 du/ac

PROPOSAL: Develop 542 Dwelling Units Consisting of 147 Single Family Detached Units, 106 Single Family Attached Units and 289 Multi-Family Dwelling Units

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-MV-019 subject to the execution of the draft proffers contained in Attachment 1 and approval of the Conceptual Development Plan.

Staff further recommends that the transitional screening yard requirement be modified along the southern boundary and abutting Parcel 33 in accordance with that shown on the CDP/FDP.

Staff further recommends that the barrier requirement be waived along the southern boundary in favor of a wall that encloses the privacy yards for the single family attached dwelling units along that boundary and referenced in the proffers.

Staff further recommends that the limitation on the maximum length of private streets be waived.

Staff further recommends that the requirement of Sect. 2-414 that residences be located a minimum of 200 feet from the edge of the right-of-way for an interstate highway be waived with regard to the portion of the parking garage located closer than 200 feet of the right-of-way for I-95.

It should be noted that the main/trunk sewer lines serving this property may be inadequate. Should the Board approve this application, that approval in no way guarantees that sewer capacity will be available to serve this site when the property is developed.

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

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

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



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

BACKGROUND

The Planning Commission public hearing regarding this application was held on March 22, 2001. At the close of the public hearing, the Commission deferred decision to March 29, 2001, to allow the proffers to be amended to reflect the discussion during the public hearing. On March 29, 2001, the Planning Commission voted to recommend that the Board of Supervisors approve RZ 2000-MV-019 subject to proffers consistent with the draft proffers dated March 29, 2001. The Planning Commission also approved the Final Development Plan subject to the Board of Supervisors' approval of the rezoning.

This addendum summarizes the changes to the combined Conceptual/Final Development Plan (CDP/FDP) now dated April 10, 2000 as revised through March 19, 2001. The addendum also discusses the proffers that the Planning Commission based their recommendation on. The revised proffer statement is included as Attachment 1 with the development conditions for the Final Development Plan contained in Attachment 2. The revised CDP/FDP is Attachment 3. A locator map identifying the application property is Attachment 4.

DISCUSSION

Revised Conceptual/Final Development Plan

The following discusses the changes depicted on the new CDP/FDP, comparing it with the CDP/FDP contained in the original staff report and the one addressed by the first staff report addendum.

Proposed Number of Units and Density

COMPARISON CHART				
	Staff Report CDP/FDP	Addendum I CDP/FDP	Current CDP/FDP	Change from Staff Report to Current
Total # of Units	586 (100%)	573 (100%)	542 (100%)	-(44)
Multi-Family Units	323 (55%)	323 (57%)	289 (53%)	-(34)
Single Family Attached	142 (24%)	106 (18%)	106 (20%)	-(36)
Single Family Detached	121 (21%)	144 (25%)	147 (27%)	+26
Density	10.28 du/ac	10.05 du/ac	9.51 du/ac	-(0.79) du/ac
Open Space	20 acres (35% of site)	20 acres (35% of site)	20 acres (35% of site)	No Change

ADUs	26	25	16	-(10)
Parking	1490	1477	1426	-(64)

As demonstrated by the above chart, the overall number of dwelling units has been reduced by forty-four (44) units, while the number of single family detached units has been increased by twenty-six (26) units. Accordingly, the mix of units has been changed as reflected in the percentage of each unit type noted above. The overall amount of open space is unchanged. The number of parking spaces has been reduced to reflect the reduction in the number of units. The number of Affordable Dwelling Units (ADUs) has been reduced because the proposed density is a smaller proportion of the density range of 8-12 du/ac recommended by the Comprehensive Plan. Given the sliding scale embodied in the formula contained in the Zoning Ordinance, the result is a smaller proportion of ADUs being required.

Layout and Design

While the general layout of the revised CDP/FDP is very similar to the layout of the previous submissions, some of the details on the plan have been revised to reflect the change in unit mix, new design concepts for a portion of the single family detached units, a new location for the access to Plaskett Lane, among other things. With regard to the change in access to Plaskett Lane, the alternative location for the roadway connection to Plaskett Lane has been deleted and the connection near the intersection with Silverbrook Road, shown previously as temporary, has been designated as the location for a permanent connection to Plaskett Lane. In addition, a possible alternative layout for the connection to Plaskett Lane, which shifts the road approximately twenty-five (25) feet further from the intersection is included as an inset on Sheet 2.

Revised Proffer Statement

This second addendum addresses the executed proffer statement dated March 29 2001. The following is a discussion of the major differences between the proffer statement, dated February 7, 2001, contained in the first Staff Report Addendum, and the proffers dated March 29, 2001.

- Proffer number 16 relating to minor modifications has been expanded to include restrictions related to decreasing the amount of open space, tree preservation, parking or distances to peripheral lot lines. Further, the provisions regarding changing the mix of dwelling units have been modified so that no more than five (5) percent of any one type of unit can be changed.
- The proffered contribution to the future maintenance of the private streets of \$15,000 has been expanded to include an escalator clause.
- The commitment to include magnolia trees in the landscaping has been added at the request of the staff of the Mount Vernon Supervisor's office.
- The contribution to the construction of a future South County Secondary School has been modified. The current proffer includes a contribution of \$1,200 per single family detached dwelling (146 units) and \$750 per single family attached dwelling unit (106 units). The draft proffer does not include a contribution based on the multi-family dwelling units. As written the contribution would total \$254,700.

- The proffers regarding interparcel access to Parcel 33 have been modified to include a requirement that access be provided to Parcel 33 and that the preferred configuration of that access is the option that place the centerline of the private street along the property line.
- The proffers now state that a stormwater management pond is to be constructed on Parcel 2 to serve the development proposed per RZ 199-MV-053 located adjacent and to the north of the subject property. The alternative layout with dwellings on Parcel 2 would be exercised only if RZ 1999-MV-053 is not approved, the pond is determined to not be required to serve that adjacent development or if a private agreement between the parties cannot be reached.
- A prohibition on illegal signs relating to the sale of the homes has been added to the proffers.

Issues Noted in the Staff Report

The Staff Report and the first addendum noted several issues, whereby the application could be improved. The following is a discussion how those issues have or have not been addressed by the revised CDP/FDP and revised proffers.

1. The five dwelling units located north of the "Access Road" and adjacent to Silverbrook Road should be eliminated and the stormwater management facility for RZ 1999-MV-053 built in this location.

The CDP/FDP includes a note identifying this as a possible location of the SWM facility for the adjacent development. As discussed above, this issue has been addressed by the revised proffers.

2. The area of significant vegetation near the southwestern corner of the property should be preserved.

This issue remains unresolved because the applicant has not made a definitive commitment to save these trees. The commitment is limited to expending up to \$10,000 in construction activities to preserve those trees. Staff believes that there has been sufficient time to do the engineering work to determine the measures necessary to save the trees.

3. The draft proffers for this case and RZ 1999-MV-053 should be revised to address the issues of timing associated with the construction of the "Access Road."

This issue has been addressed by a commitment that building permits for residential units would not be sought until the "Access Road" is open to traffic.

4. The open space area in the northeast corner of the property to be preserved should be dedicated to the Board of Supervisors for park purposes.

As noted in the previous addendum, this issue has been adequately addressed in the revised proffers.

5. The draft proffers should be revised to provide an escrow to remove the temporary cul-de-sac at the end of the "Access Road" and to extend that roadway to the property line.

This issue has not been addressed by the revised proffers.

6. The revised site for the recreation center in the first Addendum is too constrained.

This issue has been adequately addressed on the revised CDP/FDP, which has increased the setback between the proposed dwellings and the recreation center.

7. A commitment to provide privacy fences at the rear of the single family attached dwellings along the southern property line should be included in the proffers or shown on the CDP/FDP.

This issue has been addressed with a final development plan condition adopted by the Planing Commission.

Other Issues

During meetings with representatives of the applicant, a member of the adjacent community, Gunston Commons, a member of the staff of the Mount Vernon Supervisor and staff, the issue of providing additional pedestrian access through the site from an area near the intersection of Plaskett Lane and Fleenor Lane was discussed. The proffers include a commitment to provide a public access easement over the sidewalks and trails within the proposed development.

The representative of Gunston Commons has been pursuing a number of different proposals regarding relocating the access to the application property, so that Plaskett Lane would not be so heavily used. Several of those proposals have included closing Plaskett Lane at Silverbrook Road, either completely or partially with traffic control devices and raised medians. These proposals have been discussed with the staff from the County's Department of Transportation, which has concluded that closing Plaskett Lane is not appropriate because Plaskett Lane provides public street access to a number of properties along that roadway. Therefore, staff has concluded that the proposed access to Plaskett Lane is appropriate.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The revisions to the CDP/FDP and the revised proffers in Attachment 1 do not result in a change to staff's recommendations regarding these applications.

Recommendations

Staff recommends approval of RZ 2000-MV-019 subject to the contained in Attachment 1 and approval of the Conceptual Development Plan.

Staff further recommends that the transitional screening yard requirement be modified along the southern boundary and abutting Parcel 33 in accordance with that shown on the CDP/FDP.

Staff further recommends that the barrier requirement be waived along the southern boundary in favor of a wall that encloses the privacy yards for the single family attached dwelling units along that boundary and referenced in the proffers.

Staff further recommends that the limitation on the maximum length of private streets be waived.

Staff further recommends that the requirement of Sect. 2-414 that residences be located a minimum of 200 feet from the edge of the right-of-way for an interstate highway be waived with regard to the portion of the parking garage located closer than 200 feet of the right-of-way for I-95.

It should be noted that the main/trunk sewer lines serving this property may be inadequate. Should the Board approve this application, that approval in no way guarantees that sewer capacity will be available to serve this site when the property is developed.

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

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

ATTACHMENTS

1. Draft Proffer Statement dated March 29, 2001
2. Final Development Plan Development Conditions
3. Revised Conceptual/Final Development Plan dated March 19, 2001
4. Locator Map



PROFFERS

WASHINGTON HOMES, INC.

RZ 2000-MV-019

March 29, 2001

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, the owners and Washington Homes, Inc. (hereinafter referred to as the "Applicant"), for themselves, their successors, and assigns in RZ 2000-MV-019, filed for property identified as Tax Map 107-1 ((1)) 2, 107-2 ((1)) 30, 31, 32, 34, 35, 36, 37, 38, and 39, and 107-4 ((1)) 6 (hereinafter referred to as the "Application Property"), hereby proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-12 District in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for residential development.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN -

- a. Development of the Application Property shall be in substantial conformance with the CDP/FDP, consisting of eight sheets prepared by Patton, Harris, Rust & Associates, P.C. dated April 10, 2000 and revised through March 19, 2001.
- b. Pursuant to Paragraph 4 of Section 16-403 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments up to 5% to the mix of unit types relative to the proposed single family attached and single family detached units, and to make minor adjustments to the layout, building orientation, internal lot lines, off-lot parking, and lot sizes of the proposed subdivision at time of subdivision plat submission based on final house locations, grading, building footprints, utility locations, and final engineering design, provided that such adjustments do not increase the total number of units nor decrease the amount of open space, tree save, parking, or distances to peripheral lot lines.
- c. Notwithstanding that the CDP/FDP is presented on eight sheets and said CDP/FDP is the subject of Proffer 1a. above, it shall be understood that the CDP shall be the entire plan shown on Sheet 2 relative to the points of access, open space and the total number and general location of units and type of units. The Applicant has the option to request Final Development Plan Amendments ("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 the amendment is in conformance with the approved CDP and proffers.
- d. Applicant shall provide adjacent parcel identified as 107-2 ((1)) 33 ("Adjacent Parcel") access to the private street network shown on the CDP/FDP in a location within

Applicant's discretion. Applicant shall provide access as shown on the CDP/FDP as the "Alternative Plan for Plaskett Lane" subject to receipt of all necessary easements, temporary and permanent, and the execution of a private agreement. Said access shall connect to a private street 36' wide within a 50' wide right of way and subject to mutual access agreements. Minor modifications to the location of the roadway and actual point of access may be permitted at time of final engineering.

- e. Notwithstanding that shown on the CDP/FDP, a stormwater management pond shall be constructed on that property identified as 107-1 ((1)) 2 for the benefit of RZ 1999-MV-053 by its applicant as per a private agreement between the applicant of RZ 1999-MV-053 and Applicant. As an alternative, Applicant may construct units as shown on the CDP/FDP if 1) RZ 1999-MV-053 is not approved, 2) an alternative site for RZ 1999-MV-053 SWM/BMP Pond is approved by DPWES, 3) a waiver or SWM/BMP requirements for RZ 1999-MV-053 is granted by DPWES, or 4) applicant of RZ 1999-MV-053 fails to enter into a private agreement to allow for the construction of the SWM Pond on 107-1 ((1)) 2 with the Applicant.

2. TRANSPORTATION -

- a. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of approximately forty-five (45) feet from the design centerline along the Application Property's Silverbrook Road frontage as shown on the CDP/FDP. Dedication shall be made at time of recordation of the first subdivision plat or site plan upon, or demand from either Fairfax County or VDOT, whichever shall first occur.
- b. Subject to VDOT and DPWES approval, the Applicant shall construct frontage improvements to Silverbrook Road measuring approximately thirty-five (35) feet from design centerline within the dedicated right-of-way as shown on the CDP/FDP.
- c. Subject to VDOT and DPWES approval, Applicant shall dedicate sufficient property to allow for the construction of a fifty-two (52) foot roadway within a seventy (70) foot public right-of-way as shown on the CDP/FDP. (the "Access Road")
 - i. Said Access Road shall serve as a joint access to the Application Property and the community to the north (subject to RZ 1999-MV-053, known as the

as 107-1((1))1). The Access Road shall intersect Silverbrook Road at a planned median break. Right of way dedication shall be made at time of recordation of the first subdivision plat or site plan for the Application Property or the Wheeler Property, or upon demand from either Fairfax County or VDOT, whichever shall occur first.

- ii. Should RZ 1999-MV-053 not be approved by the Board of Supervisors, Applicant shall make all reasonable efforts to acquire the property necessary for the construction of the Access Road as shown on the CDP/FDP. In the event the Applicant is not able to acquire the right-of-way and associated utility and construction easements necessary for the Access Road, Applicant shall submit a written request to Fairfax County to acquire the right-of-way and associated utility and construction easements by means of its condemnation powers. In conjunction with such request, the Applicant shall forward to the appropriate County agency: (1) plat, plans and profiles showing the necessary right-of-way and/or easements to be acquired; (2) an appraisal, prepared by an independent appraiser approved by the County, of the value of the property to be acquired and of all damages, if any, to the residue; (3) a sixty (60) year title search certificate of the property to be acquired; and (4) cash in an amount equal to the appraised value of the property and of all damages to the residue. In the event the owner of the property is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the amount of the award in excess of cash amount shall be paid to the County by the Applicant within fifteen (15) calendar days of said award. It is understood that all other costs incurred by the County in acquiring the property shall be paid to the County by the Applicant upon demand. Prior to and during the contemplated condemnation proceedings described above, the Applicant, its successors and assigns, shall be permitted to submit, process and receive approval of subdivision plat(s) or site plan(s) and development permits for other portions of the Application Property as described herein.
- iii. The Access Road described herein may be the subject of a public improvement plan processed separately by the Applicant. Said public improvement plan may be processed concurrently with subdivision plat(s) or site plan(s) for other portions of the Application Property.

- iv. Building permits shall not be requested for residential development until such time as the Access Road is bonded. This limitation shall not preclude the Applicant from clearing, grading and the installation of utilities on the Application Property in accordance with approved plans and if applied for by the Applicant subject to a temporary access to Silverbrook Road. The Access Road shall be constructed to base pavement and open to traffic prior to the issuance of any Residential Use Permits for the Application Property. This shall not be construed as a requirement that the Access Road has been final paved or accepted for State maintenance.
 - v. The Access Road described herein shall tie into existing Silverbrook Road as shown on the CDP/FDP.
- d. The private streets shown on the CDP/FDP shall be constructed of materials and depth of pavement consistent with the Public Facilities Manual Standards for public streets. Purchasers shall be advised of the requirement to maintain private streets and estimated costs prior to entering into a contract of sale. This requirement to maintain the street as constructed and the estimated maintenance costs shall be included in the homeowners association documents prepared for the Application Property.
- e. Applicant shall provide written notice to prospective contract purchasers of the temporary nature of the cul-de-sac at the terminus of the access road and its future extension with sidewalks to the property identified as tax map 106-4 ((1)) 54. The homeowners association documents shall also include said notification. A sign shall be installed at the terminus stating that the access road will be extended in the future. Applicant shall grade the area of the future extension as reasonably as possible to the property line without installation of a retaining wall. Applicant shall escrow with DPWES an amount, as determined by DPWES in accordance with current Fairfax County bonding prices, equivalent to the cost of a future extension as may be located on the Application Property. During the final engineering, the proposed road elevations shall consider the off-site topography to the north in order to ensure the ability to extend the road, and designed grade line shall be established at the future road centerline for approximately 300 feet past the property line.
- f. Applicant shall install a bus shelter concurrent with construction of the proposed single family detached units within the dedicated right-of-way of realigned Silverbrook Road

in a location to be determined by the Department of Transportation in coordination with the Applicant at time of subdivision plat approval for the proposed single family detached units. This proffer shall not require individual bus turn-outs or special lanes.

- g. At time of subdivision plat approval for the proposed single family detached units, Applicant shall contact the Fairfax County School Board to coordinate the relocation of the existing Fairfax County public school bus stop to ensure child safety. Said coordination shall consist of the submission of a written request to the Fairfax County School Board requesting evaluation of the existing public school bus stop and an offer to relocate said stop at the expense of the Applicant. Said written request shall include a specific period of time during which a response is required. This proffer shall not require individual bus turn-outs or special lanes. Should a request from the Fairfax County School Board to relocate the public school bus stop not be received at time of final bond release for the single family detached units, there shall be no further obligations under this proffer.
- h. Subject to VDOT and DPWES approval, Applicant shall construct a left turn lane from Silverbrook Road to Plaskett Lane as shown on the CDP/FDP.
- i. On or before final bond release for the proposed development, and as a condition thereto, Applicant shall deposit into an escrow account, owned and controlled by the homeowners association established for the proposed development, the amount of fifteen thousand dollars (\$15,000.00). This escrow shall be utilized by the homeowners association for future maintenance of the private streets within the community. Using the Board of Supervisors approval date of the rezoning application as the base date, the payment amount shall be adjusted in accordance with the Construction Cost Index at time of payment.
- j. The Applicant shall construct an eight (8) foot wide asphalt trail within the dedicated right-of-way of Silverbrook Road as shown on the CDP/FDP. Said trail shall be constructed concurrent with the improvements to Silverbrook Road.
- k. The Applicant shall construct trails and concrete sidewalks within the Applicant's residential development as shown on the CDP/FDP. A pedestrian public access easement shall be granted over said trails and sidewalks.

- l. Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein or as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of subdivision plat and/or site plan approval.
- m. Initial purchasers shall execute a disclosure memorandum at time of contract acknowledging that the homeowners association, and the owner of the multi-family residential dwelling units, shall be responsible for their pro-rata share of the maintenance of all of the private streets in the development. The homeowners association documents shall specify that the homeowners association is responsible for the maintenance of the private streets.
- n. Applicant shall provide a bike storage facility that holds a minimum of twelve (12) bikes in proximity to the multi-family portion of the Application Property.
- o. Applicant shall contribute to the Board of Supervisors the sum of Five Hundred Dollars (\$500.00) per market rate for sale approved single family detached and single family attached residential dwelling unit to DPWES at time of subdivision plat or site plan approval. The contribution shall be applied to transportation improvements in the area to specifically include Silverbrook Road in the immediate vicinity of the Application Property.

3. LANDSCAPING AND OPEN SPACE -

- a. Applicant shall provide landscaping on the Application Property as generally shown on the CDP/FDP. Final selection of tree species shall be made at time of subdivision plat or site plan approval based on availability of plant material. Applicant shall endeavor to utilize tree species native to the area. Applicant shall incorporate magnolia trees in the landscaping installed at the entrances to the Application Property.
- b. At the time of subdivision plat or site plan review, the Applicant shall designate the limits of clearing and grading, as generally shown on the CDP/FDP, to be observed during construction on the subdivision plat or site plan. The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division as part of the first subdivision plat or site plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees twelve (12) inches or

greater in diameter ten (10) feet to either side of the proposed limits of clearing and grading for the tree save area shown on the CDP/FDP. The condition analysis shall be prepared using methods outlined in the latest edition of *The Guide for Plant Appraisal*. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization. Such measures shall not reduce the number or alter the size of proposed dwelling units.

- c. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence, silt fence or diversion dikes. Tree protection fencing shall be erected at the limits of clearing and grading for all tree save areas. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any clearing and grading activities on the Application Property, including the demolition of any existing structures. The installation of tree protection fence shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, grading, or demolition activities, the project's certified arborist shall verify in writing that the tree protection fence has been properly installed.
- d. Applicant shall provide plantings equivalent to transitional screening 1 to supplement existing vegetation adjacent to property identified as tax map 107-4((1))3, subject to the approval of the Urban Forestry Division.
- e. Applicant shall record a conservation easement at time of first subdivision or site plan approval on the northeastern corner of the Application Property to preserve the wetlands and environmental sensitive area designated to be saved on the CDP/FDP, subject to minor necessary encroachments for grading, and the installation of trails and utilities. Applicant shall dedicate an area in fee simple containing approximately 6.2 acres to the Fairfax County Park Authority concurrent with recordation of the conservation easement. Said easement shall be in a form acceptable to the Fairfax County Attorney.
- f. Subject to the approval of VDOT, Applicant shall relocate the proposed sanitary sewer easement shown on the CDP/FDP that is in proximity to the conservation easement to a location within the VDOT right of way. At time of the first subdivision plat or site plan approval, Applicant shall provide evidence to DPWES of the request submitted to VDOT, which shall include the reasons for the proposed relocation.

- g. Applicant shall minimize runoff from the proposed development at the limits of disturbance of the proposed development above the preservation area to avoid erosion of existing slopes as shown on the CDP/FDP. Means for runoff control during the construction phase of the project shall include diversion dikes, or other means approved by DPWES, and drainage swales, or other methods approved by DPWES, for the ultimate condition.
- h. Applicant shall provide landscaping on individual lots consistent with the typical landscape details shown on the CDP/FDP.
- i. Applicant shall use all reasonable efforts up to an expenditure of Ten Thousand Dollars (\$10,000.00) in construction and preservation activities (exclusive of engineering and designs costs) to preserve existing trees shown within a tree save area in proximity to the westernmost stormwater management pond on the CDP/FDP. The Applicant shall determine, in coordination with the Urban Forester, whether it is possible to save these trees at time of final engineering. Should the Applicant not be able to preserve existing trees, trees shall be planted in this area at time of construction, which shall include the transplantation of trees from other areas of the Application Property, at an expense not to exceed Ten Thousand Dollars (\$10,000.00). Transplanted trees shall be a minimum of two and one-half inches in caliper.

4. **PARKS AND RECREATION -**

Pursuant to Paragraph 2 of Section 6-110 and Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend the sum of Nine Hundred Fifty-Five Dollars (\$955.00) per approved dwelling unit for on-site recreation facilities which will include, but not be limited to: a bath house, pool(s), a multi-purpose court, a tennis court, trails, and a tot lot as shown on the CDP/FDP. Additional recreation facilities may be provided for the multi-family portion of the Application Property in proximity to the multi-family units. The balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority for the maintenance and/or acquisition of recreation facilities located in the vicinity of the Application Property.

5. **STORMWATER MANAGEMENT -**

- a. The Applicant shall provide stormwater management (SWM) and Best Management Practices (BMP) in the locations as generally shown on the CDP/FDP and in

accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance, unless waived or modified by DPWES. In the event that on-site stormwater management is waived or modified by DPWES, removal or modification of the SWM ponds shown on the CDP/FDP shall not require the approval of a proffered condition amendment or an amendment to the CDP/FDP. Should one or more of the proposed SWM ponds be waived or modified by DPWES, that area not utilized as a SWM pond shall remain as open space owned by the homeowners association established for the community, subject to the installation of utilities.

- b. In no event shall the SWM pond and outfall located in the northeast corner of the Application Property be constructed within the preservation area identified on the CDP/FDP.
- c. In order to restore a natural appearance to the proposed SWM ponds, a landscape plan shall be submitted at time of subdivision plat or site plan submission showing landscaping, in addition to that shown on the CDP/FDP, around the ponds to the greatest extent possible in keeping with the planting policies of DPWES.
- d. In order to minimize siltation and erosion impacts downstream of the Application Property, Applicant shall install super-silt fencing in specific location(s) as approved by DPWES prior to and for the duration of any land disturbing activity.

6. NOISE ATTENUATION -

- a. Prior to final site plan approval, the Applicant shall provide a revised noise analysis based on final site grades and future traffic volumes to DPWES for review. The noise analysis shall utilize standard measures to evaluate noise, and shall demonstrate that exterior noise levels for both ground and upper story levels of any unit does not exceed DNL 75 dBA and that exterior noise within the privacy yards and outdoor recreational areas are reduced to below DNL 65 dBA.
- b. For privacy yards and outdoor recreational areas exposed to noise levels above DNL 65 dBA but below DNL 70dBA, solid wood privacy fences shall be considered as a sound attenuation measure. The applicant must demonstrate to DPWES and DPZ satisfaction that the fences are of sufficient design and height to adequately shield the impacted areas from the source of the noise.

- c. In order to reduce interior noise to a level of no more than DNL 45 dBA, units within a highway noise impact zone of DNL 65-70 dBA shall employ the following acoustical treatment measures:
 - i. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - ii. Doors and windows shall have a laboratory STC rating of at least 28 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows should have a STC rating of at least 39.
 - iii. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

- d. In order to reduce interior noise to a level of no more than DNL 45 dBA, units within a highway noise impact zone of DNL 70-75 dBA shall employ the following acoustical treatment measures:
 - i. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.
 - ii. Doors and windows shall have a laboratory STC rating of at least 37 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows should have an STC rating of at least 45.
 - iii. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

- e. Applicant shall not construct residential units within any areas that exceed DNL 75 dBA as shown in the noise analysis unless appropriate noise mitigation measures are provided as approved by DPWES, to bring noise levels to DNL 75 or less. Exterior noise mitigation measures may include a sound attenuation wall and/or berm-wall combination, subject to DPWES and DPZ approval. The wall or berm-wall shall be built of materials acceptable to VDOT and shall be located near the edge of the right-of-way for I-95 or in an alternative location as approved by DPWES. The structure

must be architecturally solid from the ground up with no gaps or openings and of sufficient height to adequately shield the impacted areas from the source of the noise.

- f. Nothing herein shall be construed to restrict or otherwise limit the use of balconies, patios or decks on residential units. All balconies of multifamily units facing Interstate 95, and not screened by the parking structure, shall be enclosed.
- g. No residential units shall be constructed with 200 feet of the Interstate 95 (South) right-of-way as shown on the CDP/FDP. This restriction shall not apply to garages or other non-residential structures.

7. AFFORDABLE HOUSING -

Applicant shall comply with the Affordable Dwelling Unit (ADU) program as set forth in Part 8 of Article 2 of the Zoning Ordinance. The number of ADUs to be provided may be reduced based on the adoption of a future amendment to the provisions of the ADU Ordinance. Affordable dwelling units shall be provided within the multi-family portion of the development.

8. HERITAGE RESOURCES -

- a. Prior to any land disturbing activities on the Application Property, Applicant shall conduct a Phase II archaeological study on that area identified on the Application Property as Site 107-2#P21. The studies shall be performed by a qualified archaeological professional approved by the Fairfax County Heritage Resources Branch ("Heritage Resources"). The results shall be reviewed and approved by Heritage Resources. In the event that a Phase III archaeological study is warranted on this site, Applicant shall conduct said study at a cost not to exceed Ten Thousand Dollars (\$10,000.00).
- b. Prior to any land disturbing activities on the Application Property, Applicant shall provide access to the Application Property to Heritage Resources to conduct archaeological studies on the Application Property, provided that said studies shall not interfere with the proposed construction schedule of the Application Property or affect the number of lots or lot layout as shown on the CDP/FDP. Access shall be allowed for Heritage Resources to conduct such studies for a period up to six months from the

final date of this rezoning approval unless otherwise mutually agreed to by the Applicant and Heritage Resources. The Applicant shall provide notification to Heritage Resources of the final date of this rezoning approval within one week of its approval. The Applicant shall also make the Application Property available to Heritage Resources for monitoring during construction for the purpose of recovering any artifacts that may be exposed. Said studies shall not interfere with the construction schedule of the Application Property.

- c. The Applicant shall retain ownership of all artifacts found on the Application Property. Applicant shall offer any artifacts found on the Applicant Property to Heritage Resources prior to discarding.

9. MISCELLANEOUS -

- a. Each reference to Applicant in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, assigns and/or developer(s) of the Application Property or any portion of the Application Property.
- b. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.
- c. The Access Road shall be constructed as described herein. All other improvements shall be phased to be constructed with each phase of the development of the Application Property.
- d. The Applicant shall establish a homeowners association for the proposed development to own, manage and maintain the open space including the common tree save areas, and all other community owned land and improvements. Restrictions placed on the use of the open space/buffer areas, and maintenance responsibilities of the homeowners association, including maintenance of sidewalks and private streets, shall be disclosed to all prospective homeowners in a disclosure memorandum at time of contract execution and included in the homeowners association documents.
- e. A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in

a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the homeowners association, which shall be established, and the Fairfax County Board of Supervisors. Purchasers shall be advised of the use restriction prior to entering into contract of sale. This restriction shall also be included in the homeowners association documents.

- f. If requested by DPWES during site plan review, the Applicant shall have a geotechnical study of the Application Property prepared by a geotechnical engineer, shall submit the report to DPWES for review and approval and shall implement the recommendations outlined in the approved study.
- g. Homes constructed on the Application Property shall meet 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.
- h. That portion of the Application Property currently identified as tax map 107-1 ((1)) 2 may be the subject of a separate subdivision plat to be reviewed and approved by DPWES. Only for purposes of subdivision plat approval, issuance of building permits and residential use permits, and bond release, only those proffers identified herein as 1a., 1b., 1c., 2a., 2c., 2e., 2k., 2l., 3a., 4, 9d. shall be applicable.
- i. Applicant shall contribute the sum of One Thousand Two Hundred Dollars (\$1,200.00) per approved market rate for sale single family detached unit and Seven Hundred Fifty (\$750.00) per approved single family attached unit to Fairfax County for the construction of the proposed South County Secondary School as stated in the 2001 Capital Improvement Program. Said contribution shall be made payable to the Fairfax County Board of Supervisors at time of issuance of building permits for each section of residential development.
- j. 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 Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the Application Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or home sales for the Application Property to adhere to this proffer.

Proffers
RZ 2000-MV-019
Page 14

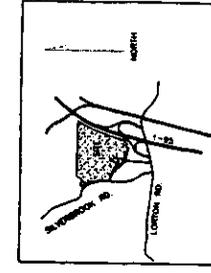
[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

JAWASHINGT\2770.2\profrevised4-24-01.doc

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN WASHINGTON HOMES AT SILVERBROOK ROAD # RZ 2000-MV-019

GENERAL NOTES

- The property subject to this CD/PPZ is located in Block 30, County of Fairfax, Virginia, as shown on the attached plat. The plat is attached to this CD/PPZ as Appendix A. The CD/PPZ is subject to the provisions of the Comprehensive Zoning Ordinance, Chapter 25-2, of the Code of Ordinances of the County of Fairfax, Virginia, and to the provisions of the Comprehensive Zoning Ordinance, Chapter 25-2, of the Code of Ordinances of the County of Fairfax, Virginia, and to the provisions of the Comprehensive Zoning Ordinance, Chapter 25-2, of the Code of Ordinances of the County of Fairfax, Virginia.
- The subject property is located in Block 30, County of Fairfax, Virginia, as shown on the attached plat. The plat is attached to this CD/PPZ as Appendix A. The CD/PPZ is subject to the provisions of the Comprehensive Zoning Ordinance, Chapter 25-2, of the Code of Ordinances of the County of Fairfax, Virginia, and to the provisions of the Comprehensive Zoning Ordinance, Chapter 25-2, of the Code of Ordinances of the County of Fairfax, Virginia, and to the provisions of the Comprehensive Zoning Ordinance, Chapter 25-2, of the Code of Ordinances of the County of Fairfax, Virginia.
- The subject property is located in Block 30, County of Fairfax, Virginia, as shown on the attached plat. The plat is attached to this CD/PPZ as Appendix A. The CD/PPZ is subject to the provisions of the Comprehensive Zoning Ordinance, Chapter 25-2, of the Code of Ordinances of the County of Fairfax, Virginia, and to the provisions of the Comprehensive Zoning Ordinance, Chapter 25-2, of the Code of Ordinances of the County of Fairfax, Virginia, and to the provisions of the Comprehensive Zoning Ordinance, Chapter 25-2, of the Code of Ordinances of the County of Fairfax, Virginia.



GENERAL MAP

MAIERS

- A number of the maximum 400' length of private streets is requested.
- A modification to the landscaped screening wall and street lighting is requested.
- A modification to the landscaped screening wall and street lighting is requested.
- A number of the 200' setback from Interstate Highway (50'-200') is requested.

SITE TABULATIONS

Item	Description	Area (Ac)	Units	ADUs
1	Single Family Detached	87.04	174	174
2	Single Family Attached	1.00	2	2
3	Multi-Family	1.00	2	2
4	Multi-Family	1.00	2	2
5	Multi-Family	1.00	2	2
6	Multi-Family	1.00	2	2
7	Multi-Family	1.00	2	2
8	Multi-Family	1.00	2	2
9	Multi-Family	1.00	2	2
10	Multi-Family	1.00	2	2
11	Multi-Family	1.00	2	2
12	Multi-Family	1.00	2	2
13	Multi-Family	1.00	2	2
14	Multi-Family	1.00	2	2
15	Multi-Family	1.00	2	2
16	Multi-Family	1.00	2	2
17	Multi-Family	1.00	2	2
18	Multi-Family	1.00	2	2
19	Multi-Family	1.00	2	2
20	Multi-Family	1.00	2	2
21	Multi-Family	1.00	2	2
22	Multi-Family	1.00	2	2
23	Multi-Family	1.00	2	2
24	Multi-Family	1.00	2	2
25	Multi-Family	1.00	2	2
26	Multi-Family	1.00	2	2
27	Multi-Family	1.00	2	2
28	Multi-Family	1.00	2	2
29	Multi-Family	1.00	2	2
30	Multi-Family	1.00	2	2
31	Multi-Family	1.00	2	2
32	Multi-Family	1.00	2	2
33	Multi-Family	1.00	2	2
34	Multi-Family	1.00	2	2
35	Multi-Family	1.00	2	2
36	Multi-Family	1.00	2	2
37	Multi-Family	1.00	2	2
38	Multi-Family	1.00	2	2
39	Multi-Family	1.00	2	2
40	Multi-Family	1.00	2	2
41	Multi-Family	1.00	2	2
42	Multi-Family	1.00	2	2
43	Multi-Family	1.00	2	2
44	Multi-Family	1.00	2	2
45	Multi-Family	1.00	2	2
46	Multi-Family	1.00	2	2
47	Multi-Family	1.00	2	2
48	Multi-Family	1.00	2	2
49	Multi-Family	1.00	2	2
50	Multi-Family	1.00	2	2
51	Multi-Family	1.00	2	2
52	Multi-Family	1.00	2	2
53	Multi-Family	1.00	2	2
54	Multi-Family	1.00	2	2
55	Multi-Family	1.00	2	2
56	Multi-Family	1.00	2	2
57	Multi-Family	1.00	2	2
58	Multi-Family	1.00	2	2
59	Multi-Family	1.00	2	2
60	Multi-Family	1.00	2	2
61	Multi-Family	1.00	2	2
62	Multi-Family	1.00	2	2
63	Multi-Family	1.00	2	2
64	Multi-Family	1.00	2	2
65	Multi-Family	1.00	2	2
66	Multi-Family	1.00	2	2
67	Multi-Family	1.00	2	2
68	Multi-Family	1.00	2	2
69	Multi-Family	1.00	2	2
70	Multi-Family	1.00	2	2
71	Multi-Family	1.00	2	2
72	Multi-Family	1.00	2	2
73	Multi-Family	1.00	2	2
74	Multi-Family	1.00	2	2
75	Multi-Family	1.00	2	2
76	Multi-Family	1.00	2	2
77	Multi-Family	1.00	2	2
78	Multi-Family	1.00	2	2
79	Multi-Family	1.00	2	2
80	Multi-Family	1.00	2	2
81	Multi-Family	1.00	2	2
82	Multi-Family	1.00	2	2
83	Multi-Family	1.00	2	2
84	Multi-Family	1.00	2	2
85	Multi-Family	1.00	2	2
86	Multi-Family	1.00	2	2
87	Multi-Family	1.00	2	2
88	Multi-Family	1.00	2	2
89	Multi-Family	1.00	2	2
90	Multi-Family	1.00	2	2
91	Multi-Family	1.00	2	2
92	Multi-Family	1.00	2	2
93	Multi-Family	1.00	2	2
94	Multi-Family	1.00	2	2
95	Multi-Family	1.00	2	2
96	Multi-Family	1.00	2	2
97	Multi-Family	1.00	2	2
98	Multi-Family	1.00	2	2
99	Multi-Family	1.00	2	2
100	Multi-Family	1.00	2	2

Total ADUs = 174

Total Units = 174

Total Acres = 174

Total Density = 1 ADU/Acre

Total Parking = 174

Total Open Space = 174

Total Landscaping = 174

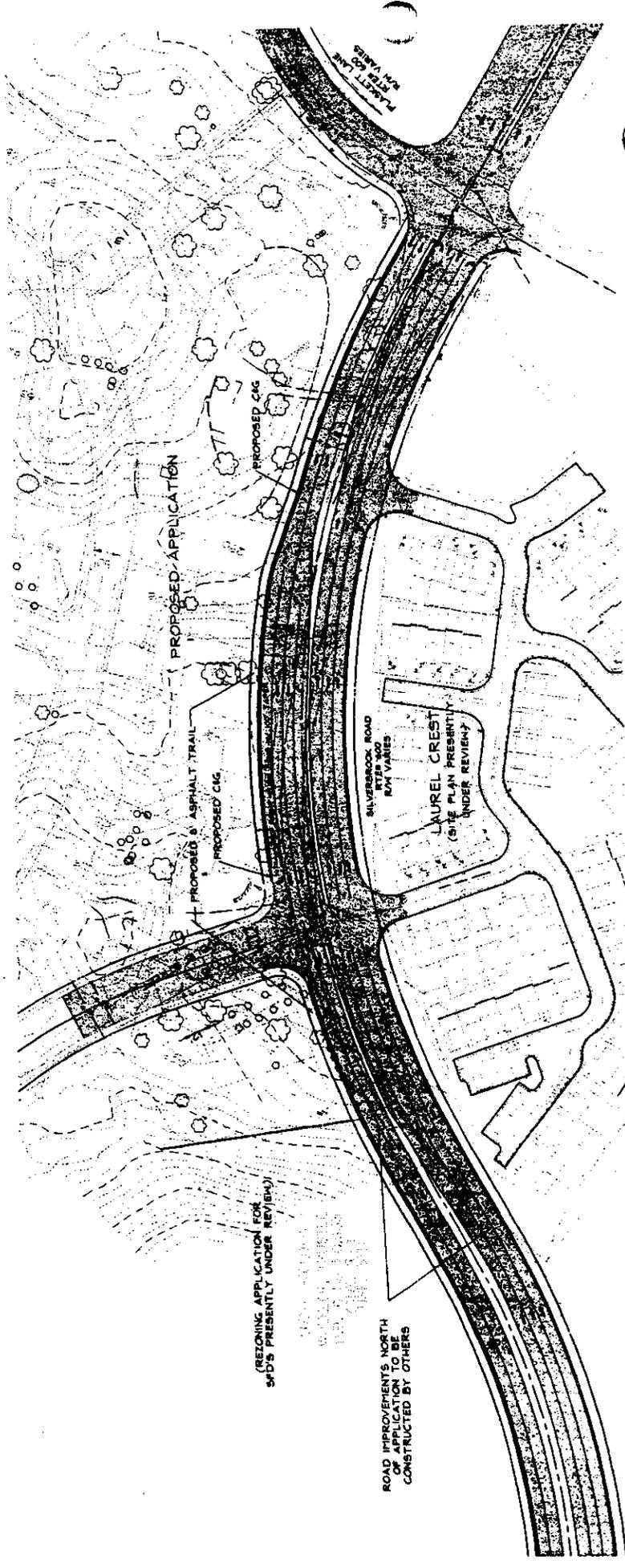
Total Street Frontage = 174

Total Perimeter = 174

Item	Description	Area (Ac)	Units	ADUs
1	Single Family Detached	87.04	174	174
2	Single Family Attached	1.00	2	2
3	Multi-Family	1.00	2	2
4	Multi-Family	1.00	2	2
5	Multi-Family	1.00	2	2
6	Multi-Family	1.00	2	2
7	Multi-Family	1.00	2	2
8	Multi-Family	1.00	2	2
9	Multi-Family	1.00	2	2
10	Multi-Family	1.00	2	2
11	Multi-Family	1.00	2	2
12	Multi-Family	1.00	2	2
13	Multi-Family	1.00	2	2
14	Multi-Family	1.00	2	2
15	Multi-Family	1.00	2	2
16	Multi-Family	1.00	2	2
17	Multi-Family	1.00	2	2
18	Multi-Family	1.00	2	2
19	Multi-Family	1.00	2	2
20	Multi-Family	1.00	2	2
21	Multi-Family	1.00	2	2
22	Multi-Family	1.00	2	2
23	Multi-Family	1.00	2	2
24	Multi-Family	1.00	2	2
25	Multi-Family	1.00	2	2
26	Multi-Family	1.00	2	2
27	Multi-Family	1.00	2	2
28	Multi-Family	1.00	2	2
29	Multi-Family	1.00	2	2
30	Multi-Family	1.00	2	2
31	Multi-Family	1.00	2	2
32	Multi-Family	1.00	2	2
33	Multi-Family	1.00	2	2
34	Multi-Family	1.00	2	2
35	Multi-Family	1.00	2	2
36	Multi-Family	1.00	2	2
37	Multi-Family	1.00	2	2
38	Multi-Family	1.00	2	2
39	Multi-Family	1.00	2	2
40	Multi-Family	1.00	2	2
41	Multi-Family	1.00	2	2
42	Multi-Family	1.00	2	2
43	Multi-Family	1.00	2	2
44	Multi-Family	1.00	2	2
45	Multi-Family	1.00	2	2
46	Multi-Family	1.00	2	2
47	Multi-Family	1.00	2	2
48	Multi-Family	1.00	2	2
49	Multi-Family	1.00	2	2
50	Multi-Family	1.00	2	2
51	Multi-Family	1.00	2	2
52	Multi-Family	1.00	2	2
53	Multi-Family	1.00	2	2
54	Multi-Family	1.00	2	2
55	Multi-Family	1.00	2	2
56	Multi-Family	1.00	2	2
57	Multi-Family	1.00	2	2
58	Multi-Family	1.00	2	2
59	Multi-Family	1.00	2	2
60	Multi-Family	1.00	2	2
61	Multi-Family	1.00	2	2
62	Multi-Family	1.00	2	2
63	Multi-Family	1.00	2	2
64	Multi-Family	1.00	2	2
65	Multi-Family	1.00	2	2
66	Multi-Family	1.00	2	2
67	Multi-Family	1.00	2	2
68	Multi-Family	1.00	2	2
69	Multi-Family	1.00	2	2
70	Multi-Family	1.00	2	2
71	Multi-Family	1.00	2	2
72	Multi-Family	1.00	2	2
73	Multi-Family	1.00	2	2
74	Multi-Family	1.00	2	2
75	Multi-Family	1.00	2	2
76	Multi-Family	1.00	2	2
77	Multi-Family	1.00	2	2
78	Multi-Family	1.00	2	2
79	Multi-Family	1.00	2	2
80	Multi-Family	1.00	2	2
81	Multi-Family	1.00	2	2
82	Multi-Family	1.00	2	2
83	Multi-Family	1.00	2	2
84	Multi-Family	1.00	2	2
85	Multi-Family	1.00	2	2
86	Multi-Family	1.00	2	2
87	Multi-Family	1.00	2	2
88	Multi-Family	1.00	2	2
89	Multi-Family	1.00	2	2
90	Multi-Family	1.00	2	2
91	Multi-Family	1.00	2	2
92	Multi-Family	1.00	2	2
93	Multi-Family	1.00	2	2
94	Multi-Family	1.00	2	2
95	Multi-Family	1.00	2	2
96	Multi-Family	1.00	2	2
97	Multi-Family	1.00	2	2
98	Multi-Family	1.00	2	2
99	Multi-Family	1.00	2	2
100	Multi-Family	1.00	2	2

NOTE: Where lots are shown as being subdivided, the yard requirements must meet the requirements of the Comprehensive Zoning Ordinance, Chapter 25-2, of the Code of Ordinances of the County of Fairfax, Virginia, and to the provisions of the Comprehensive Zoning Ordinance, Chapter 25-2, of the Code of Ordinances of the County of Fairfax, Virginia, and to the provisions of the Comprehensive Zoning Ordinance, Chapter 25-2, of the Code of Ordinances of the County of Fairfax, Virginia.

Item	Description	Area (Ac)	Units	ADUs
1	Single Family Detached	87.04	174	174
2	Single Family Attached	1.00	2	2
3	Multi-Family	1.00	2	2
4	Multi-Family	1.00	2	2
5	Multi-Family	1.00	2	2
6	Multi-Family	1.00	2	2
7	Multi-Family	1.00	2	2
8	Multi-Family	1.00	2	2
9	Multi-Family	1.00	2	2
10	Multi-Family	1.00	2	2
11	Multi-Family	1.00	2	2
12	Multi-Family	1.00	2	2
13	Multi-Family	1.00	2	2
14	Multi-Family	1.00	2	2
15	Multi-Family	1.00	2	2
16	Multi-Family	1.00	2	2
17	Multi-Family	1.00	2	2
18	Multi-Family	1.00	2	2
19	Multi-Family	1.00	2	2
20	Multi-Family	1.00	2	2
21	Multi-Family	1.00	2	2
22				



SCALE: 1" = 50'

THIS PLAN IS FOR ROAD IMPROVEMENT INFORMATION ONLY

NO.	NO.	DATE	BY	CHKD.	DATE
1	03/08/21	02	JKS		
2	03/17/21	04	JKS		
3	03/22/21	05	JKS		
4	11/17/20	06	JKS		
5	11/18/20	07	JKS		
6	11/18/20	08	JKS		
7	12/22/20	09	JKS		
8	12/22/20	10	JKS		

PHR&A
 Planning, Surveying, Engineering & Architecture
 1400 N. Lee Street, Suite 100
 Charlottesville, VA 22904
 (434) 973-1100

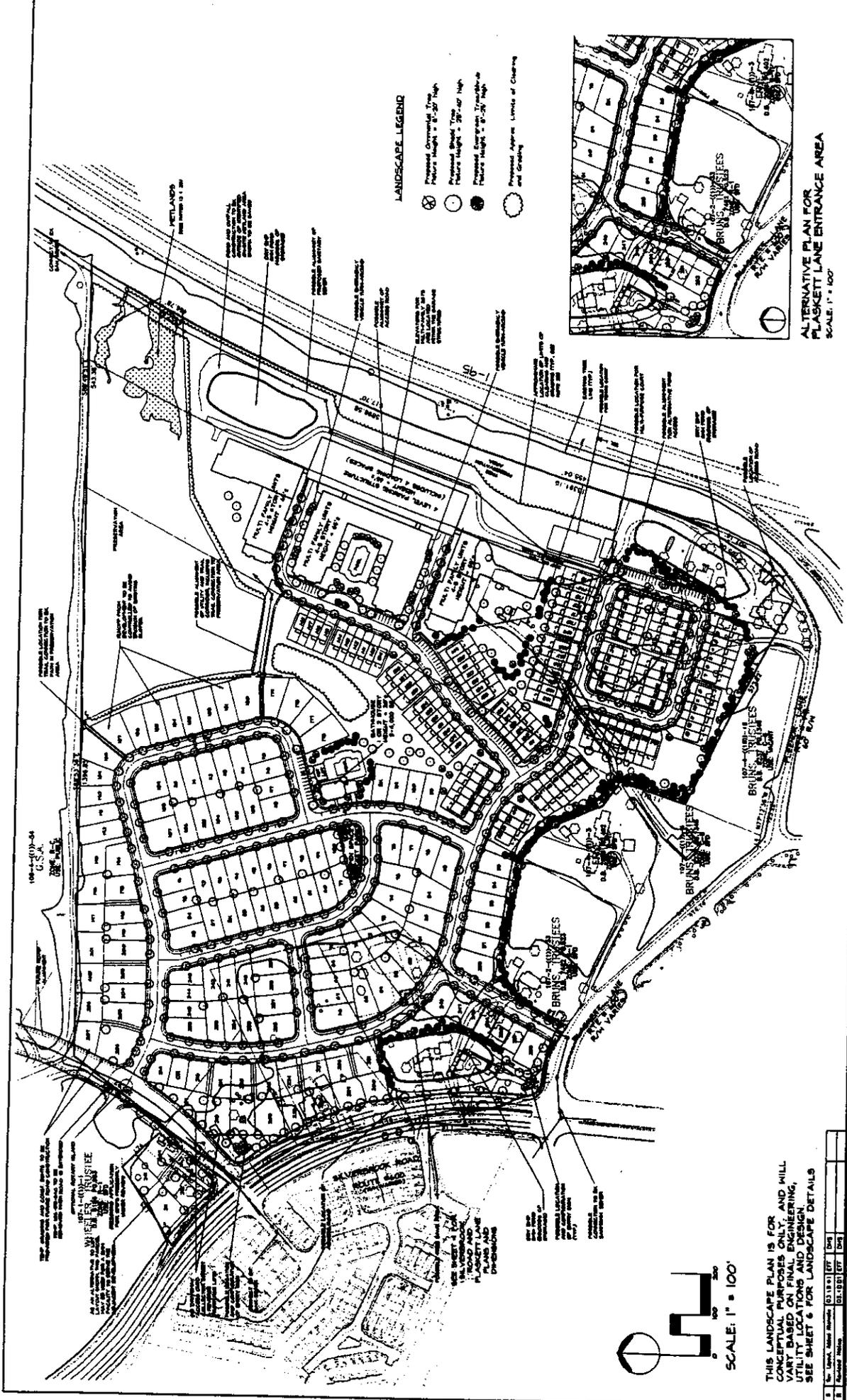
SILVERBROOK ROAD PLAN

WASHINGTON HOMES AT SILVERBROOK ROAD
 MT. VERNON DISTRICT
 MOUNTAIN VIEW COUNTY, VA



NO.	DATE	DESCRIPTION	BY	CHKD.
1	03/08/21	PREPARED	JKS	
2	03/17/21	REVIEWED	JKS	
3	03/22/21	REVIEWED	JKS	
4	11/17/20	REVIEWED	JKS	
5	11/18/20	REVIEWED	JKS	
6	11/18/20	REVIEWED	JKS	
7	12/22/20	REVIEWED	JKS	
8	12/22/20	REVIEWED	JKS	

DATE: 04/10/2021

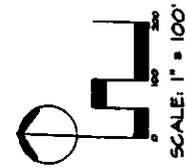


- LANDSCAPE LEGEND**
- ⊗ Proposed Ornamental Tree
Planting Height = 20'-25' High
 - Proposed Street Tree
Planting Height = 20'-40' High
 - Proposed Street Tree
Planting Height = 20'-25' High
 - Proposed Approximate Limits of Clearing
and Grading



ALTERNATIVE PLAN FOR
PLASKETT LANE ENTRANCE AREA
SCALE: 1" = 100'

THIS LANDSCAPE PLAN IS FOR
CONCEPTUAL PURPOSES ONLY, AND WILL
VARY BASED ON FINAL ENGINEERING,
UTILITY LOCATIONS AND DESIGN.
SEE SHEET 6 FOR LANDSCAPE DETAILS



NO.	DATE	BY	CHKD.	APP'D.
1	03/13/21	EP	DM	
2	03/23/21	EP	DM	
3	03/23/21	EP	DM	
4	03/23/21	EP	DM	
5	03/23/21	EP	DM	
6	03/23/21	EP	DM	
7	03/23/21	EP	DM	
8	03/23/21	EP	DM	
9	03/23/21	EP	DM	
10	03/23/21	EP	DM	



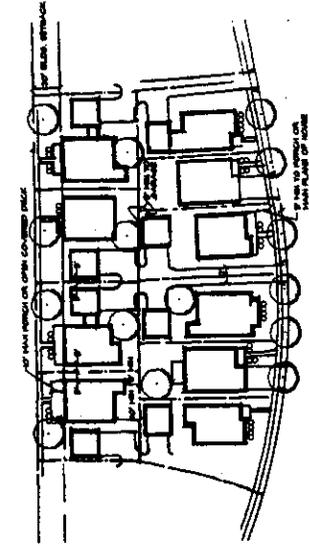
**WASHINGTON HOMES
AT
SILVERBROOK ROAD**
MT. VERNON DISTRICT
PRINCETON COUNTY, VA

**GDP/FDP
LANDSCAPE PLAN**

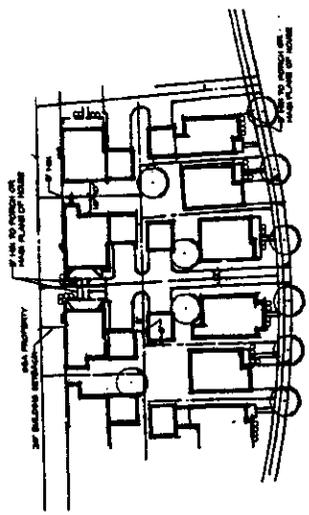


REVISION	DATE	BY	CHKD.	APP'D.
1	APRIL 10, 2000	P.J.B.	P.J.B.	PHRA
2		P.J.B.	P.J.B.	PHRA
3		D.W.B.	D.W.B.	PHRA

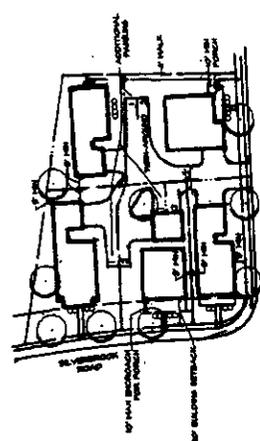
SCALE: 1" = 100'
SHEET 5 OF 6
10041-H



OPTION A
TYPICAL DETAILS FOR LOTS ALONG NORTH PROPERTY LINE
NOT TO SCALE



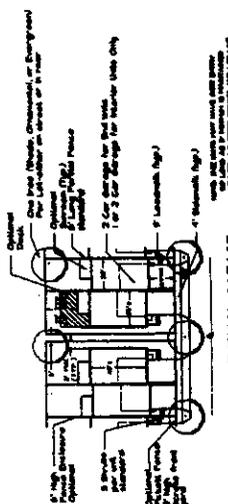
OPTION B
TYPICAL DETAILS FOR LOTS ALONG NORTH PROPERTY LINE
NOT TO SCALE



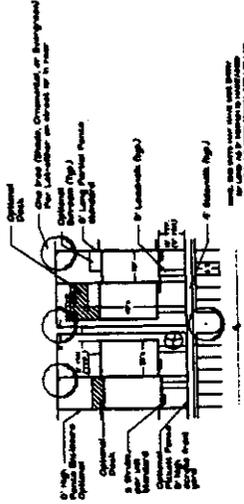
OPTION C
TYPICAL DETAILS FOR LOTS ALONG NORTH PROPERTY LINE
NOT TO SCALE

- NOTES: THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. THE INFORMATION REPRESENTS THE GENERAL CHARACTER AND THEME OF THE PROPOSED DEVELOPMENT AND LANDSCAPE FEATURES. THE DESIGN IS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING, ARCHITECTURE, AND LANDSCAPE DESIGN.
1. NUMBER OF UNITS AND LOT SHAPES MAY VARY. SEE NOTE 6, SHEET J.
 2. ALL BUILDING INFORMATION IS MAINTAINED.
 3. ALL UTILITIES INFORMATION IS MAINTAINED.
 4. FINAL DESIGN AND DETAILS MAY VARY.
 5. COMBINATIONS OF THESE DETAILS MAY REPRESENT A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.
 6. OTHER 6 OF SEPARATE LOT LINE.

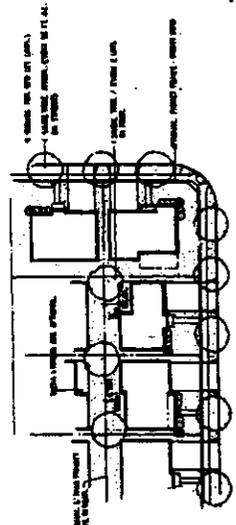
NOTE: THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. THE INFORMATION REPRESENTS THE GENERAL CHARACTER AND THEME OF THE PROPOSED DEVELOPMENT AND LANDSCAPE FEATURES. THE DESIGN IS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING, ARCHITECTURE, AND LANDSCAPE DESIGN.



TYPICAL GARAGE TOWNHOME LAYOUT
NOT TO SCALE



TYPICAL NON-GARAGE TOWNHOME LAYOUT
NOT TO SCALE



TYPICAL SINGLE FAMILY DETACHED STREET LAYOUT
NOT TO SCALE

Dan Anderson Community Design Studio
3008 Conantway Road
Cathartburg MD 20879

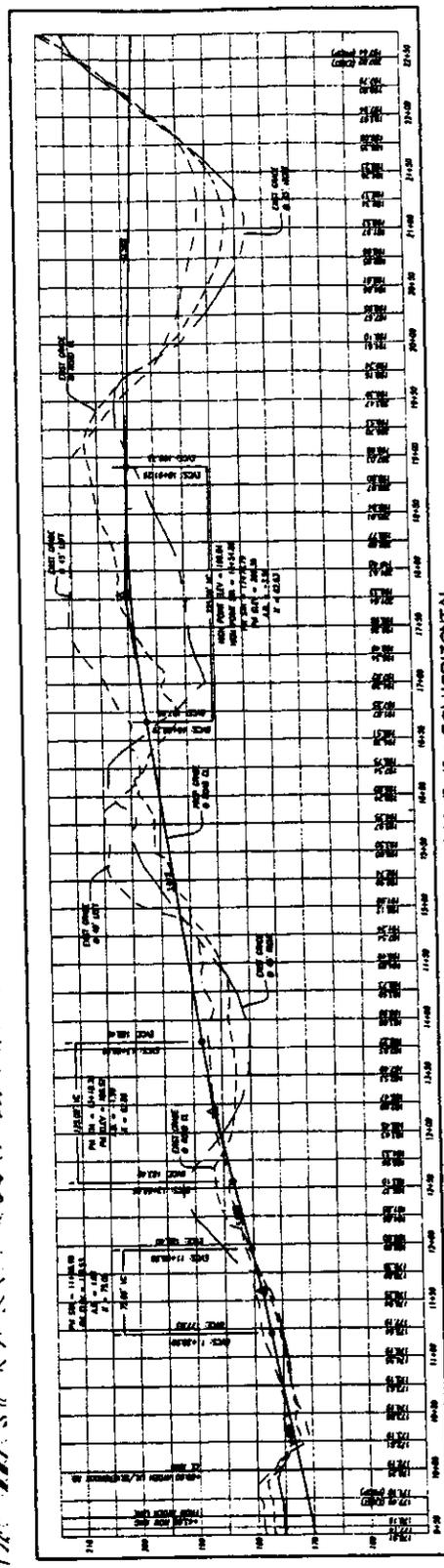
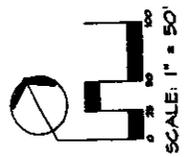
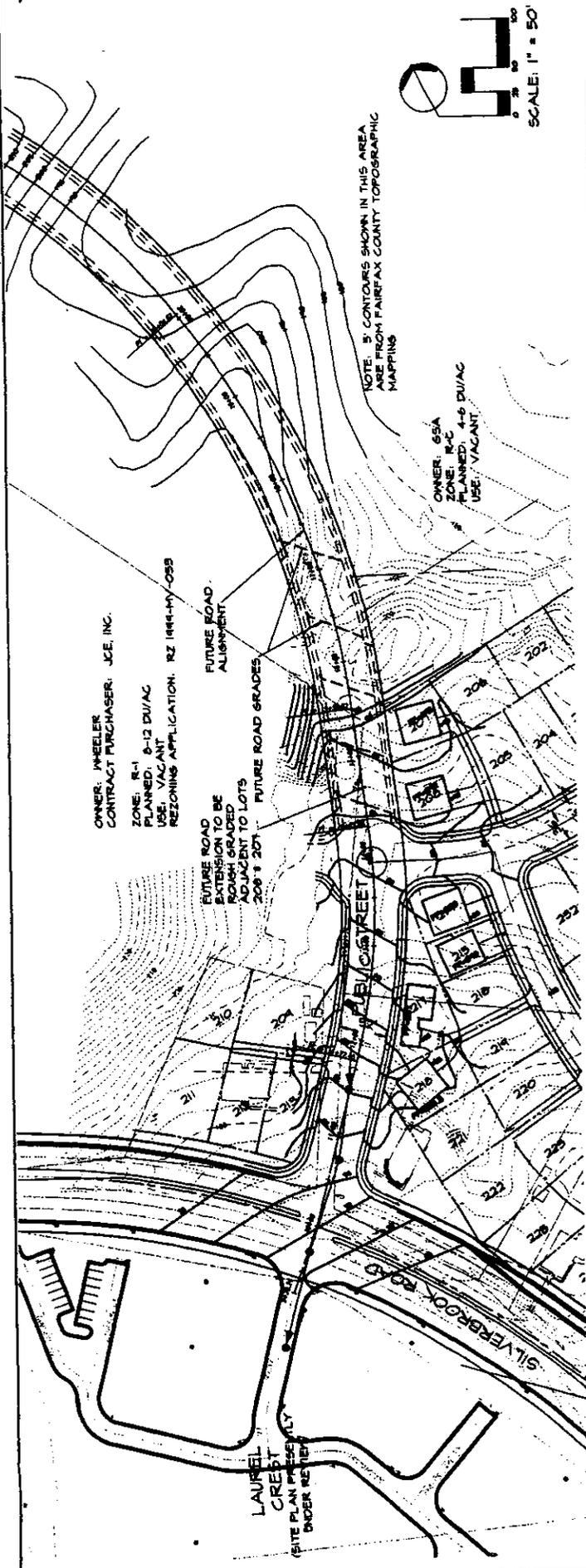
PROJECT	PHARAOHNS	SHEET	PHR-A
DATE	APRIL 10, 2000	SCALE	N/A
DESIGNED BY	DWB	FILE NO.	10041-1
DRAWN BY	DWB	SHEET	6 OF 6



DETAILS

WASHINGTON HOMES
AT
SILVERBROOK ROAD
MT. VERNON DISTRICT
MONTGOMERY COUNTY, VA

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10.08.01	REV. 1	DWB	DWB
2	10.13.01	REV. 2	DWB	DWB
3	10.30.01	REV. 3	DWB	DWB
4	11.13.01	REV. 4	DWB	DWB
5	11.13.01	REV. 5	DWB	DWB
6	11.13.01	REV. 6	DWB	DWB
7	11.13.01	REV. 7	DWB	DWB
8	11.13.01	REV. 8	DWB	DWB
9	11.13.01	REV. 9	DWB	DWB
10	11.13.01	REV. 10	DWB	DWB



DESIGN	PHRA	SHEET	PHRA 8
DRAWN	PHRA/REL	DATE	DEC 12, 2008
CHECKED	DWB	SCALE	1" = 50'
REVIEW	B OF B	FILE NO.	10844-1-1

PHRA

Professional Services, Inc.
10000 Lee Highway, Suite 100
Falls Church, VA 22041
Tel: 703.291.1100
Fax: 703.291.1101

**COLLECTOR ROAD
PLAN AND PROFILE**

**WASHINGTON HOMES
AT
SILVERBROOK ROAD**
MT. VERNON DISTRICT
FAIRFAX COUNTY, VA



NO.	BY	DATE	REVISION/NOTE
1	DAVID W. BLEVINS	02.18.01	DT
2	DAVID W. BLEVINS	02.18.01	DT
3	DAVID W. BLEVINS	02.18.01	DT
4	DAVID W. BLEVINS	02.18.01	DT
5	DAVID W. BLEVINS	02.18.01	DT
6	DAVID W. BLEVINS	02.18.01	DT
7	DAVID W. BLEVINS	02.18.01	DT
8	DAVID W. BLEVINS	02.18.01	DT
9	DAVID W. BLEVINS	02.18.01	DT
10	DAVID W. BLEVINS	02.18.01	DT
11	DAVID W. BLEVINS	02.18.01	DT
12	DAVID W. BLEVINS	02.18.01	DT
13	DAVID W. BLEVINS	02.18.01	DT
14	DAVID W. BLEVINS	02.18.01	DT
15	DAVID W. BLEVINS	02.18.01	DT
16	DAVID W. BLEVINS	02.18.01	DT
17	DAVID W. BLEVINS	02.18.01	DT
18	DAVID W. BLEVINS	02.18.01	DT
19	DAVID W. BLEVINS	02.18.01	DT
20	DAVID W. BLEVINS	02.18.01	DT

**PROPOSED DEVELOPMENT CONDITIONS
STAFF REPORT ADDENDUM**

March 22, 2001

FDP 2000-MV-019

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2000-MV-019 for residential development on property located at Tax Maps 107-1 ((1)) 2; 107-2 ((1)) 30, 31, 32, 34, 35, 36, 37, 38, 39; 107-4 ((1)) 6, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Privacy fences shall be provided at the rear of the yards for all single family attached dwelling units located near the southern property boundary. This privacy fence shall be a minimum of six (6) feet in height.
2. Public access shall be provided to the private street system serving this development for any proposed redevelopment of Parcel 33 and other developments that may connect to any streets constructed as part of the redevelopment of Parcel 33. The Homeowner Association Documents shall include this provision.

Proffers
RZ 2000-MV-019

OWNERS: Tax Map 107-4 ((1)) 6
LEATHERS FLEENOR COMPANY

By: *Benjamin D. Leigh* Agent and Attorney-in-fact for
Benjamin D. Leigh, Agent and Attorney-in-fact for *Leathers*
LEATHERS FLEENOR COMPANY *Fleenor*
Company

Proffers
RZ 2000-MV-019

OWNERS: Tax Map 107-2 ((1)) 39

BRYAN R. SCHULTZ

By: *Benjamin D. Leigh* Agent and Attorney-in-fact for *Bryan R. Schultz*
Benjamin D. Leigh, Agent and Attorney-in-fact for
BRYAN R. SCHULTZ

MARTHA B. SCHULTZ

By: *Benjamin D. Leigh* Agent and Attorney-in-fact for *Martha B. Schultz*
Benjamin D. Leigh, Agent and Attorney-in-fact for
MARTHA B. SCHULTZ

Proffers
RZ 2000-MV-019

OWNERS: Tax Map 107-2 ((1)) 37 and 38

Glenn W. Hall
GLENN W. HALL 12 APRIL 2001

Margaret H. Mahon
MARGARET H. MAHON 12 Apr 2001

Proffers
RZ 2000-MV-019

OWNERS: Tax Map 107-2 ((1)) 36



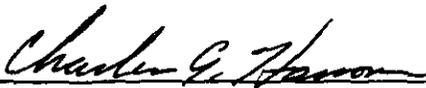
DAVID A. WEASE



JENNIFER L. WEASE

Proffers
RZ 2000-MV-019

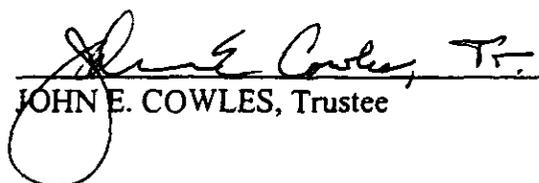
OWNER: Tax Map 107-2 ((1)) 35



CHARLES A. HARROVER

Proffers
RZ 2000-MV-019

OWNER: Tax Map 107-2 ((1)) 34



JOHN E. COWLES, Trustee

Proffers
RZ 2000-MV-019

OWNERS: Tax Map 107-2 ((1)) 32

KENNETH BLUNT, JR.

By: *B.D. Leigh, Agent & Attorney in Fact for Kenneth Blunt, Jr.*
Benjamin D. Leigh, Agent and Attorney-in-fact for
KENNETH BLUNT, JR.

LUCILLE BLUNT

By: *B.D. Leigh, Agent & Attorney in Fact for Lucille Blunt*
Benjamin D. Leigh, Agent and Attorney-in-fact for
LUCILLE BLUNT

JOHN D. BLUNT

By: *B.D. Leigh, Agent & Attorney in Fact for John D. Blunt*
Benjamin D. Leigh, Agent and Attorney-in-fact for
JOHN D. BLUNT

JANET M. BLUNT

By: *B.D. Leigh, Agent & Attorney in Fact for Janet M. Blunt*
Benjamin D. Leigh, Agent and Attorney-in-fact for
JANET M. BLUNT

LETHA M. PATERMATER

By: *B.D. Leigh, Agent & Attorney in Fact for Letha M. Patarmater*
Benjamin D. Leigh, Agent and Attorney-in-fact for
LETHA M. PATERMATER

JOSEPH L. ROGERS

By: *B.D. Leigh, Agent & Attorney in Fact for Joseph L. Rogers*
Benjamin D. Leigh, Agent and Attorney-in-fact for
JOSEPH L. ROGERS

AUDREY D. ROGERS

By: *B.D. Leigh, Agent & Attorney in Fact for Audrey D. Rogers*
Benjamin D. Leigh, Agent and Attorney-in-fact for
AUDREY D. ROGERS

Proffers
RZ 2000-MV-019

OWNERS: Tax Map 107-2 ((1)) 31



ZANE C. FLEENOR



CINDY M. FLEENOR

Proffers
RZ 2000-MV-019

OWNER: Tax Map 107-2 ((1)) 30
CENTURION DEVELOPMENT CORPORATION

By: *B. D. Leigh, Agent & Attorney in Fact for Centurion Development Corporation*
Benjamin D. Leigh, Agent and Attorney-in-fact for
CENTURION DEVELOPMENT CORPORATION
copy

Proffers
RZ 2000-MV-019

OWNERS: Tax Map 107-1 ((1)) 2



DOUGLAS C. SPALDING



LESLEY A. SPALDING

Proffers
RZ 2000-MV-019

APPLICANT/CONTRACT PURCHASER:

WASHINGTON HOMES, INC.

By:



Name: Thomas J. Pellerito

Title: PRESIDENT-HOMEBUILDING &
Chief OPERATING OFFICER

**REZONING APPLICATION /
RZ 2000-MV-019**

**FINAL DEVELOPMENT
FDP 2000-MV-019**

FILED 05/05/00
AMENDED 11/03/00
WASHINGTON HOMES, INC.
TO REZONE: 57.00 ACRES OF LAND; DISTRICT - MT VERNON
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDM-12 DISTRICT
LOCATED: EAST OF SILVERBROOK RD. APPROXIMATELY 200 FEET NORTH OF INTERSECTION OF SILVERBROOK RD AND PLASKETT LANE
ZONING: R-1
TO: PDM-12

FILED 05/05/00
AMENDED 11/03/00
WASHINGTON HOMES, INC.
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 57.00 ACRES OF LAND; DISTRICT - MT VERNON
LOCATED: EAST OF SILVERBROOK ROAD, APPROXIMATELY 200 FEET NORTH OF INTERSECTION OF SILVERBROOK ROAD AND PLASKETT LANE
ZONING: PDM-12

MAP REF OVERLAY DISTRICT(S):

OVERLAY DISTRICT(S):

107-1- /01/ /0002-				
107-2- /01/ /0030-	.0031-	.0032-	.0034-	.0035
107-2- /01/ /0036-	.0037-	.0038-	.0039-	
107-4- /01/ /0006-				

MAP REF 107-1- /01/ /0002-				
107-2- /01/ /0030-	.0031-	.0032-	.0034-	.0035
107-2- /01/ /0036-	.0037-	.0038-	.0039-	
107-4- /01/ /0006-				

