



APPLICATION ACCEPTED: February 27, 2013

PLANNING COMMISSION: September 12, 2013

County of Fairfax, Virginia

August 28, 2013

STAFF REPORT

FDPA 1996-HM-043

HUNTER MILL DISTRICT

APPLICANT:	Home Properties Dulles, LLC
ZONING:	PDH-30
PARCEL(S):	15-4 ((1)) 22J
ACREAGE:	19.8 acres
PLAN MAP:	Mixed-Use
PROPOSAL:	To reconfigure parking areas to allow an additional 35 parking spaces and associated landscape improvements.

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission approve FDPA 1996-HM-043, subject to development conditions consistent with those contained in Appendix 1 and the re-affirmation of all previous development conditions, and recommends that the Planning Commission recommend that the director of DPWES modify the transitional screening and tree replacement/preservation criteria requirements as depicted on the FDPA, and as conditioned.

Michael H. Lynskey

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



It should be noted that it is not the intent of staff to recommend that the Planning Commission, 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 Planning Commission.

The approval of this Final Development Plan Amendment does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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.



Final Development Plan Amendment

FDPA 1996-HM-043

Applicant:
Accepted:
Proposed:
Area:

HOME PROPERTIES DULLES, LLC
02/27/2013
MODIFICATIONS TO FDP 1996-HM-043
19.8 AC OF LAND; DISTRICT - DRANESVILLE

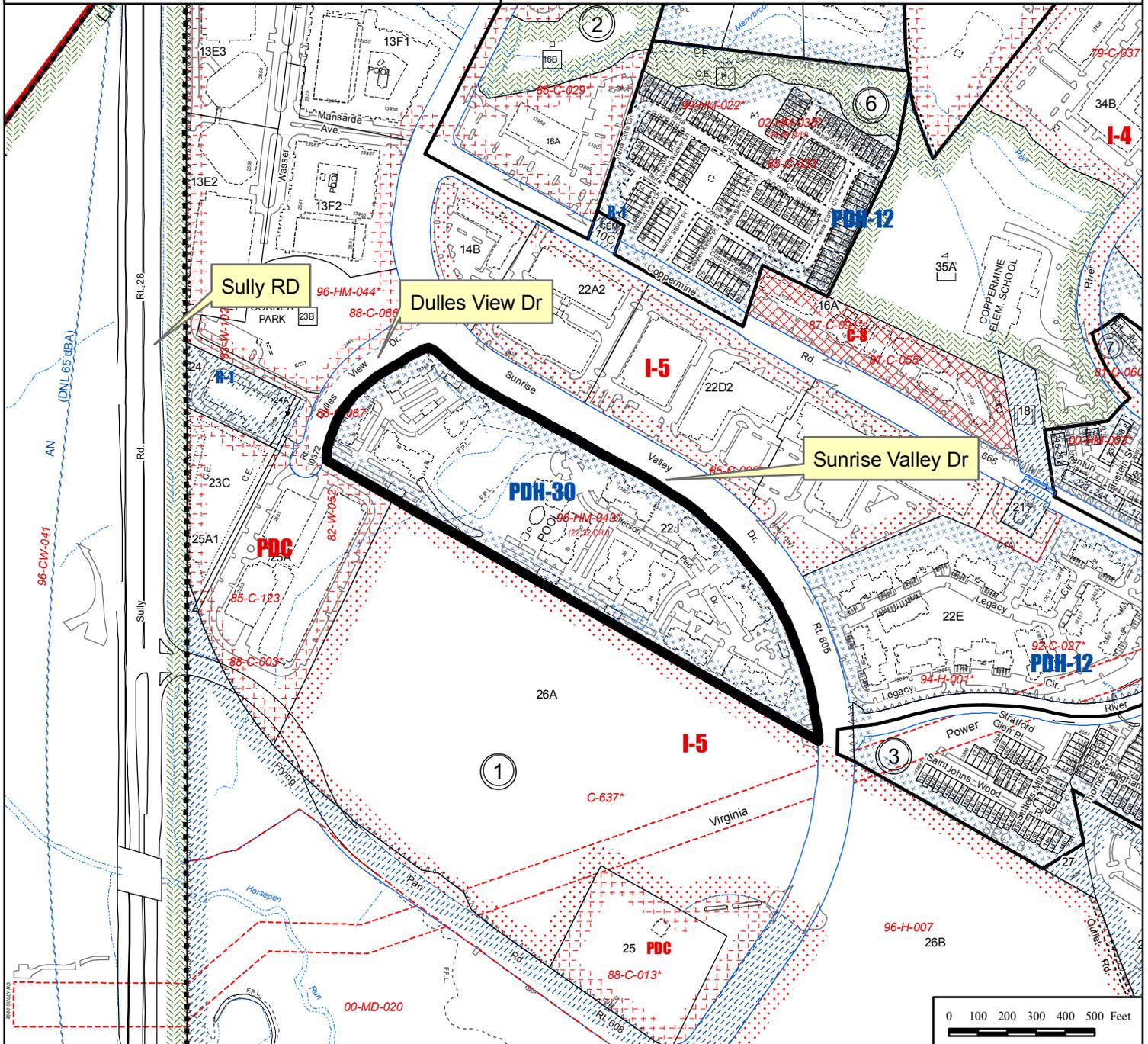


Zoning Dist Sect:
Located:

SOUTHWEST SIDE OF SUNRISE VALLEY DRIVE
AND EAST OF ROUTE 28

Zoning:
Overlay Dist:
Map Ref Num:

PDH-30
015-4- /01/ /0022J



FINAL DEVELOPMENT PLAN AMMENDMENT

FDPA 2012-0194 / FDP 1996-HM-043

JEFFERSON AT PRESIDENT'S PARK

OPEN SPACE TABULATION

TOTAL OPEN SPACE REQUIRED (PER FDP) = 44% OR 366,596 S.F. (8.411 AC.)
 TOTAL OPEN SPACE APPROVED (PER FDP) = 52% OR 424,284 S.F. (9.655 AC.)
 TOTAL CURRENT OPEN SPACE (ACTUAL MEASURED CURRENT SITE CONDITION) = 52.6% OR 430,155 S.F. (10.059 AC.)
 TOTAL IMPERVIOUS AREA PROPOSED BY OPTIONAL PARKING SPACES = 5,918 SF OR 0.136 AC.
 TOTAL PROPOSED OPEN SPACE PROVIDED AFTER OPTIONAL PARKING SPACES (FDPA) = 52% OR 432,237 S.F. (9.923 AC.)

PARKING TABULATION

DESCRIPTION	NUMBER OF DWELLING UNITS	NUMBER OF PARKING SPACES REQUIRED PER ORDINANCE	NUMBER OF PARKING SPACES PROVIDED
MAXIMUM PERMITTED BUILD-OUT PER ORIGINAL FDP	442	708 (1.6 SPACES / DU)	751 (1.7 SPACES / DU)
CURRENT BUILD-OUT (EXISTING ONSITE)	411	658 (1.6 SPACES / DU)	691 (1.7 SPACES / DU)
CURRENT BUILD-OUT WITH ADDITION OF OPTIONAL SPACES PER FDPA	411	658 (1.6 SPACES / DU)	726 (1.7 SPACES / DU)

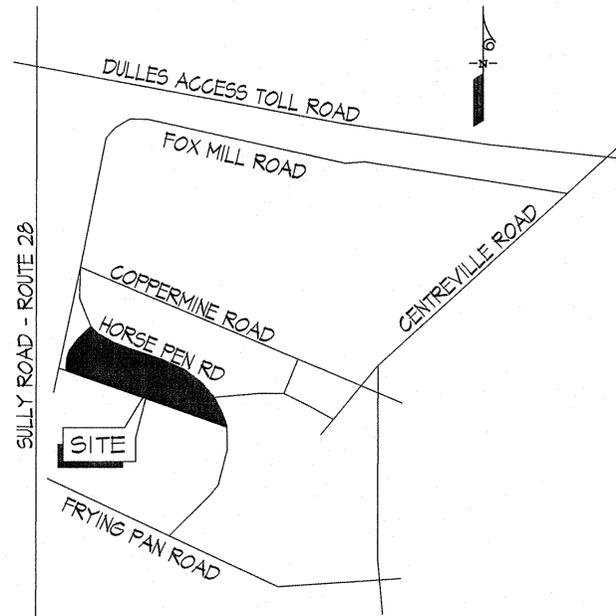
NOTE: TOTAL ADDITIONAL PARKING SPACES PER FDPA = 35

PLANT SCHEDULE (FOR FDPA)

TYPE	TOTAL NO. REMOVED	TOTAL NO. PROPOSED
DECIDUOUS TREES		
CATEGORY III	1	2
CATEGORY IV	16	21
EVERGREEN TREES		
CATEGORY IV	4	7
SHRUBS / GROUNDCOVERS		
VARIOUS	0	40

GENERAL NOTES

- OWNER: HOME PROPERTIES DULLES, LLC, 850 CLINTON SQ., ROCHESTER, NY 14604
- PROPERTY LOCATION: 13200 JEFFERSON PARK DRIVE
- ZONING: PDH-30
- MAP NUMBER: 0154 01 0022J
- DISTRICT: DRANESVILLE DULLES RAIL WEST
- PROPERTY AREA: 19.81 ACRES
- TOTAL IMPERVIOUS AREA INCREASE FOR FDPA = 5,918 S.F. OR 0.136 AC. (0.10%)
- CURRENT FDPA # 2012-0194
- RECORDED FDP # 1996-HM-043
- TAX MAP 15-4 ((1)) 22J
- THE INFORMATION USED FOR THIS BASEMAP IS FROM AN ALTA / ACSM LAND TITLE SURVEY BY VIKI INCORPORATED TITLED "PART OF PARCEL 1 JEFFERSON AT PRESIDENT'S PARK" DATED JULY 2007 AND REVISED 09/24/07. AREAS OF DETAILED TOPOGRAPHY AND CONTOURS ARE FROM A FIELD SURVEY BY KGI TECHNOLOGIES, INC. IN AUGUST OF 2012.



VICINITY MAP
SCALE: 1" = 1000'

FDPA NOTE

THE CURRENT FDPA INCLUDES THE ENTIRE EXTENT OF THE ORIGINAL APPROVED FDP. THE FDPA INVOLVES ADDING ADDITIONAL PARKING AND LANDSCAPING DUE TO INADEQUATE PARKING FOR THE APARTMENT COMPLEX. SHEETS 13 AND 14 INDICATE THE ADDITIONAL PARKING AND LANDSCAPING OPTION BEING AMMENDED TO THE ORIGINAL FDP.

SHEET INDEX

- COVER SHEET FOR FPDA
- COVER SHEET
- CONCEPTUAL / FINAL DEVELOPMENT PLAN
- NOTES / TABULATIONS / BULK PLANE
- LANDSCAPE / AMENITIES PLAN
- LANDSCAPE / AMENITIES PLAN
- COURTYARD ENLARGEMENT / TYPICAL BUILDING LANDSCAPE
- CLUBHOUSE ENLARGEMENT / OPTION B / TYPICAL PLANTING BUFFER
- SITE DETAILS
- TYPICAL BUILDING ELEVATIONS
- HORSE PEN ROAD STREETScape PLAN
- EXISTING CONDITIONS/DEMOLITION PLAN
- EXISTING CONDITIONS/DEMOLITION PLAN
- ADDITIONAL PARKING & LANDSCAPE OPTION
- ADDITIONAL PARKING & LANDSCAPE OPTION

SHEETS 1 - 10 PROVIDED FOR INFORMATIONAL PURPOSES ONLY

SHEETS 1 - 10 ARE PART OF THE ORIGINAL FDP.
SHEETS 0, 11, 12, 13 & 14 ARE NEW SHEETS PART OF THE CURRENT FDPA APPLICATION.

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF VIRGINIA. LICENSE NO. 045893 EXPIRATION DATE: 01/31/2015



KCI TECHNOLOGIES
 ENGINEERS
 PLANNERS
 SCIENTISTS
 CONSTRUCTION MANAGERS
 936 RIDGEBROOK ROAD
 SHARPS, MARYLAND 21152
 TELEPHONE: (410) 316-7800
 FAX: (410) 316-7818

REVISIONS				DATE
NO.	DATE	DESCRIPTION	BY	7-24-2013

COVER SHEET

**FINAL DEVELOPMENT PLAN AMMENDMENT
 PARCEL 1, JEFFERSON AT PRESIDENT'S
 PARK (COURTS AT DULLES)**

DEED BOOK 10748 PAGE 1
 DRANESVILLE DISTRICT FAIRFAX COUNTY VIRGINIA
 FDPA # 2012-0194 (FDP 1996-HM-043)

DRAWING NO. **0**

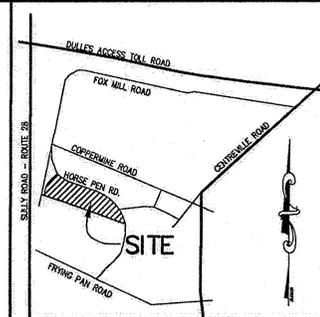
SHEET 0 OF 14
 XCT JOB NUMBER
 27121819

PLOTTED: 05:26 PM on Wednesday, July 24, 2013
 BY: Justin Dunn, Division P086, Land Developer, Emp.
 FILE: M:\2012\27121819\Drawings\0 - COVER SHEET.dgn

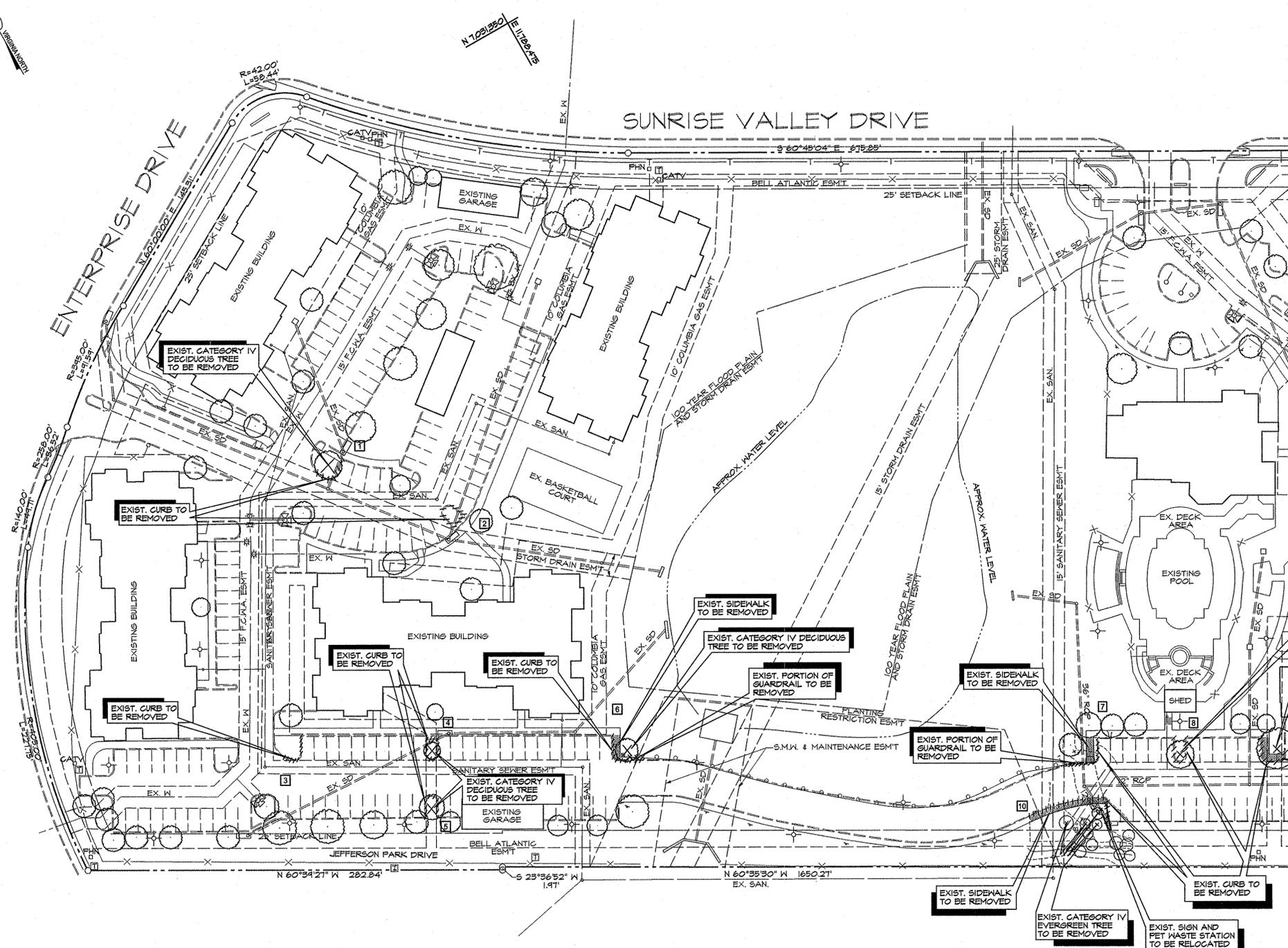
CONTROL NOTE

COURSES AND COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA NORTH COORDINATE SYSTEM AND ARE DERIVED FROM THE FOLLOWING NGS POINTS

POINT	NORTHING	EASTING	ELEV.
V1643	1028223.1014	1174551.7161	381.36
HMOD 25	1034584.5346	1174460.6443	346.00
GPS41	1041606.5185	1174421.4446	403.63



VICINITY MAP
SCALE 1" = 2000'



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING SET BACK LINE
- FLOOD PLAIN LINE
- APPROXIMATE WATER LEVEL LINE
- 150--- EX. INDEX CONTOUR
- 152--- EX. INTERMEDIATE CONTOUR
- EX. CURB AND GUTTER
- X-X- EX. FENCE
- T- EX. UNDERGROUND TELEPHONE
- EX. 10" D EX. STORM DRAIN
- EX. 8" SAN. EX. SANITARY SEWER
- 8" W EX. WATER
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. MANHOLE
- EX. CLEANOUT
- EX. FLAG POLE
- EX. TRANSFORMER
- EX. TV OR PHONE HAND BOX
- EX. SIGN
- EX. LIGHT POLE
- EX. INLET
- EX. TREE / BUSH
- APPROXIMATE LIMITS OF EX. CURB TO BE REMOVED
- APPROXIMATE LIMITS OF EX. SIDEWALK TO BE REMOVED
- X EX. TREE TO BE REMOVED
- X EX. SIGN OR PET WASTE STATION TO BE RELOCATED
- 10 LABEL FOR AREA REFERENCE

FOR CONTINUATION SEE SHEET 12 OF 14

EXISTING CONDITIONS/DEMOLITION PLAN

SCALE: 1"=40'

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF VIRGINIA. LICENSE NO. 046893 EXPIRATION DATE: 01/31/2015



KCI TECHNOLOGIES
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FAX: (410) 316-7818

REVISIONS			
NO.	DATE	DESCRIPTION	BY

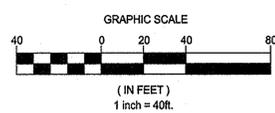
DATE: 7-24-2013
SCALE: 1"=40'
DESIGNED BY: J.A.D.
DRAWN BY: T.D.B.

EXISTING CONDITIONS/ DEMOLITION PLAN

**FINAL DEVELOPMENT PLAN AMENDMENT
PARCEL 1, JEFFERSON AT PRESIDENT'S
PARK (COURTS AT DULLES)**

DEED BOOK 10748 PAGE 1
DRANESVILLE DISTRICT FAIRFAX COUNTY VIRGINIA
FDPA # 2012-0194 (FDP 1996-HM-043)

DRAWING NO. **11**
SHEET 11 OF 14
KCI JOB NUMBER
27121819

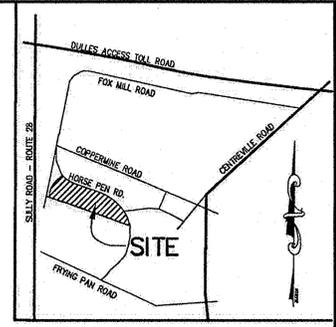


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FILE: \\s202\27121819\Drawings\11-25180-PLAN.dgn

CONTROL NOTE

COURSES AND COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA NORTH COORDINATE SYSTEM AND ARE DERIVED FROM THE FOLLOWING NSG POINTS

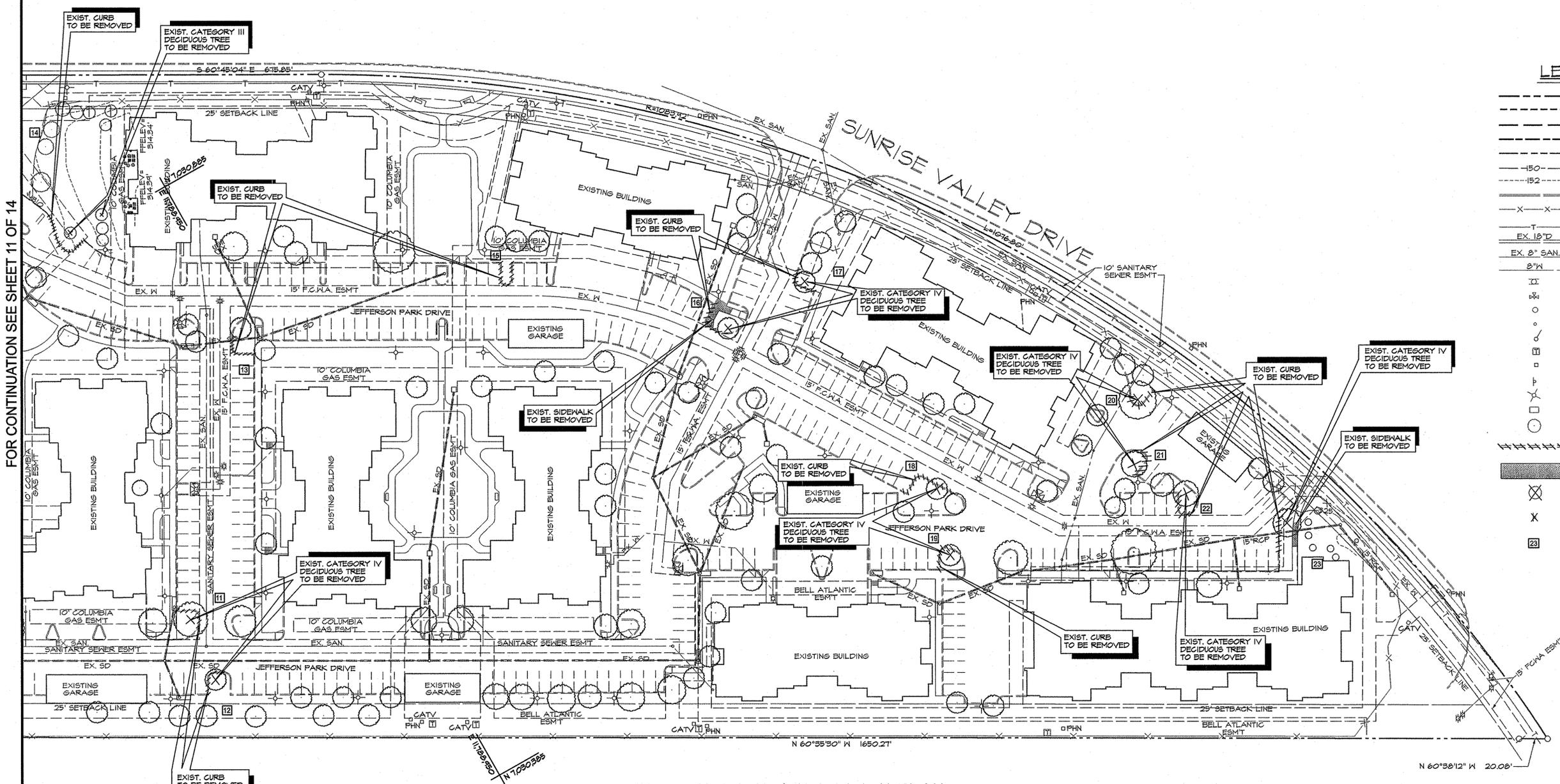
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HMOD 25	1034584.5346	11744621.6443	346.00
GP941	1041606.5185	11744217.4446	403.63



VICINITY MAP
SCALE 1" = 2000'

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- BUILDING SET BACK LINE
- FLOOD PLAIN LINE
- APPROXIMATE WATER LEVEL LINE
- 150- EX. INDEX CONTOUR
- 152- EX. INTERMEDIATE CONTOUR
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- ⊞ EX. SIGN
- ⊞ EX. LIGHT POLE
- ⊞ EX. INLET
- EX. TREE / BUSH
- APPROXIMATE LIMITS OF EX. CURB TO BE REMOVED
- APPROXIMATE LIMITS OF EX. SIDEWALK TO BE REMOVED
- ⊗ EX. TREE TO BE REMOVED
- X EX. SIGN OR PET WASTE STATION TO BE RELOCATED
- 23 LABEL FOR AREA REFERENCE



EXISTING CONDITIONS/DEMOLITION PLAN

SCALE: 1"=40'

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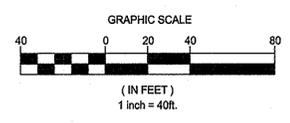
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REVISIONS			
NO.	DATE	DESCRIPTION	BY

EXISTING CONDITIONS/ DEMOLITION PLAN
FINAL DEVELOPMENT PLAN AMENDMENT
PARCEL 1, JEFFERSON AT PRESIDENT'S
PARK (COURTS AT DULLES)
DEED BOOK 10748 PAGE 1
DRANESVILLE DISTRICT FAIRFAX COUNTY VIRGINIA
FDPA # 2012-0194 (FDP 1986-HM-043)

DRAWING NO.
12
SHEET 12 OF 14
KCI JOB NUMBER
27121819

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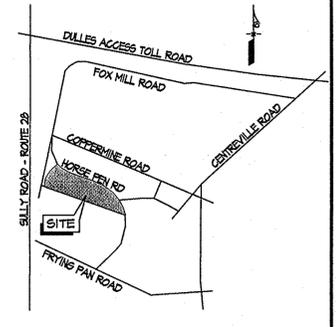


FOR CONTINUATION SEE SHEET 11 OF 14

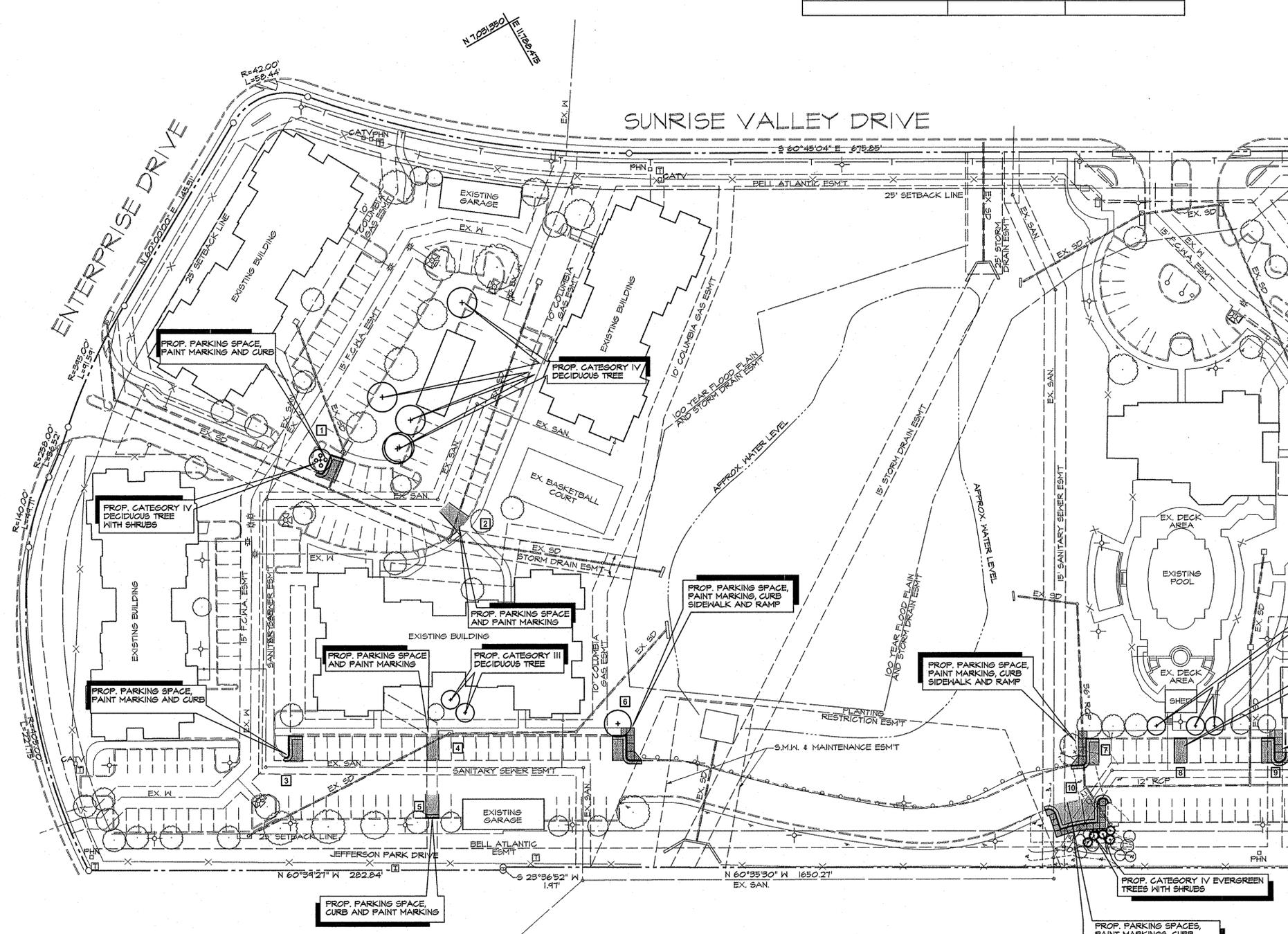
PLANT SCHEDULE (FOR TOTAL SITE)		
TYPE	TOTAL NO. REMOVED	TOTAL NO. PROPOSED
DECIDUOUS TREES		
CATEGORY III	1	2
CATEGORY IV	16	21
EVERGREEN TREES		
CATEGORY IV	4	7
SHRUBS / GROUNDCOVERS		
VARIOUS	0	40

CONTROL NOTE
 COURSES AND COORDINATES SHOWN HEREON ARE BASED ON THE VIRGINIA NORTH COORDINATE SYSTEM AND ARE DERIVED FROM THE FOLLOWING NGS POINTS

POINT	NORTHING	EASTING	ELEV.
V1643	7029223.7019	11747551.7161	391.56
HMCD 25	7034504.5396	11744601.6443	346.00
GPS#1	7041606.5105	11744217.4446	403.63



VICINITY MAP
SCALE: 1" = 2000'



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

DESCRIPTION OF THE APPLICATION

The applicant, Home Properties Dulles, LLC, requests an amendment to Final Development Plan, FDP 1996-HM-043, for Parcel 1 of Jefferson at President's Park, which contains the existing Courts of Dulles Apartments, to reconfigure parking areas to accommodate 35 additional parking spaces.

The applicant cites an existing shortage of resident parking at the apartment complex for leading to unauthorized resident parking in areas such as fire lanes and along nearby streets. This has become a safety concern and a burden on apartment management, who has been forced to restrict rentals to families with no more than two cars.

The current proposal would accommodate additional parking spaces, disbursed throughout the site, by removing existing landscape islands, placing additional spaces at the end of existing rows, and by adding a new 8-space parking area near the main entrance to the complex.

A copy of the proposed FDPA can be found at the beginning of this report. The previously-approved proffers, associated with RZ 1996-HM-043, would continue to apply to the site and the previously-approved development conditions would be re-affirmed with this application. Several additional new development conditions have also been proposed by staff. Copies of the proposed FDPA conditions, affidavit, and statement of justification, as well as the previous FDP, proffers and conditions, can be found in the Appendices at the end of this report.

LOCATION AND CHARACTER

Site Description:

The existing Courts of Dulles Apartments are located on a 19.8-acre parcel, zoned PDH-30, in the Dulles Suburban Center area. The parcel is located south of Sunrise Valley Drive, just north of its intersection with Frying Pan Road, and east of Route 28. There are 412 existing apartment units located in twelve freestanding buildings throughout the site, with a large stormwater wet-pond located in the center of the parcel. Access from Sunrise Valley Drive enters through a controlled gate, centered along the north property frontage, where a small visitor parking area and office are also located.

Surrounding Area Description:

A variety of uses surround the parcel, including both developed and undeveloped industrial uses to the north and south, additional residential properties to the east, and a public park to the west.

Direction	Use	Zoning	Comp Plan Recommendation
North	Office	I-5	Mixed use
East	Multifamily Residential	PDH-12	Residential 12-16 du/acre
South	Undeveloped/Wooded	I-5	Mixed use .50-1.0 FAR
Southwest	Office	PDC	Mixed use
West	Pubic Park/Warehouse	PDC/R1	Mixed use

Figure 1: Surrounding area description.

COMPREHENSIVE PLAN PROVISIONS (Appendix 9)

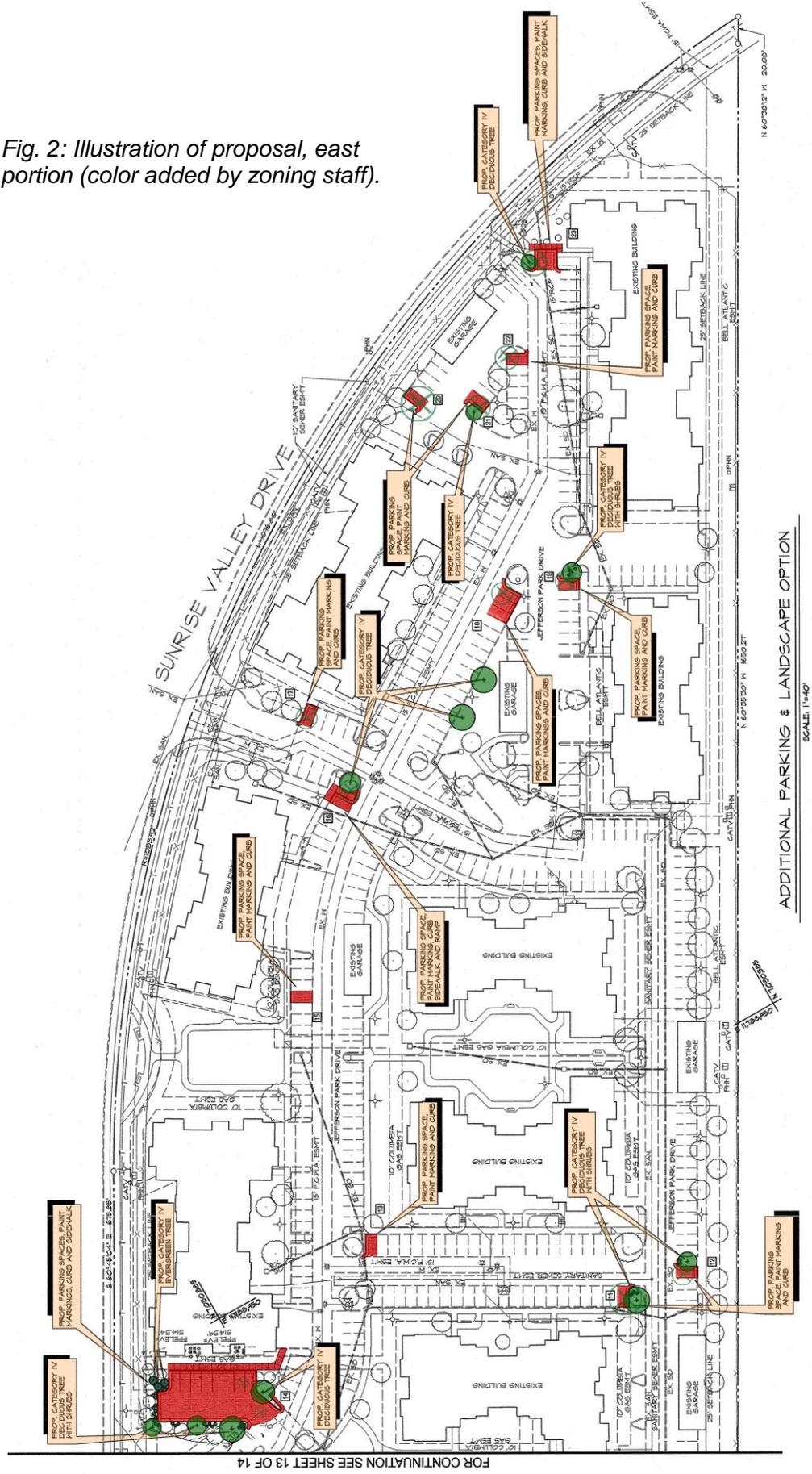
Plan Area: III
Planning District: Dulles Suburban Center
Planning Sector: Land Unit A
Plan Map: Mixed-use

CURRENT PROPOSAL

Title of CDPA/FDPA: “Final Development Plan Amendment, Parcel 1, Jefferson at President’s Park (Courts of Dulles)”
Prepared By: KCI Technologies
Date of Plan: July 24, 2013
Consists of: Five pages - copy at front of staff report.

The proposed FDPA includes the entire land area of FDP 1996-HM-043, but is intended to amend only those limited parking and landscape changes outlined on Sheets 11-14 of the FDPA, and would not otherwise alter the previous CDP/FDP 1996-HM-043, as proffered. The original FDP consisted of Sheets 1-10, and the current FDPA is formatted as Sheet 0 (a new cover sheet), and Sheets 11-14, which would be treated as an additional parking and landscape “option” to the original FDP.

Fig. 2: Illustration of proposal, east portion (color added by zoning staff).



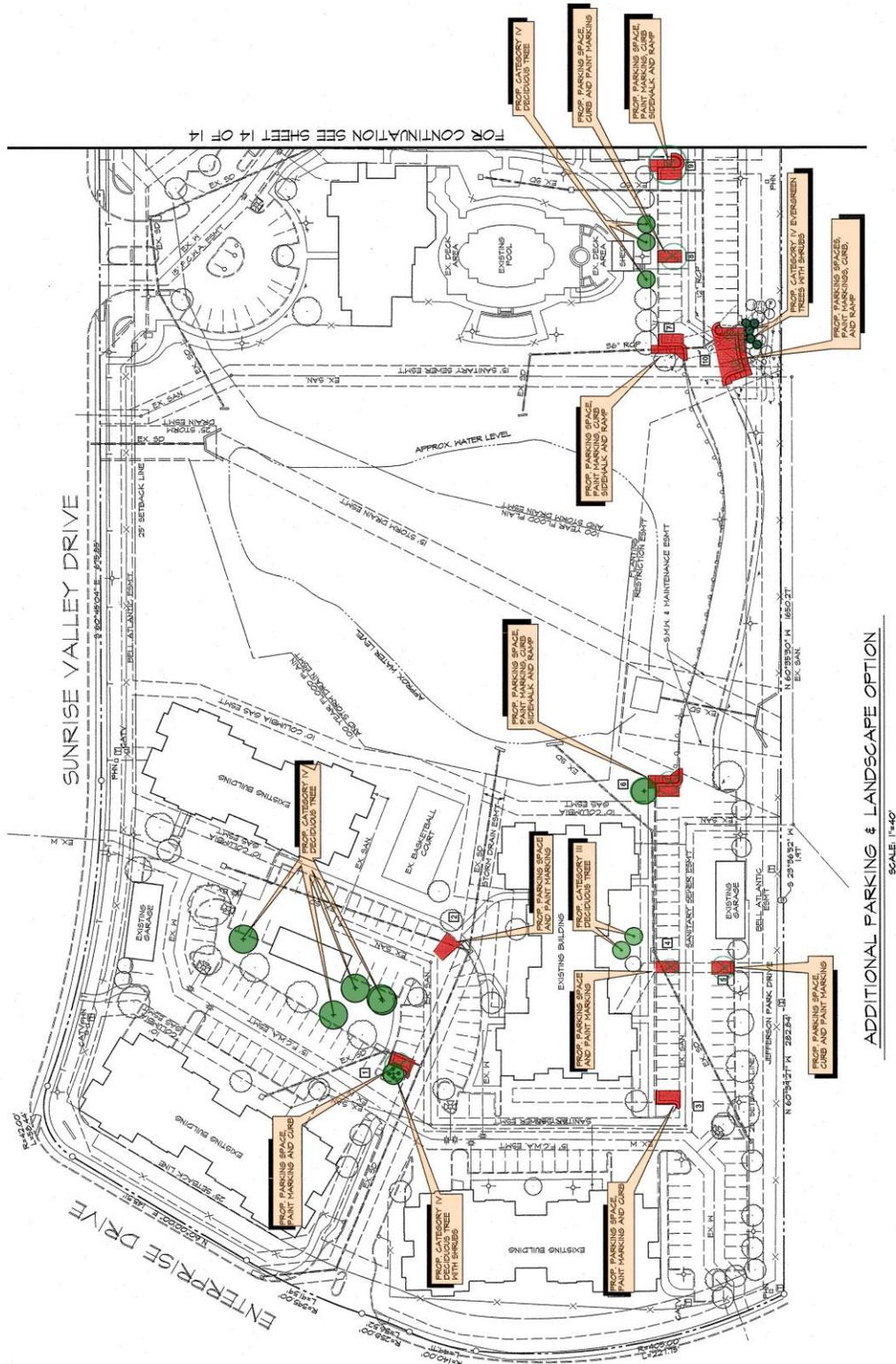


Fig. 3: Illustration of proposal, west portion (color added by zoning staff).

BACKGROUND INFORMATION

- May 1998 – **RZ/FDP 1996-HM-043** (concurrent with **RZ 1996-HM-044, PCA 85-C-008-3, PCA 86-C-029-6, and PCA 88-C-06-2**). Concurrent applications to negotiate a “land swap” between the President’s Park and Dulles Corner developments, and to consolidate that land into a 19.8 acre PDH-30 parcel, to permit the Jefferson at President’s Park development.
- May 1998 – **CDP/FDP 1996-HM-043**. Also concurrent with the above rezoning, this plan detailed the Jefferson at President’s Park development, including a proposed 442 multi-family dwelling units.
- January 1999 – Approved **Site Plan #6867-SP-13-2**.
- January 2001 - As-built **Site Plan #6867-SAB-01-01**. Reflected 412 built units.
- July 2007 – **ALTA/ACSM Survey** for Jefferson at President’s Park (used as base map for current amendment).

ANALYSIS OF PREVIOUS APPROVALS

Approved CDP/FDP-1996-HM-043 (*Appendix 4*)

The previously-approved, proffered CDP/FDP for Jefferson at President’s Park (approved in May 1998) permitted a total of 442 dwelling units on the 19.8-acre site, for a density of 22.31 dwelling units-per-acre (du/ac), and included 44% dedicated public open space. The plan also included up to 751 proposed parking spaces, which would have resulted in a ratio of 1.7 spaces per dwelling unit (du). Ordinance requirements would have required 1.6 spaces/du, or 708 total spaces. The development was not built-out to its full potential density, and a post-construction “as-built” site plan (January 2001) reflected 412 built dwelling units, 691 parking spaces and 52% open space.

Description:	Number of dwelling units:	Number of parking spaces required per ordinance:	Number of parking spaces proposed or provided:
Maximum permitted build-out per original FDP	442	708 (1.6 / du)	751 (1.7 spaces/du)
Current build-out	412	658 (1.6 spaces/du)	691 (1.7 spaces/du)
Current build-out with addition of optional spaces per FDPA	412	658 (1.6 spaces/du)	727 (1.8 spaces/du)

Fig. 4: Comparison of dwelling units and parking spaces provided.

Language in the original CDP/FDP notes (Sheet 3 of Appendix 4, note number 19) states that *“the applicant reserves the right to develop a lesser number of dwelling units than that number represented in the tabulation and reduce the number of parking spaces and ADUs accordingly.”*

Also, note number 24 on the CDP/FDP (Sheet 3 of Appendix 4) also states that *“The number of parking spaces provided will be adjusted based upon the actual number of units constructed.”* Note that the “as-built” conditions did continue to reflect the previously-approved ratio of 1.7 spaces/du.

The current proposal would result in a slight increase in parking spaces per dwelling unit (+0.06 actual space/unit difference, from 1.70 to 1.76), but would remain fewer total spaces than originally approved by the FDP.

Approved Development Conditions (Appendix 5)

None of the previous Development Conditions (dated 5-11-98, Appendix 5) would be affected by the current proposal.

Approved Proffers (Appendix 6)

The proposed proffers (dated April 22, 1998), which are not proposed to be modified via this application, specify (in proffer number 2, Appendix 6) that FDP amendments may be requested from the Planning Commission, if in conformance with the approved CDP and proffers, relative to: *“points of access, the total number and general location and type of units, amount of open space and the general location of the recreational facilities, and location of common open space areas, limits of clearing and grading.”*

Proffer number 12 (Appendix 6) would also imply that design details shown on the CDP/FDP plan, such as landscaping and sidewalks, for example, (parking spaces are not specifically mentioned) may be subject to further modification beyond the intent represented on the plan.

2007 ALTA/ACSM Survey (Appendix 7)

A more recent survey of the property was completed in 2007, to both assess the current state of the property, and to provide an updated base map for future improvements, since the prior site plan (from 2001) was created using the metric system, and the record copies were of poor quality, making the plan difficult to interpret. The 2007 survey was used as the base map for the current FDPA application, and continued to reflect 691 parking spaces (including 127 garage spaces). The survey did not quantify individual dwelling units.

ANALYSIS OF CURRENT PROPOSAL

The majority of the proposed 35 parking spaces would be accommodated by the removal of existing landscape islands, or by extending the length of existing parking rows. One larger parking area (Number 14 on the FDPA) is proposed near the entrance to the development, and would include eight additional spaces to be screened with additional trees and shrubs around its perimeter.

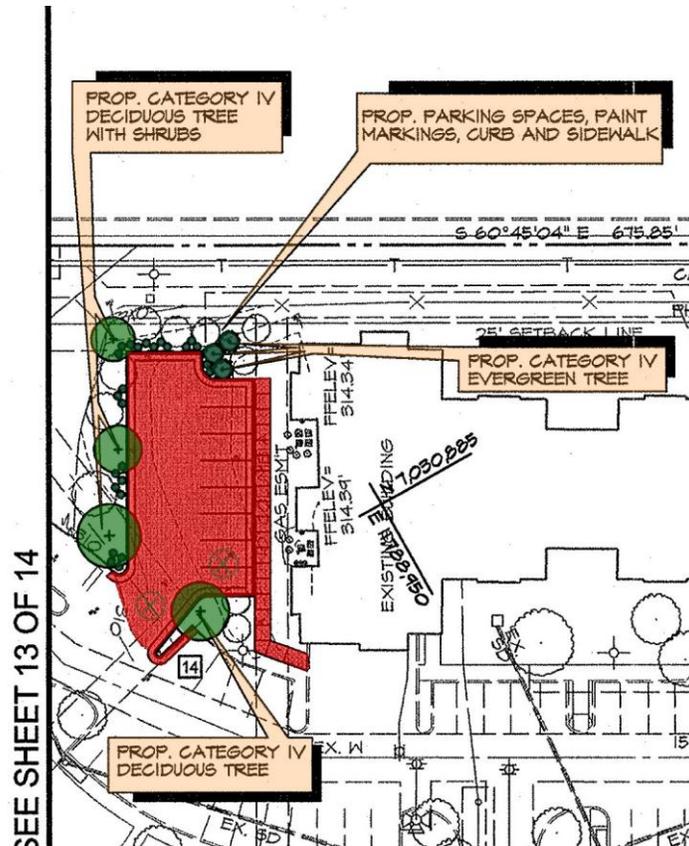


Fig. 5: Detail of area number 14.

An additional proposed parking area (Number 10 on the FDPA) would include three additional spaces, but also a sidewalk that intrudes slightly into an existing 25-foot transitional buffer area. Zoning Staff feels that the effect of such a minor intrusion into the buffer would be sufficiently mitigated by both the existing vegetation and the additional vegetation proposed in the area, and would support a request by the applicant to DPWES, to allow a modification of the transitional buffer to accommodate the proposed design.

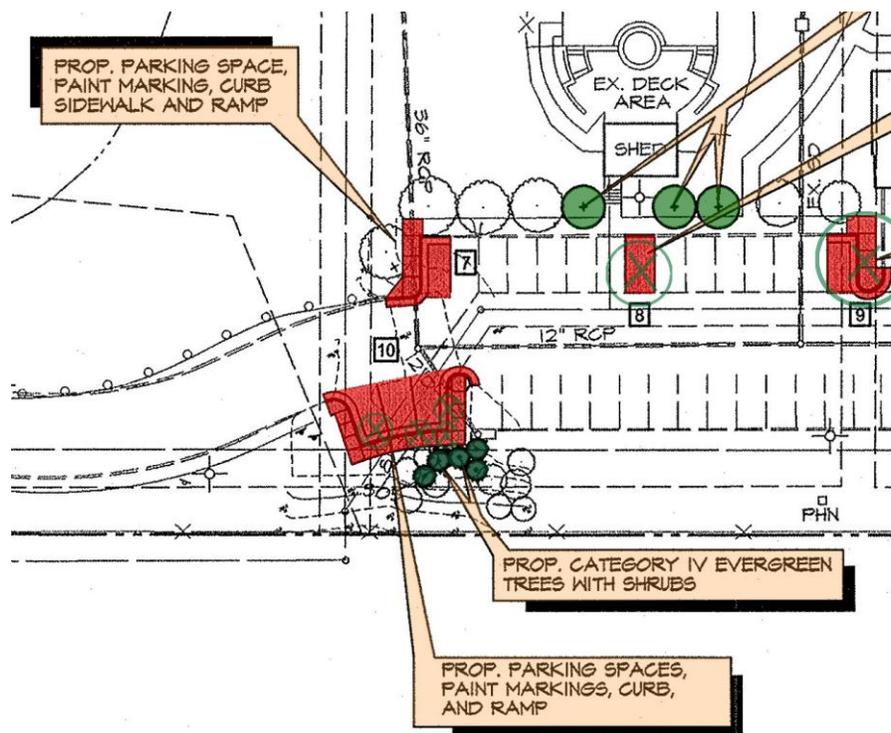


Fig. 6: Detail of area number 10.

Tree Removal/Replacement

Many of the proposed parking spaces would be accommodated by removing existing landscape islands that contain reasonably mature shade trees. In order to ensure that sufficient parking lot landscaping coverage is maintained on the site, staff has requested that the applicant replace all affected trees on a 2:1 basis to mitigate the loss in mature tree canopy, with two replacement trees to replace each one tree removed.

The proposed tree replacements shown on the FDPA fall somewhat short of the 2:1 goal; however, staff feels there is adequate area onsite to accommodate the additional trees requested, so a development condition has been proposed to ensure that the 2:1 replacement ratio is met at site plan stage. Zoning Staff is comfortable that the 2:1 tree replacement target would successfully mitigate any loss of parking lot coverage due to the selected parking lot modifications, and supports the request by the applicant to accept the 2:1 tree replacement as having satisfied the parking lot coverage requirement of the Ordinance, in lieu of the applicant being required to demonstrate parking lot coverage for the entire original development site.

Several of the additional parking spaces proposed on the FDPA might also result in remaining landscape islands that are not of sufficient size and/or dimensions

to meet current Public Facilities Manual (PFM) standards for tree planting, so an additional condition proposes that all replacement trees shall be located in planting areas of sufficient area and dimensions to meet PFM requirements, or may be located elsewhere on site, preferably in the general vicinity of the removed tree(s).

With the inclusion of the above conditions, staff is comfortable with the proposed replacement of affected trees, and also acknowledges the applicant's inclusion of additional shrubs and ornamentals in key areas of the site that would mitigate the visual impact of the additional parking areas.

Sidewalks and Accessibility

Several other proposed parking spaces would affect existing sidewalks and/or accessible ramps, and the applicant has reconfigured those areas on the FDPA to maintain sidewalk connections and accessibility. To ensure that such connectivity and accessibility is maintained throughout the site plan process, staff has proposed a condition that would ensure that sidewalk connections and accessible access points are not compromised, and that any proposed parking space that would not offer alternative connectivity and/or accessibility be removed from the plan at site plan stage.

Proffer and CDP/FDP Requirements

Several aspects of the original CDP/FDP require conformance in order to avoid any violation of the original proffers, as well. While the current proposal does not include any additional dwelling units, changes to access patterns, or most other proffered aspects, there could be potential impact to the percentage of common open space provided, and also to stormwater requirements (due to a slight increase in impervious area).

The **open space** percentage proffered to on the original FDP was 44%, though the later as-built site plan, reflecting a reduction in units and parking actually built, listed an actual open space percentage of 52%. The subsequent 2007 survey did not quantify an open space percentage, though the applicant has specified a resulting open space percentage of 52.6% on the FDPA, which would continue to exceed the 44% proffered requirement.

Stormwater management for the Jefferson at President's Park development was addressed in the original proffers, requiring Stormwater Management (SWM) and Best Management Practices (BMPs) to be provided via the existing wet pond on-site (which was constructed as part of the previous President's Park development, and was detailed in a separate Stormwater Plan). The proffers require conformance with requirements of both the Public Facilities Manual and Chesapeake Bay Preservation Ordinance. A notation on Sheet 3 of the FDP also referenced the existing stormwater facility, as was provided per Site Plan 6867-SP-07-02.

According to the proposed FDPA, the additional parking spaces would add 5,918 square feet (sf) of impervious area to the existing conditions of the site. Due to the reduced initial build-out of the site, there is a high likelihood that the existing wet pond would have been designed to accommodate additional impervious area, at least to such a small degree. Although Zoning Staff agreed to waive the application requirements for more detailed stormwater calculations at the FDPA stage, the applicant will still be required to submit appropriate information at site plan stage to meet applicable SWM and BMP requirements. If it is determined that the current facility cannot adequately treat the additional runoff, the applicant might be required to include additional stormwater treatment measures, as determined by DPWES. A proposed development condition has been included that clarifies this point and to provide the flexibility for the applicant to provide such measures, if necessary.

STAFF CONCLUSION AND RECOMMENDATIONS

With the inclusion of the previously-mentioned development conditions, to ensure that tree replacement, stormwater management, and accessibility concerns shall be met, staff is comfortable recommending approval of the applicant's proposal to reconfigure the parking layout of FDP 1996-HM-043, to add 35 additional parking spaces and landscape improvements, and feels that the proposal would be consistent with previously-approved proffers and conditions.

Staff recommends that the Planning Commission approve FDPA 1996-HM-043, subject to development conditions consistent with those contained in Appendix 1 and the re-affirmation of all previous development conditions, and recommends that the Planning Commission recommend that the director of DPWES modify the transitional screening and tree replacement/preservation criteria requirements as depicted on the FDPA, and as conditioned.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, 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 Planning Commission.

APPENDICES

1. Final Development Plan Conditions
2. Affidavit
3. Statement of Justification
4. CDP/FDP 1996-HM-043
5. Approved Development Conditions for FDP 1996-HM-043
6. Approved Proffers for RZ 1996-HM-043
7. ALTA/ACSM Survey (July 2007)
8. Zoning Ordinance Provisions
9. Comprehensive Plan Provisions
10. Forest Conservation Branch (DPWES) Comments
11. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

FDPA 1996-HM-043

September 12, 2013

If it is the intent of the Planning Commission to approve FDPA 1996-HM-043, located at 13800 Jefferson Park Drive, Tax Parcel 15-4 ((1)) 22J, for the reconfiguring of existing parking areas to add an additional 35 parking spaces, in a PDH-30 zoning district, pursuant to Sect. 16-402 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, in addition to the development conditions associated with CDP/FDP 1996-HM-043, which shall be considered re-affirmed by the current amendment, except as amended by these additional conditions. All other aspects of previous FDP 1996-HM-043 shall also be carried forward with this amendment, except as modified by the specific parking and landscape modifications shown on Sheets 0 and 11-14 of this FDPA.

GENERAL:

1. This FDPA is subject to the provisions of Article 17, Site Plans, as may be determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Final Development Plan Amendment (FDPA) shall be in substantial conformance with the previously-approved CDP/FDP 1996-HM-043, and its associated proffers and conditions, except as modified by the current FDPA Plan entitled "Final Development Plan Amendment, Parcel 1, Jefferson at President's Park (Courts of Dulles)", consisting of four sheets and prepared by KCI Technologies, which is dated July 24, 2013, and these conditions. Minor modifications to the approved FDPA may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
2. Prior to site plan approval, the applicant shall obtain adequate permission and/or approval from the holder of any easement(s) that might be affected by the proposed parking and landscape modifications, to the satisfaction of DPWES.

LANDSCAPE:

3. All existing trees to be removed as a result of parking modifications permitted by this FDPA shall be replaced at a ratio of two replacement trees for every one tree removed, to be verified at site plan review by DPWES. In addition to the proposed replacement trees shown on the FDPA plan, additional replacement trees may be installed elsewhere on-site, as needed, to satisfy the 2:1 replacement target, subject to the approval of the Urban Forest Management Division (UFMD) of DPWES.

4. Any proposed tree to be utilized for tree replacement credit (as per condition #3), parking lot landscaping, or other County requirements, shall be located in a planting area that meets minimum width and area requirements of the Public Facilities Manual. Proposed trees shown on the FDPA that are determined to not be located in adequate planting areas, at the time of site plan review, may be relocated elsewhere on-site, as approved by the Urban Forest Management Division of DPWES.

ACCESSIBILITY:

5. Any sidewalk connection and/or accessible ramp that is to be removed to accommodate additional parking must be relocated to ensure no reduction in pedestrian connectivity or ADA accessibility to the site, or shall be eliminated from the plan, to be verified at site plan review by DPWES.

STORMWATER:

6. Conformance with all applicable Stormwater Management and Best Management Practice requirements of the Public Facilities Manual shall be demonstrated at the time of site plan review, to the satisfaction of DPWES.

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

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required building permits through established procedures.

REZONING AFFIDAVIT

DATE: AUG 6 2013
 (enter date affidavit is notarized)

I, Lianne E. Childress, 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 120078

in Application No.(s): FDPA 1996-HM-043
 (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 (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Home Properties Dulles, LLC	850 Clinton Square Rochester, NY 14604	Applicant/Title Owner of Tax Map 15-4 (1) 22J
KCI Technologies, Inc. Agent: Justin A. Dunn	936 Ridgebrook Road Sparks, MD 21152	Engineer/Agent for Applicant

(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.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** 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: AUG 6 2013
(enter date affidavit is notarized)

120078

for Application No. (s): FDPA 1996-HM-043
(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 BOLD above)
McGuireWoods LLP Agents: Scott E. Adams Lianne E. Childress David R. Gill Jonathan P. Rak Gregory A. Riegler Mark M. Viani Kenneth W. Wire Sheri L. Akin Lisa M. Chiblow Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(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: AUG 6 2013
(enter date affidavit is notarized)

120078

for Application No. (s): FDPA 1996-HM-043
(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)
Home Properties Dulles, LLC
850 Clinton Square
Rochester, NY 14604

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)

Home Properties, L.P.

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

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 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: AUG 6 2013

(enter date affidavit is notarized)

120078

for Application No. (s): FDPA 1996-HM-043
(enter County-assigned application number (s))

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

Home Properties, Inc.
850 Clinton Square
Rochester, NY 14604

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 corporation

=====

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

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

Clifford W. Smith, Jr., Director; Edward J. Pettinella, President/CEO/Director; Stephen R. Blank, Director; Alan L. Gosule, Director; Leonard F. Helbig, III, Director; Charles J. Koch, Director; Thomas P. Lydon, Jr., Director; David P. Garnder, EVP; Ann M. McCormick, EVP; Lisa M. Critchley, SVP; Donald R. Hague, SVP; Robert J. Luken, Treasurer; Bernard J. Quinn, SVP; John E. Smith, SVP

=====

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

Home Properties, Inc. [CONT'D]
850 Clinton Square
Rochester, NY 14604

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)

=====

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

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

Christopher J. Berson, VP; Donna H. Boyer, VP; William L. Brown, VP; Rosenmarie Cook-Manley, VP; Lesley A. Darling, VP; Donald K. Denny, VP; Kristen A. Duckles, VP; Michael D. Eastwood, VP; Kenneth O. Hall, VP; Kerri L. Haltom, VP; Ruth U. Hoang, VP; Keith E. Knight, VP; Brent A. Kohere, VP; Gerald B. Korn, VP; Rick W. Leith, VP; Karen A. Lejman, VP; Paul H. O'Leary, VP; Kimberly M. Pepe, VP; Robin L. Stein, VP; Kathleen K. Suher, VP; Charis W. Warshof, VP; Michele (Miki) Wilson, VP

(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: AUG 6 2013
(enter date affidavit is notarized)

120078

for Application No. (s): FDPA 1996-HM-043
(enter County-assigned application number (s))

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

Home Properties Trust
850 Clinton Square
Rochester, NY 14604

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)

Home Properties I, LLC

=====

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

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

Clifford W. Smith, Jr., Director; Edward J. Pettinella, President, CEO and Director; Stephen R. Blank, Director; Alan L. Gosule, Director; Leonard F. Helbig, III, Director; Charles J. Koch, Director; Thomas P. Lydon, Jr., Director; David P. Gardner, EVP; Ann M. McCormick, EVP; Lisa M. Critchley, SVP; Donald R. Hague, SVP; Robert J. Luken, Treasurer; Bernard J. Quinn, SVP; John E. Smith, SVP

=====

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

Home Properties I, LLC
850 Clinton Square
Rochester, NY 14604

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)

Home Properties, Inc.

=====

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

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

Edward J. Pettinella, President; David P. Gardner, EVP; Ann M. McCormick, EVP; Lisa M. Critchley, SVP; Donald R. Hague, SVP; Robert J. Luken, Treasurer; Bernard J. Quinn, SVP; John E. Smith, SVP

(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: AUG 6 2013
(enter date affidavit is notarized)

120078

for Application No. (s): FDPA 1996-HM-043
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
KCI Technologies, Inc.
936 Ridgebrook Road
Sparks, MD 21152

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)

=====

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)

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)

=====

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

AUG 6 2013

DATE: _____
(enter date affidavit is notarized)

120078

for Application No. (s): FDPA 1996-HM-043
(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)

Home Properties, L.P.
850 Clinton Square
Rochester, NY 14604

(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)

General Partner:

Home Properties, Inc.

Limited Partners:

- ✓ Home Properties Trust
- Home Leasing Corporation *
- Knollwood Ventures, Inc.*
- Norman P. Leenhouts
- Nelson B. Leenhouts
- Nancy E. Leenhouts
- David P. Gardner
- William E. Beach
- William E. Beach and Richelle A. Beach
- Paul O'Leary
- Catherine Sperrick

* Does not own 10% or more of the Applicant/Title Owner of Tax Map 15-4 ((1)) 22J

(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: AUG 6 2013
(enter date affidavit is notarized)

120678

for Application No. (s): FDPA 1996-HM-043
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Home Properties, L.P.
850 Clinton Square
Rochester, NY 14604(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**)

Limited Partners: [CONT'D]

Robert C. Tait
Laurie Leenhouts
J. Neil Boger
Joyce P. Caldarone
Peter L. Cappuccilli, Sr.
Rocco M. Cappuccilli
Linda Wells Davey
Richard J. Dorschel
Pamela B. Klainer
J. Robert Maney
George E. Mercier
Michelle Mercier
Jack E. Post
Marvin R. Steklof
Lawrence R. Brattain
C. Terence Butwid
C.O.F. Inc. *
John H. Fennessey
Peter J. Obourn
John Oster
Eric Stevens
Tamarack II Associates *
Burton S. August, Sr.
Charles J. August Marital Non-GST QTIP Trust *
Robert W. August
Ramay Central, LLC *
Gerald A. Fillmore f/b/o Living Trust of G.A.F. *
Richard J. Katz, Jr.
Gregory J. Riley, MD
Thomas P. Riley
William G. vonberg
Cheryl S. Bickett Trustee U/T/A dated June 2, 1994 *

Stephen C. Whitney
Mr. and Mrs. Frank Zamiara
Gaby Solondz 1997 Trust dated 9/1/97 *
Peter B. Baker
The Barna Family Trust, U/T/A dated May 15, 2007 *
Barna Partnership *
Robert E. and Barbara T. Buce
Vincent J. Cannella Living Trust *
Ralph W. Clermont
John D. Collins Revocable Trust dated 1/30/2002 *
Patricia A. Collins
Mildred M. Cozine
William J. Cozine
Kenneth Daly
Anthony J. Del Tufo
Priscilla M. Elder
Doris E. Ficca
John J. Ficca, Jr.
Alfred W. Fiore
Carol T. Fort
Jeffrey Fish
Joseph H. Fisher
John A. Flack
F. David Fowler
Freedom House Foundation *
James L. Goble
James J. & Margaret A. Grifferty
Thomas L. Holton
Mary Anne Hopkins Revocable Trust dated January 30, 2006 *
Thomas F. Keaveney Trust *
Patrick W. Kenny
Frank Kilkenny and Irene M. Kilkenny JTWROS
Janet T. Klion
Howard J. Krongard Revocable Trust *

Louis E. Levy Trust dated 5/5/05 *
Sandra H. Levy Trust dated 5/5/05 *
Kelly Coury Custodian for Kaycee Lowengrub
Kelly Coury Custodian for Kate Lowengrub
Kelly Coury Custodian for Kristopher Lowengrub
Robin Lowengrub
Jason Lowengrub
Ingunn T. McGregor
Barbara Meltzer
Martin F. Mertz
Burton M. Mirsky
Mary Jane and Jay Patchen
Michael C. Plansky
Dorothy Powers
Michael J. Regan
William Simon and Grazyna Anthony-Simon Living Trust *
Harriet Lee Simon
Dallas E. Smith
Harold I. Steinberg Revocable Inter Vivos Trust under Agreement dated 5/24/91 *
Denis J. Taura
Katharine E. Van Riper Revocable Trust *
Eileen M. Walsh
Delaration of Trust Sam Yellen and Thelma Ruth Yellen *
Thomas J. Yoho
John M. DiProsa
Claude S. Fedele
Michael A. Julian
Mary J. Carlino
Natalie M. Julian
Joanne M. Loboizzo
Jeanna Ross
Joseph M. Loboizzo

(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)**AUG 6 2013**

DATE: _____

(enter date affidavit is notarized)

120078

for Application No. (s): FDPA 1996-HM-043

(enter County-assigned application number (s))

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

Home Properties, L.P.
850 Clinton Square
Rochester, NY 14604

(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**)

Limited Partners: [CONT'D]

Jodi Aman	Jaimie Scheibler	The Howard J. Leshman Revocable Trust Dated May 20, 1983 as Amended and Restated on March 4, 1998 *
Michael E. McCusker and Elaine R. McCusker, Trustees under the Michael E. and Elaine R. McCusker Living Trust dated August 30, 1994 *	Karen Bricken	Lionel J. Stober Trust *
Stephen W. Hall	Stephen F. Rosenberg	SIV Enterprises LLC *
Lane F. Libby Trust u/w Beverly Bernstein *	Z. Valeere Sass, Trustee	The Andrew R. Bacas Descendants Trust *
Lauren Mercadante	Trust Under Last Will and Testament of Isidore Schnaper *	Julie Bender Silver
Lishil Enterprises L.P. *	M. Gerald Sellman Revocable Trust Agreement dated November 30, 1998 *	David Bender
Amy S. Rubenstein	Coffee Break Trust *	Jay Bender
Barton S. Rubenstein	Rhoda Silverman Revocable Trust *	Lisa Bender-Feldman
Beth Rubenstein Trustee U/T/A/ 8/9/00 *	Herbert J. Siegel Trust No. 1 *	Scott M. Bender Revocable Trust dated 4/20/98 *
Lee G. Rubenstein	Herbert J. Siegel Trust No. 2 *	Barbara Bender-Laskow
Herbert M. Bank	Herbert J. Siegel Trust No. 3 *	Lee Caplin
Penny E. Bank	Dr. Edgar Sweren	Michael A. Caplin
Ariel Golden Behr	Dr. Myra Jody Whitehouse	Jeremy O. Caplin
Doris Berliner	Ms. Terry Whitehouse	Catherine Caplin
Phillip L. Chmar and Mollie M. Chmar Revocable Family Trust, dated 4/7/04 *	Harold M. Davis	Ruth and Mortimer Caplin
Louis K. Coleman	R.C.E. Developers, Inc. *	The Caplin Family Trust *
Carol Golden	Richard A. Eisner	Ina S. Levy
Joseph Goldman	Michael Glick	Daniel Diener
Mary Jane Snyder	Ronnie Glick	Marcia Esterman Living Trust *
Samuel Hillman Residuary Trust *	Claire Morse	Lydia FUNGER McClain
Stanley A. Kaplan	Enid Morse	William S. FUNGER
Ellen S. Feinglass	Lester Morse, Jr.	Keith P. FUNGER
Dr. Lee Kress	Richard Morse	Morton FUNGER
Richard & Cheryl Kress	Leslie G. Berman	Bernard S. Gewirz
LBK Holdings, LLC *	Sandra Greenstone	Bernard and Sarah Gewirz Foundation *
ACRK, LLC *	Laurence M. Sims	Steven B. Gewirz
Helene Stein	Lynn Morgan	Michael AK Gewirz
Barbara Beckley	Daniel Levenson	Diane Goldblatt
Susan S. Myerberg	Jerome Pershin Marital Trust Dated 2/13/75 *	Herbert Goldblatt
Natalie M. Bricken	William S. Beinecke	Theodore L. Gray
Daniel Myerberg Bell	Robert K. Kraft, LLC *	Eileen Greenberg
	Patricia D. Moore Trust No. 413 *	Estate of Hermen Greenberg
	David A. Gumenick, Trustee	Monica Lind De Bravo Greenberg
	David Herskovits	Richard N. Greenberg
		Sheri Greenberg Waddell

(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: AUG 6 2013
(enter date affidavit is notarized)

120078

for Application No. (s): FDPA 1996-HM-043
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Home Properties, L.P.
850 Clinton Square
Rochester, NY 14604(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**)

Limited Partners: [CONT'D]

Aleco J. Greenberg	Allan Krumholz and Francine Krumholz	Jeffrey Zane Slayin
Patricia A. Mancuso	Burton H. Levinson	Sanford Slayin Revocable Trust *
Charles and Lupe Mancuso, T.B.T.E.	Lawrence Macks	Ann S. Mindicino
Melanie F. Nichols 2004 Trust *	Martha Macks	Steven A. Schneider
Jeffrey W. Ochsman	Morton J. Macks Family Limited Partnership *	Jeffrey G. Schneider
Bruce D. Ochsman	Joseph W. Mosmiller	Faye Schneider
Estate of Ralph Ochsman	Albert Perlow	Carol S. Becker
RMJ Ochsman LLC *	Alleck A. Resnick and Harriet Resnick	David and Lily Broner
Trust u/w/o Ralph Ochsman f/b/o Sharon Lynn Ochsman *	Randy Safier	Ada Eisenfeld
Michael P. and Esther K. Ochsman	Renee S. Portney	William Farber
Sharon Lynn Ochsman	Arnold Sagner	Revocable Living Trust of Richard Frank *
The Wendy A. Ochsman Family Trust *	Donald I. Saltzman	FBO Harvey A. Gordon U/A dated 12/30/94 *
Jerome Shapiro	William G. Scaggs	Robert J. Gordon
Sophie B. Shapiro Family Trust *	Steven D. Shawe	Seymour Gordon Exempt Marital Trust *
Nancy Sussman	Robert M. Wertheimer	Jeffrey G. Heuer
Kenneth and Sally Goldman	Community Investment Strategies, Inc. *	Austin Kanter
Albert H. Small Revocable Trust u/a dated 9/20/04 *	Louis J. Siegel	Ellsworth and Janet Levine
Shirley Small	Andrew N. Siegel	Stanford Morris Revocable Trust, U/T/A dated July 10, 1980 *
David Stearman	Ronald Altman	Cecil G. Raitt
Arthur Baitch	Margaret Dolgenos	Richard Silverman
Stuart Brager	Peter Dolgenos	Lawrence K. Snider
David C. Browne Family Trust dated April 2, 2008 *	Thomas Dolgenos	Gerald Timmis
C. Coleman Bunting, Jr.	Nancy Dolgenos	Arthur A. Weiss
Genine Macks Fidler	Carolyn Dolgenos	Eleanor Thal Wolf Revocable Living Trust U/A/D dated January 15, 1991 *
Josh E. Fidler	Norman Feinberg	Deborah M. Allen
Thomas O'R. Frech	Edith Lipiner	Seymour Bagan Trust *
Melvin Friedman, M.D.	Helene Sterling Trust Under Trust dated 4/14/89 *	Anthony J. DelBianco Trust *
Mildred Hemstetter	Burton D. Farbman	Bernard Ecker Trust dated 10/24/01 *
Sanford G. Jacobson	Macomb Apartments Limited Partnership *	Abigail Friedman Trust dated 8/27/90 *
James C. Johnson and Sandra J. Johnson	Deerfield Woods Venture Limited Partnership *	MLG Marital Trust dtd 6/4/1996 *
William R. Kahn	Lois M. Brodsky	Gail N. Goldstein Trust dated 5/23/07 *
Richard W. Kanode	Roni Slavin Pekins	Esther Steinback Kane
Robert C. Kanode	Oscar Schabb	Leibow Trust A Limited Partnership *
	The Slavin Children Trust *	Miriam Lutwak Revocable Trust *
	Doris E. Slavin Revocable Trust *	Jerome Schur, Trustee

(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)**AUG 6 2013**

DATE: _____

(enter date affidavit is notarized)

for Application No. (s): FDPA 1996-HM-043

(enter County-assigned application number (s))

120078

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

Home Properties, L.P.
850 Clinton Square
Rochester, NY 14604

(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)**

Limited Partners: [CONT'D]

Aleco J. Greenberg	Allan Krumholz and Francine Krumholz	Jeffrey Zane Slavin
Patricia A. Mancuso	Burton H. Levinson	Sanford Slavin Revocable Trust *
Charles and Lupe Mancuso, T.B.T.E.	Lawrence Macks	Ann S. Mindicino
Melanie F. Nichols 2004 Trust *	Martha Macks	Steven A. Schneider
Jeffrey W. Ochsman	Morton J. Macks Family Limited Partnership *	Jeffrey G. Schneider
Bruce D. Ochsman	Joseph W. Mosmiller	Faye Schneider
Estate of Ralph Ochsman	Albert Perlow	Carol S. Becker
RMJ Ochsman LLC *	Alleck A. Resnick and Harriet Resnick	David and Lily Broner
Trust u/w/o Ralph Ochsman f/b/o Sharon Lynn Ochsman *	Randy Safier	Ada Eisenfeld
Michael P. and Esther K. Ochsman	Renee S. Portney	William Farber
Sharon Lynn Ochsman	Arnold Sagner	Revocable Living Trust of Richard Frank * FBO Harvey A. Gordon U/A dated 12/30/94 *
The Wendy A. Ochsman Family Trust *	Donald I. Saltzman	Robert J. Gordon
Jerome Shapiro	William G. Scaggs	Seymour Gordon Exempt Marital Trust *
Sophie B. Shapiro Family Trust *	Steven D. Shawe	Jeffrey G. Heuer
Nancy Sussman	Robert M. Wertheimer	Austin Kanter
Kenneth and Sally Goldman	* Community Investment Strategies, Inc.	Ellsworth and Janet Levine
Albert H. Small Revocable Trust u/a dated 9/20/04 *	Louis J. Siegel	Stanford Morris Revocable Trust, U/T/A dated July 10, 1980 *
Shirley Small	Andrew N. Siegel	Cecil G. Raitt
David Stearman	Ronald Altman	Richard Silverman
Arthur Baitech	Margaret Dolgenos	Lawrence K. Snider
Stuart Brager	Peter Dolgenos	Gerald Timmis
David C. Browne Family Trust dated April 2, 2008 *	Thomas Dolgenos	Arthur A. Weiss
C. Coleman Bunting, Jr.	Nancy Dolgenos	Eleanor Thal Wolf Revocable Living Trust U/A/D dated January 15, 1991 *
Genine Macks Fidler	Carolyn Dolgenos	Deborah M. Allen
Josh E. Fidler	Norman Feinberg	Seymour Bagan Trust *
Thomas O'R. Frech	Edith Lipiner	Anthony J. DelBianco Trust *
Melvin Friedman, M.D.	Helene Sterling Trust Under Trust dated 4/14/89 *	Bernard Ecker Trust dated 10/24/01 *
Mildred Hemstetter	Burton D. Farbman	Abigail Friedman Trust dated 8/27/90 *
Sanford G. Jacobson	Macomb Apartments Limited Partnership *	MLG Marital Trust dtd 6/4/1996 *
James C. Johnson and Sandra J. Johnson	Deerfield Woods Venture Limited Partnership *	Gail N. Goldstein Trust dated 5/23/07 *
William R. Kahn	Lois M. Brodsky	Esther Steinback Kane
Richard W. Kanode	Roni Slavin Pekins	Leibow Trust A Limited Partnership *
Robert C. Kanode	Oscar Schabb	Miriam Lutwak Revocable Trust *
	The Slavin Children Trust *	Jerome Schur, Trustee
	Doris E. Slavin Revocable Trust *	

(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: AUG 6 2013

(enter date affidavit is notarized)

for Application No. (s): FDPA 1996-HM-043

(enter County-assigned application number (s))

120078

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

Home Properties, L.P.
850 Clinton Square
Rochester, NY 14604

(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**)

Limited Partners: [CONT'D]

Edward Lederberg Family Trust *	G/K/B Real Estate, L.P. *	Geoffrey & Maureen Greif, Trustees Alissa Greif share Leonard Greif 1941 Trust FBO Geoffrey Greif *
Linda Lederberg Revocable Trust *	Marital Trust u/w Howard R. Gudelsky * Residuary Trust u/w Howard R. Gudelsky *	Stephen & Maggie Greif, Trustees Jessica Greif share Leonard Greif 1941 Trust FBO Stephen Greif *
Scott Rosenberg	Isadore Morton Gudelsky Trust dtd 6/3/86 *	Stephen & Maggie Greif, Trustees Jason Greif share Leonard Greif 1941 Trust FBO Stephen Greif *
Berry Capital Management LLC *	Judah Gudelsky Trust dtd, 10/9/72 * Trust u/w Anna Gudelsky for Judah Gudelsky *	Stuart G. Israelson & Louis F. Friedman, Co-Trustees The Max R. Israelson Family Trust FBO Stuart G. Israelson *
Jacob Lehrman Testamentary Trust "C" FBO Samuel M. Lehrman	Laura Bryna Gudelsky Mulitz Trust * Trust f/b/o Arlene G. Kaufman *	Stuart G. Israelson & Louis F. Friedman, Co-Trustees The Max R. Israelson Family Trust FBO Wendy I. Carroll *
Jacob Lehrman Testamentary Trust "D" FBO Robert F. Lehrman	Iris M. Markel	S. Kann Sons Co. *
Charles P. Liff Revocable Trust *	Marc D. Friedman 2006 Family Trust *	Diane Rothschild Trust *
Richard D. Rodgers Trust 1992 *	Michael T. Friedman	Bruce A. Littman Trust u/a dated 6/12/91 *
Lilith Sylvia Houseman Trust 1992 *	Trust under para 8 of Will of Harry Gudelsky *	Clair's Trust FBO Clair Z. Segal under E. Zamoiski Rev. Trust UAD 8/5/91 *
Abigail Rose Houseman Trust 1992 *	James B. Adler Living Trust & Esthy Adler Living Trust UA dtd 7/25/83 *	Shale Stiller, W. Shephersdon Abell and John Edgar, Trustees of the Roger Dalsheimer POA Simon Trust FBO David Roger Dalsheimer *
Thomas Louis Houseman Trust 1992 *	David T. Askin, Successor Trustee UDT dated 12/24/35 from Amalie W. Greif FBO David L. Greif, II *	Carol & Sheldon Sandler, Trustees Jean Sandler share Leonard Greif 1941 Trust FBO Carol Sandler *
Melvin R. Clayman Revocable Trust *	Jonas Brodie	Carol & Sheldon Sandler, Trustees Jonathan Sandler share Leonard Greif 1941 Trust FBO Carol Sandler *
Frances and Richard Silbert	Helen Coplan	Slade Inc. *
Michael and Elaine Clayman	Shale Stiller, W. Shephersdon Abell, and John Edgar, Trustees of the David Dalsheimer Trust *	Barbara G. & Harvey B. Steinman, Joint Tenants with Right of Survivorship *
Joseph Gildenhorn	Jonathan D. Eisner and Peter C. Greif, Successor Trustees of the 1941 Leonard Greif Trust FBO Dr. Roger Greif *	Shale D. Stiller & George H. Dalsheimer, Trustees U/D Simon Dalsheimer dated 4/21/32 *
The Dale and Linda Kerns Living Trust dated April 21, 2000 *	Atlantic Trust Company UDT dated 12/24/35 from Amalie W. Greif FBO Irvin Greif, Jr. *	Susan L. Temkin
Sharon Keyes Skaggs	Jerome & Barbara R. Ginsberg Joint Tenants with Right of Survivorship *	
J. Webb, Inc. *	Geoffrey & Maureen Greif, Trustees Jennifer Greif share Leonard Greif 1941 Trust FBO Geoffrey Greif *	
Shauna M. and Raymond Wertheim		
Robert H. Braunohler		
Gildenhorn Holdings, LLC *		
Michael J. Glosserman		
Benjamin R. Jacobs		
Lewis Rumford, III		
Edtech, Inc. *		
Lois Umbach 2005 Revocable Trust *		
Jose Nodar		
Benhall Investments, LLC *		
Carlynn M. Silverman		
Melvin Gelman Irrevocable Trust u/a dated 11/29/1952 *		
Irrevocable Trust fbo Estelle Gelman * Trust u/w Anna Gudelsky for Erwin Gudelsky *		

(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: AUG 6 2013

(enter date affidavit is notarized)

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for Application No. (s): FDPA 1996-HM-043
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Home Properties, L.P.
850 Clinton Square
Rochester, NY 14604(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**)

Limited Partners: [CONT'D]

Trust under Item Second of Will of Doris
Casper for Ann R. Casper *
Trust under Item Second of Will of Doris
Casper for Stanley J. Casper *
Trust under Item Second of Will of Doris
Casper for Alan H. Casper *
Trust under Indenture of Ben Solondz for
Benefit of Helen B. Shane *
Daniel Solondz
Philip J. Solondz Trust *
Donald H. Schefmeyer
Earle K. Shawe
The Herbert J. Siegel Trust, under
Agreement dated 12/4/01 of Trust, dated
12/4/01 *
Donald A. Brown
Richard N. Dubin and Elizabeth A. Dubin,
tenants by the entireties
Trust FBO Robert S. Mattie, Jr. *
Trust FBO Thomas T. Mattie *
Ann Lind-Mattie
Nancy M. Zirkin(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: AUG 6 2013

(enter date affidavit is notarized)

120078

for Application No. (s): FDPA 1996-HM-043
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Equity Partners of McGuireWoods LLP

Adams, John D.	Bilik, R. E.	Capwell, Jeffrey R.
Alphonso, Gordon R.	Blank, Jonathan T.	Cason, Alan C.
Anderson, Arthur E., II	Boland, J. W.	Chaffin, Rebecca S.
Anderson, Mark E.	Brenner, Irving M.	Chapman, Jeffrey J.
Andre-Dumont, Hubert	Brooks, Edwin E.	Cockrell, Geoffrey C.
Bagley, Terrence M.	Brose, R. C.	Covington, Peter J.
Barger, Brian D.	Burk, Eric L.	Cramer, Robert W.
Becker, Scott L.	Busch, Stephen D.	Cromwell, Richard J.
Becket, Thomas L.	Cabaniss, Thomas E.	Culbertson, Craig R.
Belcher, Dennis I.	Cacheris, Kimberly Q.	Cullen, Richard (nmi)
Bell, Craig D.	Cairns, Scott S.	Daglio, Michael R.

(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: AUG 6 2013
(enter date affidavit is notarized)

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for Application No. (s): FDPA 1996-HM-043
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

De Ridder, Patrick A.	Grieb, John T.	Kittrell, Steven D.
Dickerman, Dorothea W.	Harmon, Jonathan P.	Kobayashi, Naho (nmi)
DiMattia, Michael J.	Harmon, T. C.	Konia, Charles A.
Dooley, Kathleen H.	Hartsell, David L.	Kratz, Timothy H.
Downing, Scott P.	Hatcher, J. K.	Kromkowski, Mark A.
Edwards, Elizabeth F.	Hayden, Patrick L.	Krueger, Kurt J.
Ensing, Donald A.	Hayes, Dion W.	Kutrow, Bradley R.
Ey, Douglas W., Jr.	Heberton, George H.	La Fratta, Mark J.
Farrell, Thomas M.	Hedrick, James T., Jr.	Lamb, Douglas E.
Feller, Howard (nmi)	Horne, Patrick T.	Lias-Booker, Ava E.
Finkelson, David E.	Hornyak, David J.	Little, Nancy R.
Foley, Douglas M.	Hosmer, Patricia F.	Long, William M.
Fox, Charles D., IV	Hutson, Benne C.	Manning, Amy B.
Franklin, Ronald G.	Isaf, Fred T.	Marianes, William B.
Fratkin, Bryan A.	Jackson, J. B.	Marshall, Gary S.
Freedlander, Mark E.	Jewett, Bryce D., III	Marshall, Harrison L., Jr.
Freeman, Jeremy D.	Jordan, Hilary P.	Marsico, Leonard J.
Fuhr, Joy C.	Justus, J. B.	Martin, Cecil E., III
Gambill, Michael A.	Kahn, Brian A.	Martin, George K.
Gibson, Donald J., Jr.	Kanazawa, Sidney K.	Martinez, Peter W.
Glassman, Margaret M.	Kane, Matthew C.	Mason, Richard J.
Glickson, Scott L.	Kang, Franklin D.	Mathews, Eugene E., III
Gold, Stephen (nmi)	Kannensohn, Kimberly J.	Mayberry, William C.
Goldstein, Philip (nmi)	Katsantonis, Joanne (nmi)	McDonald, John G.
Grant, Richard S.	Keeler, Steven J.	McElligott, James P.
Greenberg, Richard T.	Kerr, James Y., II	McFarland, Robert W.
Greenspan, David L.	Kilpatrick, Gregory R.	McGinnis, Kevin A.
Gresham, A. B.	King, Donald E.	McIntyre, Charles W.

(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: AUG 6 2013
(enter date affidavit is notarized)120078for Application No. (s): FDPA 1996-HM-043
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

McLean, J. D.	Riley, James B., Jr.	Stein, Marta A.
McRill, Emery B.	Riopelle, Brian C.	Stone, Jacquelyn E.
Milianti, Peter A.	Roberts, Manley W.	Swan, David I.
Miller, Amy E.	Robinson, Stephen W.	Tackley, Michael O.
Moldovan, Victor L.	Roesenthaler, Michael J.	Tarry, Samuel L., Jr.
Muckenfuss, Robert A.	Rogers, Marvin L.	Thanner, Christopher J.
Murphy, Sean F.	Rohman, Thomas P.	Thornhill, James A.
Natarajan, Rajsekhar (nmi)	Ronn, David L.	Van Horn, James E.
Neale, James F.	Rosen, Gregg M.	Vaughn, Scott P.
Nesbit, Christopher S.	Rust, Dana L.	Vick, Howard C., Jr.
Newhouse, Philip J.	Satterwhite, Rodney A.	Viola, Richard W.
O'Grady, John B.	Scheurer, P. C.	Wade, H. L., Jr.
Oakey, David N.	Schewel, Michael J.	Walker, John T., IV
Older, Stephen E.	Schmidt, Gordon W.	Walker, Thomas R.
Oostdyk, Scott C.	Sellers, Jane W.	Walker, W. K., Jr.
Padgett, John D.	Shelley, Patrick M.	Westwood, Scott E.
Parker, Brian K.	Simmons, L. D., II	Whelpley, David B., Jr.
Perzek, Philip J.	Simmons, Robert W.	White, H. R., III
Phillips, Michael R.	Slaughter, D. F.	White, Walter H., Jr.
Pryor, Robert H.	Slone, Daniel K.	Wilburn, John D.
Pusateri, David P.	Spahn, Thomas E.	Williams, Steven R.
Rak, Jonathan P.	Spitz, Joel H.	Wren, Elizabeth G.
Reid, Joseph K., III	Spivey, Angela M.	Young, Kevin J.
Richardson, David L.	Stallings, Thomas J.	
Riegle, Gregory A.	Steen, Bruce M.	

(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: AUG 6 2013
 (enter date affidavit is notarized)

120078

for Application No. (s): FDPA 1996-HM-043
 (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: AUG 6 2013
(enter date affidavit is notarized)

120078

for Application No. (s): FDPA 1996-HM-043
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing 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 more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

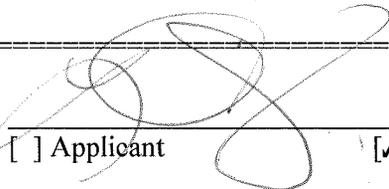
(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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)



Applicant

Applicant's Authorized Agent

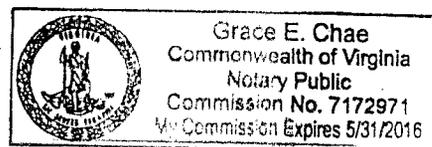
Lianne E. Childress

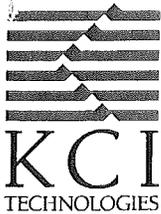
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 6th day of August 20 13, in the State/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2016





ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGEMENT

936 Ridgebrook Road • Sparks, MD 21152 • Phone 410-316-7800 • Fax 410-316-7853

RECEIVED
Department of Planning & Zoning
JAN 17 2013
Zoning Evaluation Division

January 16, 2013

County of Fairfax
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: Courts at Dulles Apartments
Additional Parking Spaces
KCI Project No. 27121819

Attn. Kris Abrahamson

Dear Ms. Abrahamson,

This letter is being written to accompany the proposed Final Development Plan Amendment for Parcel 1, Jefferson at President's Park. Currently, the Courts of Dulles Apartments reside on the property. The existing approved Final Development Plan has a County number of 1996-HM-043. The property is located on Tax Map 15-4 ((1)) 22J.

The current functioning conditions of the apartment complex indicate inadequate parking for the site. This has resulted in potential safety issues with vehicles parking in fire lanes during peak occupancy hours for residents. The proposed revisions to the existing Final Development Plan consist of multiple parking spaces in various areas of the site. The proposed revisions are subject to the Proffers dated April 22, 1998. The Proffers indicate an allowance for Minor Deviations as permitted by the Zoning Administrator. In conformance with the Proffers, the revisions are within compliance of the FDP and do not increase the total number of units or decrease the amount of open space below the required threshold. Furthermore, the proposed parking spaces do not impede on the designated recreation facilities/amenities or stormwater management facilities as indicated in the Proffers. All affected landscaping will be replaced in suitable locations onsite. The affected landscaping/small trees have been indicated on the plans provided. The total increase in impervious area for the proposed parking is 0.14 acres.

This office is requesting a modification to the submission requirements for the following:

- Allowing the use of a separate plan based on an Alta Survey to show the proposed parking areas. This request is due to the Final Development Plan differing from what was constructed in the field. Additionally, the As-built drawings were completed in meters instead of feet and were not legible after being printed from the micro-film image.
- Allowing the existing vegetation being removed for the proposed parking spaces, be relocated/replaced in a suitable location onsite. A detail has been provided corresponding to the numbered parking spaces to show the existing tree(s) being removed and the newly planted location for replanting/replacement.
- Allowing a waiver for the stormwater management requirements based on the minimal amount of increased impervious area, the various spacing of the parking spaces and a large stormwater management pond located onsite that will receive the runoff. The impervious increase is minimal for the existing underground stormdrain system and large stormwater pond onsite.

Ms. Kris Abrahamson
 Re: Courts at Dulles
 January 16, 2013
 Page 2 of 3

Open Space Tabulation

Total Open Space Required (Per Proffer) = 44% or 366,396 S.F. (8.411 Acres)
 Total Existing Open Space Provided = 52% or 429,289 S.F. (9.855 Acres)
 Total Impervious Area Proposed By Additional Parking = 6,098 S.F. or 0.14 Acres
 Total Proposed Open Space after Proposed Site Improvements = 51.3% or 423,191 S.F. (9.715 Acres)

Parking Tabulation

Total Required Parking Spaces = 660
 Total Existing Parking Spaces = 691
 Total Parking Spaces Previously Approved on FDP = 711
 Total Parking Spaces Proposed as Part of the Site Improvements = 38
 Total Parking Spaces after Site Improvements (for FDPA) = 729

Impervious Increase

Total Impervious Increase = 6,098 S.F. or 0.14 Acres (0.70% Increase)

Below is an outline of the submission requirements for a Rezoning Application. The outline contains an explanation/justification for any items not provided since the property is requesting an FDP amendment and not requesting the property be rezoned.

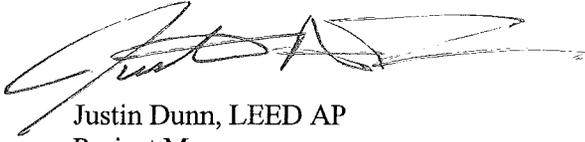
1. The Application Form has been provided.
2. A certified plat is not required since this project is not being rezoned.
3. An Alta Survey has been provided which includes the legal description of the property.
4. A copy of the Official Zoning Map of Fairfax County showing the subject site has been provided.
5. This project does not propose residential development.
6. A notarized affidavit has been provided by the owner.
7. An application has been provided and signed by the owner.
8. Please consider this letter as a written statement of justification.
9. A Conceptual Development Plan is not required since one has already been approved for this project.
10. A copy of the existing Final Development Plan has been provided for the amendment. However, the proposed Site Plan drawings using the ALTA Survey information have been used to show the proposed revisions.
11. A statement regarding the Comprehensive Plan of the County is not required since the property is not being rezoned.
12. There are no known hazardous or toxic substances used or stored for the proposed parking revisions.
13. Please consider this letter as a statement indicating conformity of regulations.
14. Any additional information required has been provided with this submittal.
15. This property is not located within the Historic Overlay District.
16. A check based on the fee schedule has been provided with this submittal.

Please consider the above letter and outline for approval of the Final Development Plan Amendment to add additional parking spaces onsite as shown on the proposed Site Plan.

Should you or your staff have any questions or require additional information please contact me at 410-316-7926 or Justin.dunn@kci.com.

Ms. Kris Abrahamson
Re: Courts at Dulles
January 16, 2013
Page 3 of 3

Thank you,

A handwritten signature in black ink, appearing to read 'Justin Dunn', with a long horizontal flourish extending to the right.

Justin Dunn, LEED AP
Project Manager
Land Development Practice
Site Facilities Discipline
KCI Technologies, Inc.

CONCEPTUAL/FINAL DEVELOPMENT PLAN

CDP/FDP RZ-96-H-043

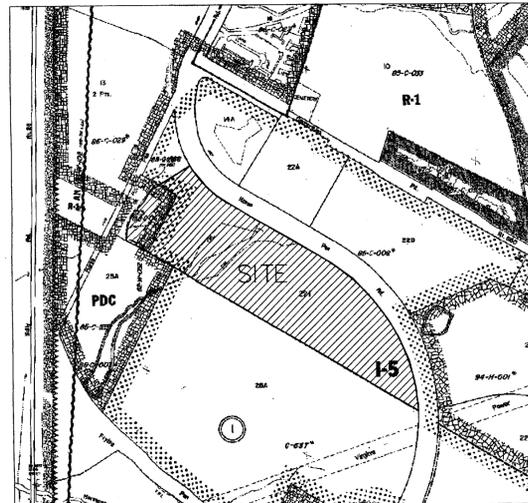
Jefferson at President's Park

PREPARED FOR
Jefferson at President's Park, L.P.

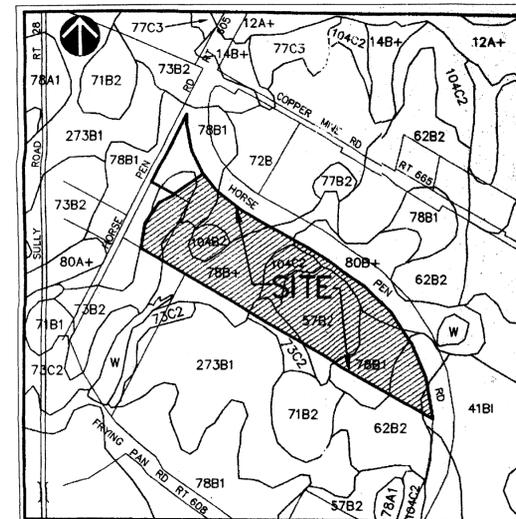
PREPARED BY:

LAND DESIGN, INC.
 1414 PRINCE ST., SUITE 400
 ALEXANDRIA, VIRGINIA 22314-2814
 PHONE: 703-549-7784
 FAX: 703-549-4984

January 9, 1998
 Revised February 10, 1998
 Revised April 22, 1998



VICINITY MAP



SOILS MAP

INDEX:

1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3. NOTES/TABULATIONS/BULK PLANE
4. LANDSCAPE/AMENITIES PLAN
5. LANDSCAPE/AMENITIES PLAN
6. COURTYARD ENLARGEMENT/ TYPICAL BUILDING LANDSCAPE
7. CLUBHOUSE ENLARGEMENT/OPTION B/ TYPICAL PLANTING BUFFER
8. SITE DETAILS
9. TYPICAL BUILDING ELEVATIONS
10. HORSE PEN ROAD STREETSCAPE PLAN

Application No. RZ-96-H-043 Staff DRJ/JAMES
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 4-22-98
 Date of (BOS) (PC) approval 5-11-98
 Sheet 10 of 10

RECEIVED
 OFFICE OF COMPREHENSIVE PLANNING
 APR 27 1998

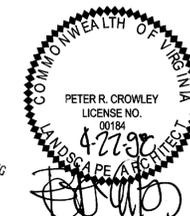
ZONING EVALUATION DIVISION

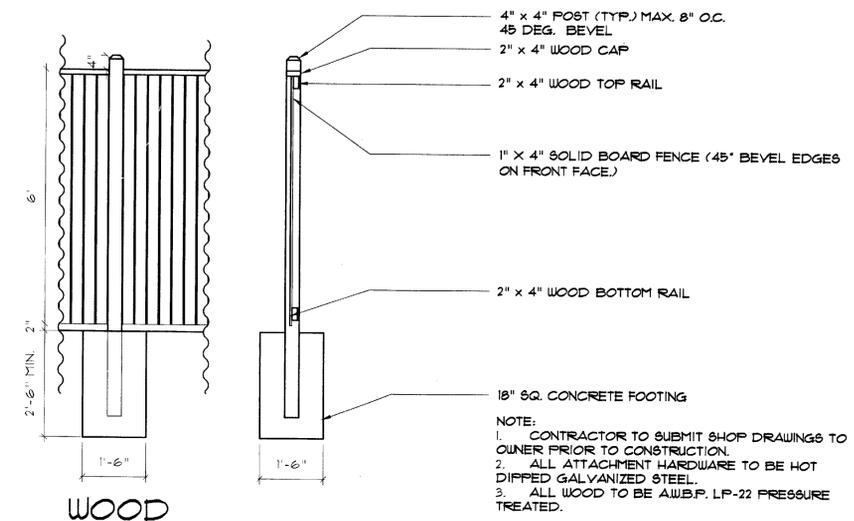
Land Design Inc.

Land Design Inc.
 Landscape Architecture Land Planning
 Urban Design

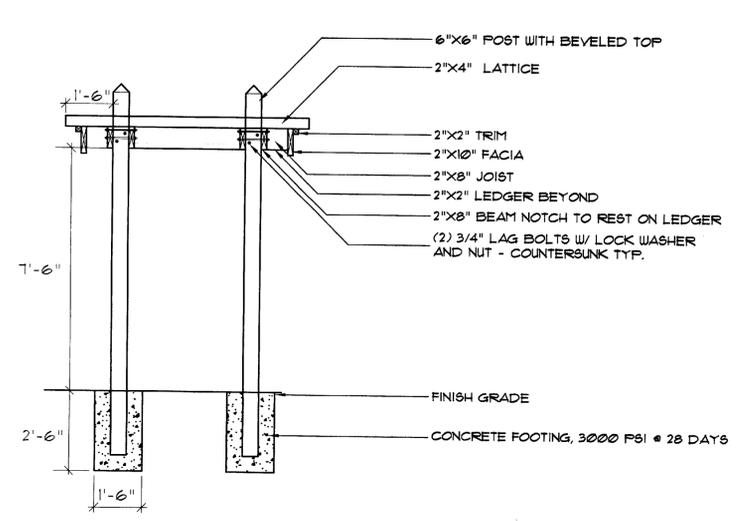
1414 Prince Street Suite 400
 Alexandria, VA 22314-3020
 703/549-7784
 Fax: 703/549-4984
 LDM # 27131

RECEIVED
 OFFICE OF COMPREHENSIVE PLANNING
 APR 27 1998
 ZONING EVALUATION DIVISION

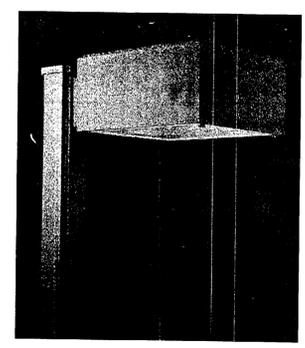




1 WOOD SCREEN FENCE
2 ELEVATION/ SECTION
Ford Design Inc. 04A-25
 1/2"=1'

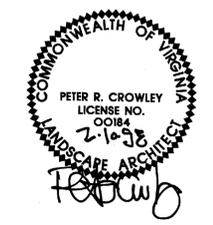


2 COURTYARD TRELLIS
3 SECTION B-B
Ford Design Inc. 02C-23
 3/8"=1'0"



3 STREET LIGHT
4 PICTORIAL
Ford Design Inc. N.T.S.

RZ 1996 - HM - 043
 Application No. 8-11-98
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 4-22-98
 Date of (BOS) (PC) approval _____
 Sheet 8 of 10



Ford Design Inc.
Land Design Inc.
 Landscape Architecture Land Planning
 Urban Design Geographic Information Systems
 1414 Prince Street Suite 400 703/549-7784
 Alexandria, VA 22314-2815 Fax: 703/549-4884

The Jefferson
 at President's Park
 Hunter Mill District
 Fairfax County, Va.

Site Details
 Conceptual/ Final Development Plan
 RZ-96-H-043

REVISIONS	
DATE: 1/9/98	
DES. JRM	DWN. JRM
SCALE: AS SHOWN	
PROJECT/FILE NO. 2131	
SHEET NO. 8	SHEET 8 OF 10

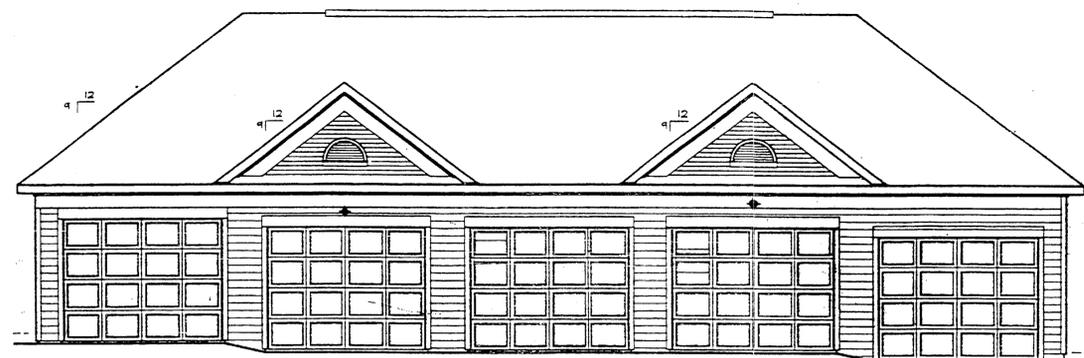
Fant Design Inc
LAND DESIGN INC.
 Landscape Architecture
 1414 Princes Street, Suite 400
 Alexandria, VA 22314-2815
 Phone: 703/549-4884
 Fax: 703/549-4884

**The Jefferson
 at President's Park
 Hunter Mill District
 Fairfax County, Va.**

**Typical Building
 Elevation**
 Final Development Plan
 RZ-96-H-043



TYPICAL BUILDING ELEVATION



TYPICAL FIVE BAY DETACHED GARAGE ELEVATION

RZ 1996-H-043
 Application No. Staff D.M. DUNN
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFESSIONALS DATED 4-22-98
 Date of (BOS) (PC) approval 5-11-98
 Sheet 7 of 10

COMMONWEALTH OF VIRGINIA
 PETER R. CROWLEY
 LICENSE NO. 00184
 1-3-98
 LANDSCAPE ARCHITECT
Peter Crowley

REVISIONS

2/10/98	
4/22/98	

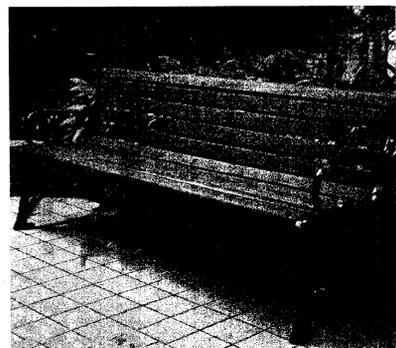
DATE: 1/9/98

DES. JRM JRM
 SCALE: NA

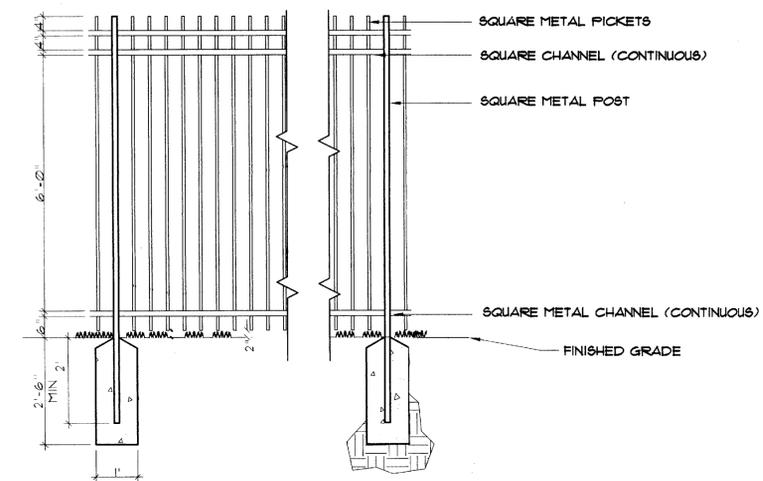
PROJECT/FILE NO. 27131

SHEET NO. SHEET 9 OF 10

THESE TYPICAL ILLUSTRATIONS REPRESENT THE CHARACTER AND QUALITY PROPOSED



MANUFACTURER: DUMOR, INC.
SITE FURNISHINGS
P.O. BOX 142
MIFFLINTOWN, PA 17059-0142
OR SIMILAR



MANUFACTURER: DUMOR, INC.
SITE FURNISHINGS
P.O. BOX 142
MIFFLINTOWN, PA 17059-0142

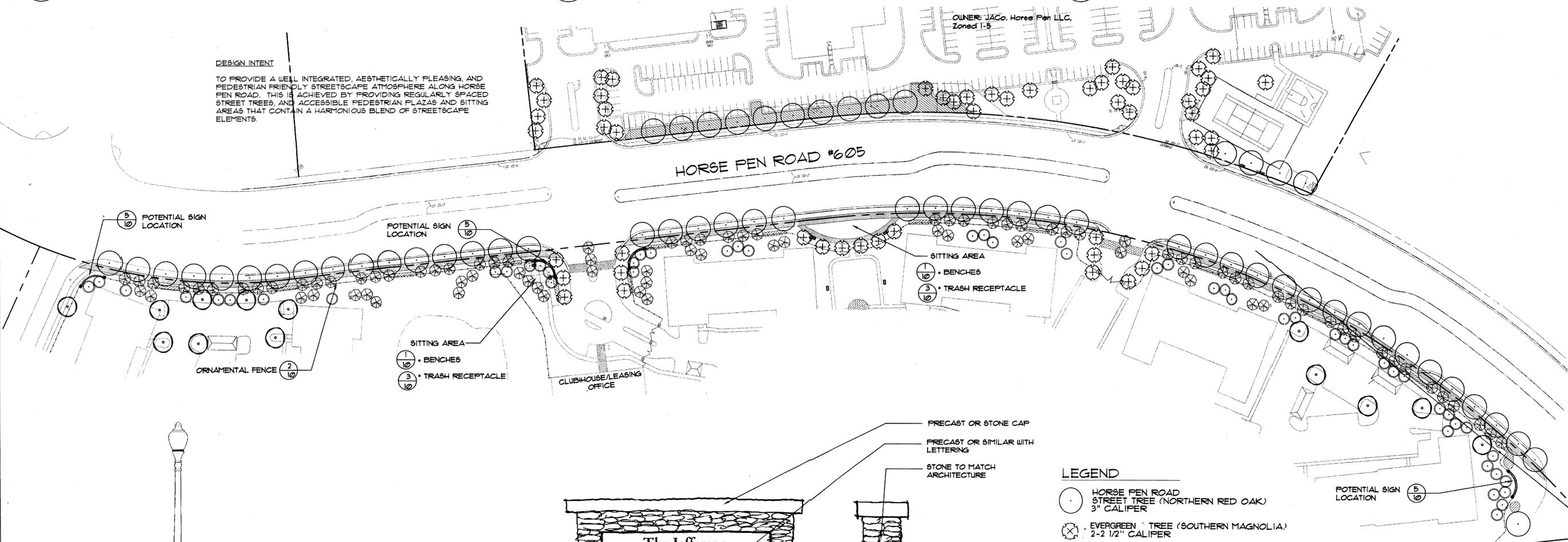
MODEL: RECEPTACLE 107, 32 GALLON ALL-STEEL
MODEL 107-00, OR SIMILAR

1
10 BENCH
NOT TO SCALE

2
10 ORNAMENTAL FENCE
ELEVATION WITH SECTION
1/2" = 1'-0"

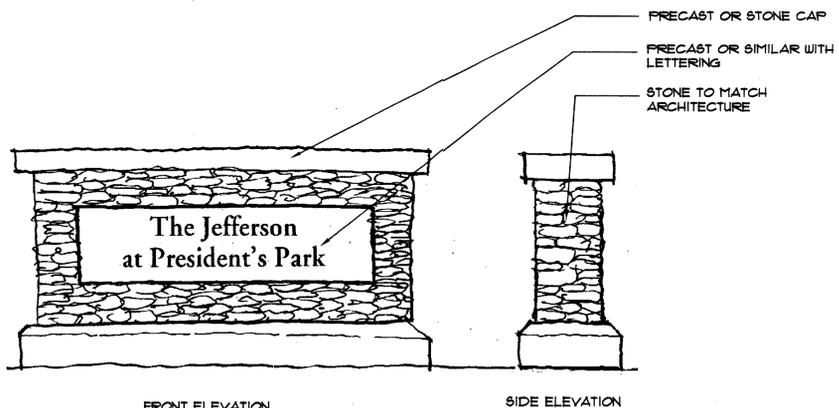
3
10 WASTE RECEPTACLE
PICTORIAL
N.T.S.

DESIGN INTENT
TO PROVIDE A WELL INTEGRATED, AESTHETICALLY PLEASING, AND PEDESTRIAN FRIENDLY STREETSCAPE ATMOSPHERE ALONG HORSE PEN ROAD. THIS IS ACHIEVED BY PROVIDING REGULARLY SPACED STREET TREES, AND ACCESSIBLE PEDESTRIAN PLAZAS AND SITTING AREAS THAT CONTAIN A HARMONIOUS BLEND OF STREETSCAPE ELEMENTS.



MANUFACTURER: W.J. WHATLEY
OR SIMILAR

MODEL: METAL SHAFT WITH
ACORN GLOBE OR SIMILAR



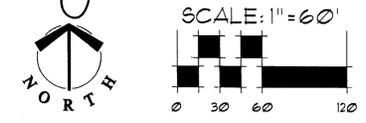
5
10 SCHEMATIC SIGN
ELEVATION
NO SCALE

4
10 STREET LIGHT
PICTORIAL

- LEGEND**
- HORSE PEN ROAD STREET TREE (NORTHERN RED OAK) 3" CALIFER
 - ⊗ EVERGREEN TREE (SOUTHERN MAGNOLIA) 2-2 1/2" CALIFER
 - ⊗ FLOWERING TREE 1-1 1/2" CALIFER
 - EVERGREEN TREE 6' HT. MIN.
 - ▨ ORNAMENTAL GRASSES
 - PARKING LOT DECIDUOUS TREE
 - BENCH



Application No. RZ 996-HM-015
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-27-98
Date of (BOS), (PC) approval 5/11/98
Sheet 10 of 26



THESE TYPICAL ILLUSTRATIONS REPRESENT THE LEVEL OF QUALITY AND QUANTITY PROPOSED. ACTUAL LOCATIONS, LAYOUTS, TYPES AND AMOUNTS OF VEGETATION AND STREET FURNITURE SHALL BE DETERMINED PURSUANT TO MORE DETAILED LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL SITE PLAN REVIEW.

Land Design Inc.
 Land Planning
 Urban Design
 Geographic Information Systems
 1414 Prince Street, Suite 400
 Alexandria, VA 22314-2815
 Tel: 703/549-7784
 Fax: 703/549-4964

**The Jefferson
 at President's Park
 Hunter Mill District
 Fairfax County, Va.**

**Horse Pen Road
 Streetscape Plan**
 Final Development Plan
 RZ-96-H-043

REVISIONS

4/22/98	
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DATE: 2/10/98	
DES. JRM	DWN. JRM
SCALE: AS SHOWN	
PROJECT/FILE NO. 27131	
SHEET NO. SHEET 10 OF 10	

PROPOSED DEVELOPMENT CONDITIONS

FDP 1996-HM-043 - March 18, 1998

If it is the intent of the Planning Commission to approve FDP 1996-HM-043, located at Tax Map 15-4 ((1)) 22I and 23 pt. for development of multi-family residential units, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in conformance as defined by Sect. 16-403 of the Zoning Ordinance, with the CDP/FDP 1997-RZ 043 entitled, "Jefferson and President's Park", Sheet 1 through 10 prepared by Land Design, Inc, dated January 9, 1998 as revised through February 10, 1998, and these conditions.
2. If a wet pond is permitted by the Department of Environmental Management (DEM), landscaping shall be provided to a width of 10 - 15 feet around the perimeter of the pond in the form of a terraced fringe of water tolerant trees and shrubs in order to enhance views of the pond as may be recommended and approved by the Urban Forester. Landscaping may incorporate PFM and non-PFM standard plantings, such as whips, shrubs and saplings native to the region and shall be provided around the perimeter of the lake. The exact location and extent of the landscaping shall be determined by the Urban Forester.
3. In order to provide for adequate sight distance in the impacted areas along Horsepen Road, modifications to the Horsepen Road Streetscape Plan along the south side shall be permitted. Such modifications may include modifications to the type of perimeter fencing to allow the provision of a low, decorative landscaped planter wall which meet VDOT requirements and modifications to the location and sizing of plants and trees as may be approved by DEM and the Urban Forester in order to achieve the necessary sight distance.
4. Direct pedestrian access to Horsepen Road in the form of a sidewalk from the multi-family buildings and travel aisles shall be provided in the extreme southeastern portion of the site.
5. The street trees depicted along Enterprise Drive on the Landscape Plan shall be a minimum caliper of three (3) inches to match the street trees to be provided along Horsepen Road.

PROFFERS

JEFFERSON AT PRESIDENT'S PARK L.P.

RZ 1996-HM-043

April 22, 1998

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, Jefferson at President's Park L.P., the Applicant for themselves, their successors and assigns, in RZ 1996-HM-043, filed for property identified as Tax Map 15-4 ((1)) 22I, 23 part (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 PDI-30 District.

1. Development Plan. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP") prepared by Land Design Inc. consisting of 10 sheets dated August 8, 1996, and revised through April 22, 1998.
2. Final Development Plan Amendment. 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 Sheet 2 relative to the points of access, the total number and general location and type of units, amount of open space and the general location of the recreational facilities, and location of common open space areas, limits of clearing and grading and that the Applicant has the option of requesting 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.
3. Minor Deviations. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator, agents or assigns and neither increase the total number of units nor decrease the amount of open space.
4. Recreational Facilities/Amenities. 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.
 - One (1) multi-purpose court.
 - One (1) swimming pool.
 - One (1) clubhouse/leasing office with exercise facilities, business center and community room.
 - Lawn recreation area. This area may be utilized for recreation activities such as, but not limited to, volleyball, badminton, frisbee, etc..
 - Passive recreation area. This area may be utilized for passive recreation activities such as, but not limited to, picnic areas, seating areas, formal garden, etc..

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 from 6.0 to 9.0 prior to discharge. Sufficient amounts of lime or soda ash shall be added to achieve a PH of approximate 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 effect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle prior to being discharged.

6. Stormwater Management. Stormwater management (SWM) and Best Management Practices (BMPs) for the Application Property will be provided in the existing wet pond located on the Application Property in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance as approved by DEM. The Applicant, its successors or assigns shall maintain the wet pond. The Applicant shall modify the existing wet pond to incorporate a shallow bench at least five (5) feet wide and at a maximum depth of approximately two (2) feet. The shallow bench shall be planted with wetland species. Plants utilized shall be those identified as having moderate to high wildlife value as wetland species in the Metropolitan Washington COG Manual entitled "Controlling Urban Runoff" or similar document acceptable to DEM.

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 DEM. The trails and utility lines located outside 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.

8. Sidewalks/Trails.

- A. The Applicant shall construct a pedestrian sidewalk system throughout the Application Property that will interconnect the buildings and provide connections to Horse Pen Road and Enterprise Drive as generally shown on Sheets 4 and 5 of the CDP/FDP.
- B. The Applicant shall construct an eight (8) foot wide asphalt trail along the south side of Horse Pen Road.

9. Architecture/Building Landscaping. The building elevation and typical unit landscaping for the proposed multi-family units shall be consistent with the conceptual elevation and typical unit landscaping detail shown on Sheets 6 and 9 of the CDP/FDP, or of a comparable quality as determined by DEM. The freestanding garages shall be architecturally compatible with the multi-family buildings in terms of material, i.e., siding, and color.

10. Affordable Housing. The Applicant shall comply with the Affordable Dwelling Unit (ADU) Program as set forth in Section 2-801 of the Zoning Ordinance unless modified by the ADU Advisory Board. 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. The ADUs shall be dispersed within the development.

11. Use of Garages. 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. Purchasers/Renters shall be advised of the use restriction prior to entering into a sales/rental contract.

12. Design Detail. The design details shown on Sheets 6 through 8 and Sheet 10 submitted with the CDP/FDP are provided to illustrate the design intent and overall community organization of the proposed development. Landscaping and on-site amenities shall be provided generally in character and quantity with the illustrations and details presented on these sheets. Specific features such as exact locations of plantings, garages, sidewalks, etc. are subject to modification with final engineering and architectural design.

In order to assure design compatibility between the office development proposed on Tax Map 15-4 ((1)) Parcels 22A1 and 22D1 in conjunction with Site Plan No. 6867-SP-12 ("the office development") and the Application Property, the following design elements shall be provided:

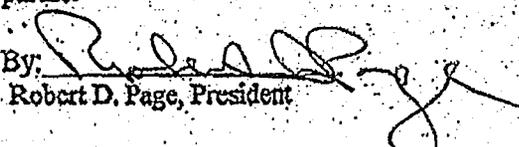
- A. Horse Pen Road Streetscape. The Applicant shall implement the landscaping along the south side of Horse Pen Road in accordance with the Horse Pen Road Streetscape Plan shown on Sheet 10 of the CDP/FDP. This portion of the streetscaping shall be installed prior to the issuance of the first residential use permit for the multiple family units. The substitution of plant materials for this streetscape landscaping shall be compatible with the streetscape landscaping proposed for the office development, as determined by DEM/Urban Forester. Benches, trash receptacles, and other street furniture along Horse Pen Road shall be of a compatible style with the office development as shown on the Streetscape Plan, as determined by DEM.
- B. Plaza Features. Two (2) plaza areas shall be provided along Horse Pen Road as depicted on Sheets 4 and 5 of the CDP/FDP opposite the office development. These plaza areas shall include benches, special paving, and a landscape design which is compatible with and complementary to the landscaping at the entrances.
- C. Community Identification. Both the office and residential developments shall utilize a presidential theme in the naming of the developments and of any new streets. A coordinated signage system for the signage at the entrances to both the residential and office developments shall be provided to identify the projects. The identification sign for the residential development shall be similar in character to the illustration shown on the Horse Pen Road Streetscape Plan shown on Sheet 10 of the CDP/FDP. The signage at the entrances shall be compatible and harmonious with the entrance sign(s) for the office development in terms of materials, typeface, color and lighting.
13. Route 28 Tax District Contribution. The Applicant shall provide prepayment of taxes that would be attributable to the Application property as currently zoned in accordance with the formula and provisions as adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District. The prepayment of taxes shall be made within 60 days of the Board of Supervisors approval of this rezoning.

- A. To facilitate the acceptance of Enterprise Drive into the public street system, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors and/or VDOT, right-of-way and existing associated improvements in the dedicated right-of-way along the Application Property's frontage of Enterprise Drive as shown on the CDP/FDP. All dedicated improvements along the Application Property's frontage of Enterprise Drive shall be of a standard acceptable to VDOT/DEM; however, the property owner, and its successors and assigns, shall not be responsible for any improvements to Enterprise Drive beyond the existing frontage and right-of-way, to include, but not be limited to, further extension of Enterprise Drive or construction of a culdesac. This dedication shall be made, at the Applicant's discretion, at such time as VDOT determines that Enterprise Drive meets the criteria for acceptance into the state system.
- B. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the 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.
15. Clubhouse/Swimming Pool. The Applicant shall provide a clubhouse with exercise facilities, business center and community room and swimming pool as shown on the CDP/FDP or in the location generally shown on the alternate layout depicted on Sheet 7 of the CDP/FDP.
16. Park Contribution. At the time of issuance of each building permit for each building, the Applicant shall contribute \$450.00 per residential unit, excluding ADU's, to the Fairfax County Park Authority for recreational facilities, such as soccer fields, baseball fields or other athletic fields or court facilities in the Hunter Mill District and in the immediate vicinity of the Application property. 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 New Record* by McGraw-Hill.
17. Severability. Any portion of the Application Property may be subject to a Proffered Condition Amendment and/or Final Development Plan Amendment without joinder and/or consent of the other sections, if such PCA and/or FDPA 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.
18. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
19. 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.

APPLICANT/TITLE OWNER OF TAX MAP 15-4 ((1))
 22/CONTRACT PURCHASER OF TAX MAP 15-4 ((1))23pt.

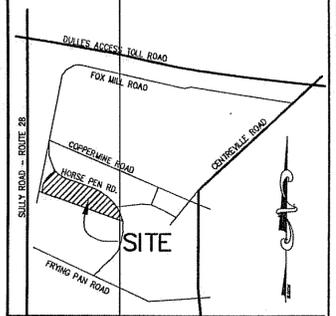
JEFFERSON AT PRESIDENT'S PARK L.P., a Texas limited partnership

By: APARTMENT COMMUNITY REALTY LLC., its general partner

By: 
 Robert D. Page, President

VKA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
 VKA INCORPORATED
 20251 CENTURY BOULEVARD—SUITE 400 ■ GERMANTOWN, MARYLAND 20874
 (301) 916-4100 ■ (301) 916-2252
 GERMANTOWN, MD ■ MCLEAN, VA

PROPERTY LINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	227.75'	405.00'	116.97'	32°13'12"	224.76'	N16°47'34"E
C2	49.71'	140.00'	25.12'	20°20'36"	49.45'	N45°04'29"E
C3	36.32'	258.00'	18.29'	06°06'37"	36.49'	N51°11'30"E
C4	91.59'	393.00'	46.00'	13°17'08"	91.36'	N57°45'45"E
C5	56.44'	42.00'	35.07'	79°43'27"	53.84'	S80°08'14"E
C6	224.19'	634.86'	113.27'	20°13'47"	223.03'	S50°38'10"E
C7	1076.60'	1063.92'	567.53'	56°55'10"	1033.06'	S32°17'29"E



SUNRISE VALLEY DRIVE
 FORMERLY HORSE PEN ROAD

(D.B. 7350 PG. 963, 124' R/W)

TITLE REPORT NOTE

TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY
 DATED: JULY 3, 2007
 COMMITMENT NO. 259830V171

THE FOLLOWING ITEMS AFFECT THE SUBJECT PROPERTY AND THEIR GRAPHIC LOCATION IS SHOWN HEREON:

ITEM 4.) TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, NOTES AND RESERVATION CONTAINED WITHIN THE DEED OF DEDICATION, EASEMENT, VACATION AND RELEASE RECORDED IN DEED BOOK 10748 AT PAGE 1.

ITEM 5.) TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, NOTES AND RESERVATION CONTAINED WITHIN THE DEED OF DEDICATION AND EASEMENT AGREEMENT RECORDED IN DEED BOOK 7350 AT PAGE 963.

ITEM 6.) EASEMENTS GRANTED TO FAIRFAX COUNTY BOARD OF SUPERVISORS RECORDED IN DEED BOOK 7517 AT PAGE 157 AND DEED BOOK 8227 AT PAGE 1589.

ITEM 7.) EASEMENTS GRANTED TO FAIRFAX COUNTY WATER AUTHORITY RECORDED IN DEED BOOK 10803 AT PAGE 1309 AND IN DEED BOOK 11145 AT PAGE 1122.

ITEM 8.) EASEMENTS GRANTED TO FAIRFAX COUNTY BOARD OF SUPERVISORS AND FAIRFAX COUNTY WATER AUTHORITY RECORDED IN DEED BOOK 7917 AT PAGE 135 AS AFFECTED BY DEED BOOK 9673 AT PAGE 298; DEED BOOK 10803 AT PAGE 1309 AND DEED BOOK 11145 AT PAGE 1122.

ITEM 9.) EASEMENT GRANTED TO BELL ATLANTIC-VIRGINIA, INC. RECORDED IN DEED BOOK 11003 AT PAGE 363 AND IN DEED BOOK 11216 AT PAGE 542.

ITEM 11.) EASEMENTS GRANTED TO COLUMBIA GAS OF VIRGINIA, INC. AS RECORDED IN DEED BOOK 11057 AT PAGE 1684. (THE APPROXIMATE LOCATION IS SHOWN HEREON.)

ITEM 12.) TERMS, CONDITIONS AND PROVISIONS CONTAINED WITHIN THE FLOOD PLAIN EASEMENT AGREEMENT RECORDED IN DEED BOOK 7350 AT PAGE 952.

ITEM 13.) TERMS, CONDITIONS AND PROVISIONS CONTAINED WITHIN THE EASEMENT AGREEMENT RECORDED IN DEED BOOK 7350 AT PAGE 1656, AS AMENDED IN DEED BOOK 9673 AT PAGE 296.

THE FOLLOWING ITEMS APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, SKETCH AND/OR PLAN:

ITEM 3.) TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, NOTES AND RESERVATION CONTAINED WITHIN THE DECLARATION OF AFFORDABLE DWELLING UNITS COVENANTS RECORDED IN DEED BOOK 11179 AT PAGE 503, AS REVISED IN DEED BOOK 11186 AT PAGE 1646 AND FURTHER REVISED IN DEED BOOK 11555 AT PAGE 699.

ITEM 6.) EASEMENTS GRANTED TO FAIRFAX COUNTY BOARD OF SUPERVISORS RECORDED IN DEED BOOK 9435 AT PAGE 1592.

ITEM 8.) EASEMENTS GRANTED TO FAIRFAX COUNTY BOARD OF SUPERVISORS AND FAIRFAX COUNTY WATER AUTHORITY RECORDED IN DEED BOOK 9673 AT PAGE 296.

ITEM 10.) EASEMENTS GRANTED TO MEDIA GENERAL CABLE OF FAIRFAX COUNTY, INC. RECORDED IN DEED BOOK 11029 AT PAGE 1369.

ITEM 14.) TERMS, CONDITIONS AND PROVISIONS CONTAINED WITHIN THE STORM WATER MANAGEMENT AND DEVELOPMENT AGREEMENT RECORDED IN DEED BOOK 7567 AT PAGE 198.

ITEM 15.) TERMS, CONDITIONS AND PROVISIONS CONTAINED WITHIN THE STORM WATER FACILITIES AGREEMENT RECORDED IN DEED BOOK 9342 AT PAGE 1556.

ITEM 16.) TERMS, CONDITIONS AND PROVISIONS CONTAINED WITHIN THE STORM WATER MANAGEMENT/BMP FACILITIES USE AGREEMENT RECORDED IN DEED BOOK 10263 AT PAGE 1848.

ITEM 17.) TERMS, CONDITIONS AND PROVISIONS CONTAINED WITHIN THE PRESIDENTS PARK STORM WATER MANAGEMENT FACILITIES AGREEMENT RECORDED IN DEED BOOK 10338 AT PAGE 238.

ITEM 18.) TERMS, CONDITIONS AND PROVISIONS CONTAINED WITHIN THE STORM WATER MANAGEMENT DETENTION AGREEMENT RECORDED IN DEED BOOK 10670 AT PAGE 1892.

SEE SHEET 2 OF 2

PART OF
**PARCEL 1
 JEFFERSON AT
 PRESIDENTS PARK**
 DEED BOOK 10748 PAGE 1
 HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

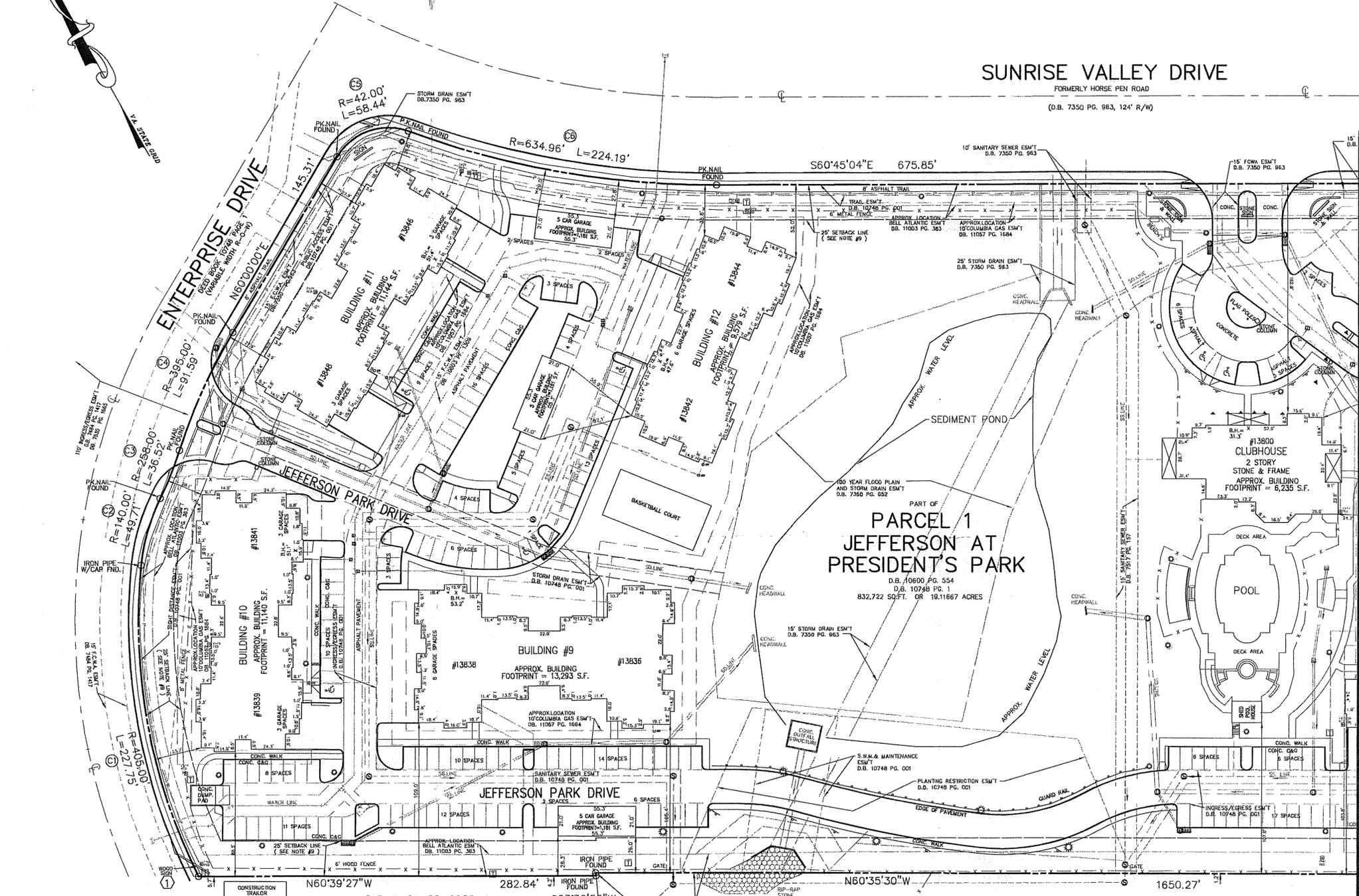
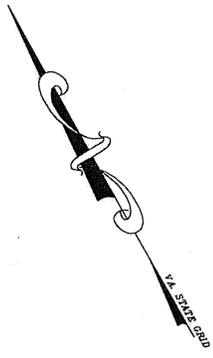
**ALTA / ACSM
 LAND TITLE SURVEY**

VKA REVISIONS

REV. 09/24/07
 PER NEW CERT.

RECEIVED
 Department of Planning & Zoning
 AUG 2 2 2012
 Zoning Evaluation Division

DATE: JULY 2007
 DES. HLJ DWN. HLJ
 SCALE: 1"=40'
 PROJECT/FILE NO. 5914
 SHEET NO. 1 OF 2



**PARCEL 1
 JEFFERSON AT
 PRESIDENTS PARK**

D.B. 10600 PG. 554
 D.B. 10748 PG. 1
 832,722 SQ.FT. OR 19,186.67 ACRES

ENCROACHMENT NOTE

WOOD SIGN LOCATED AT SOUTHWEST CORNER OF SITE

LEGAL DESCRIPTION

PARCEL 1, JEFFERSON AT PRESIDENTS PARK AS SHOWN ON PLAT ATTACHED TO DEED OF SUBDIVISION, CONSOLIDATION AND CONVEYANCE RECORDED IN DEED BOOK 10800 AT PAGE 554 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
 LESS AND EXCEPT THOSE PORTIONS DEDICATED FOR PUBLIC STREET PURPOSES AS SHOWN ON PLAT ATTACHED TO DEED OF DEDICATION, EASEMENT, VACATION AND RELEASE AND RECORDED IN DEED BOOK 10748 AT PAGE 1.

PARKING TABULATION

EXISTING SPACES	
GARAGE PARKING SPACES	127
SURFACE PARKING SPACES	462
HANDICAPPED PARKING SPACES	15
TANDEM GARAGE PARKING SPACES	67
TOTAL PARKING SPACES ON SITE	681

REQUIRED SPACES	
SPACES REQUIRED	680
HANDICAP REQUIRED	14
TOTAL	674

REQUIRED PARKING TABULATION TAKEN FROM APPROVED SITE PLANS. THE TANDEM PARKING SPACES ARE PERMITTED TO COUNT TOWARD REQUIRED PARKING PER THESE PLANS.

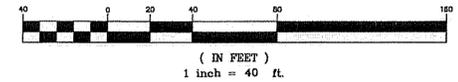
SITE TABULATION

THE FOLLOWING INFORMATION WAS TAKEN FROM THE APPROVED CONCEPTUAL/FINAL DEVELOPMENT PLAN, CDP/FDP RZ-96-H-043, FOR JEFFERSON AT PRESIDENTS PARK, PREPARED BY LAND DESIGN, INC., DATED JANUARY 9, 1998, REVISED APRIL 22, 1998:

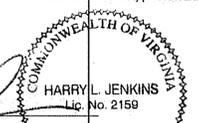
PROPOSED DENSITY = 442/19.8180=22.31 DU/AC
 PROPOSED NUMBER OF UNITS = 442 INCLUDING ADU'S
 ADU'S REQUIRED = 5 ADU'S (SEE BULK PLANE)
 MINIMUM LOT AREA REQUIRED = N/A
 MAXIMUM BUILDING HEIGHT ALLOWED = 150 FT.
 YARD REQUIREMENT REQUIRED = PERIMETER SETBACKS AS SHOWN ON CDP/FDP
 OPEN SPACE REQUIRED = 40% (WITH ADU DEVELOPMENT)
 TOTAL PARKING SPACES REQUIRED = 708 (1.6/DU)

THIS DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT THE SUBJECT OF THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

GRAPHIC SCALE



AUGUST 1, 2007
 DATE
 HARRY L. JENKINS
 CERTIFIED LAND SURVEYOR
 VIRGINIA NO. 2159



G:\PROJECTS\5914\DWG\5914-ALTA_JULY2007.DWG

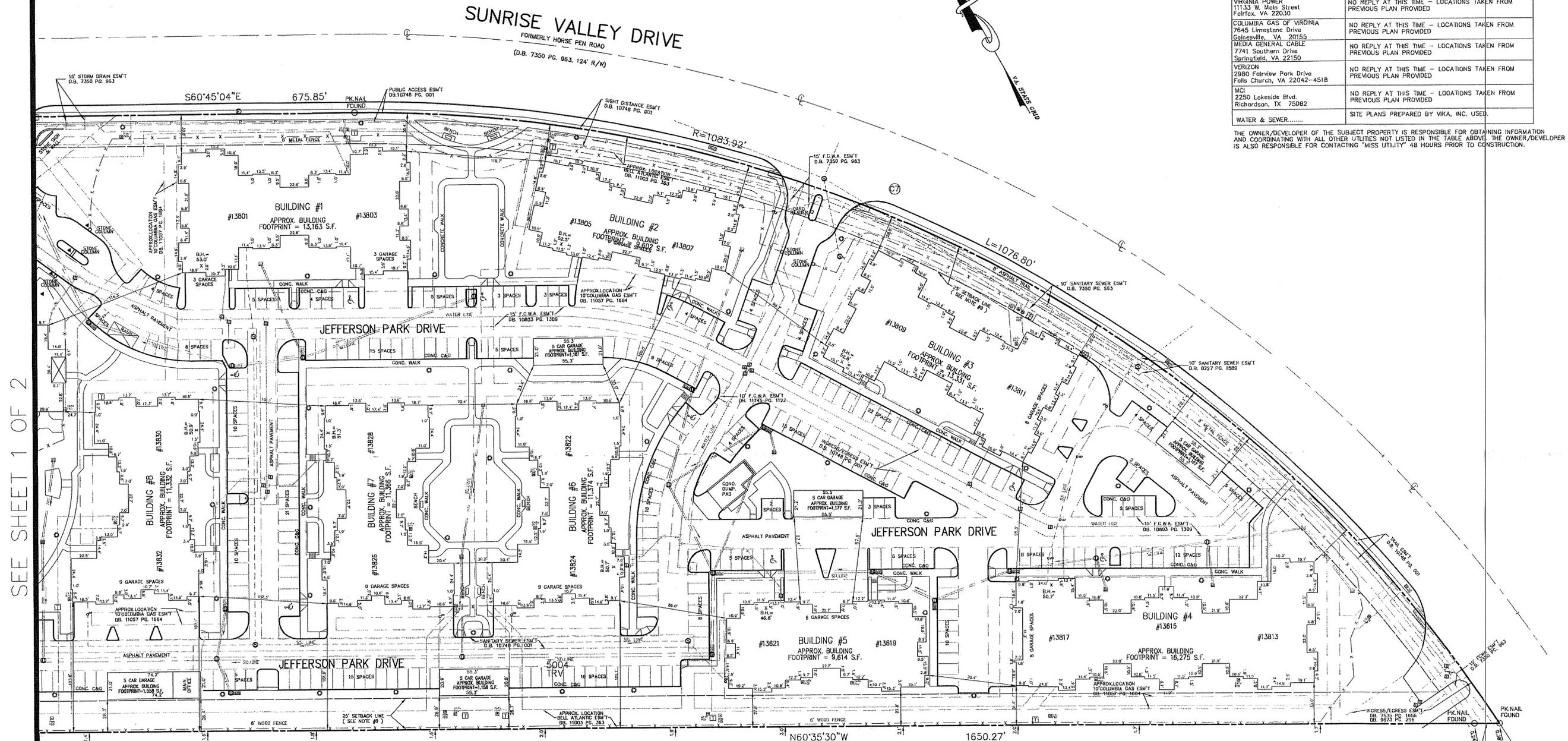
UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.

THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VIRGINIA POWER 11133 W. Main Street Fairfax, VA 22030	NO REPLY AT THIS TIME - LOCATIONS TAKEN FROM PREVIOUS PLAN PROVIDED
COLUMBIA GAS OF VIRGINIA 7845 Limestone Drive Gainesville, VA 20155	NO REPLY AT THIS TIME - LOCATIONS TAKEN FROM PREVIOUS PLAN PROVIDED
MEDIA GENERAL CABLE 7741 Southern Drive Springfield, VA 22150	NO REPLY AT THIS TIME - LOCATIONS TAKEN FROM PREVIOUS PLAN PROVIDED
VERIZON 2980 Fairview Park Drive Falls Church, VA 22042-4518	NO REPLY AT THIS TIME - LOCATIONS TAKEN FROM PREVIOUS PLAN PROVIDED
MCI 2250 Lakeside Blvd. Richardson, TX 75082	NO REPLY AT THIS TIME - LOCATIONS TAKEN FROM PREVIOUS PLAN PROVIDED
WATER & SEWER.....	SITE PLANS PREPARED BY VKA, INC. USED.

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

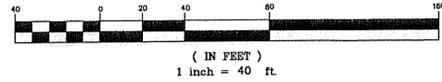


SEE SHEET 1 OF 2

LEGEND

- BUILDING LINE
- BUILDING RESTRICTION LINE
- CABLE TELEVISION CONDUIT
- CENTERLINE
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GROUND LIGHT/FLOOD LIGHT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- HANDICAPPED PARKING SPACE
- STORM DRAIN INLET
- EX. EXISTING
- CONC. CONCRETE
- C&G CURB AND GUTTER
- BLDG. BUILDING
- STY. STORY
- TRV. ELECTRICAL TRANSFORMER
- DB. DEED BOOK
- PG. PAGE
- ASPH. ASPHALT
- ESMT. EASEMENT
- BRL. BUILDING RESTRICTION LINE
- R/W. RIGHT-OF-WAY
- RTE. ROUTE
- B.H. BUILDING HEIGHT FROM GROUND
- W. WELL
- WM. WATER METER
- WMH. WATER MANHOLE
- WV. WATER VALVE
- BOLL. BOLLARD
- PM. PARKING METER
- SP. SIGN POST
- WP. WOOD POST

GRAPHIC SCALE



015-4-01-00-0026-A
 POMEROY CLARK I, LLC
 D.B. 11412 PC. 265
 AREA UNDER CONSTRUCTION

NOTES

- 1.) THE SUBJECT PROPERTY LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 515525 0050 D, FOR FAIRFAX COUNTY, VIRGINIA, DATED MARCH 5, 1990.
- 2.) THE PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 15-4-((1)) AS PARCEL 22-J AND IS ZONED PDH-30.
- 3.) THE BUILDINGS SHOWN HEREON, EXCEPT FOR THE CLUBHOUSE, ARE FOUR (4) STORY STONE AND FRAME STRUCTURES.
- 4.) THE GARAGE'S SHOWN HEREON ARE ONE STORY FRAME STRUCTURES.
- 5.) THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 6.) THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 7.) THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 8.) THE APPROXIMATE HEIGHT OF THE GARAGE'S IS 15.0'.
- 9.) THE SETBACK LINE SHOWN HEREON WAS TAKEN FROM THE APPROVED CONCEPTUAL/FINAL DEVELOPMENT PLAN (RZ-96-H-043), SHEET 2 OF 10, THAT LISTED A 25' MINIMUM, (7.6 METER) SETBACK.
- 10.) THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- 11.) THE SITE ADDRESS PER THE TAX RECORDS IS #13801 JEFFERSON PARK DRIVE.

Selected applicable Zoning Ordinance Provisions from the Fairfax County Zoning Ordinance, dated May 14, 2013. For the full, unabridged, ordinances please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

ARTICLE 11 - OFF-STREET PARKING AND LOADING, PRIVATE STREETS

PART 1 11-100 OFF-STREET PARKING *(excerpt)*

11-103 Minimum Required Spaces for Residential and Lodging Uses

Minimum off-street parking spaces accessory to the uses hereinafter designated shall be provided as follows:

5. Dwelling, Multiple Family: One and six-tenths (1.6) spaces per unit

ARTICLE 13 - LANDSCAPING AND SCREENING

PART 2 13-200 PARKING LOT LANDSCAPING *(excerpt)*

13-202 Interior Parking Lot Landscaping *(excerpts)*

1. Any parking lot of twenty (20) or more spaces shall be provided with interior landscaping covering not less than five (5) percent of the total area of the parking lot. Such landscaping shall be in addition to any planting or landscaping within six (6) feet of a building, any planting or landscaping required as peripheral planting by Sect. 203 below, and any transitional screening as may be required by Sections 302 and 303 below.
2. The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade at maturity. Shrubs and other live planting material may be used to complement the tree landscaping, but shall not be the sole contribution to the landscaping.
3. The landscaping areas shall be reasonably dispersed throughout the parking lot.

4. The interior dimensions of any planting area shall be sufficient to protect all landscaping materials planted therein in conformance with the Public Facilities Manual.

ARTICLE 16 - DEVELOPMENT PLANS

PART 4 16-400 PROCEDURES FOR REVIEW AND APPROVAL OF ALL P DISTRICTS EXCEPT THE PRC DISTRICT *(excerpt)*

16-402 Final Development Plan Approval *(excerpts)*

1. The granting of a rezoning application to a P district, and the approval of its accompanying conceptual development plan by the Board, shall constitute authority for the applicant to prepare a final development plan; however, a final development plan may be filed with and included in the processing of the rezoning application and conceptual development plan. All final development plans shall be prepared in accordance with the approved conceptual development plan, any conditions as may have been adopted by the Board, and the provisions of Sect. 502 below.

10. Once a final development plan has been approved, all subsequent approvals, uses and structures shall be in substantial conformance with the approved final development plan and any development conditions associated with such approval. Should there be cause for amendment of the final development plan, such amendment shall be processed as follows:

A. Upon a determination by the Zoning Administrator that the amendment will result in a final development plan which is still in accordance with the approved conceptual development plan, then such amendment shall be processed in accordance with the provisions of this Section.

Selected applicable excerpts from the Fairfax County Comprehensive Plan, 2011 Edition, as amended through 4-9-2013. For the full, unabridged plan please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

DULLES SUBURBAN CENTER

LAND UNIT A

CHARACTER *(excerpt)*

This land unit is bounded on the north by the Dulles Airport Access and Toll Road (DAAR), on the east by Centreville Road, on the south by Frying Pan Road, and on the west by Route 28, Washington Dulles International Airport and the Loudoun County line. Land Unit A encompasses the highest planned intensities in the Dulles Suburban Center (Figure 12)...

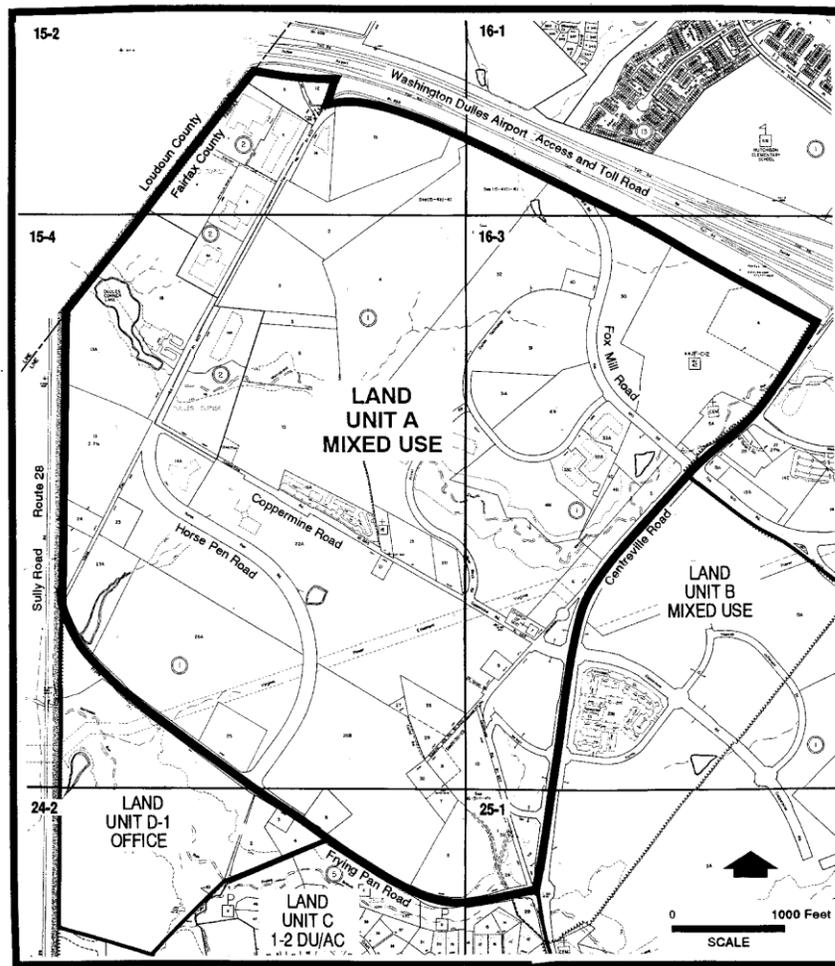


Figure 12: Location and Comprehensive Plan Map designation.

This land unit consists of approximately 645 acres. Existing development includes Dulles Corner, developed with mid- and high-rise office and hotel uses; the low- and mid-rise office uses of the Dulles Technology Center; multifamily residential uses; and a number of single-family attached communities. There is also a substantial amount of vacant land, including a large area of farm land which was formerly in an agricultural and forestal district. The Merrybrook Run Stream Valley traverses the land unit and represents a constraint upon development and a natural open space amenity for the adjacent properties.

Transit improvements are proposed for the DAAR corridor. An Environmental Impact Statement (EIS) in tandem with input from the public and local stakeholders resulted in the Locally Preferred Alternative of extending Metrorail to the Washington Dulles International Airport and beyond. The extension would be carried out in two phases with the first phase proceeding to the west of Wiehle Avenue in Reston, and the second phase proceeding to Route 722 in Loudoun County. A transit station location is recommended in Land Unit A near the Route 28/DAAR interchange as part of the Route 28/CIT Transit Station Area...

RECOMMENDATIONS *(excerpt)*

Land Use - General Land Unit Recommendations

This land unit is planned for a complementary mix of land uses including office, hotel and support retail at .50-1.0 FAR, except as may be described in "Other Recommendations." Optional residential uses should be considered as part of mixed-use projects or in accordance with the site-specific and other recommendations set forth below. A cohesive mixture of residential and nonresidential uses should provide convenience to those who live and work in the area. Development in this land unit should provide for the incorporation of possible future transit related facilities and pedestrian access to transit.

DESIGN GUIDELINES FOR DULLES SUBURBAN CENTER

SITE PLANNING

Parking and Loading Areas

Screen parking lots to control the view from the street right-of-way, adjacent development, and buildings being served by the lot. Use plant materials, walls, fences or earth berms. Break up large parking lots into smaller lots by using planting areas as dividers.



County of Fairfax, Virginia

MEMORANDUM

DATE: August 6, 2013

TO: Michael Lynskey, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester II
Forest Conservation Branch, DPWES

HCW

SUBJECT: Jefferson at Presidents Park, FDPA 1996-HM-043

I have reviewed the above referenced Final Development Plan Amendment, stamped as received by the Zoning Evaluation Division (ZED) on July 26, 2013.

In response to your memo addressed to me and dated July 26, 2013, the list of trees and their categories is useful information for review replaced tree canopy. Satisfying the interior parking lot landscaping requirement will depend on providing Category III and IV trees, locating trees where they will shade the parking area, and providing minimum planting area requirements.

The 2:1 ratio for replacement is not critical for meeting the interior parking lot landscaping requirement, but will help ensure that the overall tree canopy requirement for the site is met.

Trees in islands less than 8 feet wide or with area less than the minimum planting area, as specified in PFM Table 12.19, will not count toward the interior parking lot landscaping requirement.

In summary, development conditions need to ensure the following:

- Interior parking lot landscaping requirements (canopy cover credit for parking lot trees shall equal 5% of the parking lot area) must be met.
- Parking lot trees counted toward interior parking lot landscaping shall be Category III and IV trees.
- Planting spaces shall be a minimum of 8 feet wide and provide at least the minimum planting area for the type of tree proposed for the space.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMDID #: 183241

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



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 by the applicable zoning district. See Sect. 2-421 and 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	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
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	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		