



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
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Fairfax, Virginia 22035-0072

V I R G I N I A

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April 8, 1997

Carlos M. Montenegro
2071 Chain Bridge Road - Suite 320
Vienna, Virginia 22182

RE: Proffered Condition Amendment
Number DPA A-936-3
(Concurrent with PCA A-936)

Dear Mr. Montenegro:

The Board of Supervisors at a regular meeting held on March 24, 1997 approved Development Plan Amendment DPA A-936-3 subject to the following development conditions dated March 21, 1997 in the name of Hunters Woods Village Center, L.L.C. on subject parcel 26-1 ((7)) 3A consisting of approximately 15.28 acres in Hunter Mill District.

1. The site shall be developed in substantial conformance with the Development Plan Amendment (DPA) Plat entitled "Hunters Woods Village Center" prepared by Paciulli, Simmons & Associates dated May 20, 1996, as revised through February 18, 1997.
2. The existing tree save area located along the Glade Drive frontage of the site shall be supplemented with understory plantings to further screen the view of the rear of the retail building from surrounding residential uses.
3. Landscaping (to include a combination of evergreen, ornamental and/or deciduous trees and shrubs, as depicted on the DPA and Detailed Exhibits 1,2, 3) shall be provided along the Colts Neck Road frontage of the site to provide a landscaped screening of the two southernmost pad sites and to soften the view of the northernmost pad site and the associated drive-through lanes.

4. Supplemental landscaping, as depicted on the DPA, shall be provided along the eastern and southern perimeters of the single-family attached structures in order to soften the view of the buildings from adjacent residential parcels.
5. The maximum number of hours for the child care center shall be from 7:00 a.m. to 6:30 p.m., Monday through Friday.
6. The child care center shall be limited to a maximum daily enrollment of 92 children.
7. The 9,250 square foot outdoor play area for the child care center shall be located east of the Christ the Servant Lutheran Church, as depicted on the DPA Plat, and shall be fenced in accordance with Fairfax County Health Department standards.
8. A sign-in/out program shall be implemented whereby parents/guardians will be required to register their child or children each time they are brought to/leave the child care center.
9. To ensure that adequate and close-in parking for customers of the Hunters Woods Village Center is available, the employees of the child care center shall park in the outskirts of the parking lot.
10. A maximum of two drive-through facilities shall be provided on the three pad sites. In no case shall the landscaping being required along Colts Neck Road be eliminated to accommodate drive-through facilities.
11. A six (6) foot high masonry brick or architectural block wall shall be constructed along the corridor between the loading/trash operations area of the easternmost retail structures and the single-family detached residential portion of the development. (The DPA Plat indicates a six (6) foot high solid fence for this location.)

The Board also:

- **Waived the 200-square foot minimum privacy yard requirement for townhomes;**
- **Modified the interior parking lot landscaping requirement with the Transcontinental Gas pipeline easement to that shown on the DPA Plat; and**

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3.

- **Modified the transitional screening requirements and waived the barrier requirements along a portion of the southern and western periphery and between the retail portion of the site and townhouse portion of the site as that reflected on the DPA and subject to the development conditions dated March 21, 1997.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Div., Dept. of Tax Administrations
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., OCP
Robert Moore, Trnsprtn. Planning Div., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Div., Park Authority
James D. Gorby, Acting Director, Facilities Mgmt. Div., Office of General Svcs.

PROPOSED DEVELOPMENT CONDITIONS

DPA A-936-3

March 21, 1997

If it is the intent of the Board of Supervisors to approve DPA A-936-3, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions (these conditions shall supersede all previous conditions on the subject site):

1. The site shall be developed in substantial conformance with the DPA Plat entitled "Hunters Woods Village Center" prepared by Paciulli, Simmons & Associates dated May 20, 1996, as revised through February 18, 1997.
2. The existing tree save area located along the Glade Drive frontage of the site shall be supplemented with understory plantings to further screen the view of the rear of the retail building from surrounding residential uses.
3. Landscaping (to include a combination of evergreen, ornamental and/or deciduous trees and shrubs, as depicted on the DPA and Detailed Exhibits 1, 2, 3) shall be provided along the Colts Neck Road frontage of the site to provide a landscaped screening of the two southernmost pad sites and to soften the view of the northernmost pad site and the associated drive-through lanes.
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