

APPLICATION OF THE SAAR FOUNDATION, INC. Greene Mill Preserve
WOODLAND

ZMAP 1997 ZCPA 2009-0005 and ZMOD 2009-0001

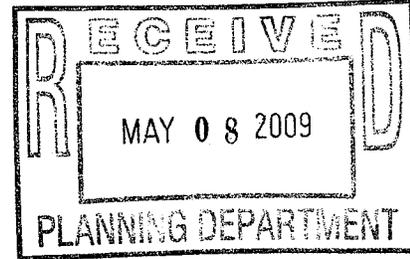
PROFFER STATEMENT

MAY 2, 1997

REVISED THROUGH
DECEMBER 3, 1997

Proffer Statement

April 27, 2009



Pursuant to Section 15.1-491(a) 15.2-2303 of the Code of Virginia, (1950 (as amended), the Saar Foundation, Inc., herein "Applicant", sole owner of property described as Loudoun County Tax Map 90, parcels 47, 49 and 50, and Tax Map 91 parcel 14-A1, and Tax Map 91-2, parcels 7.7-B and 8, hereby voluntarily proffers that the said parcels which are the subject of this Rezoning Application will be developed in accordance with the following conditions, if and only if approval of ZMAP 1997-0001 is granted, and the property is zoned Planned Development Rural Village (PD-RV). The Applicant Woodlands Neighborhoods, LLC (the Applicant), and as an owner of property within Greene Mill Preserve along with the owners of those properties listed in Exhibit A to these proffers, and their successors and assigns, voluntarily proffer for the property as follows that, if the Board of Supervisors approves ZCPA 2009-0005 and ZMOD 2009-0001 to revise the Concept Development Plan previously proffered in ZMAP 1997-0001, Woodland, dated May 2, 1997 and revised through December 3, 1997, the properties listed in Exhibit A to these proffers will be developed in substantial accordance with the proffers approved in ZMAP 1997-0001, except as amended as follows:

Paragraph 1 of the proffers for ZMAP 1997-0001 is replaced by the following:

LAND USE

1. ~~1.~~ The Applicant will develop the property substantially in accordance with the Land Use Plan prepared by Bryan Menne and Associates (hereinafter "Plan", which includes Exhibit A, the Conceptual Development Plan, dated January 3, 1997 revised through October 20, 1997; conformance to Sheets 1, 4 and 5 of the Concept Development Plan prepared by Urban, Ltd. dated February 26, 2009 and attached to these proffers as Exhibit B (the Plan). Additionally, the Applicant will continue to develop the property substantially in conformance to the following exhibits to the proffers for ZMAP 1997-0001: Exhibit B, the Village Center Plan, dated January 3, 1997 revised through July 14, 1997; Exhibit C, the Landscape Master Plan, dated January 3, 1997 revised through July 14, 1997; and Exhibit D, Utility Locations, dated January 3, 1997 revised through July 14, 1997. The Plan sets forth the uses (residential, commercial, civic, eased open space, parks and greens), dwelling type, and civic and commercial acreage. More specifically, the Plan identifies a maximum development of 21 townhomes, ~~202~~197 single family homes, one half ~~acres~~ of commercial use and ~~2.63~~0.04 acres of civic use, as allowed or required under the Planned Development-Rural Village (PD-RV) zoning category, to be located ~~outside of~~in the Village Center. There will be an additional 6 conservancy lots located outside of the Village Center. Total development of the Village Center, including the town homes, single family homes, commercial and civic uses, will not exceed 84.1 acres, excluding parks, greens and permanently eased open space. Conservancy lots, parks, greens, which will be permanently eased open space, will comprise approximately 340 acres. The difference between the Plan proffered herein and the Plan proffered with ZMAP 1997-0001, is that the Village Conservancy Subdistrict boundary line has been moved from a uniform dimension of 800 feet from the PD-RV district perimeter boundary line to the property line dividing the Village Center Subdistrict lots and the Village Conservancy Subdistrict lots.

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