



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151
FAX: 703-324-3920
TTY: 703-324-3903

September 30, 1998

Paul R. Jeannin, Jr.
Land Design Consultants, Inc.
8569E Sudley Road
Manassas, Virginia 20110

RE: Rezoning Application
Number RZ 1998-PR-012

Dear Mr. Jeannin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 14, 1998 granting Rezoning Application Number RZ 1998-PR-012 in the name of Sekas Homes, Limited, to rezone certain property in the Providence District from the R-1 and R-4 Districts to the R-4 District (cluster residential) subject to the proffers dated July 23, 1998, on subject parcel 39-1 ((9)) 12, 13, 13A, 14, 14A, 15, 16, 19, 20, 21A, 21B, 22, 22A, 23, 23A, 24A, 24B and a portion of the public right-of-way for Lord Fairfax Road to vacated and/or abandoned under Section 15.2-2272(2) of the Code of Virginia, consisting of approximately 15.57 acres.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

RZ 1998-PR-012
September 30, 1998

2.

cc: Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Fred R. Beales, Supervisor Base Property, Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Department of Public Works and Environmental Services
Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
Planning Commission (District)
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 14th day of September, 1998, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 1998-PR-012

WHEREAS, Sekas Homes, Limited filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and R-4 Districts and to the R-4 District (cluster residential), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

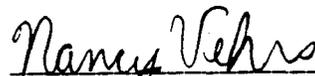
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-4 District, and said property is subject to the use regulations of said R-4 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 14th day of September, 1998.



Nancy Vehrs

Clerk to the Board of Supervisors



RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAY 8 1998
ZONING EVALUATION DIVISION

May 6, 1998

Metes and Bounds Description

Majestic Knolls Assemblage

Fairfax County, Virginia

Including Lots 12, 13, 13A, 14, 14A, 15, 16,
19, 20, 21A, 21B, 22, 22A, 23, 23A, 24A and 24B of
Madrillon Farms And portions of Lord Fairfax Drive
Route #837 To be vacated

Tract One (R4 Zone)

Beginning at a point in the westerly right-of-way of Lord Fairfax Drive, Route 837, variable width, said point being a common corner to Lots 16 and 17, Madrillon Farms; thence departing Lord Fairfax Drive and running with lot 17 Madrillon Farms N 67°28'20" W 410.91'(125.246m) to a point in the line of Parcel A Westwood Estates Section One, thence running with Parcel A Westwood Estates, N 22°31'40" E 325.00'(99.060m) to a point said point being a corner to Lots 14A and 15 Madrillon Farms; thence departing Parcel A Westwood Estates and running with Lot 14A Madrillon Farms S 67°28'20" E 350.19'(106.738m) to a point in the aforementioned right-of-way of Lord Fairfax Drive; thence running with Lord Fairfax Drive the following courses and distances: 42.96'(13.093m) along the arc of a circle curving to the left, having a radius of 503.59'(153.495m) the chord bearing being, S 16°53'31" W 42.94'(13.089m); S 02°25'40" W 221.07'(67.382m) and S 37°08'40" W 77.15'(23.516m) to the point of beginning and containing 127,911 square feet or 2.9364 acres (11,883.32 square meters 1.1883 hectares).

Tract Two (R1 Zone)

Beginning at a point in the westerly right-of-way of Lord Fairfax Drive, Route 837, variable width, said point being a common corner to Lots 14A and 15, Madrillon Farms; thence departing Lord Fairfax Drive and running with lot 15 Madrillon Farms N 67°28'20" W 350.00'(106.680m) to a point in the line of Parcel A Westwood Estates Section One, thence departing Lot 15 Madrillon Farms and running with Parcel A Westwood Estates and with the same line extended with Parcel A Freedom Park, N 22°31'40" 495.00'(150.876m)

to a point said point being a corner to Outlot A Lord Fairfax Estates; thence departing Parcel A Freedom Park and running with Outlot A Lord Fairfax Estates and with the same line extended with Lots 1, 2 & 3 S 67°28'20" E 350.00'(106.680m) to a point on the aforementioned right-of-way of Lord Fairfax Drive; thence running with Lord Fairfax Drive S 22°31'40" W 495.00'(150.876m) to the point of beginning and containing 173,250 square feet or 3.9773 acres (16,095.46 square meters 1.6095 hectares).

Tract Three (R4 Zone)

Beginning at a point in the easterly right-of-way of Lord Fairfax Drive, Route 837, variable width, said point being a corner to Lots 20 and 21A Madrillon Farms; thence departing Lord Fairfax Drive and running with Lot 21A S 67°28'20" E 300.00'(91.440m) to a point on the line of Lot 3 George Washington Road Property; thence departing Lot 21A and running with Lot 3 George Washington Road Property and with the same line extended with Lots 14B, 15 and 16 Wolfrap Vale Section One; S 22°31'40" W 460.00'(140.208m) to a point being a corner to Lot 14B Wolfrap Vale Section One; thence continuing With Lot 14B and with the same line extended with Lot One Wolfrap Vale Section One N 67°28'20" W 248.34'(75.693m); to a point on the aforementioned Lord Fairfax Drive; thence departing Lot One and running with Lord Fairfax Drive the following courses and distances: 208.30'(63.490m) along the arc of a circle curving to the left, having a radius of 503.59'(153.495m) the chord bearing being, N 17°33'55" E 206.82'(63.038m); 22.43'(6.836m) along the arc of a circle curving to the right, having a radius of 24.61'(7.500m) the chord bearing being, N 31°49'42" E 21.66'(6.602m); N 02°25'40" E 67.14'(20.463m); 15.94'(4.859m) along the arc of a circle curving to the right, having a radius of 24.61'(7.500m) the chord bearing being, N 05°33'18" W 15.66'(4.774m); N 13°42'29" E 11.12'(3.389m); N 02°25'40" E 14.90'(4.542m) and N 22°31'40" E 130.73'(39.847m) to the point of beginning and containing 125,137 square feet or 2.8728 acres (11,625.55 square meters or 1.1625 hectares).

Tract Four (R1 Zone)

Beginning at a point in the easterly right-of-way of Lord Fairfax Drive, Route 837, variable width, said point being a common corner to Lot 24A and Freedom Hill Elementary School; thence departing Lord Fairfax Drive and running with Freedom Hill Elementary School S 67°28'20" E 300.00'(91.440m); to a point on Lot 37 Madrillon Farms; thence departing Freedom Hill Elementary School and running with Lot 37 and with the same line extended with Lots 38 and 39 Madrillon Farms and Lot 3 and 4 George Washington Road Property S 22°31'40" W 840.00'(256.036m); to a point said point being a corner to Lots 20 and 21A Madrillon Farms; thence departing Lot 3 George

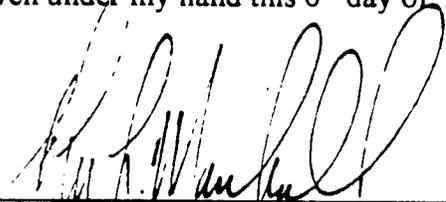
Washington Road Property and running with Lot 20 Madrillon Farms N 67°28'20" E 300.00'(91.440m) to a point on the aforementioned right-of-way of Lord Fairfax Drive; thence departing Lot 20 Madrillon Farms and running with Lord Fairfax Drive N 22°31'40" E 840.00'(256.036m) to the point of beginning and containing 252,000 square feet or 5.7851 acres (23,411.81 square meters or 2.3411 hectares).

For a total area of all tracts 678,298 square feet or 15.5716 acres (63,016.14 square meters 6.3016 hectares).

All this being more particularly described on a plat attached to and made a part hereof.

The courses and distances are based on a compilation of deeds and a field run survey by this firm.

Given under my hand this 6th day of May 1998.



John L. Marshall, L.S. #1375B



PROFFERS

SEKAS HOMES, LTD.

RZ 1998-PR-012

July 23, 1998

Pursuant to Section 15.2-2303(a) of the 1950 Code of Virginia, as amended, the undersigned applicant and owners proffer for themselves and their successors and assigns the following conditions subject to the approval of the Board of Supervisors of Fairfax County, Virginia of RZ 1998-PR-012 to the R-4 cluster zoning category:

1. Generalized Development Plan –

- a) Subject to Section 18-204 of the Fairfax County Zoning Ordinance, development shall conform to the Generalized Development Plan (GDP) prepared by Land Design Consultants, Inc. dated January 30, 1998 and revised June 24, 1998.
- b) Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the internal lot lines of the proposed subdivision at time of subdivision plan submission based on final house locations and building footprints.

2. Transportation –

- a) Applicant shall, at time of subdivision plan approval, dedicate and convey in fee simple to the Board, right-of-way for public street purposes, as shown on the GDP. Dedication shall be made at time of subdivision plan approval or upon demand from Fairfax County, whichever shall first occur.
- b) Applicant shall, subsequent to subdivision plan approval, construct improvements to Lord Fairfax Road generally as shown on the GDP. These improvements will meet current VDOT standards and will be subject to approval by DPW & ES. The Applicant notes that a modification of the typical street Category V requirements by maximum center line grade, minimum center line radius, stopping sight distance and K value has been approved by DPW & ES on August 20, 1997 under Fairfax County Waiver #018536.
- c) Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 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 subdivision plan approval.

3. **Landscaping and Open Spaces –**

- a) For the purposes of maximizing the preservation of trees on individual lots, the Applicant shall retain a certified landscape architect to consult on the preparation of a tree preservation / landscape plan. The tree preservation / landscape plan shall be submitted prior to any individual house grading plans and as part of the final subdivision plan which shall be reviewed and approved by the Urban Forestry Branch. This plan shall provide for the preservation of specific quality trees or stands of trees located on individual lots which can be preserved without precluding the development of a typical home on each of the lots as shown on the GDP. The Urban Forestry Branch and / or DPW & ES may require modifications to the landscape plan to the extent said modifications do not alter the number of dwelling units as shown on the GDP, reduce the size of the units or require the installation of retaining walls greater than two feet in height.

Subject to the approval of the Urban Forestry Branch and / or DPW & ES, the Applicant shall perform the following measures relating to tree preservation on the property:

- Perform a pre-construction evaluation of the existing vegetation to determine the condition of the trees designated to be saved. The applicant shall have the limits of clearing flagged prior to construction. Prior to construction the applicant's / landscape architect shall walk the limits of clearing to determine where minor adjustments to the line may be made to ensure the preservation of trees in the tree save area.
 - The trees designated to be saved shall be protected with 36" high orange fencing or equivalent demarcation prior to clearing and grading and at all times during construction. Signage affirming restricted areas shall be provided on the temporary fence highly visible to construction personnel. The landscape architect contracted by the Applicant shall monitor the construction of the proposed development to ensure consistency with the landscape / tree preservation plan.
 - The Applicant shall conform to the limits of clearing and grading as shown on the GDP subject to the installation of necessary utilities. If it is necessary to locate the utility lines outside the limits of clearing and grading, those lines shall be located and installed in the least disruptive manner possible, considering cost and engineering. A replanting plan shall be developed and implemented for any areas outside the limits of clearing and grading that must be disturbed.
 - In addition, where it is determined feasible, adjustments to the proposed grading and location of the proposed units on the application property may be modified at the time of final engineering to enhance specific tree preservation.
 - As a result of final engineering in the event the areas designated as tree save areas on the GDP are modified or cannot be preserved, equivalent tree save areas or equivalent landscaped areas shall be substituted on the site as determined by Urban Forestry Branch and / or DPW & ES.
- b) All open space areas shown on the GDP shall be dedicated and conveyed to a homeowners association and shall remain undisturbed before, during and after development activity, except for necessary crossings for placement of utilities and the Storm Water Management / Best Management Practices (SWM/BMP) pond, as approved by DPW & ES.

- c) A covenant, which shall run to the benefit of the homeowners association, shall be recorded under the homeowners association regulations, as approved by the County Attorney's Office, which prohibits the storage of materials or any debris dumping within open space areas shown on the GDP.
- d) The applicant shall provide two (2) 4-foot asphalt trails and picnic tables in the general location shown on the GDP to provide access and enjoyment of open space parcels A and C by the residents of this project. The applicant shall inform the purchasers of lots 33, 34, 40 and 41 in writing, prior to the signing of a purchase contract, that a four foot wide asphalt trail is located adjacent to each lot within a portion of the aforementioned open space parcels in order to provide the residents of this project access to the open space behind each lot.
- e) To address the concerns of the adjacent residents of Lord Fairfax Estates, the applicant has improved the proffered limits of clearing and grading along the rear property lines of Lots 30, 31 and 32. This clearing limit shall be as shown on the GDP. To further assist in the tree preservation effort, the applicant shall ensure that any new home placed on Lots 30, 31 and 32 shall be positioned as close to the front building restriction line as possible.

4. Storm Water Management and Best Management Practices –

- a) An onsite Storm Water Management (SWM) pond including Best Management Practices (BMP's) shall be provided as shown on the GDP subject to DPW & ES approval.
- b) A planting strip, as shown on the GDP, shall be provided along the southern boundary of the proposed SWM/BMP pond, if approved by the DPW & ES. If not approved by DPW & ES, then the applicant shall incorporate Outlot A into Parcel B and shall not provide the 14 evergreen shrubs. In this scenario, the 6' high wooden fence will be provided, but shall be positioned generally on the common property line of Parcel B and adjacent Lot 1.
- c) The applicant intends to discharge storm water runoff within a natural swale and existing easement located on downstream properties identified on the Fairfax County Tax Map as #39-1 ((1)) parcels 26 and 33B. At the time of subdivision plan submission, the applicant shall provide field surveyed cross-sections and calculations to DPW & ES as required by the current PFM to verify that the existing channel located within the easement is an adequate outfall. If any improvements are required to the existing stream to render it adequate, the applicant agrees to meet with the owners of parcel 26 and 33B to discuss such improvements. Any improvements to this drainage swale to render an adequate outfall, as defined and approved by DPW & ES, will be the responsibility of the applicant.
- d) The applicant shall provide a storm water management pond onsite as shown on the GDP. However, the applicant shall not attempt to waive the requirement to provide the pond unless the adjoining homeowners including parcels 26 and 33B referenced in proffer 4(c) above contact the Providence District Supervisor's Office to request that the applicant attempt a waiver. In that case, the applicant shall request a waiver. Should such a waiver then be approved by DPW & ES, the applicant shall discuss with the owners of parcels 26 and 33B any such improvements that would be required within the natural swale located within an existing easement on their properties. Such improvements shall be the responsibility of the applicant to account for any additional runoff and to render an adequate outfall, as approved by DPW & ES.

5. **Architecture –**

- a) In order to be compatible with the surrounding communities, the applicant hereby agrees to provide two story single family detached dwellings with basements and two car garages. This proffer does not apply to the existing dwellings to remain.
- b) The applicant shall be permitted to replace any existing home shown on the GDP with a new home at any time in the future. New homes constructed shall conform with the provisions of proffer 5(a).
- c) The owners of existing Lots 14, 14A and 22A hereby agree to ensure that any accessory structures constructed on their lots (new lots 19, 38 and 39) shall be in conformance with the Zoning Ordinance Regulations for said structures.

6. **Miscellaneous –**

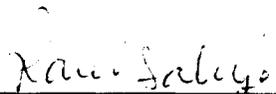
- a) **Successors and Assigns.** These proffers shall bind and inure to the benefit of the Applicant and his / her successors and assigns.
- b) **Counterparts.** These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.
- c) The applicant hereby agrees to provide a contribution of \$7800.00 to the Fairfax County Park Authority (FCPA) at the time of subdivision plan approval to acquire / develop / maintain recreational facilities in a nearby park to serve the residents of this community. The contribution equates to \$300.00 per new dwelling proposed – not including lots 19, 38 and 39 where the existing dwelling shall remain. Note that the applicant already contributed \$4500.00 (\$300.00 x 15 lots) on June 8, 1998 to the FCPA in accordance with the proffers of RZ-PR-026. The contribution of \$7800.00 noted includes a credit for the contribution already paid.
- d) In accordance with an agreement made on June 2, 1998 between the applicant and representatives of the Freedom Hill Elementary School, the applicant hereby agrees to the following contribution: The applicant shall contribute \$10,250.00 (\$250.00 X 41 new dwelling lots) at the time of final subdivision plan approval paid directly to Freedom Hill Elementary School to be used for improvements as deemed appropriate by the Principal and PTA of the School.
- e) A conservation easement measuring fifty feet wide shall be located along the rear of proposed parcel 38 as shown on the GDP and shall be to the benefit of the Homeowner's Association. This easement shall allow for the preservation of this area in its natural state and shall prohibit the construction of any structures. No trees shall be disturbed or removed in this area except dead, dying or diseased vegetation as determined by the Urban Forester. This conservation easement will be recorded among the land records of Fairfax County in a form approved by the County Attorney at the time of recordation of the subdivision.

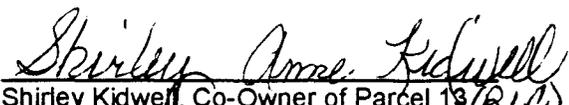
LORD FAIRFAX L.L.C.

BY:


CHARIS C. LAPAS, Manager, Majestic Knolls Lots 1 through 15

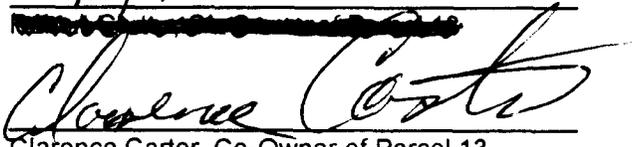

Yash P. Saluja, Co-Owner of Parcel 12

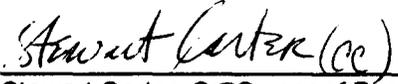

Ranji Saluja, Co-Owner of Parcel 12

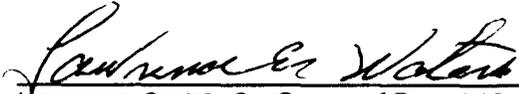

Shirley Anne Kidwell, Co-Owner of Parcel 13 (BLC)

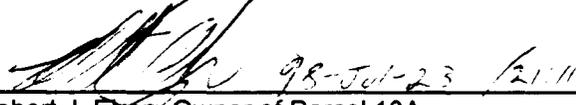
RANJ
N/A

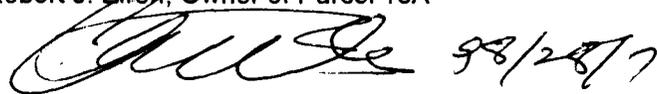

Robert Carter, Co-Owner of Parcel 13

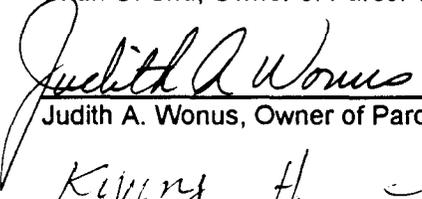

Clarence Carter, Co-Owner of Parcel 13

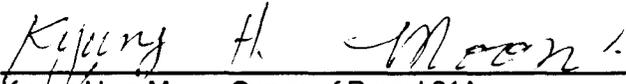

Stewart Carter, Co-Owner of Parcel 13


Lawrence Carter, Co-Owner of Parcel 13
WATERS 82W

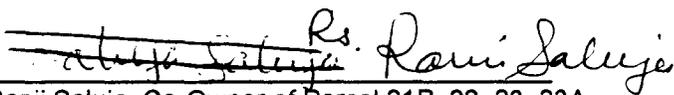

Robert J. Ehren, Owner of Parcel 13A
98-Jul-23 12:11

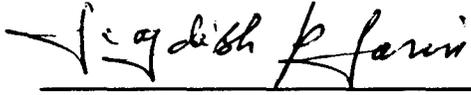

Chun C. Shu, Owner of Parcel 14
98/28/7

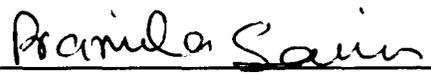

Judith A. Wonus, Owner of Parcel 14A

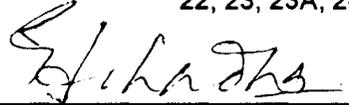

Kyung Hwa Moon, Owner of Parcel 21A


Yash P. Saluja, Co-Owner of Parcel 21B,
22, 23, 23A, 24A and 24B


Ranji Saluja, Co-Owner of Parcel 21B, 22, 23, 23A
24A and 24B
Ranji

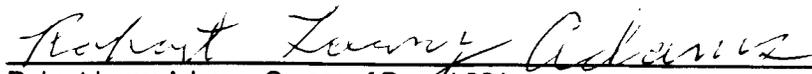

Jagdash Sarin, Co-Owner of Parcel 21B,
22, 23, 23A, 24A and 24B


Pramila Sarin, Co-Owner of Parcel 21B, 22, 23, 23A
PRAMILA 24A and 24B

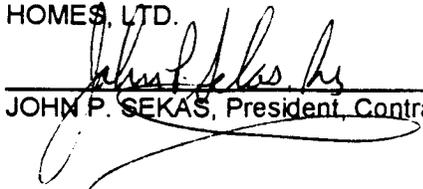

Girdhari Chadha, Co-Owner of Parcel 21B,
22, 23, 23A, 24A and 24B


Usha Chadha, Co-Owner of Parcel 21B, 22, 23, 23A
24A and 24B

Sekas Homes, Ltd.
Proffers - RZ 1998-PR-012
Page 6



Robert Larry Adams, Owner of Parcel 22A

SEKAS HOMES, LTD.
By: 

JOHN P. SEKAS, President, Contract Purchaser

F A I R F A X C O U N T Y

BOARD OF SUPERVISORS ACTION
ZONING MAP AMENDMENT
DATE OF ACTION 09/14/98

APPLICATION NUMBER: RZ 98-P-012

PROVIDENCE DISTRICT

APPLICANT: SEKAS HOMES, LTD.

STAFF: GODFREY

APPLICATION DATA

EXISTING ZONING AND ACREAGE

ZONING:	R- 1	R- 4
ACRES:	9.76	5.81

PROPOSED:

R- 4
15.57

ACTION:

R- 4
15.57

TOTAL ACRES

15.57

TOTAL ACRES

15.57

MAP NUMBERS

039-1- /09/ /0012-	,0013-	,0013-A	,0014-	,0014 A
039-1- /09/ /0015-	,0016-	,0019-	,0020-	,0021 A
039-1- /09/ /0021-B	,0022-	,0022-A	,0023-	,0023 A
039-1- /09/ /0024-A	,0024-B			

REMARKS:

APPROVED BY THE BOS ON 9/14/98

ZONING MAP AMENDMENT

RZ 98-P-012

ZONING DISTRICT DATA

ZONING DISTRICT: R- 4

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
SFD	44	15.57				

TOT	44	15.57	2.83			
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PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
COMMERICAL-GEN			PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE		
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST		
INDUST-WAREHOUSE			*****TOTAL*****		

REMARKS:

ZONING MAP AMENDMENT

RZ 98-P-012

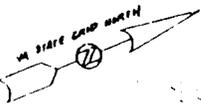
CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
1A GENERALIZED DEVEL PLAN	1Z OTHER - GENERAL
4Z OTHER - ENVIRONMENT	4Z OTHER - ENVIRONMENT
2K SETBACK	1Z OTHER - GENERAL
1Z OTHER - GENERAL	1Z OTHER - GENERAL
1Z OTHER - GENERAL	4B TREES/COUNTY ARBORIST
4Z OTHER - ENVIRONMENT	4F STREAM VALLEY/EQC/FLOODPLAIN
4Z OTHER - ENVIRONMENT	2H RECREATION FACIL/SITES
2Z OTHER - LAND USE	2Z OTHER - LAND USE
2I ARCHITECTURE	1Z OTHER - GENERAL

CONTRIB DATA:	CND CODE	AMOUNT	CONDITIONED	EXPIRES	CONTRIB CODE
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	

REMARKS:

APPLICANT TO ENSURE THAT ANY NEW HOME PLACED ON LOTS 30, 31, AND 32 S
HALL BE AS CLOSE TO THE FRONT BUILDING RESTRICTION LINE AS POSSIBLE.



THE FOLLOWING ARE THE GENERAL AND
 PARTIAL PLANNING MAPS
 FOR THE LOT AND PARCELS
 SHOWN ON THIS SHEET
 GENERAL SURVEY LAW BOOK

FEDERAL PARK, PARCEL 6
 WITH FRONT SETBACK SPACE
 OF 100 FT. (SEE MAP)
 BOOK 11
 GENERAL SURVEY LAW BOOK

NO.	DESCRIPTION	DATE
1	Survey	1/20/99
2	Survey	1/20/99
3	Survey	1/20/99
4	Survey	1/20/99
5	Survey	1/20/99
6	Survey	1/20/99
7	Survey	1/20/99
8	Survey	1/20/99
9	Survey	1/20/99
10	Survey	1/20/99
11	Survey	1/20/99
12	Survey	1/20/99
13	Survey	1/20/99
14	Survey	1/20/99
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36	Survey	1/20/99
37	Survey	1/20/99
38	Survey	1/20/99
39	Survey	1/20/99
40	Survey	1/20/99
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42	Survey	1/20/99
43	Survey	1/20/99
44	Survey	1/20/99
45	Survey	1/20/99

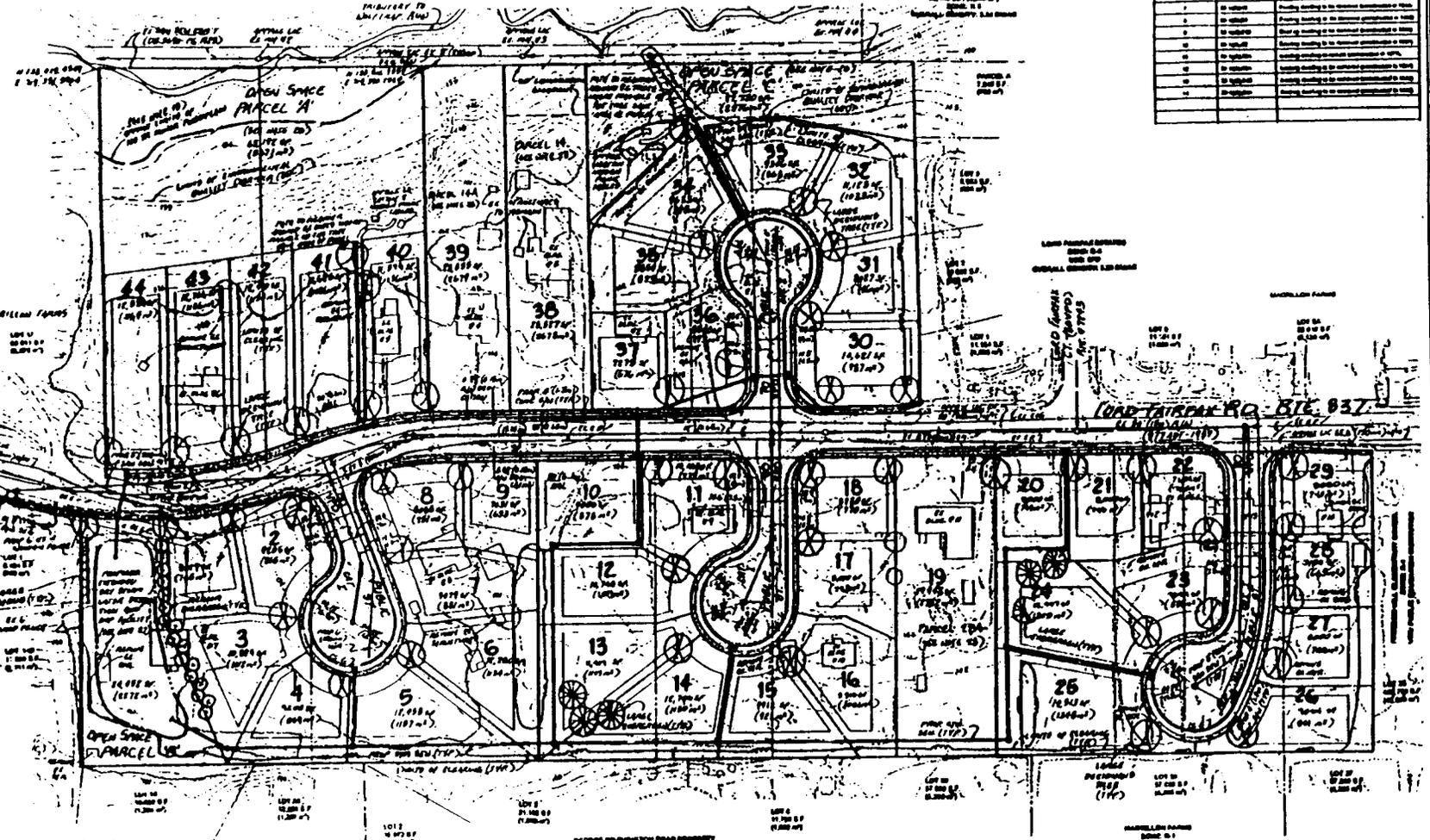
Design CONSULTANTS
 1000 S. STATE ROAD
 SUITE 100
 CHARLOTTE, NC 28203
 (704) 366-1111
 WWW.DESIGNCONSULTANTS.COM

GENERALIZED DEVELOPMENT PLAN

MAJESTIC KNOLLS ASSEMBLAGE

PRODUCE DISTRICT
 FAYETTE COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE
1	Survey	1/20/99
2	Survey	1/20/99
3	Survey	1/20/99
4	Survey	1/20/99
5	Survey	1/20/99
6	Survey	1/20/99
7	Survey	1/20/99
8	Survey	1/20/99
9	Survey	1/20/99
10	Survey	1/20/99
11	Survey	1/20/99
12	Survey	1/20/99
13	Survey	1/20/99
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37	Survey	1/20/99
38	Survey	1/20/99
39	Survey	1/20/99
40	Survey	1/20/99
41	Survey	1/20/99
42	Survey	1/20/99
43	Survey	1/20/99
44	Survey	1/20/99
45	Survey	1/20/99



FOR METES & BOUNDS, AND ADDITIONAL CLARIFICATION
 OF EXISTING FEATURES, SEE SHEET 3.

ALL DIMENSIONS, SIZES OF LOTS
 AND PARCELS SHOWN HEREON
 ARE APPROXIMATE!!

FOR METES & BOUNDS, AND ADDITIONAL CLARIFICATION OF EXISTING FEATURES, SEE SHEET 3.

SCALE: 1" = 30' (1:900)

SHEET 1 OF 3

DATE: JANUARY 20, 1999

BY: [Signature]

PROJECT: MAJESTIC KNOLLS ASSEMBLAGE

REVISIONS

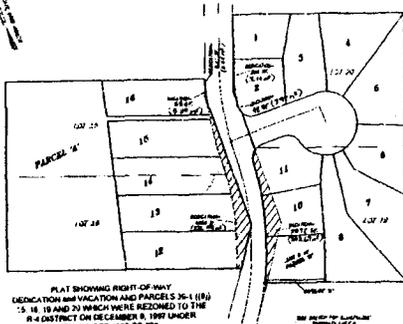
SCALE: 1" = 30' (1:900)

SHEET 1 OF 3

DATE: JANUARY 20, 1999

BY: [Signature]

PROJECT: MAJESTIC KNOLLS ASSEMBLAGE



PLAN SHOWING RIGHT-OF-WAY DEDICATION AND VACATION AND PARCELS 26-1 (18) 25, 18, 19 AND 20 WHICH WERE REZONED TO THE R-4 DISTRICT ON DECEMBER 1, 1987 UNDER PLANNING NUMBER 887-PA-026.

1" = 100'
(1:120)

NOTES

1. THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP 9 36-1 (8) PARCELS 11, 13, 14, 15, 16, 17, 18, 19, 20, 21A, 22, 23, 24, 25, 26A, AND 24B AND PORTION OF LOTS 1 AND 2 OF THE VACATED

2. THE CURRENT OWNERSHIP IS LISTED AS FOLLOWS:

PARCEL	CURRENT OWNER	DEED INSTRUMENT
12	YASH P. SALLUA, ET AL	01810380
13	ROBERT E. CARTER, JR.	01810075
13A	CHRISTY S. BIRN	02781543
14	ROBERT E. BIRN	01810088
14A	JUDITH A. WOODS	00301417
15	ERNEST F. DINGMORE	04660982
16	MARLETON FARM MORTGAGE INVESTORS LP	97820272
16	WELLS F. GROVES	00080119
20	ERNEST F. DINGMORE	78041215
21A	RYOND VAN NICE	00080119
21B	YASH P. SALLUA, S. J. SA & JACQUES SARR, ET AL	02781088
22	YASH P. SALLUA & GORDON W. C. CHADHA	07708187
22A	ROBERT L. ASKINS	04020301
23	YASH P. SALLUA, TR. JAGANNATH SARR, TR. & GORDON W. C. CHADHA, TR.	07760120
23A	JACQUES P. & FRANCES SARR	07899102
24A	YASH P. SALLUA, S. J. SA & JACQUES SARR	08420008
24B	GORDON W. C. CHADHA & YASH P. SALLUA, ET AL	04020301
	GORDON W. C. CHADHA, ET AL	

3. THE APPLICANT, DEVELOPER / CONTRACT PURCHASER IS 38348 HOMER, 100 EAST STREET SOUTHWEST, SUITE 301, MEMPHIS, TN 38103 (703) 241-2300

4. THE TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY BY LAND DESIGN CONSULTANTS, INC. DATED JANUARY 1998

5. THE TOPOGRAPHIC INFORMATION IS BASED ON AN AIR PHOTO SURVEY, COMPILED BY LAND DESIGN CONSULTANTS, INC. DATED JANUARY 1998. THE CONTOUR INTERVAL IS ONE FOOT PER METER

6. A TITLE REPORT HAS BEEN FURNISHED BY STEWART TITLE AND ESCROW, INC. AS FOLLOWS:

PARCEL	CASE #	DATE
PARCEL 12	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 13	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 13A	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 14	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 14A	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 15	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 16	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 18	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 19	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 20	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 21A	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 21B	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 22	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 22A	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 23	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 23A	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 24A	CASE #17002616	DATED DECEMBER 12, 1987
PARCEL 24B	CASE #17002616	DATED DECEMBER 12, 1987

7. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND DECISIONS OF FAIRFAX COUNTY AND VDOT EXCEPT AS NOTICED HEREIN. THE APPLICANT AGREES TO APPLY FOR ANY FUTURE WAIVER OR MODIFICATION AT THE TIME OF SUBMITTING PLAN PREPARATION SUBMISSION.

8. EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.

9. LAND DESIGN CONSULTANTS, INC. IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 20' OR MORE. THE PROPERTY IS SUBJECT TO THE FOLLOWING UNOCCUPIED EASEMENT: VA PUBLIC SERVICE COMPANY DBA 112 PG 12. ADDITIONALLY, THE EASEMENT GRANTED TO VA PUBLIC SERVICE COMPANY AT 08/11/21 PG 127 ALONG OLD COLUMBIAN ROAD, ROUTE 671 AND DOES NOT AFFECT THE PROPERTY.

10. ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND.

11. ALL EXISTING DWELLINGS ON THE SUBJECT PROPERTY SHALL BE DEMOLISHED EXCEPT FOR DWELLINGS ON PARCELS 14, 14A, AND 22A.

12. AIR QUALITY PERMITS SHALL BE OBTAINED IF REQUIRED AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.

13. THE SITE SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. ALL DWELLING UNITS WITHIN THIS DEVELOPMENT SHALL BE SERVED BY GRAVITY FLOW AS NO PUMPING SHALL BE ALLOWED.

14. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 2-4 DWELLING UNITS PER ACRE.

15. A RESOURCE PROTECTION AREA (RPA) DOES NOT EXIST ON SITE.

16. A 100-YEAR FLOODPLAIN AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE EXISTS ALONG THE WESTERN BOUNDARY. THE APPROXIMATE LIMITS OF THE FLOODPLAIN AS SHOWN HEREON HAVE BEEN TAKEN FROM A FLOODPLAIN STUDY TITLED "FAIRFAX COUNTY LANDS" (FAIRFAX COUNTY 2004-12).

17. AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) HAS BEEN DEFINED ALONG THE WESTERN SIDE OF THE SUBJECT PROPERTY AS SHOWN HEREON.

18. IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A TRAIL IS NOT REQUIRED LOCATED NEAR ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.

19. ALL PUBLIC STREETS SHOWN ON THIS PROPERTY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS CONVERTED IN FEE SIMPLE TO THE BOARD OF SUPERVISORS FOR PUBLIC STREET PURPOSES.

20. SOLID WASTE SHALL BE PICKED UP TWICE WEEKLY BY A PRIVATE REFUSE COMPANY AND DISCARDED AT AN APPROVED FAIRFAX COUNTY LANDFILL.

21. A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBMISSION PLAN, IF REQUIRED.

22. NO HAZARDOUS OR TOXIC SUBSTANCES TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.

23. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE CONTRACT DEVELOPER.

24. SIGNAGE IS REQUIRED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL AND SHALL BE PROVIDED AS SHOWN HEREON.

25. INDIVIDUAL LOTS MAY HAVE DIRECT ACCESS VIA A DRIVEWAY TO LAND FAIRFAX ROAD.

26. MAINTENANCE OF THE OPEN SPACE PARCELS WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

27. THE APPLICANT SHALL PROVIDE A STORMWATER MANAGEMENT FUND PAYING DEDICATED DETENTION AND BEST MANAGEMENT PRACTICES (BMP) GENERALLY AS SHOWN ON THE G.P. BORDER TO ENSURE THE ABILITY TO PROVIDE THE POND IN SAID LOCATION. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR FUTURE MODIFICATIONS TO THE DESIGN REQUIREMENTS IF NECESSARY. POND SHALL BE OWNED BY THE H.O.A. AND MAINTAINED BY FAIRFAX COUNTY DPW.

28. IN AN EFFORT TO COMPLETE A CONSISTENT ASSEMBLAGE AS SHOWN ON THE G.P., THE APPLICANT HAS CONTRACTED WITH THE OWNERS OF PARCELS 14, 14A, AND 22A TO BE PART OF THIS REZONING. THESE OWNERS, HOWEVER, HAVE EXERCISED THEIR DESIRES TO KEEP THEIR PROPERTIES CONFIGURED IN THEIR CURRENT STATE (OTHER THAN ROW DEDICATION) AND THE EXISTING DWELLINGS SHALL REMAIN.

29. AS SHOWN ON THE ATTACHED MAP, THE APPLICANT INTENDS TO VACATE APPROXIMATELY 3,862 S.F. (88.33 S.F. OF ROW) ON LAND FAIRFAX ROAD TO FACILITATE THE RECONSTRUCTION OF THIS ROADWAY TO MEET APPLICABLE STANDARDS, UNLESS OTHERWISE WAIVED OR MODIFIED.

TABULATIONS:

ITEM	QUANTITY
SITE AREA	879,298 S.F. (19,9718 AC)
EXISTING ZONING	R-1
PROPOSED ZONING	R-4 CLUSTER
AVERAGE LOT AREA	NO REQUIREMENT
REQUIRED	11,253 S.F. (256.80 sq ft)
MINIMUM LOT AREA	NO REQUIREMENT
REQUIRED	8,000 S.F. (182.90 sq ft)
MINIMUM LOT WIDTH	7,803 S.F. (863.18 sq ft)
REQUIRED	NO REQUIREMENT
MINIMUM LOT WIDTH	NO REQUIREMENT
REQUIRED	30 FT (21.34 m)
MINIMUM YARD REQUIREMENTS	38 FT (10.67 m)
FRONT YARD	20 FT (6.10 m)
SIDE YARD	8 FT (2.44 m)
REAR YARD	25 FT (7.62 m)
OPEN SPACE	NO REQUIREMENT
REQUIRED	101,748 S.F. (2322 sq ft) (11%)
PROVIDED	118,374 S.F. (2716 sq ft) (13.2%)
PARKING	NO REQUIREMENT
REQUIRED (20 SPACES)	88 SPACES
PROVIDED (20 SPACES)	88 SPACES
DENSITY	NO REQUIREMENT
PERMITTED (82 UNITS)	4.82 DUAC (8.8 DUAC)
PROPOSED (14 UNITS)	2.83 DUAC (5.8 DUAC)

TREE COVER CALCULATIONS:

ITEM	QUANTITY
SITE AREA	879,298 S.F. (20,016.82 sq ft)
DEDUCTIBLE (14 LOTS @ 4300 S.F.)	60,200 S.F. (1778.88 sq ft)
ADJUSTED SITE AREA	819,098 S.F. (23,295.94 sq ft)
TREE COVER REQUIRED (20%)	163,819 S.F. (4637.48 sq ft)
TREE COVER PROVIDED (10.2%)	83,586 S.F. (2358.82 sq ft)
TREE COVER PLANTED	16,822 S.F. (468.72 sq ft)
TREE COVER PROVIDED	100,408 S.F. (2827.54 sq ft)

- TREE COVER PLAN:**
- 1 4' MEDIAN LARGE EVERGREEN SHRUBS, 24 INCH (606 mm) TO 36 INCH (914 mm) HEIGHT
 - 2 17' MEDIAN EVERGREEN TREES, 8 FEET (2 438 mm) TO 10 FEET (3 048 mm) HEIGHT
 - 3 17' MEDIAN EVERGREEN TREES, 8 FEET (2 438 mm) TO 10 FEET (3 048 mm) HEIGHT
 - 4 33' LARGE DECIDUOUS TREES, 2.5 INCH (63.5 mm) TO 3 INCH (76.2 mm) CALIPER

1-30-98

LAND DIVISION

PAUL R. MANNING, JR. NO. 477 1-30-98

ROBERT L. HARRILL NO. 021082 1-30-98

PROFESSIONAL ENGINEER

DATE	DESIGNER/NO	DESCRIPTION	REVIEW	APPROVED	DATE

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

GENERALIZED DEVELOPMENT PLAN

MAJESTIC KNOLLS ASSEMBLAGE

PROVIDENCE DISTRICT, VIRGINIA

FAIRFAX COUNTY

Scale: N/A

Sheet: 2 of 3

1/10/98

January 30, 1998

1/10/98

02/17/21 43.5

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD	CH BPC	TAN
1	23°47'57"	203.56 (153.425m)	204.30 (153.425m)	208.87 (161.058m)	M 17°25'27" C	103.68 (80.116m)
2	32°51'51"	218.17 (170.202m)	224.13 (174.852m)	231.18 (180.802m)	M 11°42'27" C	12.06 (9.378m)
3	37°07'05"	248.81 (194.003m)	258.84 (200.854m)	270.68 (210.177m)	M 6°53'18" W	8.98 (6.951m)
4	04°37'15"	203.56 (153.425m)	204.30 (153.425m)	208.87 (161.058m)	M 16°52'31" W	21.49 (16.555m)

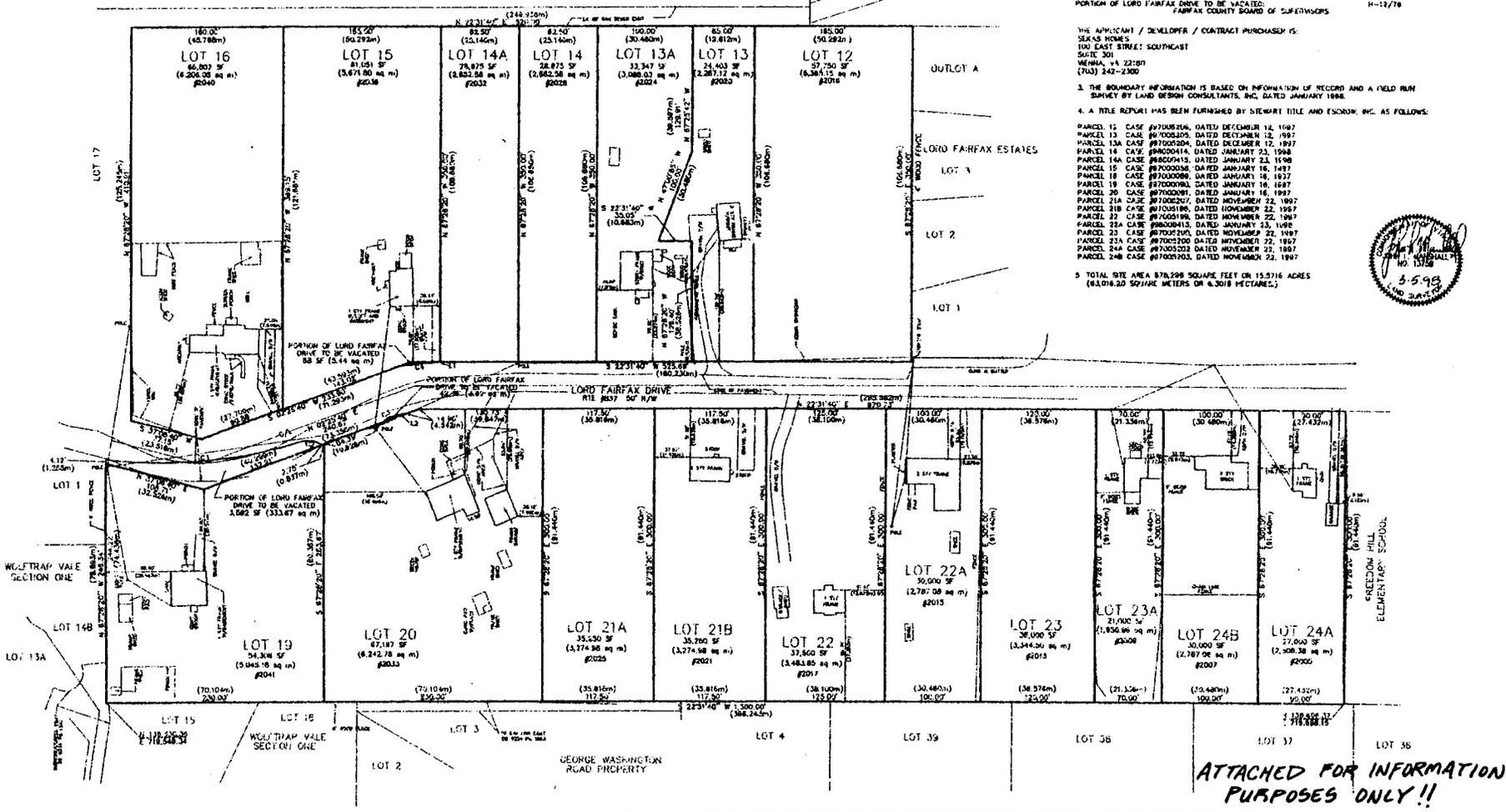
LINE TABLE

NUMBER	BEARING	DISTANCE
1	S 87°41'00" E	0.19 (0.148m)
2	N 19°42'00" E	10.12 (7.852m)

W STATE ONE NORTH

PARCEL A
WESTWOOD ESTATES
SECTION ONE

TRILEDMON PARK
PARCEL A



NOTES:

- THE PROPERTY delineated ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP # 34-1 (03) PARCELS 12, 13A, 14, 14A, 15, 16, 18, 20, 21A, 21B, 22, 22A, 23, 23A, 24A, 24B AND A PORTION OF LORD FAIRFAX DRIVE TO BE VACATED.
- THE CURRENT OWNERSHIP IS LISTED AS FOLLOWS:

PARCEL	CURRENT OWNER	DEED BOOK/PAGE
12	TASH P. & RAE SALLUA	7575/692
13	ROBERT E. DARTER, ET AL	7897/776
13A	ROBERT S. ELMON	7787/1545
14	GRIM C. SHU	9760/358
14A	JOHN A. WELLS	8201/7417
15	ERNEST F. DUNSMORE	3558/0585
16	MOORELON FARM MORTGAGE INVESTORS LP	9167/10772
18	MELIE M. DRUHS	3724/0881
20	ERNEST F. DUNSMORE	7804/1215
21A	KELING WEA BROTHERS	6298/0199
21B	YASH P. SALLUA, ET UP & JAGOSH SARRH, ET UX	1872/7888
22	YASH P. SALLUA & GORDHAN C. CHADHA	7708/0187
22A	ROBERT L. ADAMS	4075/0218
23	YASH P. SALLUA, TR & JAGOSH D. SARRH, TR	7762/1320
23A	GORDHAN L. CHADHA, TR	
23B	JAGOSH P. & PRAGAE SARRH	7595/1002
24A	YASH P. SALLUA & JAGOSH D. SARRH, & GORDHAN L. CHADHA	9482/0096
24B	JAGOSH P. SARRH, ET UX & YASH P. SALLUA, & GORDHAN L. CHADHA, ET UX	7981/1412
- THE APPLICANT / DEVELOPER / CONTRACT PURCHASER IS: SERAS HOMES, 100 EAST STREET SOUTHWEST, SUITE 301, WENNA, VA 22180 (703) 442-2300
- THE BOUNDARY INFORMATION IS BASED ON INFORMATION OF RECORD AND A FIELD SURVEY BY LAND DESIGN CONSULTANTS, INC. DATED JANUARY 1998.
- A TITLE REPORT HAS BEEN FURNISHED BY STEWART TITLE AND ESCROW, INC. AS FOLLOWS:

PARCEL 15	CASE #97008256, DATED DECEMBER 12, 1997
PARCEL 13	CASE #67005405, DATED DECEMBER 12, 1997
PARCEL 13A	CASE #97005294, DATED DECEMBER 12, 1997
PARCEL 14	CASE #98009414, DATED JANUARY 23, 1998
PARCEL 14A	CASE #98009413, DATED JANUARY 23, 1998
PARCEL 15	CASE #97005008, DATED JANUARY 16, 1997
PARCEL 16	CASE #97005006, DATED JANUARY 16, 1997
PARCEL 18	CASE #97005003, DATED JANUARY 16, 1997
PARCEL 20	CASE #97005001, DATED JANUARY 16, 1997
PARCEL 21A	CASE #97005207, DATED NOVEMBER 22, 1997
PARCEL 21B	CASE #97005196, DATED NOVEMBER 22, 1997
PARCEL 22	CASE #97005198, DATED NOVEMBER 22, 1997
PARCEL 22A	CASE #98009415, DATED JANUARY 23, 1998
PARCEL 23	CASE #97005199, DATED NOVEMBER 22, 1997
PARCEL 23A	CASE #97005200, DATED NOVEMBER 22, 1997
PARCEL 24A	CASE #97005202, DATED NOVEMBER 22, 1997
PARCEL 24B	CASE #97005203, DATED NOVEMBER 22, 1997
- TOTAL SITE AREA 878,008 SQUARE FEET OR 15,9716 ACRES (810,622 SQUARE METERS OR 6,3018 HECTARES).



ATTACHED FOR INFORMATION PURPOSES ONLY!!

LAND Design CONSULTANTS
 6555 E STREET ROAD
 MANASSAS, VA 20108
 (703) 831-8300

ENGINEER PLANNING SURVEYOR

METES, BOUNDS AND EXISTING FEATURES

MAJESTIC KNOLLS ASSEMBLAGE

PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISIONS
 6-10-98 BY: [Signature]
 6-10-98 PE: [Signature]

SCALE:
 1"=600'

SHEET 3
 OF 3

DATE: FEBRUARY, 1998
 REV. NOVEMBER, 1998

FILE NUMBER:
 8801221-34

9/14/98

5:00 p.m. Item - RZ-1998-PR-012 - SEKAS HOMES, LTD.
Providence District

On Thursday, July 23, 1998, the Planning Commission voted unanimously (Commissioners Byers and Thomas absent from the meeting) to recommend to the Board of Supervisors approval of RZ-1998-PR-012, subject to the execution of proffers consistent with those dated July 22, 1998, and with the understanding that the applicant will delete the one sentence concerning minimum lot size.

Planning Commission Meeting
July 23, 1998
Verbatim Excerpts

RZ-1998-PR-012 - SEKAS HOMES, LTD.

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Coan.

Commissioner Coan: Thank you, Mr. Chairman. I MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-1998-PR-012, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE ATTACHED IN APPENDIX 1, WITH THE UNDERSTANDING --

Ms. Mary Ann Godfrey: Mr. Coan, those are now dated July 22nd.

Commissioner Coan: Oh, that's right. They are. They're right in front of me. I'm sorry. -- SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED JULY 22, 1998, which we all have in front of us, I believe, WITH THE UNDERSTANDING THAT THE ONE SENTENCE CONCERNING MINIMUM LOT SIZE WILL BE DROPPED BY THE APPLICANT.

Commissioner Kelso: Second.

Chairman Murphy: Seconded by Mr. Kelso. Discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-1998-PR-012, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried unanimously with Commissioners Byers and Thomas absent from the meeting.)

GLW