



# 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: 703-324-3926  
TTY: 703-324-3903

February 10, 1999

Keith C. Martin, Esquire  
Walsh, Colucci, Stackhouse,  
Emrich and Lubeley, P.C.  
2200 Clarendon Boulevard  
Arlington, Virginia 22201-3359

RE: Rezoning Application  
Number RZ 1998-SU-038

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 25, 1999 granting Rezoning Application Number RZ 1998-SU-038 in the name of Edgemoore Homes, L.L.C., to rezone certain property in the Sully District from the R-1 District; Highway Corridor Overlay and Water Supply Protection Overlay Districts to the R-8 District; Highway Corridor Overlay and Water Supply Protection Overlay Districts, subject to the proffers dated December 17, 1998, on subject parcel 54-4 ((1)) 78 and 79 consisting of approximately 5.23 acres.

**The Board also waived the 600 foot maximum length of private streets.**

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

RZ 1998-SU-038  
February 10, 1999

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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  
Michelle Brickner, Deputy Director, DPW&ES  
DPW&ES - Bonds & Agreements  
Frank Edwards, 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 25th day of January, 1999, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 1998-SU-038

WHEREAS Edgemoore Homes, L.L.C. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District; Highway Corridor Overlay and Water Supply Protection Overlay Districts to the R-8 District; Highway Corridor Overlay and Waster Supply Protection Overlay Districts, 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 Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-8 District; Highway Corridor Overlay and Water Supply Protection Overlay Districts, and said property is subject to the use regulations of said R-8 District; Highway Corridor Overlay and Water Supply Protection Overlay Districts, 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 25th day of January, 1999.



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Nancy Veers  
Clerk to the Board of Supervisors

October 8, 1998  
BC Project #: 98011.01

DESCRIPTION OF  
PROPOSED R-8 ZONE  
THE PROPERTIES OF  
MING-TE TSENG, SUMEI TSENG  
FRED F.M. CHANG, SU SHIA CHANG  
AND CESAR F. CAMINERO  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

OCT 14 1998

ZONING EVALUATION DIVISION

Being the properties of Ming-Te and Sumei Tseng and Fred F.M. and Su Shia Chang as recorded in Deed Book 5518 at Page 987 and Cesar F. Caminero as recorded in Deed Book 9828 at Page 1026 among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point on the most Northerly corner of Edward Elden Powers, Et. al. as recorded in Deed Book 3824 at Page 124, Deed Book 6394 at Page 1838, said point also being a point lying on the Easterly right-of-way line on Old Centreville Road, Route 898 (variable width) (VDOT project number 0028-029-106PE102 C502 RW 202), thence leaving said point and running with said right-of-way the following four (4) courses and distances

- 1.) 69.93 feet (21.315 meters) along the arc of a curve deflecting to the right having a radius of 2233.76 feet (680.850 meters) and a chord bearing and distance of North 14° 50' 08" East, 69.92 feet (21.312 meters) to a point, thence
- 2.) North 64° 11' 45" West 30.72 feet (9.363 meters) to a point, thence
- 3.) North 14° 42' 12" East 128.10 feet (39.045 meters) to a point, thence

- 4.) North 30° 41' 42" East 121.04 feet (36.893 meters) to a point, thence continuing with the aforementioned right-of-way and running with the Southerly lines of Parcel "U-1" as delineated on a plat of resubdivision entitled "Little Rocky Run" Section 16 as recorded in Deed Book 7619 at Page 181 the following two (2) courses and distances
- 5.) South 64° 07' 11" East 734.65 feet (223.921 meters) to a point, thence
- 6.) South 25° 51' 41" West 314.61 feet (95.893 meters) to a point on the Northerly line of Abbas Bashir-Elahi Et. al. as recorded in Deed Book 6000 at Page 1803, Deed Book 6367 at page 10, Deed Book 7539 at page 337, thence running with the Northerly line of said Abbas Bashir-Elahi Et. al. and continuing the same with the Northerly line of aforementioned Edward Elden Powers Et. al.
- 7.) North 64° 07' 42" West 536.19 feet (163.431 meters) to a point, thence continuing with said Powers Et. al.
- 8.) North 64° 11' 42" West 139.78 feet (42.604 meters) to the point of beginning containing 5.228 acres (2.11570 hectares) on land based on the Tax Assessment Information of Fairfax County, Virginia

This description was prepared with out the benefit of a Title Report which may reveal or discover easements and/or rights-of-way not described herein.

## PROFFERS

RZ 1998-SU-038

December 17, 1998

Pursuant to Section 15.2-2303A of the Code of Virginia (1950 as amended), the undersigned owners for themselves, their successors and assigns and Edgemoore Homes L.L.C. (hereinafter referred to as the "Applicant") hereby proffers to develop the Subject Property in accordance with the following conditions, provided the Board of Supervisors rezones the Subject Property to the R-8 Zoning District as proffered. For the purpose of these proffers, the term "Developer" refers to the Applicant herein, its successors or assigns.

1. a. Generalized Development Plan. Development of the property shall be in substantial conformance with the plan entitled "Generalized Development Plan (GDP)," prepared by the BC Consultants, dated September 23, 1998, as revised through December 14, 1998.

b. In the event DPWES determines that adequate Best Management Practices (BMP) cannot be accomplished within the layout as shown on Sheet 1 of the GDP, then the Developer may submit the alternative lot design as shown on Sheet 3 in order to satisfy BMP criteria.

2. Minor modifications. 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 to be in substantial conformance with the GDP. The Developer reserves the right to make minor adjustments to the internal lot lines, utilities, etc. of the proposed subdivision at time of site plan submission, based on final house locations and building footprints, as determined necessary by DPWES. The Developer shall maintain peripheral setback lines and the open space as shown on the GDP.

3. All homes on the property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by DPWES for either electric or gas energy systems, as applicable.

4. a. The Developer shall conform to the limits of clearing and grading shown on the GDP subject to modifications for the necessary installation of trails, utility lines and stormwater management facilities as approved by DPWES. At the time of grading plan review, the Developer shall designate limits of clearing and grading, in addition to those shown on the GDP, in areas where it is economically feasible to save additional trees without precluding construction of the project in accordance with the GDP, including but not limited to, the specific density and general development configuration shown thereon. If any trails, utility lines, or stormwater management facilities are required to be located within the area protected by the limits of clearing and grading, they shall be located and installed in the least disruptive manner feasible, considering cost and engineering, as determined by DPWES. If any trees within the area designated to be preserved are destroyed as a

result of the Developer's construction activities, the Developer will provide appropriate replacement trees in terms of species, size and quantity as determined by the Urban Forestry Branch pursuant to Section 12403 of the Public Facilities Manual.

b. At time of site plan submission, the Developer shall submit a re-vegetation plan of the two "Tree Save Areas" shown on the GDP to the Urban Forester for approval. The plan shall include re-vegetation using native species (predominantly evergreen trees, excluding white pines), as approved by the Urban Forester.

5. If blasting is required, and before any blasting occurs on the Subject Property, the Developer will insure that blasting is done per Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats shall be implemented. In addition, the Developer shall:

- a. Retain a professional consultant to perform a preblast survey of each house or building, to the extent that any of these structures, are located within one hundred fifty (150) feet of the blast site.
- b. Require his consultant to request access to house, buildings, or swimming pools that are located within said 150 foot range, to determine the pre-blast conditions of these structures. The Developer's consultants will be required to give adequate notice of the scheduling of the pre-blast survey.
- c. Require his consultant to place seismographic instruments prior to blasting to monitor the shock waves. The Developer shall provide seismographic monitoring records to County agencies upon their request.
- d. Upon receipt of a claim of actual damage resulting from said blasting, the Developer shall cause his consultant to respond expeditiously by meeting at the site of the alleged damage to confer with the property owner. The Developer will require subcontractors to maintain necessary liability insurance to cover the costs of repairing any damages to structures which are directly attributable to the blasting activity.

6. At the time of site plan approval, the Developer shall contribute One Thousand Seven Hundred Twenty-Six Dollars and No Cents (\$1,726.00) per dwelling unit shown on the GDP to the Board of Supervisors. Said funds shall be utilized as determined by the Board of Supervisors for road improvements within the Centreville area that will benefit the residents of the immediate area. Said contribution amounts shall be adjusted by increases to the Construction Cost Index from the Engineering News Record from the date of Board of Supervisors' approval of this rezoning application, to the date of site plan approval.

7. Subject to VDOT and DPWES approval, the Developer will utilize the Old Centreville Road frontage for access for construction equipment/vehicles to the site. If this construction access point is approved by VDOT and DPWES, the Developer will use his best efforts to prevent construction traffic from using Spring Pond Road or Braddock Creek Road to access the site.

8. The Developer shall provide written notice to each homeowner prior to settlement that residents in the new community will not be eligible for membership in the Little Rocky Run Association nor will they be entitled to utilize the recreational and open space facilities of Little Rocky Run. This written notice shall also notify each homeowner that there will be a private street connection from the Subject Property to the Deerfield Ridge development as shown on the GDP and of HOA responsibility for maintenance of private streets. Prior to commencement of new home sales, the Developer shall provide a copy of its Homeowner Association documents to the Little Rocky Run Association.

9. Construction noise, audible offsite, shall be prohibited between the hours of 9:00 p.m. and 7:00 a.m., Monday through Friday and between 9:00 p.m. and 8:00 a.m. on Saturdays, and between 9:00 p.m. and 9:00 a.m. on Sundays and federal holidays.

10. The Developer shall provide additional landscaping offsite as depicted on the GDP subject to receiving permission from Little Rocky Run Homeowner's Association. In the event that such permission is refused, the Developer shall provide written evidence of said refusal to DPWES. Said off-site landscaping shall be installed after site plan approval and before the commencement of on-site construction, weather permitting; otherwise, as soon thereafter as weather permits.

11. The on-site stormwater management pond shall be maintained as requested by the Public Facilities Manual. Nevertheless, the homeowners' association for the proposed development shall provide supplemental landscaping as approved by DPWES and shall maintain the aesthetic appearance of the stormwater management pond area by maintaining the landscaping and trimming the grass in this area on a regular basis, subject to receiving permission from DPWES. The Applicant shall work with DPWES at the time of site plan submission to determine if less land consumptive stormwater management alternatives than the proposed SWM facility are desirable or feasible for the subject property. If determined feasible, such facilities shall be implemented on the Subject Property in lieu of the pond shown on the GDP.

12. With reference to Centreville Road (Route 28), the Developer shall provide the following noise attenuation measures:

- a. In order to achieve a maximum interior noise level of 45 dBA Ldn, the Developer proffers that all residential units impacted by highway noise having levels between 65 and 70 dBA Ldn, (up to 281 feet from centerline) shall have the following acoustical attributes:

- (1) Exterior walls will have a laboratory sound transmission class of (STC) at least 28. If windows constitute more than

twenty percent (20%) of any facade, they shall have the same laboratory STC rating as walls.

- (2) Doors and windows will have a laboratory sound transmission class of (STC) of at least 28. If windows constitute more than twenty percent (20%) of any facade, they shall have the same laboratory STC rating as walls.
  - (3) Adequate measures to seal and caulk between surfaces will be provided.
- b. In order to achieve a maximum interior noise level of 45 dBA, Ldn, the Developer proffers that all residential units impacted by highway noise levels between 70 and 75 dBA Ldn, (up to 210 feet from centerline) shall have the following acoustical attributes:
- (1) Exterior walls will have a laboratory sound transmission class (STC) of at least 45.
  - (2) Doors and windows will have a laboratory sound transmission class (STC) of at least 37. If windows constitute more than twenty percent (20%) of any facade, they shall have the same laboratory STC rating as walls.
  - (3) Adequate measures to seal and caulk between surfaces will be provided.
- c. In order to achieve a maximum exterior noise level of 65 dBA Ldn, noise attenuation measures such as acoustical (architecturally solid, no gaps) fences, walls, earthen berms, or combinations thereof, shall be provided for patio areas unshielded by topography or built structures, as determined by DPWES.
- d. As an alternative to "a," "b," "c" above, the Developer may elect to have a refined acoustical analysis performed, subject to approval by DPWES, to verify or amend the noise levels and impact areas set forth above and/or to determine which units/buildings may have sufficient shielding to permit a reduction in the mitigation measures prescribed above.

13. Developer shall construct a public 6 foot wide asphalt trail within the right-of-way along Old Centreville Road. The trail shall be field located to connect to the proposed trail along the Old Centreville Road frontage of the Deerfield Ridge development.

14. Prior to any construction activity on site, the Developer shall install temporary black chain link fencing along the northern perimeter of the site, which is adjacent to existing residential areas. This temporary black chain link fencing shall be removed upon completion of all construction activities on site.

15. At the time of site plan approval, or upon demand by Fairfax County, whichever occurs first, right-of-way along Old Centreville Road necessary for public street purposes and as shown on the GDP shall be dedicated and conveyed to the Board of Supervisors in fee simple.

16. Garages will be used only for purposes which will not interfere with intended purposes of the garages, which are the parking of vehicles and the location of certain utilities. A restrictive covenant to that effect, approved by the County Attorney, and running to the homeowner's association and Fairfax County, shall be recorded among the land records of Fairfax County in conjunction with or prior to the recordation of the Deed of Dedication and Subdivision.

17. The Applicant shall establish a homeowner's association for the proposed development to own, manage, and maintain the open space areas including any private streets, any recreational facilities and all other community-owned land and improvements.

18. The Developer shall obtain a Phase I Archaeological Survey of the Subject Property. Said survey shall be provided to the County Archaeologist within sixty days after rezoning of the Subject Property. After rezoning, the Developer will send written notification to the County Archaeologist granting authorization to conduct additional archaeological assessments, if necessary, and to remove artifacts of significance, provided no significant vegetation is disturbed, and provided said on-site activities do not interfere with the Developer's construction schedule or construction activities. The County Archaeologist will be granted sixty days from receipt of said written survey to complete on-site activities.

19. These proffers may be executed in one or more counter parts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

20. The single-family attached houses shall be constructed with architectural features generally conforming to the illustrative elevations as shown on Exhibit "A".

21. At time of site plan approval, the Developer shall contribute a sum of money which equals three hundred dollars per unit shown on the GDP as adjusted by increases to the Consumer Cost Index as published in the Engineering News Record from time of rezoning approval to the date of site plan approval to the Fairfax County Park Authority for improvements to Old Centreville Park.

22. At time of final site plan approval, the Developer shall contribute to the Fairfax County Housing Trust Fund the sum equal to 1% of the projected sales price of the house to be built on each lot to assist Fairfax County's low and moderate income housing goals. The projected sales price shall

be determined by the Developer in consultation with the Fairfax County Department of Housing and Community Development.

23. The Developer shall use best efforts to acquire a trail easement across the homeowner open space strip located to the north of the Subject Property (Tax Map 65-2 ((16)) U1) and if successful the Developer will provide pedestrian access to Old Centreville Road Park.

24. The Developer shall install a tot lot within the central open space area as shown on the GDP.

25. The Developer shall post speed limit signs within the development establishing a 15-miles per hour speed limit.

**[SIGNATURES WILL BEGIN ON THE FOLLOWING PAGE]**

Applicant:

EDGEMOORE HOMES, L.L.C.

By: Five Pillars, Inc.  
Managing Member

By:



Al-Husain Y. Al-Hussain  
President

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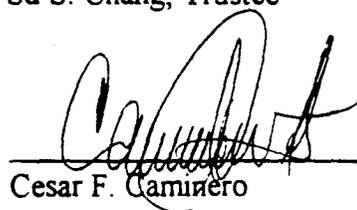
Sumei Tseng

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Fred F. M. Chang, Trustee

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Su S. Chang, Trustee



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Cesar F. Caminero

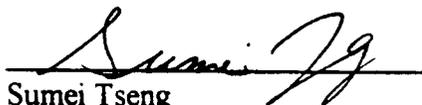
**Applicant:**

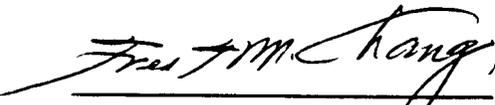
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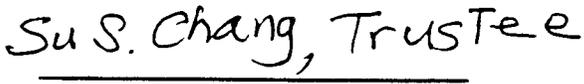
By: Five Pillars, Inc.  
Managing Member

By: \_\_\_\_\_  
Al-Husain Y. Al-Hussain  
President

**Owners of Tax Map Reference 54-4((1)) Parcel 79**

  
Sumei Tseng

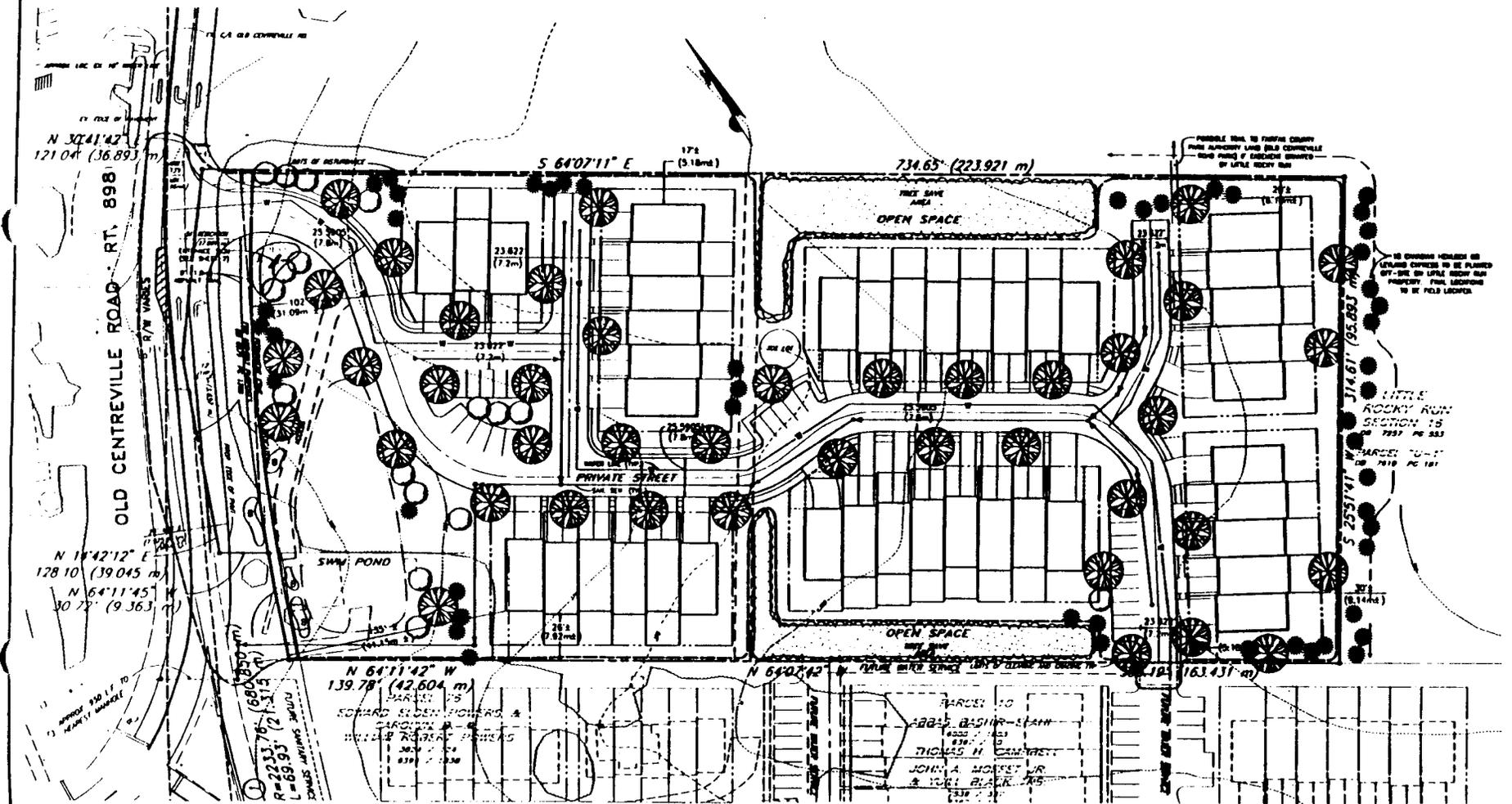
 Trustee  
Fred F. M. Chang, Trustee

 Trustee  
Su S. Chang, Trustee

**Owner of Tax Map Reference 54-4((1)) Parcel 78**

\_\_\_\_\_  
Cesar F. Caminero

CLUMP TABLE					
CLUMP	SHAPE	LENGTH	WIDTH	DEPTH	REMARKS
1	2.7337' (8.3250 m)	30.847' (9.375 m)	34.847' (10.600 m)	30.847' (9.375 m)	W 1/2 SECTION 15 OF T20N R 12E S 23E



**BC Consultants**  
 Planning, Architecture, Engineering & Surveying  
 11700 Park Lane Circle, Suite 105, Richmond, BC, Canada  
 (779) 340-1100 (779) 340-1100 (Fax)



GENERALIZED DEVELOPMENT PLAN  
 ALTERNATE PLAN  
**OLD CENTREVILLE ROAD PROPERTY**

- LEGEND:**
- LARGE DECIDUOUS TREE (7' CAL.)
  - COMPACT/SMALL DECIDUOUS TREE (7' CAL.)
  - EVERGREEN TREE (8' HT)
  - SHRUB AND PERENNIAL MASS PLANTING
  - SHRUB AND/OR ORNAMENTAL GRASS MASS PLANTING

**SITE TABULATIONS:**

GROSS SITE AREA (G.S.A.): 8,320 sq. ft. ± (227,732 sq. ft. ±) (2,11570 sq. ft. ± or 21,157 S.M. ±)

EXISTING ZONE: R-1

PROPOSED ZONE: R-0

OPEN SPACE REQUIRED (20% OF G.S.A.): 16,640 sq. ft. ± (4,234 S.M. ±)

OPEN SPACE PROVIDED (20.0% ± OF G.S.A.): 16,650 sq. ft. ± (4,234 S.M. ±)

PROPOSED NO. OF UNITS: 61

ALLOWED DENSITY: 0.84 UNITS/AC

PROPOSED DESIGN: 65 SPACES

PARKING REQUIRED (41 BU @ 2.3 SPACES/BU): 128 SPACES

PARKING PROVIDED: 128 SPACES

PARKING BREAKDOWN: 56 SPACES IN GARAGE, 30 SPACES IN DRIVEWAY, 20 SPACES SURFACE SPACES ELSEWHERE.

**TREE COVER CALCULATIONS:**

PROPOSED ZONE: R-0

GROSS SITE AREA: 227,732 sq. ft. ± (21,157 S.M. ±)

BUILDING FOOTPRINTS: 42,700 sq. ft. ± (3,974 S.M. ±)

ADJUSTED SITE AREA (A.S.A.): 185,032 sq. ft. ± (17,183 S.M. ±)

TREE COVER REQUIRED (20% OF A.S.A.): 36,996 sq. ft. ± (3,437 S.M. ±)

TREE COVER PROVIDED (20.0% OF A.S.A.): 36,800 sq. ft. ± (3,401 S.M. ±)

COVER BY PLANTING: 20,800 sq. ft. ± (1,942 S.M. ±)

EXISTING COVER (14,200 sq. ft. ± 1,250 (1,319 S.M. ± 1,250)

NOTE: THE APPLICANT RESERVES THE RIGHT TO CONVERT LARGE DECIDUOUS TREES IN FRONT OF UNITS TO COMPACT DECIDUOUS TREES DUE TO SPACE LIMITATIONS AND ENGINEERING CONSTRAINTS.

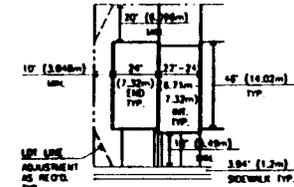
DESIGNED BY: [Name]	DATE: [Date]
CHECKED BY: [Name]	DATE: [Date]
SCALE: 1/8" = 1'-0"	SHEET 3 OF 3
COL. NO. 12 1000-00-020	FILE NO. 10001101-00
CDS: 1000-00-001	

**GENERAL NOTES:**

1. THE PROPERTY DELINEATED ON THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS EXHIBITED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #54-4 (11), PARCELS 78 AND 79, AND IS CURRENTLY ZONED R-1.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM INFORMATION OF RECORD AND ADJACENT INFORMATION. NO TITLE REPORT WAS FURNISHED.
3. THE TOPOGRAPHY SHOWN HEREON IS AT A FIVE FOOT CONTOUR WITHIN. COMPILED FROM THE FAIRFAX COUNTY TOPOGRAPHIC MAPS. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC INFORMATION SHOWN HEREON.
4. THE PROPERTY SHOWN ON THIS GDP IS IN THE SULLY DISTRICT, THE UPPER OCCOQUAN SANITARY SEWER DISTRICT AND THE CLUB RUN & LITTLE ROCKY RUN WATER SHEDS.
5. THIS PLAN WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS AND CONDITIONS, WITH THE FOLLOWING CHANGES AND MODIFICATIONS REQUESTED:
  - WIDTH OF THE 800'(182.88m) MAXIMUM LENGTH OF A PRIVATE ROAD.
6. ACCORDING TO THE COUNTY WIDE TRAILS PLAN THROUGH 1993-94, THERE IS NO TRAIL REQUIREMENT FOR THIS SITE.
7. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
8. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY ORDINANCE, AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM).
9. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UNDERGROUND UTILITY EASEMENTS HAVING A 25' WIDTH OR MORE ON THE SITE.
10. THIS PLAN DOES NOT NECESSARILY SHOW UTILITIES AS THEY ARE TO BE CONSTRUCTED. REMOVAL UTILITY PLAN AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. THE BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAW.
12. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
13. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL DESIGN, ENGINEERING AND LOCATION OF PROPOSED UTILITIES.
14. ALL STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS.
15. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
16. PROPOSED TREES MAY BE REDUCED IF ADDITIONAL TREE SAVE AREAS CAN BE ACHIEVED. REGARDLESS, THE OVERALL TREE COVER PROVIDED WILL NOT BE LESS THAN AS PROVIDED WITH THESE APPROVED PLANS.
17. ADDITIONAL SITE FEATURES SUCH AS ENTRANCE SIGNS, LIGHTS AND/OR WALLS, NOT REPRESENTED HEREON, MAY BE PROVIDED.
18. DEVELOPMENT LAYOUT SHOWN ON ADJACENT PARCELS 78 AND 10 IS CURRENTLY UNDER REVIEW BY THE COUNTY (#2 1987-SU-007). THIS DEVELOPMENT WAS APPROVED BY THE PLANNING BOARD ON MAY 27, 1998 AND SUBSEQUENTLY APPROVED BY THE BOARD OF SUPERVISORS.
19. THE APPLICANT RESERVES THE RIGHT TO CONVERT THE ONE CAR GARAGE LIMITS TO TWO CAR GARAGE LIMITS. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THESE PLANS AND THE FAIRFAX COUNTY ZONING ORDINANCES.

**18-202 GENERALIZED DEVELOPMENT PLAN COMMENTS:**

10. A. SHOWN ON PLAN.
  - B. SHOWN ON PLAN. MAXIMUM BLDG. HEIGHT (FOR A 20' (6.1m) REAR YARD) - 34'6" (10.56m).
  - C. SHOWN ON PLAN. SEE GENERAL NOTE 8.
  - D. OPEN SPACE SHOWN ON PLAN. THERE ARE NO COMMUNITY AND PUBLIC FACILITIES PROPOSED ON THIS PLAN.
  - E. SHOWN ON PLAN. SEE GENERAL NOTE 8.
  - F. SEE GENERAL NOTE 8.
  - G. REFER TO SITE REGULATIONS.
  - H. SEE GENERAL NOTE 3.
  - I. THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THE PROPERTY.
  - J. SHOWN ON PLAN.
  - K. ANY AND ALL EXISTING STRUCTURES ON SITE ARE TO BE REMOVED.
  - L. N/A.
  - M. REFER TO THE SITE REGULATIONS.
  - N. THERE ARE NO SPECIAL AGREEMENTS PROPOSED WITH THIS DEVELOPMENT.
  - O. PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE ARE SHOWN ON THE PLAN. TIMING FOR SUCH IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.
  - P. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
  - Q. THERE ARE NO AREAS OF FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDORS, RESOURCE PROTECTION AREAS OR RESOURCE MANAGEMENT AREAS ON SITE.
  - R. SHOWN ON PLAN.
  - S. SHOWN ON PLAN. PERIPHERAL DIMENSIONS ARE SHOWN ON THE PLAN.
  - T. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
  - U. APPLICANT/CONTRACT PURCHASER: EDGENORTH HOMES, INC. 9475-B SILVER BRIDGE COURT FAIRFAX, VA 22031
- | MAP IDENTIFICATION | MAP ID NO. | PARCEL # | OWNER                            |
|--------------------|------------|----------|----------------------------------|
|                    | 54-4 (11)  | 78       | THE FRED AND SU SHAI-CHANG TRUST |
|                    | 54-4 (11)  | 79       | CESAR F. CAMERO                  |
11. SEE GENERAL NOTE 15.
  12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
  13. THIS PLAN WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS FOR FAIRFAX COUNTY. SEE GENERAL NOTE 5.
  14. N/A.
  15. N/A.
  16. N/A.
  17. SUBMITTED WITH THIS PLAN.



**TYPICAL LOT LAYOUT**  
SCALE: 1" = 30'



**ENTRANCE SIGN**  
SCALE: 3/4" = 1'  
FOR ILLUSTRATIVE PURPOSES ONLY

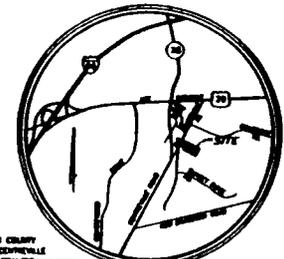
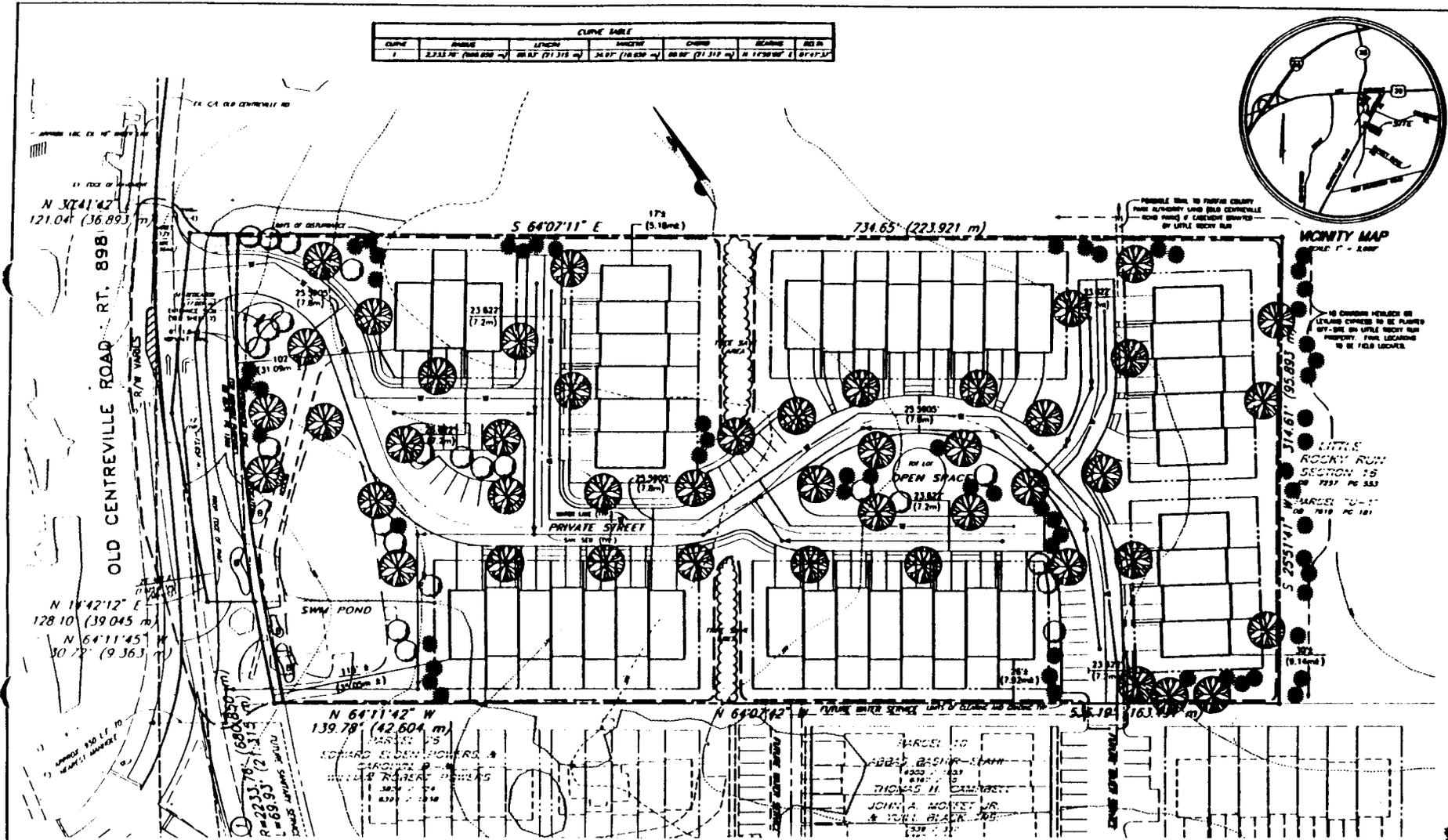
**BC Consultants**  
Professional Association of Architects and Engineers  
17700 Park Lakes Circle, Suite 100, Fairfax, VA 22031  
(703) 266-8100 (Fax)  
www.bcconsultants.com



**NOTES & COMMENTS**  
**OLD CENTREVILLE ROAD PROPERTY**  
PROJECT NO. 18-202  
DATE: 05/27/98

DESIGNED BY: JAC
DRAWN BY: JAC
CHECKED BY: JAC
DATE: JUNE 23, 1998
SCALE: 1/4" = 1'
SHEET 2 OF 3
OR. NO. 98-00-00-00
FILE NO. 9801121-00
CADD NAME: YIP-CHOP

CLUMP TABLE					
CLUMP	NUMBER	AREA (S.F.)	PERCENT	PERCENT	PERCENT
1	2,233	178,800	66.67	71.31%	34.67
2	1,000	78,750	28.33	31.31%	15.33
3	100	7,875	2.83	3.31%	1.53



LOCAL MAP  
SCALE: 1" = 200'

NO OTHERS PERMITTED OR  
LITIGATION TO BE PLACED  
ON THE SITE UNLESS THEY  
ARE FIRST APPROVED BY  
THE FIELD OFFICE.

LITTLE ROCKY RUN  
SECTION 16  
T29 N R6 E S33  
S 25514' (7.73 m)  
S 25514' (7.73 m)

- LEGEND:**
- LARGE DECIDUOUS TREE (7' CAL.)
  - COMPACT/SMALL DECIDUOUS TREE (7' CAL.)
  - EVERGREEN TREE (6' HT.)
  - SHRUB AND PERENNIAL MASS PLANTING
  - SHRUB AND/OR ORNAMENTAL GRASS MASS PLANTING

**SITE TABULATION:**

GROSS SITE AREA (G.S.A.)

EXISTING ZONE:

PROPOSED ZONE:

OPEN SPACE REQUIRED (20% OF G.S.A.):

OPEN SPACE PROVIDED (25.0% OF G.S.A.):

PROPOSED NO. OF UNITS:

ALLOWED DENSITY:

PROPOSED DENSITY:

PARKING REQUIRED (11 BU X 2.3 SPACES/BU):

PARKING PROVIDED:

PARKING BREAKDOWN:

SPACES IN GARAGE:

SPACES IN DRIVEWAY:

SURFACE SPACES ELSEWHERE:

0.70% AC. = 297,732 S.F. =  
21,157.0 S.F. = 21,157 S.M. =

0-1

0-0

65,346 S.F. = 4,231 S.M. =

36,833 S.F. = 3,300 S.M. =

41

0 BU/AC

7.84 BU/AC

80 SPACES

134 SPACES

50 SPACES

26 SPACES

26 SPACES

**TREE COVER CALCULATIONS:**

PROPOSED ZONE:

EXISTING SITE AREA:

BUILDING FOOTPRINTS:

ADJUSTED SITE AREA (A.S.A.):

TREE COVER REQUIRED (20% OF A.S.A.):

TREE COVER PROVIDED (26.1% OF A.S.A.):

COVER BY PLANTING:

(EXISTING COVER (2,151 S.F. = 1.2%)  
(700 S.M. = 1.2%)

NOTE: THE APPLICANT RESERVES THE RIGHT TO CONVERT LARGE DECIDUOUS TREES  
IN FRONT OF UNITS TO COMPACT DECIDUOUS TREES DUE TO SPACE  
LIMITATIONS AND ENGINEERING CONSTRAINTS.

**BC Consultants**  
Professional Services  
17700 Park Lane Circle, Suite 100, Parkville, MO 64078  
(816) 261-4100 (FAX) (816) 261-4101



GENERALIZED DEVELOPMENT PLAN  
LANDSCAPE PLAN  
OLD CENTREVILLE ROAD PROPERTY  
SCALE: AS SHOWN

DATE: 11/11/08	SCALE: 1/8" = 10'
DESIGNED BY: [Name]	CHECKED BY: [Name]
DATE: 11/23/08	SCALE: 1/8" = 10'
SHEET 1 OF 3	OLD CENTREVILLE ROAD PROPERTY
FILE NO. 0801121-08	2008 SCALE: 1/8" = 10'



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

BOARD OF SUPERVISORS ACTION  
ZONING MAP AMENDMENT  
DATE OF ACTION 01/25/99

APPLICATION NUMBER: RZ 98-Y-038 SULLY DISTRICT  
APPLICANT: EDGEMOORE HOMES LLC  
STAFF: RUSS

APPLICATION DATA

-----  
EXISTING ZONING AND ACREAGE

ZONING: R- 1  
ACRES: 5.22

PROPOSED:

R- 8  
5.23

ACTION:

R- 8  
5.23

TOTAL ACRES  
5.23

TOTAL ACRES  
5.23

MAP NUMBERS

054-4- /01/ /0078- ,0079-

REMARKS:

REZONE 5.23 ACRES FROM R-1, HC, WS TO R-8, HC, WS TO DEVELOP 41 TOWNHOMES AT A DENSITY OF 7.84 DWELLING UNITS PER ACRE.

ZONING MAP AMENDMENT

RZ 98-Y-038

ZONING DISTRICT DATA

ZONING DISTRICT: R- 8

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
SFA	41					

TOT	41	5.23	7.84			
-----	----	------	------	--	--	--

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-Y-038

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
3Z OTHER - TRANSPORTATION	1Z OTHER - GENERAL
4Z OTHER - ENVIRONMENT	2I ARCHITECTURE
5E CONTRIBUTION-HOUSING *SEE BELOW	2Z OTHER - LAND USE
2Z OTHER - LAND USE	3B RIGHT-OF-WAY: DEDICATION/RESERV
4Z OTHER - ENVIRONMENT	2Z OTHER - LAND USE
3F PEDESTRIAN FACILITY/TRAIL	4E NOISE ATTENUATION
4Z OTHER - ENVIRONMENT	4H LANDSCAPING
4Z OTHER - ENVIRONMENT	6A SPECIAL NOTIFICATION REQUIREMENT
3H ADJ DEVEL-ACCESS/NO ACCESS/CONDS	3Z OTHER - TRANSPORTATION
1Z OTHER - GENERAL	4Z OTHER - ENVIRONMENT

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:

1/25/99

4:30 p.m. Item - RZ-1998-SU-038 - EDGEMOORE HOMES, L.L.C.  
Sully District

On Wednesday, December 16, 1998, the Planning Commission voted unanimously (Commissioners Downer and Harsel not present for the vote; Commissioner Thomas absent from the meeting) to recommend that the Board of Supervisors approve RZ-1998-SU-038, subject to the execution of proffers consistent with those dated December 16, 1998, modified as follows:

--- amend Proffer #8 to add on the fifth line, after  
"conditions" the words ..."maintained by the HOA."

The Commission also voted 8-0-1 (Commissioner Coan abstaining; Commissioners Downer and Harsel not present for the vote; Commissioner Thomas absent from the meeting) to recommend to the Board of Supervisors a waiver of the 600 foot maximum length of private streets.

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
JAN 19 1999  
ZONING EVALUATION DIVISION

Planning Commission Meeting  
December 16, 1998  
Verbatim Excerpts

RZ-1998-SU-038 - EDGEMOORE HOMES, L.L.C.

After Close of the Public Hearing

Commissioner Koch: Thank you, Mr. Chairman. First of all, I'd like to thank Ms. Brice for coming out and indicating that her community is satisfied with the application. This request to rezone 5.23 acres from the R-1 to the R-8 for 41 townhouse units at the density of 7.84 dwelling units per acre conforms with the Comprehensive Plan recommendation and meets all Zoning Ordinance requirements. The application has staff's favorable recommendation and the applicant has met with the surrounding community and has satisfied their concerns. They also have met with the West Fairfax County Citizens' Association Land Use Committee which also endorses the proposal. Mr. Chairman, I would **MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATION RZ-1998-SU-038 BE APPROVED, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED DECEMBER 16TH, 1998 WITH THE ADDITION TO PROFFER NO. 8, ON THE FIFTH LINE, AFTER THE WORD "CONDITIONS" ADD THE WORDS "MAINTAINED BY THE HOA."**

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion of the motion? All those in favor of the motion to recommend to the board of supervisors that it approve RZ-1998-SU-038, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Koch.

Commissioner Koch: I FURTHER MOVE THAT THE COMMISSION RECOMMEND TO THE BOARD APPROVAL OF THE WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed?

Commissioner Coan: Abstain.

Chairman Murphy: Motion carries. Mr. Coan abstains. Thank you very much.

(The first motion carried unanimously with Commissioners Downer and Harsel not present for the vote; Commissioner Thomas absent from the meeting.)

(The second motion carried by a vote of 8-0-1 with Commissioner Coan abstaining; Commissioners Downer and Harsel not present for the vote; Commissioner Thomas absent from the meeting.)

LBG