



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



February 8, 1983

Mr. Carson Lee Fifer, Jr.  
4103 Chain Bridge Road  
Fairfax, Virginia 22030

Re: Final Development  
Plan 78-P-130-3

Dear Mr. Fifer:

At a regular meeting of the Board of Supervisors held on January 10, 1983, the Board approved, with proffered conditions, Final Development Plan 78-P-130-3 in the name of Sequoia Building Corporation, presently zoned to the PDC District on subject parcels 49-4 ((1)) Pt. of 67 and 50-3 ((1)) 11 consisting of approximately 33.76 acres.

Very truly yours,

Ethel Wilcox Register  
Clerk to the Board

EWR/mg

cc: Mr. Patteson  
Mr. Knowlton  
✓ Mr. Steele  
Mr. Ted Austell, III,  
Assistant to the County Executive

## PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

The staff recommends that the Board condition the approval of FDP 78-P-130-3 by requiring conformance with the following development conditions:

1. Development of the property will be performed in conformance with the adopted Conceptual Development Plan Conditions.
2. That portion of the western half of the site located north of the limits of the floodplain as shown on the Final Development Plan will be conveyed to the Fairfax County Board of Supervisors.
3. All trails proposed will conform with the guidelines set forth by the Fairfax County Park Authority in their memo dated November 10, 1982.
4. All construction of proposed improvements to Jaguar Trail shall be designed to the satisfaction of the DEM and the VDH&T.
5. The applicant/owner or his assigns shall submit, for approval by the County Attorney's Office, the Department of Environmental Management, the Department of Public Works, the Virginia Department of Highways and Transportation, and the Fairfax County School Board, a maintenance agreement and/or restrictive covenant on the property for the proposed lake and its dam. This maintenance agreement or restrictive covenant shall provide for the following:
  - o Should the Director of the Department of Environmental Management determine that the proposed lake and/or dam requires maintenance or reconstruction such maintenance and/or reconstruction will be accomplished by parties other than a governmental agency of Fairfax County.

- o The maintenance or reconstruction of the proposed lake and/or dam will be accomplished to the satisfaction of the Director of the Department of Environmental Management and the Director of the Department of Public Works.
- o The indemnification of all public agencies for any liability regarding the maintenance and use of the dam for its normal water retention purposes.

The maintenance agreement or restrictive covenant shall make the applicant/owner or his assigns liable for performance of the above maintenance duties with regard to the dam so long as the dam is not damaged by a storm which exceeds DEM and HUD criteria for a 100-year frequency storm.

6. Should the design of the dam prove unacceptable to the VDH&T, or the Director of the Department of Environmental Management, or the Department of Public Works, any alternative design shall have the approval of the Fairfax County Planning Commission prior to final site plan approval of any portion of the development.
7. The applicant shall take reasonable steps to insure that all heavy construction vehicles do not access through the Broyhill Park subdivision when coming to or departing from the site. The steps to be implemented shall include but not be limited to : the instruction of all contractors and subcontractors to use only Jaguar Trail and Marc Drive west of the site, and the posting of appropriate signs indicating this restriction.
8. *The applicant shall construct a paved trail along the west side of Jaguar Trail. The trail shall extend from Marc Drive to the southern edge of the stream.*

*MFR. Condition #8 was added by the Board with the agreement of the applicant at the Public Hearing.*

ON ZONING MAP AMENDMENT

LOCATION NUMBER FDP 78-P-130-3

Applicant: SEQUOIA BUILDING CORP

Present Zoning: PDC

Requested Zoning: PDC

Proposed Use: SFA & MULTI-FAMILY

Subject Parcels: 49-4((1)) pt. of 67,  
50-3((1)) 11

Acreage: 33.76 acres

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia on January 10, 1983, the following action was adopted on the subject application.

- Amended the zoning map as requested.
- Amended the zoning map as requested, and further restricted the use of the subject property by the conditions proffered and accepted pursuant to Virginia Code Ann., Section 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. (See Attachment 1)
- Denied the requested \_\_\_\_\_ District.
- Amended the zoning map for the subject property to the \_\_\_\_\_ District.
- Amended the zoning map for the subject property to the \_\_\_\_\_ District, and further restricted the use of the subject property by the conditions proffered and accepted pursuant to Virginia Code Ann., Section 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel. (See Attachment 1)
- In addition to the action taken above, the applicant presented certain restrictive covenants for recordation governing the subject property (a copy of which is attached).
- In addition to the action taken above, the Board of Supervisors instructed that the site plan/subdivision plat be forwarded to the Planning Commission/Board of Supervisors for its review before approval.

Distribution:

- District Supervisor
- Clerk to the Board
- Director, Office of Research and Statistics
- VDM&T
- Oscar Hendrickson, Chief, Site Review Branch, DEM

*Mr. Lee L. ...*  
 Coordinator CMM

Application Number FDP 78-P-130-3Approved to the PDC (NOCHANGE) DistrictTotal Number of Dwelling Units 400 Density N/ABuilding Floor Area N/A Floor Area Ratio (FAR) N/A

The ~~Generalized/Conceptual~~/Final Development Plan was/was not proffered

The following conditions were proffered and accepted pursuant to Virginia Code, Ann., Section 15.1-491(a) and shall further restrict the use of the property subject to the above referenced application:

SEE ATTACHED