



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



February 8, 1983

Mr. Martin D. Walsh
1400 North Uhle Street
Arlington, Virginia 22201

Re: Final Development
Plan 78-P-130-2

Dear Mr. Walsh:

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-130-2 in the name of Cadillac Fairview Urban Northeast, Incorporated, presently zoned to the PDC District on subject parcels 49-4 ((1)) Pt. of 67 consisting of approximately 4.9 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

URBAN

Applicant: CADILLAC FAIRVIEW/NE. ~~CO~~ INC.

Present zoning: PDC

Requested zoning: PDC

Proposed Use: SINGLE FAMILY ATTACHED

Subject Parcels: 49-4(1) pt. of 67

Acreage: 4.9 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
- VDB&T
- Oscar Hendrickson, Chief, Site Review Branch, DEM

Coordinator CMM

ky
7/11/83
1400 7th St. S.E.
Arlington, VA 22201

Application Number FDP 78-P-130-2

Approved to the PDC District

Total Number of Dwelling Units 35 Density N/A

Building 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

CONDITIONS TO THE FINAL DEVELOPMENT PLAN OF REZONING NO. 78-P-130-2
RE RESIDENTIAL DEVELOPMENT ON THE SOUTHEAST PORTION OF THE SITE

In the event that this application is approved on January 10, 1983, the following conditions are acceptable to the applicant in Final Development Plan Approval for the above referenced property.

1. Development in this portion of the site will be limited to 35 attached single family units as shown on the Final Development Plan dated January 7, 1983.

2. The applicant will provide the following on the area north of Camp Alger Avenue.

a. A minimum 150 foot building setback measured from the existing eastern property line to the proposed attached dwelling units on the subject property in conjunction with the buffer as shown in Final Development Plan dated January 7, 1983.

b. A 50 foot deep outlot measured from the existing property line to be conveyed to the owners of the individual lots to the east for consideration of \$1.00 per outlot. Owners along the east property line shall covenant that the 50 foot outlot will remain in its wooded undisturbed state.

c. Applicant will construct a 6 foot high chain link fence with green or black vinyl covering along the eastern property line and thence, approximately 50-55 feet east along the northern property line (on property owned by the Park Authority) to the property of the Fairfax County School Board and thence in a northeasterly direction for a distance of approximately 50 feet to connect to the corner of existing fence located on the property owned by the Fairfax County School Board. The commitment to erect the fence offsite shall be subject to necessary easements and/or letters of permission from the Park Authority and the Fairfax County School Board respectively. Said permission shall be provided within 60 days of the submission of the preliminary plat to Fairfax County. ...Said permission shall be requested by the applicant immediately upon the submission of the preliminary plat. However, in no event shall said fence be located more than 5 feet west of the property line resulting from the conveyance of the outlots. Said fence shall be maintained by the School Board and/or the Park Authority and/or the Townhouse Homeowners Association. In the event that the Park

Authority does not maintain the fence or a portion thereof, applicant agrees to require by way of Restrictive Covenant maintenance of the fence or the portion not maintained by the Park Authority or School Board. Said determination to be made by Fairfax County at the time of preliminary plat approval.

d. The applicant will dedicate to the Park Authority or the Townhouse Homeowners Association the buffer area between the outlots and the western edge of the proposed trail. This area will remain in its wooded undisturbed state. Final determination on said dedication to be made by Fairfax County in its review of the preliminary plat and in no event shall such determination be made any later than the time of preliminary plat approval.

3. Appendix 1 of the Staff Report dated December 1, 1982 "Proposed Final Development Plan Conditions" are acceptable and incorporated by reference except number 4 of the Staff conditions.

4. The southeasternmost unit as shown on the Final Development Plan revised January 7, 1983 shall be relocated and physically connected to the building group in the northeastern corner of the said FDP. Said building group shall be moved westward approximately 10 feet so as to maximize the buffer adjoining Holmes Run Crossing. The FDP dated January 7, 1983 shall be revised to conform to these written conditions; in addition these written conditions shall be typed by the applicant and resubmitted to Fairfax County prior to preliminary plat submission.

CADILLAC FAIRVIEW RESIDENTIAL PROPERTIES, INC.

LAW 3/8/83

By *[Signature]*
WHP, INC.

By *[Signature]*
WILLS INVESTMENT, INC.

By *[Signature]*