

DP2



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

April 20, 1999

Susan K. Yantis, Land-Use Coordinator
Walsh, Colucci, Stackhouse,
Emrich and Lubeley, P.C.
2200 Clarendon Boulevard
Thirteenth Floor
Arlington, Virginia 22201-3359

RE: Proffered Condition Amendment
Number PCA 94-D-040

Dear Ms. Yantis:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 22, 1999 approving Proffered Condition Amendment PCA 94-D-040 in the name of Tectum, L.L.C., on subject parcel 6-4 ((1)) 60B, subject to the proffers dated March 15, 1999 consisting of approximately 2.41 acres located in Dranesville District.

The Board also reaffirmed the waiver of the service drive requirement along the property's Georgetown Pike frontage.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

PCA 94-D-040
April 20, 1999

- 2 -

cc: Chairman Katherine K. Hanley
Supervisor - Dranesville District
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
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES
Barbara J. Lippa, Deputy Executive Director, Planning Commission

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
APR 30 1999
ZONING EVALUATION DIVISION

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 22nd day of March, 1999, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 94-D-040

WHEREAS, Tectum, L.L.C. filed in the proper form an application requesting amendment to the plan of a certain parcel of land, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), 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

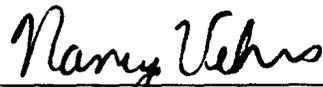
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 parcels.

GIVEN under my hand this 22nd day of March, 1999.



Nancy Veirs

Clerk to the Board of Supervisors

PROFFERS

SENECA PLACE

PCA 94-D-040

March 15, 1999

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950 as amended, Tectum, L.L.C., hereinafter referred to as the Applicant for the owners, themselves, successors and assigns in PCA 94-D-040, filed for property identified as Tax Map 6-4 ((1)) 60B, hereinafter referred to as the application property ("Application Property"), proffers the following, that the development of the Application Property shall be subject to the approved proffers dated December 1, 1994 as they pertain to the Application Property, which will remain in full force and effect, except as amended as follows:

1. Amend Proffer 1 to read as follows:

Development Plan.

- A. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance, the Application Property shall be developed in conformance with the Generalized Development Plan Amendment (GDPA) prepared by VIKA, Inc. dated January 25, 1999, as further modified by these proffer conditions. However, minor modifications may be permitted by the Department of Public Works and Environmental Services when necessitated by sound engineering practices or other minor modifications which may become necessary as part of final engineering design in accordance with the Zoning Ordinance.

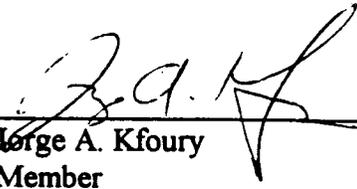
2. Add new Proffer 19.

Patio.

The Applicant commits to the following limitations regarding the proposed patio which is accessory to an eating establishment:

1. There shall be a maximum of 32 seats. The patio shall be closed at 10:00 p.m. on Sundays-Thursdays and 11:30 p.m. on Friday-Saturdays, holidays and evenings preceding a holiday. The 10:00 p.m. closing time for Sundays-Thursdays may be extended if mutually agreed upon between the Applicant and the Seneca Gate Homeowners Association.
2. Lighting for the proposed patio will consist of low level landscape lighting not to

APPLICANT/TITLE OWNER
TECTUM, L.L.C.

By: 
Jorge A. Kfoury
Its: Member

[SIGNATURES ON FOLLOWING PAGE]

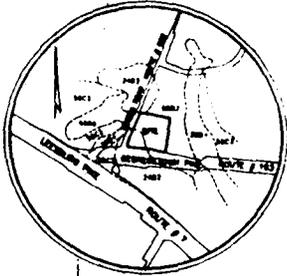
GENERALIZED DEVELOPMENT PLAN AMENDMENT

SECTION ONE

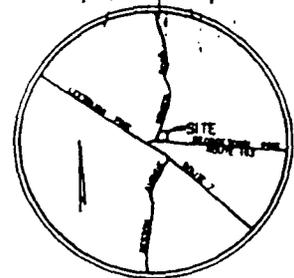
SENECA PLACE

RZ 94-D-040

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA



SOILS MAP
SCALE - 1" = 500'



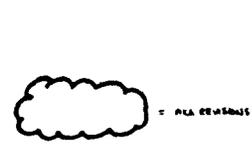
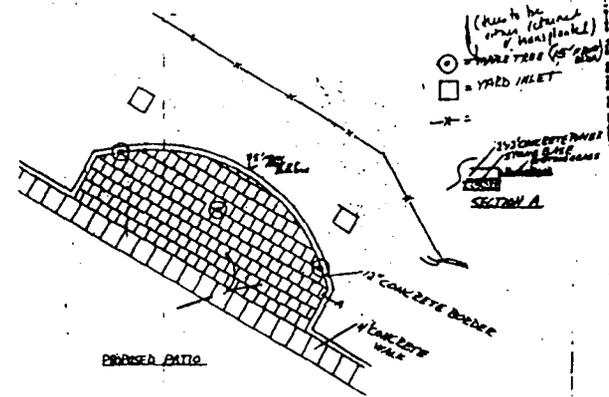
VICINITY MAP
SCALE - 1" = 2000'

| SOIL NAME | SLOPE CLASS | PHASE | EROSION POTENTIAL | GEOTECHNICAL REQUIREMENT |
|-----------|-------------|------------------|-------------------|--------------------------|
| BLANK | 2 - 7% | MODERATE EROSION | SEVERE | NOT REQUIRED |
| SHRUBS | 2 - 7% | MODERATE EROSION | SEVERE | NOT REQUIRED |

GENERAL NOTES:

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP 8-4 (11) 803 AND IS CURRENTLY ZONED C-3 & R-1. THE PROPOSED ZONING IS C-3.
- NO TITLE REPORT FURNISHED.
- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE OWNERSHIP OF GEORGETOWN PINE CORNER PARTNERSHIP, DEED BOOK 6340 AT PAGE 1171, DEED BOOK 6796 AT PAGE 1063 & DEED BOOK 6428 AT PAGE 1723.
- BOUNDARY INFORMATION IS FROM A FIELD SURVEY BY CHARLES P. JOHNSON & ASSOCIATES.
- TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY BY CHARLES P. JOHNSON & ASSOCIATES. CONTOUR INTERVAL EQUALS 2 FEET. VERTICAL DATUM IS MGS85 HING.
- IN ACCORDANCE WITH THE COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE COMMERCIAL DEVELOPMENT.
- THERE ARE NO COCA OR OPAN ON-SITE.
- THE PROPOSED DEVELOPMENT WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS NOTED (SEE NOTE 16).
- THE MAXIMUM SQUARE FOOTAGE OF THE BUILDING IS 54,777 SQ. FT. THE PROPOSED F.A.R. FOR THE SITE IS 6.25.
- PROPOSED PUBLIC UTILITIES:
 - WATER SERVICE TO BE PROVIDED BY A PROPOSED 12" MAIN IN SENECA ROAD (TR. 602), BY OTHERS.
 - SEWER SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN ON-SITE.
- STORMWATER MANAGEMENT WILL BE PROVIDED ON-SITE IN AN UNDERGROUND FACILITY.
- THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES MARKING A BURIAL SITE.
- DEVELOPMENT OF THIS SITE WILL OCCUR AS SOON AS ALL COUNTY APPROVALS ARE IN PLACE.
- ARCHITECTURAL PLANS ARE NOT AVAILABLE AT THIS TIME.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 118.102 & 118.103 AND 118.104 AND 118.105, HAZARDOUS WASTE AS SET FORTH IN COMPREHENSIVE PLAN OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT OR 572-10-1 VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 260, TO BE GENERATED, UTILIZED, STORED, TREATED OR DISPOSED OF ON-SITE.
- A WAIVER OF THE REQUIREMENT TO PROVIDE A SERVICE DRIVE ALONG A PRIMARY HIGHWAY (ROUTE 718) (PM 7 - 014) IS HEREBY REQUESTED. SINCE THE SERVICE ROAD WILL MAINTAIN THE SCENIC ASPECT OF THE AREA, ALSO, A SERVICE DRIVE PROVIDING ACCESS TO THE EAST WOULD NOT ALLOW FOR FULL TRANSITIONAL SCREENING ADJACENT TO THE DRIVEWAY.
- UNION DETAILINGS TO THE SITE, DRIVeways, FOOTPRINT AND LOCATION OF THE BUILDING AND PARKING AREA MAY RESULT FROM FINAL ENGINEERING OR ARCHITECTURAL DESIGN. THE LISTS OF CLEANING AND GRADING MAY CHANGE WITH FINAL ENGINEERING.
- LANDSCAPING SHOWN IS CONCEPTUAL AND THE LOCATIONS OF PLANTINGS MAY NEED TO BE ADJUSTED TO FINAL ENGINEERING. PROPOSED LANDSCAPING TO INCLUDE APPROPRIATE SPECIES LISTED IN THE TREE SELECTION AND COVER GUIDE OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL FOR EACH TREE CATEGORY SHOWN ON THE PLAN OR OTHERS AS APPROVED. LARGE SHADE TREES MAY INCLUDE OAK, MAPLE, SWEET GUM, BLENK, GINKGO, BIRCH OR LARCH. LARGE EVERGREEN TREES MAY INCLUDE PINE, HEMLOCK, SPRUCE, CHAMAECYPARUS. MEDIUM EVERGREEN TREES MAY INCLUDE JAPANESE HOLLY, YEW OR ARBORIZING. ORNAMENTAL TREES MAY INCLUDE MAGNOLIA, CASCAPARILLA, CHERRY, DOGWOOD, PLUM OR REDBUD. SHRUBS TREE SIZES FOR SHADE TREES SHALL BE TWO INCHES CALIPER EVERGREEN TREES BY FEET HEIGHT.

19 THIS AMENDMENT IS FOR THE STRENGTH OF THE BRACKLE AREA DANE TO ALLOWDATE IS INER SPACES AND THE ADDITION OF A PATIO AT THE NORTHEAST END OF THE BUILDING.



OWNER/DEVELOPER
GEORGETOWN PINE CORNER PARTNERSHIP
2322 GALLOWAY ROAD, SUITE 100
DUNN LORING, VIRGINIA

TABLE OF CONTENTS

- COVER SHEET
- GENERALIZED DEVELOPMENT PLAN

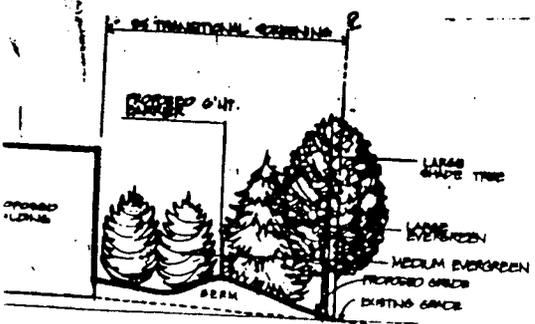
VIPI

VIRGINIA INSTITUTE OF PROFESSIONAL ENGINEERS & ARCHITECTS

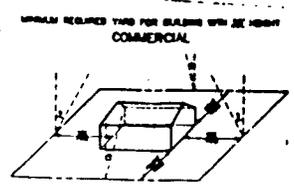
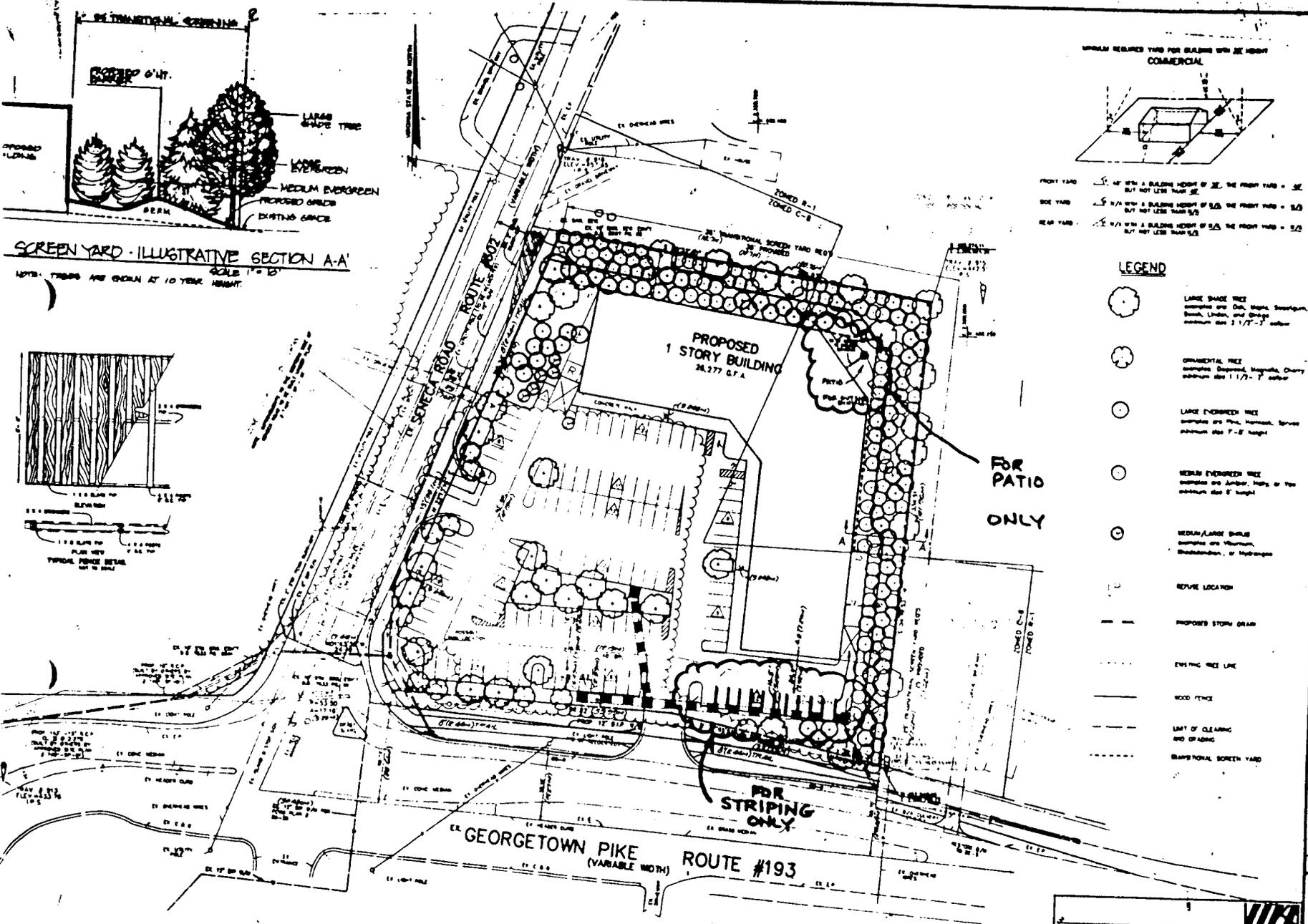
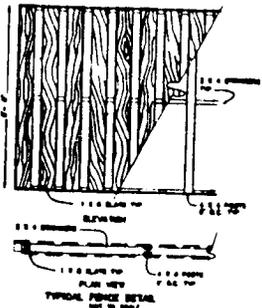
MEMBER OF THE NATIONAL BOARD OF PROFESSIONAL ENGINEERS & ARCHITECTS

100 COMMONWEALTH DRIVE, SUITE 100 • FALLS CHURCH, VIRGINIA 22044
(703) 441-7000 • FAX (703) 441-7000
WWW.VIPI.ORG

REVISED: OCTOBER 3, 1994
OCTOBER 24, 1994
DECEMBER 1, 1994
SEPTEMBER 14, 1998



SCREEN YARD - ILLUSTRATIVE SECTION A-A
SCALE 1" = 10'
LINES - TREES ARE SHOWN AT 10 YEAR HEIGHT.



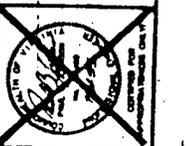
FRONT YARD: 5' 0\"/>

LEGEND

- LARGE SHADE TREE
Includes: Oak, Maple, Spruce, Fir, Pine, Linden, and Dogwood
Minimum size 1 1/2\"/>
- ORNAMENTAL TREE
Includes: Dogwood, Magnolia, Cherry
Minimum size 1 1/2\"/>
- LARGE EVERGREEN TREE
Includes: Pine, Juniper, Spruce
Minimum size 7'-8' height
- MEDIUM EVERGREEN TREE
Includes: Pine, Juniper, Spruce
Minimum size 7'-8' height
- MEDIUM/LARGE SHRUB
Includes: Hydrangea, Magnolia, and other shrubs
- SEWER LOCATION
- PROPOSED STORM DRAIN
- EXISTING TREE LINE
- WOOD FENCE
- LIMIT OF CLEARING AND GRADING
- BUFFERED SCREEN YARD

GENERALIZED DEVELOPMENT PLAN
SECTION ONE
SENeca PLACE
RZ 94-0-040
DRAKESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: 11/11/94
BY: [Signature]



| NO. | DESCRIPTION | DATE | REVISIONS |
|-----|-------------|------|-----------|
| 1 | | | |
| 2 | | | |

VIA ARCHITECTS & PLANNERS
1111 BRIDLE PATH
FAIRFAX COUNTY, VIRGINIA 22031
TEL: 571-433-1111
FAX: 571-433-1112

| | | | |
|-----|------|----|-----------|
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