



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

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September 28, 1999

John H. Thillmann
Landmark Property Development, LLC
5252 Cherokee Ave. - Suite 303
Alexandria, VA 22312

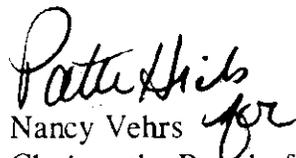
RE: Rezoning Application
Number RZ 1999-SP-015

Dear Mr. Thillmann:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 13, 1999, granting Rezoning Application Number RZ 1999-SP-015 in the name of Landmark Property Development, LLC, to rezone certain property in the Springfield District from the R-1 District to the R-3 District, subject to the proffers dated July 29, 1999, on subject parcel 98-1 ((1)) 34 and 35, consisting of approximately 8.17 acres.

The Board also modified the Public Facilities Manual minimum cul-de-sac radius standards to the minimum Virginia Department of Transportation standards.

Sincerely,


Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

RZ 1999-SP-015
September 28, 1999

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cc: Chairman Katherine K. Hanley
Supervisor- Springfield 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
Thomas Conry, Dept. Mgr.- GIS - 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 Acq. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 1 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 13th day of September, 1999, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 1999-SP-015

WHEREAS, Landmark Property Development, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1, District to the R-3 District, 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 Springfield District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-3 District, and said property is subject to the use regulations of said R-3 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 13th day of September, 1999.



Nancy Vehrs

Clerk to the Board of Supervisors

PROFFERS

RZ 1999-SP-015

JULY 29, 1999

Pursuant to Section 15.2-2303 (A) of the Code of Virginia, 1950, as amended, the property owner and applicant, for themselves and their successors and/ or assigns (hereinafter collectively referred to as the "Applicant") in this rezoning, proffer that the development of the parcel under consideration and as shown on Fairfax County tax map referenced 98-1 ((1)) parcels 34 and 35 (hereinafter the "Property") will be in accordance with the following conditions, subject to approval of this rezoning application. The proffered conditions are:

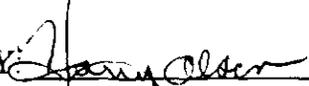
1. The property shall be developed in substantial conformance with the GDP titled Gambrell Rd. Property dated Jan. 9, 1999 and revised through June 29, 1999, prepared by Charles P. Johnson & Associates, Inc.
2. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from 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 plan submission based upon final house locations and building footprints so long as such are in substantial conformance with the GDP.
3. At the time of issuance of each residential use permit the Applicant will contribute the sum of Six Hundred and Seventy Dollars (\$670.00) to total Twelve Thousand and Sixty Dollars (\$12,060.00) to the Fairfax County Park Authority for Capitol Facilities for public use in South Run District Park.
4. The SWM pond may be designed as an embankment only facility subject to the approval of DPWES. In the event that the SWM pond area, as shown on the GDP, is not needed or used for SWM purposes, as approved by DPWES the area shall be dedicated to the HOA for open space purposes. If clearing is required for grading on nearby lots the area shall be replanted in a mix of hardwoods and coniferous trees as to be determined by the Fairfax County Urban Forester.
5. The Applicant commits to developing a tree replanting plan Developed by a "Certified Arborist" for the American Holly trees along the existing driveway that may be reasonably replanted on the site and to a shrub and tree planting schedule for each individual lot in substantial conformance with the "on lot" planting detail shown on the GDP and for other areas as shown on the GDP.
6. The Applicant commits to build a right turn deceleration lane on Gambrell Rd. within existing Right Of Way into the site and further will dedicate and convey in

fee simple both the Right Of Way and any ancillary easements necessary to widen both Pohick and Gambrill Rd. to the Fairfax County Board of Supervisors along the Applicants property frontage as shown on the GDP at the time of subdivision plan approval or upon demand from Fairfax County or VDOT, whichever occurs first.

7. The applicant commits to the provision of Fifty Thousand Dollars (\$50,000) in cash for the use of VDOT or Fairfax County Office of Transportation for an immediate spot improvement or for the eventual widening of Pohick Rd. along the property frontage (excluding the cost of the trail which is to be constructed at the same time as the internal road) and to be provided in full upon the issuance of the 18th Residential Use Permit or upon demand after the time of the issuance of the 8th Residential Use permit.
8. Applicant will construct a trail along the Pohick Road property frontage within the right of way to be dedicated to Fairfax County for the eventual widening of Pohick Rd.
9. Applicant shall construct a public cul-de-sac street with curb, gutter and sidewalk on the street as shown on the GDP. All proposed lots shall access from the cul-de-sac only.
10. Applicant shall construct a trail from the sidewalk at the end of the cul-de-sac to connect with the trail to be constructed along Pohick Rd. and as shown on the GDP at the time that the Pohick Rd. trail and the cul-de-sac sidewalk are constructed.

**TITTLE OWNER LOT 98-1 ((1))
PARCEL 34:**

Mission Investment Fund of the Evangelical
Lutheran Church in America, Harvey Olson,
Vice President

BY:  _____

Harvey Olson, Vice President

~~TITLE OWNER LOT 98-1 ((1))
PARCEL 35:~~

~~The Estate of Antonio R. Webster~~

~~BY: *Michelle Wilczek*~~

~~Michelle Wilczek, Administratrix~~

**CONTRACT PURCHASER /
ASSIGNOR OF 98-1 ((1)) PARCELS 34
AND 35**

Eastwood Properties, Inc.

BY: *Richard L. Labbe, Pres.*

Richard L. Labbe, President

**CONTRACT ASSIGNEE OF TM 98-1
((1)) PARCELS 34 & 35**

Landmark Property Development, L.L.C

By: *Scott M. Herrick*

Scott M. Herrick, Managing Member

TITLE OWNER LOT 98-1 ((1))
PARCEL 35:

The Estate of Antoinette R. Webster

BY: *Anellie Wilczek Administratrix*
Anellie Wilczek, Administratrix

~~CONTRACT PURCHASER/
ASSIGNOR OF 98-1 ((1)) PARCELS 34 AND 35:~~

~~Eastwood Properties, Inc.~~

~~BY: *Richard L. Labbe Pres.*
Richard L. Labbe, President~~

~~CONTRACT ASSIGNEE OF TM 98-1
((1)) PARCELS 34 & 35:~~

~~Landmark Property Development, L.L.C.~~

~~BY: *Scott M. Herrick*
Scott M. Herrick, Managing Member~~

GENERALIZED DEVELOPMENT PLAN

GAMBRILL ROAD PROPERTY

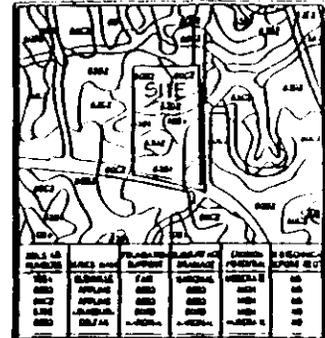
SPRINGFIELD DISTRICT

FAIRFAX COUNTY, VIRGINIA

RZ #99-S-015



VICINITY MAP
SCALE: 1" = 200'



SOILS MAP/DATA
SCALE: 1" = 200'

- LEGEND**
- EXISTING BOUNDARY
 - PROPOSED BOUNDARY
 - LIMITS OF CLEARING AND GRADING
 - ===== SPECIAL REQUIREMENTS
 - ===== SPECIAL REQUIREMENTS
 - ===== SPECIAL REQUIREMENTS
 - ===== SPECIAL REQUIREMENTS
 - NO YEAR FLOOD PLAIN
 - LOC BOUNDARY

GENERAL NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP # 90-1(1) PARCELS 34 & 35. THE PARCELS IS CURRENTLY ZONED R-3. THE PROPOSED ZONING IS R-3.
2. NO SITE REPORT FURNISHED.
3. THE PROPERTY SHOWN THEREON IS CURRENTLY IN THE OWNERSHIP OF PARCEL 34: E.L.C.A. (LAW FUND) REAR DRIV. 8821, PAGE 532; PARCEL 35: DOUGLASS & ANTONIUK & WELCHER, OLD BLVD 2924, PAGE 87-88.
4. BOUNDARY INFORMATION TAKEN FROM DEEDS & RECORDS.
5. TOPOGRAPHIC INFORMATION TAKEN FROM FAIRFAX COUNTY TOPG. CONTOUR INTERVAL EQUALS 0.5 METERS.
6. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT.
7. THERE ARE NO DENSITY REDUCTIONS REQUIRED BY ZONING ORDINANCE ARTICLE 2-300.2 AND 4.
8. THERE ARE NO 100-YEAR FLOODPLAIN, RESOURCE PROTECTION AREAS (MPAs) AND EUCs LOCATED ON THE SITE.
9. THE MAXIMUM NUMBER OF PROPOSED SINGLE-FAMILY DETACHED UNITS IS 18. THE PROPOSED DENSITY FOR THE SITE IS 520 UNITS PER ACRE.
10. PROPOSED PUBLIC IMPROVEMENTS:
 - a) WATER SERVICE TO BE PROVIDED FROM AN EXISTING 8" MAIN LOCATED IN RINGS ROUGE LAKE AND THIRD TO A 16" MAIN LOCATED IN POCKA ROAD.
 - b) SANITARY SERVICE TO BE PROVIDED BY A CONNECTION TO AN EXISTING 8" SANITARY SEWER IN RINGS ROUGE COUNTRY.
11. ALL COMMON OPEN SPACE (PARCEL A & B) WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.

12. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL.
13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN THE TITLE 40, CODE OF FEDERAL REGULATIONS PART 146.4, 302.4 AND 350. HAZARDOUS WASTE AS SET FORTH BY THE DEPARTMENT OF WASTE MANAGEMENT UNDER 9/1-10.1 - UNDER HAZARDOUS WASTE MANAGEMENT REGULATIONS AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 300, TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON SITE.
14. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES FOR PRESERVATION. SPECIAL AGREEMENTS ARE NOT PROPOSED WITHIN THE DEVELOPMENT.
15. THE DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
16. THE PROPOSED DEVELOPMENT WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS (EXCEPT AS NOTED):
 - A WAIVER OF STORMWATER MANAGEMENT IS REQUESTED.
 - A MODIFICATION TO USE THE MINIMUM 100' DIA-66" RADIUS.
17. UNDER AGREEMENTS MAY RELY ON FINAL ENGINEERING SUCH AS ITS LOCATION OF UTILITIES, LOT AREAS AND THE LIMITS OF CLEARING AND GRADING.
18. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
19. THERE IS NO SCREENING REQUIRED BY ARTICLE 13. THE LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN.
20. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.
21. A PEDESTRIAN WALK IS REQUIRED ALONG FORK ROAD PER THE COMPREHENSIVE PLAN.
22. THERE IS NO OTHER INFORMATION REQUIRED BY ARTICLE 1.

SITE TABULATIONS

SITE AREA = 0.17 ACRES (33,082 SQ FT) (332,085 SQ FT)

	R-3 REQUIRED	PROVIDED
NUMBER OF UNITS	-	18 SINGLE-FAMILY DETACHED
DENSITY	3 DU/AC MAX	0.34 DU/AC (2.20 DU/AC)
MINIMUM LOT SIZE	875 SQ FT (10,500 SQ FT)	1,070 SQ FT (11,520 SQ FT)
AVERAGE LOT SIZE	1,086 SQ FT (11,500 SQ FT)	1,183 SQ FT (12,737 SQ FT)
MINIMUM LOT WIDTH	20.36 m (60') INTERIOR LOT 32 m (105') CORNER LOT	21.30 m (60') INTERIOR LOT 32 m (105') CORNER LOT
MAXIMUM BUILDING HEIGHT	10.96 m (35')	10.96 m (35')
FRONT SETBACK	8.14 m (20')	8.14 m (20')
REAR SETBACK	7.62 m (25')	7.62 m (25')
SIDE SETBACK	2.83 m (12')	3.03 m (12')
OPEN SPACE (PARCELS 'A' & 'B')	0	2,283.773 SQ FT (24,363 SQ FT)
RIGHT-OF-WAY DEDICATION	N/A	0.017 ACRES (37,100 SQ FT)



DEVELOPER
LANDMARK COMMUNITIES
3352 CHEROKEE AVE SUITE 302
ALEXANDRIA, VA 22312

Charles P. Johnson & Associates, Inc.
PLANNING ENGINEERS LANDSCAPE ARCHITECTS
200 FORK ROAD ONE DO ARCHA VILLAGE SUITE 200
FARMERSVILLE, VA 22434

TABLE OF CONTENTS

1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN

DATE: JANUARY 3, 1995
REVISED: MAY 4, 1998
REVISED: JUNE 22, 1998

