

PROFFERS

RZ 88-V-029

COVINGTON PROPERTY

MARCH 1, 1989

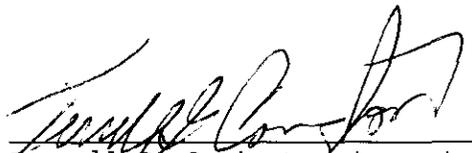
Pursuant to Section 15.1-491 (a) of the Code of Virginia, 1950 edition as amended, upon approval by the Board of Supervisors of application RZ 88-V-029 to permit the development of 10 single family detached units in accordance with the provisions of the R-3 District and the Generalized Development Plan dated November 4, 1987 as revised dated October 19, 1988 prepared by Harold A. Logan--Association, the undersigned hereby proffers the following conditions:

1. Each reference to "Applicant" in this proffer will include within its meaning, and will be binding upon, applicant's successor(s) in interest and/or the developer(s) of the subject property or any portion thereof.
2. Development of the subject property will be in conformance with the Generalized Development Plan (GDP), which consists of one (1) sheet, prepared by Harold A. Logan--Associates, and dated November 4, 1987 as revised and dated October 19, 1988.
3. The Adjacent residential properties to the north and south of the subject property will be protected by 6 foot solid wood stockade fencing. Fencing will be on north side of applicant property from Lots 1-5 and east of Lot 10 and also south of Lot 1 and Lot 2 on south side of applicant property.
4. Within the area delineated on the GDP as Parcel A the applicant will preserve the existing high quality trees, as determined by the County Arborist.
5. The applicant will dedicate and convey to the Fairfax County Board of Supervisors in fee simple Parcel A (70,319 square feet) for park purposes, as shown on the GDP which includes land within the Fairfax County Environmental Quality Corridor.

6. The applicant will construct a right turn lane of 30 feet in length in conjunction with the tapered entry as shown on the GDP dated November 4, 1987 as revised and dated October 19, 1988 prepared by Harold A. Logan--Associates.
7. Outlot A will be preserved as undisturbed open space and no structures will be constructed on it.
8. Applicant will clear vegetation and perform rough grading to clear any visual obstructions on right of way on curved section of Pohick Road to the north to assure sight distance requirements as determined by VDOT. Sight distance will be at least 450 feet.
9. Applicant will provide all ancillary easements for Pohick Road improvements as required by VDOT.
10. Should Parcel 50 come into the possession of the applicant, the right turn lane will be lengthened as required by VDOT.
11. Applicant will provide an illuminated entrance.
12. Subject to the approval of FCPA, applicant will provide a 4 foot wide, wood chip nature trail from Parcel A proceeding generally south along the east bank of South Run and connecting to existing path system at a distance of approximately 400 feet.

13. Applicant will provide posted snow fencing around home sites under construction.

14. Subject to the approval of VDOT, applicant shall construct a stabilized, compacted shoulder within the right of way of Pohick Road opposite the site entrance. Shoulder to be 8 feet wide and 150 feet long with 100 foot tapered areas on each end of the 150' x 8' section.


Terrell G. Covington (owner)


Cathy L. Covington (owner)

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

BOARD OF SUPERVISORS ACTION
ZONING MAP AMENDMENT
DATE OF ACTION 04/17/89

APPLICATION NUMBER: RZ 88-V-029

MT. VERNON DISTRICT

APPLICANT: COVINGTON, TERRELL G. & CATHY L.

STAFF: SANDHU

GRANTED THE REQUESTED ZONING DISTRICT(S) SHOWN BELOW
AND ACCEPTED PROFFERS.

APPLICATION DATA

EXISTING ZONING AND ACREAGE

ZONING: R-1

ACRES: 4.71

PROPOSED:

R-3
4.71

ACTION:

R-3
4.71

TOTAL ACRES

4.71

TOTAL ACRES

4.71

MAP NUMBERS

098-2- /01/ /0014-

REMARKS:

ZONING MAP AMENDMENT

RZ 88-V-029

ZONING DISTRICT DATA

ZONING DISTRICT: R-3

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LDMOD INCL	LOMOD ADD
SFD	10	4.71	2.10			
SFA						
LOR						
MID						
HI						
-----	-----	-----	-----	-----	-----	-----
TOT	10	4.71	2.10			

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

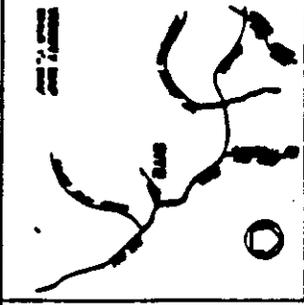
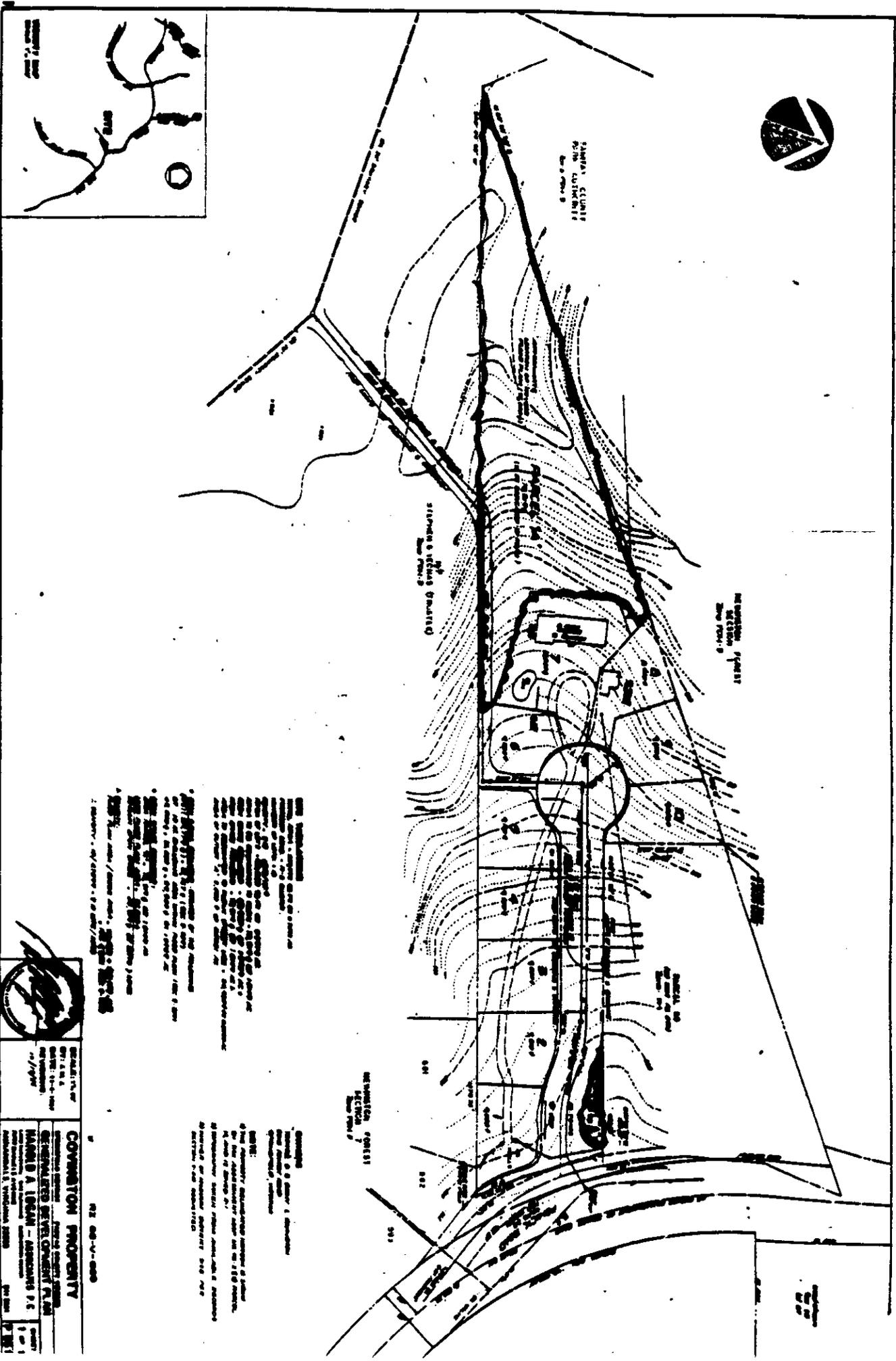
RZ 88-V-029

CONDITION/CONTRIBUTION DATA

COND CODE DESCRIPTION	COND CODE DESCRIPTION
1A GENERALIZED DEVEL PLAN	1E CONDITIONS, PROFFERED
1H WAIVER APPROVED	2A DENSITY
2E DEDICATION: PARKLAND	3D ACCESS CONTROL
3F PEDESTRIAN FACILITY/TRAIL	3G CONTRUCTION TRAFFIC RESTRICTION
3Z OTHER - TRANSPORTATION	4A STORMWATER MANAGEMENT/QUALITY
4D BUFFER	4F STREAM VALLEY/EQC/FLOODPLAIN
4I ENERGY CONSERVATION	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:



THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND IS NOW READY TO PROCEED WITH THE DEVELOPMENT OF THE PROJECT. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND IS NOW READY TO PROCEED WITH THE DEVELOPMENT OF THE PROJECT.

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COMMITMENT PROJECT

PROJECT NO. 123456789

DATE: 12/31/2023

PROJECT LOCATION: SANDHILL COUNTRYSIDE HOME DEVELOPMENT

PROJECT OWNER: SANDHILL COUNTRYSIDE HOME DEVELOPMENT

PROJECT ENGINEER: SANDHILL COUNTRYSIDE HOME DEVELOPMENT

PROJECT ARCHITECT: SANDHILL COUNTRYSIDE HOME DEVELOPMENT

PROJECT CONTRACTOR: SANDHILL COUNTRYSIDE HOME DEVELOPMENT

12 31 2023