



# 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

November 17, 1999

William C. Thomas, Jr., Esquire  
Fagelson, Schonberger, Payne & Deichmeister, P.C.  
1775 Jamieson Avenue - Suite 200  
Alexandria, Virginia 22314

RE: Rezoning Application  
Number RZ 1999-LE-032

Dear Mr. Thomas:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 25, 1999, granting Rezoning Application Number RZ 1999-LE-032 in the name of Centex Homes, to rezone certain property in the Lee District from the R-4 District and Highway Corridor Overlay District to the R-8 District and Highway Corridor Overlay District, subject to the proffers dated October 8, 1999, on subject parcel 83-3 ((1)) 9, 10, 11, 12, 13, and 13A consisting of approximately 5.00 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 1999-LE-032 on October 7, 1999, subject to the Board's approval of RZ 1999-LE-032.

**The Board also waived the maximum length of private street.**

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

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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 25<sup>th</sup> day of October, 1999, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 1999-LE-032

WHEREAS, Centex Homes filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-4 District and Highway Corridor Overlay District to the R-8 District and Highway Corridor Overlay 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 Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-8 District and Highway Corridor Overlay District, and said property is subject to the use regulations of said R-8 District and Highway Corridor Overlay 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 25<sup>th</sup> day of October, 1999.



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Nancy Veers

Clerk to the Board of Supervisors

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PROFFERS  
RZ 1999-LE-032  
August 20, 1999  
Revised October 8, 1999

PROFFER OF DEVELOPMENT CONDITIONS

Pursuant to Section 15.2-2303A of the 1950 Code of Virginia, as amended, the undersigned proffer the following conditions subject to the approval of the Board of Supervisors of Fairfax County, Virginia of RZ 1999-LE-032 to the R-8 Zoning District.

- 1) Subject to Section 18-204 of the Fairfax County Zoning Ordinance, development shall conform substantially to the Generalized Development Plan (GDP) prepared by Dewberry and Davis, dated April 20, 1999, as revised to July 12, 1999.
- 2) Trees shall be preserved as shown on the GDP, subject to review and approval by the Urban Forestry Branch. The limits of clearing and grading will be in substantial conformance with that shown on the GDP, subject to the location of utilities, and reasonable adjustment due to final engineering. Landscaping shall be provided as shown the GDP. For the initial planting of the landscaping, native species shall be utilized, subject to the approval of the Urban Forestry Branch.
- 3) A contribution of one percent (1) of the estimated sales price of the dwelling units to be constructed with the proposed subdivison shall be made to the Housing Trust Fund in consultation with the Department of Housing and Community Development at the time of site plan approval for the units, as per Board of Supervisors policy adopted May 20, 1991.
- 4) Storm Water Management (SWM) and Best Management Practices (BMPs) requirements for the development of this site shall be provided on site in a proposed above ground facility, as generally shown on the GDP graphic, unless modified and/or waived by the Department of Public Works and Environmental Services (DPWES).
- 5) Energy conservation for all homes on the property will meet the thermal guidelines of the Virginia Power Energy Saver Program for energy efficient homes or its equivalent, as determined by DPWES, for either electric or gas energy systems.
- 6) A covenant shall be recorded which provides that garages shall be used only for purposes that will not interfere with the intended purposes of garages (e.g., parking of vehicles). This covenant shall be recorded among the land records of Fairfax County prior to the sale of any lots and shall run to the benefit of the homeowners association, which shall be established, and to Fairfax County.

- 7) The open space areas shown on the GDP shall be provided. Further, to ensure that landscaping shown on the GDP in front of the townhouse units is provided; units shown with single car garages shall not be converted to two car garages except upon demonstration that the conversion will not alter the landscaping and that the planting areas specified in the PFM are provided for each tree shown on the GDP.
- 8) Applicant shall dedicate and convey in fee simple to the Board of Supervisors, right-of-way measuring forty-five (45) feet from the center line of existing South Kings Highway along the application property frontage as shown on the GDP. Dedication shall be made at the time of site plan approval or upon demand from Fairfax County, whichever first shall occur. All ancillary easements shall be granted by the applicant at the time of dedication. Frontage improvements, as shown on the GDP, to include a trail/sidewalk, shall be provided in conformance with VDOT and DPWES standards, to match existing improvements on adjacent properties.
- 9) Noise attenuation for those units to be located within the 65 to 70 dBA Ldn noise impact area generally fronting South Kings Highway shall be in accordance with County Guidelines for the Acoustical Treatment of Residential properties and Other Noise Sensitive Uses Within Highway Noise Impact Zones of 65 to 70 dBA Ldn, or alternatively to the satisfaction of the Director, DPWES, generally as follows:

In order to achieve a maximum interior noise level of 45 dBA, Ldn, all units located within the 65 to 70 dBA Ldn highway noise impact contour shall have the following acoustical attributes:

- (1) Exterior walls shall have laboratory sound transmission class (STC) rating of at least 39;
- (2) Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than twenty percent (20%) of any facade, they shall have the same laboratory STC rating as walls;
- (3) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

In order to achieve a maximum exterior noise level of 65 dBA Ldn, noise attenuation structures such as acoustical fencing, walls, earthen berms or combinations thereof shall be provided for those outdoor recreation areas, including rear yards, that are unshielded by topography or built structures. If acoustical fencing or walls are used, they should be architecturally solid from the

ground with no gaps or openings. The structures employed must be of sufficient height to adequately shield the impacted area from the source of the noise.

Exterior noise attenuation for this development shall be provided through the screening components shown on the GDP and by barrier fencing, as necessary.

- 10) At the time of the posting of bond and prior to final site plan approval, a contribution to the Fairfax County Park Authority in the amount of \$18,894.00 (representing a contribution of \$472.35 per townhouse unit) shall be made for the purposes of improvements/modifications to Fairfax County Park Authority parks located in the Lee District.
- 11) Any on-site lighting shall be fully shielded and directed downward to minimize off-site glare to adjacent residential properties. Lighting for any signage shall be configured so as to minimize any off-site glare.
- 12) The on-site Storm Water Management facility shall be landscaped along its perimeter in accordance with Maintenance and Storm Water Management Guidelines, subject to review and approval by the Urban Forestry Branch, and as permitted by DPWES.
- 13) A fence three to four (3 to 4') feet high shall be located between the "tot lot" and adjacent parking spaces.
- 14) Applicants shall record a conservation easement over the Resource Protection Area (RPA) in the northerly portion of the property as shown on the GDP. The easement shall run to the benefit of Fairfax County and the Homeowner's Association in a form acceptable to the Fairfax County Attorney. The easement shall provide that no buildings shall be located in the RPA area; no tree more than 3" in diameter shall be cut unless diseased, dying, or dead; and no grading, clearing, or removal of vegetation shall be permitted except as is necessary for passive recreational uses or noxious weed removal. Exceptions to the above prohibitions shall be permitted for any required or necessary utilities, water quality or quantity controls, as approved by Fairfax County.

Signature Pages to follow

TITLE OWNERS:

Tax Map No. 83-3((1))9

Ralph M. Grant Trustee  
Ralph M. Grant, Trustee

Tax Map No. 83-3((1))10

Shou Fen Lin and Ok Ju Lin

Tax Map No. 83-3((1))11

Luis O. Torres and Virginia Albalo Torres

Tax Map No. 83-3((1))12

Leonard E. Vaughn and Lucille Vaughn  
Leonard Edward VAUGHN and Lucille Vaughn

Tax Map No. 83-3((1))13

Jesse Lee Stephens and Violette Louise Stephens  
L.S. P.O.A.  
Jesse Lee Stephens and Violette Louise Stephens

Tax Map No. 83-3((1))13A

Edward J. Morgan and Susan B. Morgan  
Edward J. Morgan and Susan B. Morgan

CONTRACT PURCHASER:

CENTEX HOMES

a Nevada general partnership

By: Centex Real Estate Corporation,  
a Nevada Corporation, its managing partner

By:  \_\_\_\_\_

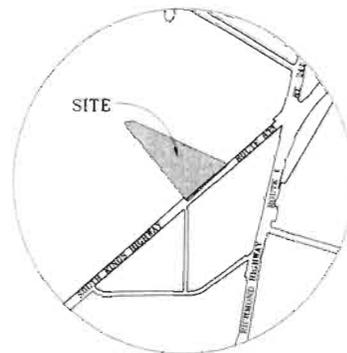
Name: ROBERT K. DAVIS

Title: DIVISION PRESIDENT

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# **CENTEX HUNTINGTON WALK**

**LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
GENERALIZED DEVELOPMENT PLAN**



VICINITY MAP  
1" = 500'

**APPLICANT:  
CENTEX HOMES  
14121 PARKE LONG CT., SUITE 201  
CHANTILLY, VA 20151**

April 20, 1999  
Revised June 15, 1999  
Revised July 12, 1999

**CENTEX  
HUNTINGTON WALK**  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
GENERALIZED DEVELOPMENT PLAN

**SHEET INDEX:**

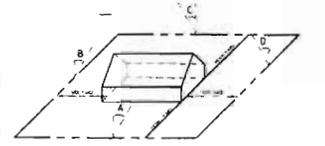
1. COVER SHEET
2. NOTES AND TABULATIONS &  
GENERALIZED DEVELOPMENT PLAN



**Dewberry & Davis**  
Professional Engineers  
8401 Arlington Blvd., Fairfax, Va. 22031  
703-849-0100 FAX 703-849-0118

- NOTES
1. THIS GENERALIZED DEVELOPMENT PLAN (GDP) ACCOMPANIES AN APPLICATION TO REZONE THE PROPERTY FROM THE R-4 TO THE R-4 DISTRICT.
  2. THE PROPERTY SUBJECT TO THIS GDP IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS R-4 (1) (1) 1, 2, 3 AND 4A.
  3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS AT A CONTOUR INTERVAL OF FIVE (5) FEET TAKEN FROM COUNTY RECORDS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY DATE-SPECIFIC TOPOGRAPHIC INFORMATION.
  4. THE SECONDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY DATE-SPECIFIC TOPOGRAPHIC INFORMATION.
  5. THROUGH-ALPHA MANAGEMENT (TAM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THE DEVELOPMENT OF THIS SITE WILL BE PROVIDED ON SITE IN A PROPOSED ABOVE GROUND FACILITY AS GENERALLY SHOWN ON THE GRADING PLAN. DESIGN OF CONSTRUCTION CONDITION AND/OR WAIVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES).
  6. AT THIS TIME, IT IS ANTICIPATED THAT THE SHIMBAR FLOODMENTS WILL BE MAINTAINED BY THE LOCAL DRY POND IN THE GENERAL LOCATION SHOWN HEREON. THE EXACT SIZE, SHAPE AND LOCATION OF THE POND WILL BE DETERMINED BY FINAL ENGINEERING.
  7. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE R-4 DISTRICT REGULATIONS OF THE ZONING ORDINANCE ARE AS FOLLOWS:  
 FRONT YARD: CONTROLLED BY A 15° ANGLE OF BULK PLANE, BUT NOT LESS THAN 4 FEET.  
 SIDE YARD: CONTROLLED BY A 15° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET.  
 REAR YARD: CONTROLLED BY A 15° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET.
  8. MINOR DEVIATIONS TO THE DIMENSIONS, FOOTPRINT, SIZE AND LOCATION OF THE BUILDING HEREON PROPOSED MAY RESULT FROM FINAL ENGINEERING AND DESIGN. PLANNING EXCEPT AS NOTED, CHANGES, STAIRS AND ELEVATIONS ARE OPTIONAL FOR EACH BUILDING UNIT AND WILL BE SPECIFIED ON THE PLANS REQUIRED TO ACCOMPANY THE APPLICATION FOR BUILDING PERMITS. IT IS UNDERSTOOD THAT THE NUMBER OF INDIVIDUAL TOWNHOUSE UNITS AND SIZES MAY VARY WITHIN EACH PROPOSED BUILDING ENVELOPE. HOWEVER, THE TOTAL NUMBER OF UNITS WITHIN THE DEVELOPMENT WILL NOT DECREASE.
  9. ALL EASEMENTS TO THE SITE ARE TO BE PRIVATE AND PRIVATELY MAINTAINED.
  10. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR THE UTILITY COMPANY AS MAY BE APPROPRIATE.
  11. APPROVAL BY THE DIRECTOR OF DRAINAGE IS HEREBY REQUESTED FOR PRIVATE STREETS WHICH EXCEED 60 FEET IN LENGTH AS PROVIDED FOR IN PAR. 219 OF THE ZONING ORDINANCE.
  12. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO REASONABLE ADJUSTMENT DUE TO FINAL ENGINEERING AND LOCATION OF UTILITIES BUT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THAT WHICH IS PRESENTED HEREON.
  13. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRASSES ON THIS SITE.
  14. THERE ARE SIX (6) EXISTING DWELLINGS ON THIS SITE WHICH WERE CONSTRUCTED DURING THE 1950S AND 1960S. THEY ARE OF NO SIGNIFICANT HISTORIC OR ARCHITECTURAL VALUE AND WILL BE DEMOLISHED AS PART OF THE DEVELOPMENT PROGRAM.
  15. THE APPROXIMATE LOCATION OF THE FLOODPLAIN AND RESURGE PROTECTION AREA (RPA) ARE SHOWN HEREON. THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR ON THIS SITE.
  16. THE PROPOSED MAXIMUM BUILDING HEIGHT IS THIRTY-FIVE (35) FEET.
  17. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IN SAME IS PROVIDED ON THE AFFIDAVIT SUBMITTED HERewith.

TABULATION	
EXISTING ZONING	R-4
PROPOSED ZONING	R-4
TOTAL LAND AREA	5.76 AC
PROPOSED NUMBER OF DWELLING UNITS	40
PROPOSED DENSITY	6.96/AC
PARKING SPACES REQUIRED	160
PARKING SPACES PROVIDED	152
OPEN SPACE REQUIRED (2% OF LAND AFTER DEVELOPMENT)	1.176 AC
OPEN SPACE PROVIDED (10% OF LAND AFTER DEVELOPMENT)	1.76 AC



1" = 10'	1" = 10'	1" = 10'	1" = 10'
1" = 10'	1" = 10'	1" = 10'	1" = 10'
1" = 10'	1" = 10'	1" = 10'	1" = 10'
1" = 10'	1" = 10'	1" = 10'	1" = 10'

ANGLE OF BULK PLANE  
WHEN REQUIRED YARD FOR BUILDING WITH ACCESS

17. THE APPLICANT HEREBY HAS THE RIGHT TO PROVIDE MORE PARKING THAN THE NUMBER OF SPACES SPECIFIED HEREON PROVIDED THE AMOUNT OF OPEN SPACE IS NOT DECREASED.
18. THE CLIENT'S COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THIS PROPERTY AT 44 SHELLING UNITS THE 4200. THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE COMPREHENSIVE PLAN.
19. THE MAJOR OPEN SPACE AREA IS LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY AND WILL BE PRESERVED AND PROTECTED.
20. GIVEN THE RELATIVELY SMALL SIZE OF THIS SITE, THERE ARE NO COMMENTS ON PUBLIC FACILITIES PROPOSED FOR THIS PROPERTY.
21. THERE ARE NO EXISTING UTILITY FACILITIES HAVING A WIDTH OF TWENTY-FEET OR MORE ON THIS PROPERTY.
22. THE PROPERTY TO THE NORTHWEST IS DEVELOPED AS MULTIPLE FAMILY UNITS. THE ADJACENT LAND TO THE NORTHWEST IS DEVELOPED AS SINGLE FAMILY ATTACHED UNITS. THE PROPERTY TO THE EAST OF THE PROPOSED DEVELOPMENT IS ZONED C-2. THERE ARE SINGLE FAMILY ATTACHED UNITS TO THE NORTHWEST. HOWEVER, THEY ARE SEPARATED FROM THE SUBJECT PROPERTY BY A SIGNIFICANT FLOODPLAIN AND THE OPEN SPACE BEING PROVIDED BY THE SUBJECT PROPERTY. GIVEN THESE DEVELOPMENT PATTERNS, SIGNIFICANT PROBLEMS WILL NOT BE APPARENTLY IMPACTED BY THE PROPOSED DEVELOPMENT.
23. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTE OR PETROLEUM PRODUCTS STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED DEVELOPMENT WILL NOT OPERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THIS PROPERTY.
24. IT IS EXPECTED THAT DEVELOPMENT WILL COMMENCE UPON APPROVAL OF ALL REQUIRED PERMITS. HOWEVER, THE SPECIFIC TIMING IS DEPENDENT UPON MARKET CONDITIONS.
25. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

- LEGEND
- - - - Existing Sanitary Sewer
  - - - - Proposed Sanitary Sewer
  - - - - Existing Water Main
  - - - - Proposed Water Main
  - - - - Limits of Clearing
  - - - - Overland Relief Area
  - Evergreen Trees
  - Medium Deciduous Trees
  - Large Deciduous Trees



Rev. 7-10-99  
Rev. 6-17-99

**Dewberry & Davis**  
Architects  
Engineers  
Planners  
Surveyors

8401 Arlington Blvd., Fairfax, Va. 22031  
(703) 849-0100 FAX (703) 849-0519

Generalized Development Plan  
Centex - Huntington Walk  
Lee District  
Fairfax County, Virginia

Drawn by: MLC  
Designed by: DMC  
Checked by: LKM  
Date: 4-20-99  
Scale: 1" = 50'  
File Number:  
Sheet:  
of  
File Number:  
M-9986