PREVIOUSLY APPROVED DEVELOPMENT PROGRAM - No change proposed

TOTAL SITE AREA	± 261.8214 AC
EXISTING ZONING	R-1
PROPOSED ZONING	PDH-4
PROPOSED NUMBER OF DWELLING UNITS	1045
SINGLE FAMILY DETACHED DWELLING UNITS	102*
SINGLE FAMILY ATTACHED DWELLING UNITS	593*
MULTI-FAMILY DWELLING UNITS	350*
PROPOSED DENSITY	3.99 DU/AC
OPEN SPACE REQUIRED (20%)	52.36 AC
OPEN SPACE PROVIDED (± 50%)	± 131 AC
RECREATION CENTER	± 3.0 AC
MAJOR OPEN SPACE	± 114.3 AC
SCHOOL SITE	± 9.2 AC**
AREA IN EASEMENT	± 4.5 AC***
PARKING SPACES REQUIRED/PROVIDED	2128*
SINGLE FAMILY DETACHED (2 SP/DU)	204****
SINGLE FAMILY ATTACHED (2.3 SP/DU)	1364
MULTI-FAMILY (1.6 SP/DU)	560

* SEE NOTE 5.

** TOTAL SCHOOL SITE AREA IS 18.5 ± ACRES. PURSUANT TO SECTION 2-309, PARAGRAPH 2, 50 PERCENT OR 9.2 ± ACRES OF OPEN SPACE CREDIT IS PERMITTED.

*** PURSUANT TO SECTION 2-309, PARAGRAPH 5 OF THE ZONING ORDINANCE, 50 PERCENT OF THE TOTAL VEPCO EASEMENT AREA OR 4.5 ACRES IS CREDITABLE TOWARD OPEN SPACE.

**** THE REQUIRED NUMBER OF PARKING SPACES FOR EACH SINGLE FAMILY DETACHED UNIT WILL BE PROVIDED ON THE INDIVIDUAL LOTS.

DENSITY CALCULATIONS

261.82 ACRES = TOTAL SITE AREA
− 20.90 ACRES = AREA SUBJECT TO 1/2 DENSITY CREDIT PURSUANT TO PARAGRAPH 2, SECTION 2-308 OF THE ZONING ORDINANCE.
240.92 ACRES

240.92 ACRES X 4 DU/AC = 963.6 DUs
20.90 ACRES X 2 DU/AC = 41.8 DUs

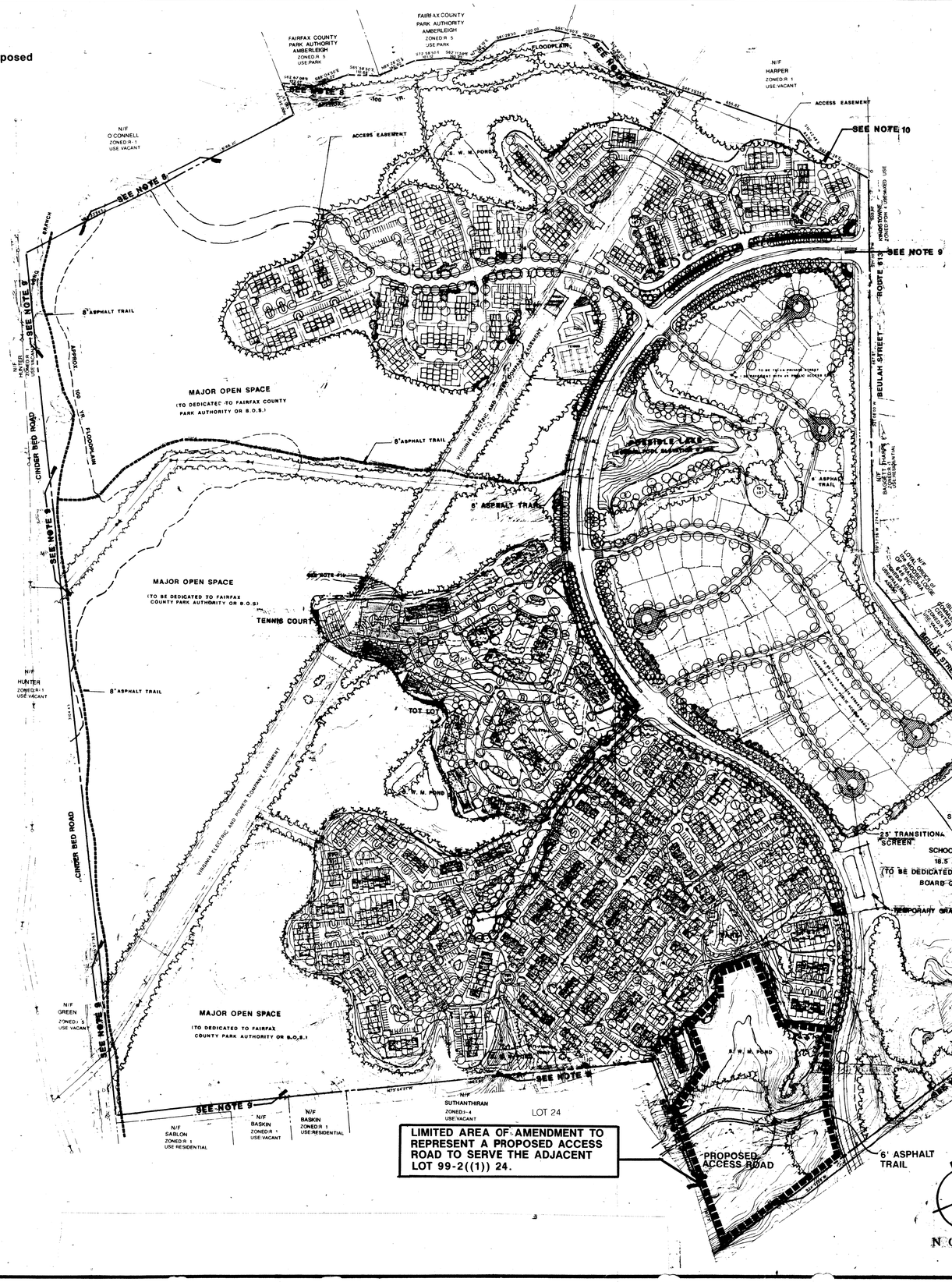
SUBTOTAL 1005.4 DUs

PURSUANT TO PARAGRAPH 2, SECTION 6-109 OF THE ZONING ORDINANCE, 251 BONUS UNITS ARE PERMITTED (1005 X 125%) FOR A TOTAL OF 1256 UNITS. HOWEVER, ONLY 40 BONUS UNITS ARE REQUESTED FOR A TOTAL OF 1045 UNITS AT A DENSITY OF 3.99 UNITS PER ACRE.

PREVIOUSLY APPROVED NOTES - No change proposed

(SEE SHEET 2 FOR NOTES APPLICABLE TO PROPOSED FDPA)

1. THE PROPERTY THAT IS THE SUBJECT OF THIS DEVELOPMENT PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 90-4 ((1)) 6 (PART) AND 18.
2. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET PREPARED BY DEWBERRY & DAVIS.
3. BOUNDARY INFORMATION SHOWN WAS PREPARED FROM FIELD SURVEY BY DEWBERRY & DAVIS.
4. STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY POLICIES AND ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVER.
5. THE DEVELOPMENT SHALL CONTAIN A MAXIMUM OF 1045 UNITS. THERE WILL BE APPROXIMATELY 102 SINGLE FAMILY DETACHED UNITS, 593 SINGLE FAMILY ATTACHED UNITS, AND 350 MULTI-FAMILY UNITS. THE NUMBER OF EACH TYPE OF UNIT MAY INCREASE OR DECREASE WITH A DEVIATION IN CHANGE IN ANY UNIT TYPE NOT TO EXCEED FIVE PERCENT (5%), BUT IN NO EVENT SHALL THE TOTAL NUMBER OF DWELLINGS EXCEED 1045 UNITS. ALL UNITS WILL WILL BE PARKED IN ACCORDANCE WITH THE ZONING ORDINANCE PROVISIONS APPLICABLE TO THE UNIT TYPE.
6. THE STATEMENTS AND ADDITIONAL INFORMATION REQUIRED BY THE PROVISIONS OF SECT. 16-502 OF THE ZONING ORDINANCE ARE FURNISHED IN A SEPARATE ASSOCIATED DOCUMENT.
7. SCREENING BETWEEN THE TYPES OF DWELLING UNITS WITHIN THE INTERIOR OF THE DEVELOPMENT WILL BE PROVIDED AS REPRESENTED ON THE FDP IN LIEU OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS PRESENTED IN ARTICLE 13 OF THE ZONING ORDINANCE. THEREFORE, A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IS REQUESTED PURSUANT TO PAR. 1 OF SECT. 13-111 OF THE ZONING ORDINANCE.
8. EXISTING VEGETATION WILL BE USED TO SATISFY THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS PURSUANT TO PAR. 4 OF SECT. 13-104 OF THE ZONING ORDINANCE.
9. A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IS REQUESTED PURSUANT TO PAR. 5 AND 6 OF SECT. 13-111 OF THE ZONING ORDINANCE.
10. A WAIVER OF THE BARRIER REQUIREMENT IS REQUESTED PURSUANT TO PAR. 13 OF SECT. 13-111 OF THE ZONING ORDINANCE.
11. A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS IS REQUESTED PURSUANT TO PAR. 3 OF SECT. 13-111 OF THE ZONING ORDINANCE.
12. A WAIVER IS REQUESTED OF THE PUBLIC FACILITIES MANUAL REGULATION REGARDING THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.
13. A WAIVER IS REQUESTED OF THE PUBLIC FACILITIES MANUAL REGULATION REGARDING THE LOCATION OF TOT LOTS WITHIN 100 FEET OF DWELLING UNITS.
14. SOME OF THE DWELLING UNITS REPRESENTED AS MULTIPLE FAMILY DWELLINGS MAY HAVE INDIVIDUAL EXTERIOR ENTRANCES.
15. THE SINGLE FAMILY ATTACHED AND MULTI-FAMILY DWELLING FOOTPRINTS REPRESENTED HEREIN ARE APPROXIMATE. FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED ON THE PLANS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS. A PORTION OR ALL OF THE DWELLINGS MAY HAVE GARAGES WHICH WILL BE SPECIFIED AT TIME OF FINAL SITE PLAN.
16. THE OUTLINED AREA DENOTES THE GENERAL LOCATION OF LAND TO BE CONVEYED TO THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY AS SPECIFIED IN THE PROFFERS APPROVED WITH THE REZONING APPLICATION. AT TIME OF CONVEYANCE, THE LAND AREA WILL BE OF SUFFICIENT SIZE TO CONSTRUCT A NUMBER OF UNITS EQUAL TO FIVE PERCENT (5%) OF THE TOTAL NUMBER OF UNITS ULTIMATELY APPROVED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM) FOR THE HUNTER TRACT AS WELL AS THE REQUISITE PARKING.
17. THE LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITH FINAL ENGINEERING DESIGN. A LANDSCAPE PLAN WILL BE SUBMITTED AS PART OF THE FINAL SITE PLAN.



LIMITED AREA OF AMENDMENT TO REPRESENT A PROPOSED ACCESS ROAD TO SERVE THE ADJACENT LOT 99-2((1)) 24.

LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORMWATER MANAGEMENT AREA
- LIMITS OF ENVIRONMENTAL QUALITY CORRIDOR
- PROPOSED LIMITS OF CLEARING & GRADING
- PROPOSED CROSSWALK
- EXISTING VEGETATION TO BE PRESERVED
- PROPOSED EVERGREENS
- PROPOSED DECIDUOUS TREES
- COUNTY WIDE TRAIL
- SIDEWALK/TRAIL

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JAN 11 2000
ZONING EVALUATION DIVISION

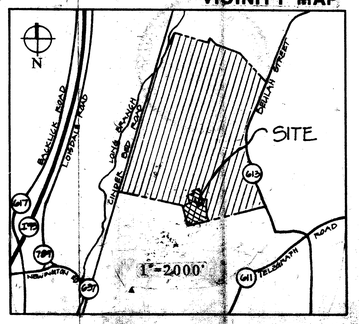
Concurrent w/ PCA 86-L-073-3
Application No: FDPA 86-L-073-3 Staff: Clewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-7-00
Date of (BOS) (PC) approval 2-2-00
Sheet 1 of 3

4/10/00

COMMONWEALTH OF VIRGINIA
J. THOMAS TURNER, JR.
No. 9795
2-25-99
PROFESSIONAL ENGINEER

REV 4-26-99
REV 9-07-99

VICINITY MAP



REV. 1/10/00
REV. 9/2/99

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

FDPA 86-L-073-03

FINAL DEVELOPMENT PLAN AMENDMENT

ISLAND CREEK

FAIRFAX COUNTY, VIRGINIA

SEE DISTRICT

Drawn By	MJ
Designed By	TG EB
Checked By	EB
Date	2/24/99 REV 4/20/99
Scale	1"=200'
Plan Number	
Zoned	
Sheet	1 of 3
File Number	M-9959

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 99-2 ((10)) E, K AND N.

2. THE LIMITED LAND AREA OF THE FDPA IS APPROXIMATELY 9.06 ACRES.

3. THE SOLE PURPOSE OF THE FDPA IS TO REPRESENT A PROPOSED ACCESS ROAD TO SERVE THE ADJACENT LOT 99-2 ((1)) 24.

4. NO OTHER CHANGES ARE PROPOSED TO THE GRAPHIC, THE NOTES, THE TABULATION OR THE LEGEND ON THE CURRENTLY APPROVED FDP.

5. THIS DOCUMENT IS A REPRODUCTION OF THE CURRENTLY APPROVED FDP. GIVEN THE LIMITED SCOPE OF THE PROPOSED AMENDMENT AND THE REQUIREMENT TO AMEND THE CURRENTLY APPROVED FINAL DEVELOPMENT PLAN DOCUMENT, REQUEST IS HEREBY MADE OF THE ZONING ADMINISTRATOR TO WAIVE THE SUBMISSION REQUIREMENTS OF THE FDPA IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 10C OF THE SECT. 16-402 OF THE ZONING ORDINANCE IN FAVOR OF THIS DOCUMENT.

6. THE ONLY IMPLICATION TO THE APPROVED DEVELOPMENT PROGRAM OF ISLAND CREEK THAT THE PROPOSED AMENDMENT COULD HAVE WOULD BE A SLIGHT REDUCTION OF OPEN SPACE. BASED ON THE APPROVED FINAL DEVELOPMENT PLAN, OPEN SPACE TO BE PROVIDED IS REPRESENTED AT 50±% OR 131 ACRES. BASED ON A REVIEW OF A CUMULATIVE TABULATION PRESENTED ON SP1611 FOR SECTION THREE OF ISLAND CREEK THAT WAS PREPARED IN NOVEMBER 1993, THE CUMULATIVE OPEN SPACE LAND AREA FOR ISLAND CREEK WAS 167.74 ACRES. CONSEQUENTLY, THE PROPOSED AMENDMENT WILL NOT AFFECT THE 50% OPEN SPACE REPRESENTATION ON THE CURRENTLY APPROVED FDP.

Application No._____ Staff_____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED_____
Date of (BOS) (PC) approval_____
Sheet_____ of _____

THIS GRAPHIC IS A COMPOSITE OF PORTIONS OF SHEETS 4 AND 5 OF THE CURRENTLY APPROVED FINAL DEVELOPMENT PLAN. IT INCLUDES THE LIMITED AREA OF THE AMENDMENT THAT HAS BEEN FILED TO REPRESENT A PROPOSED ACCESS ROAD TO SERVE THE ADJACENT LOT 99-2 ((1)) 24.

LIMITED AREA OF AMENDMENT TO REPRESENT A PROPOSED ACCESS ROAD TO SERVE THE ADJACENT LOT 99-2((1)) 24.

COMMONWEALTH OF VIRGINIA
DENNIS M. CONTURSI
No. 0406 000847
1/10/00
REGISTERED LANDSCAPE ARCHITECT

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
2-25-99
PROFESSIONAL ENGINEER

4-26-99
9-07-99

Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

FDPA 86-L-073-03

FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENT

ISLAND CREEK

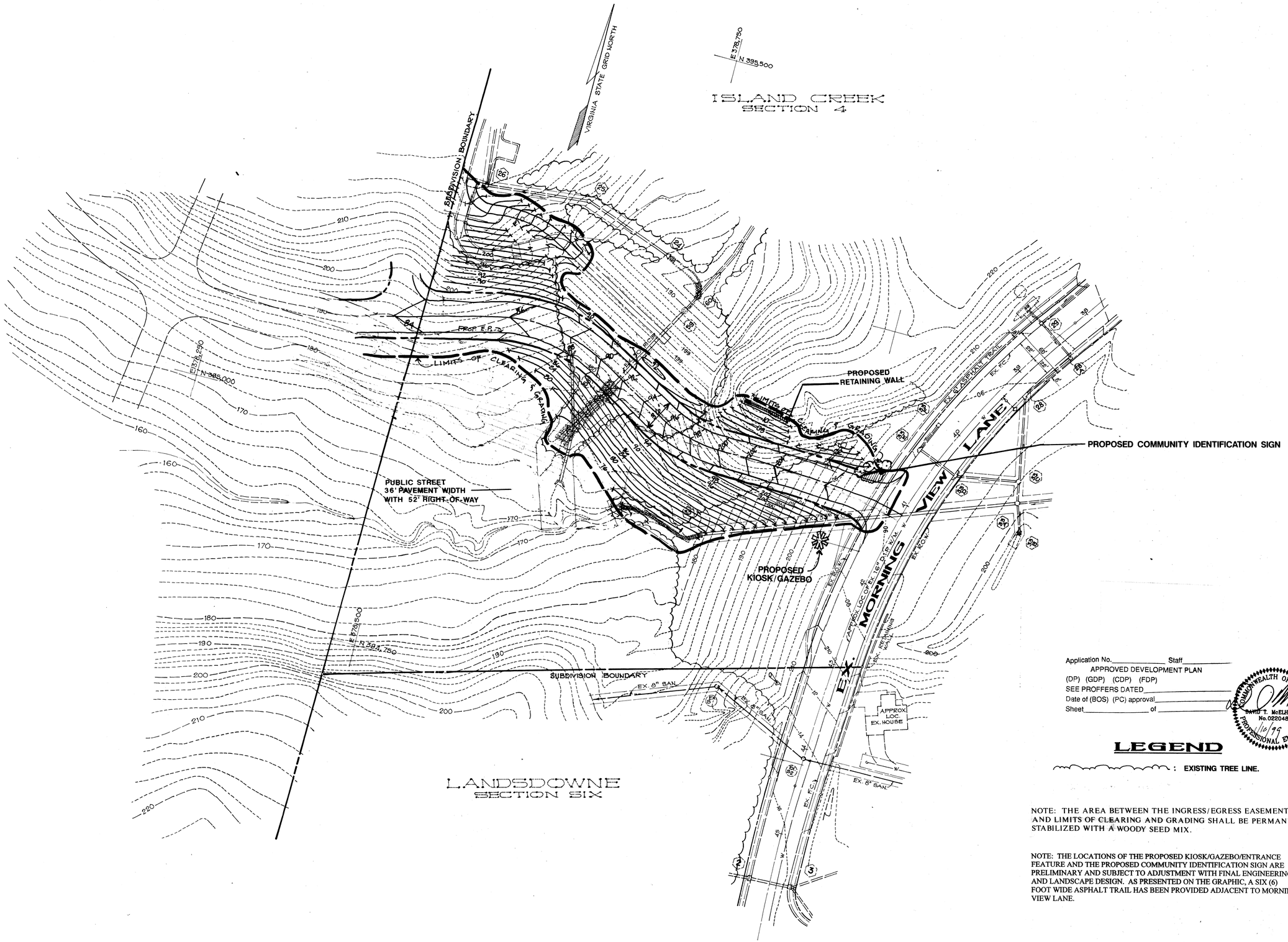
LEE DISTRICT

Revision Date
REV. 4/20/99
REV. 9/2/99
REV. 1/10/00

Drawn By	JMC
Designed By	
Checked By	PGY
Engineer	
Date	2/24/99
Scale	1" = 100'
Plan Number	
Zoned	
Sheet	2 of 3
File Number	M-9959

14-A

N295412



Application No._____ Staff_____

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED_____

Date of (BOS) (PC) approval_____

Sheet_____ of _____

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
1/6/99
PROFESSIONAL ENGINEER

LEGEND

: EXISTING TREE LINE.

NOTE: THE AREA BETWEEN THE INGRESS/EGRESS EASEMENT AND LIMITS OF CLEARING AND GRADING SHALL BE PERMANENTLY STABILIZED WITH A WOODY SEED MIX.

NOTE: THE LOCATIONS OF THE PROPOSED KIOSK/GAZEBO/ENTRANCE FEATURE AND THE PROPOSED COMMUNITY IDENTIFICATION SIGN ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING AND LANDSCAPE DESIGN. AS PRESENTED ON THE GRAPHIC, A SIX (6) FOOT WIDE ASPHALT TRAIL HAS BEEN PROVIDED ADJACENT TO MORNING VIEW LANE.

FOR INFORMATION ONLY

REV. 1/10/00
REV. 9/2/99

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

FDPA 86-L-073-03

FINAL DEVELOPMENT PLAN AMENDMENT

ISLAND CREEK

LEE DISTRICT • FAIRFAX COUNTY • VIRGINIA

Drawn By	JMC
Designed By	C.A.W.
Checked By	PGY
Date	4/20/99
Scale	1" = 50'
Plan Number	
Zoned	P.D.H.-4
Sheet	3 of 3
File Number	M-9959

14

H19199