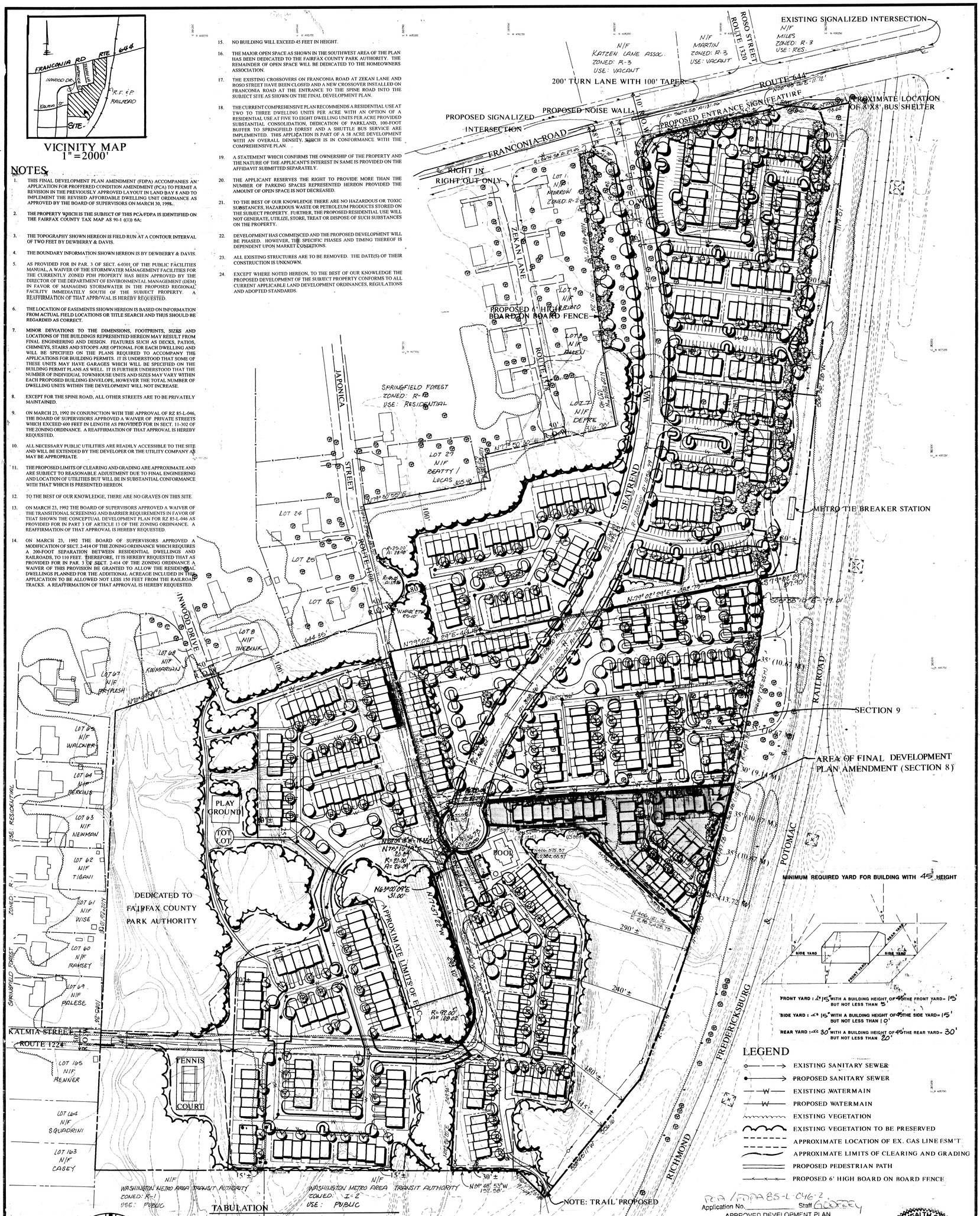
VICINITY MAP
1" = 2000'

NOTES

1. THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) ACCOMPANIES AN APPLICATION FOR PROFFERED CONDITION AMENDMENT (PCA) TO PERMIT A REVISION IN THE PREVIOUSLY APPROVED LAYOUT IN LAND BAY 8 AND TO IMPLEMENT THE REVISED AFFORDABLE DWELLING UNIT ORDINANCE AS APPROVED BY THE BOARD OF SUPERVISORS ON MARCH 30, 1998.
2. THE PROPERTY WHICH IS THE SUBJECT OF THIS PCA/FDPA IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 91-1 ((1)) 6A;
3. THE TOPOGRAPHY SHOWN HEREON IS FIELD RUN AT A CONTOUR INTERVAL OF TWO FEET BY DEWBERRY & DAVIS.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS BY DEWBERRY & DAVIS.
5. AS PROVIDED FOR IN PAR. 3 OF SECT. 6-0301 OF THE PUBLIC FACILITIES MANUAL, A WAIVER OF THE STORMWATER MANAGEMENT FACILITIES FOR THE CURRENTLY ZONED PDH PROPERTY HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM) IN FAVOR OF MANAGING STORMWATER IN THE PROPOSED REGIONAL FACILITY IMMEDIATELY SOUTH OF THE SUBJECT PROPERTY. A REAFFIRMATION OF THAT APPROVAL IS HEREBY REQUESTED.
6. THE LOCATION OF EASEMENTS SHOWN HEREON IS BASED ON INFORMATION FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH AND THUS SHOULD BE REGARDED AS CORRECT.
7. MINOR DEVIATIONS TO THE DIMENSIONS, FOOTPRINTS, SIZES AND LOCATIONS OF THE BUILDINGS REPRESENTED HEREON MAY RESULT FROM FINAL ENGINEERING AND DESIGN. 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. IT IS UNDERSTOOD THAT SOME OF THESE UNITS MAY HAVE GARAGES WHICH WILL BE SPECIFIED ON THE BUILDING PERMIT PLANS AS WELL. IT IS FURTHER UNDERSTOOD THAT THE NUMBER OF INDIVIDUAL TOWNHOUSE UNITS AND SIZES MAY VARY WITHIN EACH PROPOSED BUILDING ENVELOPE, HOWEVER THE TOTAL NUMBER OF DWELLING UNITS WITHIN THE DEVELOPMENT WILL NOT INCREASE.
8. EXCEPT FOR THE SPINE ROAD, ALL OTHER STREETS ARE TO BE PRIVATELY MAINTAINED.
9. ON MARCH 23, 1992 IN CONJUNCTION WITH THE APPROVAL OF RZ 85-L-046, THE BOARD OF SUPERVISORS APPROVED A WAIVER OF PRIVATE STREETS WHICH EXCEED 600 FEET IN LENGTH AS PROVIDED FOR IN SECT. 11-302 OF THE ZONING ORDINANCE. A REAFFIRMATION OF THAT APPROVAL IS HEREBY REQUESTED.
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. 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.
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THIS SITE.
13. ON MARCH 23, 1992 THE BOARD OF SUPERVISORS APPROVED A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THAT SHOWN THE CONCEPTUAL DEVELOPMENT PLAN FOR RZ 85-L-046 AS PROVIDED FOR IN PART 3 OF SECT. 2-414 OF THE ZONING ORDINANCE. A REAFFIRMATION OF THAT APPROVAL IS HEREBY REQUESTED.
14. ON MARCH 23, 1992 THE BOARD OF SUPERVISORS APPROVED A MODIFICATION OF SECT. 2-414 OF THE ZONING ORDINANCE WHICH REQUIRES A 200-FOOT SEPARATION BETWEEN RESIDENTIAL DWELLINGS AND RAILROADS, TO 110 FEET. THEREFORE, IT IS HEREBY REQUESTED THAT AS PROVIDED FOR IN PAR. 3 OF SECT. 2-414 OF THE ZONING ORDINANCE A WAIVER OF THIS PROVISION BE GRANTED TO ALLOW THE RESIDENTIAL DWELLINGS PLANNED FOR THE ADDITIONAL ACREAGE INCLUDED IN THIS APPLICATION TO BE ALLOWED NOT LESS 150 FEET FROM THE RAILROAD TRACKS. A REAFFIRMATION OF THAT APPROVAL IS HEREBY REQUESTED.
15. NO BUILDING WILL EXCEED 45 FEET IN HEIGHT.
16. THE MAJOR OPEN SPACE AS SHOWN IN THE SOUTHWEST AREA OF THE PLAN HAS BEEN DEDICATED TO THE FAIRFAX COUNTY PARK AUTHORITY. THE REMAINDER OF OPEN SPACE WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.
17. THE EXISTING CROSSOVERS ON FRANCONIA ROAD AT ZEKAN LANE AND ROSO STREET HAVE BEEN CLOSED AND A NEW CROSSOVER INSTALLED ON FRANCONIA ROAD AT THE ENTRANCE TO THE SPINE ROAD INTO THE SUBJECT SITE AS SHOWN ON THE FINAL DEVELOPMENT PLAN.
18. THE CURRENT COMPREHENSIVE PLAN RECOMMENDS A RESIDENTIAL USE AT TWO TO THREE DWELLING UNITS PER ACRE WITH AN OPTION OF A RESIDENTIAL USE AT FIVE TO EIGHT DWELLING UNITS PER ACRE PROVIDED SUBSTANTIAL CONSOLIDATION, DEDICATION OF PARKLAND, 100-FOOT BUFFER TO SPRINGFIELD FOREST AND A SHUTTLE BUS SERVICE ARE IMPLEMENTED. THIS APPLICATION IS PART OF A 58 ACRE DEVELOPMENT WITH AN OVERALL DENSITY WHICH IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.
19. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS PROVIDED ON THE AFFIDAVIT SUBMITTED SEPARATELY.
20. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE NUMBER OF PARKING SPACES REPRESENTED HEREON PROVIDED THE AMOUNT OF OPEN SPACE IS NOT DECREASED.
21. 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 RESIDENTIAL USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.
22. DEVELOPMENT HAS COMMENCED AND THE PROPOSED DEVELOPMENT WILL BE PHASED. HOWEVER, THE SPECIFIC PHASES AND TIMING THEREOF IS DEPENDENT UPON MARKET CONDITIONS.
23. ALL EXISTING STRUCTURES ARE TO BE REMOVED. THE DATE(S) OF THEIR CONSTRUCTION IS UNKNOWN.
24. EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.



TABULATION

EXISTING ZONING	PDH-8, PDH-12, HC
TOTAL LAND AREA	57.21± AC[1]
PROPOSED FDPA LAND AREA (SECTION 8)	2.13± AC
APPROVED NUMBER OF DWELLING UNITS	29
MARKET RATE	19
AFFORDABLE DWELLING UNITS	10
PROPOSED NUMBER OF DWELLING UNITS	26
MARKET RATE	26
PROPOSED NUMBER OF DWELLING UNITS	446[2]
REQUIRED NUMBER OF AFFORDABLE DWELLING UNITS	41[3]
PROPOSED NUMBER OF AFFORDABLE DWELLING UNITS	44
PROPOSED DENSITY WITHOUT AFFORDABLE DWELLING AND BONUS UNITS	6.97 DU/AC
PROPOSED DENSITY WITH AFFORDABLE DWELLING AND BONUS UNITS	7.69 DU/AC
OPEN SPACE REQUIRED PDH-8 (25%)[4]	10.57± AC
OPEN SPACE PROVIDED PDH-8 (55%)	26.44± AC
OPEN SPACE REQUIRED PDH-12 (27%)	1.94± AC
OPEN SPACE PROVIDED PDH-12 (30%)	2.16± AC
PARKING SPACES REQUIRED/PROVIDED (446 UNITS X 2.3 SPACES PER UNIT)	1026

[1] THIS AREA INCLUDES 3.07 ACRES WHICH HAS BEEN DEDICATED FOR PUBLIC STREET PURPOSES AND WAS THE SUBJECT OF ADVANCE DENSITY CREDIT APPROVED BY THE BOARD OF SUPERVISORS.

[2] THIS PROPERTY HAS BEEN APPROVED FOR A TOTAL OF 446 UNITS (INCLUDING ADUs). HOWEVER, DURING THE DEVELOPMENT/SITE PLAN PROCESS THAT NUMBER HAS BEEN REDUCED TO 440 UNITS.

[3] THE ADUs ARE INCLUDED IN THE TOTAL UNIT COUNT AND THE CALCULATION IS BASED ON THE ZONING ORDINANCE PROVISIONS APPROVED BY THE BOARD OF SUPERVISORS ON MARCH 30 1998. IT IS NOTED THAT ALTHOUGH ONLY 41 ADUs ARE REQUIRED, A TOTAL OF 44 ADUs ARE PROVIDED.

[4] OPEN SPACE CALCULATIONS ARE BASED ON THE ENTIRE AREAS OF THE PDH-8 AND PDH-12 DISTRICTS AND ARE CUMULATIVE.

RZ / FDPA 85-L-046-2
Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-12-99
Date of (BOS) (PC) approval 3-22-99
Sheet _____ of 7
FOR APPROVED 3-41-99

LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREE 2"-2½" CAL. MIN.
- PROPOSED ORNAMENTAL TREE 6'-8' HT. MIN.
- PROPOSED EVERGREEN TREE 6'-7' HT. MIN.

LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE PRESERVED
- APPROXIMATE LOCATION OF EX. GAS LINE ESM'T
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- PROPOSED PEDESTRIAN PATH
- PROPOSED 6' HIGH BOARD ON BOARD FENCE

COMMONWEALTH OF VIRGINIA
A. THOMAS TANNER, JR.
No. 8758
5-7-98
PROFESSIONAL ENGINEER
8-21-98
1-21-99

Revision Date
REV. 1/21/99

Drawn By	JMC
Designed By	JMC
Checked By	LAM
Engineer	
Date	8-21-98
Plan Number	
Zoned	
Scale	1" = 100'
Sheet	1 of 1
File Number	M-9812

FINAL DEVELOPMENT PLAN AMENDMENT
GREENSTAR I, L.P. / JAPONICA

LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

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