GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) APPLICATION CONSISTS OF 217,344.36 SQUARE FEET OR 4.99 ACRES. THIS PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX MAP 91-3 ((1)) PART OF PARCEL 63A. THE REMAINDER OF PARCEL 63A IS IN THE VIRGINIA POWER EASEMENT AND NOT PART OF THIS FDPA.

2. THE PROPERTY IS LOCATED IN THE LEHIGH COMMUNITY PLANNING SECTOR, KINGSTOWNE DEVELOPMENT, SECTION 19, OF THE LEE DISTRICT, FAIRFAX COUNTY, VIRGINIA.

3. THE PROPERTY IS OWNED BY KINGSTOWNE LIMITED PARTNERSHIP AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. THE APPLICANT IS THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY. A TITLE REPORT IS NOT AVAILABLE.

4. BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM A ROUGH GRADING PLAN PREPARED BY B.D.E. DATED JUNE 12, 1994. CONTOUR INTERVALS ARE 2'. THE EXISTING CONTOURS SHOWN REFLECT THE PROPOSED CONDITION OF THE PREVIOUSLY MENTIONED PLAN AND SHOULD NOT BE USED FOR CONSTRUCTION UNTIL IT IS FIELD CHECKED.

5. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND PHASING SHALL BE SUBJECT TO THE DISCRETION OF THE OWNER AND AS WARRANTED BY MARKET CONDITIONS.

6. PUBLIC WATER SERVICE TO THE SITE SHALL BE AN EXTENSION OF EXISTING 16" WATER MAINS LOCATED IN HAYFIELD ROAD. FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.

7. PUBLIC SANITARY SEWER WILL BE PROVIDED BY AN EXTENSION OF AN EXISTING 8" SEWER LINE FROM ROCK CLIFF LANE IN KINGSTOWN SECTION 18, SOUTH EAST OF THE SITE. THE SITE IS LOCATED WITHIN THE LOWER POTOMAC SANITARY SEWER DISTRICT SUBSHED LONG BRANCH M6.

8. ALL OPEN SPACE AND IMPROVEMENTS TO THIS SPACE DEPICTED WITHIN THE LIMITS OF THIS FDPA AND SHOWN HEREON SHALL BE MAINTAINED BY THE KINGSTOWNE RESIDENTIAL OWNERS CORP.

9. APPLICANT PROPOSES CONSTRUCTION OF 1 TOT LOT AND AN OPEN SPACE RECREATIONAL COMPONENT AS A SPECIAL AMENITY TO MEET THE ACTIVE RECREATIONAL PROVISIONS OF THE PDH DISTRICT FOR RESIDENTIAL DEVELOPMENT.

10. THE SITE IS PRESENTLY CLEARED AND ROUGH GRADED IN ACCORDANCE WITH THE KINGSTOWNE SECTION 19 ROUGH GRADING PLAN PREPARED BY B.D.E. DATED JUNE 1994. THE SITE IS VOID OF ANY VEGETATION, THEREFORE, THE EQC FROM FDP 84-L-020 IS NO LONGER APPLICABLE. THE PROPOSED LIMITS OF CLEARING AND GRADING WILL ENCOMPASS THE LIMITS OF THE FDPA.

11. STORM WATER MANAGEMENT WILL BE PROVIDED BY BMP BASIN NO. 1 (FFX. CO. NO. 6105-PI-09). THE PRELIMINARY STORM DRAINAGE LAYOUT IS INDICATED ON THE PLAN.

12. PEDESTRIAN ACCESS SHALL BE PROVIDED IN THE FORM OF SIDEWALKS ALONG AT LEAST ONE SIDE OF ALL PRIVATE STREETS WITHIN THE DEVEILOPMENT AS GENERALLY SHOWN ON THE FDPA. SIDEWALKS WITHIN THE DEVELOPMENT WILL INTERCONNECT WITH THE EXISTING SIDEWALK LOCATED ON HAYFIELD ROAD.

14. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THIS PROPERTY.

15. ALL DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE AS SCALED, AND ARE SUBJECT TO MINOR ADJUSTMENTS PERMITTED BY THE ZONING ORDINANCE FOR FINAL ENGINEERING AND SITE PLAN APPROVAL.

16. ALL INTERNAL ROADS WILL BE PRIVATE STREETS WITHIN PUBLIC INGRESS/EGRESS EASEMENTS AND WILL BE MAINTAINED BY THE DESIGNATED HOMEOWNERS ASSOCIATION.

17. ACCORDING TO THE FAIRFAX COUNTY ZONING MAP, NO FLOODPLAIN IS MAPPED ON THE APPLICATION PROPERTY. ACCORDING TO THE FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE MAP, NO RESOURCE PROTECTION AREA (RPA) IS MAPPED ON THE APPLICATION PROPERTY. FURTHERMORE, NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) CURRENTLY EXISTS ON THE APPLICATION PROPERTY.

18. THE PROPOSED USE WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS, AND PREVIOUSLY APPROVED PLANS AND CONDITIONS, WITH THE EXCEPTION OF:

A.1 A WAIVER OF THE MINIMUM 200 SF PRIVACY YARD REQUIREMENT AS OUTLINED IN ARTICLE 6, SECTION, PARAGRAPH 2.

A.2 A WAIVER OF A PRIVATE STREET WHICH EXCEEDS 600 FEET IN LENGTH AS PROVIDED FOR IN PAR.2 OF SECTION 11-302 OF THE ZONING ORDINANCE.

A.3 A MODIFICATION OF THE PRIVATE STREET STANDARD (PFM STANDARD TS-5A) FOR ACCESS TO THE BACKS OF THE TOWNHOUSES AS SHOWN ON THE PLAN TO USE EDGE OF PAVEMENT IN LIEU OF CURB AND GUTTER AND TO USE A 26'EASEMENT.

19. PARKING QUANTITIES WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. GARAGES PROVIDED FOR THE SINGLE FAMILY ATTACHED UNITS HAVE BEEN INCLUDED IN THE SITE TABULATION TO SATISFY THE PARKING ORDINANCE REQUIREMENTS. PARKING SPACES SHOWN (I.E., COMMON PARKING AREAS) ARE APPROXIMATE. EXACT NUMBER AND LOCATION MAY CHANGE WITH FINAL ENGINEERING DESIGN.

20. THE BUILDING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE AND MAY VARY DUE TO FINAL ARCHITECTURAL AND ENGINEERING DESIGN PROVIDED THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT REDUCED AND SITE PLAN REMAINS IN GENERAL CONFORMANCE TO THE FOOTPRINTS SHOWN HEREON.

* THE APPLICANT RESERVES THE RIGHT TO SHIFT THE NUMBER OF SINGLE FAMILY ATTACHED UNITS FROM ONE GROUP OF UNITS TO ANOTHER. IN ADDITION, FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS ARE OPTIONAL FOR EACH SINGLE FAMILY ATTACHED DWELLING AND WILL BE SPECIFIED ON THE PLANS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS IN ACCORDANCE WITH ZONING ORDINANCE. – if in substantial conf.

21. THERE ARE NO REQUIRED TRAILS LOCATED WITHIN THE SITE SUBJECT TO THIS FDPA APPLICATION. A BICYCLE TRAIL TYPE 1 (ASPHALT) TRAIL IS REQUIRED WITHIN THE EXISTING VIRGINIA POWER EASEMENT AS INDICATED ON THE FAIRFAX COUNTY COMPREHENSIVE TRAIL MAP (1985).

22. THE MAXIMUM BUILDING HEIGHT FOR SINGLE FAMILY ATTACHED UNITS IS 40 FEET.

23. IN ACCORDANCE WITH ARTICLE 16-102, PAR 1, THE ANGLE OF BULK PLANE APPLIES ALONG PERIPHERAL LOT LINES ONLY AND BASED ON A CONVENTIONAL R-16 ZONE SHALL BE AS FOLLOWS;

SINGLE FAMILY ATTACHED:	
FRONT YARD	15 DEGREES (MIN. 5')
SIDE YARD	15 DEGREES (MIN. 8')
REAR YARD	25 DEGREES (MIN. 16')

24. TO THE BEST OF OUR KNOWLEDGE, NO EXISTING STORAGE TANKS OR CONTAINERS OR HAZARDOUS OR TOXIC SUBSTANCES EXIST ON THE SITE.

25. THE ADJACENT, NEIGHBORING PROPERTIES WILL BE PROTECTED FROM ANY ADVERSE EFFECTS FROM THE PROPOSED DEVELOPMENT.

26. THERE ARE NO EXISTING UTILITY EASEMENTS 25 FEET OR GREATER IN WIDTH ON THE SITE. THERE IS AN EXISTING 205 FOOT VIRGINIA POWER EASEMENT ON THE ADJACENT PARCEL.

27. SEE STATEMENT OF JUSTIFICATION SUBMITTED SEPARATELY WITH THIS APPLICATION FOR INFORMATION OR ADDITIONAL COMMITMENTS AND /OR STATEMENTS PURSUANT TO SECTION 16-502 AND/OR THE SUBMISSION REQUIREMENTS CHECKLIST FOR REZONING APPLICATIONS.

28. ALL PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS PROJECT HAVE BEEN OR WILL BE CONSTRUCTED BY OTHERS.

SITE TABULATION:

EXISTING ZONING	PDH-4
TOTAL SITE AREA	4.99 AC(+/-)
TOTAL NUMBER OF SINGLE FAMILY UNITS	* 80 DU'S (1)
PROPOSED DENSITY	16.03 DU'S (2) / AC
OPEN SPACE REQUIRED	18% (0.89 AC +/-)
OPEN SPACE PROVIDED	22% (1.1 AC +/-)
DEVELOPED RECREATION SPACE	0.05 AC +/-
PARKING SPACES REQUIRED	80 SFA @ 2.3 SP/DU = 184 SPACES
PARKING SPACES PROVIDED	185 SPACES MIN.

(INCLUDES 25 COMMON PARKING SPACES ALONG TRAVEL LANES AS SHOWN)

(1) 100% OF THE PROPOSED DWELLING UNITS WILL BE LOW TO MODERATELY PRICED PURSUANT TO PROFFERS NO. 63 OF CASE NO.'S RZ 84-L-020 AND C-448.

(2) THE PROPOSED NET DENSITY REPRESENTED IS A REDUCTION FROM THE APPROVED FDPA OF 21.64 DU/AC AND DOES NOT TAKE INTO ACCOUNT PREVIOUSLY PROFFERED OPEN SPACE IN KINGSTOWNE.

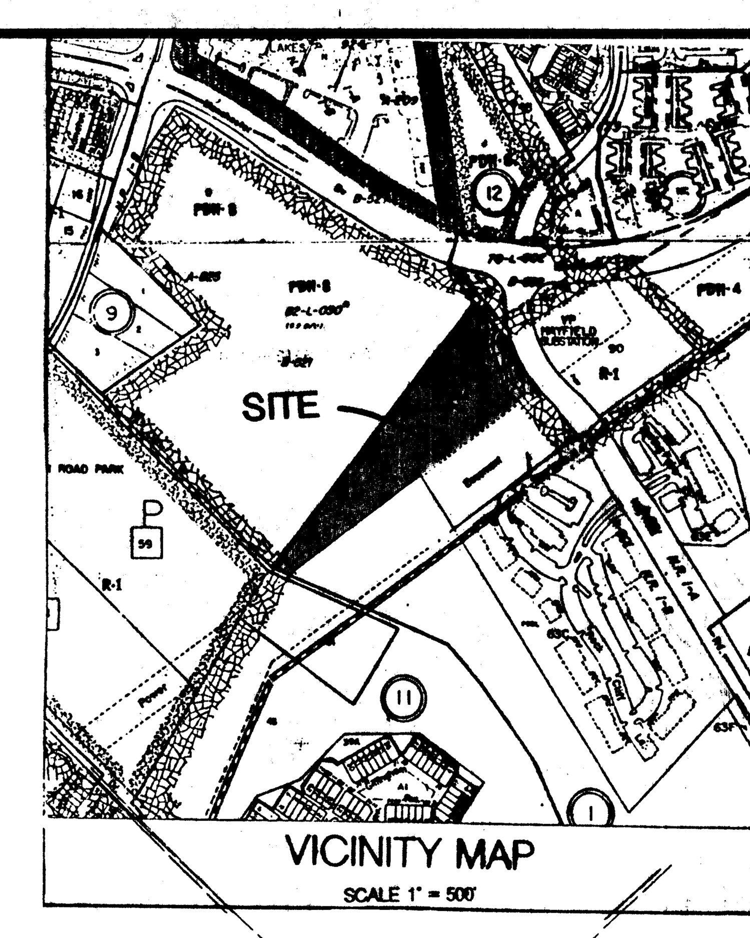
29. UNIT TYPES:

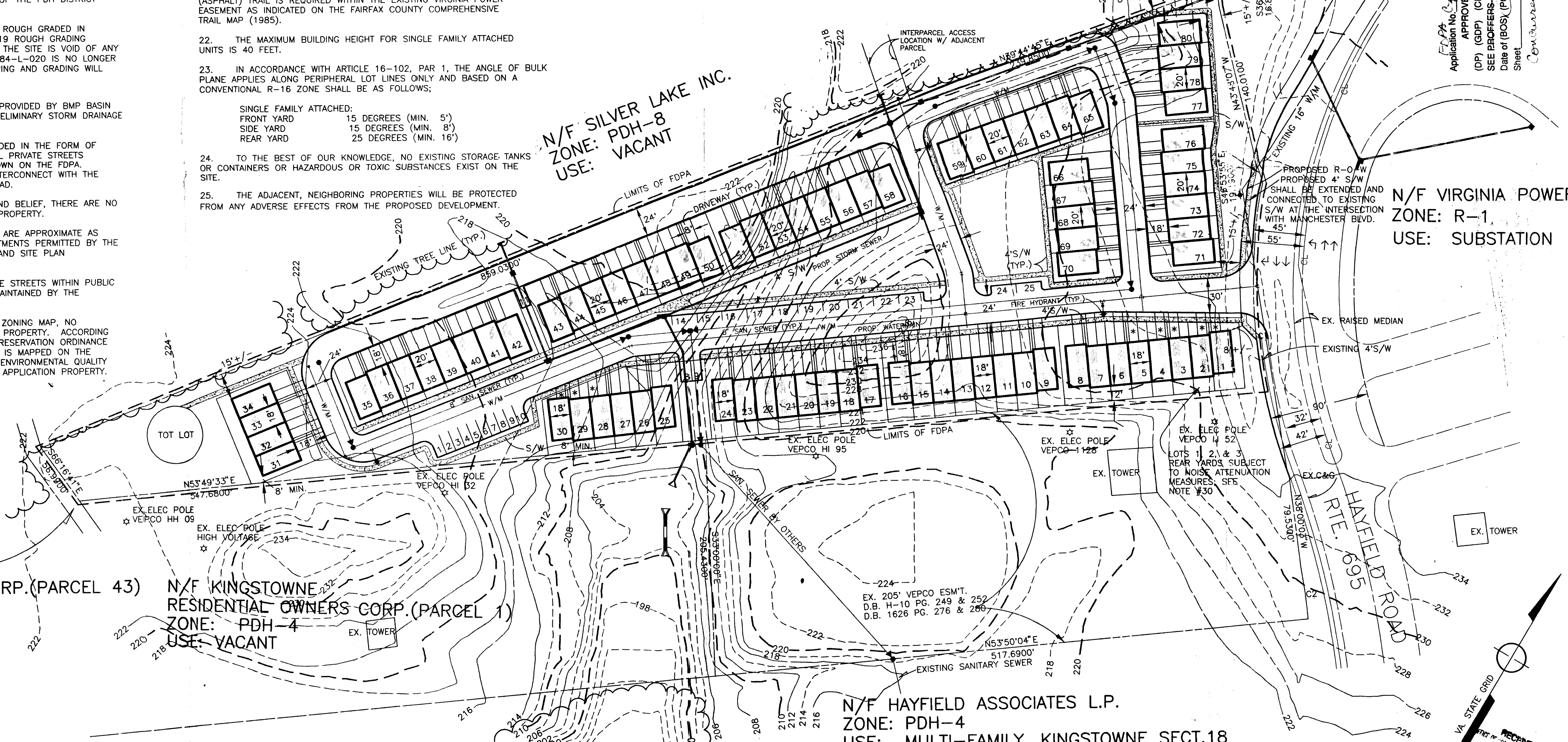
A. FRONT LOAD GARAGE UNITS: UNITS 1-34 AS SHOWN ON PLAN. TWO TANDEM PARKING SPACES IN GARAGE (SHOWN AS IN UNIT). ASTERISK (*) INDICATES WHERE VEHICLE PARKING ON DRIVEWAY IS PROHIBITED IF SIDEWALK IS OBSTRUCTED.

B. REAR LOAD GARAGE UNITS: UNITS 35-80 AS SHOWN ON PLAN. ONE PARKING SPACE IN GARAGE (SHOWN AS IN UNIT), AND ONE PARKING SPACE IN DRIVEWAY.

30. HIGHWAY NOISE ATTENUATION MEASURES SHALL BE PROVIDED FOR LOTS 1, 2, & 3 CONSISTANT WITH KINGSTOWNE PROFFER 13 AS DETERMINED DURING FINAL SITE PLAN.

31. THE PROPOSED DWELLING UNITS ARE SET BACK FROM THE EXISTING OVERHEAD ELECTRICAL TRANSMISSION LINES TO THE MAXIMUM EXTENT POSSIBLE, WITH THE MINIMUM DIMENSIONS TO THE PROPERTY LINE AS SHOWN.





CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	472.0000'	259.1218'	132.9160'	255.8800'	S35°54'44"E	31°27'17"
C2	445.4500'	44.9306'	22.4844'	44.9115'	N38°46'04"W	05°46'45"

FDPA Application No. C-448-23 Staff P. Wilson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE PROFFERS DATED Dev. Cond. 11/1/96
Date of (BOS) (PC) approval 11/7/96
Sheet 1 of 2
Concurrent with PCA C-448-14

RECEIVED OCT 2 1996

REVISIONS
1. SHIFTED RD. FOR 18' D'WAYS, S/W'S, ETC. OCT. 2, 1996

SURVEY	BY OTHERS
DESIGN	BY OTHERS
DRAWN	BAS
CHECKED	DHS

ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive • Chantilly, Virginia 22021
(703) 263-1900 • METRO (703) 803-9508 • FAX (703) 263-0766

DATE	AUGUST 28, 1995
SCALE	HORZ: 1" = 50' VERT: N/A
SEAL	

PROFFER CONDITION AMENDMENT/ FINAL DEVELOPMENT PLAN AMENDMENT

KINGSTOWNE SEC.19

LEE DISTRICT
FAIRFAX COUNTY, VA

JOB	0812-0102
CADD	0812FDP
SHEET	1 OF 2

USERS\BSHI\0812FDP Tue Oct 1 . 0F0.CFG **
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LEGEND

- SHADE TREE
- FLOWERING/ORNAMENTAL TREE
- EVERGREEN TREE
- SPECIMEN TREE TRANSPLANTED FROM OFF-SITE*
- SHRUB PLANTING AREA
- LIMITS OF EXISTING VEGETATION**

* THE LOCATIONS, SIZES, AND QUANTITIES OF THE TRANSPLANTED SPECIMEN TREES WILL VARY DEPENDING ON PLANT AVAILABILITY AND FINAL SITE PLAN INFORMATION.

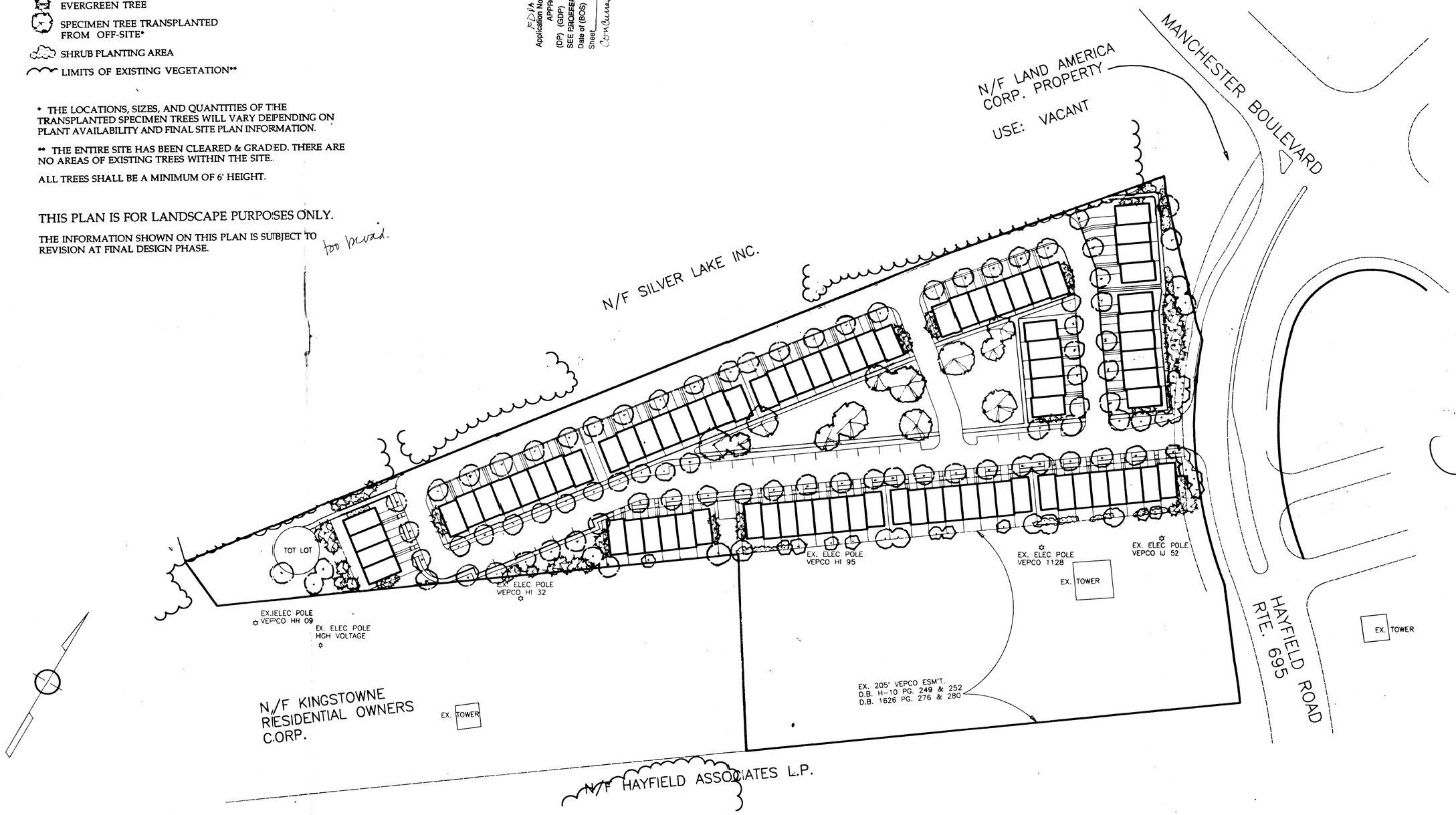
** THE ENTIRE SITE HAS BEEN CLEARED & GRADED. THERE ARE NO AREAS OF EXISTING TREES WITHIN THE SITE.

ALL TREES SHALL BE A MINIMUM OF 6' HEIGHT.

THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.

THE INFORMATION SHOWN ON THIS PLAN IS SUBJECT TO REVISION AT FINAL DESIGN PHASE. too broad.

FDPA
Application No. C-848-23 Staff P. Wilson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE PROFFERS DATED Dev. Cond. 11/7/96
Date of (BOS) (PC) approval 11/7/96
Sheet 2 of 2
Concurrent with PCA C-848-14



REVISIONS
1. OCT. 2, 1996

LANDSCAPE PLAN PREPARED BY:
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DATE AUGUST 28, 1995
SCALE HORZ: 1" = 50'
VERT:
SEAL
COMMONWEALTH OF VIRGINIA
JOHN F. TORTI, AIA
NO. 6131
ARCHITECT

PROFFER CONDITION AMENDMENT/
FINAL DEVELOPMENT PLAN AMENDMENT

PROJECT
KINGSTOWNE SEC.19
LEE DISTRICT
FAIRFAX COUNTY, VA

JOB 0812-0102
CADD
SHEET 2 OF 2

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