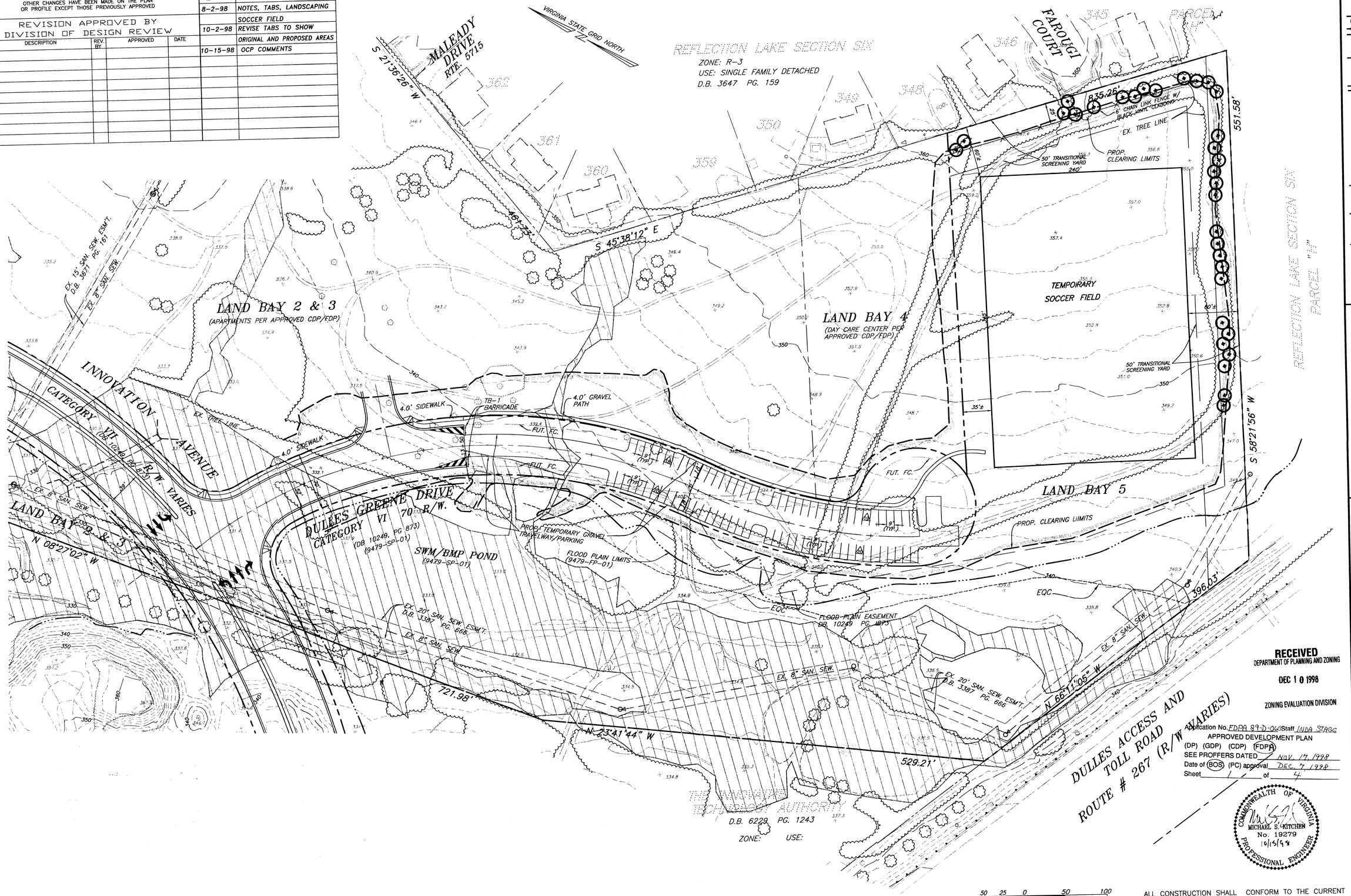
THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DESCRIPTION	REV. BY	APPROVED	DATE

DATE	REVISION
8-2-98	NOTES, TABS, LANDSCAPING
	SOCCER FIELD
10-2-98	REVISE TABS TO SHOW
	ORIGINAL AND PROPOSED AREAS
10-15-98	OCP COMMENTS



RECEIVED
DEPARTMENT OF PLANNING AND ZONING
DEC 10 1998
ZONING EVALUATION DIVISION

Application No. FDPA 89-D-060 Staff INDA STAGG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE PROFFERS DATED NOV. 17, 1998
Date of (BOS) (PC) approval DEC. 7, 1998
Sheet 1 of 4

COMMONWEALTH OF VIRGINIA
MICHAEL S. KITCHEN
No. 19279
10/15/98
PROFESSIONAL ENGINEER

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

christopher consultants ltd.
engineering • surveying • land planning
9900 main street
suite 400
fairfax, va. 22031
(703) 273-6820

CDPA/FDPA
PLAN AMENDMENT

DULLES GREENS
LAND BAY FIVE

DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA.

SCALE: 1"= 50'
DATE: 3-6-98
DESIGN: B.K.
DRAWN: T.N.&C.A.
CHECKED: M.S.K.
SHEET No. 1 OF 4

C - 3422

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DESCRIPTION	REV. BY	APPROVED	DATE

DATE	REVISION
8-2-98	NOTES, TABS, LANDSCAPING
	SOCCER FIELD
10-2-98	REVISE TABS TO SHOW
	ORIGINAL AND PROPOSED AREAS
10-15-98	OCP COMMENTS

NOTES:

1. THIS PROPERTY IS SHOWN ON TAX MAP 15-2-((1))-8A AND IS ZONED PDH-20.
2. OWNER / APPLICANT: DULLES GREENE L.P.
   2137 ROCK HILL ROAD
   HERNDON, VA 20170
   DB 9619, PG 525
3. TOPOGRAPHY IS FROM AN AERIAL SURVEY PERFORMED BY PDS.
4. BOUNDARY SURVEY WAS PERFORMED BY CHRISTOPHER CONSULTANTS, LTD.
5. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THIS SITE.
6. FLOODPLAIN LIMITS ARE FROM A STUDY (9479-FP-01) PERFORMED BY CHRISTOPHER CONSULTANTS, LTD. NO RPA HAS BEEN IDENTIFIED ON THIS SITE..
7. ROAD CONSTRUCTION AND SWM/BMP FACILITIES ARE PROPOSED WITH FAIRFAX COUNTY PLAN NO. 9479-SP-01
8. A TOTAL OF 77 PARKING SPACES ARE PROVIDED.
9. CONSTRUCTION OF THE SOCCER FIELDS IS TO TAKE PLACE AS SOON AS FINAL SITE PLAN APPROVAL IS RECEIVED.
10. NO HAZARDOUS OR TOXIC SUBSTANCES ARE TO BE GENERATED, UTILIZED, STORED, TREATED OR DISPOSED OF ONSITE.
11. NO PUBLIC UTILITIES ARE REQUIRED TO SERVE THIS SITE.
12. ALL PROPOSED SCREENING & LANDSCAPING IS SHOWN. A MODIFICATION OF THE SCREENING AND BARRIER REQUIREMENTS IS REQUESTED WITH APPROVAL OF THIS PLAN. SEE DESCRIPTION OF MODIFICATION ON THIS SHEET.
13. THE PROPOSED DEVELOPMENT WILL CONFORM TO THE ADOPTED COMPREHENSIVE PLAN AND APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS WAIVED. A DUSTLESS SURFACE WAIVER FOR THE PARKING LOT IS REQUESTED WITH THIS APPLICATION.

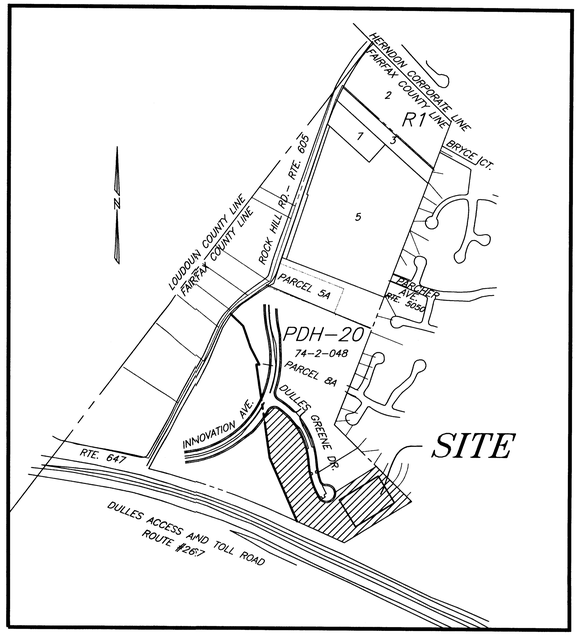
LAND BAY 5 TABULATION

	ORIGINAL	PROPOSED
	PDH-20	PDH-20
NET LAND AREA	11.98 AC.±	9.65 AC.± (2.3 AC. TO ROW)
OPEN SPACE PROVIDED	5.23 AC.± (70%)	7.6 AC.±

BULK REGULATIONS

MAXIMUM BUILDING HEIGHT: 40 FEET

PERIPHERAL LOT SETBACKS:
- FRONT: 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET
- SIDE: 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET
- REAR: 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET



VICINITY MAP

SCALE: 1"= 500'

TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS

TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ARE APPLICABLE TO THE INTERIM USE OF THIS PROPERTY AS A SOCCER FIELD WHICH IS CLASSIFIED AS A QUASI PUBLIC USE.

LOT LINE	YARD WIDTH AND BARRIER REQUIREMENT FOR INTERIM USE	PROPOSED MODIFICATION
NE: ADJACENT TO LOTS 345-348 AND PARCEL H REFLECTION LAKE SEC. 6	TS-2 35 FEET D, E, OR F	EXISTING VEGETATION TO BE SUPPLEMENTED WITH PROPOSED EVERGREENS PLANTED WITHIN THE 25' ADJACENT TO EXISTING SFD'S. A 6' CHAIN LINK LINK FENCE IS PROPOSED AS SHOWN.
SE: ADJACENT TO PARCEL H, REFLECTION LAKE SEC. 6	TS-2 35 FEET D, E, OR F	EXISTING VEGETATION TO BE SUPPLEMENTED WITH PROPOSED EVERGREENS PLANTED WITHIN THE 25' ADJACENT TO THE PROPERTY LINE.
SW: ADJACENT TO DULLES TOLL ROAD	TS-2 35 FEET D, E, OR F	THE EXISTING VEGETATION ADJACENT TO THE TOLL ROAD EXCEEDS 35 FEET IN WIDTH AND IS LOCATED WITHIN A FLOOD PLAIN AND EQC. NO ADDITIONAL PLANTINGS OR BARRIERS ARE PROPOSED.
NW: ADJACENT TO DULLES GREENE LAND BAY 4; FUTURE DAY CARE CENTER	TS-1 25 FEET A, B, OR C	PARCEL IS NOT YET DEVELOPED. NO PLANTINGS OR BARRIER ARE PROPOSED.

Application No. FDPA 98-D-060 INOA STAGE
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE PROFFERS DATED NOV. 17, 1998
Date of (BOS) (PC) approval DEC. 7, 1998
Sheet 2 of 4

PLANTING LEGEND

⊙	32 PROPOSED MEDIUM EVERGREEN TREES (DETAILED PLANTING SPECIFICATIONS TO BE PROVIDED WITH FINAL SITE PLAN)

COMMONWEALTH OF VIRGINIA
MICHAEL S. KITCHEN
No. 19279
10/15/98
PROFESSIONAL ENGINEER

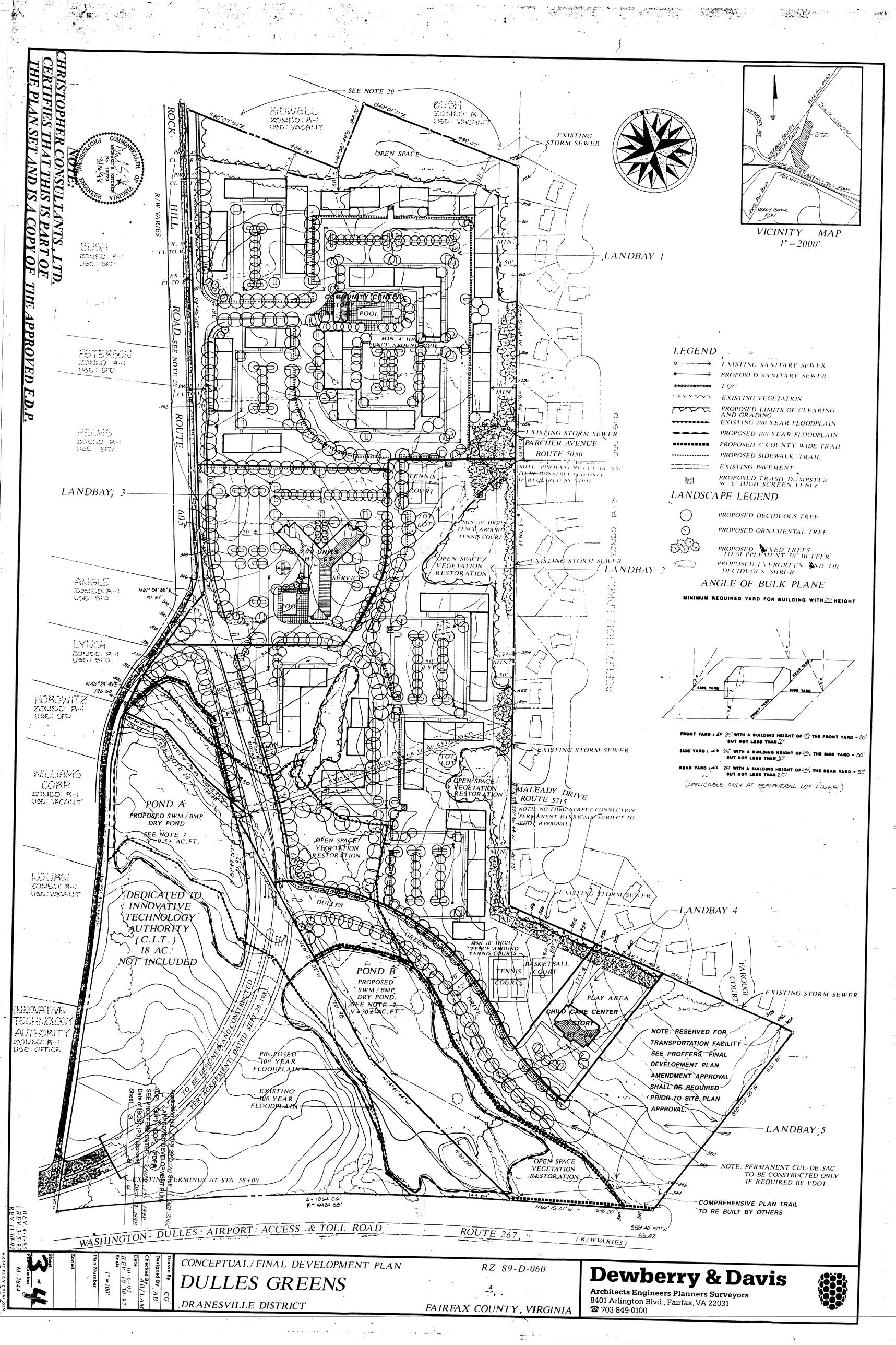
christopher consultants ltd.
engineering • surveying • land planning
9900 main street
suite 400
fairfax va. 22031
(703) 273-6820

CDPA/FDPA
PLAN AMENDMENT

DULLES GREENS
LAND BAY FIVE
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA.

SCALE: AS SHOWN
DATE: 3-6-98
DESIGN: B.K.
DRAWN: T.N.&C.A.
CHECKED: M.S.K.
SHEET No.
2 OF 4

C - 3422


NOTE:
CHRISTOPHER CONSULTANTS, LTD.
CERTIFIES THAT THIS IS PART OF
THE PLAN SET AND IS A COPY OF THE APPROVED F.D.P.
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
SEE NOTE 20
KIDWELL
ZONED: R-1
USE: VACANT
BUSH
ZONED: R-1
USE: VACANT
OPEN SPACE
EXISTING STORM SEWER
ROCK HILL ROAD
R/W VARIES
BUSH
ZONED: R-1
USE: SFD
PETERSON
ZONED: R-1
USE: SFD
HELMS
ZONED: R-1
USE: SFD
ROUTE 605
SEE NOTE 20
LANDBAY 1
COMMUNITY CENTER
STORY
POOL
MIN. 3' HIGH FENCE AROUND POOL
LANDBAY 3
TENNIS COURT
TOT LOT
MIN. 10' HIGH FENCE AROUND TENNIS COURT
PROPOSED 200 UNITS HT. 85'
SERVICE
POOL
OPEN SPACE/ VEGETATION RESTORATION
LANDBAY 2
ANGLE
ZONED: R-1
USE: SFD
N61° 59' 35"E
91.87'
LYNCH
ZONED: R-1
USE: SFD
N40° 28' 40"E
126.00'
HOROWITZ
ZONED: R-1
USE: SFD
WILLIAMS CORP
ZONED: R-1
USE: VACANT
NOURSI
ZONED: R-1
USE: VACANT
INNOVATIVE TECHNOLOGY AUTHORITY
ZONED: R-1
USE: OFFICE
POND A
PROPOSED SWM/BMP DRY POND
SEE NOTE 7
V=0.5± AC.FT.
DEDICATED TO INNOVATIVE TECHNOLOGY AUTHORITY (C.I.T.) 18 AC. NOT INCLUDED
PARCHER AVENUE
ROUTE 5050
NOTE: PERMANENT CUL-DE-SAC TO BE CONSTRUCTED ONLY IF REQUIRED BY VDOT
EXISTING STORM SEWER
REFLECTION LAKES
ZONED: R-1
USE: SFD
EXISTING STORM SEWER
MALEADY DRIVE
ROUTE 5715
NOTE: NO THRU STREET CONNECTION. PERMANENT BARRICADE SUBJECT TO VDOT APPROVAL
OPEN SPACE VEGETATION RESTORATION
EXISTING STORM SEWER
LANDBAY 4
MIN. 10' HIGH FENCE AROUND TENNIS COURTS
TENNIS COURTS
BASKETBALL COURT
PLAY AREA
CHILD CARE CENTER
STORY
TAROUGI COURT
EXISTING STORM SEWER
NOTE: RESERVED FOR TRANSPORTATION FACILITY SEE PROFFERS. FINAL DEVELOPMENT PLAN AMENDMENT APPROVAL SHALL BE REQUIRED PRIOR TO SITE PLAN APPROVAL.
LANDBAY 5
NOTE: PERMANENT CUL-DE-SAC TO BE CONSTRUCTED ONLY IF REQUIRED BY VDOT.
COMPREHENSIVE PLAN TRAIL TO BE BUILT BY OTHERS
OPEN SPACE VEGETATION RESTORATION
PROPOSED 100 YEAR FLOODPLAIN
EXISTING 100 YEAR FLOODPLAIN
TO BE DESIGNED AND CONSTRUCTED PER AGREEMENT DATED SEPT. 20, 1993
POND B
PROPOSED SWM/BMP DRY POND
SEE NOTE 7
V=30± AC.FT.
DULLES GREENS DRIVE
EXISTING TERMINUS AT STA. 58+00
WASHINGTON - DULLES AIRPORT ACCESS & TOLL ROAD
ROUTE 267
(R/W VARIES)
VICINITY MAP
1" = 2000'
LEGEND
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
LOC
EXISTING VEGETATION
PROPOSED LIMITS OF CLEARING AND GRADING
EXISTING 100 YEAR FLOODPLAIN
PROPOSED 100 YEAR FLOODPLAIN
PROPOSED 8' COUNTY WIDE TRAIL
PROPOSED SIDEWALK/TRAIL
EXISTING PAVEMENT
PROPOSED TRASH DUMPSTER W/ 6' HIGH SCREEN FENCE
LANDSCAPE LEGEND
PROPOSED DECIDUOUS TREE
PROPOSED ORNAMENTAL TREE
PROPOSED MIXED TREES TO SUPPLEMENT 50' BUFFER
PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB
ANGLE OF BULK PLANE
MINIMUM REQUIRED YARD FOR BUILDING WITH HEIGHT
FRONT YARD
SIDE YARD
REAR YARD
FRONT YARD : ∠ 26° WITH A BUILDING HEIGHT OF THE FRONT YARD = 30' BUT NOT LESS THAN 20'
SIDE YARD : ∠ 26° WITH A BUILDING HEIGHT OF THE SIDE YARD = 30' BUT NOT LESS THAN 10'
REAR YARD : ∠ 26° WITH A BUILDING HEIGHT OF THE REAR YARD = 30' BUT NOT LESS THAN 25'
(APPLICABLE ONLY AT PERIPHERAL LOT LINES)
REV 4-1-93
REV 3-5-93
REV 11-16-92
CONCEPTUAL/FINAL DEVELOPMENT PLAN
DULLES GREENS
DRANESVILLE DISTRICT
RZ 89-D-060
FAIRFAX COUNTY, VIRGINIA
Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100
Sheet 3 of 4
File Number M-7844
Zoned
Plan Number
Scale 1" = 100'
Date REV 10-30-92
Checked By AB/LAM
Designed By AB
Drawn By CG

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 16-1 ((1)) 5 AND 5A; AND 15-2 ((1)) 8A.

2. THE PROPERTY IS OWNED BY ALAN I. KAY.

3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET FROM AERIAL SURVEY BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC INFORMATION SHOWN HEREON.

4. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.

5. THE APPLICANT RESERVES THE RIGHT TO SHIFT THE NUMBER OF MULTIPLE FAMILY UNITS REPRESENTED FOR LAND BAYS 1 AND 2 FROM ONE LAND BAY TO ANOTHER AS A RESULT OF FINAL ENGINEERING AND DESIGN. IT IS UNDERSTOOD THAT IN NO CASE WILL THE CUMULATIVE NUMBER OF DWELLING UNITS FOR THESE TWO LAND BAYS EXCEED 666.

6. THE CONCEPTUAL/FINAL DEVELOPMENT PLAN PRESENTED HEREON CONSISTS OF ONE CONCEPTUAL DEVELOPMENT WHICH RELATES TO THE NUMBER OF UNITS AND THE GENERAL LOCATION OF ROADWAYS, STRUCTURES, USES AND OTHER FACILITIES. THIS GRAPHIC ALSO REPRESENTS FIVE SEPARATE FINAL DEVELOPMENT PLANS, ONE FOR EACH LAND BAY 1 THROUGH 4. IT IS UNDERSTOOD THAT THE DELINEATION OF THESE LAND BAYS ARE APPROXIMATE AND MAY BE MODIFIED AT TIME OF FINAL DESIGN. IF AN AMENDMENT TO THE DEVELOPMENT WITHIN A GIVEN LAND BAY BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO FILE ONLY THAT LAND BAY OR PORTION THEREOF WHICH IS AFFECTED BY THE AMENDMENT FOR PLANNING COMMISSION REVIEW AND APPROVAL.

7. THESE STORMWATER MANAGEMENT AREAS SHALL BE PRESERVED IN THEIR EXISTING NATURAL CONDITION TO THE MAXIMUM EXTENT PRACTICABLE GIVEN THE CONSTRUCTION OF INNOVATION AVENUE, DULLES GREENS DRIVE AND ANY OTHER INFRASTRUCTURE NECESSARY FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.

8. PUBLIC UTILITIES FOR THE PROPOSED DEVELOPMENT ARE SHOWN HEREON. SANITARY SEWER, WATER, TELEPHONE AND ELECTRICAL SERVICE ARE PRESENTLY AVAILABLE OR ACCESSIBLE TO THE SITE AND WILL BE CONSTRUCTED OR EXTENDED BY EITHER THE DEVELOPER, THE UTILITY COMPANY, OR BOTH AS MAY BE APPROPRIATE.

9. IN ACCORDANCE WITH PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, MINOR DEVIATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS MAY RESULT FROM FINAL ENGINEERING AND DESIGN.

10. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. HOWEVER, ADDITIONAL PARKING SPACES MAY BE PROVIDED SO LONG AS THE OPEN SPACE AND THE MINIMUM DISTANCE(S) TO THE PERIPHERAL LOT LINES ADJACENT THERETO ARE NOT REDUCED.

11. PUBLIC IMPROVEMENTS PROPOSED ON THIS PLAN ARE AS PROVIDED IN THE PROFFERS. ALL SUCH IMPROVEMENTS AND/OR CONTRIBUTIONS WILL BE MADE IN A TIMELY MANNER IN CONJUNCTION WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.

12. THE COMPREHENSIVE PLAN CURRENTLY IDENTIFIES THE SUBJECT PROPERTY AS PLANNED FOR RESIDENTIAL USE AT 16 TO 20 DWELLING UNITS PER ACRE. THE PLAN FURTHER STATES THAT OFFICE, RETAIL AND OTHER USES, SUCH AS A CHILD CARE CENTER ARE ALSO APPROPRIATE.

13. THE BUILDING HEIGHT OF THE GARDEN-STYLE MULTIPLE FAMILY DWELLINGS WILL NOT EXCEED 40 FEET. THE MID-RISE MULTIPLE FAMILY DWELLING UNIT STRUCTURE WILL NOT EXCEED 65 FEET IN HEIGHT.

14. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THIS SITE.

15. 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 USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE/STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

16. AT THIS TIME, IT IS ANTICIPATED THAT DEVELOPMENT WILL COMMENCE IMMEDIATELY AFTER ALL NECESSARY APPROVALS ARE OBTAINED AND WILL BE CONSTRUCTED IN PHASES. A SPECIFIC DEVELOPMENT SCHEDULE IS NOT AVAILABLE AT THIS TIME.

17. WITH THE EXCEPTION OF THE PROPOSED FREESTANDING CHILD CARE CENTER, THE PRIMARY USE OF THE BUILDINGS WILL BE MULTIPLE FAMILY DWELLING UNITS. IT IS TO BE UNDERSTOOD THAT SOME OF THE MULTIPLE FAMILY DWELLING UNITS MAY HAVE INDIVIDUAL EXTERIOR ENTRANCES. THE APPLICANT RESERVES THE RIGHT TO ESTABLISH SECONDARY USES AS PERMITTED IN SECT. 6-103 OF THE ZONING ORDINANCE, INCLUDING RETAIL AND OFFICE, PROVIDED FINAL DEVELOPMENT PLAN APPROVAL IS OBTAINED. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS CARPORTS, GAZEBOS, TRELLISES, ENTRANCE SIGNS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED AS LONG AS THEY DO NOT DECREASE THE AMOUNT OF OPEN SPACE AND/OR PARKING AS SHOWN HEREON.

18. LANDSCAPING AND SCREENING WILL BE PROVIDED AS SHOWN HEREON. TO BETTER PROTECT THE EXISTING SINGLE FAMILY COMMUNITY ADJACENT TO THE EASTERN PROPERTY LINE, A COMBINATION OF EXISTING VEGETATION TO BE PRESERVED AND PLANTINGS WILL BE PROVIDED ALONG THE EASTERN PROPERTY LINE AS WELL AS A BARRIER AS PROVIDED FOR IN ARTICLE 13 OF THE ZONING ORDINANCE. A MINIMUM BUFFER OF 50 FEET WILL BE MAINTAINED ALONG THIS PROPERTY LINE.

19. A WAIVER OF THE 600 FOOT LENGTH LIMITATION FOR PRIVATE STREETS IS HEREBY REQUESTED.

20. WHERE NOTED, A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT IS REQUESTED PURSUANT TO PAR. 5 OF SECT. 13-304 OF THE ZONING ORDINANCE.

21. EMERGENCY VEHICLE ACCESS WILL BE PROVIDED ON THE INTERNAL STREETS TO BE A MINIMUM OF 24 FEET IN WIDTH. FURTHER, EMERGENCY ACCESS IS PROVIDED WITHIN 50 FEET OF THE EDGE OF THE PROPOSED SWIMMING POOLS. AN EIGHT FOOT WIDE PERSONNEL GATE WILL BE PROVIDED AT THE ACCESS POINT OF EACH SWIMMING POOL.

22. WITH THE EXCEPTION OF THE WAIVERS REQUESTED IN NOTES 19 AND 20 ABOVE, 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

CUMULATIVE TABULATION:

EXISTING ZONING	R-1, R-3
PROPOSED ZONING	PDH-20
TOTAL SITE AREA PRIOR TO CIT CONVEYANCE	73.6 AC
AREA CONVEYED TO CIT	18.0 AC
TOTAL SITE AREA SUBSEQUENT TO CIT CONVEYANCE SUBJECT OF REZONING APPLICATION	55.6 AC
TOTAL NUMBER OF DWELLING UNITS (INCLUDING 42 ADUs*)	866
MID-RISE MULTIPLE FAMILY UNITS	200
GARDEN APARTMENT MULTIPLE FAMILY UNITS	666
DENSITY WITHOUT AFFORDABLE DWELLING UNITS AND BONUS UNITS	14.4 DU/AC
DENSITY WITH AFFORDABLE DWELLING UNITS AND BONUS UNITS	15.5 DU/AC
FLOOR AREA RATIO FOR 8,000 SF CHILD CARE CENTER	0.003**
OPEN SPACE REQUIRED (31%)	17.0 ± AC
OPEN SPACE PROVIDED (50%)	27.8 ± AC
TOTAL AREA OF DEVELOPED RECREATIONAL OPEN SPACE	1.6 ± AC
TOTAL PARKING REQUIRED/PROVIDED	1410
PARKING SPACES REQUIRED/PROVIDED- RESIDENTIAL	1386
PARKING SPACES REQUIRED/PROVIDED- 8,000 SF CHILD CARE CENTER 150 CHILDREN	24
OFF STREET LOADING SPACES REQUIRED/PROVIDED	3

* THE AFFORDABLE DWELLING UNITS AND BONUS UNITS ARE PROPOSED IN ACCORDANCE WITH THE PROVISIONS OF SECT. 2-804 OF THE ZONING ORDINANCE.

- 605 BASE UNITS X 110% = 666 TOTAL UNITS
- 666 TOTAL UNITS - 605 BASE UNITS = 61 AFFORDABLE DWELLING UNITS AND BONUS UNITS
- 666 TOTAL UNITS X 0.0625 = 42 AFFORDABLE DWELLING UNITS
- 61 AFFORDABLE DWELLING UNITS AND BONUS UNITS - 42 AFFORDABLE DWELLING UNITS = 19 BONUS UNITS

** THE FLOOR AREA RATIO IS BASED ON THE ENTIRE 55.6 ACRES.

TABULATION BY LAND BAY:

LAND BAY 1

LAND AREA	17.60± AC
PROPOSED NUMBER OF DWELLING UNITS	414
PROPOSED DENSITY	21.9 DU/AC
PARKING SPACES REQUIRED/PROVIDED	662
OPEN SPACE PROVIDED (50%)	8.84± AC

LAND BAY 2

LAND AREA	18.98± AC
PROPOSED NUMBER OF DWELLING UNITS	252
PROPOSED DENSITY	13.2 DU/AC
PARKING SPACES REQUIRED/PROVIDED	404
OPEN SPACE PROVIDED (58%)	11.05± AC

LAND BAY 3

LAND AREA	5.32± AC
PROPOSED NUMBER OF DWELLING UNITS	200
PROPOSED DENSITY	37.5 DU/AC
PARKING SPACES REQUIRED/PROVIDED	320
OPEN SPACE PROVIDED (27%)	1.44± AC

LAND BAY 4

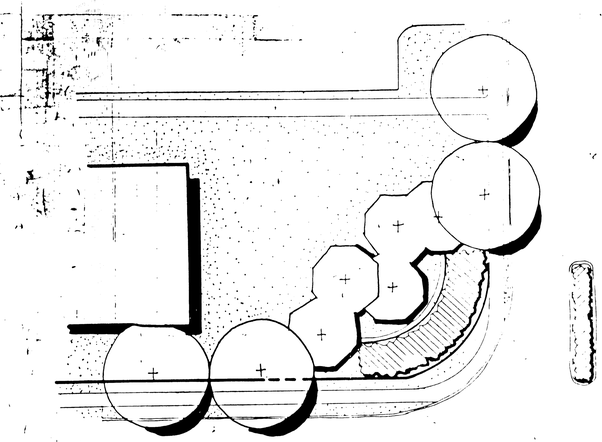
LAND AREA	1.76± AC
PROPOSED GROSS FLOOR AREA	8,000 SF
PROPOSED FLOOR AREA RATIO	0.10
PARKING SPACES REQUIRED/PROVIDED (150 CHILDREN)	24
OPEN SPACE PROVIDED (69%)	1.22± AC

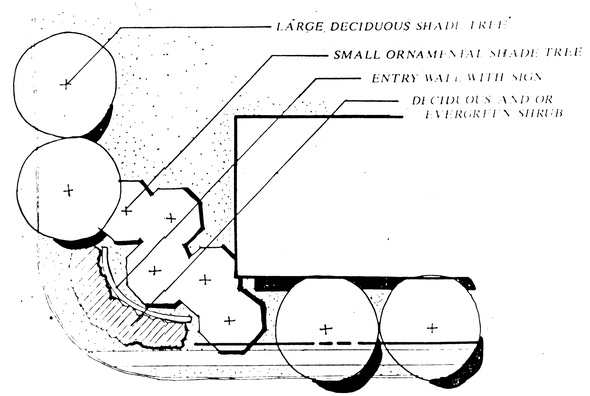
LAND BAY 5

LAND AREA	11.98± AC
OPEN SPACE PROVIDED (70%)	5.23± AC

TYPICAL ENTRANCE ELEVATION

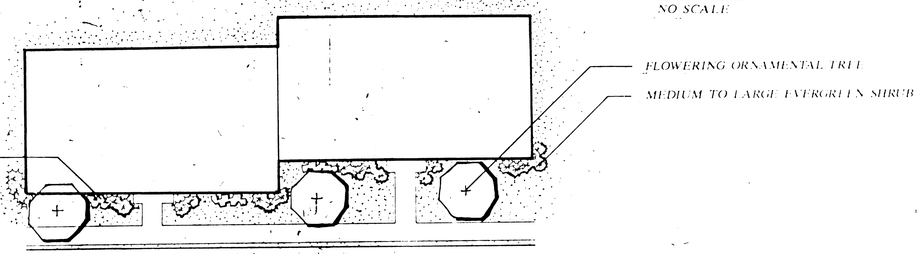
NO SCALE





TYPICAL ENTRANCE DETAIL

NO SCALE



TYPICAL FOUNDATION PLANTING

NO SCALE

Application No. FDPA 89-D-060 Staff LINDA STAGG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE PROFFERS DATED NOV. 17, 1998
Date of (BOS) (PC) approval DEC. 7, 1998
Sheet 4 of 4

CHRISTOPHER CONSULTANTS, LTD. CERTIFIES THAT THIS IS PART OF THE PLAN SET AND IS A COPY OF THE APPROVED F.D.P.

COMMONWEALTH OF VIRGINIA
MICHAEL S. KITCHEN
No. 19279
PROFESSIONAL ENGINEER
3/16/98

REV. 4-1-98
REV. 3-5-98
REV. 11-10-97

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

RZ 89-D-060

CONCEPTUAL FINAL DEVELOPMENT PLAN

DULLES GREENS

DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

Drawn By	CG
Designed By	AB
Checked By	MK/AM
Date	10-6-97 REV. 10-30-97
Scale	
Plan Number	
Zoned	
Sheet	4 of 4
File Number	M-7844

C-3922