



FAIRFAX COUNTY

DP2

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

March 9, 2000

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Robert A. Lawrence, Esquire
Hazel and Thomas, P.C.
3110 Fairview Park Drive - Suite 1400
Falls Church, Virginia 22042-4505

RE: Proffered Condition Amendment
Number PCA 89-D-060-2

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 7, 2000, approving Proffered Condition Amendment PCA 89-D-060-2 in the name of Dulles Greene LP, on subject parcels 15-2 ((1)) 8A; 16-1 ((1)) 5B, 10 and Pt. 11, subject to the proffers dated December 7, 1999, consisting of approximately 41.15 acres located in Dranesville District.

The Conceptual Development Plan Amendment was approved: the Planning Commission having previously approved FDPA 89-D-060-2 on December 8, 1999, subject to the Board's approval of PCA 89-D-060-2.

The Board also:

- **Reaffirmed a modification of the screening and barrier requirements along Rock Hill Road and along the eastern property boundary as shown on the Conceptual Development Plan Amendment/Final Development Plan Amendment.**
- **Reaffirmed waiver of the 600 foot maximum length of private streets.**

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

PCA 89-D-060-2

March 9, 2000

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cc: Chairman Katherine K. Hanley
Supervisor Dranesville District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPW&ES
DPW&ES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES
Barbara J. Lippa, Executive Director, Planning Commission

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 7th day of February, 2000, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 89-C-060-2**

WHEREAS, Dulles Greene LP filed in the proper form an application requesting amendment to the plan of a certain parcel of land, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), 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 Dranesville District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 parcels.

GIVEN under my hand this 7th day of February, 2000.



Nancy Veirs

Clerk to the Board of Supervisors

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 1 1999

**Description of
the Lands of
Dulles Greene L.P. (Land Bay 1 and a Portion of Land Bay 2, 3)
Dulles Greene Partners LP (a Portion of Land Bays 2, 3)
The Greens LP (Land Bay 4)
Dranesville District, Fairfax County, Virginia
July 1, 1999**

ZONING DIVISION

Beginning at a point in the easterly right-of-way line of Rock Hill Road, Route 605, said point being S 48° 04' 19" E, a distance of 26.44 feet from the southwesterly corner of the land of Kidwell;

Thence, departing said easterly right-of-way line of Rock Hill Road, Route 605, and with the southerly line of the land of Kidwell, the following two (2) courses:

1. S 48° 04' 19" E, a distance of 408.27 feet;
2. N 41° 55' 41" E, a distance of 183.70 feet to a point in the southerly line of the land of Ray L. and Audrey A. Bush;

Thence, with the said southerly line of the land of Bush, S 48° 04' 19" E, a distance of 441.84 feet to a point in the westerly line of Lot 438, Reflection Lake, Section 8;

Thence, with the westerly line of Lots 438-441, 486-490, Reflection Lake, Section 8, the terminus of Parcher Avenue, Route 5050, Lots 491, 497-499, Reflection Lake, Section 8, Lots 367-364, Reflection Lake, Section 6, the terminus of Maleady Drive, Route 5755 and Lots 362-359A, 350-348, Reflection Lake, Section 6, the following four (4) courses:

1. S 20° 51' 34" W, a distance of 1,521.93 feet;
2. S 21° 36' 26" W, a distance of 461.73 feet;
3. S 45° 38' 12" E, a distance of 489.00 feet to a point;

Thence, departing said westerly line of Reflection Lake, Section 6, and passing through the land of The Greens LP, S 57° 48' 29" W, a distance of 406.85 feet to a point in the westerly right-of-way line of Dulles Greene Drive;

Thence, with the westerly line of right-of-way line of Dulles Greene Drive, the following five (5) courses:

1. With a curve to the left having a central angle of $124^{\circ} 43' 48''$, a radius of 70.00 feet, an arc distance of 152.39 feet and a chord length of 124.03 feet which bears N $33^{\circ} 26' 56''$ W to a point of reverse curvature;
2. With a curve to the right having a central angle of $76^{\circ} 09' 07''$, a radius of 35.00 feet, an arc distance of 46.52 feet and a chord length of 43.17 feet which bears N $57^{\circ} 44' 16''$ W to a point of compound curvature;
3. With a curve to the right having a central angle of $15^{\circ} 54' 55''$, a radius of 540.00 feet, an arc distance of 150.00 feet and a chord length of 149.52 feet which bears N $11^{\circ} 42' 16''$ W to a point of reverse curvature;
4. With a curve to the left having a central angle of $55^{\circ} 18' 13''$, a radius of 610.00 feet, an arc distance of 588.79 feet, and a chord length of 566.20 feet which bears N $31^{\circ} 23' 55''$ W, a to a point of reverse curvature;
5. With a curve to the right having a central angle of $77^{\circ} 19' 03''$, a radius of 50.00 feet, an arc distance of 67.47 feet and a chord length of 62.47 feet which bears N $20^{\circ} 23' 30''$ W, to a point in the easterly right-of-way line of Innovation Avenue;

Thence, with said easterly right-of-way line of Innovation Avenue and Rock Hill Road, Route 604, the following ten (10) courses:

1. With a curve to the left having a central angle of $22^{\circ} 49' 45''$, a radius of 815.00 feet, an arc distance of 324.73 feet and a chord length of 322.59 feet which bears N $06^{\circ} 51' 09''$ E;
2. N $01^{\circ} 48' 31''$ W, a distance of 109.04 feet;
3. With a curve to the right having a central angle of $13^{\circ} 05' 40''$, a radius of 883.00 feet, an arc distance of 201.80 feet and a chord length of 201.36 feet which bears N $08^{\circ} 10' 05''$ W;
4. N $01^{\circ} 17' 19''$ W, a distance of 151.26 feet;

5. With a curve to the right having a central angle of $10^{\circ} 19' 32''$, a radius of 895.00 feet, an arc distance of 161.29 feet and a chord length of 161.07 feet which bears N $13^{\circ} 16' 21''$ E, to a point of tangency;
6. N $18^{\circ} 26' 07''$ E, a distance of 284.75 feet;
7. N $25^{\circ} 16' 40''$ E, a distance of 100.71 feet;
8. N $18^{\circ} 26' 06''$ E, a distance of 245.61 feet;
9. N $71^{\circ} 33' 53''$ W, a distance of 12.00 feet;
10. N $18^{\circ} 26' 06''$ E, a distance of 518.75 feet to the point of beginning.

Containing 1,701,002 Square Feet or 39.0496 Acres More or Less

Also Containing the Following

Beginning at a point common to the southerly right-of-way line of Rock Hill Road, Route 605, and the westerly right-of-way line of Innovation Avenue;

Thence, with the westerly right-of-way line of Innovation Avenue, the following two (2) courses:

1. With a curve to the left having a central angle of $13^{\circ} 47' 19''$, a radius of 985.00 feet, an arc distance of 237.05 feet and a chord length of 236.47 feet which bears S $06^{\circ} 34' 05''$ E, to a point of reverse curvature;
2. With a curve to the right having a central angle of $38^{\circ} 13' 42''$, a radius of 725.00 feet, an arc distance of 483.73 feet and a chord length of 474.81 feet which bears S $05^{\circ} 39' 08''$ W to an easterly corner of the land of the Innovation Technology Authority;

Thence, with the easterly line of the Innovation Technology Authority, the following five (5) courses:

1. N $08^{\circ} 27' 02''$ W, a distance of 252.79 feet;

2. S 87° 50' 49" E, a distance of 23.92 feet;
3. N 28° 12' 23" W, a distance of 144.43 feet;
4. N 19° 40' 09" W, a distance of 176.53 feet;
5. N 46° 36' 07" W, a distance of 116.78 feet to a point in the southerly right-of-way line of Rock Hill Road, Route 605;

Thence, with the southerly right-of-way line of Rock Hill Road, Route 605, the following two (2) courses:

1. With a curve to the right having a central angle of 52° 08' 30", a radius of 280.00 feet, an arc distance of 254.81 feet and a chord length of 246.11 feet which bears N 63° 32' 09" E to a point of compound curvature;
2. With a curve to the right having a central angle of 90° 43' 10", a radius of 25.00 feet, an arc distance of 39.58 feet and a chord length of 35.58 feet which bears S 45° 02' 01" E to the point of beginning.

Containing 92,073 Square Feet or 2.1137 Acres, More or Less

**TOTAL SQUARE FOOTAGE 1,793,075 SQUARE FEET
OR
41.1633 ACRES, MORE OR LESS**