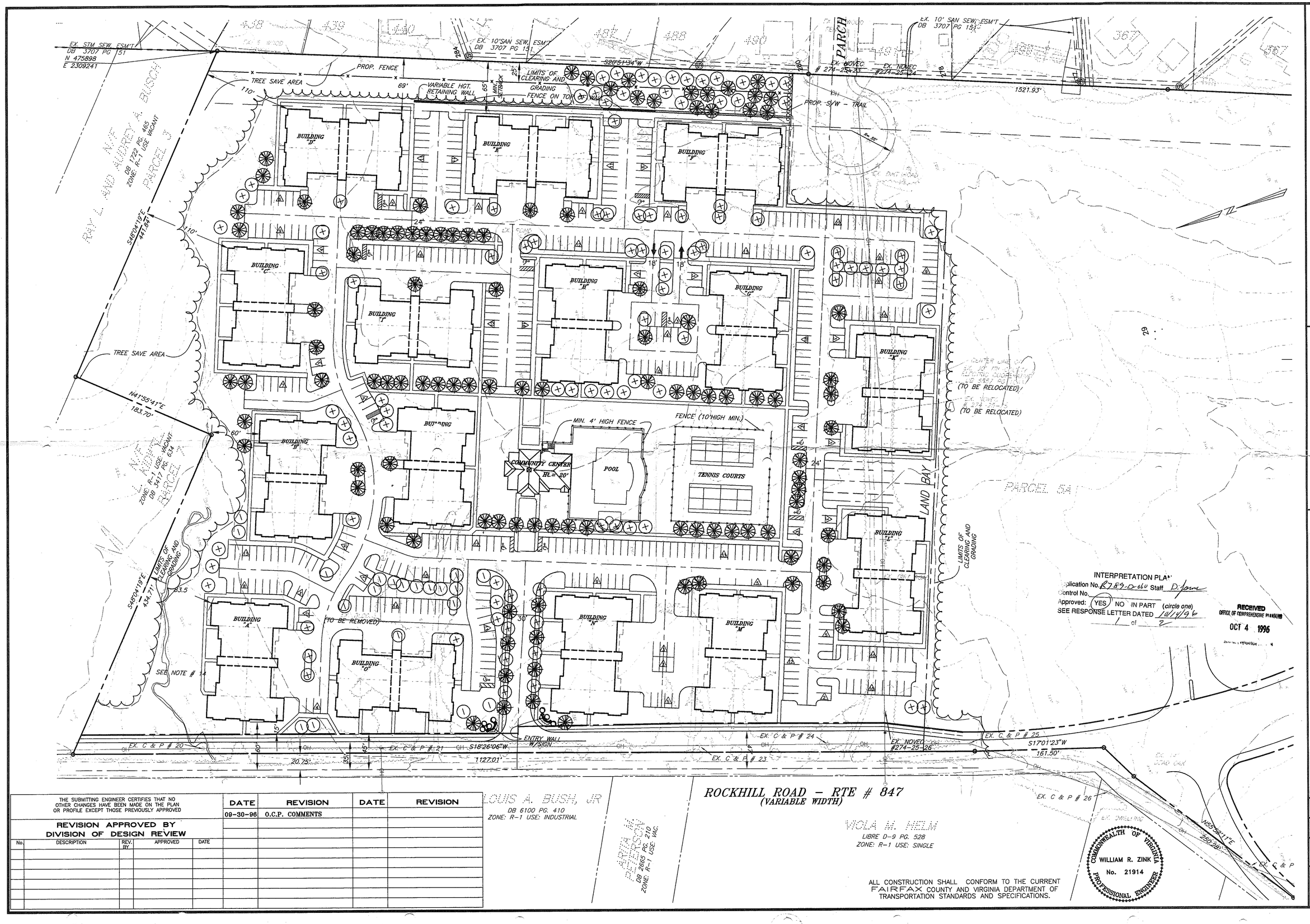


INTERPRETATION PLAN
Application No. R789-D-060 Staff D. Jones
Control No.
Approved: YES NO IN PART (circle one)
SEE RESPONSE LETTER DATED 10/14/96
1 of 2

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
OCT 4 1996

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
PROFESSIONAL ENGINEER

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

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

DATE	REVISION	DATE	REVISION
09-30-96	O.C.P. COMMENTS		

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DESCRIPTION	REV. BY	APPROVED	DATE

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

PROFFER INTERPRETATION PLAN

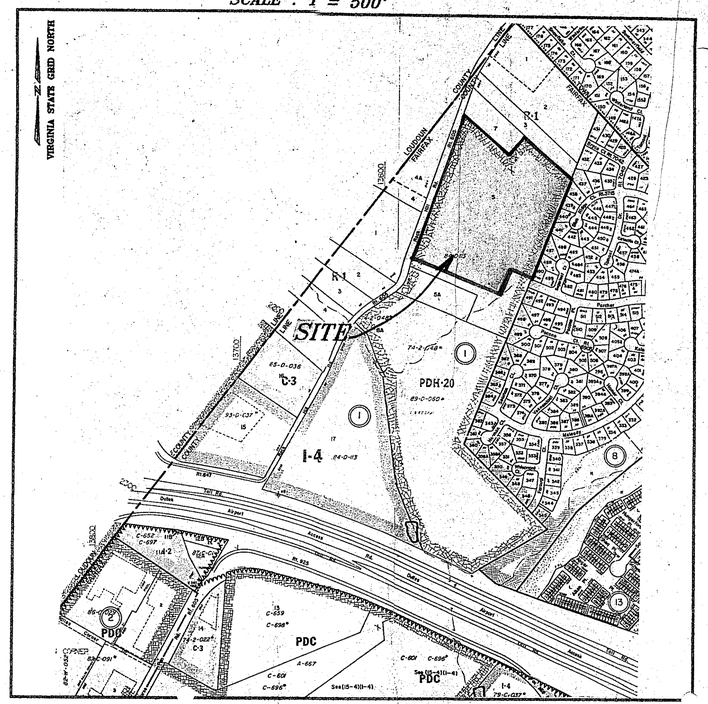
DULLES GREENS
LAND BAY ONE
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA.

SCALE: 1"= 50'
DATE: 8-6-96
DESIGN: BK-JL
DRAWN: D.M.
CHECKED: W.T.
SHEET No. 1 OF 2

C - 3030

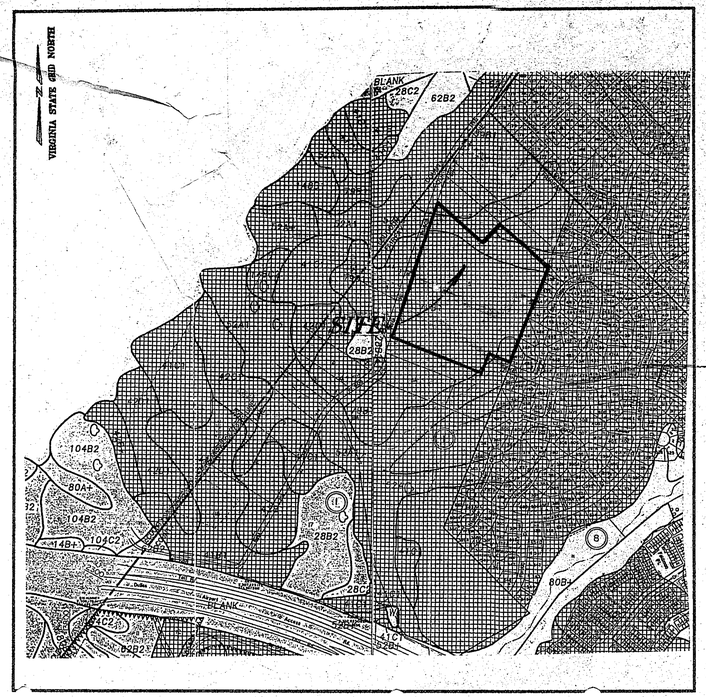
VICINITY MAP

SCALE : 1"= 500'



SOILS' MAP

SCALE : 1" = 500'



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REVISION APPROVED BY DIVISION OF DESIGN REVIEW					
No.	DESCRIPTION	REV. BY	APPROVED	DATE	

SOIL LEGEND

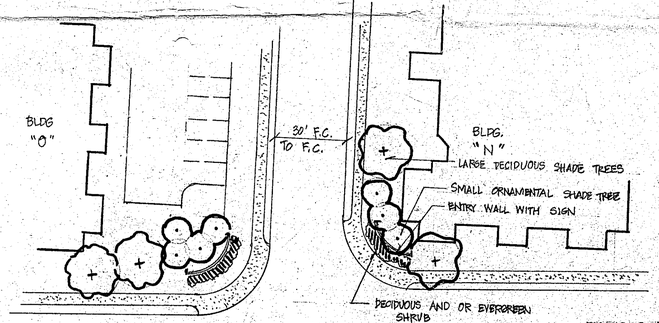
SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEOTECHNICAL REPORT REQD
52 A1	ELBERT	POOR	POOR	GOOD	SLIGHT	YES
79 B1	KELLY	POOR	MARGINAL	GOOD	MODERATE	YES

NOTES:

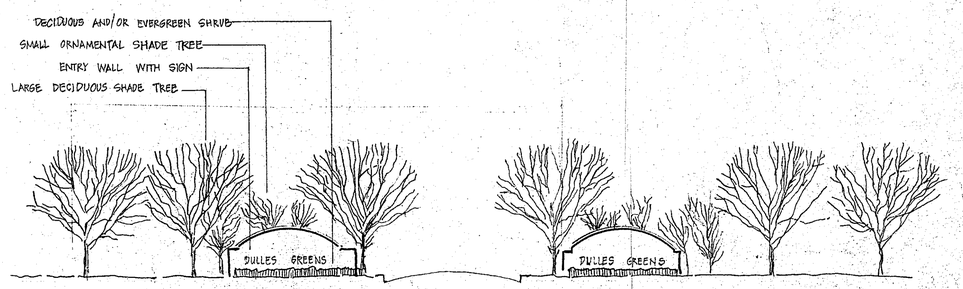
1. THE PROPERTY THAT IS THE SUBJECT OF THIS PROFFER INTERPRETATION PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 16-1(1)5.
2. THE PROPERTY IS OWNED BY DULLES GREENS, L.P.
3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET FROM AERIAL SURVEY BY OTHERS. CHRISTOPHER CONSULTANTS, LTD. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHICAL INFORMATION SHOWN.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A SURVEY PREPARED BY CHRISTOPHER CONSULTANTS, LTD AND DATED 6/12/96.
5. 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.
6. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THIS SITE.
7. 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.
8. 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.
9. 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 PROFFER 22. A MINIMUM BUFFER OF 50 FEET WILL BE MAINTAINED ALONG THIS PROPERTY LINE.
10. 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 POOL. A GATE WILL BE PROVIDED AT THE ACCESS POINT OF THE SWIMMING POOL.
11. AN ANALYSIS OF THE DRAINAGE WAY NEAR THE NORTHERN BOUNDARY OF THE PROJECT MAY BE REQUIRED IN THE ENGINEERING PHASE OF LAND BAY I, THE APPLICANT RESERVES THE RIGHT TO ADJUST THE LOCATION OF PROPOSED BUILDINGS AND PARKING TO ACCOMMODATE ANY NECESSARY SWM, BMP AND ADEQUATE DRAINAGE ISSUES. PURSUANT TO PARAGRAPH 2 SECTION 16-204 OF THE ZONING ORDINANCE.
12. SOLID WASTE WILL BE STORED IN INDIVIDUAL HOUSEHOLD CONTAINERS. COLLECTION WILL BE MADE ONCE A WEEK BY A PRIVATE REFUSE COMPANY. ALL REFUSE WILL BE DISPOSED OF AT A FAIRFAX COUNTY APPROVED DISPOSAL SITE.

TABULATION

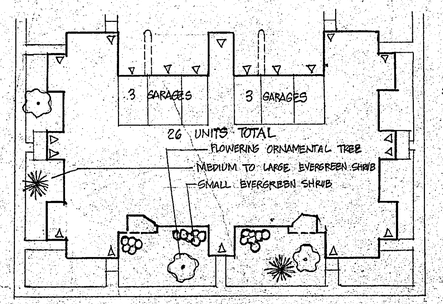
	CURRENT PLAN	PREVIOUS PLAN
LAND BAY I		
LAND AREA	20.1 AC	17.60± AC
PROPOSED NUMBER OF DWELLING UNITS	390 DU	414 DU
PROPOSED DENSITY	19.4 DU/AC	21.9 DU/AC
PARKING SPACES REQUIRED/PROVIDED (1.6 D/U)	624/624	662/662
OPEN SPACE PROVIDED	10.1 AC (50%)	8.8 AC± (50%)



TYPICAL ENTRANCE DETAIL
NO SCALE



TYPICAL ENTRANCE ELEVATION
NO SCALE



FOUNDATION PLANTING TYPICAL
NO SCALE

INTERPRETATION PLAN
Application No. _____ Staff _____
Control No. _____
Approved: YES NO IN PART (circle one)
SEE RESPONSE LETTER DATED _____
_____ of _____

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21912
PROFESSIONAL ENGINEER
8/13/96

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

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PROFFER INTERPRETATION PLAN

DULLES GREENS
LAND BAY ONE
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

SCALE:	AS SHOWN
DATE:	8-6-96
REV.	9/18/96
REV.	9/20/96
DESIGN	BK-JL
DRAWN	D.M.
CHECKED	W.T.
SHEET No.	2 OF 2

C - 3030