NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS SHOWN ON FAIRFAX COUNTY TAX ASSESSMENT MAP 16-1-001-5B, 10, & PART OF 11; 15-2-001-8A, AND IS ZONED PDH-20.

2. OWNER/APPLICANT: LAND BAY 1: DULLES GREENE, L.P. DB 10259 PG 900
   OWNER/APPLICANT: LAND BAYS 2 & 3: DULLES GREENE PARTNERS, L.P. DB 10377 PG 1408

   OWNER/APPLICANT: LAND BAY 4: THE GREENS, L.P. DB 10377 PG 1404
   3206 TOWER OAKS BLVD. SUITE 310
   ROCKVILLE, MD. 20852

3. TOPOGRAPHY IS FROM AN AERIAL SURVEY BY PDS.

4. BOUNDARY SURVEY WAS PERFORMED BY CHRISTOPHER CONSULTANTS, LTD.

5. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ONSITE.

6. FLOODPLAIN LIMITS ARE FROM STUDY BY CHRISTOPHER CONSULTANTS, LTD., PLAN # 9479-FP-01.

7. ROAD IMPROVEMENTS AND SWM/BMP FACILITIES HAVE OR WILL BE COMPLETED WITH FAIRFAX COUNTY PLAN # 9479-SP-01.

8. THE PURPOSE OF THIS APPLICATION IS TO PROPOSE A PROFFERED CONDITION AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT FOR DULLES GREENS LAND BAYS 2, 3 AND 4. THE PROPOSED MODIFICATIONS RELATE TO THE ARRANGEMENT, NUMBER AND TYPE OF PROPOSED MULTIPLE-FAMILY DWELLING UNITS, ASSOCIATED PARKING AND LANDSCAPING, AND ACREAGE OF LAND BAYS.

9. PARKING:

	REQUIRED	PROVIDED
LAND BAY 1	1.6 SP/UNIT @ 390 UNITS = 624 SP.	660
LAND BAYS 2 AND 3	1.6 SP/UNIT @ 415 UNITS = 664 SP.	664
LAND BAY 4	24	24

   ADDITIONAL PARKING SPACES MAY BE PROVIDED SO LONG AS THE OPEN SPACE AND MINIMUM PARKING SETBACKS ARE NOT REDUCED.

10. NO SCENIC ASSETS OR NATURAL FEATURES HAVE BEEN DEEMED DESERVING OF PROTECTION OR PRESERVATION.

11. NO RESOURCE PROTECTION AREAS HAVE BEEN DESIGNATED ON THIS SITE. AN ENVIRONMENTAL QUALITY CORRIDOR HAS BEEN ESTABLISHED ON PART OF THIS SITE, AND IS SHOWN ON THIS PLAN.

12. THIS DEVELOPMENT PLAN IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND ADDRESSES SITE SPECIFIC RECOMMENDATIONS WHICH INCLUDE THE FOLLOWING:

    - RESIDENTIAL DEVELOPMENT DENSITY 16-20 DWELLING UNITS PER ACRE
    - PROVISION OF DAY CARE CENTER (FUTURE)
    - GARDEN-STYLE STRUCTURES TO PROVIDE TRANSITION BETWEEN EXISTING SINGLE FAMILY DWELLINGS AND THE OFFICE AND R&D DEVELOPMENT PLANNED FOR THE AT THE CIT.
    - PROVISION OF SYSTEM OF SIDEWALKS AND TRAILS
    - PASSIVE AND ACTIVE RECREATIONAL OPEN SPACE (SWIMMING POOL, TOT LOTS)
    - CONNECTION TO THE PLANNED COUNTYWIDE TRAIL SYSTEM.
    - OPTION FOR TRANSIT FACILITIES ON THE SOUTHERN PORTION OF LAND UNIT C (NOW REFERRED TO AS LAND BAY 5)
    - CONSOLIDATED DEVELOPMENT PLAN
    - VISUAL IMPACT UPON EXISTING SINGLE FAMILY NEIGHBORHOODS MITIGATED WITH THE USE OF MAXIMUM 40 FOOT BUILDING HEIGHTS, 65 FOOT BUILDING SETBACKS (FROM REFLECTION LAKE) AND 50 FOOT TRANSITIONAL SCREENING YARD.
    - TRANSPORTATION RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THE PLAN

13. NO STRUCTURES ARE CURRENTLY EXISTING ON LAND BAYS 2, 3 AND 4.

14. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR WAIVERS DURING THE SITE PLAN PROCESS WHICH DO NOT CONFLICT WITH CONCEPTUAL/FINAL DEVELOPMENT PLAN APPROVAL.

15. CONSTRUCTION WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS.

16. ALL PUBLIC IMPROVEMENTS TO BE PROVIDED PRIOR TO OR SIMULTANEOUSLY WITH THE PROPOSED DEVELOPMENT.

17. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVE THE SITE.

18. NO EASEMENTS WITH A WIDTH OF 25 FEET OR GREATER ARE KNOWN TO EXIST ON ON THE PROPERTY.

19. LANDSCAPING AND SCREENING WILL BE PROVIDED GENERALLY AS SHOWN HEREON, SUBJECT TO FINAL ENGINEERING CONSIDERATIONS AND APPROVAL BY THE URBAN FORESTRY BRANCH. APPLICANT RESERVES THE RIGHT TO SUBSTITUTE OR RELOCATE PLANT SPECIES WITH THE APPROVAL OF THE URBAN FORESTRY BRANCH.

20. A WAIVER OF THE 600 FOOT LENGTH LIMITATION FOR PRIVATE STREETS WAS APPROVED WITH THE ORIGINAL CDP/FDP.

21. BUILDING ENVELOPE SHOWN REPRESENTS MAXIMUM BUILDING SIZE. ULTIMATE FOOTPRINT MAY VARY, BUT WILL FIT WITHIN THE LIMITS SHOWN.

22. BELOW IS A COMPLETE LIST OF RECREATIONAL AMENITIES BEING PROVIDED FOR THE PROPOSED RESIDENTIAL DEVELOPMENT:

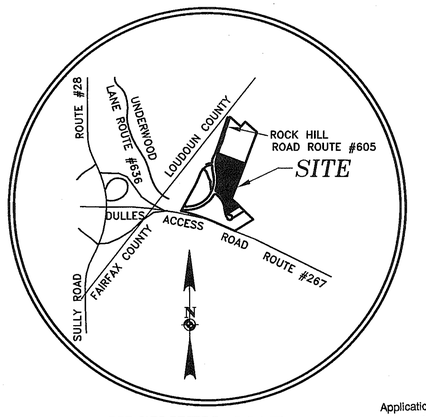
LAND BAY ONE	LAND BAYS TWO AND THREE
CLUBHOUSE, INCLUDING:	TOT LOT
INDOOR BASKETBALL	PAR COURSE
2 SAUNAS	(.75 MI.±, 6 STATIONS)
COMPLETE FITNESS/ CARDIOVASCULAR FACILITY	
LARGE SWIMMING POOL	
2 LIGHTED TENNIS COURTS	
PICNIC AREAS W/BARBECUE	
VOLLEYBALL COURT	

23. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE LOCATED ON THIS SITE, NOR ARE PROPOSED TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ONSITE.

24. THIS DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS. NO WAIVERS, EXCEPTIONS OR VARIANCES ARE REQUESTED WITH THIS APPLICATION.

25. THE PROPOSED LANDSCAPING ON THIS PLAN MEETS OR EXCEEDS THE LANDSCAPING PROPOSED WITH THE ORIGINAL CDP/FDP. A DETAILED LANDSCAPING PLAN MEETING THE REQUIREMENTS OF THE ZONING ORDINANCE, PUBLIC FACILITIES MANUAL AND THE URBAN FORESTRY BRANCH, AND COMPLEMENTING THE LANDSCAPING APPROVED FOR LAND BAY 1 WILL BE PROVIDED WITH THE FINAL PLANS FOR LAND BAYS 2, 3 AND 4.

26. PROPOSED MAXIMUM BUILDING HEIGHT = 45 FEET.



VICINITY MAP
SCALE : 1" = 2000'

PCA/
Application No. FDPA 89-D-060-2 Staff G. Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/7/99
Date of (BOS) (PC) approval 02/07/00
Sheet 1 of 4

REVISED DENSITY TABULATION

	AREA OF APPLICATION 41.1633 ACRES			THE INFORMATION SHOWN IN THESE COLUMNS IS PROVIDED FOR INFORMATION ONLY		
	#LAND BAY 1	LAND BAYS 2 & 3	LAND BAY 4	##LAND BAY 5	STREET DEDICATION	###REVISED TOTAL
SITE AREA	19.2060 AC.	20.4140 AC.	1.5433 AC.	9.6406 AC.	4.7820 AC.	55.5859 AC.
No. OF UNITS	390	415	0	0		805
No. OF ADU'S	0	0	0	0		0
*OPEN SPACE (REQUIRED 50%)						27.8 AC. (50%)
OPEN SPACE (PROVIDED)	10.2 AC. (53%)	9.0 AC. (42%)	1.0 AC. (64%)	7.6 AC. (79%)		27.8 AC. (50%)
DEVELOPED RECREATION SPACE	1.3 AC.	0.5 AC.	N/A	SOCCER FIELD NOT INCLUDED		1.8 AC.
MAX. FAR/ DENSITY						20 DU/Ac. 0.70
PROVIDED DENSITY	19.6 DU/AC.	20.3 DU/AC.	N/A	N/A		14.48 DU/Ac.
PROVIDED FAR	0.60	0.70	0.12	N/A		0.47
PARKING REQ'D/PROV.	624/660	664/664	24/24	77 SPACES PROVIDED FOR INTERIM USE		1389/1425

#FIGURES FOR LAND BAY 1 REFLECT REVISIONS MADE WITH APPROVED PROFFER INTERPRETATION PI 9608-0098 OF RZ 89-D-060
##FIGURES FOR LAND BAY 5 REFLECT REVISIONS MADE WITH CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT PCA 89-D-060
###REVISED TOTAL SHOWN ABOVE REFLECTS ALL CHANGES RESULTING FROM PREVIOUSLY APPROVED AMENDMENT(S) AND PROFFER INTERPRETATION(S)

COMMONWEALTH OF VIRGINIA
MICHAEL S. KITCHEN
No. 19279
11/2/99
PROFESSIONAL ENGINEER

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

DATE	REVISION
5/16/99	ADD LAND BAY 1 TO APPLICATION
6/28/99	REVISED PER STAFF COMMENTS

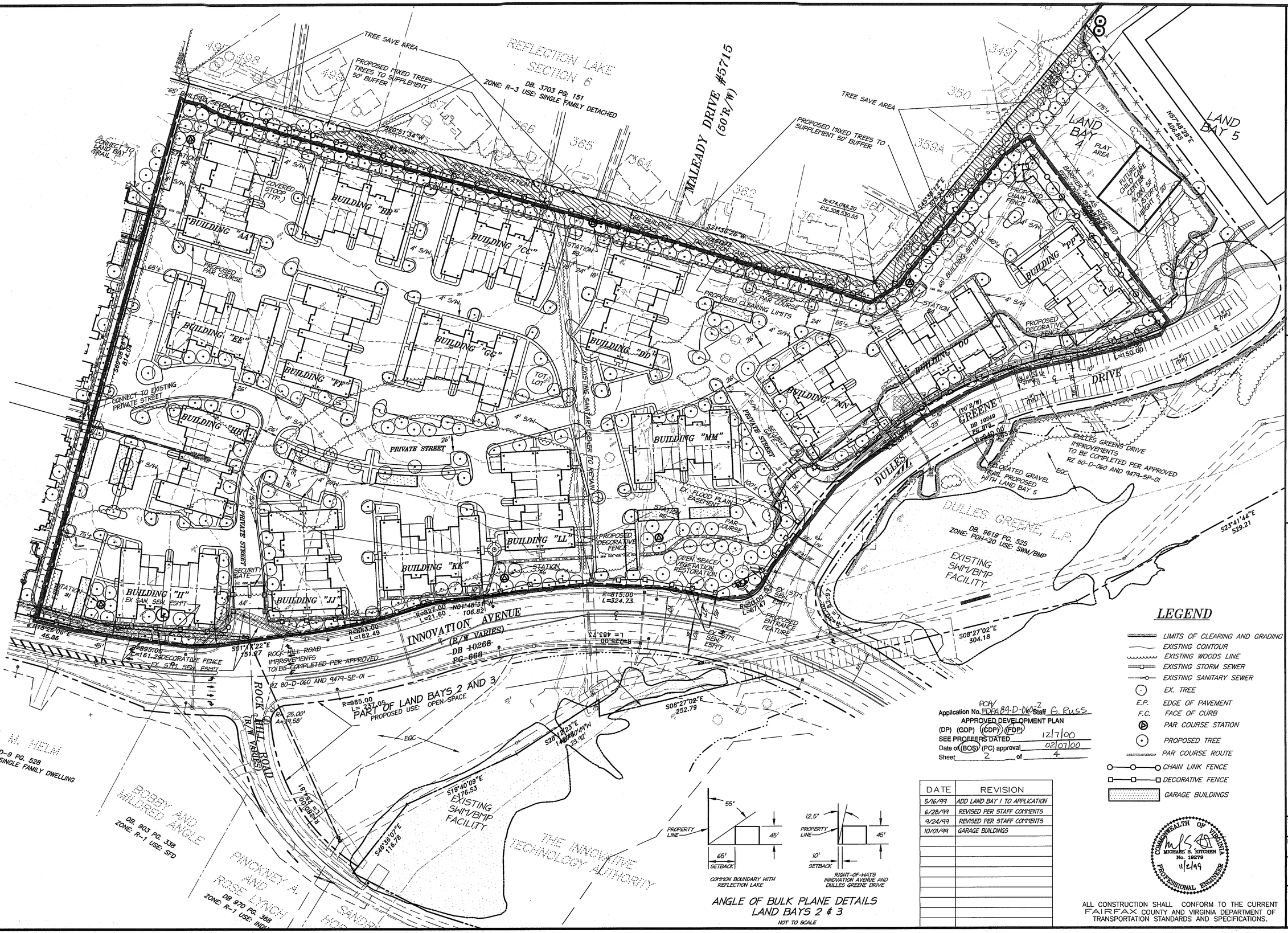
christopher consultants ltd.
engineering · surveying · land planning
9900 main street
suite 400
fairfax, va. 22031
(703) 273-6820

CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT
PCA-FDPA-89-D-060-2

DULLES GREENS
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA.

SCALE: AS NOTED
DATE: 2/5/99
DESIGN: CFA
DRAWN: CFA
CHECKED: MSK
SHEET No. 1 OF 4

C - 3490



ANGLE OF BULK PLANE DETAILS LAND BAYS 2 & 3

NOT TO SCALE

LEGEND

- LIMITS OF CLEARING AND GRADING
- EXISTING CONTOUR
- EXISTING WOODS LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EX. TREE
- E.P. EDGE OF PAVEMENT
- F.C. FACE OF CURB
- PAR COURSE STATION
- PROPOSED TREE
- PAR COURSE ROUTE
- CHAIN LINK FENCE
- DECORATIVE FENCE
- GARAGE BUILDINGS

RCA/
Application No. FDPA 89-D-060-2 Staff G. Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/7/00
Date of (BOS) (PC) approval 02/07/00
Sheet 2 of 4

DATE	REVISION
5/16/99	ADD LAND BAY 1 TO APPLICATION
6/28/99	REVISED PER STAFF COMMENTS
9/24/99	REVISED PER STAFF COMMENTS
10/01/99	GARAGE BUILDINGS

COMMONWEALTH OF VIRGINIA
MICHAEL S. KITCHEN
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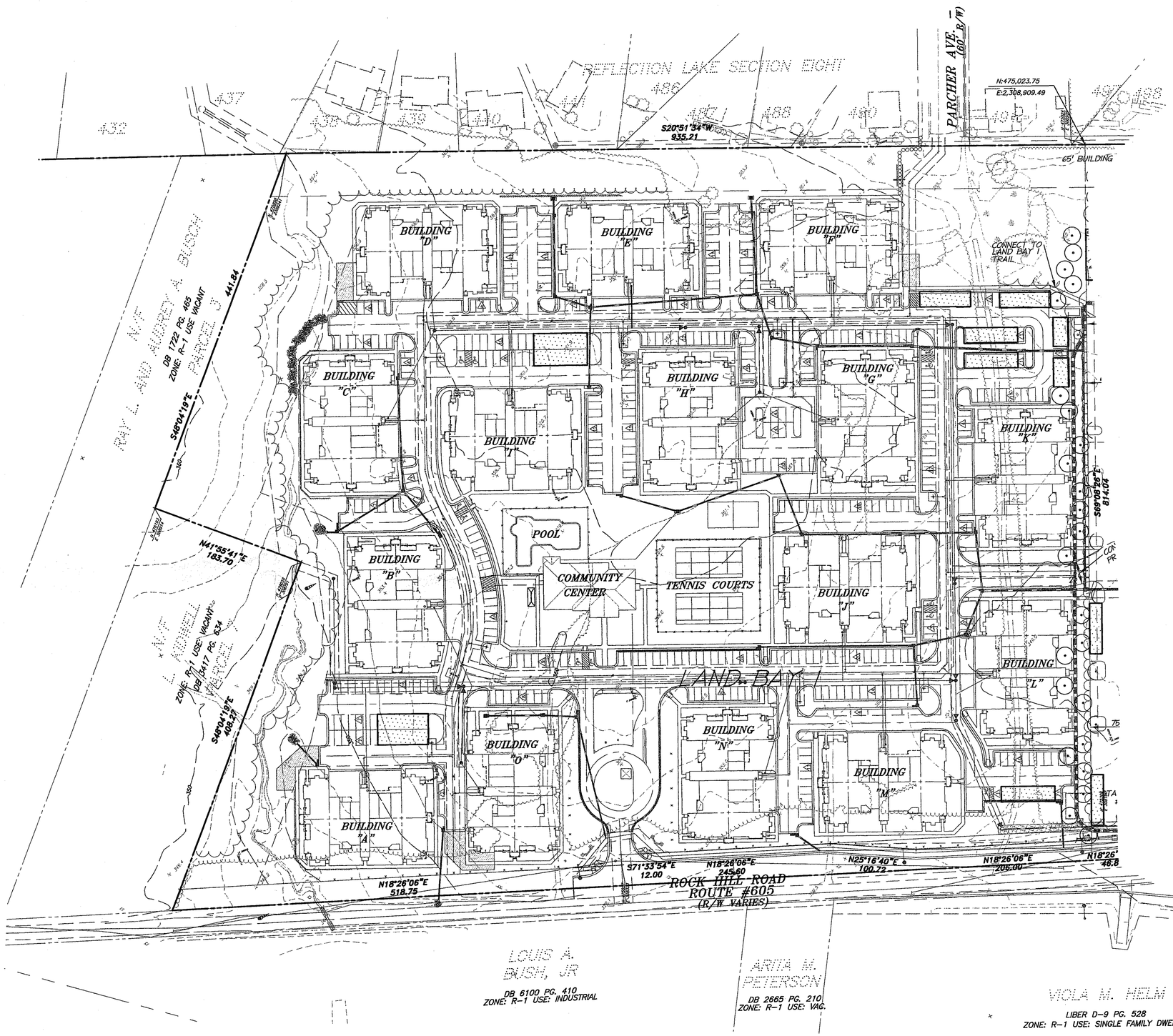
CONCEPTUAL/FINAL
DEVELOPMENT PLAN
AMENDMENT
PCA-FDPA-89-D-060-2

DULLES GREENS

DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA.

SCALE: 1"= 60'
DATE: 2/5/99
DESIGN: CFA
DRAWN: CFA
CHECKED: MSK
SHEET No. 2 OF 4

C – 3490



RAV
Application No. FDPA89-D-060-2 Staff G. Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/7/99
Date of (BOS) (PC) approval 02/07/00
Sheet 3 of 4

NOTE:

LAND BAY I LAYOUT AND DESIGN WAS APPROVED WITH PLAN 9479-SP-02 AND IS CURRENTLY UNDER CONSTRUCTION. CHANGES TO LAND BAY I ARE LIMITED TO PROPOSED GARAGES, ADDITIONAL LANDSCAPING, TRAIL CONNECTION AND PRIVATE STREET CONNECTION.

FOR LEGEND SEE SHEET No. 2

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

COMMONWEALTH OF VIRGINIA
MICHAEL S. KITCHEN
No. 19279
11/1/99
PROFESSIONAL ENGINEER

DATE	REVISION
5/15/99	ADD LAND BAY I TO APPLICATION
6/28/99	REVISED PER STAFF COMMENTS
10/01/99	GARAGE BUILDINGS

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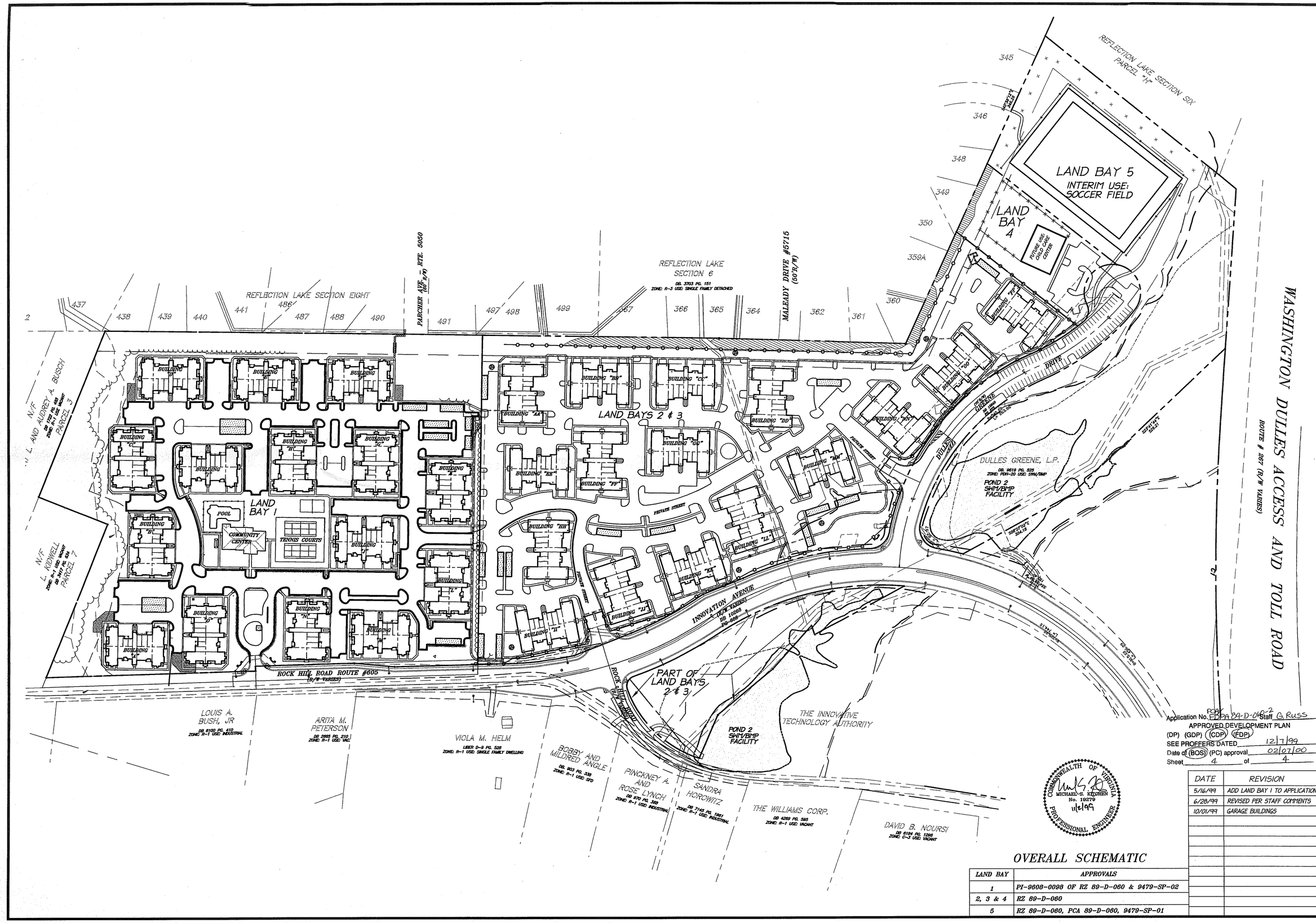
CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT
PCA-FDPA-89-D-060-2

DULLES GREENS
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA.

SCALE: 1"= 60'
DATE: 5/16/99
DESIGN: CFA
DRAWN: CFA
CHECKED: MSK
SHEET No. 3 OF 4

C - 3490



Application No. PCA/FDPA 89-D-060-2 Staff G. Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/7/99
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Sheet 4 of 4

COMMONWEALTH OF VIRGINIA
MICHAEL S. KITCHEN
No. 19279
11/2/99
PROFESSIONAL ENGINEER

OVERALL SCHEMATIC

LAND BAY	APPROVALS
1	PI-9608-0098 OF RZ 89-D-060 & 9479-SP-02
2, 3 & 4	RZ 89-D-060
5	RZ 89-D-060, PCA 89-D-060, 9479-SP-01

DATE	REVISION
5/16/99	ADD LAND BAY I TO APPLICATION
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10/01/99	GARAGE BUILDINGS

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CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT
PCA-FDPA-89-D-060-2

DULLES GREENS

DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA.

SCALE: 1"= 100'
DATE: 2/5/99
DESIGN: CFA
DRAWN: CFA
CHECKED: MSK
SHEET No. 4 OF 4

C - 3490