RZ/FDP 2003-DR-049
Application No. _____ Staff C LEWIS

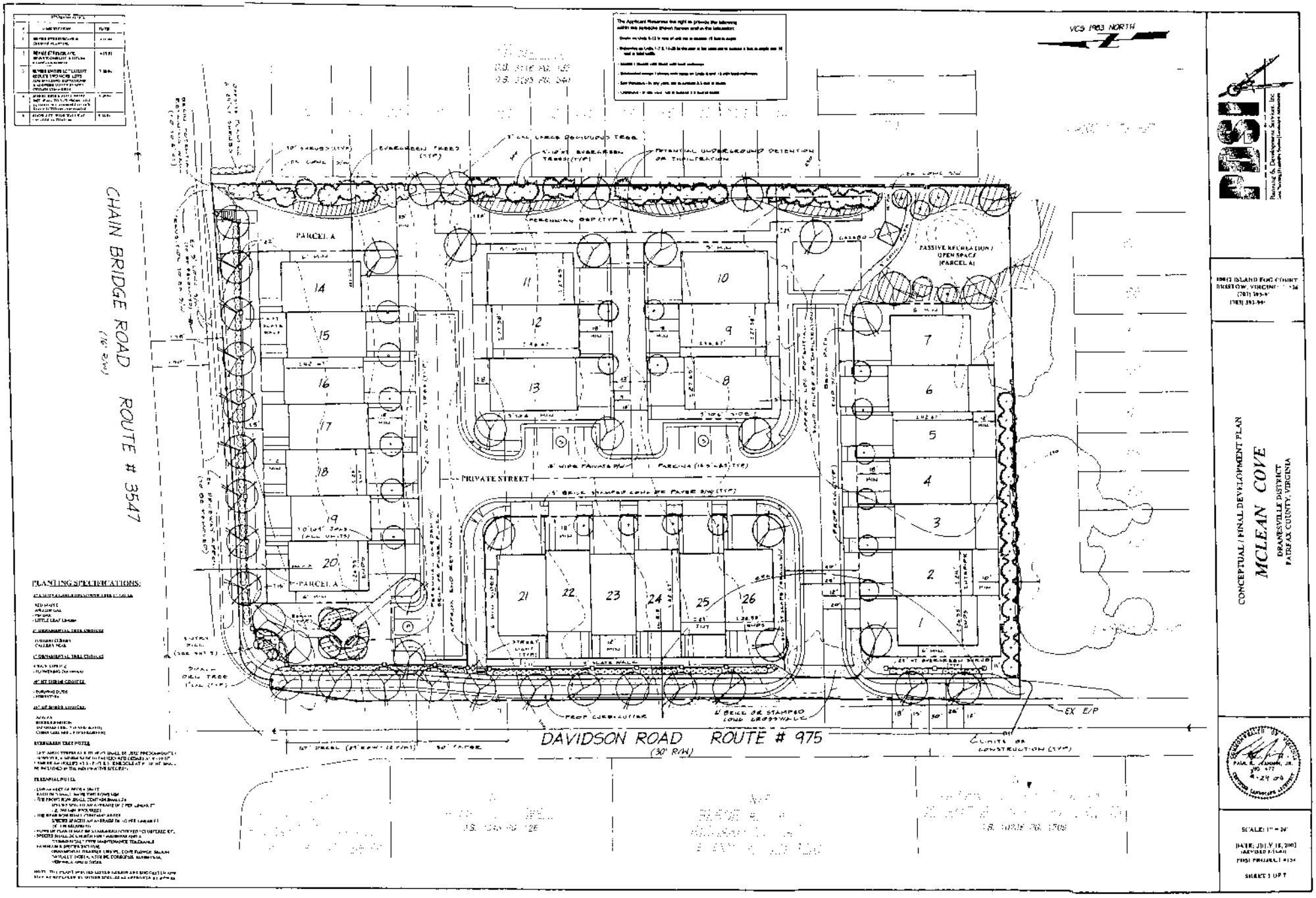
APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 11-18-04

Date of (BOS) (PC) approval 11-15-04

Sheet _____ of 7



VCS 1983 NORTH
CHAIN BRIDGE ROAD ROUTE # 3547
(30' R/W)
DAVIDSON ROAD ROUTE # 975
(30' R/W)
PARCEL A
PRIVATE STREET
PASSIVE RECREATION / OPEN SPACE (PARCEL A)
PERENNIAL BED (TYP)
EVERGREEN TREES (TYP)
POTENTIAL UNDERGROUND DETENTION OR INFILTRATION
PROP CURB-CUTTER
6' BRICK OR STAMPED CONC CROSSWALK
EX E/P
LIMITS OF CONSTRUCTION (TYP)
PLANTING SPECIFICATIONS:
PRISI
Planning & Development Services, Inc.
10012 ISLAND FOG COURT
BRISTOW, VIRGINIA
CONCEPTUAL / FINAL DEVELOPMENT PLAN
MCLEAN COVE
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 20'
SHEET 3 OF 7

NOTES:

1) THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP # 30-4 ((1)) PARCELS 3, 3A, 4, 5, 5A, AND 6.

2) THE CURRENT OWNERSHIP IS LISTED IN THE COUNTY LAND RECORDS AS FOLLOWS:

PARCEL	OWNER	DEED BOOK / PAGE
3	ROSEWOOD-MCLEAN, LLC	NOT YET AVAILABLE
3A	ROSEWOOD-MCLEAN, LLC	[illegible]
4 AND 6	VEDA INVESTMENT CORPORATION AND AL WHEELER, TR.	[illegible]
5	CARRIE SUE MATTHEW	[illegible]
5A	CARRIE SUE MATTHEW	[illegible]

3) APPLICANT / CONTRACT PURCHASER: ROSEWOOD [illegible] DEVELOPMENT, LLC, P.O. BOX [illegible], ANNANDALE, VA [illegible]

4) THE BOUNDARY SHOWN HEREON IS THE RESULT OF A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS, INC. COMPLETED IN [illegible].

5) TOPOGRAPHY IS BASED UPON AN AERIAL SURVEY BY LAND DESIGN CONSULTANTS, INC. DATED [illegible] AND SHOWN AT A TWO FOOT CONTOUR INTERVAL. EXISTING CONDITIONS AND NOTES REFLECT THE COMPLETION OF FAIRFAX COUNTY PLAN [illegible] (STORM DRAINAGE PIPING - APPROVED [illegible]) WHICH HAS BEEN COMPLETED.

6) A TITLE REPORT HAS BEEN FURNISHED BY WALKER TITLE AND ESCROW COMPANY, INC. CASE NUMBER [illegible] FOR PARCEL 4 AND CASE NUMBER [illegible] FOR PARCEL [illegible], EACH REPORT EFFECTIVE NOVEMBER [illegible]. A TITLE REPORT HAS NOT BEEN PROVIDED FOR THE PURPOSE OF THIS PLAN ON THE REMAINING PARCELS.

7) ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVER OR MODIFICATION AT THE TIME OF SUBDIVISION PLAN PREPARATION / SUBMISSION.

THESE WAIVERS / MODIFICATIONS ARE REQUESTED:

[illegible]

8) PLANNING AND DEVELOPMENT SERVICES, INC. (PDSI) IS NOT AWARE OF ANY UTILITY EASEMENTS, WHICH EXIST ON THE PROPERTY AND HAVE A WIDTH OF TWENTY-FIVE FEET OR MORE AS EVIDENCED BY THE RECORDING PLAT AND A SITE INSPECTION BY PDSI.

9) ALL ONSITE UTILITIES INSTALLED (PROPOSED) AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND.

10) THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. FINAL LOCATIONS SHALL BE DETERMINED WITH FINAL ENGINEERING AND DESIGNED IN THE LEAST DISRUPTIVE MANNER REASONABLE AND MAY RESULT IN CHANGES TO THE LIMITS OF CLEARING AND GRADING (SEE NOTE 17). ANY EXISTING WELL AND / OR SEPTIC FIELD SHALL BE CAPPED OR REMOVED IN ACCORDANCE WITH THE HEALTH DEPARTMENT.

11) THIS PLAN IS IN GENERAL CONFORMANCE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY WHICH RECOMMENDS 1 TO [illegible] DWELLING UNITS PER ACRE.

12) [illegible]

13) PDSI IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY AS EVIDENCED BY THE RECORDING PLAT AND SITE INSPECTION BY PDSI.

14) A GEOTECHNICAL REPORT WILL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SITE PLAN, IF REQUIRED.

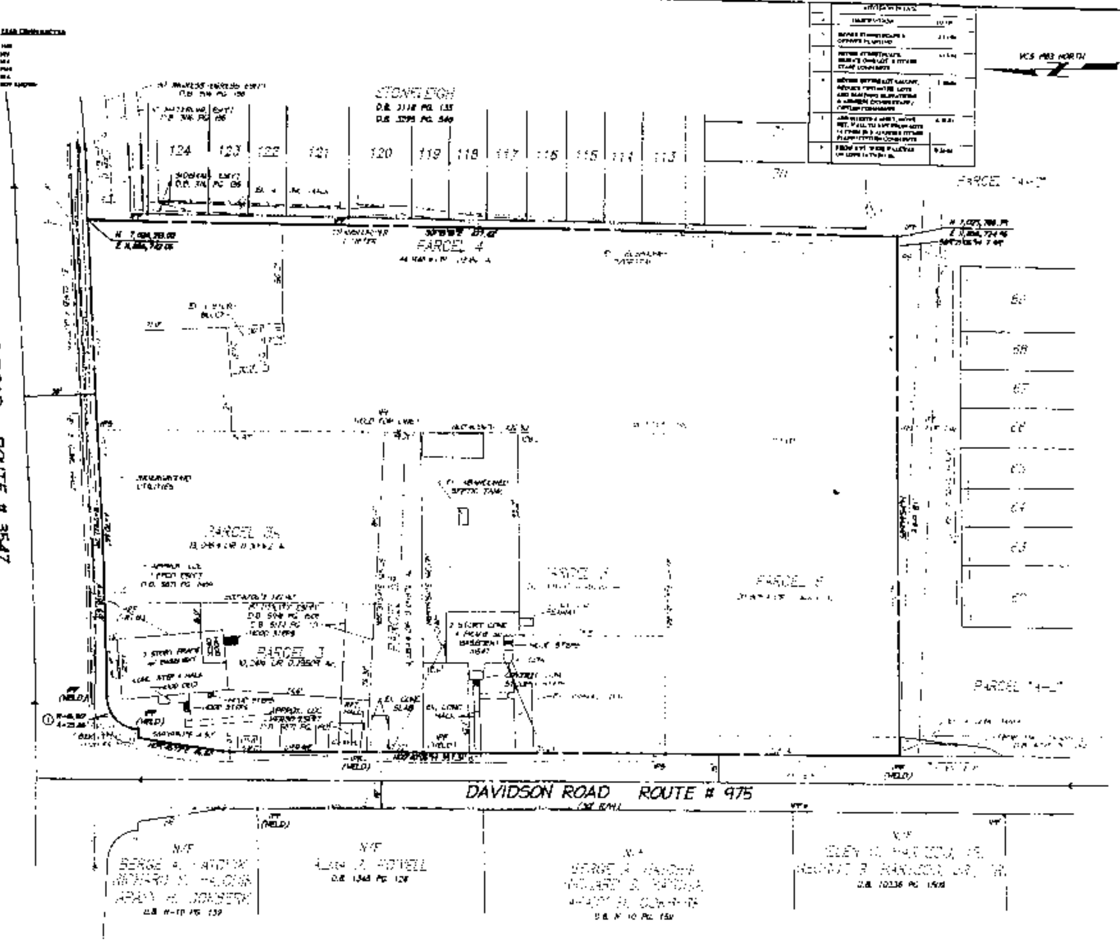
15) NO HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.

16) DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED & SUBJECT TO THE DISCRETION OF THE OWNER / DEVELOPER.

17)–24) [illegible]

EXISTING DWELLING TABLE:

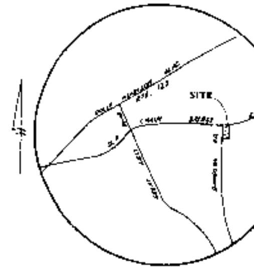
PARCEL	DWELLING	STATUS	YEAR CONSTRUCTED
[illegible]	[illegible]	[illegible]	[illegible]



TABULATIONS

SITE AREA; EXISTING ZONING; PROPOSED ZONING; AVERAGE LOT AREA; MINIMUM LOT AREA; MINIMUM LOT WIDTH; MAXIMUM BUILDING HEIGHT; MINIMUM YARD REQUIREMENTS; OPEN SPACE; PARKING; DENSITY; TREE COVER — [illegible values]

SOILS MAP
SCALE: 1" = 2000'



VICINITY MAP
SCALE: 1" = 2000'

LAND DESIGN Consultants
Engineers • Planners • Surveyors
Established 1985
3569-E Sudley Road
Manassas, VA 20110
Phone: 703-631-8387
Fax: 703-631-9414
SURVEYING, BASE SHEET INFORMATION AND EXISTING CONDITIONS HAVE BEEN PROVIDED BY LAND DESIGN CONSULTANTS, INC.

PDSI
Planning & Development Services, Inc.
10412 ISLAND FOG COURT
BRISTOW, VIRGINIA 20136
(703) 393-9521
(703) 393-9551 FAX

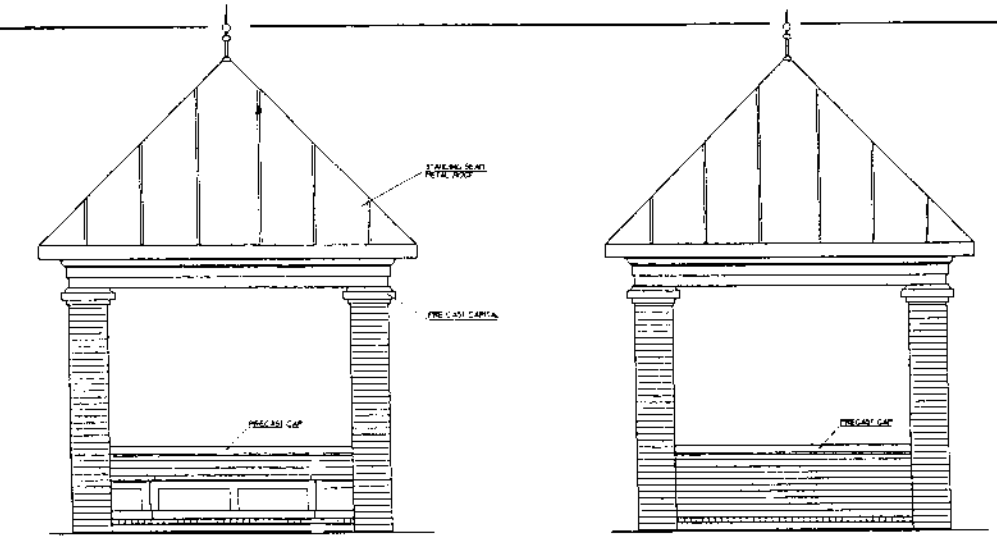
CONCEPTUAL / FINAL DEVELOPMENT PLAN

MCLEAN COVE

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

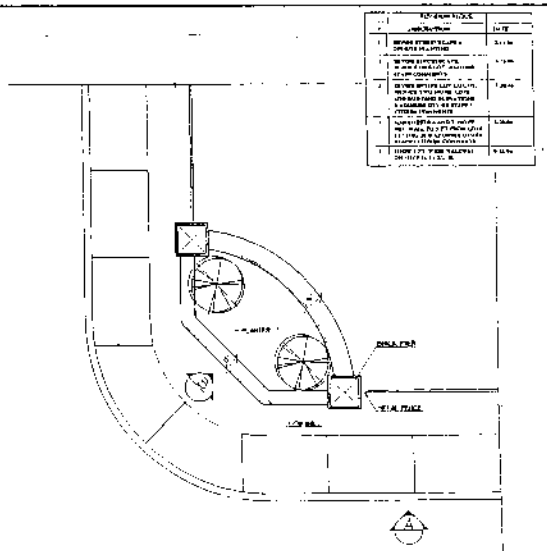
PAUL R. JFANNIN, JR.
7-24-04

SCALE: 1" = 30' (OR AS NOTED)
DATE: JULY 18, 2003
PDSI PROJECT #154
SHEET 1 OF 1

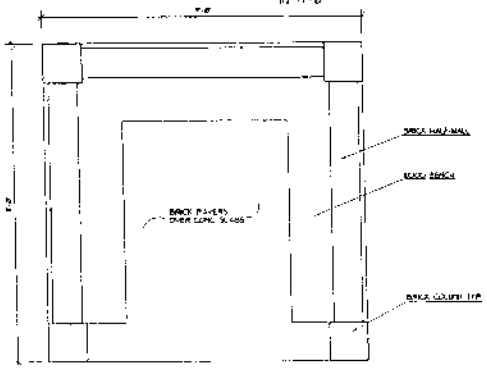


FRONT ELEVATION
1/2"=1'-0"

SIDE & REAR ELEVATION
1/2"=1'-0"



ENTRANCE SIGN PLAN
1/4"=1'-0"



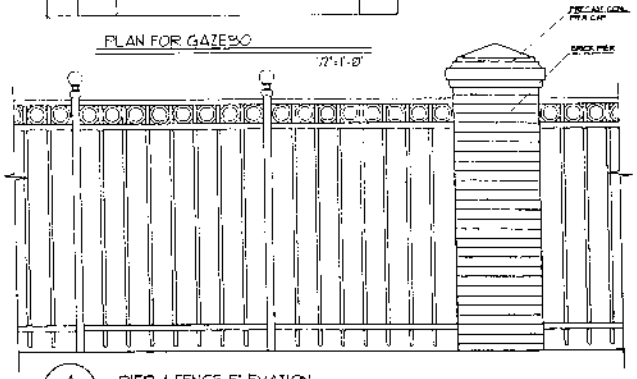
PLAN FOR GAZEBO
1/2"=1'-0"

THE DETAILS PROVIDED ON THIS SHEET HAVE BEEN PROVIDED BY:

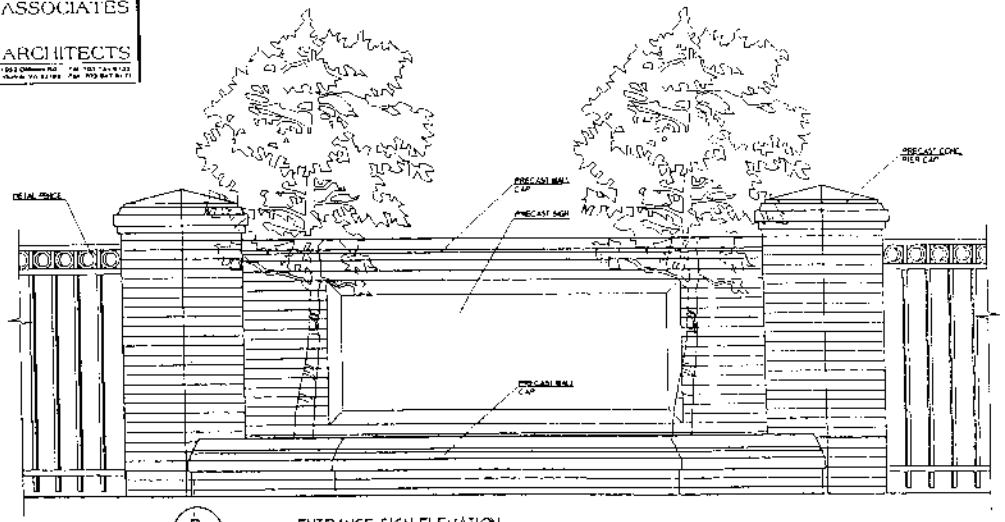
SUTTON YANTIS ASSOCIATES ARCHITECTS
www.syaa.com

HEIGHT TABLE

ENTRY SIGN:	APPROXIMATELY 5 TO 6 FEET
BRICK PIERS:	APPROXIMATELY 6 TO 7 FEET
METAL FENCE:	APPROXIMATELY 6 FEET
LOW WALL:	APPROXIMATELY 1 TO 2 FEET
GAZEBO:	APPROXIMATELY 12 TO 14 FEET AT THE TOP OF THE METAL ROOF



A PIER & FENCE ELEVATION
3/4"=1'-0"



B ENTRANCE SIGN ELEVATION
3/4"=1'-0"

PDSI
Planning & Development Services, Inc.

10012 ISLAND FOG COURT
BRISTOW, VIRGINIA 20136
(703) 393-9521
(703) 393-9951 FAX

CONCEPTUAL / FINAL DEVELOPMENT PLAN

MCLEAN COVE

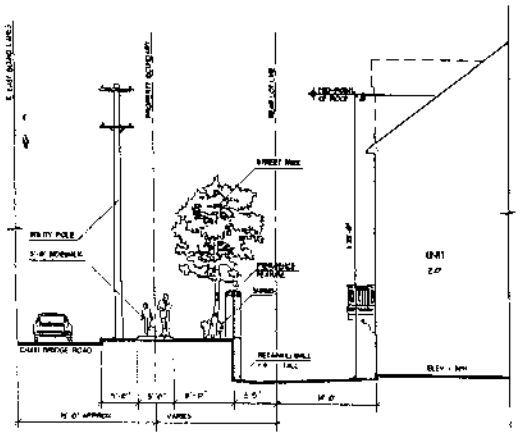
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED

DATE: JULY 11, 2003
(REVISED 9-30-03)

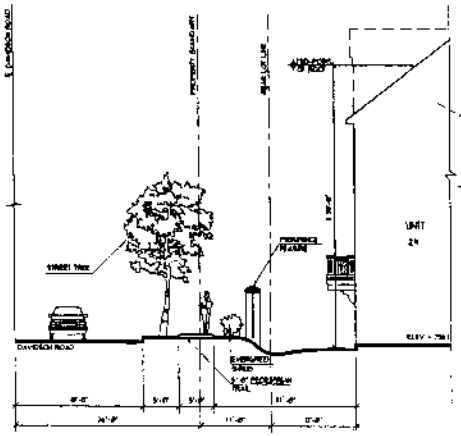
PDSI PROJECT #154

SHEET 1 OF 7



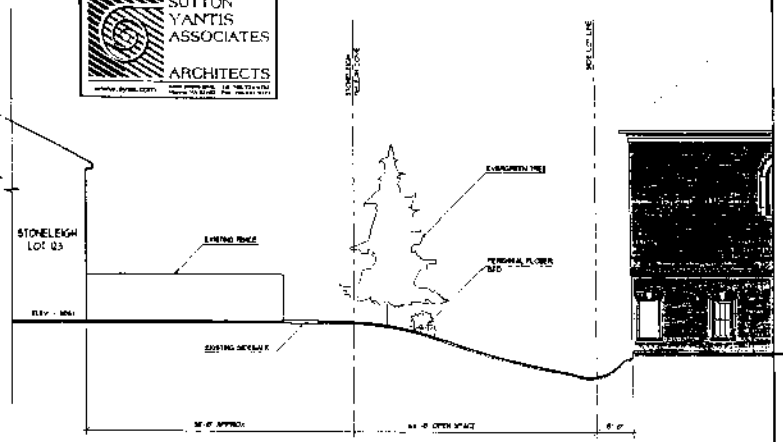
SECTION A-A

1/8" = 1'-0"



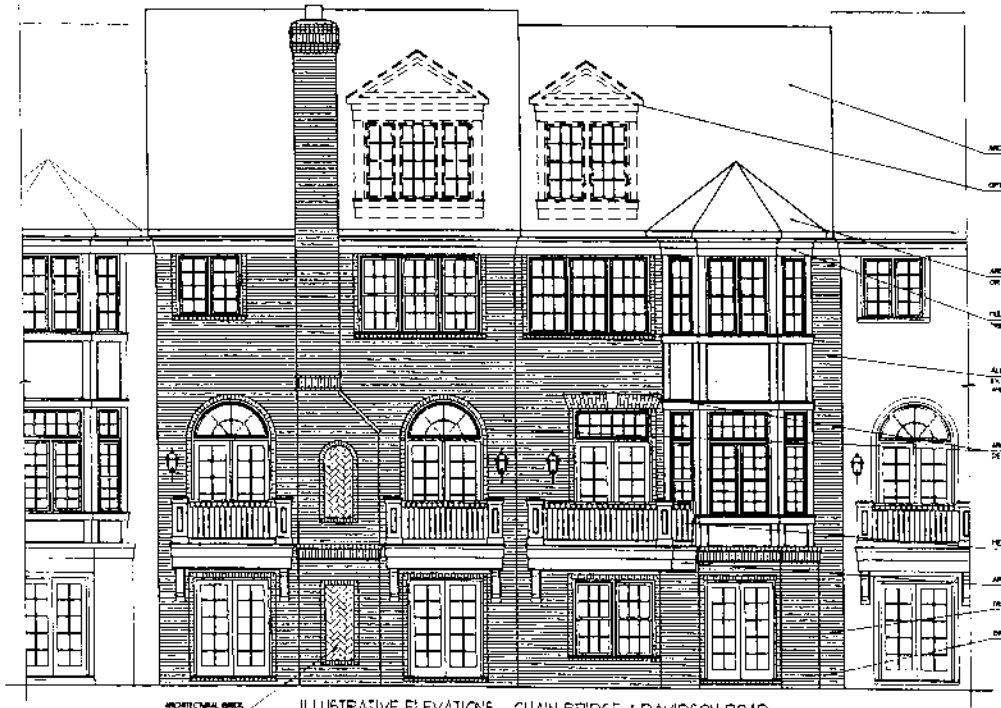
SECTION B-B

1/8" = 1'-0"



SECTION C-C

1/8" = 1'-0"

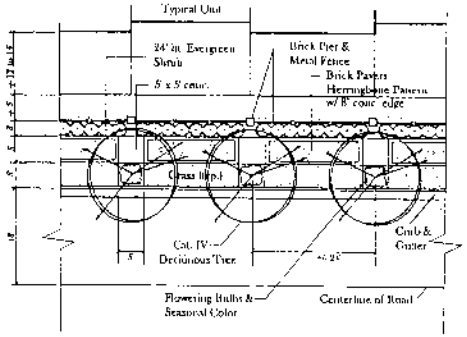


NOTE:
THE ELEVATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURE HAS YET TO BE DEVELOPED AND IS SUBJECT TO CHANGES.

ILLUSTRATIVE ELEVATIONS - CHAIN BRIDGE & DAVIDSON ROAD

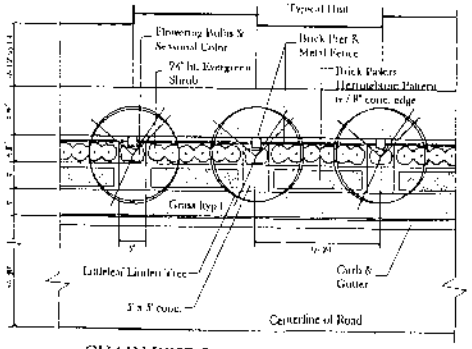
1/4" = 1'-0"

	REVISION DESCRIPTION	DATE
1	REVISED ELEVATIONS & UPDATED PLAN PER	8-13-03
2	REVISED ELEVATIONS, SECTIONS & UPDATED PLAN PER	8-25-03
3	REVISED ELEVATIONS, SECTIONS & UPDATED PLAN PER	1-29-04
4	REVISED ELEVATIONS & UPDATED PLAN PER FLOOD STUDY COMMENTS	4-26-04
5	REVISED ELEVATIONS & UPDATED PLAN PER COUNTY COMMENTS	5-14-04



DAVIDSON ROAD STREETSCAPE

NOT TO SCALE



CHAIN BRIDGE ROAD STREETSCAPE

NOT TO SCALE

SUTTON YANTIS ASSOCIATES ARCHITECTS

PDSI Planning & Development Services, Inc.

10611 ISLAND FOG COURT
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CONCEPTUAL / FINAL DEVELOPMENT PLAN

MCLEAN COVE

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

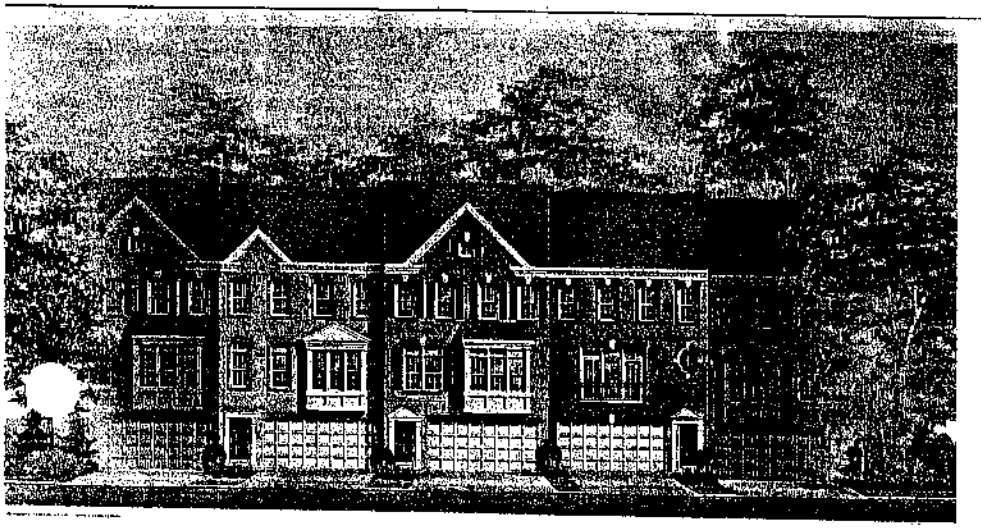
PAUL E. JEANNIN, JR.
No. 673
4-29-04

SCALE: AS NOTED

DATE: JULY 28, 2003
(REVISED 4-26-04)

PDSI PROJECT #158

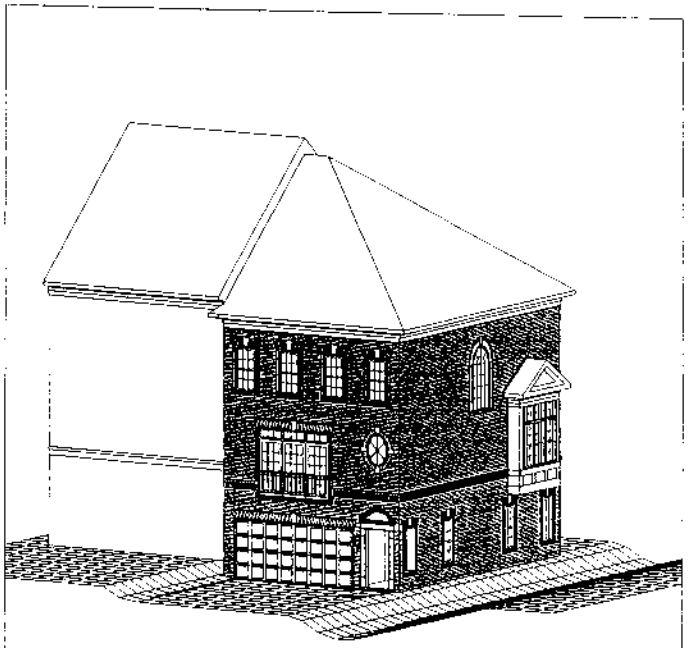
SHEET 4 OF 1



ILLUSTRATIVE FRONT ELEVATIONS
REPRESENTING
LOTS 1 - 7 AND 14 - 26
NOT TO SCALE

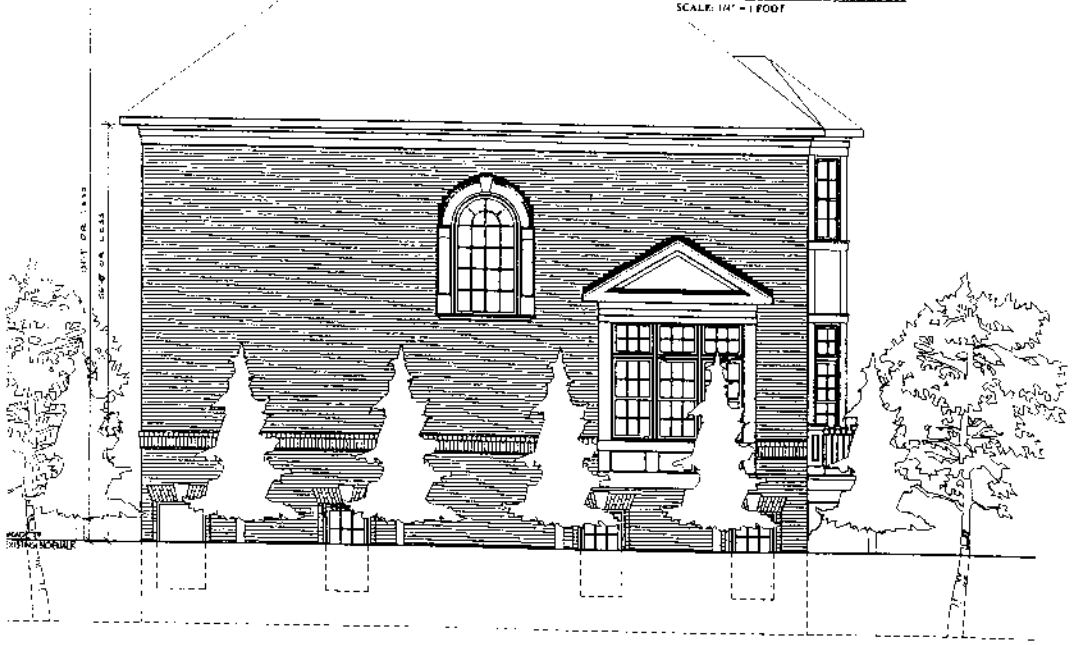
SECTIONS AND ELEVATIONS BY:

SUTTON YANTIS ASSOCIATES
ARCHITECTS



ILLUSTRATIVE PERSPECTIVE SHOWING HIP-ROOF
ON TOWNHOME 14
NOT TO SCALE

ILLUSTRATIVE SIDE YARD ELEVATION OF
TOWNHOME #14 AS SEEN FROM STONELEIGH
SCALE: 1/4" = 1 FOOT



NOTE

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#	DESCRIPTION	DATE
1	REVISED ENTRANCE & [illegible] PLANTING	[illegible]
2	REVISED ENTRANCE & [illegible] OFF-SITE FLAP CONDITIONS	[illegible]
3	REVISED SITE LOT LAYOUT REMOVE TWO HOME LOTS AND PUBLISHED PLAN TYPING & ADDRESS OFFSITE FLAPS CERTIFICATE HEIGHTS	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]

PSI
Planning & Development Services, Inc.
Land Planning • Land Development • Landscape Architecture

10632 ISLAND ROAD COURT
FAIRFAX, VIRGINIA 22030
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(703) 591-9551 FAX

CONCEPTUAL / FINAL DEVELOPMENT PLAN

MCLEAN COVE

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL R. JEANNIN, JR.
NO. 477
5-24-04
CERTIFIED LANDSCAPE ARCHITECT

SCALE: 1" = 10'

DATE: JULY 18, 2003
(REVISED 5-24-04)

PDM PROJECT #[illegible]

SHEET [illegible]

NOTE:

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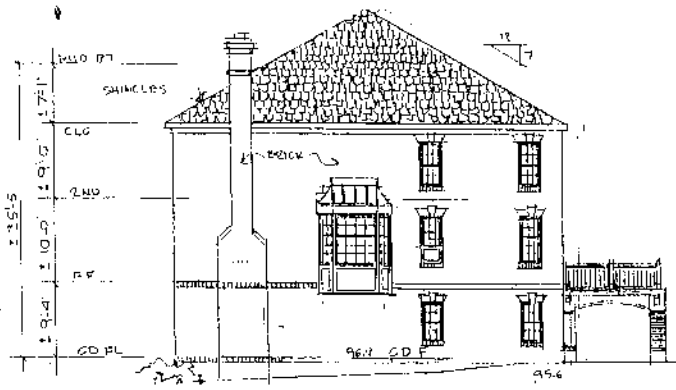
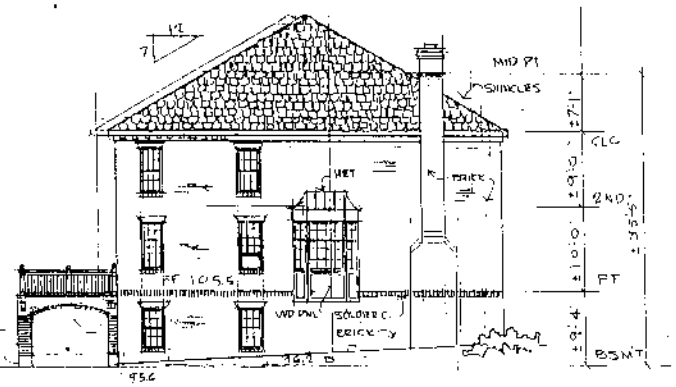


LOT 10

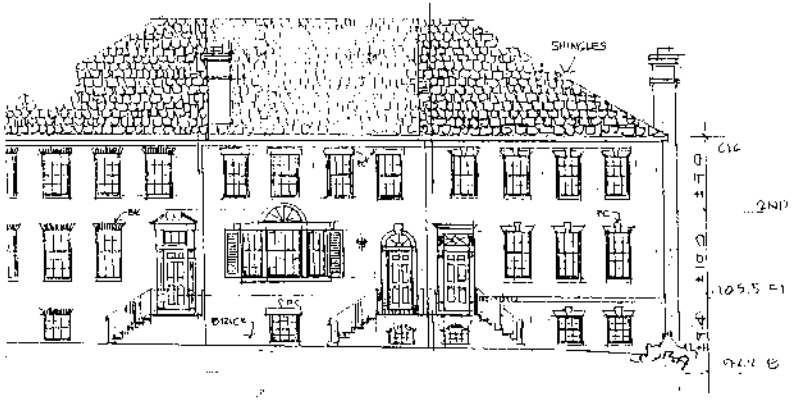


LOT 11

NOTE:

THE ELEVATIONS SHOWN ON THIS SHEET WERE PREPARED BY:

SHERIDAN, BEHM, EUSTICE & ASSOC., AIA
3440 FAIRFAX DRIVE
ARLINGTON, VA 22201
(703) 525-0270



LOT 11 LOT 12 LOT 13

LOT 8 LOT 9 LOT 10

PDSI
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CONCEPTUAL / FINAL DEVELOPMENT PLAN

MCLEAN COVE

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL R. JANNIN, JR.
NO. 477
9-24-04
CERTIFIED LANDSCAPE ARCHITECT

SCALE: AS NOTED

DATE: JULY 18, 2003
(REVISED 9-24-04)
PDSI PROJECT #154

NOTE:

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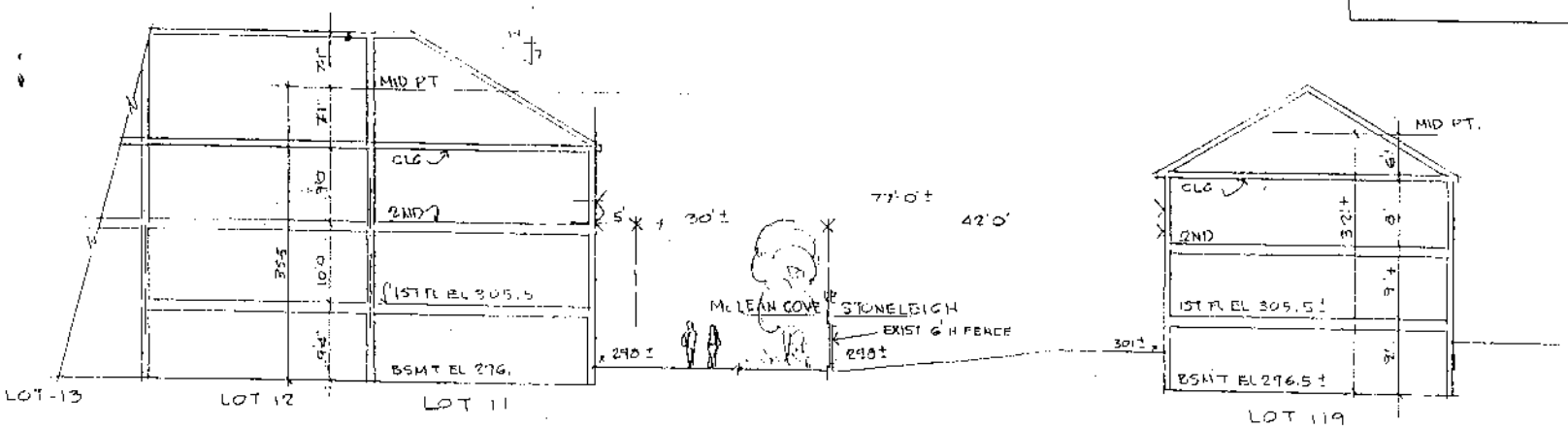


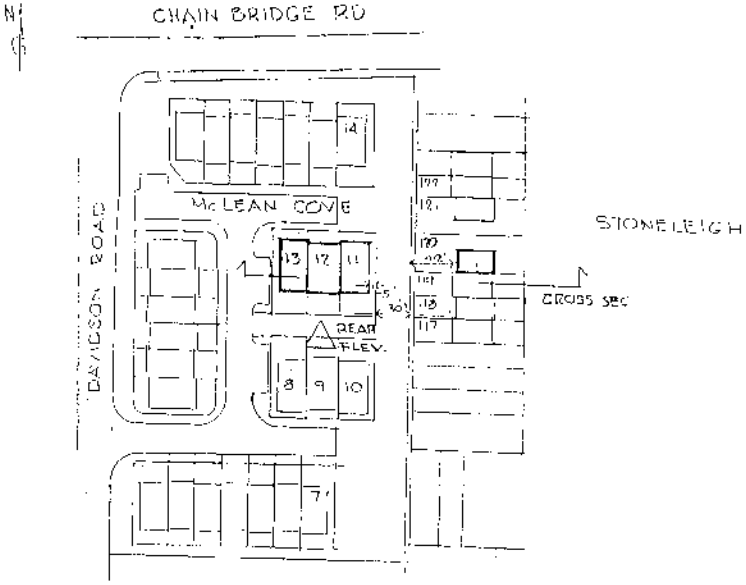
CROSS SECTION 1/8"=1'0

NOTE:

THE ELEVATIONS SHOWN ON THIS SHEET WERE PREPARED BY:

SHERIDAN, BEHM, EUSTICE & ASSOC., AIA
3440 FAIRFAX DRIVE
ARLINGTON, VA 22201
(703) 525-0270

REAR ELEVATIONS



KEY PLAN

PDSI
Planning & Development Services, Inc.
10012 ISLAND FOG COURT
BRISTOW, VIRGINIA 20136
(703) 393-9521
(703) 393-9951 FAX

CONCEPTUAL / FINAL DEVELOPMENT PLAN

MCLEAN COVE

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL R. JEANNIN, JR.
NO. 477
9-24-04
CERTIFIED LANDSCAPE ARCHITECT

SCALE: 1" = 30'
(UNLESS NOTED)

DATE: JULY 18, 2003
(REVISED 9-24-04)
PDSI PROJECT 2151