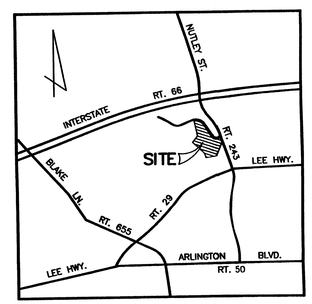
Beazer / Hunter's Branch

Providence District Fairfax County, Virginia

Conceptual Development Plan Amendment / Final Development Plan Amendment



VICINITY MAP
SCALE: 1" = 2000'

Application No. PCA/FDPA 80-P-039-8 Staff CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9/27/04
Date of (BOS) (PC) approval 9/27/04
Sheet 1 of 8

Applicant:
Beazer Homes Corporation
14901 Bogle Drive
Suite 100
Chantilly, Virginia 20151

Sheet Index

1. COVER SHEET
2. FINAL DEVELOPMENT PLAN AMENDMENT
3. NOTES AND TABULATION
4. LID PLAN AND DETAILS
5. SCHEMATIC LANDSCAPE PLAN
6. SCHEMATIC LANDSCAPE PLAN SECTIONS
7. ELEVATIONS
8. CROSS SECTIONS OF CONSTRUCTION PHASES

Beazer / Hunter's Branch
Conceptual Development Plan Amendment /
Final Development Plan Amendment

November 12, 2003
Rev. February 6, 2004
Rev. March 10, 2004
Rev. April 9, 2004
Rev. May 11, 2004
Rev. June 2, 2004
Rev. July 12, 2004
Rev. July 22, 2004

Dewberry

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SEAL

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
07-22-04
PROFESSIONAL ENGINEER

November 12, 2003
Rev. 02/06/04
Rev. 03/10/04
Rev. 04/09/04
Rev. 05/11/04
Rev. 06/02/04
Rev. 07/12/04
Rev. 07/22/04

SUBMISSION DATE

RECEIVED
Department of Planning & Zoning
JUL 22 2004
Zoning Evaluation Division

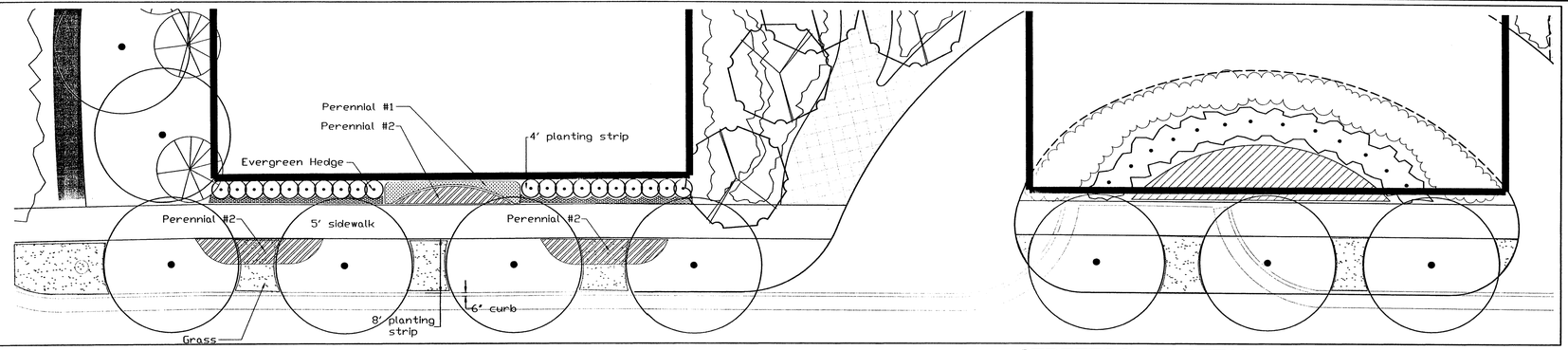
M-10483

Evergreen Hedge
Buxus sempervirens - boxwood
Ilex crenata - Japanese holly
Ilex glabra - inkberry holly

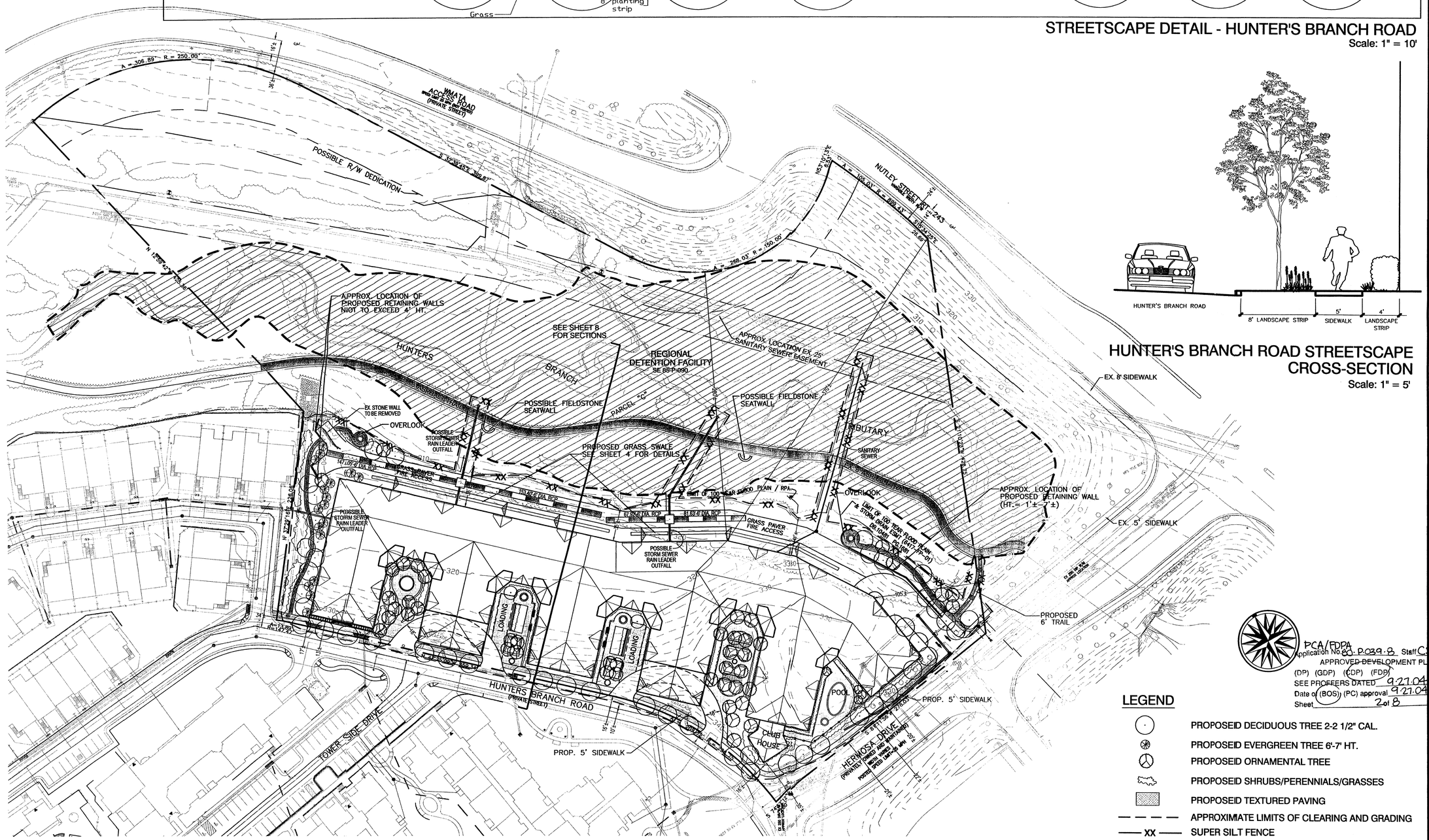
Perennial #1
Liatris - Gay Feather
Rudbeckia fulgida - Black Eyed Susan
Perovskia atriplicifolia - Russian Sage

Perennial #2
Hemerocallis - Daylily
Salvia nemerosa - Sage
Liriope - Lilyturf

Groundcover
Liriope - Lilyturf
Ajuga reptans - Bugle Weed
Imperata cylindrica - Japanese Blood Grass



STREETSCAPE DETAIL - HUNTER'S BRANCH ROAD
Scale: 1" = 10'



HUNTER'S BRANCH ROAD STREETSCAPE CROSS-SECTION
Scale: 1" = 5'

LEGEND

- PROPOSED DECIDUOUS TREE 2-2 1/2" CAL.
- PROPOSED EVERGREEN TREE 6'-7' HT.
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS/PERENNIALS/GRASSES
- PROPOSED TEXTURED PAVING
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- XX SUPER SILT FENCE

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Sheet 2 of 8

Development Plan Amendment

PROJECT NO. M-10483

2

SHEET NO. 2 OF 8

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BEAZER/ HUNTER'S BRANCH
CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
07-22-04
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
0' 50' 100'

No.	DATE	BY	Description
7	07/22/04	JMC	
6	07/12/04	JMC	
5	06/02/04	JMC	
4	05/11/04	JMC	
3	04/09/04	JMC	
2	03/10/04	JMC	
1	02/06/04	JMC	

REVISIONS

DRAWN BY	JMC
APPROVED BY	LAM
CHECKED BY	LAM
DATE	November 12, 2003
TITLE	

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/FINAL DEVELOPMENT PLAN AMENDMENT (CDPA/FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 48-4 ((1)) 58. THE PROPERTY THAT IS ZONED PLANNED DEVELOPMENT COMMERCIAL (PDC) AND IS POTENTIALLY WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT.

2. THE LAND AREA OF THE CDPA/FDPA IS 9.99 ACRES AND THE APPLICATION IS FILED TO PERMIT THE DEVELOPMENT OF APPROXIMATELY 259 MULTIPLE FAMILY DWELLING UNITS (SEE TABULATION FOR QUALIFIER).

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

4. THE TOPOGRAPHY INFORMATION PRESENTED HEREON FOR THE DEVELOPABLE PORTION OF THE SITE IS FIELD RUN AT TWO (2) FOOT CONTOUR INTERVALS BY DEWBERRY & DAVIS LLC. THE TOPOGRAPHY ON THE REMAINDER OF THE SITE IS AN INTERPOLATION FROM METRIC TO ENGLISH AT TWO FOOT CONTOUR ELEVATIONS FROM A BOUNDARY SURVEY PERFORMED BY VIKA, INCORPORATED.

5. THE FLOODPLAIN AND RESOURCE PROTECTION AREA (RPA) ARE IDENTIFIED HEREON. THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THE SUBJECT PROPERTY.

6. STORMWATER DETENTION WILL BE PROVIDED WITHIN AN EXISTING POND IN THE HUNTER'S BRANCH STREAM BED AS APPROVED IN CONJUNCTION WITH SPECIAL EXCEPTION 85-P-090 WHICH WAS APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 7, 1986. BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE THE REQUIRED 40% PHOSPHORUS REMOVAL WILL BE SATISFIED BY WAY OF A CONSERVATION EASEMENT. SEE SHEET 4 FOR DETAILS ON PROPOSED LID (LOW IMPACT DEVELOPMENT) TECHNIQUES.

7. THE LIMITS OF CLEARING AND GRADING SHOWN ON THIS GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATIONS, IN SUBSTANTIAL CONFORMANCE WITH THE PROFFERS, AT TIME OF FINAL ENGINEERING.

8. THE FOOTPRINTS OF THE STRUCTURES SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS OF PAR. 5 OF SECT. 18-204 AND PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE SO LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY, AND THE EXACT LOCATIONS OF THE BUILDINGS MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENTS. THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES SHOWN ON THE GRAPHIC ARE PRELIMINARY, AND MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

   THE FLOOR AREA RATIO AND BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL REPRESENTED IN THE TABULATION, AND THE BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING LOT LAYOUT(S) MAY BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THEY DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.

9. IT IS TO BE UNDERSSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANICE SIGNS, INTERNAL DIRECTIONAL SIGNS, SITTING AREAS, PATIOS, TRAILS, PLANTERS, FENCES AND/OR WALLS AND LIGHT STANDARDS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.

10. LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S) THAT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING FEATURES REPRESENTED HEREON AND IN THE PROFFERS.

11. AS SPECIFIED BY PAR. 5 OF SECT. 6-206 OF THE ZONING ORDINANCE, THE APPLICANT SEEKS A REAFFIRMATION OF THE MODIFICATION OF THE REQUIREMENT THAT THE GROSS FLOOR AREA DEVOTED TO DWELLINGS AS A SECONDARY USE IN THE PDC DISTRICT NOT EXCEED 50 PERCENT (50%) OF THE GROSS FLOOR AREA OF ALL PRINCIPAL USES IN THE DEVELOPMENT.

12. PURSUANT TO PAR. 1 OF SECT. 13-304 OF THE ZONING ORDINANCE, THE APPLICANT SEEKS A WAIVER OF THE SCREENING REQUIREMENT BETWEEN THE SINGLE-FAMILY ATTACHED USES IN LAND BAY C AND THE MULTI-FAMILY RESIDENTIAL USES IN LAND BAY D.

13. THERE ARE NO PUBLIC IMPROVEMENTS OR PROPOSED DEDICATIONS RELATED TO THIS APPLICATION.

14. THE PROPOSED DEVELOPMENT IS SERVED BY PUBLIC SEWER AND WATER THAT CURRENTLY EXISTS OR WILL BE EXTENDED TO THE PROPERTY.

15. THE MINIMUM NUMBER OF PARKING SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENTS AS THE PHASING OF THE DEVELOPMENT PROGRESSES.

16. THE NUMBER AND LOCATION OF HANDICAP PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

17. PURSUANT TO SECT. 11-201 AND PAR. 4 OF SECT. 11-203 OF THE ZONING ORDINANCE, A WAIVER OF THE LOADING SPACE REQUIREMENTS FOR MULTIPLE FAMILY DWELLING UNITS IS HEREBY REQUESTED.

18. IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PUBLIC FACILITIES MANUAL STANDARD 12-0702.1B(2) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO A WIDTH LESS THAN EIGHT (8) FEET.

19. THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.

20. THERE IS A TWENTY-FIVE (25) FOOT SANITARY SEWER EASEMENT ON THE PROPERTY WHICH WILL REMAIN AND NOT BE DISTURBED DURING THE CONSTRUCTION STAGE OF THIS PROJECT.

21. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THE SUBJECT PROPERTY.

22. IT IS CURRENTLY ANTICIPATED THAT THE PHASED CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. THE EXACT PHASING SCHEDULE IS NOT KNOWN AT THIS TIME.

23. TO THE BEST OF OUR KNOWLEDGE, THE USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672.10.1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280.

24. THE PROPOSED DEVELOPMENT IS LOCATED IN LAND UNIT A IN THE VIENNA PLANNING DISTRICT, VIENNA TRANSIT AREA OF AREA II. THE COMPREHENSIVE PLAN RECOMMENDS A MIXED USE DEVELOPMENT TO INCLUDE MULTIPLE FAMILY RESIDENTIAL UNITS. THE PLAN FURTHER STATES IN PART, "...ADDITIONAL MULTIPLE FAMILY RESIDENTIAL UNITS OR A MIX OF MULTIPLE FAMILY AND HIGH DENSITY SINGLE FAMILY ATTACHED UNITS MAY BE CONSIDERED ON THE REMAINING UNDEVELOPED PORTION OF THE LAND UNIT..." THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND WILL NOT HAVE AN ADVERSE IMPACT ON ADJACENT OR NEIGHBORING PROPERTIES.

25. THE PROPOSED MAXIMUM BUILDING HEIGHT IS 65 FEET CONSISTING OF FIVE (5) LEVELS ABOVE GRADE AND TWO (2) LEVELS BELOW GRADE.

26. APPROXIMATELY SEVEN (7) ACRES OF THE WOODED PORTION OF THE SITE IS CONSIDERED A SCENIC ASSET AND NATURAL FEATURE WHICH WILL BE PRESERVED AND PROTECTED.

27. THE COMPREHENSIVE PLAN TRAILS MAP IDENTIFIES A MAJOR PAVED TRAIL ALONG NUTLEY STREET WHICH IS IN PLACE. AN EIGHT (8) FOOT WIDE ASPHALT TRAIL IS ALSO IN PLACE WHICH TRAVERSES THE SUBJECT PROPERTY THROUGH THE STREAM VALLEY.

28. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS SUBMITTED IN A SEPARATE ASSOCIATED DOCUMENT.

29. AMENITIES PROVIDED FOR THE PROPOSED DEVELOPMENT INCLUDE A SWIMMING POOL AND INDOOR, MULTI-PURPOSE CLUBMEETING ROOM AND APPROXIMATELY SEVEN (7) ACRES OF UNDISTURBED OPEN SPACE.

30. IT IS UNDERSTOOD THAT THE DIMENSIONS OF ALL INTERNAL PRIVATE ROADS MAY CHANGE PROVIDED THEY ARE APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES).

31. EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFIRMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

FOR INFORMATIONAL PURPOSES ONLY

TOTAL LAND AREA OF THE HUNTER'S BRANCH DEVELOPMENT	52.07± AC[1]
LAND BAY A	13.90411± AC
LAND BAY B	11.02142± AC
LAND BAY C	17.14798± AC
LAND BAY D	9.99814± AC
TOTAL	52.07165± AC

GROSS FLOOR AREA TABULATION (EXISTING AND PROPOSED)

LAND BAY	NON-RESIDENTIAL	RESIDENTIAL	TOTAL	TOTAL # OF UNITS
A	400,000 SF	----	400,000 SF	----
B	4,500 SF	395,500 SF	400,000 SF	352 MF
C	2,500 SF	500,000 SF	502,500 SF	296 MF 54 TH
D	----	305,500 SF	305,500 SF	259 MF[2]
TOTAL GROSS FLOOR AREA APPROVED AND PROPOSED	407,000 SF	1,201,000 SF	1,608,000 SF	961 UNITS
PERCENTAGE OF TOTAL GROSS FLOOR AREA		25.5%±	74.5%±	

TOTAL OPEN SPACE REQUIRED/PROVIDED

LAND BAY	REQUIRED		PROVIDED	
A	2.1	15%	4.5	33%
B	1.6	15%	3.9	35%
C	2.5	15%	5.8	35%
D	1.5	15%	7.0	70%
TOTAL	7.7	15%	21.2	40%

[1] THESE AREAS ARE FROM RECORDED PLATS AND ALTA SURVEY PREPARED BY VIKA INCORPORATED AND REFLECTS THE ACTUAL ACREAGE AFTER PREVIOUS DEDICATIONS.

[2] NOTE THAT THE NUMBER OF DWELLING UNITS MAY INCREASE OR DECREASE PROVIDED THE FOOTPRINT IS NOT SUBSTANTIALLY MODIFIED AND THE TOTAL GROSS FLOOR AREA DOES NOT EXCEED 305,500 SQUARE FEET.

TABULATION:

EXISTING AND PROPOSED ZONING	PDC
AREA OF THE CDPA/FDPA	9.99 AC
PROPOSED NUMBER OF DWELLING UNITS	259[1]
PROPOSED NUMBER OF AFFORDABLE DWELLING UNITS	7[2]

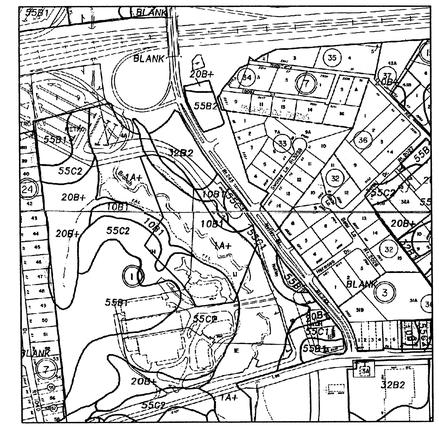
$\frac{25.9 - 20.0}{35.1 - 23.4} = \frac{5.9}{11.7} = 0.5042 \times 5 = 2.52\%$ (259 UNITS x 2.52% = 6.52 or 7 ADU's)

MAXIMUM DENSITY PERMITTED	35.10 DU/AC[3]
PROPOSED DENSITY	25.9 DU/AC
PROPOSED GROSS FLOOR AREA	305,500 SF
MAXIMUM FLOOR AREA RATIO PERMITTED	0.701
PROPOSED MAXIMUM BUILDING HEIGHT	65 FT
PARKING SPACES REQUIRED/PROVIDED (259 UNITS X 1.6 SPACES/UNIT)	415
OPEN SPACE REQUIRED (15%)	1.5± AC
OPEN SPACE PROVIDED (70%)	7.0± AC
ACTIVE RECREATION AREA	4,370± SF

[1] INCLUDES SEVEN (7) AFFORDABLE DWELLING UNITS. ALSO PLEASE NOTE THAT THE NUMBER OF UNITS MAY BE INCREASED OR DECREASED PROVIDED THE FOOTPRINT IS NOT SUBSTANTIALLY MODIFIED AND THE TOTAL GROSS FLOOR AREA DOES NOT EXCEED 305,500 SQUARE FEET.

[2] ASSUMED A 17% BONUS AS THE MULTIPLE FAMILY UNITS ARE ELEVATORED AND A 5% AFFORDABLE DWELLING UNIT REQUIREMENT BECAUSE MORE THAN 50% OF THE PARKING FOR THESE UNITS IS EITHER STRUCTURED OR UNDERGROUND.

[3] MAXIMUM DENSITY INCLUDES A 17% BONUS FOR AFFORDABLE DWELLING UNITS. THE DEVELOPMENT PROGRAM IS ALSO RESTRICTED, BY PROFFER, TO A TOTAL OF 305,500 SQUARE FEET OF GROSS FLOOR AREA.



SOILS MAP
1" = 500'

1A+ MIXED ALLUVIAL LAND
10B1 GLENVILLE SILT LOAM
55C2 GLENELG SILT LOAM, ROLLING PHASE

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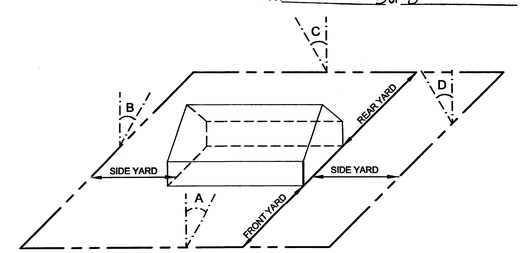

FRONT YARD : ∠ A 25° WITH A BUILDING HEIGHT OF 65', THE FRONT YARD = 30' BUT NOT LESS THAN 20'

SIDE YARD : ∠ B 25° WITH A BUILDING HEIGHT OF 65', THE SIDE YARD = 30' BUT NOT LESS THAN 10'

REAR YARD : ∠ C 25° WITH A BUILDING HEIGHT OF 65', THE REAR YARD = 30' BUT NOT LESS THAN 25'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDINIG WITH 65' HEIGHT

NOTE:
THERE IS NO ANGLE OF BULK PLANE RIEQUIREMENT FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION IS OF THE R-30 DISTRICT CONSIDERATION OF THE PROPOSED MULTI FAMILY DWELLING UNITS AT THE PERIPHERAL IBOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.

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REVISIONS

DRAWN BY	JMC
APPROVED BY	LAM
CHECKED BY	LAM
DATE	November 12, 2003

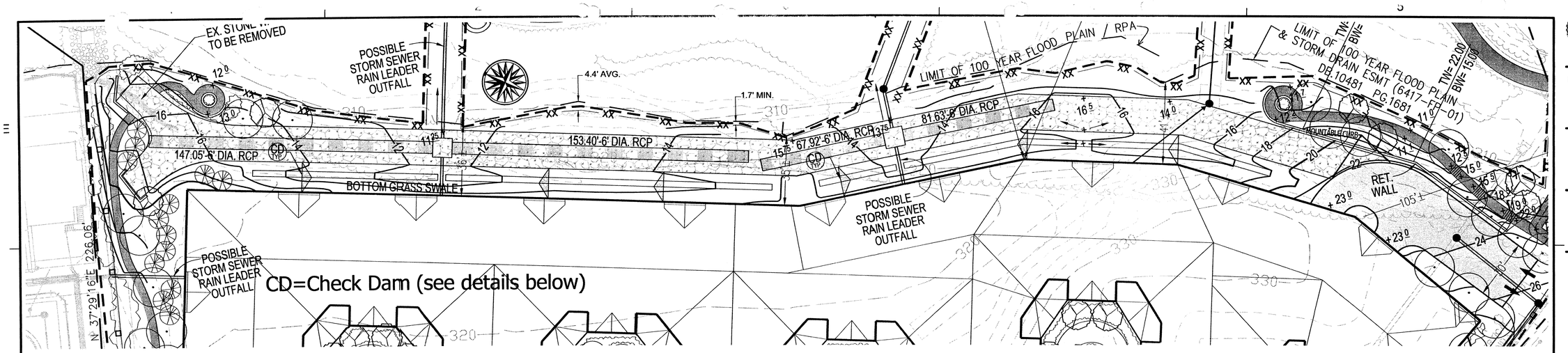
TITLE

Notes & Tabulation

PROJECT NO. M-10483

3

SHEET NO. 3 OF 8



GRASS PAVER DETAIL

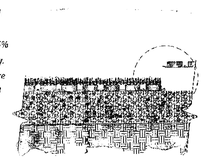


Figure 1: Typical section Grasspave2 (taken from product specifications 2001)

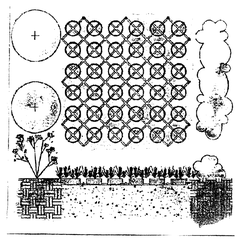
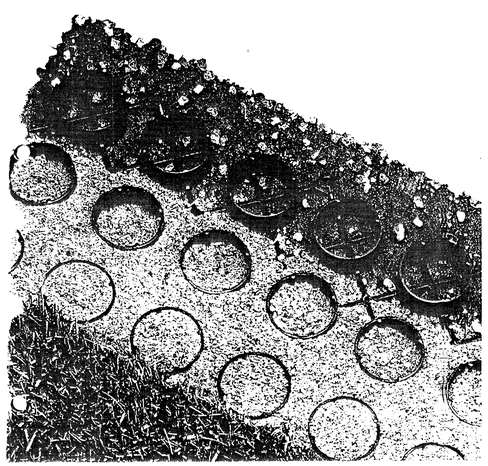


Figure 2: Plan and section grass pave fire lane (taken from Grasspave2 product specifications 2001)



Picture 1: Grasspave2 system showing sandy gravel base, webbing, sand filler, and grass (taken from Grasspave2 product specifications 2001)

GRASS SWALE/CHECK DAM DETAILS

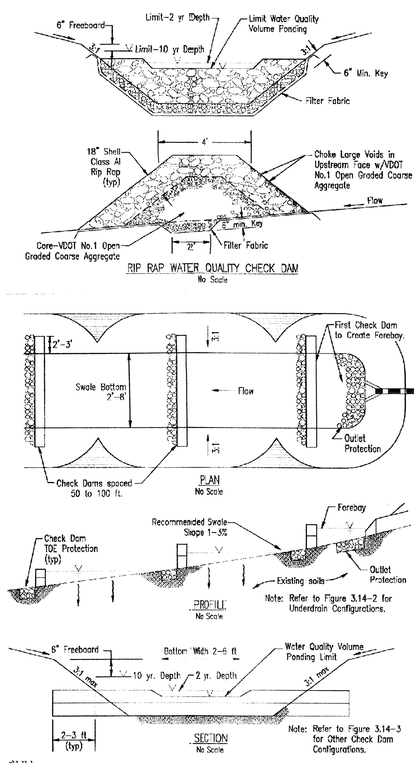


Figure 3: Check Dam details along with plan, profile, and section for typical grass swale (taken from DCR Stormwater Handbook section 3.13)

SWM/BMP NARRATIVE

SWM in the form of detention has already been provided for this site per approved plan 4816-SP-02. The Hunter's Branch stream bed provides detention for the whole Hunter's Branch development (all landbays). The large culvert underneath Vienna Metro Center drive is the outlet device. Within the culvert are raised pedestrian access areas that act as a control device for larger frequency events. The center of the culvert allows the base flow of the stream to pass through while the raised pedestrian areas act to detain and store (in the valley above) the runoff for the larger frequency events. Although storage volume has been provided in the existing streambed for the proposed increase in runoff associated with the development of our parcel, we are proposing to provide 2- and 10-year detention in underground facilities located east of the buildings beneath the fire lane. These underground facilities (6' diameter pipes) will be sized and designed so as to limit the post-development discharge to a rate equal to the pre-development rate. All site discharge will be released at a non-erosive rate into the 100-year floodplain of Hunter's Branch.

BMP (quality control) must be provided as part of this site plan. The BMP requirement (40% phosphorus removal) can be met through dedication of a conservation easement within the area already encumbered by the Storm Drain and Floodplain Easement. In an effort to go beyond the minimum requirements, a grassed swale is proposed on the east side of the property between the building and the proposed fire lane to achieve some additional BMP credit. Besides achieving some BMP credit, this swale would help to curb erosion (potentially resulting from roof drain discharges as they are conveyed down the steep slopes to the floodplain) by reducing the velocity of the discharge and converting it to sheet flow at two locations rather than multiple point discharges.

It should also be noted that several Low Impact Development Techniques (LID) have been incorporated into the proposed development, namely the grass swale (discussed above and detailed on this sheet) as well as the grass-pave fire lane (also detailed on this sheet). Both of these features allow for groundwater recharge and as a result a slight reduction of the overall site discharge can be gained. The grass swale also provides a means of increasing the time of concentration (T_c) for the discharge conveyed via this mechanism: the check dams are spaced to create small ponding areas thereby allowing sedimentation and a peak velocity reduction which ultimately results in a longer T_c. Constructed from a grass-pave or porous pavement equivalent, the fire lane will not have curb and gutter and as such will allow stormwater runoff to sheet flow across the surface and reach the outfall (floodplain) in a non-concentrated form. These LID techniques have been seamlessly incorporated into the development plan as highly functional site assets which achieve a variety of site requirements.

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(DP) (GDP) (CDP) (FDP)
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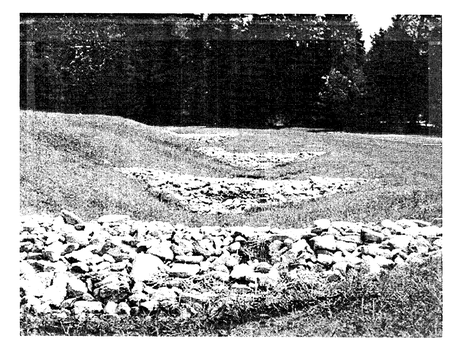
Date of (BOS) (PC) approval 9.27.04
Sheet 4 of 8



Picture 2: Typical Grass Swale with stone Check Dams (taken from DCR Stormwater Handbook Section 3.13)

Dewberry

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FAX: 703.849.0519
www.dewberry.com

BEAZER/ HUNTER'S BRANCH
CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
07-22-04
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
0' 10' 20' 40'

No.	DATE	BY	Description
7	07/22/04	JMC	
6	07/12/04	JMC	
5	06/02/04	JMC	
4	05/11/04	JMC	
3	04/09/04	JMC	
2	03/10/04	JMC	
1	02/06/04	JMC	

REVISIONS

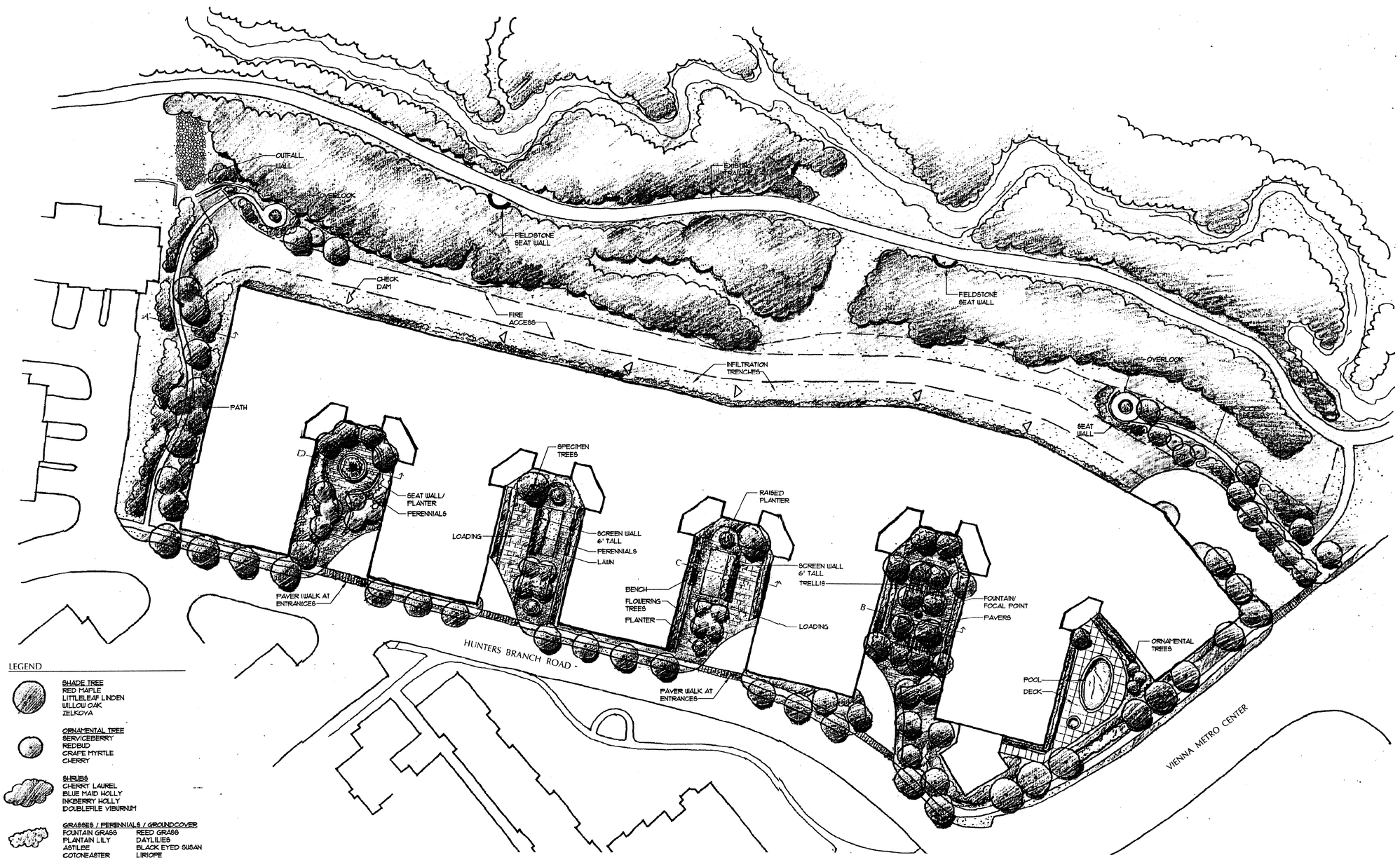
DRAWN BY JMC
APPROVED BY LAM
CHECKED BY LAM
DATE November 12, 2003

TITLE
LID Plan and Details

PROJECT NO. M-10483

4

SHEET NO. 4 OF 8



LEWIS SCULLY GIONET
LANDSCAPE ARCHITECTS

HUNTERS BRANCH

SCHEMATIC LANDSCAPE PLAN

0 15 30 60 90

PCA/FDPA
Application No. 80-P-039-8 Staff CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9.27.04
Date of (BOS) (PC) approval 9.27.04
Sheet 5 of 8

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BEAZER/
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CONCEPTUAL/FINAL
DEVELOPMENT PLAN
AMENDMENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
07-12-04
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

0' 30' 60'

No.	DATE	BY	Description
7	07/22/04	JMC	
6	07/12/04	JMC	
5	06/02/04	JMC	
4	05/11/04	JMC	
3	04/09/04	JMC	
2	03/10/04	JMC	
1	02/06/04	JMC	

REVISIONS

DRAWN BY JMC
APPROVED BY LAM
CHECKED BY LAM
DATE November 12, 2003

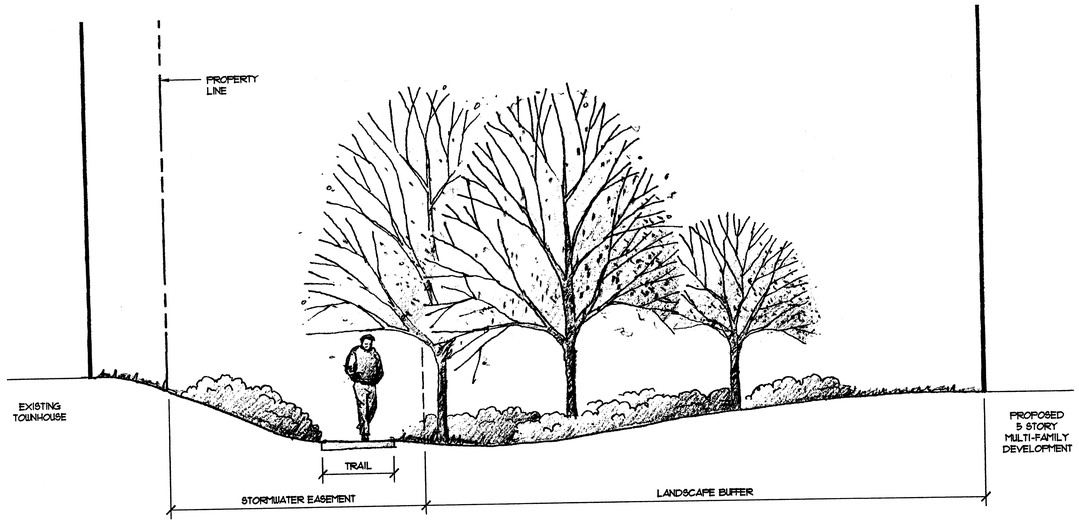
TITLE

Schematic Landscape Plan

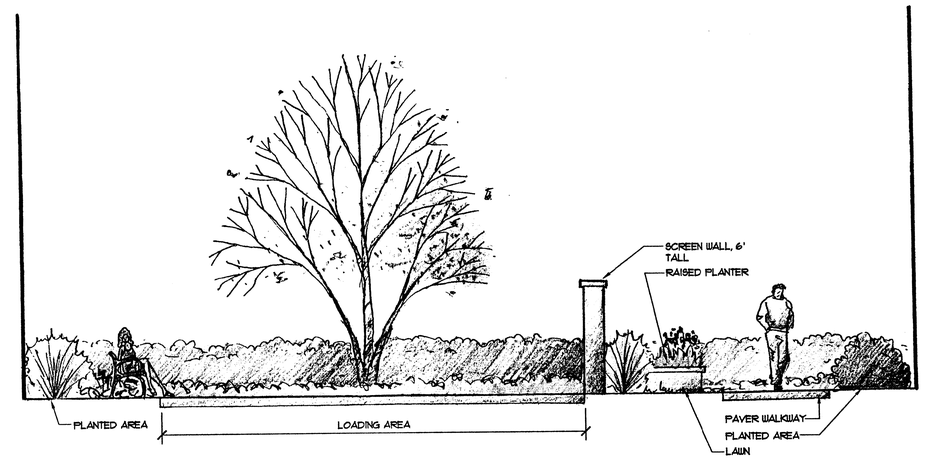
PROJECT NO. M-10483

5

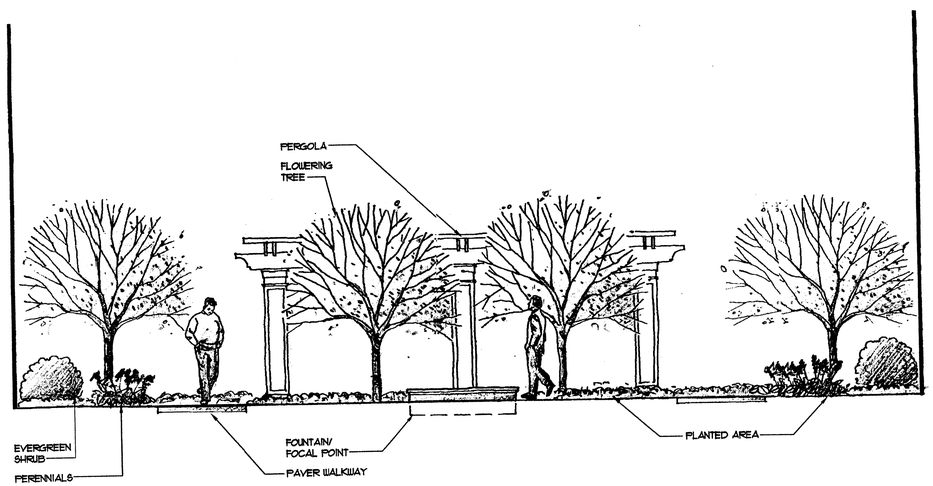
SHEET NO. 5 OF 8



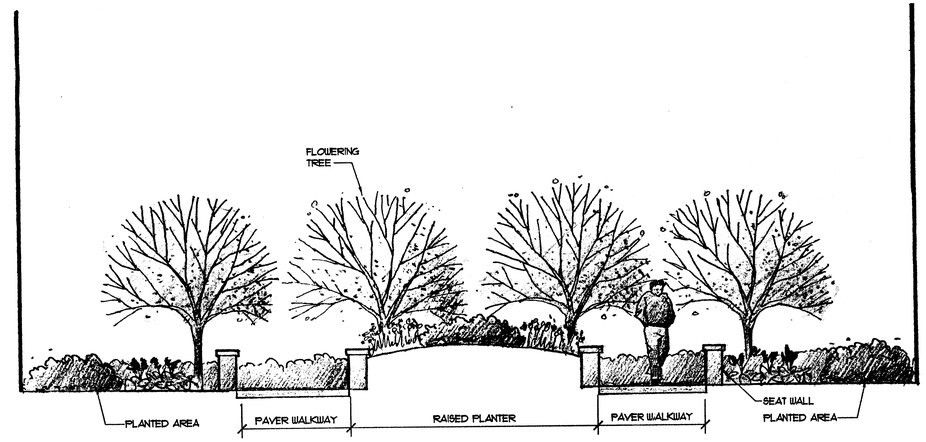
A TRAIL: SECTION
1/4"=1'-0"



C COURTYARD: SECTION
1/4"=1'-0"



B COURTYARD: SECTION
1/4"=1'-0"



D COURTYARD: SECTION
1/4"=1'-0"

LEWIS SCULLY GIONET
LANDSCAPE ARCHITECTS

HUNTERS BRANCH

SCHEMATIC LANDSCAPE PLAN
SECTIONS

PCA/FDPA
Application No. 80-P-039-8 Staff SSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-27-04
Date of (BCS) (PC) approval 9-27-04
Sheet 6 of 8

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CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
07-22-04
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

No.	DATE	BY	Description
7	07/22/04	JMC	
6	07/12/04	JMC	
5	06/02/04	JMC	
4	05/11/04	JMC	
3	04/09/04	JMC	
2	03/10/04	JMC	
1	02/06/04	JMC	

REVISIONS

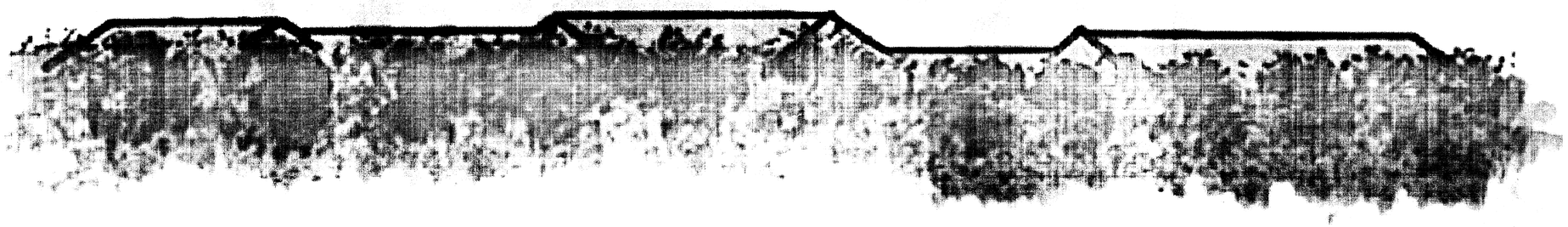
DRAWN BY JMC
APPROVED BY LAM
CHECKED BY LAM
DATE November 12, 2003

TITLE
Schematic Landscape Plan Sections

PROJECT NO. M-10483

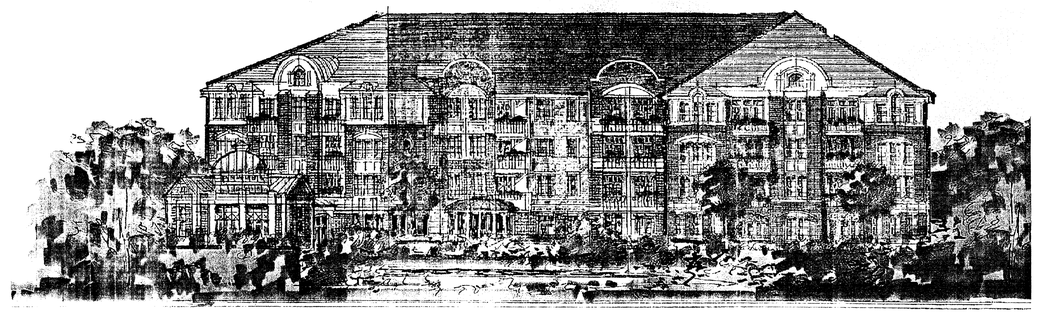
6

SHEET NO. 6 OF 8

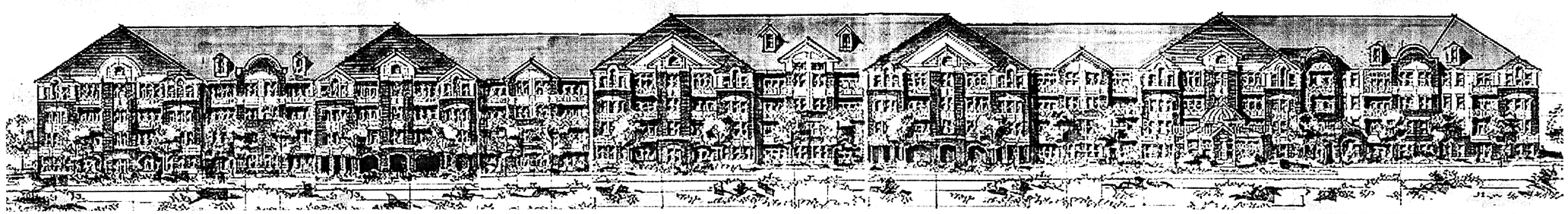


REAR ELEVATION

LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

Hunter's Branch

Fairfax County, Virginia

Beazer Homes - Virginia

HARKER-MARTIN-WERTZ-SULLIVAN-RIVIELLO
THE MARTIN ARCHITECTURAL GROUP
ARCHITECTS AND LAND PLANNERS
215-665-1080 240 N 22ND ST., PHILA., PA 19103 FAX 215-563-7818

PCA/FDPA Application No. 80-P-039-8 Staff CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-27-04
Date of (BOS) (PC) approval 9-27-04
Sheet 7 of 8

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BEAZER/
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CONCEPTUAL/FINAL
DEVELOPMENT PLAN
AMENDMENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
07-22-04
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

Not to Scale

No.	DATE	BY	Description
7	07/22/04	JMC	
6	07/12/04	JMC	
5	06/02/04	JMC	
4	05/11/04	JMC	
3	04/09/04	JMC	
2	03/10/04	JMC	
1	02/06/04	JMC	

REVISIONS

DRAWN BY	JMC
APPROVED BY	LAM
CHECKED BY	LAM
DATE	November 12, 2003

TITLE

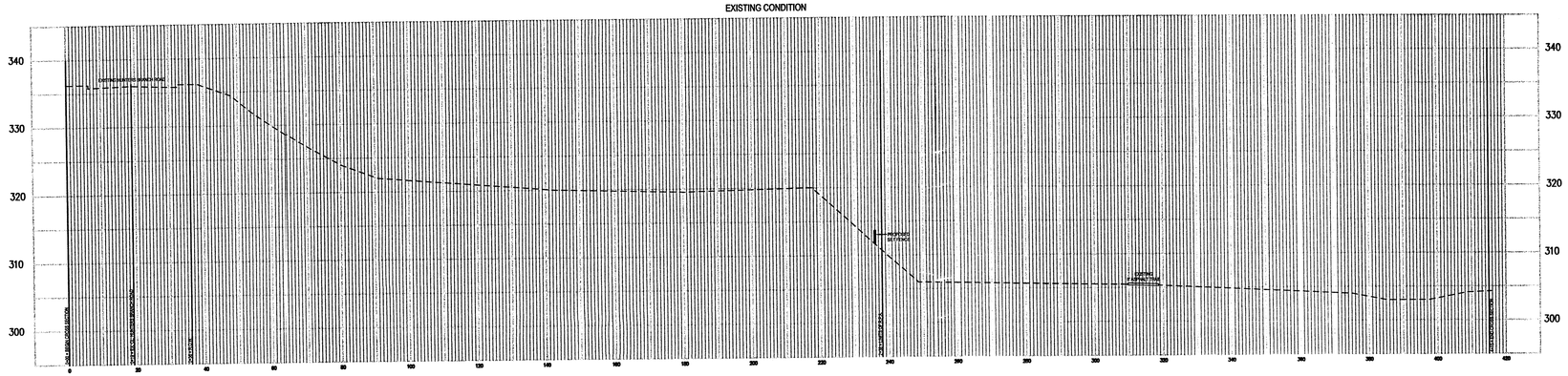
Elevations

PROJECT NO. M-10483

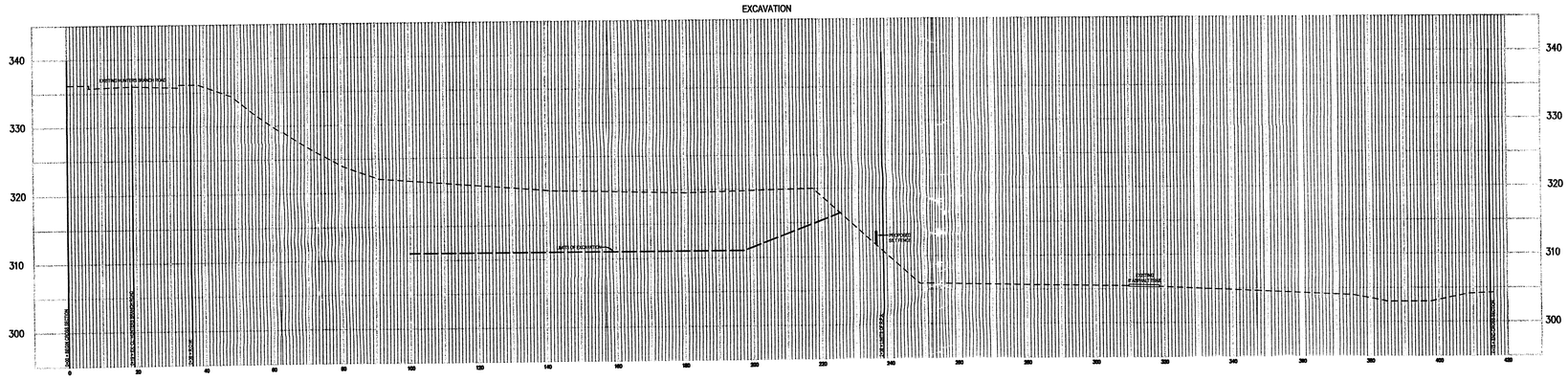
7

SHEET NO. 7 OF 8

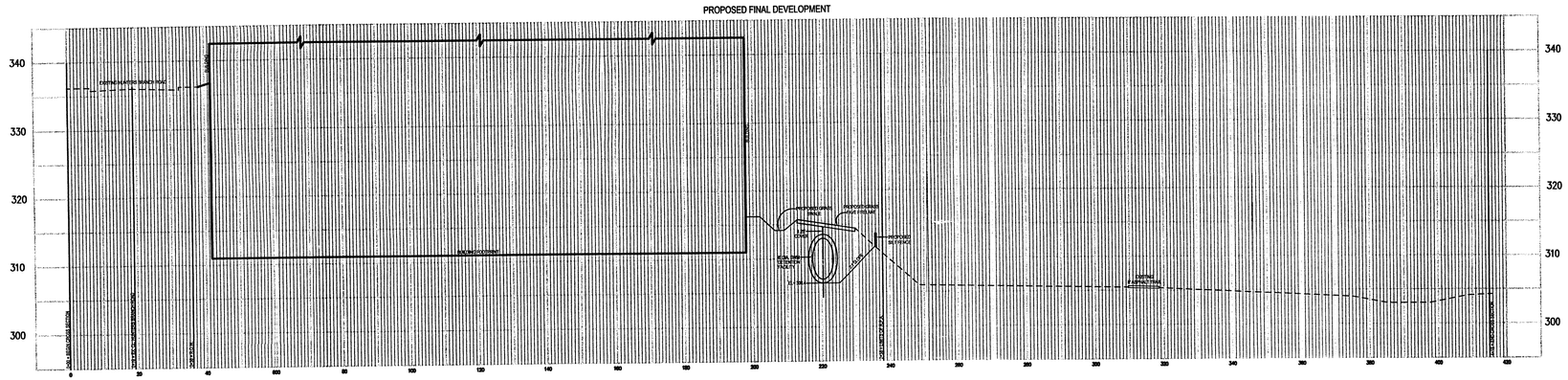
EXISTING CONDITION



EXCAVATION



PROPOSED FINAL DEVELOPMENT



PCA/FDPA Application No. 00-P-039-8 Staff CS8
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9.27.04
Date of (BOS) (PC) approval 9.27.04
Sheet 8 of 8

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BEAZER/ HUNTER'S BRANCH

CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
07.22.04
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

Horizontal: 1" = 20'
Vertical: 1" = 10'

No.	DATE	BY	Description
7	07/22/04	JMC	
6	07/12/04	JMC	
5	06/02/04	JMC	
4	05/11/04	JMC	
3	04/09/04	JMC	
2	03/10/04	JMC	
1	02/06/04	JMC	

REVISIONS

DRAWN BY JMC
APPROVED BY LAM
CHECKED BY LAM
DATE November 12, 2003

TITLE

Cross Sections of Construction Phases

PROJECT NO. M-10483

8

SHEET NO. 8 OF 8