CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
(CDP/FDP)

STOCKWELL MANOR

Dranesville District
Fairfax County, Virginia

JUNE, 2003
NOVEMBER 13, 2003
DECEMBER 15, 2003
JANUARY 28, 2004
FEBRUARY 19, 2004
FEBRUARY 23, 2004
MARCH 2, 2004
MARCH 11, 2004
MARCH 19, 2004

DRAWING LIST

SHEET #	TITLE
1	COVER SHEET
2	NOTES
3	CDP/FDP LAYOUT
4	REZONING PLAT
5	EXISTING VEGETATION MAP
6	LANDSCAPE PLAN
6A	CROSS-SECTION ELEVATIONS
7	HABITAT AREA VEGETATION SCHEDULE
8	LANDSCAPE PLAN DETAILS
9	MISCELLANEOUS DETAIL
10	ARCHITECTURAL ELEVATIONS

RZ/FDP 2003-PR-031
APPLICATION NO _____ STAFF CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/7/04
DATE OF (BOS) (PC) APPROVAL 4/26/04
SHEET 1 OF 11

CIVIL ENGINEER:

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PREPARED FOR:

WINCHESTER HOMES INC.
6905 ROCKLEDGE DRIVE
SUITE 800
BETHESDA, MARYLAND 20817
(301) 803-4800

ATTORNEY:

HUNTON & WILLIAMS LLP
1751 PINNACLE DRIVE
SUITE 1700
MCLEAN, VIRGINIA 22102
(703) 714-7400

LAND PLANNER:

PARKER RODRIGUEZ
101 N. UNION STREET
SUITE 320
ALEXANDRIA, VA 22314-3231
(703) 548-5010

ENVIRONMENTAL CONSULTANT:

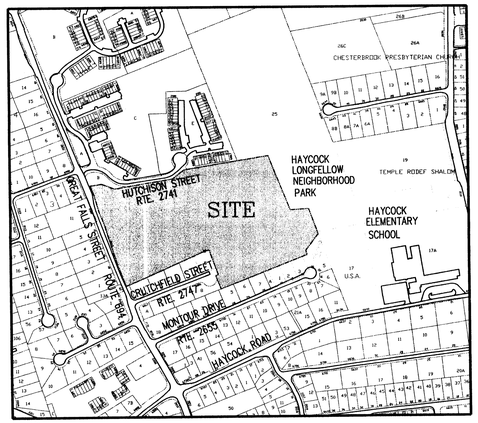
WETLAND STUDIES & SOLUTIONS
14088-M SULLYFIELD CIRCLE
CHANTILLY, VA 20151
(703) 631-5800

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
PROFESSIONAL ENGINEER
3/19/04

RECEIVED
Department of Planning & Zoning
MAR 19 2004
Zoning Evaluation Division

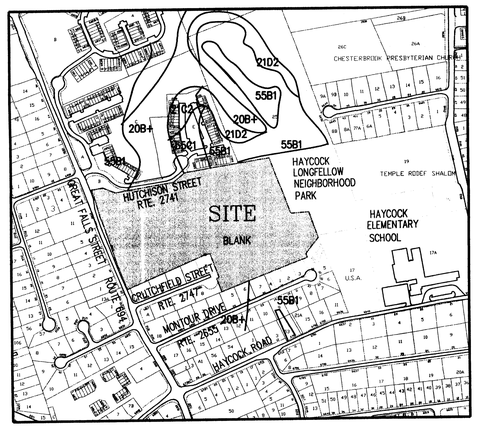
VICINITY MAP

SCALE 1"=500'



SOILS MAP

SCALE 1"=500'



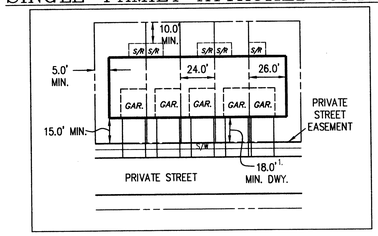
SOIL I.D. NUMBER	SERIES NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT REQD.
20B+	MEADOWVILLE	MARGINAL	FAIR	GOOD	MODERATE	B
55C1	GLENELG	GOOD	GOOD	GOOD	SEVERE	C

SOILS INFORMATION PROVIDED BY FAIRFAX COUNTY SOIL MAPS. SOIL TYPES 20B+ AND 55C1 HAVE BEEN MAPPED ON ADJACENT PROPERTIES AND MAY REPRESENT EXISTING SOIL CONDITIONS FOUND WITHIN THE SITE AREA.

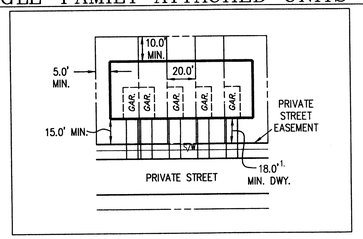
TYI CAL LOT/UNIT DETAILS

(NOT TO SCALE)

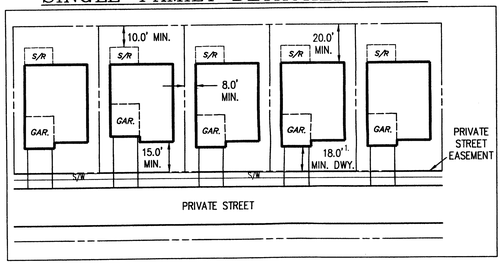
SINGLE-FAMILY ATTACHED UNITS



SINGLE-FAMILY ATTACHED UNITS-ADU



SINGLE-FAMILY DETACHED UNITS



NOTES:

1. LENGTH OF DRIVEWAY TO BE MEASURED FROM FACE OF BUILDING TO BACK OF SIDEWALK, OR FACE OF CURB IF SIDEWALK IS NOT PRESENT.
2. DECKS, PORCHES, BAY WINDOWS, FIREPLACES/CHIMNEYS AND HVAC UNITS MAY ENCROACH INTO SPECIFIED SETBACKS (LISTED ABOVE) AND PERIMETER SETBACKS AS SHOWN ON CDP/FDP LAYOUT SHEETS.
3. SUNROOM WIDTH SHALL NOT BE GREATER THAN HALF THE UNIT WIDTH.

ADU REQUIREMENT TABULATION

TOTAL NUMBER OF UNITS = 100 UNITS
PROPOSED DENSITY = 4.73 du/ac
COMP PLAN DENSITY RANGE = 3.9366-4.9366 du/ac
ADJUSTED COM PLAN HIGH W/ 20% BONUS = 5.9239
ADJUSTED COM PLAN LOW W/ 20% BONUS = 4.7239

ADU'S CALCULATION: $\frac{4.73-3.9366}{5.9239-4.7239}$ X 12.5 = 8.26%

ADU'S REQUIRED:

100 TOTAL UNITS x 8.26% = 8.26

8 ADU'S REQUIRED

AREA TABULATION

AREA OF R-1 ZONED PARCELS:
TAX MAP # 040-2-((1))-20,21,22,22A,22B,23 & 24A= 20.475 Ac. (891,909 sq. ft.)

AREA OF R-3 ZONED PARCEL:
TAX MAP # 040-2-((34))-A = .6699 Ac. (29,182 sq.ft.)

TOTAL AREA OF CONSOLIDATED PARCELS = 21.145Ac. (921,091 sq.ft.)

NOTES:

1. THE SUBJECT PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 40-2-((1)) PARCELS: 20, 21,22, 22A,22B,23 & 24A AND 40-2-((34))-A
2. SEE THE REZONING PLAT INCORPORATED IN THIS SET FOR THE PROPERTY OWNERS BY PARCEL. THE CONTRACT OWNER FOR ALL PARCELS IS WINCHESTER HOMES INC.
3. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS (RPA'S) ON THE SUBJECT SITE.
4. THERE ARE NO KNOWN GRAVES OR OBJECTS OR STRUCTURES MARKING PLACES OF BURIAL WITHIN THE SITE.
5. THE PROPOSED DENSITY IS WITHIN THE RANGE RECOMMENDED BY THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
6. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
7. THE DATES OF CONSTRUCTION OF ALL EXISTING STRUCTURES ON THE PROPOSED SITE ARE NOT KNOWN AND, UNLESS OTHERWISE NOTED, ALL EXISTING STRUCTURES LOCATED ON THE PROPOSED SITE WILL BE DEMOLISHED AND THE EXISTING UTILITIES WILL EITHER BE UTILIZED OR RELOCATED AS WILL BE DETERMINED WITH THE FINAL ENGINEERING PLANS.
8. THIS DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, OR IF ANY WAIVER, EXCEPTION OR VARIANCE IS SOUGHT BY THE APPLICANT, SUCH SHALL BE SPECIFICALLY NOTED WITH THE JUSTIFICATION FOR SUCH MODIFICATION.
9. AN EXISTING HEATING OIL TANK BENEATH THE HOUSE ON PARCEL 21 IS CONSIDERED TO BE A RECOGNIZED ENVIRONMENTAL CONDITION. THERE ARE NO OTHER KNOWN HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THIS SITE OR TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON THIS SITE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGE-MENT VR 672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.
10. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORDS AND A BOUNDARY SURVEY PREPARED BY URBAN ENGINEERING & ASSOCIATES, INC.
11. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED FROM AN AERIAL SURVEY BY AIR SURVEY, INC. AND FROM A FIELD SURVEY PERFORMED BY URBAN ENGINEERING & ASSOCIATES, INC.
12. THIS PROJECT IS TO BE DEVELOPED IN A SINGLE PHASE.
13. THE BUILDING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. THE BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND/OR THE NUMBER OF RESIDENTIAL UNITS MAY BE DECREASED SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES AND REFERENCED MINIMUM SETBACKS SHOWN IN THE TYPICAL LOT DETAILS ARE NOT DIMINISHED.
14. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. SEE TABULATION ON SHEET 3.
15. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THIS CDP/FDP.
16. PURSUANT TO SECTIONS 18-205 AND 16-403 OF THE FAIRFAX COUNTY ZONING ORDINANCE, THE LIMITS OF CLEARING AND GRADING AND LANDSCAPED OPEN SPACE AREA REPRESENITED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13 AND PROFFERS.
17. SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
18. PUBLIC WATER AND SEWER AND ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.
19. THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/LEASING TRAILERS ON THE SITE IN ACCORDANCE WITH COUNTY REQUIREMENTS.
20. STORMWATER MANAGEMENT FACILITIES WILL CONFORM TO ALL DPWES AND PFM REQUIREMENTS, UNLESS WAIVED OR MODIFIED.
21. PRIVATE STREETS ARE TO BE LOCATED ON COMMON HOMEOWNERS ASSOCIATION (HOA) PROPERTY AND TO BE OWNED AND MAINTAINED BY THE HOA.
22. THERE ARE NO KNOWN EXISTING EASEMENTS 25 FEET OR MORE IN WIDTH ON THE SUBJECT PROPERTY.
23. THERE WILL BE NO OUTDOOR LIGHTING IN ACTIVE RECREATION AREAS.
24. SUBJECT TO THE LIMITATIONS OF PROFFER 16, RETAINING WALL LOCATIONS DEPICTED ON THIS PLAN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. ADDITIONAL OR FEWER WALLS MAY BE REQUIRED WHICH WILL BE DETERMINED WITH FINAL SITE PLAN.

REQUESTED WAIVER / MODIFICATIONS:

1. WAIVER TO EXCEED 600-FOOT MAXIMUM LENGTH REQUIREMENT FOR PRIVATE STREETS.
2. IN LIEU OF TRANSITIONAL SCREENING 1 BETWEEN SINGLE-FAMILY ATTACHED AND SINGLE-FAMILY DETACHED USES LOCATED ADJACENT TO THE PROPOSED SITE BOUNDARY PER ZONING ORDINANCE ARTICLE 13, PLANTING WILL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN (SHEET 6 OF 10). A MODIFICATION OF THIS REQUIREMENT IS BEING REQUESTED PURSUANT TO ARTICLE 13-304-3 OF THE ZONING ORDINANCE.

RZ/FDP 2003-PR-031 CSB

APPLICATION NO. STAFF
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 4/7/04
SEE PROFFERS DATED 4/26/04
DATE OF (BOS) (PC) APPROVAL
SHEET 2 OF 11

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

PLAN DATE
06/03/03
11/13/03
12/15/03
01/28/04
02/19/04
03/02/04
03/11/04

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022046
PROFESSIONAL ENGINEER

NOTES & DETAILS

STOCKWELL MANOR
DRANESVILLE DISTRICT
FAIRFAX COUNTY

DATE: JUNE, 2003
C.I. N/A
SCALE: AS NOTED

SHEET 2 OF 10

FILE No. MISC-1418

ZONING AND AREA TABULATION–OVERALL

TOTAL SITE AREA– = 921,091 S.F. OR 21.145 AC

EXISTING ZONING– R-3 : T.M. # 040-2-((34))-PARCEL A (.6699 Ac.)
R-1 : T.M. # 040-2-((1))-PARCELS: 20,21,22,22A,22B,23 & 24A (20.475 Ac.)

PROPOSED ZONING – PDH-5

OPEN SPACE PROVIDED = ±9.0 AC OR 42.6% OF SITE

PROPOSED LOTS = 100 (29 SFD, 71 SFA)

AREA OF 100-YR FLOODPLAIN = 0 S.F. OR 0.0 AC.

MAXIMUM HEIGHT = 35' (SFD), 40' (SFA)

PROPOSED RESIDENTIAL DENSITY

MARKET RATE–WITHOUT ADU'S & WITHOUT ADU BONUS = 88/21.145 = 4.16 DU/AC
OVERALL DENSITY–WITH ADU'S = 100/21.145 = 4.73 DU/AC (5.92 DU/AC MAX. W/ ADU'S)

PARKING TABULATION–OVERALL

TOTAL # OF UNITS: 100

PARKING SPACES REQ'D FOR SFA UNITS: 71 X 2.3 = 163 SPACES
PARKING SPACES REQ'D FOR SFD UNITS: 29 X 2 = 58 SPACES

TOTAL PARKING SPACES REQ'D: 221 SPACES

PARKING SPACES PROVIDED:

2 GARAGE & 2 DRIVEWAY SPACES X 29 SFD UNITS	=116 SPACES
2 GARAGE & 2 DRIVEWAY SPACES X 63 SFA (MARKET) UNITS	=252 SPACES
1 GARAGE & 1 DRIVEWAY SPACE X 8 SFA (ADU) UNITS	=16 SPACES
SURFACE PARKING AREA	=15 SPACES
TOTAL SPACE PROVIDED	=399 SPACES

399 SPACES PROVIDED > 221 SPACES REQUIRED; THEREFORE PARKING REQUIREMENTS MET.
IT IS NOTED THAT 30 FOOT WIDE STREETS ARE BEING PROVIDED, WHICH COULD ACCOMODATE AN ADDITIONAL 63 PARKING SPACES.

FINAL PARKING COUNT SUBJECT TO CHANGE WITH SITE PLAN AND WILL BE COMMENSURATE WITH FINAL NUMBER OF UNITS SHOWN ON SITE PLAN.

HABITAT ENHANCEMENT AREAS (SEE SHEET 6)

AREA TABULATION

AREA OF R-1 ZONED PARCELS:
TAX MAP # 040-2-((1))-20,21,22,22A,22B,23 & 24A= 20.475 Ac. (891,909 sq. ft.)

AREA OF R-3 ZONED PARCEL:
TAX MAP # 040-2-((34))-A = .6699 Ac. (29,182 sq.ft.)

TOTAL AREA OF CONSOLIDATED PARCELS = 21.145Ac. (921,091 sq.ft.)

NOTE: PROPOSED UTILITY LINE AND RETAINING WALL LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

* SUNROOM EXTENSIONS FOR UNITS 84–93 SHALL BE LOCATED IN ACCORDANCE WITH PROFFER PARAGRAPH 33.

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

PLAN DATE: 06/03/03, 11/13/03, 12/15/03, 02/19/04, 02/23/04, 03/02/04, 03/11/04, 03/19/04

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA DAVID T. McELHANEY No. 022648 PROFESSIONAL ENGINEER 5/19/04

CDP/FDP

STOCKWELL MANOR

DRANESVILLE DISTRICT
FAIRFAX COUNTY

SCALE: 1"=60' C.I. 2' DATE: JUNE, 2003

RZ/FDP 2003-PR-031 CSB

APPLICATION NO. STAFF
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 4/7/04
SEE PROFFERS DATED 4/26/04
DATE OF (BOS) (PC) APPROVAL
SHEET 3 OF 11

SHEET 3 OF 10

FILE No. MISC-1418

NOTES

1. THE SUBJECT PROPERTY DELINEATED HEREON IS IDENTIFIED AS FAIRFAX COUNTY TAX MAP 40-2-((1)) PARCELS 20, 21, 22, 22A, 22B, 23, 24A AND 40-2-((34))-A
2. BOUNDARY INFORMATION AS SHOWN IS BASED ON FIELD RUN BOUNDARY SURVEY BY URBAN ENGINEERING AND ASSOCIATES, INC.
3. TOTAL AREA OF REZONING: 21.145 ACRES
4. PROPOSED ZONING: PDH-5
   PROPOSED USE: RESIDENTIAL - SINGLE FAMILY DETACHED AND ATTACHED
5. A TITLE REPORT HAS NOT BEEN PROVIDED, SUCH REPORT MAY REFLECT RIGHT-OF-WAY, EASEMENTS OR OTHER CIRCUMSTANCES AFFECTING THE PROPERTY SHOWN.

AREA TABULATION

AREA OF R-1 ZONED PARCELS:
TAX MAP # 040-2-((1))-20,21,22,22A,22B,23 & 24A= 20.475 Ac. (891,909 sq. ft.)

AREA OF R-3 ZONED PARCEL:
TAX MAP # 040-2-((34))-A = .6699 Ac. (29,182 sq.ft.)

TOTAL AREA OF CONSOLIDATED PARCELS = 21.145Ac. (921,091 sq.ft.)

LEGEND

-REPRESENTS AREA OF PROPOSED PDH-5 ZONING DISTRICT.

LIMITS OF REZONING
TOTAL SITE AREA= 921,091 S.F (21.145 Ac.)

HUTCHISON STREET - ROUTE 2741

CRUTCHFIELD STREET - ROUTE 2747

MONTOUR DRIVE - ROUTE 2655

GEORGE C. MARSHALL DRIVE - ROUTE 694

TM 40-2 ((39))-B
MONTIVIDEO SQUARE
HOMEOWNERS ASSN, INC.
DB. 5750 PG. 1339
USE: RESIDENTIAL
ZONE: PDH-5

TM 40-2 ((39))-C
MONTIVIDEO SQUARE
HOMEOWNERS ASSN, INC.
DB. 5750 PG. 1339
USE: RESIDENTIAL
ZONE: PDH-5

TM 40-2 ((39))-E
MONTIVIDEO SQUARE
HOMEOWNERS ASSN, INC.
DB. 5750 PG. 1339
USE: RESIDENTIAL
ZONE: PDH-5

TM 40-2 ((1))-25A
FAIRFAX COUNTY PARK AUTHORITY
DB. 11728 PG. 1761
USE: PARK
ZONE: R-1

T.M. #040-2-((1))-24A
FRASE LTD. PARTNERSHIP
DB. 6299 PG. 0971
USE: VACANT
ZONE: R-1

T.M. #040-2-1-23
MARY V. DONOVAN
DB. 994 PG. 286
USE: RESIDENTIAL
ZONE: R-1

T.M. #040-2-1-22
HAROLD H. SAUNDERS
DB. 2272 PG. 635
USE: RESIDENTIAL
ZONE: R-1

T.M. #040-2-1-22B
MARY V. DONOVAN
DB. 4049 PG. 236
USE: RESIDENTIAL
ZONE: R-1

T.M. #040-2-((1))-22A
FRASE LTD. PARTNERSHIP
DB. 6299 PG. 971
USE: VACANT
ZONE: R-1

T.M. #040-2-((1))-20
FRASE LTD. PARTNERSHIP
DB. 6299 PG. 969
USE: VACANT
ZONE: R-1

T.M. #040-2-((1))-21
ROBERT W. FRASE, TR
ELEANOR S. FRASE, TR
DB. 7686 PG. 606
USE: VACANT
ZONE: R-1

T.M. #040-2-((34))-A
OUTLOT 'A'
FRASE LTD. PARTNERSHIP
DB. 6299 PG. 0975
USE: VACANT
ZONE: R-3

FAIRFAX COUNTY PARK AUTHORITY

TM 40-2 ((5))-01 DALINE M. GREGORY DB. 1587 PG. 105 USE: RESIDENTIAL ZONE: R-3

TM 40-2 ((5))-02 MARY A. DOUGHERTY DB. 2015 PG. 152 USE: RESIDENTIAL ZONE: R-3

TM 40-2 ((5))-03 KEVIN A. ZERBRUSEN JANET S. ZERBRUSEN DB 12560 PG. 1224 USE: RESIDENTIAL ZONE: R-3

TM 40-2 ((5))-04 STEVEN H. WOLFE VALERIE L. WOLFE DB. 8060 PG. 0067 USE: RESIDENTIAL ZONE: R-3

TM 40-2 ((5))-05 HUGH A.M. SHAFER, JR. DB. 2045 PG. 0021 USE: RESIDENTIAL ZONE: R-3

TM 40-2 ((5))-08 ROBERT M. SMUCKER BARBARA A. SMUCKER DB. 13254 PG. 1696 USE: RESIDENTIAL ZONE: R-3

CRUTCHFIELD SUBDIVISION

TM 40-2 ((30))-04 STEVEN F. GROVER SUSAN H. GROVER DB. 9230 PG. 653 USE: RESIDENTIAL ZONE: R-3

TM 40-2 ((30))-05 KATHLEEN D. ISKANDER DB. 8625 PG. 1603 USE: RESIDENTIAL ZONE: R-3

TM 40-2 ((30))-06 LEWIS T. BRITT JENNIE BRITT DB. 10751 PG.0890 USE: RESIDENTIAL ZONE: R-3

TM 40-2 ((30))-07 DAVID A. COOLIDGE JOAN A. ORGON DB. 9903 PG.1905 USE: RESIDENTIAL ZONE: R-3

OUTLOT A

TM 40-2 ((34))-01 ROBERT W. FRASE, TR ELEANOR S. FRASE, TR DB. 7686 PG. 609 USE: RESIDENTIAL ZONE: R-3

TM 40-2 ((34))-02 ROBERT E. NAPPI SARAH M. NAPPI DB. 11490 PG. 1124 USE: RESIDENTIAL ZONE: R-3

TM 40-2 ((34))-03 DAVID P. FOSTER DB. 14278 PG. 2048 USE: RESIDENTIAL ZONE: R-3

HARROW AND HOWE'S ADDITION TO MONTOUR HEIGHTS

TM 40-2 ((34))-04 JAMES M. PETITTT DB. 10721 PG. 1318 USE: RESIDENTIAL ZONE: R-3

TM 40-2 ((1))-17 UNITED STATES OF AMERICA DB. 1544 PG. 410 USE: GOVERNMENT ZONE: R-1

PARCEL E

APPROX LOCATION EX. VEPCO EASEMENT DB. 10226 PG. 1943

APPROX LOCATION EX. BELL ATLANTIC EASEMENT DB. 10297 PG. 1198

EX. STORM DRAIN EASEMENT DB. 10226 PG. 1912

EX. SLOPE AND TEMPORARY GRADING EASEMENT DB. 5707 PG. 1295

APPROX LOCATION EX. VEPCO EASEMENT DB. 4100 PG. 584

APPROX LOCATION EX. VEPCO EASEMENT DB. 2122 PG. 1434

EX. 15' STORM SEWER EASEMENT DB. 1052 PG. 130

APPROX LOCATION EX. VEPCO EASEMENT DB. 1120 PG. 322

EX. GRADING AND REFR. EASEMENT DB. 10226 PG. 1922

EX. R/W DB. 1279 PG. 1 DB. 10226 PG. 1971

PROP. R/W

N86°08'56"E 84.30'
S83°51'04"E 100.00'
N86°08'56"E 413.40'
N56°08'56"E 100.00'
N86°08'56"E 383.64'
STONE FOUND
N85°27'46"E 204.33'
S16°14'47"E 419.03'
N85°04'04"E 128.62'
S15°25'35"E 179.00'
S41°59'22"E 148.87'
S73°35'09"W 293.54'
S73°46'48"W 356.86'
S71°23'48"W 841.50'
S79°27'00"W 30.42'
N15°56'47"W 70.89'
N10°22'22"W 117.65'
N14°56'47"W 282.33'
N13°27'00"W 125.00'
N24°46'30"E 0.36'
N86°08'56"E 0.82'
N13°27'00"W 176.89'
N11°57'12"W 19.64'
N11°57'12"W 104.38'
N13°27'00"W 295.22'

TRUE NORTH

SCALE: 1"=60'

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

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

PLAN DATE: 01/28/04, 02/19/04

COMMONWEALTH OF VIRGINIA DAVID T. McELHANEY No. 022024B PROFESSIONAL ENGINEER

REZONING PLAT
STOCKWELL MANOR
DRANESVILLE DISTRICT
FAIRFAX COUNTY
SCALE: 1"=60' C.I. N/A DATE: JUNE, 2003

RZ/FDP 2003-PR-031 CSB

APPLICATION NO. STAFF
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 4/7/04
SEE PROFFERS DATED
DATE OF (BOS) (PC) APPROVAL 4/26/04
SHEET 4 OF 11

SHEET 4 OF 10

FILE No. MISC-1418

NOTES:

1. This Existing Vegetation Map is based upon examination of background materials, such as USGS Falls Church 1994 Quad Map, existing topography, Fairfax County Soils Map, RPA map and aerial photography. A field verification was performed by WSSI on December 3, 2002.

2. Parcel boundaries were taken from Fairfax County Digital Data.

3. Aerial photograph provided by VARGIS, LLC was used as a base map for this exhibit.

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION*	ACREAGE (AC)	COMMENTS
A	Upland Forest	Tulip Tree	Sub-Climax	Good to Excellent	14.99	See Condition Description*
B	Open Field	Bamboo	Pioneer	Fair	2.07	See Condition Description*
C	Developed/ Forest	See Tree Survey Under Separate Cover	Same	Same	3.50	See Condition Description*
D	Jurisdictional Wetlands and Waters of the U.S.	N/A	N/A	Fair	0.18	See Condition Description*
E	Maintained Grasslands	N/A	N/A	Maintained and Mowed	0.16	See Condition Description*
F	Bottomland Forest	Red Maple	Early Successional	Generally Good	0.24	See Condition Description*
	TOTAL ACREAGE				21.14	

pro\8365\admin\E:\VM\worksheet.xls

*Condition Description:

A. This area of upland forest is in generally good to excellent condition. Trees are large with an understory consisting of *Prunus serotina* (black cherry), *Lindera benzoin* (spicebush), *Rosa multiflora* (multiflora rose), and *Fagus grandifolia* (American beech).

B. The open fields noted on this map are dominated by thick stands of Bamboo, a non-native invasive species. The northern fringe of the larger area (located in the southeastern portion of the site) has a mixture of *Pinus virginiana* (Virginia scrub pine). The smaller area (located in the central portion of the site) has a mixture of *Liriodendron tulipifera* (tulip tree).

C. Developed areas include single family homes and driveways. Areas of vegetation and ornamental trees are included in this section. See tree survey by Zimar & Associates under seperate cover.

D. The jurisdictional wetlands and Waters of the U.S. include an intermittent drainageway and a palustrine forested (PFO) seep located along the drainageway.

E. This area is an approximately 10' wide sewer line easement that is periodically mowed and maintained.

F. The bottomland forest in this area is in generally good condition. Trees consist mainly of *Acer rubrum* (Red maple) and *Ulmus arnericana* (American elm).

HUTCHISON STREET - ROUTE 2741

CRUTCHFIELD STREET - ROUTE 2747

MONTOUR DRIVE - ROUTE 2655

GERRAY FALLS STREET - ROUTE 694

TM 40-2 ((39))-C
MONTIVIDEO SQUARE
HOMEOWNERS ASSN, INC.
DB. 5750 PG. 1339
USE: RESIDENTIAL
ZONE: PDH-5

TM 40-2 ((39))-E
MONTIVIDEO SQUARE
HOMEOWNERS ASSN, INC.
DB. 5750 PG. 1339
USE: RESIDENTIAL
ZONE: PDH-5

TM 40-2 ((1))-25A
FAIRFAX COUNTY PARK AUTHORITY
DB. 11728 PG. 1761
USE: PARK
ZONE: R-1

TM 40-2 ((1))-17
UNITED STATES OF AMERICA
DB. 1544 PG. 410
USE: GOVERNMENT
ZONE: R-1

TM 40-2 ((5))-02
MARY A DOUGHERTY
DB. 2015 PG. 152
USE: RESIDENTIAL
ZONE: R-3

TM 40-2 ((5))-03
KEVIN A ZERRUSEN
JANET S. ZERRUSEN
DB. 12560 PG. 1224
USE: RESIDENTIAL
ZONE: R-3

TM 40-2 ((5))-04
STEVEN H. WOLFE
VALERIE L. WOLFE
DB. 8065 PG. 0067
USE: RESIDENTIAL
ZONE: R-3

TM 40-2 ((5))-05
HUGH A.M. SHAFER
DB. 2945 PG. 0021
USE: RESIDENTIAL
ZONE: R-3

TM 40-2 ((5))-06
DALINE M. GREGORY
DB. 1587 PG. 105
USE: RESIDENTIAL
ZONE: R-3

TM 40-2 ((5))-08
ROBERT M. SMUCKER
BARBARA A. SMUCKER
DB. 13254 PG. 1696
USE: RESIDENTIAL
ZONE: R-3

CRUTCHFIELD SUBDIVISION

TM 40-2 ((30))-04
STEVEN F. GROVER
SUSAN T. GROVER
DB. 9230 PG. 653
USE: RESIDENTIAL
ZONE: R-3

TM 40-2 ((30))-05
KATHLEEN D. ESKANDER
DB. 8625 PG. 1603
USE: RESIDENTIAL
ZONE: R-3

TM 40-2 ((30))-06
LEWIS T. BRITT
JENNIE BRITT
DB. 10753 PG.0890
USE: RESIDENTIAL
ZONE: R-3

TM 40-2 ((30))-07
DAVID A COOLIDGE
JOAN A ORGON
DB. 9903 PG.1905
USE: RESIDENTIAL
ZONE: R-3

OUTLOT A
MONTOUR HEIGHTS

TM 40-2 ((34))-01
ROBERT W FRASE, TR.
ELEANOR S FRASE, TR.
DB 7686 PG. 609
USE: RESIDENTIAL
ZONE: R-3

TM 40-2 ((34))-02
ROBERT E. NAPPI
SARAH M. NAPPI
DB. 11490 PG. 1124
USE: RESIDENTIAL
ZONE: R-3

TM 40-2 ((34))-03
DAVID P. FOSTER
DB. 14278 PG. 2348
USE: RESIDENTIAL
ZONE: R-3

HARROW AND HOWE'S ADDITION TO MONTOUR HEIGHTS

TM 40-2 ((34))-04
JAMES M. PRITTIE
DB. 10721 PG. 1318
USE: RESIDENTIAL
ZONE: R-3

FAIRFAX COUNTY PARK AUTHORITY

PARCEL E

STONE FOUND

N86°08'56"E 84.30'

S63°04'04"E 150.00'

N86°08'56"E 413.40'

N86°08'56"E 383.64'

N85°27'46"E 204.33'

S16°14'47"E 419.03'

N85°04'04"E 128.82'

S16°26'56"E 172.00'

S41°53'22"W 148.91'

S16°18'56"E 32.12'

S73°35'09"W 293.54'

S73°46'48"W 356.86'

N15°56'42"W 70.89'

N04°22'39"W 117.65'

N14°56'42"W 82.80'

N86°08'56"E 0.82'

S79°37'00"W 30.42'

N16°13'24"W 178.88'

N73°38'48"E 150.04'

N71°23'48"W 841.50'

N71°18'00"W 522.06'

N22°49'27"E 70.00'

N16°18'00"W 69.19'

S71°18'00"E 30.00'

SCALE: 1"=60'

DATE: JUNE, 2003

C.I. 2'

EXISTING VEGETATION MAP

STOCKWELL MANOR

DRANESVILLE DISTRICT

FAIRFAX COUNTY

RZ/FDP 2003-PR-031

APPLICATION NO. _____ STAFF CSB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP) 4/7/04

SEE PROFFERS DATED

DATE OF (BOS) (PC) APPROVAL 4/26/04

SHEET 5 OF 11

SHEET 5 OF 10

FILE No. MISC-1418

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

PLAN DATE 01/28/04 02/19/04

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022648
PROFESSIONAL ENGINEER
4/19/04

TREE COVER CALCULATIONS

1. REQUIRED TREE COVERAGE:

SITE ZONING	PDH-5
20% TREE COVER REQUIREMENT	
SITE AREA:	21.145
STREET FRONTAGE DEDICATION	0.17 Ac.
BUILDING FOOTPRINT (WILL BE A SITE PLAN)	3.09 Ac.
ADJUSTED SITE AREA =	17.89 Ac.
COVER REQUIRED =	3.58 Ac.

2. PROVIDED TREE COVERAGE:

EXISTING TREES PRESERVED = 1.26 Ac.
MULTIPLIER 1.25
TOTAL TREE SAVE CREDIT = 1.26 x 1.25 = 1.58 Ac.
TOTAL PLANTED TREE COVER = 45,650 S.F. or 1.048 Ac.
TOTAL PROVIDED TREE CANOPY = 2.628 Ac.

DESCRIPTION	QUANTITY	10 YEAR TREE COVER	TOTAL
LARGE SHADE TREE (2-2 1/2" CALIPER)	202	200	40,400 S.F.
MED. EVERGREEN TREE (6-8' HEIGHT)	42	125	5,250 S.F.

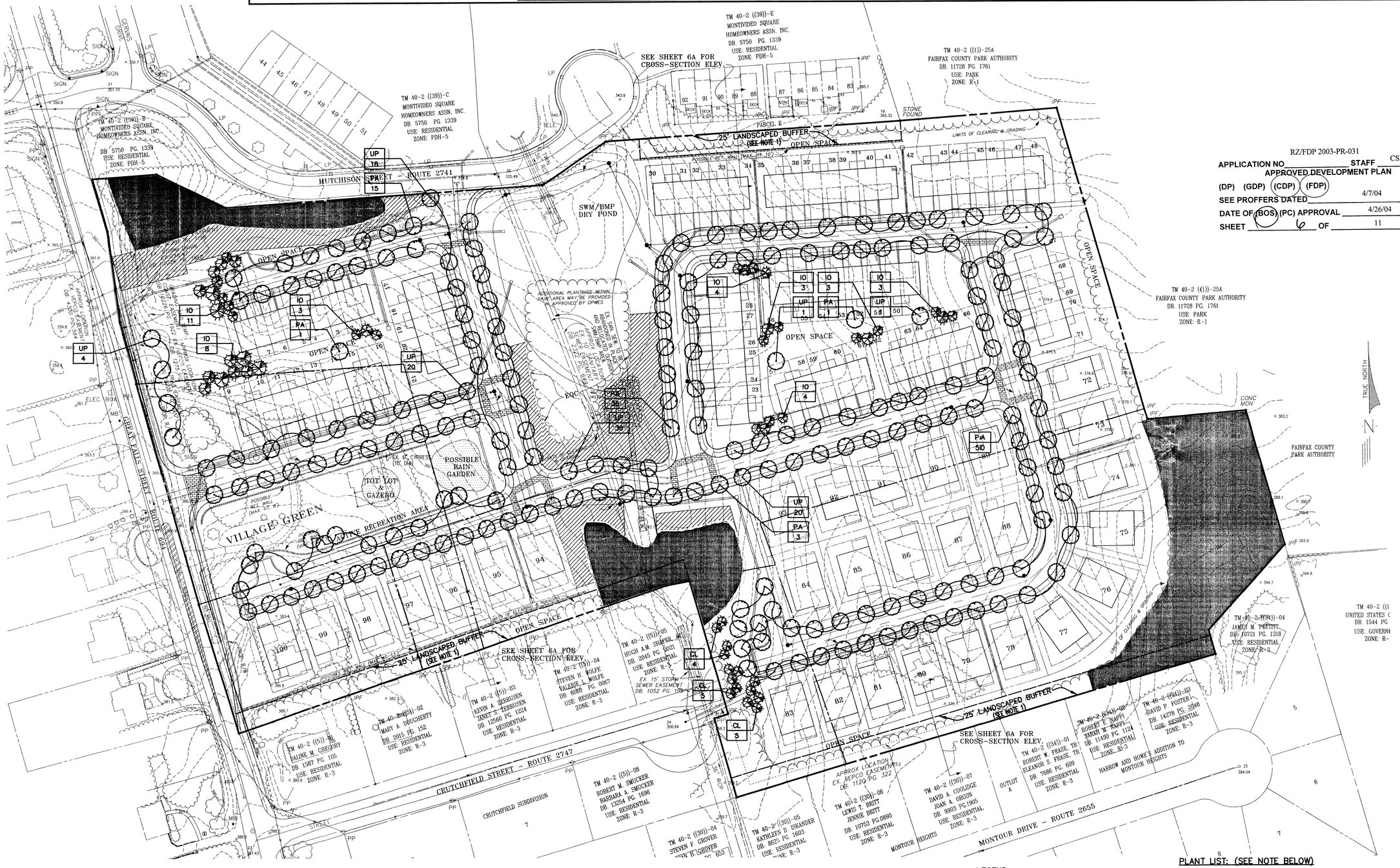
3. CALCULATIONS

REQUIRED TREE COVER = 3.58 Ac.
PROVIDED TREE COVER = 2.63 Ac.

NOTE: SINCE PROVIDED TREE COVER IS LESS THAN REQUIRED, ADDITIONAL TREE SAVE AND/OR PLANTINGS WILL BE PROVIDED WITH SITE PLAN TO MEET REQUIREMENTS.

HABITAT ENHANCEMENT AREAS

Plantings shall be provided in these areas and should be selected from the following:
SCHEDULE SHOWN ON SHEET 7



NOTES:

1. A 25 FOOT BUFFER SHALL BE PROVIDED IN THE DESIGNATED AREAS WHERE PROPOSED UNITS ARE ADJACENT TO EXISTING UNITS. IN THESE AREAS, PRESERVATION OF THE EXISTING VEGETATION SHOULD BE MAXIMIZED TO THE EXTENT POSSIBLE WITH SUPPLEMENTAL LANDSCAPING PROVIDED AS NECESSARY TO ACHIEVE THE EQUIVALENT OF TRANSITIONAL SCREENING I PURSUANT TO THE ZONING ORDINANCE.

LEGEND:

- Evergreen Tree
- Shade Tree
- Tree Save Areas Used for Tree Cover Calculations

PLANT LIST: (SEE NOTE BELOW)

IO	Ilex opaca	American Holly
CL	Cupressocyparis leylandi	Leyland Cypress
UP	Imus parvifolia	Lacebark Elm
PA	Platinus aerifolia	London Plane Tree

NOTE: FINAL SPECIES TO BE DETERMINED WITH SITE PLAN IN CONSULTATION WITH DPWES.

RZ/FDP 2003-PR-031
APPLICATION NO. ____ STAFF CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/7/04
DATE OF (BOS) (PC) APPROVAL 4/26/04
SHEET 6 OF 11

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

PLAN DATE
11/13/03
12/15/03
01/28/04
02/19/04
03/22/04
03/11/04
03/19/04

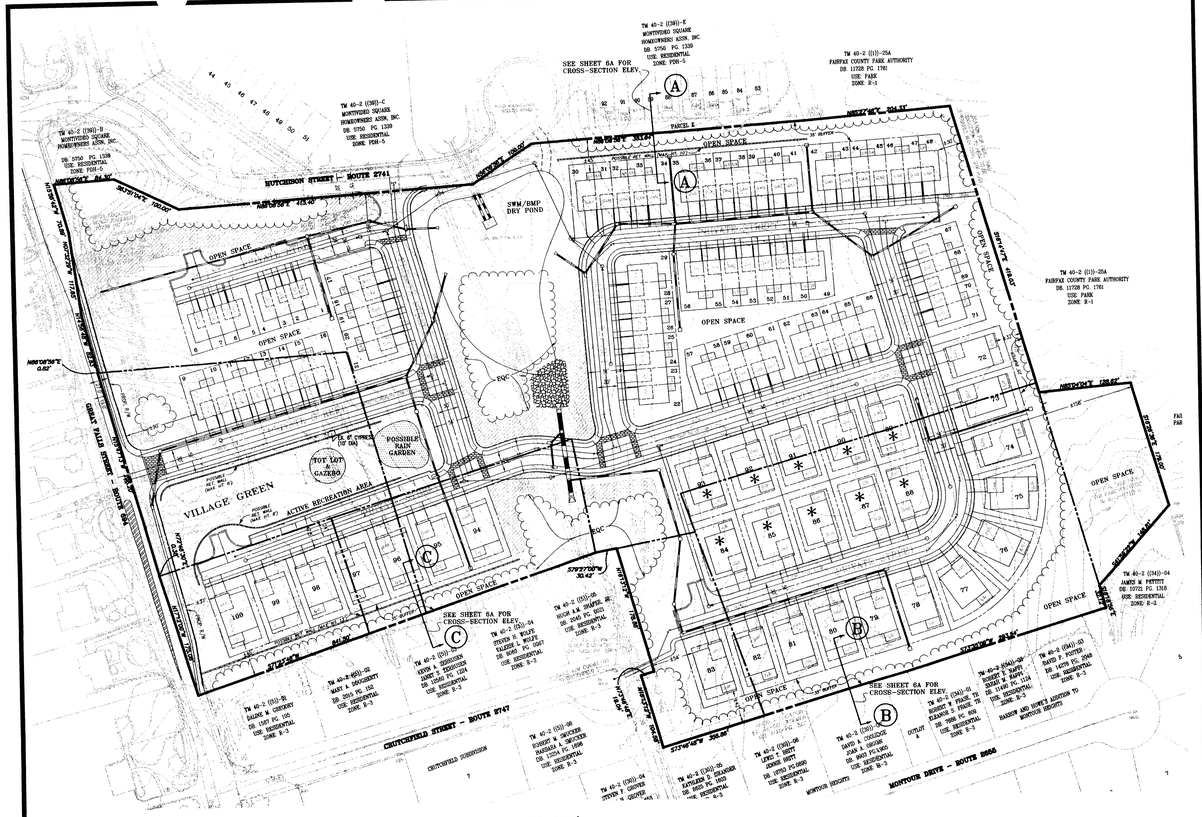
URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

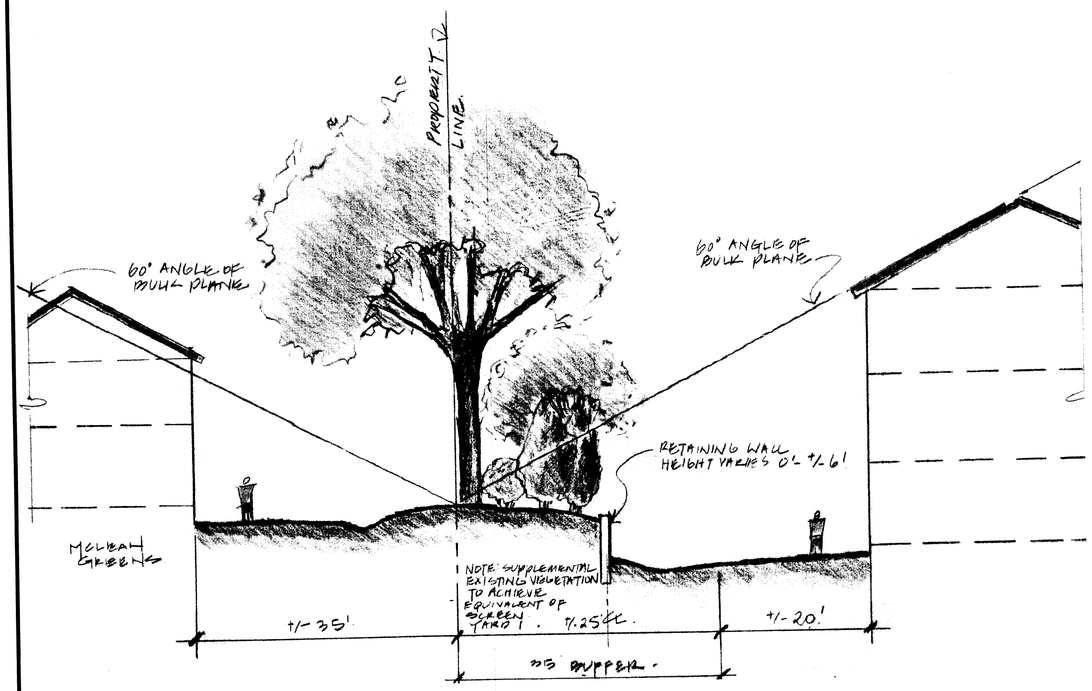
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022045
REGISTERED
PROFESSIONAL ENGINEER
9/9/04

LANDSCAPE PLAN
STOCKWELL MANOR
DRANESVILLE DISTRICT
FAIRFAX COUNTY
SCALE: 1"=60' C.I. 2' DATE: JUNE, 2003

SHEET 6 OF 10

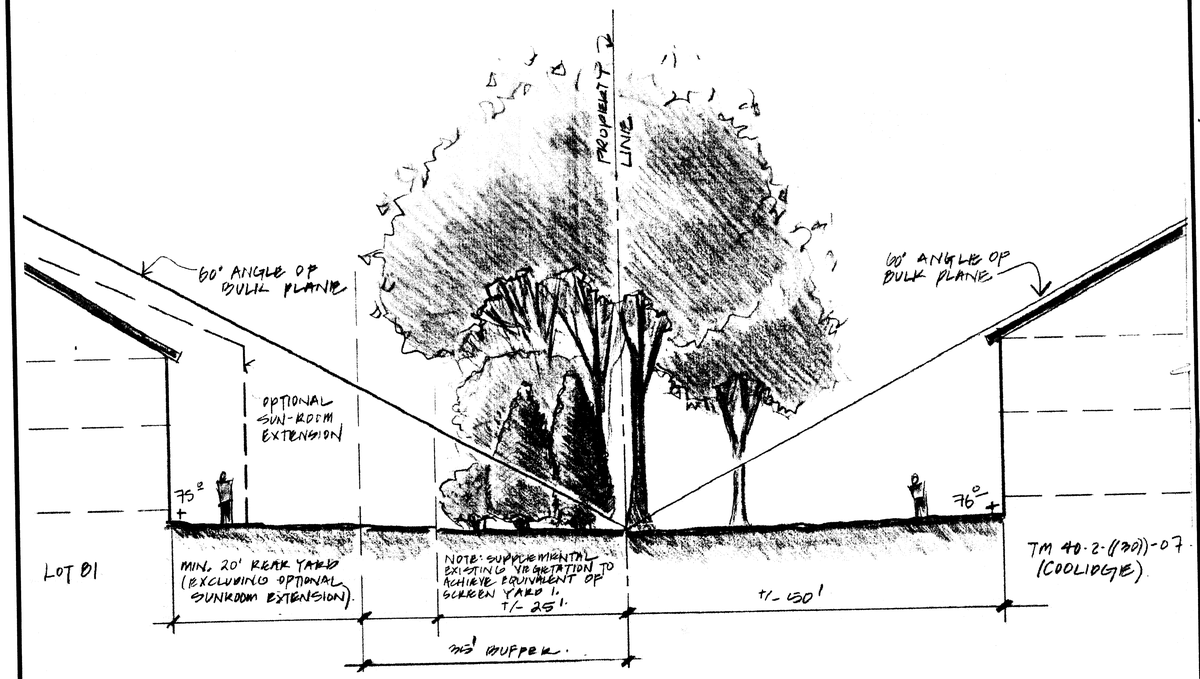
FILE No. MISC-1418





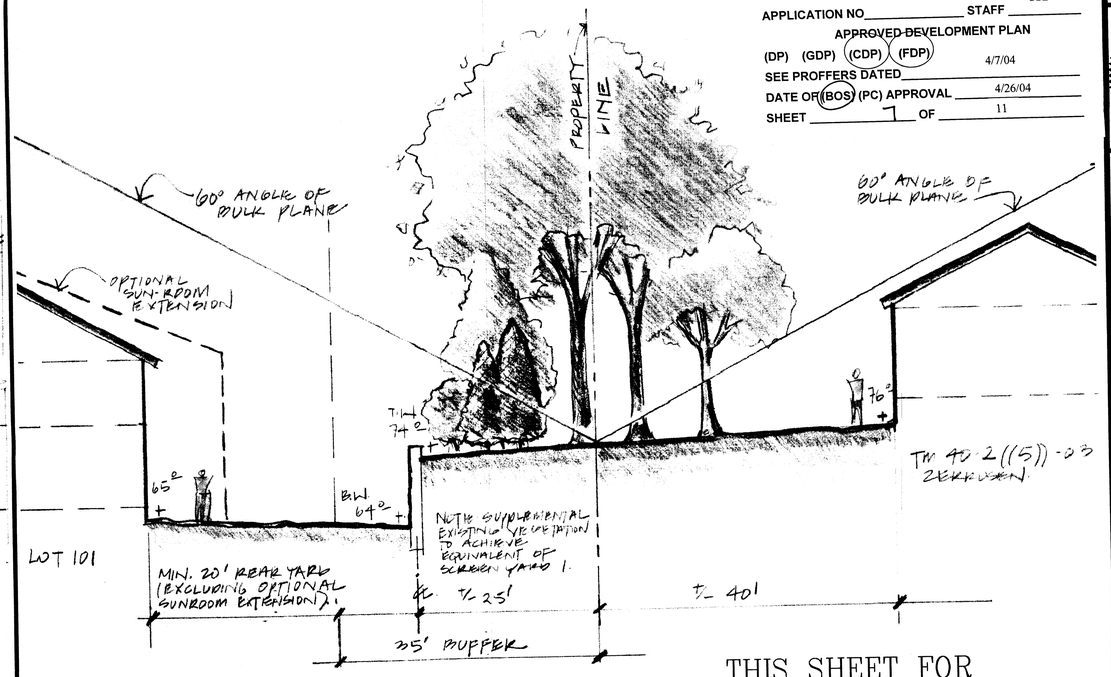
CROSS-SECTION ELEVATION (A)

SCALE: 1"=10'



CROSS-SECTION ELEVATION (B)

SCALE: 1"=10'



CROSS-SECTION ELEVATION (C)

SCALE: 1"=10'

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!

(INTENDED TO DEMONSTRATE THE APPROXIMATE COMPARATIVE VERTICAL RELATION AT REAR PROPERTY LINE WITH ADJACENT RESIDENTIAL UNITS)

RZ/FDP 2003-PR-031 CSB

APPLICATION NO _____ STAFF _____

APPROVED DEVELOPMENT PLAN

(DP) (GDP) ((CDP)) ((FDP)) 4/7/04

SEE PROFFERS DATED _____

DATE OF ((BOS)) (PC) APPROVAL 4/26/04

SHEET 7 OF 11

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

PLAN DATE
02/19/04
02/23/04
03/02/04
03/11/04
03/19/04

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA DAVID T. McELHANEY No. 022048 REGISTERED PROFESSIONAL ENGINEER 3/19/04

CROSS-SECTION ELEVATIONS

STOCKWELL MANOR

DRANESVILLE DISTRICT

FAIRFAX COUNTY

DATE: JUNE, 2003

SCALE: AS NOTED C.I. N/A

SHEET 6A OF 10

FILE No. MISC-1418

TYPICAL SECTION SHOWING DIVERSITY AND DENSITY OF PLANTS AT ⅔ MATURE SIZE
SCALE: 1" = 10'

HABITAT ENHANCEMENT AREAS

To provide a wildlife corridor through the Stockwell Manor property, Winchester Homes has proffered to add habitat enhancement areas. A complete community of locally native plants is proposed in these areas. The plan includes species that are found in all "layers" of the native plant community, including the herbaceous layer, the shrub layer, the sub-canopy and the canopy. All plants have been selected for their wildlife and aesthetic values. Trees, shrubs and herbaceous plants are included in the seed mix to provide a plant community of varying age classes.

In a natural setting, plants are spaced at random intervals. There is a great diversity of species and the ground layer is covered with decaying leaf matter. Depending on the surrounding area, there is a greater diversity of wildlife in existence when there is a great diversity of plant species, varying ages and all of the layers of the plant community are intact. All of these aspects are included and shown here in the typical section drawing of the habitat enhancement areas.

VEGETATION SCHEDULE

ZONE	SPECIES GROUP	SPECIES	INDICATOR STATUS	MAX DEPTH	BID ALTERNATE #1 BARE ROOT: PLANTS PER ACRE	BID ALTERNATE #1 BARE ROOT: # OF PLANTS	BID ALTERNATE #2 TUBELING: PLANTS PER ACRE	BID ALTERNATE #2 TUBELING: # OF PLANTS	BID ALTERNATE #3 1 GAL. CONTAINER: PLANTS PER ACRE	BID ALTERNATE #3 1 GAL. CONTAINER: # OF PLANTS	ADDITIONAL TREES (REQUIRED FOR ALL ALTERNATIVES) 1-3 GAL. CONTAINER: PLANTS PER ACRE	ADDITIONAL TREES (REQUIRED FOR ALL ALTERNATIVES) 1-3 GAL. CONTAINER: # OF PLANTS	ADDITIONAL TREES (REQUIRED FOR ALL ALTERNATIVES) B & B (2" CALIPER): PLANTS PER ACRE	ADDITIONAL TREES (REQUIRED FOR ALL ALTERNATIVES) B & B (2" CALIPER): # OF PLANTS	WILDLIFE VALUE: FUNCTION	WILDLIFE VALUE: PRIMARY SPECIES	WILDLIFE VALUE: PLANT PART	WILDLIFE VALUE: SEASON	REMARKS
UPLAND FOREST (Tree Layer)	1	QUERCUS ALBA (WHITE OAK)	FACU-	N/A	350	266	300	258	200	152	150	115	26	20	FD, RA	Blue jays, woodpeckers, deer, fox, raccoons, squirrels, other rodents	NT	ALL	
UPLAND FOREST (Tree Layer)		QUERCUS RUBRA (NORTHERN RED OAK)	FACU-	N/A											FD, RA	Blue jays, woodpeckers, deer, fox, raccoons, squirrels, other rodents	NT	ALL	
UPLAND FOREST (Tree Layer)		QUERCUS PALUSTRIS (PIN OAK)	FACW	N/A											FD, RA	Blue jays, woodpeckers, deer, fox, raccoons, squirrels, other rodents	NT	ALL	
UPLAND FOREST (Tree Layer)	2	LIRIODENDRON TULIPIFERA (TULIP TREE)	FACU	N/A	200	152	180	137	80	62	52 RED MAPLE ONLY	39	25	19	FD, RA	Purple finch, cardinal, goldfinch, ruby-throated hummingbird, redwind blackbird, squirrels.	SD	FL, WT	
UPLAND FOREST (Tree Layer)		ACER NEGUNDO (BOX ELDER)	FAC+	N/A											FD, RA	Purple finch, goldfinch, red-breasted nuthatch, racoon, rabbit, flying squirrel, other squirrels, deer.	SD	FL, WT, SP	
UPLAND FOREST (Tree Layer)		ACER RUBRUM (RED MAPLE)	FAC	N/A											FD, RA	Purple finch, goldfinch, red-breasted nuthatch, racoon, rabbit, flying squirrel, other squirrels, deer.	SD, BD, FL PT	SP, SM SM	
UPLAND FOREST (Tree Layer)	3	LIQUIDAMBAR STYRACIFULA (SWEET GUM)	FAC	N/A	200	152	180	137	80	62	52	39	25	19	FD, RA	Finches, cardinals, chickadees, carolina wrens, sparrows, squirrels, beaver.	SD	SM, FL, WT	
UPLAND FOREST (Tree Layer)		FRAXINUS PENNSYLVANICA (GREEN ASH)	FACW	N/A											FD, RA	Cardinal, purple finch, wood duck, squirrels, mice, beaver, black bear.	SD	FL, WT, SP	
UPLAND FOREST (Tree Layer)		CELTIS OCCIDENTALIS (HACKBERRY)	FACU	N/A											FD, RA	Mockingbird, robin, sapsucker, brown thrasher, bluebird, cardinal, wood duck, squirrels	FR	FL, WT, SP	
UPLAND FOREST (Tree Layer)		DIOSPYRUS VIRGINIANA (PERSIMMON)	FAC-	N/A											FD, RA	Catbird, cedar waxwing, robin, red fox, racoon, opossum, skunk, deer.	FR	SP, FL, WT	
UPLAND FOREST (Tree Layer)	4	CERCIS CANADENSIS (REDBUD)	FACU-	N/A	200	152	175	134	80	62	52	39	25	19	FD	Finches, cardinals, chickadees, sparrows, squirrels	SD	SM, FL, WT	
UPLAND FOREST (Tree Layer)		CORNUS ALTERNIFOLIA (ALTERNATE-LEAVED DOGWOOD)	FACW	N/A											FD, RA	Cardinal, catbird, bluebird, robin, wood thrush, cedar waxwing, woodpeckers, rabbit, chipmunk.	FR, ST	FL, WT, SP	
UPLAND FOREST (Tree Layer)		SASSAFRAS ALBIDUM (SASSAFRASS)	FACU-	N/A											FD	Mockingbird, brown thrasher, phoebe, hermit thrush, vireo, pileated woodpecker, rabbit.	FR, LV, ST	SM, FL	
UPLAND FOREST (Tree Layer)	5	JUNIPERUS VIRGINIANA (COMMON RED CEDAR)	FACU	N/A	200	152	175	134	80	62	50	38	25	19	FD, CV, RA	Cedar waxwing, brown thrasher, hermit thrush, bluebirds, catbirds, finches, mice.	SD, BD, FL PT	SP, SM SM	
UPLAND FOREST (Tree Layer)		PINUS VIRGINIANA (SHORT-LEAFED PINE)	NI	N/A											FD, CV, RA	Nuthatches, chickadee, brown creeper, brown thrasher, carolina wrne, grey squirrel, mice.	SD, LV, ST	ALL	
UPLAND FOREST (Shrub Layer)	6	ARONIA ARBUTIFOLIA (RED CHOKEBERRY)	FACW	N/A	150	115	50	38	40	30	20	15	17	13	FD	Cedar waxwing, meadowlark, black bear, red fox, rabbits.	FR, LV	SM, FL	
UPLAND FOREST (Shrub Layer)		CEANOTHUS AMERICANUS (NEW JERSEY TEA)	NI	N/A											FD	Chipmunk, deer, porcupine, rabbit, quail.	FL, ST, LV, SD	ALL	
UPLAND FOREST (Shrub Layer)	7	HAMAMELIS VIRGINIANA (WITCH HAZEL)	FAC-	N/A	150	115	50	38	40	30	20	15	17	13	FD	Pollinators, wild turkey, beaver, rabbit, deer.	SD, LV, ST, FL	ALL	
UPLAND FOREST (Shrub Layer)		SAMBUCUS CANADENSIS (COMMON ELDERBERRY)	FACW-	N/A											FD	Mockingbird, scarlet tanager, brown thrasher, hermit thrush, vireos, cedar waxwing, catbirds.	FR	SM, FL	
UPLAND FOREST (Shrub Layer)	8	KALMIA LATIFOLIA (MOUNTAIN LAUREL)	FACU	N/A	150	115	50	38	40	30	20	15	17	13	FD, CV	Ruffed groused, deer, songbirds(cover), pollinators.	SD, LV, ST, FL	ALL	
UPLAND FOREST (Shrub Layer)		ILEX VERTICILLATA (WINTERBERRY)	FACW+	N/A											FD, CV, RA	Bluebird, catbird, mockingbird, robin, hermit thrush, brown thrasher, pileated woodpecker, racoon, mice.	FR	SM, FL, WT	
UPLAND FOREST (Shrub Layer)	9	VACCINIUM CORYMBOSUM (HIGH-BUSH BLUEBERRY)	FACW-	N/A	142	109	50	38	40	30	20	15	17	13	FD	Finches, sparrows, doves.	SD,BD	FL, WT	
UPLAND FOREST (Shrub Layer)		VIBURNUM DENTATUM (SOUTHERN ARROWWOOD)	FAC	N/A											FD, CV	Robins, bluebirds, other thrushes, thrashers, catbirds and vireos	FR	FL	
		TOTAL QUANTITY			1,742	1,328	1,210	952	680	520	436	330	194	148					

NOTES:
1. PLANTING TO INCLUDE AT LEAST ONE SELECTION OR MIX OF SPECIES FROM EACH SPECIES GROUP.
2. ALTERNATE BID SCHEDULE INCLUDED TO ALLOW FOR SELECTION OF DIFFERENT FORMS (I.E. BARE ROOT, TUBELING, CONTAINER) BASED UPON AVAILABILITY, COST, AND/OR SURVIVABILITY.
3. RANDOMLY PLANT SELECTED SPECIES WITHIN EACH AREA DESIGNATED FOR HABITAT ENHANCEMENT.
4. HIGH DENSITY PLANTINGS ARE PROPOSED TO ALLOW NATURAL SELECTION OF INDIVIDUAL SPECIMENS, WITH A SURVIVAL GOAL OF 400 TREE STEMS AND 200 SHRUB STEMS PER ACRE AFTER TWO GROWING SEASONS.

FUNCTION:
FD=FOOD
RA=REPRODUCTIVE AREA
CV=COVER

PLANT PART:
PT = Plant
TB = Tubers
FL = Flowers
ST = Stems

PLANT PART:
BD = Buds
FR = Fruits
HT =Hollow Trunk
RT = Roots

SEASON:
ALL = All Seasons
SP = Spring
SM = Summer
FL = Fall
WT = Winter

ZONE	SPECIES GROUP	SPECIES	INDICATOR STATUS	MAX DEPTH	PLANT	SEED RATE	COVERAGE AREA (AC)	QUANTITY	WILDLIFE VALUE: FUNCTION	WILDLIFE VALUE: PRIMARY SPECIES	WILDLIFE VALUE: PLANT PART	WILDLIFE VALUE: SEASON	REMARKS
UPLAND (Herbaceous Layer-grass)	SEED MIX	ANDROPGON GERARDII (BIG BLUESTEM)	FAC	N/A	SEED	12 lbs/acre	0.76 ac	9.16 lbs	FD	Fimches, junco, sparrows, deer, bolbwhite.	SD	FL, WT	PROVIDED FOR TEMPORARY EROSION CONTROL
UPLAND (Herbaceous Layer-grass)		ANDROPOGON SCOPARIUS (LITTLE BLUESTEM)	FAC	N/A	SEED	3 lbs/acre	0.76 ac	2.29 lbs	FD	Fimches, junco, sparrows, deer, bolbwhite.	N/A	ALL	EROSION CONTROL - WARM TEMP.
UPLAND (Herbaceous Layer-grass)		DICHANTHELIUM CLANDESTINUM (DEER-TONGUE	FAC+	N/A	SEED	5 lbs/acre	0.76 ac	3.82 lbs	FD	Sparrows, blackbirds.	SD	FL, WT	
UPLAND (Herbaceous Layer-grass)		LOLIUM MULTIFLORUM (ANNUAL RYEGRASS)	NI	N/A	SEED	40 lbs/acre	0.76 ac	30.54 lbs	EC, FD	Sparrows, finches, small mammals.	SD	SM, FL	PROVIDED FOR TEMPORARY EROSION CONTROL
UPLAND (Herbaceous Layer-grass)		PANICUM VIRGATUM (SWITCHGRASS)	FAC	N/A	SEED	14 lbs/acre	0.76 ac	10.69 lbs	FD	Dove, bobwhite, wild turkey, mice, blackbirds, sparrows, deer, rabbit.	SD, LV	FL, WT, ALL	
UPLAND (Herbaceous Layer-grass)		SETARIA ITALICA (FOXTAIL MILLET)	UPL	N/A	SEED	35 lbs/acre	0.76 ac	26.72 lbs	FD	Sparrows, finches, small mammals.	SD	FL, WT	
UPLAND (Herbaceous Layer-grass)		SORGHASTRUM NUTANS (INDIANGRASS)	FACU	N/A	SEED	3 lbs/acre	0.76 ac	2.29 lbs	FD	Sparrows, finches, small mammals.	SD	FL, WT	
UPLAND (Herbaceous Layer-forb)		ASCLEPIAS SYRIACA (COMMON MILKWEED)	NI	N/A	SEED	0.5 lbs/acre	0.76 ac	0.38 lbs	FD	Pollinators, butterflies, other insects.	SD	FL	
UPLAND (Herbaceous Layer-forb)		ASTER LAEVIS (SMOOTH ASTER)	NI	N/A	SEED	0.2 lbs/acre	0.76 ac	0.15 lbs	FD	Pollinators, butterflies, other insects.	SD, LV	FL, WT, ALL	
UPLAND (Herbaceous Layer-forb)		BIDENS FRONDOSA (BEGGAR TICKS)	FACW	N/A	SEED	0.2 lbs/acre	0.76 ac	0.15 lbs	FD	Pollinators, butterflies, other insects.	SD	SM, FL, WT	
UPLAND (Herbaceous Layer-forb)		CHAMAECRISTA FASCICULATA (PARTRIDGE PEA)	NI	N/A	SEED	1 lbs/acre	0.76 ac	0.76 lbs	FD	Pollinators, butterflies, other insects.	SD	FL, WT	
UPLAND (Herbaceous Layer-forb)		CONOCLINIUM COELESTINUM (MIST FLOWER)	FAC	N/A	SEED	0.1 lbs/acre	0.76 ac	0.08 lbs	FD	Butterflies, pollinators, finches,	FL	SM	
UPLAND (Herbaceous Layer-forb)		COREOPSIS VERTICILLATA (THREADLEAF TICKSEED)	NI	N/A	SEED	0.2 lbs/acre	0.76 ac	0.15 lbs	FD	Pollinators, butterflies, other insects, songbirds.	FL	SM	
UPLAND (Herbaceous Layer-forb)		EUPATORIADELPHUS FISTULOSUS (JOE PYE WEED)	FACW	N/A	SEED	0.1 lbs/acre	0.76 ac	0.08 lbs	FD	Pollinators, butterflies, other insects.	FL, SD	SM, FL	
UPLAND (Herbaceous Layer-forb)		EUPATORIUM PERFOLIATUM (BONESET)	FACW+	N/A	SEED	0.1 lbs/acre	0.76 ac	0.08 lbs	FD	Pollinators, butterflies, other insects.	FL	SM	
UPLAND (Herbaceous Layer-forb)		HELIOPSIS HELIANTHOIDES (OXEYE SUNFLOWER)	NI	N/A	SEED	0.5 lbs/acre	0.76 ac	0.38 lbs	FD	Pollinators, butterflies, other insects.	FL, SD	SP, SM, FL	
UPLAND (Herbaceous Layer-forb)		PENSTEMON DIGITALIS (PENSTEMON)	FAC	N/A	SEED	0.1 lbs/acre	0.76 ac	0.08 lbs	FD	Pollinators, butterflies, other insects.	LV, SD	ALL	
UPLAND (Herbaceous Layer-forb)		RUDBECKIA HIRTA (BLACK-EYED SUSAN)	FACU-	N/A	SEED	0.2 lbs/acre	0.76 ac	0.15 lbs	FD	Butterflies and other pollinators	FL, SD	SM, FL, WT	
UPLAND (Herbaceous Layer-forb)		SOLIDAGO JUNCEA (EARLY GOLDENROD)	NI	N/A	SEED	0.1 lbs/acre	0.76 ac	0.08 lbs	FD	Pollinators, butterflies, other insects.	SD	FL, WT	
UPLAND (Herbaceous Layer-forb)		SOLIDAGO NEMORALIS (GREY GOLDENROD)	NI	N/A	SEED	0.1 lbs/acre	0.76 ac	0.08 lbs	FD	Pollinators, butterflies, other insects.	FL	SM, FL	
UPLAND (Herbaceous Layer-forb)		VERBENA HASTATA (BLUE VERVAIN)	FACW+	N/A	SEED	0.2 lbs/acre	0.76 ac	0.15 lbs	FD	Pollinators, butterflies, other insects.	FL, SD	SP, SM, FL	
UPLAND (Herbaceous Layer-forb)		VERONONIA NOVEBORACENSIS (NY IRONWEED)	FACW+	N/A	SEED	0.2 lbs/acre	0.76 ac	0.15 lbs	FD	Pollinators, butterflies, other insects.	FL. SD	SM, FL, WT	
UPLAND (Herbaceous Layer-shrub)		CORNUS ALTERNIFOLIA (PAGODA DOGWOOD)	NI	N/A	SEED	0.2 lbs/acre	0.76 ac	0.15 lbs	FD	Grouse, turkey, rabbit, brown thrasher, wood thrush, cedar waxwing, squirrel.	FL, FR	SM, WT	
UPLAND (Herbaceous Layer-shrub)		CORNUS AMOMUM (SILKY DOGWOOD)	FACW	N/A	SEED	1 lbs/acre	0.76 ac	0.76 lbs	FD	Catbird, thrasher, thrushes, woodpeckers.	FL, FR	SM, FL, WT	
UPLAND (Herbaceous Layer-shrub)		ILLEX VERTICILLATA (WINTERBERRY)	FACW+	N/A	SEED	1 lbs/acre	0.76 ac	0.76 lbs	FD, PC, RA	Bluebird, catbird, brown thrasher, robin, yellow bellied sapsucker, mockingbird.	FL, FT	SP, FL, WT	
UPLAND (Herbaceous Layer-shrub)		RHUS GLABRA (SMOOTH SUMAC)	NI	N/A	SEED	1 lbs/acre	0.76 ac	0.76 lbs	FD, PC	Robin, catbird, cardinal, turkey, rabbit, chipmunk, deer, mockingbird, phoebe.	FL, SD, LV	ALL	
UPLAND (Herbaceous Layer-shrub)		SAMBUCUS CANADENSIS (COMMON ELDERBERRY)	FACW-	N/A	SEED	0.1 lbs/acre	0.76 ac	0.08 lbs	FD, PC	Brown thrasher, catbird, woodpeckers, thrushes.	SD, BD, FL	SP, SM, FL	
UPLAND (Herbaceous Layer-shrub)		HAMAMELIS VIRGINIANA (WITCH-HAZEL)	FAC-	N/A	SEED	0.75 lbs/acre	0.76 ac	0.57 lbs	FD	Ruffed grouse, wild turkey, rabbit, squirrel, deer, beaver.	SD	FL, WT, SP	
UPLAND (Herbaceous Layer-shrub)		VIBURNUM DENTATUM (SOUTHERN ARROWWOOD)	FAC	N/A	SEED	1 lbs/acre	0.76 ac	0.76 lbs	FD, PC, RA	Purple finch, goldfinch, robin, junco, bluebird, hermit thrush.	FL, FT	SP, SM, FL	
UPLAND (Herbaceous Layer-tree)		ACER RUBRUM (RED MAPLE)	FAC	N/A	SEED	0.2 lbs/acre	0.76 ac	0.15 lbs	FD, PC, RA	Sapsucker, grosbeaks, squirrels, robins, goldfinch, warblers.	FL, FR, HT	ALL	
UPLAND (Herbaceous Layer-tree)		CORNUS FLORIDA (FLOWERING DOGWOOD)	FACU-	N/A	SEED	0.2 lbs/acre	0.76 ac	0.15 lbs	FD	Wild turkey, cardinal, cedar waxwing, robin, brown thrasher, wood thrush, rabbits.	FL, FR	SP, FL	
UPLAND (Herbaceous Layer-tree)		CERCIS CANADENSIS (EASTERN REDBUD)	FACU	N/A	SEED	0.1 lbs/acre	0.76 ac	0.08 lbs	FD, RA	Purple finch, cardinal, hummingbird, robin, woodpeckers, fox, deer.	FL, FR	SP, FL	
UPLAND (Herbaceous Layer-tree)		PRUNUS SEROTINA (BLACK CHERRY)	FACU	N/A	SEED	0.5 lbs/acre	0.76 ac	0.38 lbs	FD	Robin, cedar waxwing, ruffed grouse, woodpeckers, brown thrasher.	FL, FR, LV	ALL	
UPLAND (Herbaceous Layer-tree)		SASSAFRAS ALBIDUM (SASSAFRAS)	FACU-	N/A	SEED	0.2 lbs/acre	0.76 ac	0.15 lbs	FD, PC, RA	Catbird, flycatcher, kingbird, mockingbird, phoebe, brown thrasher, thrushes.	FL, SD, LV	SP, SM, FL	
						122.1 lbs/acre		93.19 POUNDS					

NOTES:
1. PLANTING TO INCLUDE AT LEAST ONE SELECTION OR MIX OF SPECIES FROM EACH SPECIES GROUP.
2. ALTERNATE BID SCHEDULE INCLUDED TO ALLOW FOR SELECTION OF DIFFERENT FORMS (I.E. BARE ROOT, TUBLEING, CONTAINER) BASED UPON AVAILABILITY, COST, AND/OR SURVIVABILITY.
3. RANDOMLY PLANT SELECTED SPECIES WITHIN EACH AREA DESIGNATED FOR HABITAT ENHANCEMENT.
4. HIGH DENSITY PLANTINGS ARE PROPOSED TO ALLOW NATURAL SELECTION OF INDIVIDUAL SPECIMINS, WITH A SURVIVAL GOAL OF 400 TREE STEMS AND 200 SHRUB STEMS PER ACRE AFTER TWO GROWING SEASONS.

FUNCTION:
FD=FOOD
RA=REPRODUCTIVE AREA
CV=COVER

PLANT PART:
PT = Plant
TB = Tubers
FL = Flowers
ST = Stems

PLANT PART:
BD = Buds
FR = Fruits
HT =Hollow Trunk
RT = Roots

SEASON:
ALL = All Seasons
SP = Spring
SM = Summer
FL = Fall
WT = Winter

APPLICATION NO RZ/FDP 2003-PR-031 STAFF CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/7/04
DATE OF (BOS) (PC) APPROVAL 4/26/04
SHEET 8 OF 11

STOCKWELL MANOR
HABITAT ENHANCEMENT AREAS
Vegetation Schedule and Typical Section

REVISIONS

No.	Date	Description	Rev. By	App. By

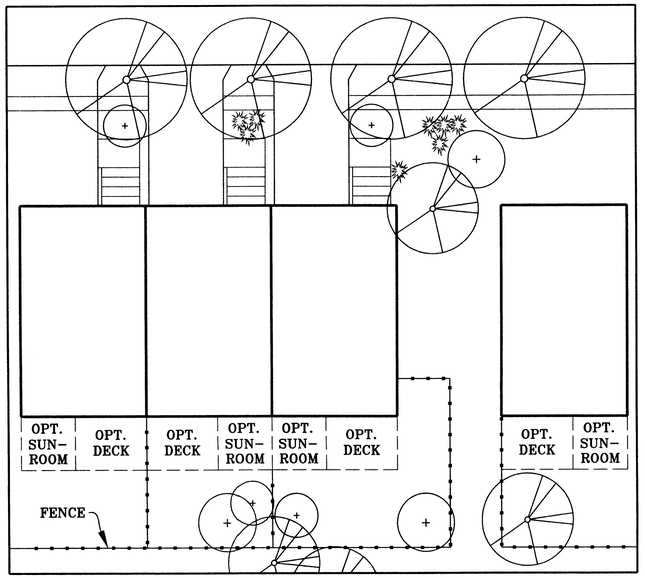
SCALE: As Noted
DATE: 03/19/04

Horizontal Datum:
Vertical Datum:
Boundary and Topo Source:

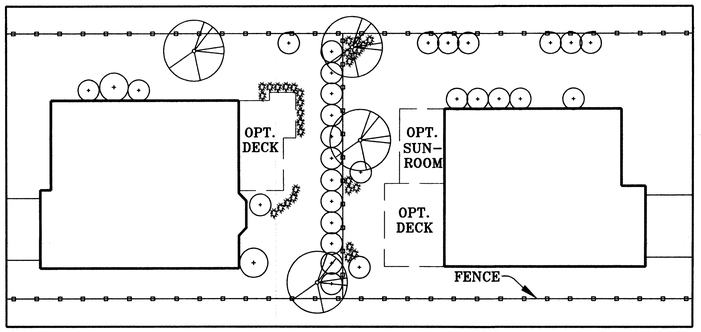
Design	Draft	Approved
JMT	JMT	MH

Sheet #
7 of 10

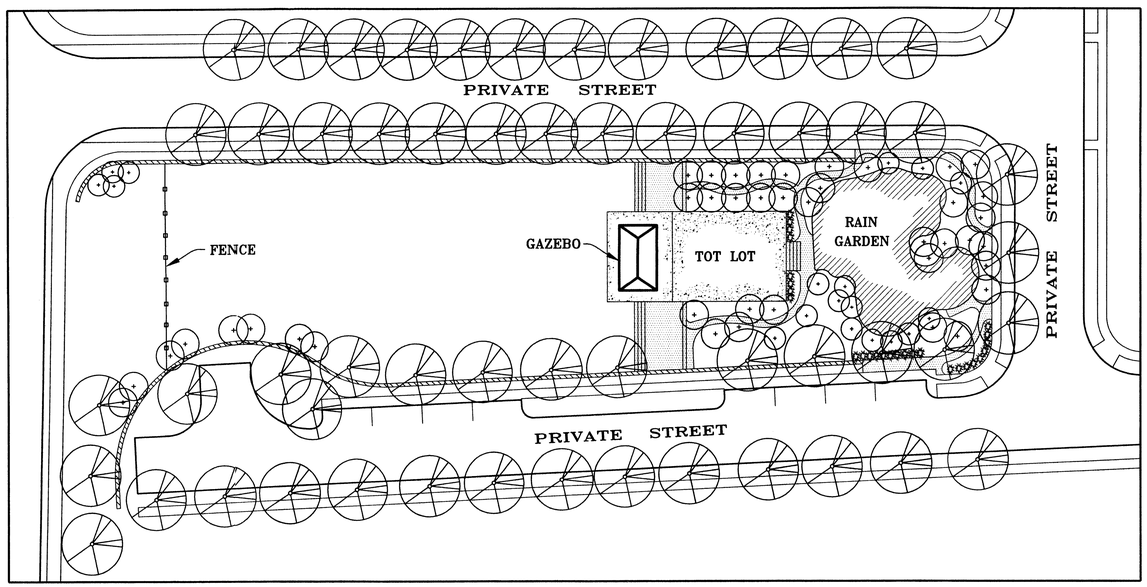
Computer File Name:



TYPICAL TOWNHOUSE LANDSCAPE LAYOUT
(NOT TO SCALE)



SUNROOM AREA LANDSCAPE LAYOUT
(NOT TO SCALE)



VILLAGE GREEN LANDSCAPE LAYOUT
(NOT TO SCALE)

LEGEND

LARGE SHADE TREES

MEDIUM/SMALL SHADE TREES

SHRUBS

RZ/FDP 2003-PR-031 CSB
APPLICATION NO _____ STAFF _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/7/04
DATE OF (BOS) (PC) APPROVAL 4/26/04
SHEET 9 OF 11

THIS SHEET FOR ILLUSTRATIVE PURPOSES,
SUBJECT TO PROFFER PARAGRAPH 21

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

PLAN DATE
02/19/04
03/02/04

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-0080

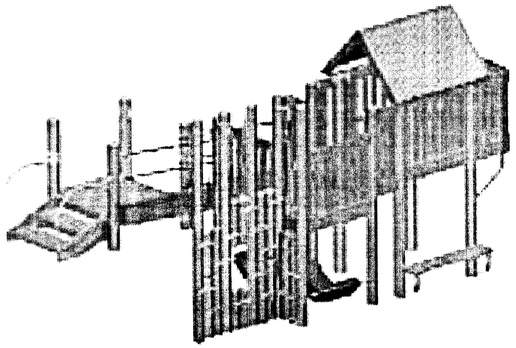
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022045
PROFESSIONAL ENGINEER
5/7/04

LANDSCAPE PLAN DETAILS
STOCKWELL MANOR
DRANESVILLE DISTRICT
FAIRFAX COUNTY

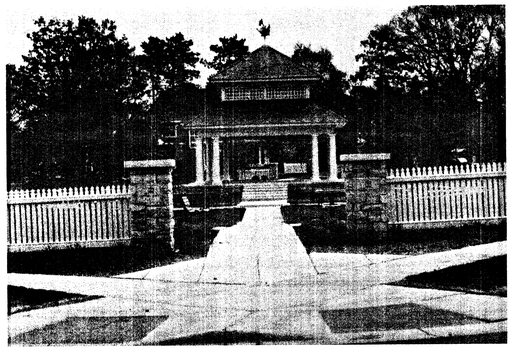
DATE: JUNE, 2003
C.I. N/A
SCALE: AS NOTED

SHEET
8
OF
10

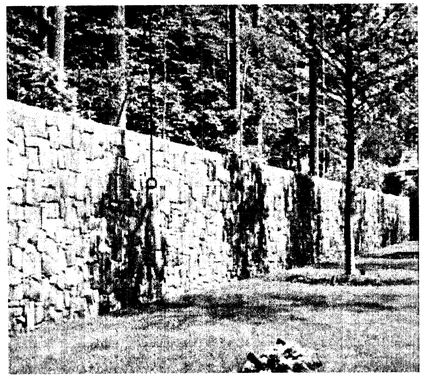
FILE No.
MISC-1418



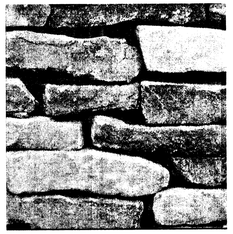
TOT LOT DETAIL



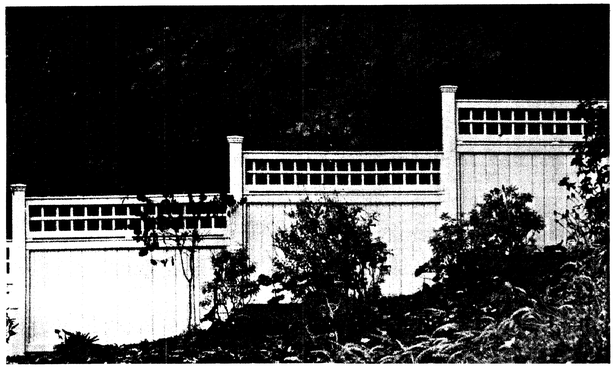
GAZEBO DETAIL



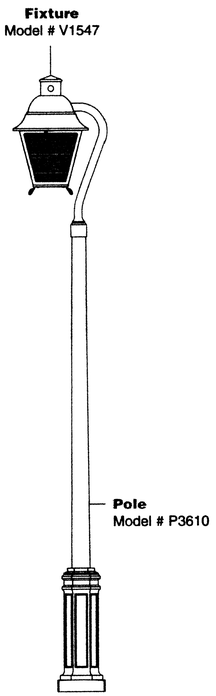
TYPICAL RETAINING WALL



FIELDSTONE WALL DETAIL



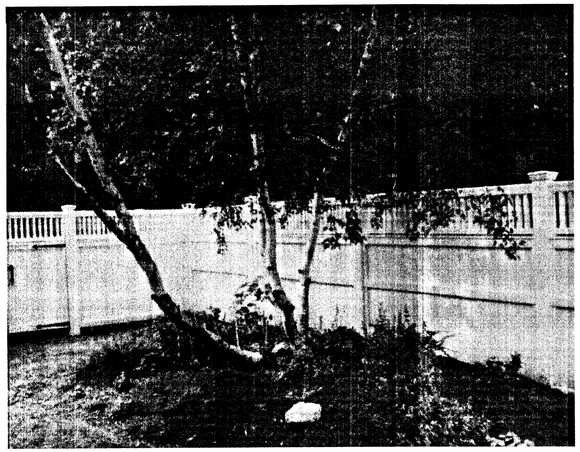
WALPOLE UNIVERSAL BOARD FENCE
WITH LATTICE TOPPER
(OR APPROVED EQUAL)



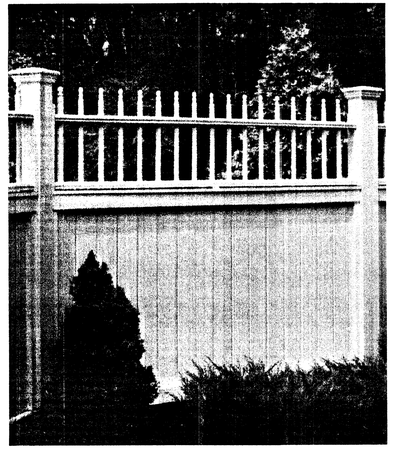
"SOCIETY HILL FRANKLIN LAMP"
MANUFACTURED BY HADCO
(INDEPENDENCE V151) OR EQUAL

TYPICAL STREET-
LIGHT POLE

TYPICAL STREET-
LIGHT FIXTURE



WALPOLE UNIVERSAL BOARD FENCE
WITH YORKTOWN TOPPER
(OR APPROVED EQUAL)



WALPOLE UNIVERSAL BOARD FENCE
WITH CAMBRIDGE SPINDLE TOPPER
(OR APPROVED EQUAL)

THIS SHEET FOR ILLUSTRATIVE PURPOSES,
SUBJECT TO PROFFER PARAGRAPH 20

RZ/FDP 2003-PR-031 CSB
APPLICATION NO. STAFF
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 4/7/04
SEE PROFFERS DATED 4/26/04
DATE OF (BOS) (PC) APPROVAL
SHEET 10 OF 11

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

PLAN DATE
12/15/03
03/19/04
03/02/04

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022045
PROFESSIONAL ENGINEER
3/1/04

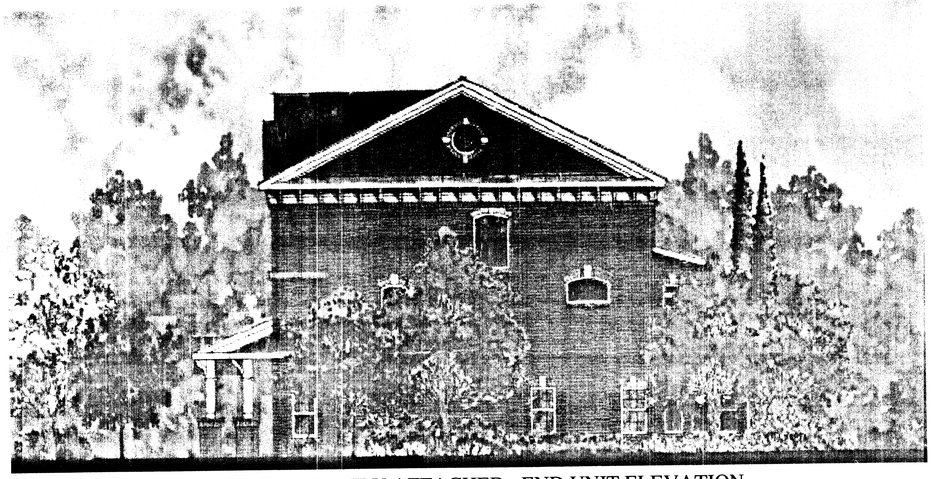
MISCELLANEOUS DETAILS

STOCKWELL MANOR
DRANESVILLE DISTRICT
FAIRFAX COUNTY

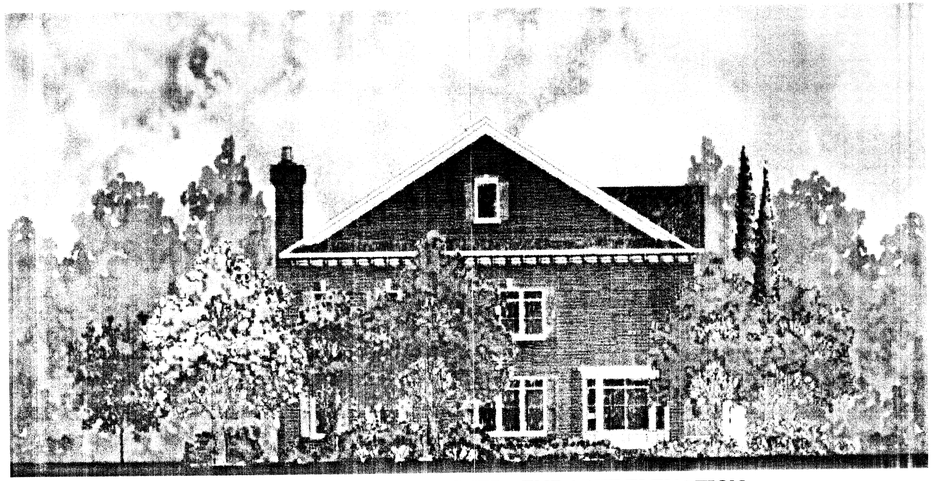
SCALE: N/A C.I. N/A DATE: JUNE, 2003

SHEET 9 OF 10

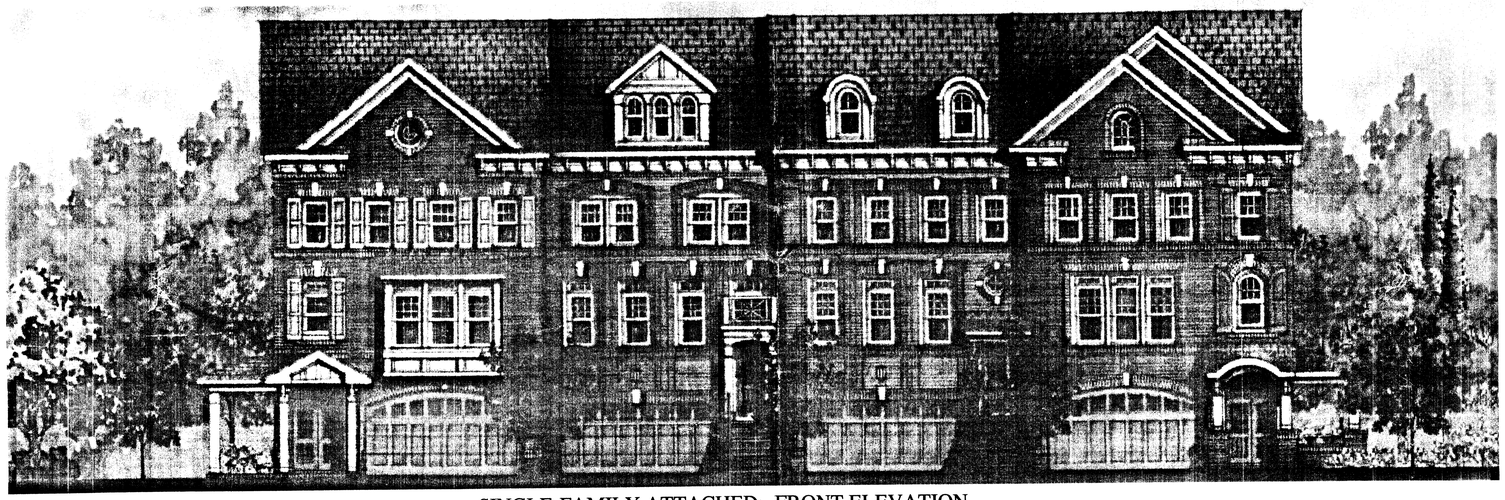
FILE No. MISC-1418



SINGLE-FAMILY ATTACHED: END UNIT ELEVATION



SINGLE-FAMILY DETACHED: END UNIT ELEVATION



SINGLE-FAMILY ATTACHED: FRONT ELEVATION

SINGLE-FAMILY DETACHED: FRONT ELEVATION

RZ/FDP 2003-PR-031

APPLICATION NO. _____ STAFF CSB

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 4/7/04

DATE OF (BOS) (PC) APPROVAL 4/26/04

SHEET 11 OF 11

THIS SHEET FOR ILLUSTRATIVE PURPOSES,
SUBJECT TO PROFFER PARAGRAPH 31

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
1.	11/7/03	REVISE PLAN			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
06/03/03
11/13/03
12/15/03
02/19/04
03/02/04

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
3/2/04
PROFESSIONAL ENGINEER

ARCHITECTURAL ELEVATIONS

STOCKWELL MANOR
DRANESVILLE DISTRICT
FAIRFAX COUNTY

SCALE: N/A C.I. 2' DATE: JUNE, 2003

SHEET
10
OF
10

FILE No.
MISC-1418