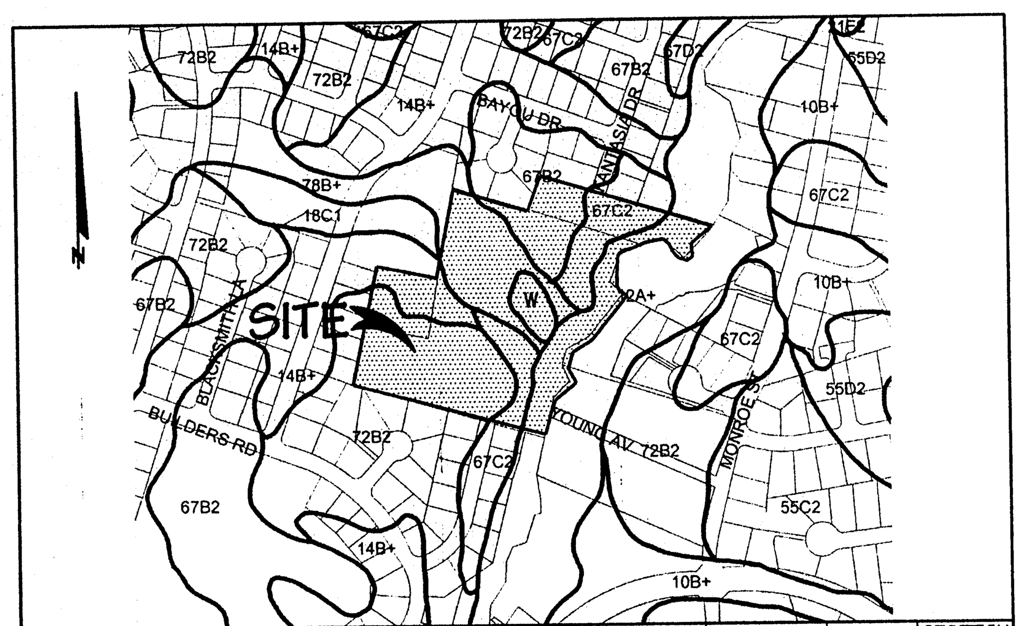
CONCEPTUAL / FINAL DEVELOPMENT PLAN

YOUNG PROPERTY

DRANESVILLE DISTRICT

FAIRFAX COUNTY, VIRGINIA

RZ 2003-DR-058



SOIL #	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	PROBLEM CLASS	GEOTECH REPORT REQ'D
12B+	ROWLAND	POOR	POOR	GOOD	LOW	A	YES
14B+	MANASSAS	FAIR	MARGINAL	GOOD	MODERATE	B	NO
67B2	PENN (fsl)	GOOD	FAIR	GOOD	HIGH	C	NO
67C2	PENN (fsl)	GOOD	FAIR	GOOD	HIGH	C	NO
72B2	BUCKS (I)	GOOD	FAIR	GOOD	MODERATE	C	NO

SOILS MAP/DATA

SCALE : 1" = 500'

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 10-4((1)) PARCELS 1, 2A, AND 2B. THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED ZONE IS PDH-2.
2. THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF :
PARCEL 1 – RONALD B. & GEORGENA A. DAVIS IN DEED BOOK 5748 AT PAGE 1852
PARCELS 2A & 2B – FREELAND G. YOUNG, JR. AND NORMA S. YOUNG IN DEED BOOK 11253 AT PAGE 1908
3. BOUNDARY INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED AUGUST 2003.
4. EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED AUGUST 2003. CONTOUR INTERVAL EQUALS TWO FEET USGS NGVD 1929.
5. THERE IS A 100-YEAR FLOODPLAIN ON-SITE. A FLOODPLAIN STUDY WILL BE REQUIRED FOR THIS PROJECT FOR THE TRIBUTARY INTO FOLLY LICK BRANCH..
6. THERE IS A RESOURCE PROTECTION AREA (RPA) AND AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON-SITE. A WATER QUALITY IMPACT ASSESSMENT MAY BE REQUIRED.
7. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
10. ALL EXISTING WELLS AND PRIVATE SEPTIC SYSTEMS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
11. AN EXISTING VEGETATION MAP HAS BEEN PROVIDED UNDER SEPARATE COVER.
12. THE EXISTING DWELLING ON PARCEL 1 WAS CONSTRUCTED IN 1948. THE EXISTING DWELLING ON PARCEL 2A WAS CONSTRUCTED IN 1961.
13. SEE THIS SHEET FOR DENSITY CALCULATIONS.
14. THERE ARE NO ZONING OVERLAY DISTRICTS.
15. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
16. THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
17. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 1.67 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW
   - A WAIVER OF THE REQUIREMENT THAT PRIVATE STREETS NOT EXCEED 600 FEET IN LENGTH
   - A WAIVER OF THE REQUIREMENT TO PROVIDE A STREAM VALLEY TRAIL TO THE PROPERTY LINE
18. PROPOSED PUBLIC IMPROVEMENTS:
   A. WATER SERVICE TO BE PROVIDED BY EXISTING 8" MAINS LOCATED IN FANTASIA DRIVE AND WINTERWOOD PLACE
   B. SANITARY SERVICE TO BE PROVIDED BY EXISTING 8" MAINS LOCATED IN FANTASIA DRIVE AND WINTERWOOD PLACE
19. THERE ARE NO RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT.
20. SPECIAL AMENITIES ARE NOT PROPOSED WITH THIS PLAN.
21. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
22. SEE SHEET 4 FOR ARCHITECTURAL SKETCHES.
23. A TRAIL IS REQUIRED FOR THIS PROJECT PER THIE FAIRFAX COUNTY TRAILS PLAN.
24. PARCEL "A" WILL BE DEDICATED TO THE FAIRFAX COUNTY PARK AUTHORITY. PARCELS "B" AND "C" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
25. MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, UTILITY LAYOUT, LIMITS OF CLEARING AND GRADING, AND TRAIL LOCATIONS MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. ALL DIMENSIONS ARE ILLUSTRATIVE IN NATURE AND NOT MEANT TO PRESCRIBE MAXIMUMS, MINIMUMS, OR AVERAGES.
26. UNDISTURBED OPEN SPACE MAY BE PLACED IN EASEMENTS TO SATISFY WATER QUALITY REQUIREMENTS.

VICINITY MAP

SCALE : 1" = 2000'

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RZ/FDP 2003-DR-058
Application No CBE # 026338 Staff Maylan
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CBE FDP CBE
SEE PROFFERS DATED 7-15-04 / 7-14-04 / 6-29-04
Date of (BOS) (PC) approval 7-26-04 / 7-15-04
Sheet 1 of 4

RECEIVED
Department of Planning & Zoning
JUN 24 2004
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
6-24-04
PROFESSIONAL ENGINEER

DENSITY CALCULATIONS

(PER SECTION 2-308)

TOTAL SITE AREA	11.994 Ac
AREA OF FLOODPLAIN	1.572 Ac
30% OF SITE AREA	3.598 Ac
DIFFERENCE (AREA SUBJECT TO DENSITY REDUCTION)	-2.026 Ac**

***DENSITY REDUCTION NOT REQUIRED*

SITE TABULATIONS

SITE AREA :	
LOT AREA	183,330 ɸ (4.209 Ac)
PARCEL "A"	107,617 ɸ (2.470 Ac)
PARCEL "B"	182,454 ɸ (4.189 Ac)
PARCEL "C"	27,586 ɸ (0.633 Ac)
RIGHT-OF-WAY DEDICATION	21,462 ɸ (0.493 Ac)
TOTAL	522,449 ɸ (11.994 Ac)

PDH-2 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	20 SINGLE-FAMILY DETACHED*
DENSITY	2 DU/AC (MAX.)	1.67 DU/AC*
MINIMUM LOT AREA	N/A	5,200 ɸ ±
AVERAGE LOT AREA	N/A	9,200 ɸ ±
MAXIMUM BUILDING HEIGHT	N/A	35'±
SETBACKS	N/A	N/A
OPEN SPACE (PARCELS A & B)	20%	50%±
PARKING	2 SPACES/UNIT (40 TOTAL)	4 SPACES/UNIT (80 TOTAL)

*INCLUDES ONE EXISTING DWELLING TO REMAIN

DEVELOPER
LANDMARK COMMUNITIES
5252 CHEROKEE AVENUE
SUITE 303
ALEXANDRIA, VIRGINIA 22312
(703) 658-5200

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1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. CONCEPTUAL/FINAL DEVELOPMENT PLAN
4. ELEVATIONS & DETAILS

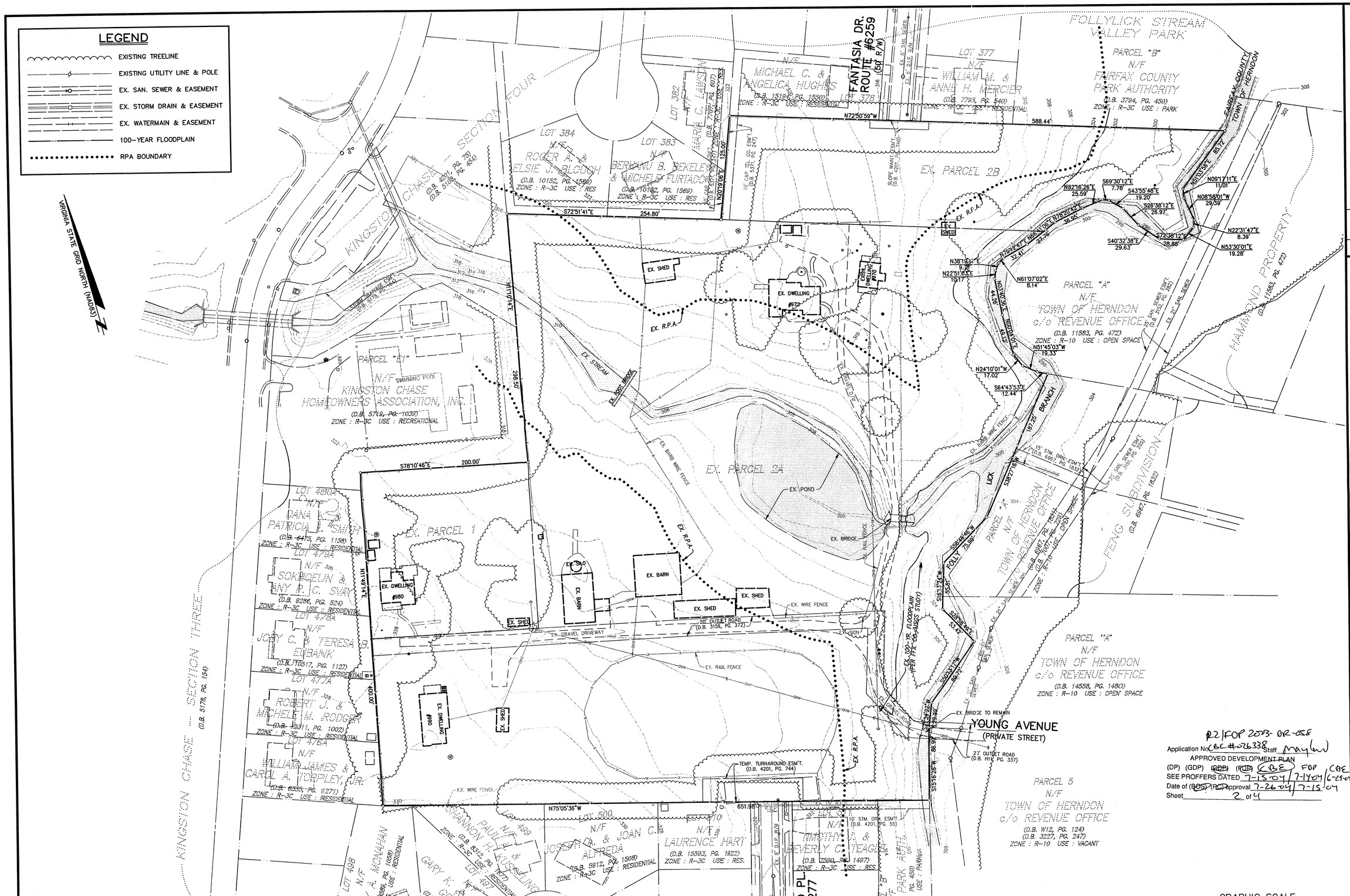
CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

DATE : OCTOBER 7, 2003
REVISED : JANUARY 22, 2004
FEBRUARY 11, 2004
MARCH 31, 2004
APRIL 5, 2004
JUNE 11, 2004
JUNE 24, 2004

YOUNG PROPERTY

Plotted: 6/24/04 08:38 Acad Dwg: N:\02529\DWG\00-F0001.DWG

FILE # 02-529-201



Application No. CBC #026338 Staff Maylen
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (RDP) (RCP) CBC FDP
SEE PROFFERS DATED 7-15-04 / 7-14-04 / 6-29-04
Date of (BOS) (RCP) approval 7-26-04 / 7-15-04
Sheet 2 of 4

RZ/FDP 2003-DR-058

NO.	DATE	REVISION PRIOR TO APPROVAL

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595
CPJ Associates

EXISTING CONDITIONS PLAN

YOUNG PROPERTY

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
6-24-04
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	BY	APPRO.	DATE
	REVISIONS			

DESIGN	DRAFT	DATE
KJV	KJV	AUG. 2003
APPROVED		SCALE
		HORIZ: 1" = 50'
		VERT: ---

SHEET 2 OF 4

FILE NO.: 02-529-202

Plotted: 6/24/04 08:38 Acad Dwg: N:\02529\DWG\00-FG501.DWG

TREE COVER CALCULATIONS

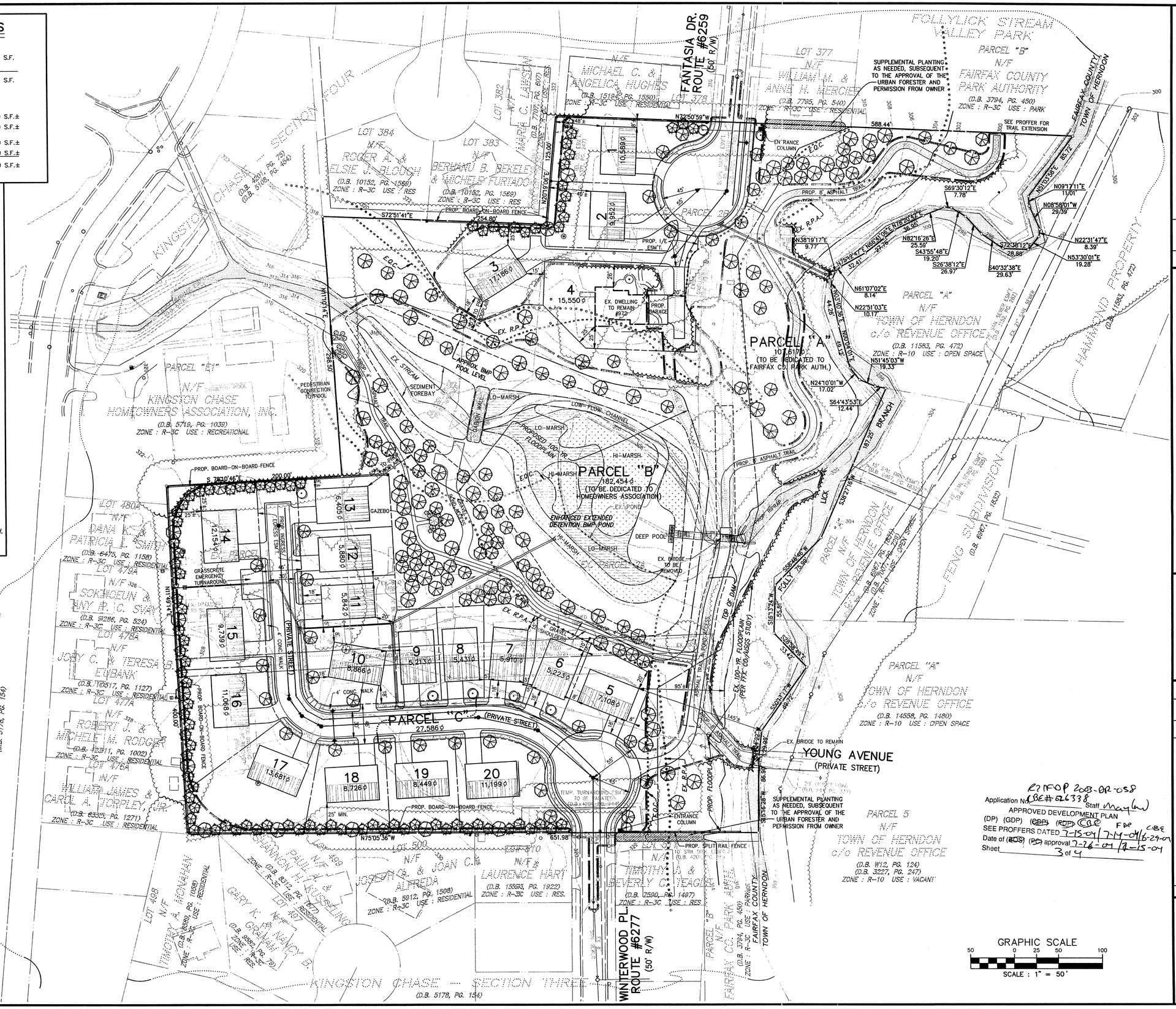
TREE COVER REQUIRED	
TOTAL SITE AREA	524,043 S.F.
PERCENTAGE OF TREE COVER REQUIRED	20%
TOTAL TREE COVER REQUIRED	104,809 S.F.

TREE COVER PROVIDED	
AREA OF EXISTING TREES TO BE PRESERVED OUTSIDE OF FLOODPLAIN & RPA	17,400 S.F.±
25% CREDIT FOR TEN YEAR GROWTH	4,350 S.F.±
AREA OF EXISTING TREES TO BE PRESERVED IN FLOODPLAIN & RPA	63,200 S.F.±
AREA OF TREES TO BE PLANTED	40,000 S.F.±
TOTAL TREE COVER PROVIDED (24%± OF SITE AREA)	124,950 S.F.±

LEGEND

- LIMITS OF CLEARING & GRADING
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING UTILITY LINE & POLE
- EX. SAN. SEWER & EASEMENT
- PROPOSED SANITARY SEWER
- EX. STORM DRAIN & EASEMENT
- PROPOSED STORM DRAIN
- EX. WATERMAIN & EASEMENT
- PROPOSED WATERMAIN
- 100-YEAR FLOODPLAIN
- E.Q.C. BOUNDARY
- APPROX. LOCATION OF R.P.A. (PER COUNTY RECORDS)
- SHADE TREE (2" CAL)
- EVERGREEN TREE (8' HGT)
- ORNAMENTAL TREE (2" CAL)
- MED. DECIDUOUS SHRUB
- MED. EVERGREEN SHRUB
- GROUND COVER/PERENNIALS

* LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATION AND SPECIES ARE TO BE DETERMINED AT FINAL SITE PLAN. NATIVE OR OTHER DESIRABLE SPECIES WILL BE USED WHEREVER POSSIBLE.



NO.	DATE	REVISION PRIOR TO APPROVAL
6.	6-24-04	COUNTY COMMENTS (KJV)
5.	6-11-04	COUNTY COMMENTS & REVISED POND DESIGN (KJV)
4.	4-5-04	DEDICATE LAND TO PARK AUTHORITY (KJV)
3.	3-31-04	COUNTY COMMENTS (KJV)
2.	2-12-04	COUNTY COMMENTS (KJV)
1.	1-22-04	COUNTY COMMENTS (KJV)

CPJ Associates
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CONCEPTUAL / FINAL DEVELOPMENT PLAN

YOUNG PROPERTY

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2003-DR-058

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
6-24-04
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROV.	DATE
	REVISIONS			

RZ/FDP 2003-DR-058
Application No. CBE#626338 Staff Mayhew
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (RDP) CBE FDP CBE
SEE PROFFERS DATED 7-15-04 / 7-14-04 / 6-29-04
Date of (BOS) (PC) approval 7-26-04 / 7-15-04
Sheet 3 of 4

DESIGN	DRAFT	DATE	SCALE	NO.
KJV	KJV	AUG. 2003	HORIZ. 1" = 50' VERT. ---	

APPROVED

SHEET 3 OF 4

FILE NO.: 02-529-203

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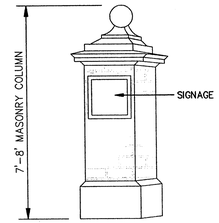
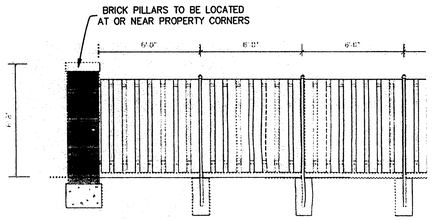


ENTRANCE COLUMN
NOT TO SCALE

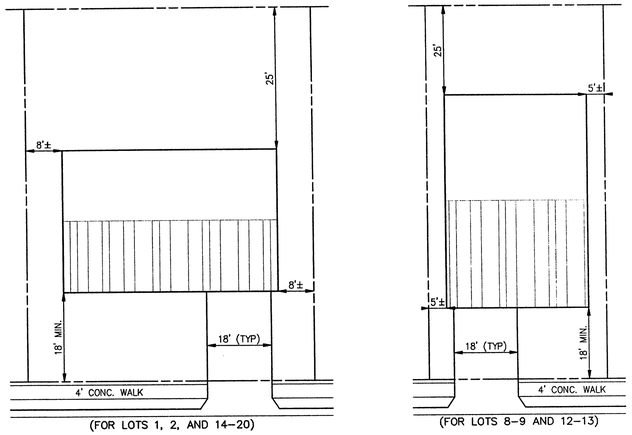
(FOR LOTS 1-3, 5, 10, AND 14-20)



TYPICAL FENCE
NOT TO SCALE

(FOR LOTS 6-9 AND 11-13)

ILLUSTRATIVE ARCHITECTURAL ELEVATIONS
NOT TO SCALE



(FOR LOTS 1, 2, AND 14-20)

(FOR LOTS 8-9 AND 12-13)

TYPICAL LOT LAYOUT
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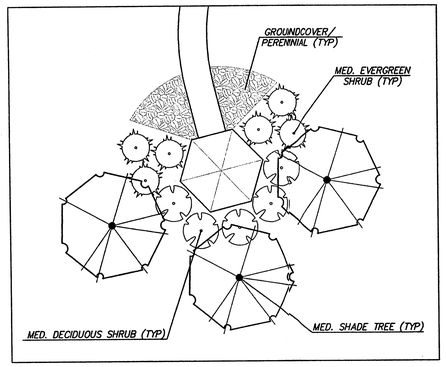
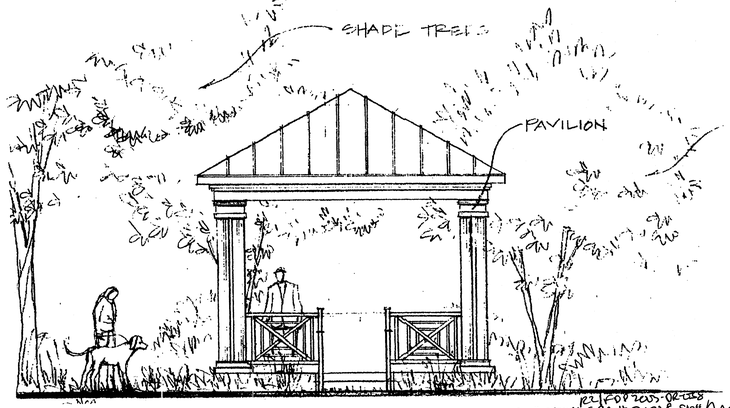


GAZEBO LANDSCAPING
SCALE : 1" = 10'



GAZEBO ELEVATION
NOT TO SCALE

Application No. RZ/FDP 2003-DR-058 CBE #026338 Staff Maylan
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (~~CDP~~) (~~FDP~~) (CBE) ROP
SEE PROFFERS DATED 7-15-04 / 7-14-04 / 6-27-04
Date of (~~BOS~~) (~~PC~~) approval 7-26-04 / 7-15-04
Sheet 4 of 4

CBE

NO.	DATE	REVISION PRIOR TO APPROVAL
3.	6-24-04	REVISED ARCH. ELEVATIONS (KJV)
2.	6-11-04	COUNTY COMMENTS (KJV)
1.	2-11-04	COUNTY COMMENTS (KJV)

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ELEVATIONS & DETAILS

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FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
6-24-04
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPRVD.	DATE

REVISIONS

DESIGN KJV | DRAFT KJV | APPROVED | DATE OCT. 2003 | SCALE HORIZ: --- VERT: ---

SHEET 4 OF 4

FILE NO.: 02-529-204

RZ 2003-DR-058

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