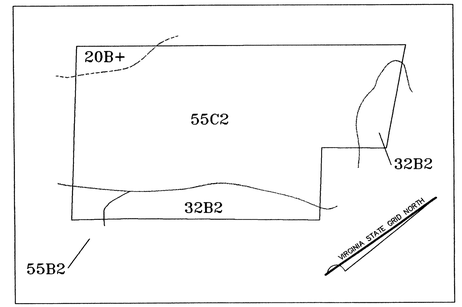
LANDSCAPE LEGEND

- EXISTING TREE COVER
- PROPOSED TREE SAVE
- PROPOSED DECIDUOUS TREE, 2-2.5" CAL.
- PROPOSED EVERGREEN TREE, 6-7' HT.
- PROPOSED FLOWERING TREE, 6-8' HT.
- PROPOSED SHRUB / HEDGE

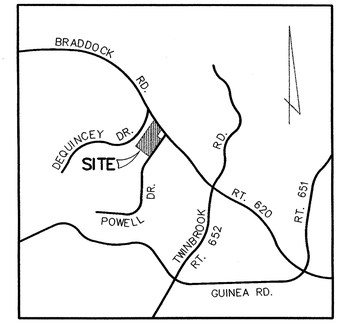
LEGEND

- LOT LINE
- PROPOSED 4' SIDEWALK
- PROPERTY LINE
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED 8" WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED OPEN SPACE
- SPECIAL PAVEMENT



SOILS MAP
1" = 200'

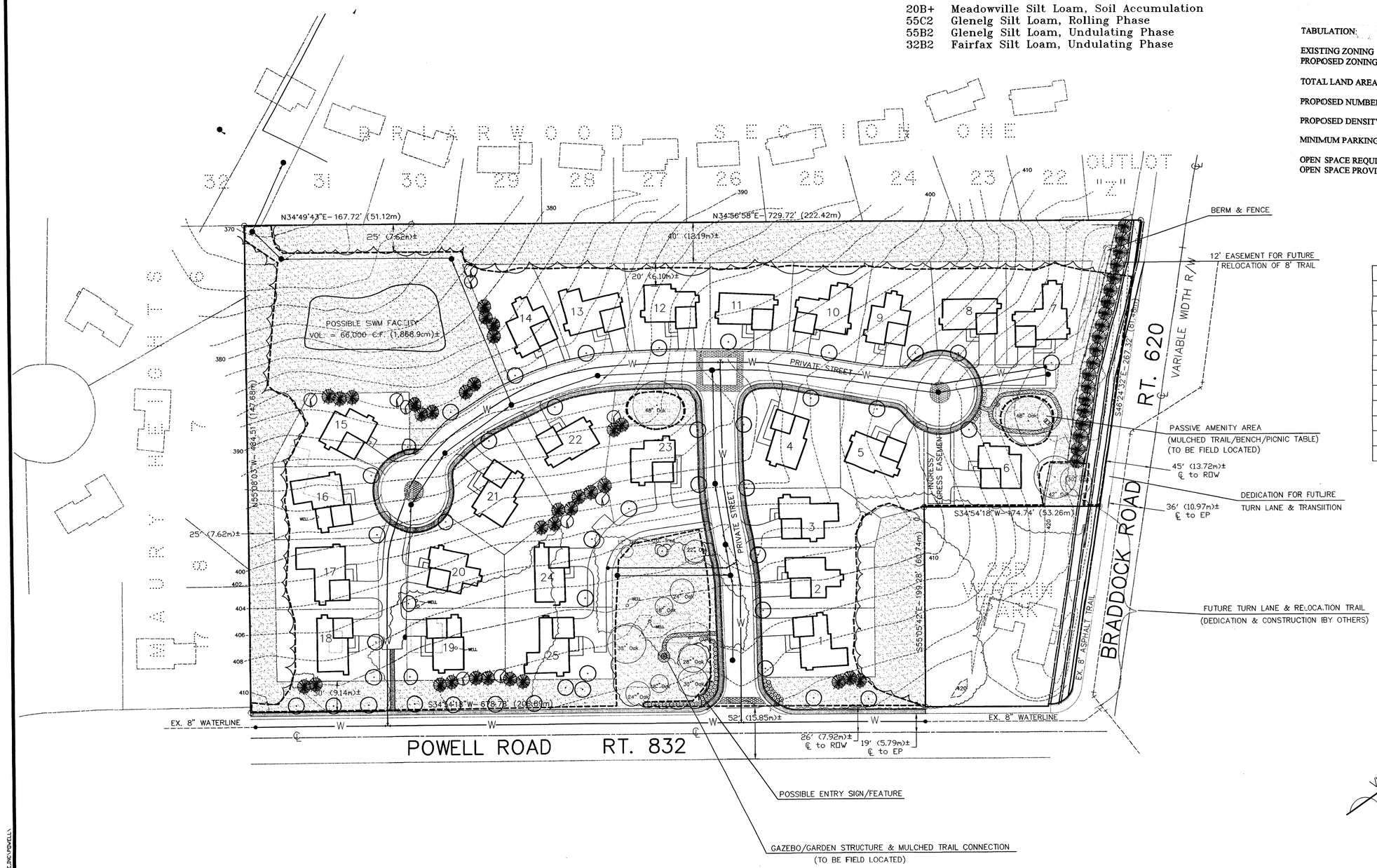
20B+	Meadowville Silt Loam, Soil Accumulation
55C2	Glenelg Silt Loam, Rolling Phase
55B2	Glenelg Silt Loam, Undulating Phase
32B2	Fairfax Silt Loam, Undulating Phase



VICINITY MAP SCALE - 1 : 2000

TABULATION:

EXISTING ZONING	R-1 AND R-3
PROPOSED ZONING	PDH-3
TOTAL LAND AREA	8.84± AC
PROPOSED NUMBER OF SINGLE FAMILY DETACHED DWELLING UNITS	25
PROPOSED DENSITY	2.83 DU/AC
MINIMUM PARKING SPACES REQUIRED/PROVIDED	50
OPEN SPACE REQUIRED (20%)	1.77± AC
OPEN SPACE PROVIDED (30%)	2.65± AC



APPROXIMATE LOT SIZES

Lot 1	7800± SF	Lot 14	7390± SF
Lot 2	7040± SF	Lot 15	8450± SF
Lot 3	7050± SF	Lot 16	7350± SF
Lot 4	9200± SF	Lot 17	7210± SF
Lot 5	8300± SF	Lot 18	7390± SF
Lot 6	7000± SF	Lot 19	7280± SF
Lot 7	7790± SF	Lot 20	7650± SF
Lot 8	7080± SF	Lot 21	8100± SF
Lot 9	7010± SF	Lot 22	7890± SF
Lot 10	7010± SF	Lot 23	7280± SF
Lot 11	7020± SF	Lot 24	8430± SF
Lot 12	7000± SF	Lot 25	7750± SF
Lot 13	7000± SF		

Application No. RZ /FDP 1997-BR-004 Staff TRACY SWAGLER
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-10-99
Date of (BOS) (PC) approval (BOS 3-8-99) (PC 2-10-99)
Sheet 1 of 2

REV. JAN. 20, 1999
REV. JAN. 8, 1999

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JAN 21 1999
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
1-20-99
PROFESSIONAL ENGINEER

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118

RZ 1997-BR-004

CONCEPTUAL AND FINAL DEVELOPMENT PLAN
JCE/Powell Road
FAIRFAX COUNTY, VIRGINIA
BRADDOCK DISTRICT

Drawn By	MEH
Designed By	DMC
Checked By	PGY
Date	8-25-98
Scale	1 : 50'
Plan Number	
Zoned	PDH-3
Sheet	1 of 2
File Number	M- 9917

O:\PROJECT\JCE_INC\PDWELL\
P:\PROJECT\rm_inc\PDWELL\cfdp.dwg Wed Jan 20 15:12:51 1999 m.cossaboom-landscape architecture
HP DesignJet 755CM Hewlett-Packard HP-GL/2 devices, ADI 4.3 - for Autodesk by HP

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 69-1 ((1)) 27; AND ((2)) 21, 22, 23, 24R. THE PROPERTY IS CURRENTLY ZONED R-1 AND R-3.

2. THE BOUNDARY INFORMATION IS FROM A FIELD SURVEY PREPARED BY DEWBERRY & DAVIS.

3. THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO (2) FEET PREPARED BY OTHERS FROM A FIELD SURVEY. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

4. ACCORDING TO THE FAIRFAX COUNTY ASSESSMENT FILE RECORDS AND AN ALTA SURVEY(S) PREPARED EARLIER THIS YEAR, THERE ARE FOUR (4) SINGLE FAMILY DETACHED DWELLINGS AND RELATED ACCESSORY STRUCTURES LOCATED ON THE SUBJECT PROPERTY. THREE (3) OF THE SINGLE FAMILY DETACHED DWELLINGS WERE CONSTRUCTED IN 1949, 1950 AND 1951. THE DATE OF CONSTRUCTION OF THE FOURTH DWELLING IS UNKNOWN. ALL EXISTING STRUCTURES WILL BE DEMOLISHED.

5. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE OR MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY.

6. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY, NO RESOURCE PROTECTION AREA (RPA) OR NO ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED IN THE COMPREHENSIVE PLAN LOCATED ON THE SUBJECT PROPERTY.

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

8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES LOCATED OR STORED ON THE SUBJECT PROPERTY, AND TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

9. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY IS FURNISHED ON A SEPARATE ASSOCIATED DOCUMENT.

10. THE SUBJECT PROPERTY IS LOCATED IN SECTOR P2 MAIN BRANCH COMMUNITY PLANNING SECTOR, POHICK PLANNING DISTRICT IN AREA III OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDATION FOR THE SUBJECT PROPERTY IS SINGLE FAMILY DETACHED DWELLINGS AT A DENSITY OF TWO (2) TO THREE (3) DWELLING UNITS PER ACRE. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THIS RECOMMENDATION.

11. THE COMPREHENSIVE PLAN RECOMMENDS A BICYCLE TRAIL ON THE NORTHERN SIDE OF BRADDOCK ROAD. THERE ARE NO COMPREHENSIVE PLAN TRAILS RECOMMENDED ON THE SUBJECT PROPERTY.

12. GIVEN THE NATURE AND SIZE OF THE PROPOSED DEVELOPMENT, NO COMMUNITY OR PUBLIC FACILITIES ARE PROPOSED. A SPECIAL AMENITY IS PROPOSED IN THE FORM OF AN OPEN SPACE SYSTEM THAT WILL SURROUND THE PROPOSED DEVELOPMENT AND INCORPORATE SEVERAL SIGNIFICANT TREE SAVE AREAS. THE RECREATIONAL FACILITIES REQUIRED BY THE PROVISIONS SET FORTH IN SECT. 6-110 OF THE ZONING ORDINANCE WILL BE PROVIDED OFF-SITE AT A LOCATION TO BE APPROVED BY THE BOARD OF SUPERVISORS.

13. PARKING SPACES WILL BE PROVIDED FOR THE PROPOSED SINGLE FAMILY DETACHED DWELLING UNITS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

14. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED FOR THE SUBJECT PROPERTY IN A PROPOSED DRY POND ON SITE AS REPRESENTED ON THE GRAPHIC. THE CONFIGURATION AND ESTIMATED SIZE AND VOLUME REPRESENTED FOR THE DETENTION FACILITY ARE PRELIMINARY AND SUBJECT TO REVISION BASED ON FINAL ENGINEERING.

15. OTHER THAN THE EXISTING TREE COVER ON THE SUBJECT PROPERTY, THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.

16. GIVEN THE SURROUNDING LAND USE PATTERN AND THE PROPOSED DEVELOPMENT PROGRAM OF SINGLE FAMILY DETACHED DWELLING UNITS, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES. AGAIN, GIVEN THE PROPOSED DEVELOPMENT PROGRAM OF SINGLE FAMILY DETACHED DWELLINGS, THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIREMENT.

17. THE OPEN SPACE CALCULATION PRESENTED IN THE TABULATION IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-309 OF THE ZONING ORDINANCE. THE PROPOSED OPEN SPACE WILL BE COMMON OPEN SPACE TO BE DEEDED TO A HOMEOWNERS ASSOCIATION. THE PROPOSED USE OF THE OPEN SPACE WILL BE PASSIVE RECREATION AND STORMWATER MANAGEMENT. IT IS TO BE UNDERSTOOD THAT THERE MAY BE UTILITY CROSSINGS OF THE OPEN SPACE AREAS WHICH WILL BE KEPT TO A MINIMUM.

18. THE DENSITY PRESENTED IN THE TABULATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-308 OF THE ZONING ORDINANCE. IT IS TO BE NOTED THAT SINCE THE PROPOSED UNIT YIELD IS LESS THAN FIFTY (50) DWELLING UNITS, THERE IS NO AFFORDABLE DWELLING UNIT (ADU) REQUIREMENT BASED ON THE PROVISION SET FORTH IN PAR. 1 OF SECT. 2-802 OF THE ZONING ORDINANCE.

19. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER THAT WILL BE EXTENDED TO THE PROPERTY AS REPRESENTED ON THE GRAPHIC.

AS REPRESENTED ON THE GRAPHIC, THERE ARE SEVERAL EXISTING WELLS LOCATED ON THE SUBJECT PROPERTY. THEY WILL BE ABANDONED AND CAPPED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS SET FORTH IN CHAPTER 70 OF THE FAIRFAX COUNTY CODE.

20. THE DWELLING UNITS AND RELATED DRIVEWAYS REPRESENTED ON THE GRAPHIC ARE ILLUSTRATIVE AND SUBJECT TO VARYING FOOTPRINTS AND MINIMUM YARDS BASED ON MARKET CONDITIONS AND FINAL ARCHITECTURE AND ENGINEERING. IN NO INSTANCE, HOWEVER, WILL THE OPEN SPACE BUFFER BEHIND LOTS 7-14 BE LESS THAN 40 FEET. FURTHER, THE CLOSEST DISTANCE TO THE OPEN SPACE BUFFER FROM A HOUSE (TO INCLUDE A GARAGE, PORCH, DECK, ETC.) ON PROPOSED LOTS 7-14 WILL BE GREATER THAN OR EQUAL TO THE CLOSEST DISTANCE FROM THE HOUSE TO THE STREET OR PIPESTEM SERVICING THE HOUSE.

THE LOCATIONS OF THE LOT LINES SHOWN ON THE GRAPHIC, THE LOT SIZES AND THE LIMITS OF CLEARING AND GRADING ARE ALL APPROXIMATE AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING AND DESIGN. IT IS UNDERSTOOD THAT THERE MAY BE UTILITY CROSSINGS IN THE LIMITS OF CLEARING AND GRADING WHICH WILL BE KEPT TO A MINIMUM. PURSUANT TO PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, IT IS FURTHER UNDERSTOOD THAT MINOR MODIFICATIONS FROM THE CDP/FDP MAY BE PERMITTED AS DETERMINED BY THE ZONING ADMINISTRATOR.

21. AS NOTED ADJACENT TO THE GRAPHIC THE LOT SIZES IN THE PROPOSED DEVELOPMENT WILL RANGE FROM 7,000± SQUARE FEET TO 9,000± SQUARE FEET.

22. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS AND/OR WALLS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.

23. ARCHITECTURAL SKETCHES OF THE PROPOSED UNITS ARE NOT AVAILABLE AT THIS TIME.

24. CONSTRUCTION OF ALL REQUIRED PUBLIC IMPROVEMENTS WILL BE PERFORMED IN CONJUNCTION WITH THE NORMAL APPROVAL AND LAND DEVELOPMENT PROCESS.

25. AS NOTED ON THE GRAPHIC, THE PROPOSED STREET THAT WILL SERVE THE PROPOSED DEVELOPMENT IS A PRIVATE STREET. IT IS IN EXCESS OF 600 FEET IN LENGTH. A WAIVER OF THIS MAXIMUM LENGTH REQUIREMENT IS HEREBY REQUESTED.

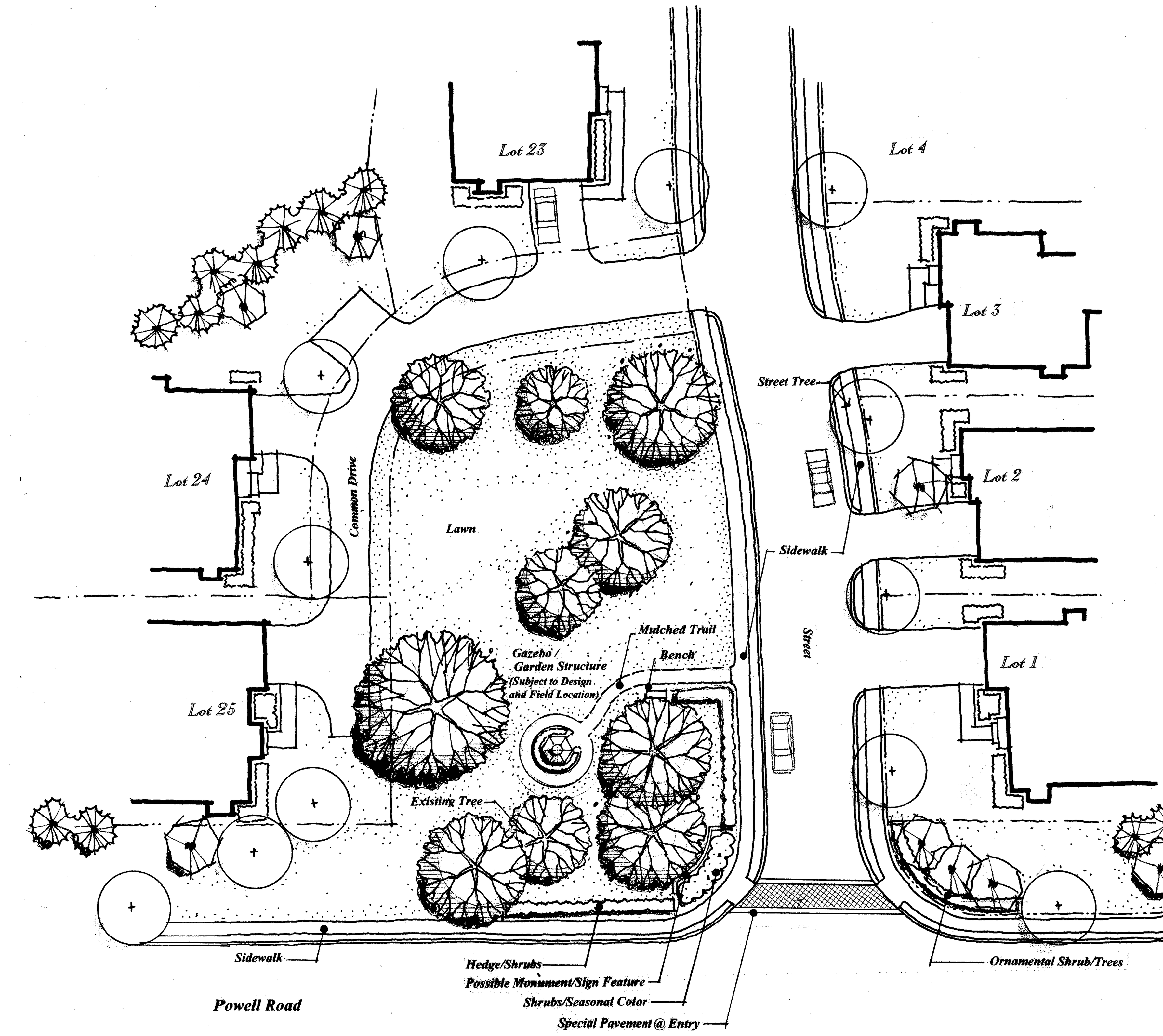
26. AS NOTED ON THE GRAPHIC, A SIDEWALK IS PROPOSED ON ONLY THE EASTERN SIDE OF THE INTERNAL PRIVATE STREET IN ACCORDANCE WITH THE PROVISION SET FORTH IN SECT. 8-0101.2 OF THE PUBLIC FACILITIES MANUAL.

27. AT THIS TIME, IT IS ANTICIPATED THAT DEVELOPMENT OF THE SUBJECT PROPERTY WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED; HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. IT IS ANTICIPATED THAT THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE CONTINUOUS PHASE.

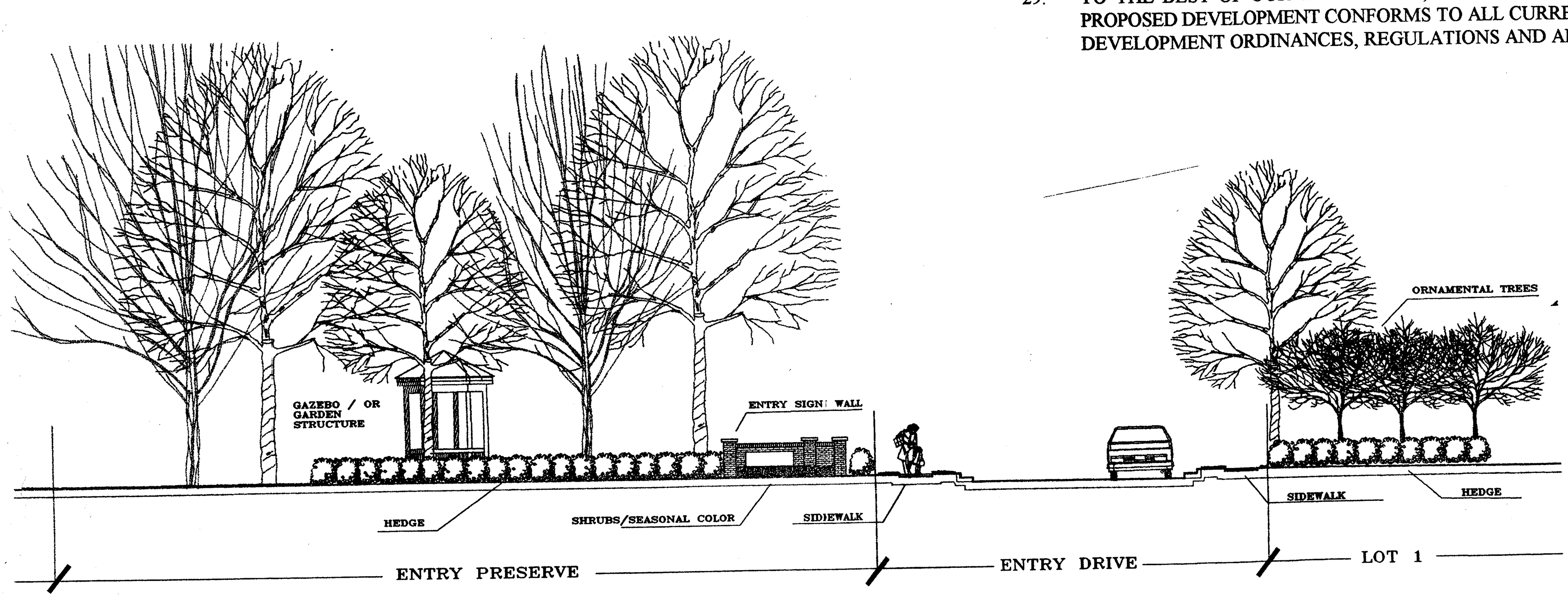
28. NOTWITHSTANDING THE CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP) ARE PRESENTED ON ONE DOCUMENT, THE CDP SHALL CONSTITUTE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, THE TOTAL NUMBER OF DWELLING UNITS AND THE GENERAL LOCATION OF OPEN SPACE AREAS. THE APPLICANT RESERVES THE RIGHT TO REQUEST ONLY FINAL DEVELOPMENT PLAN AMENDMENTS FROM THE PLANNING COMMISSION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-402 OF THE ZONING ORDINANCE.

29. TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TYPICAL HOUSE ELEVATION



Detail Sketch: Entry Preserve



ENTRY SECTION AT POWELL ROAD

not to scale

RZ/FDP 1997-BR-004
Application No. ____ Staff TRACY SWAGLER
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-10-99
Date of (BOS) (PC) approval (BOS 3-8-99) (PC 2-10-99)
Sheet 2 of 2

Revised 1-20-99
Revised 1-8-99
Revised 9-21-98

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
1-20-99
PROFESSIONAL ENGINEER

THE ELEVATIONS AND DETAIL SKETCH PRESENTED ON THIS SHEET ARE BASED ON PRELIMINARY DESIGNS. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURAL THEME OF THE PROPOSED FEATURE AND DWELLINGS. THEY ARE SUBJECT TO MINOR MODIFICATIONS AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0116

RZ 1997-BR-004

NOTES AND TABULATION

JCE/Powell Road

FAIRFAX COUNTY, VIRGINIA

BRADDOCK DISTRICT

Drawn By	MEH
Designed By	DMC
Checked By	PGY
Date	8-25-98
Scale	N/A
Plan Number	
Zoned	PDH-3
Sheet	2 of 2
File Number	M-9917

:\PROJECT\jce.inc\POWELL\fdpn&ts.dwg Tue Jan 19 08:50:50 1999 m.cossaboon-landscape architecture
P DesignJet 755CM Hewlett-Packard HP-GL/2 devices, ADI 4.3 - for Autodesk by HP
G:\PROJECT\JCE.INC\POWELL\