CONCEPTUAL / FINAL DEVELOPMENT PLAN

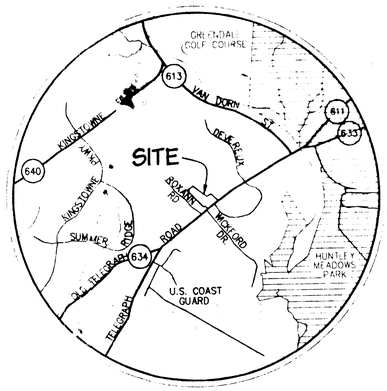
CARRINGTON

LEE DISTRICT

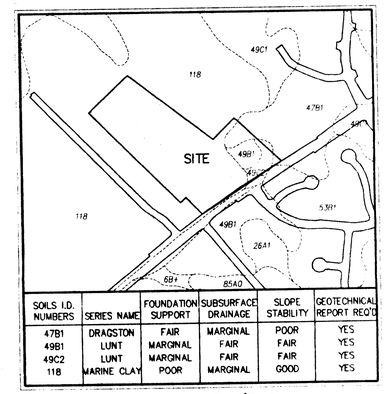
FAIRFAX COUNTY, VIRGINIA

RZ 98-LE-039

RZ/FDP
Application No. 1998-LE-039 Staff Goodfriend
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-11-99
Date of (BOS) (PC) approval 4-5-99
Sheet 1 of 9



VICINITY MAP
SCALE : 1:24,000



SOILS I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	GEOTECHNICAL REPORT REQ'D
47B1	DRAGSTON	FAIR	MARGINAL	POOR	YES
49B1	LUNT	MARGINAL	FAIR	FAIR	YES
49C2	LUNT	MARGINAL	FAIR	FAIR	YES
118	MARINE CLAY	POOR	MARGINAL	GOOD	YES

SOILS MAP/DATA
SCALE : 1:6,000

SITE TABULATIONS

SITE AREA = 13.41± ACRES (5.43±ha)

	PDH 4 REQUIRED	PROVIDED
NUMBER OF UNITS	-	32 SINGLE-FAMILY DETACHED
DENSITY	4DU/AC (10 DU/ha) MAX	2.38 DU/AC (6.07 DU/ha)
MINIMUM LOT SIZE	N/A	N/A
MAXIMUM BUILDING HEIGHT	N/A	35' (10.67m)
OPEN SPACE (PARCEL "A")	20%	30% ± OR 4.10 ACRES± (1.66ha±)
RIGHT-OF-WAY DEDICATION	N/A	1.58 ACRES± (0.64ha)
BUILDING SETBACKS		
FRONT*	N/A	20'±
SIDE	N/A	5'
REAR	N/A	20'

*BUILDING SETBACKS MAY VARY WITH FINAL ENGINEERING PLANS.

GENERAL NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP # 91-2 ((1)) PARCELS 17 & 18, & # 91-4 ((1)) PCL 9. THE PARCELS ARE CURRENTLY ZONED R-4 AND R-1. THE PROPOSED ZONING IS PDH-4.
2. NO TITLE REPORT FURNISHED.
3. THE PROPERTY SHOWN HEREON, PARCELS 9 & 17, ARE CURRENTLY IN THE OWNERSHIP OF: CARR-SKYLINE LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DEED BOOK 10457 PAGE 1272. THE PROPERTY SHOWN HEREON, PARCEL 18, IS CURRENTLY IN THE OWNERSHIP OF: EARNEST A. & JEANE MITTENDORFF DEED BOOK 1185 PAGE 536.
4. BOUNDARY INFORMATION TAKEN FROM A FIELD STUDY BY R.C. FIELDS FOR PCL 9 & 17, AND CHARLES P. JOHNSON & ASSOCIATES FOR PCL 18.
5. TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY BY R.C. FIELDS FOR PCL 9 & 17, AND CHARLES P. JOHNSON & ASSOCIATES FOR PARCEL 18. CONTOUR INTERVAL EQUALS ONE HALF METER.
6. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN RECOMMENDATION OF 3-4 UNITS/ACRE THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT.
7. THERE ARE NO DENSITY REDUCTIONS REQUIRED BY ZONING ORDINANCE ARTICLE 2-308.2 AND 4.
8. THERE ARE NO 100-YEAR FLOODPLAINS, RESOURCE PROTECTION AREAS (RPAs) OR EQCs LOCATED ON THIS SITE.
9. THE MAXIMUM NUMBER OF PROPOSED SINGLE-FAMILY DETACHED UNITS IS 32. THE PROPOSED DENSITY FOR THE SITE IS 2.38 UNITS PER ACRE.
10. PROPOSED PUBLIC IMPROVEMENTS:
    a) WATER SERVICE TO BE PROVIDED FROM AN EXISTING MAINS LOCATED IN TELEGRAPH ROAD & ROXANN ROAD.
    b) SANITARY SERVICE TO BE PROVIDED BY A CONNECTION TO AN EXISTING 8" SANITARY SEWER IN TELEGRAPH ROAD.
11. ALL COMMON OPEN SPACE (PARCEL A) WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
12. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL.
13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN THE 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.
14. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES FOR PRESERVATION. SPECIAL AMENITIES ARE NOT PROPOSED WITHIN THE DEVELOPMENT.
15. THE DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
16. THE PROPOSED DEVELOPMENT WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS NOTED.
    - A PARTIAL WAIVER OF STORMWATER MANAGEMENT.
    - A MODIFICATION TO THE PHOSPHORUS REMOVAL REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
    - A WAIVER TO INCREASE THE STREET GRADE AND CUL-DE-SAC GRADE.
    - A WAIVER FOR PIPESTEM LOTS TO EXCEED 20% OF THE LOTS.
    - A WAIVER TO USE VDOT CUL-DE-SAC RADIUS.
17. MINOR DEVIATIONS MAY RESULT FROM FINAL ENGINEERING SUCH AS THE LOCATION OF UTILITIES, LOTLINES, LOT AREAS AND THE LIMITS OF CLEARING AND GRADING.
18. BEST MANAGEMENT PRACTICES WILL BE PROVIDED ON-SITE. (SEE NOTE 16).
19. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
20. THERE IS NO SCREENING REQUIRED BY ARTICLE 13. THE LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN.
21. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.
22. NO TRAILS ARE REQUIRED PER THE COMPREHENSIVE PLAN.
23. EXISTING ON-SITE STRUCTURES AND DRIVEWAYS ARE TO BE REMOVED. THE DATE OF CONSTRUCTION IS NOT KNOWN.
24. THERE IS NO OTHER INFORMATION REQUIRED BY ARTICLE 7.
25. EXISTING WELL ON PARCEL 18 TO BE REMOVED AND OR CAPPED PER HEALTH DEPARTMENT REGULATIONS.
26. THE DEVELOPER RESERVES THE RIGHT TO ADD LANDSCAPING BETWEEN THE STORMWATER MANAGEMENT POND AND TELEGRAPH ROAD DURING FINAL ENGINEERING IF APPROVED BY THE DEPT. OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.
27. THE PROPOSED LANDSCAPING AND FENCING SHOWN IS ILLUSTRATIVE AND MAY BE MODIFIED DURING FINAL ENGINEERING.

DENSITY CALCULATION PER SECTION 2-308

SITE AREA	13.41± AC
AMT. OF MARINE CLAY	11.57± AC
30% OF SITE	4.02± AC
DIFFERENCE	7.55± AC
7.55 AC x 2 DU/AC =	15.10 UNITS
5.86 AC x 4 DU/AC =	23.44 UNITS
TOTAL	38.54 UNITS

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
APR 12 1999
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
12-28-98
PROFESSIONAL ENGINEER

TABLE OF CONTENTS

1. COVER SHEET
2. FINAL DEVELOPMENT PLAN

DEVELOPER

CARR-SKYLINE LLC
7535 LITTLE RIVER TURNPIKE, SUITE 325
ANNANDALE, VIRGINIA 22003
(703)658-6060

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: 7/15/98
REVISED: 10/8/98
REVISED: 11/6/98
REVISED: 12/29/98

Acad Dwg: 00-E0411

Plotted: 12/24/98 10:37

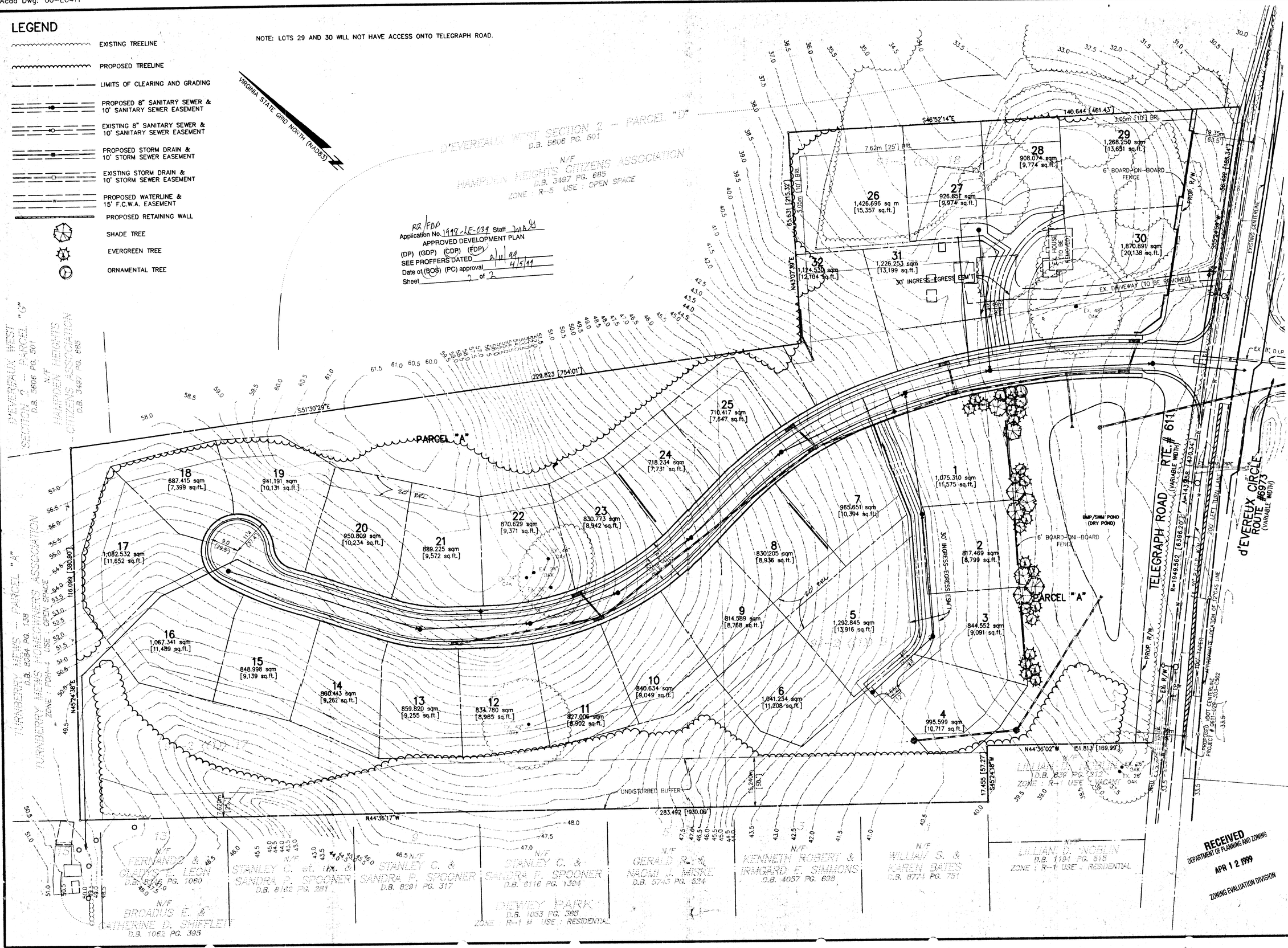
LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE
- LIMITS OF CLEARING AND GRADING
- PROPOSED 8" SANITARY SEWER & 10' SANITARY SEWER EASEMENT
- EXISTING 8" SANITARY SEWER & 10' SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN & 10' STORM SEWER EASEMENT
- EXISTING STORM DRAIN & 10' STORM SEWER EASEMENT
- PROPOSED WATERLINE & 15' F.C.W.A. EASEMENT
- PROPOSED RETAINING WALL
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE

NOTE: LOTS 29 AND 30 WILL NOT HAVE ACCESS ONTO TELEGRAPH ROAD.

VIRGINIA STATE GRID NORTH (NAD83)

RZ/FDP
Application No. 1998-LE-039 Staff JAA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/11/99
Date of (BOS) (PC) approval 4/5/99
Sheet 2 of 2



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DEPARTMENT OF PLANNING AND ZONING
APR 12 1999
ZONING EVALUATION DIVISION

NO.	DATE	REVISION	BY
3.	12/23/98	ADD FENCES AND LANDSCAPING AND ADJUST LOT LINES OF LOTS 26-32 (KJV).	
2.	11/6/98	ADDRESS COMMENTS (KJV).	
1.	10/8/98	ADDRESS COMMENTS (MJB).	

PRIOR TO APPROVAL

Charles P. Johnson & Associates, Inc.
PLANNERS · ENGINEERS · LANDSCAPE ARCHITECTS · SURVEYORS
3959 PRINCE DRIVE, SUITE 210, FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX (703)273-8965
© 1998 CHARLES P. JOHNSON & ASSOCIATES, INC.

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LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
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PROFESSIONAL ENGINEER

DESCRIPTION	BY	APPROVED	DATE
REVISIONS			

CARR HOMES
7535 LITTLE RIVER TURNPIKE
SUITE 325
ANNANDALE, VIRGINIA 22003

DESIGN: DRAFT
APPROVED
DATE: JUNE, 1998
SCALE: HORIZ: 1:500 VERT: ---
SHEET 2 OF 2
FILE NO. 98-509-09