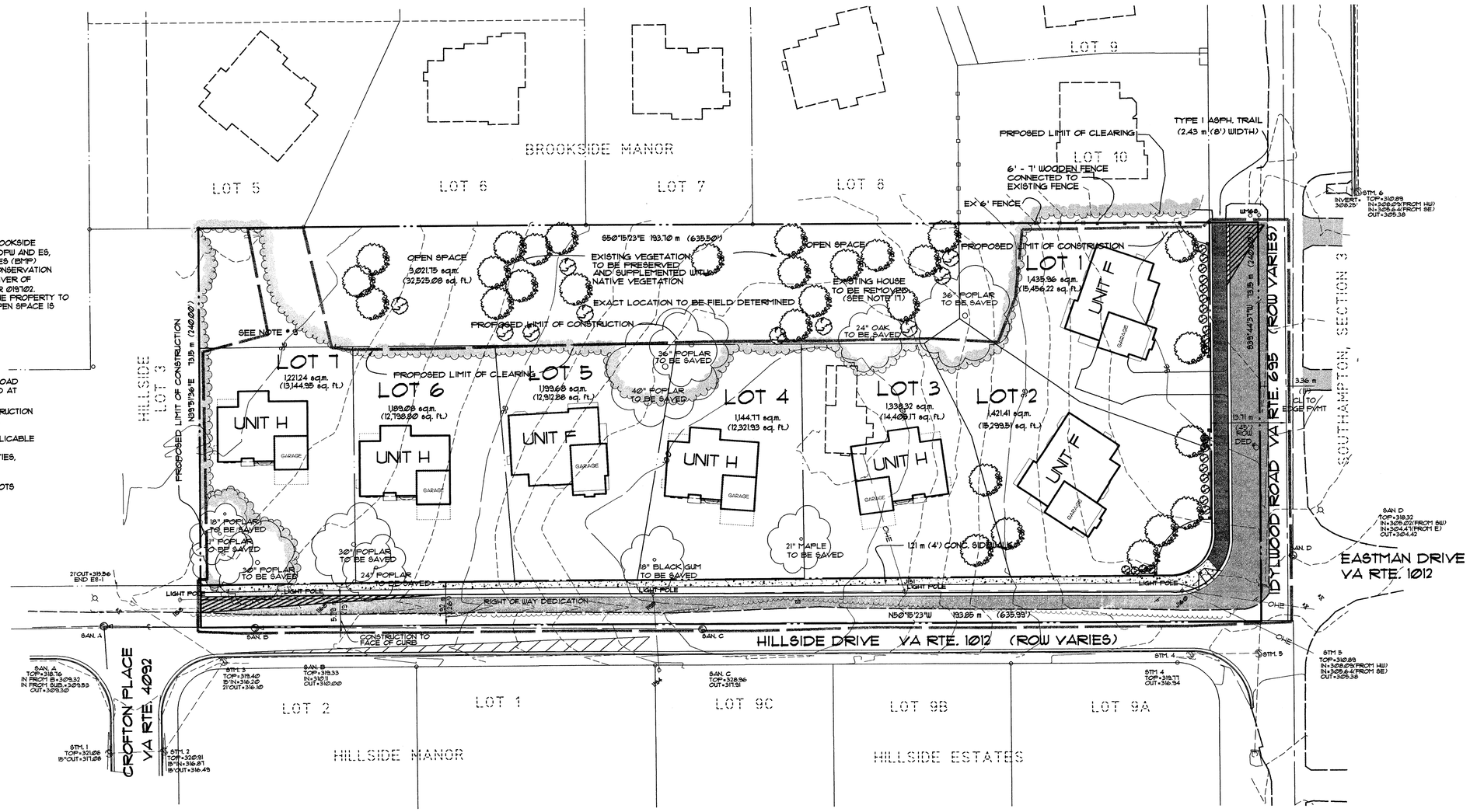
NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX MAP NO. 40-1-((1))-PARCEL 18.
2. THE PROPERTY IS CURRENTLY ZONED R-2.
3. TITLE OWNER: JAREN G. & LINDA K. VAN DEN HEUVEL
   11446 BRONZEDALE DRIVE
   OAKTON, VA 22124

   CONTRACT PURCHASER: EDGEMOORE HOMES, INC.
   9479B SILVER KING COURT
   FAIRFAX, VA 22031
4. TOTAL SITE AREA IS 14175.0 sq. m (3.502 AC)
5. TOPOGRAPHY IS FROM A MAY, 1998 FIELD SURVEY BY PACIULLI, SIMMONS ASSOCIATES, LTD. CONTOUR INTERVAL IS 0.5 m (1.64'). BOUNDARY IS FROM FIELD SURVEY BY PACIULLI, SIMMONS ASSOCIATES, DATED MAY, 1998.
6. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
7. THE PROPERTY SHOWN ON THIS GENERAL DEVELOPMENT PLAN IS IN THE DRANESVILLE DISTRICT, THE PIMMIT SANITARY SEWER DISTRICT, AND THE PIMMIT RUN WATERSHED. PUBLIC WATER AND SEWER SHALL BE PROVIDED THROUGH EXISTING FACILITIES.
8. THE COMPREHENSIVE PLAN CALLS FOR A TYPE 1 ASPHALT BICYCLE TRAIL ALONG BOTH SIDES OF IDYLWOOD ROAD. A 1.2 m (4') CONCRETE SIDEWALK WILL BE PROVIDED ALONG HILLSIDE DRIVE AS PER THE P.F.M.
9. STORMWATER MANAGEMENT IS PROVIDED FOR IN AN EXISTING FACILITY IN BROOKSIDE MANOR. A WAIVER OF STORMWATER MANAGEMENT WAS REQUESTED THROUGH DPW AND ES, AND GRANTED UNDER WAIVER NUMBER 019703. BEST MANAGEMENT PRACTICES (BMP) IS BEING PROVIDED BY PRESERVING THE EXISTING OPEN SPACE AND A CONSERVATION EASEMENT BEING PLACED ON THE DESIGNATED OPEN SPACE. A PARTIAL WAIVER OF BMP WAS REQUESTED THROUGH DPW AND ES, AND APPROVED UNDER WAIVER 019702. ADDITIONAL CLEARING MAY BE REQUIRED AT THE NORTHWEST CORNER OF THE PROPERTY TO PROJECT DRAINAGE OUTFALL. PROPOSED CLEARING LIMITS SHOWN WITHIN OPEN SPACE IS THE ANTICIPATED REQUIREMENT FOR STORM OUTFALL FOR THIS SITE.
10. THERE ARE NO RPA AREAS WITHIN THIS SITE. THE CLOSEST RPA BOUNDARY IS APPROXIMATELY 229.1 m (675') NORTHWEST OF THE PROJECT SITE. THE BOUNDARIES OF THE RPA ARE PER FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA MAPS, AS REVISED MARCH 21, 1994.
11. THERE ARE NO SPECIAL AMENITIES PROPOSED WITHIN THE DEVELOPMENT
12. PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS DEVELOPMENT INCLUDE PUBLIC ROAD FRONTAGE IMPROVEMENTS (HIGHLIGHTED ALONG IDYLWOOD ROAD AND HILLSIDE DRIVE, THIS SHEET). THESE IMPROVEMENTS WILL BE PROVIDED AT THE SAME TIME AS CONSTRUCTION OF THE SUBDIVISION.
13. DEVELOPER WISHES TO PURSUE SUBDIVISION PLAN PROCESSING AND CONSTRUCTION IN AN EXPEDITIOUS MANNER AS SOON AS REZONING APPROVAL IS GRANTED.
14. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE.
15. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
16. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES, AND THOSE SHOWN ARE APPROXIMATE.
17. THE EXISTING HOUSE WAS BUILT IN 1930, AND WILL BE DEMOLISHED.
18. THIS SITE IS PREDOMINANTLY TREED AND REQUIRES CLEARING WITHIN THE LOTS FOR PURPOSES OF CONSTRUCTION.
19. HOUSE LOCATIONS AND TYPES ARE CONCEPTUAL ONLY, AND MAY VARY DEPENDING UPON ENGINEERING REQUIREMENTS.



ZONING TABULATIONS

TOTAL AREA OF SITE	3.502 AC (14,172.09 sq. m.)
EXISTING ZONING	R-2
(PROPOSED) ZONING	PDH-2
REQUIRED AVERAGE LOT AREA	N/A
REQUIRED MINIMUM LOT AREA	N/A
REQUIRED MINIMUM LOT WIDTHS	N/A
MINIMUM YARD REQUIREMENTS	N/A
(PROPOSED) AVG. LOT AREA	13,763 SF (1,278.64 sq. m.)
(PROPOSED) LOT SIZE RANGE	12,322 SF TO 15,456 SF (1,144.77 sq. m. TO 1,435.96 sq. m.)
MAXIMUM BUILDING HEIGHT	35 FT MAX (10.67 m.)
(PROPOSED) BUILDING HEIGHT	35 FT MAX (10.67 m.)
(PROPOSED) TOTAL NO. LOTS	7
ALLOWABLE DENSITY PDH-2	2 DU/AC (2 DU/4,046.85 sq. m.)
(PROPOSED) TOTAL DENSITY	1.99 DU/AC (1.99 DU/4,046.85 sq. m.)
OPEN SPACE REQUIRED	20% 30,509 sf (2,834.41 sq. m.)
(PROPOSED) OPEN SPACE	32,525 SF (3,021.7 sq. m.)
PARKING SPACES REQUIRED	2 SPACES PER LOT 1 WITH CONVENIENT ACCESS TO STREET
(PROPOSED) PARKING SPACES	14 SPACES (DRIVEWAYS)

SUPPLEMENTAL LANDSCAPING FOR OPEN SPACE

1. PROPOSED OVERSTORY SUPPLEMENTAL PLANTING - 20 @ 3.8 cm CALIPER
   - SAWTOOTH OAK
   - SCARLET OAK
   - PIN OAK
   - WILLOW OAK
2. PROPOSED UNDERSTORY SUPPLEMENTAL PLANTING - 10 @ 2.5 cm CALIPER
   - EASTERN REDBUD
   - FLOWERING DOGWOOD
   - AMERICAN HOP-HORNBEAM
   - AMERICAN HOLLY

R2/Fdp 1998
Application No. DR-035 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-29-99
Date of (BOS) (PC) approval 8-2-99
Sheet 1 of 1
Fdp Conditions dated 7-27-99
cdp conditions dated 8-2-99

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 25 1999
ZONING EVALUATION DIVISION

1	ADD. TREE PRESERVATION & ADDRESS STAFF COMMENTS REVISED 1/4/99
2	PDH - 2

COMMONWEALTH OF VIRGINIA
PETER J. RICHARDS, JR.
019746
6/8/99
PROFESSIONAL ENGINEER

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PACIULLI, SIMMONS AND ASSOCIATES, LTD.
• ENGINEERING • PLANNING • SURVEYING • LANDSCAPE ARCHITECTURE
11212 Waples Mill Road, Suite 100, Fairfax, Virginia 22030 (703) 934-0900

BROOKSIDE MANOR, SECTION 2
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN

SCALE: 1:400
DATE: 11/12/98
DRN: MP/MB
CKD: ERA/PR
SHEET 1 OF 1

FILE NO:
98F-2927-3

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