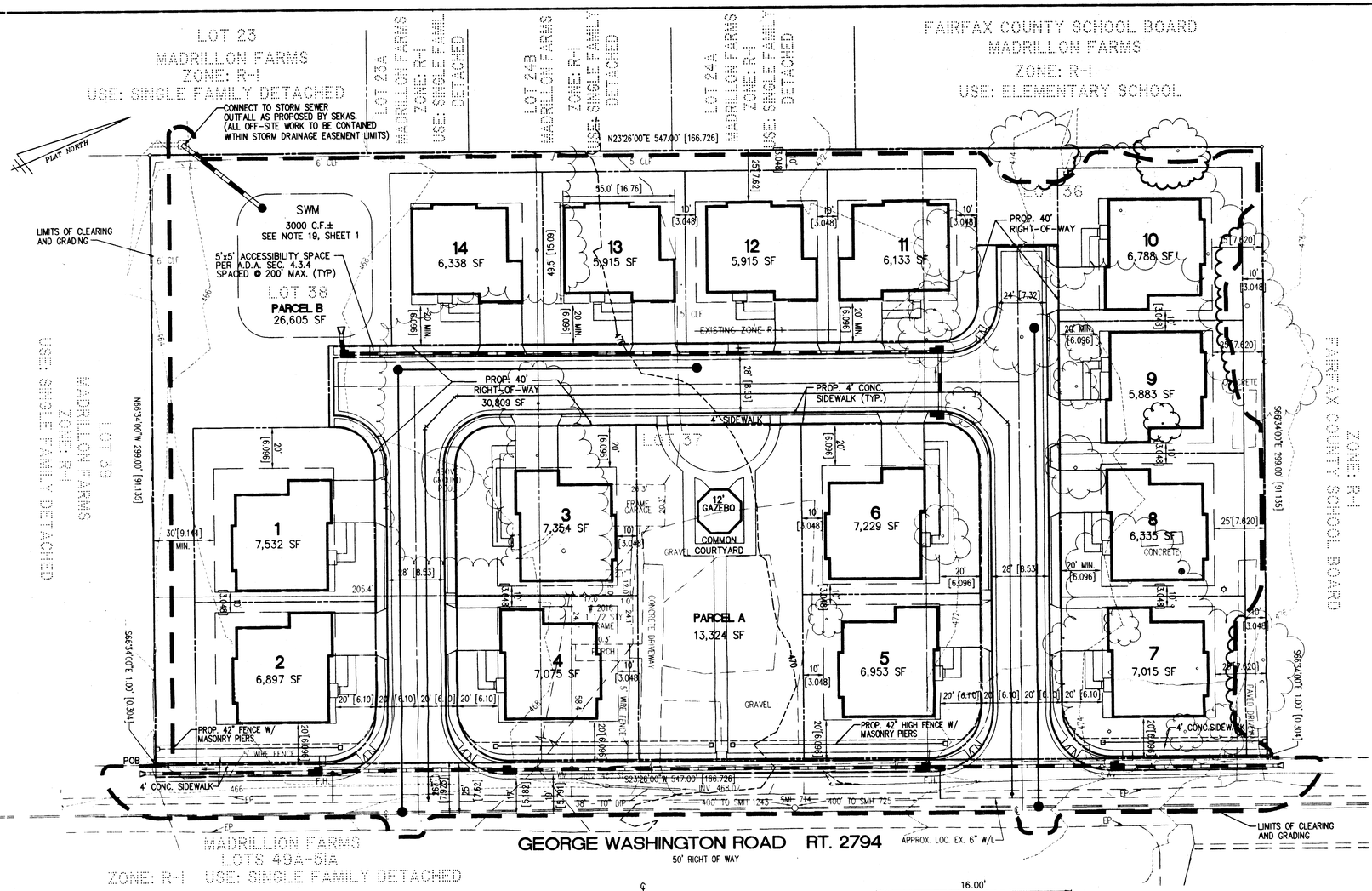
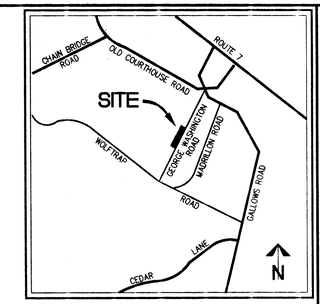




VICINITY MAP SCALE: 1"=2000'

NOTES:

1. AREA OF REZONING APPLICATION = 164,100 SQUARE FEET OR 3.7672 ACRES.
2. CURRENT PROPERTY OWNER(S):
   LOT 36 – J.A. LOVELESS HOMES, INC.
   LOT 37 – ANDREW MALONEY TRUSTEE ET AL.
   LOT 38 – ANDREW MALONEY TRUSTEE ET AL.
3. CONTRACT/ PURCHASER J.A. LOVELESS HOMES, INC.
   410 PINE STREET S.E.
   SUITE 300
   VIENNA, VA 22180 TEL. #242-1100
4. THE PROPERTY DELINEATED HERON IS LOCATED ON TAX ASSESSMENT MAP 39-1-009-36,37,38 AND IS CURRENTLY ZONED R – 1.
5. BOUNDARY AND TOPOGRAPHY IS A RESULT OF FIELD SURVEY BY THIS FIRM. CONTOUR INTERVAL IS AT TWO FEET. NO TITLE REPORT FURNISHED. THIS PLAN DOES NOT NECESSARILY SHOW ALL COVENANTS, RESTRICTIONS AND EASEMENTS WHICH MAY AFFECT THE PROPERTY.
6. THIS PLAN CONFORMS TO THE FAIRFAX COUNTY COMPREHENSIVE PLAN RECOMMENDED DEVELOPMENT AT 3-4 D.U. PER ACRE.
7. THIS PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SEWER FACILITIES.
8. BUILDING, LOT CONFIGURATION AND UTILITY LOCATIONS ARE SUBJECT TO FINAL ENGINEERING CONSIDERATIONS. PROPOSED TREE LOCATIONS, LIMITS OF CLEARING AND GRADING, AND AREA OF EXISTING VEGETATION TO BE PRESERVED ARE SUBJECT TO ADJUSTMENT DUE TO FINAL ENGINEERING. FINAL BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING SITE PLAN REVIEW, BUT SHALL REMAIN IN SUBSTANTIAL ACCORD AS DEPICTED.
9. NO TRAILS ARE REQUIRED ALONG THE FRONTAGE THIS SITE PER THE COUNTYWIDE TRAILS PLAN.
10. PER FEMA MAPPING FOR FAIRFAX COUNTY, THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN. NO RPA OR EQIC EXISTS.
11. NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON THIS PROPERTY.
12. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THIS PROPERTY.
13. NO BURIAL PLACES ARE KNOWN TO BE ON-SITE.
14. PROPOSED APPROXIMATE DEVELOPMENT SCHEDULE: (SUBJECT TO MARKET CONDITIONS)
    SITE PLAN PROCESS – THROUGH SPRING, 1999
    BREAK GROUND, ROUGH GRADE AND UTILITY INSTALLATION – SUMMER/FALL, 1999
    BUILDING CONSTRUCTION – FALL, 1999
15. ALL EXISTING BUILDINGS TO BE REMOVED. ASSESSMENT RECORDS SHOW EXISTING STRUCTURE ON LOT 37 WAS CONSTRUCTED IN 1940.
16. ADDITIONAL SITE FEATURES SUCH AS TRELLISES, ENTRANCE SIGNS, GAZEBOS AND/OR WALLS NOT SHOWN ON THIS PLAN MAY BE PROVIDED.
17. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT ADJACENT AND NEIGHBORING PROPERTIES.
18. NO SETBACKS ARE REQUIRED BETWEEN INDIVIDUAL DWELLING UNITS OR BETWEEN DWELLING UNITS AND LOT LINES IN THE PDH-4 DISTRICT.
19. STORM WATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITIONS AND/OR WAIVER. AT THIS TIME, AN APPROXIMATE LOCATION OF PROPOSED ONSITE STORM WATER MANAGEMENT FACILITY IS PROVIDED BY ONE DRY POND AS SHOWN HEREON IF REQUIRED. IT IS THE INTENTION OF THE APPLICANT TO UTILIZE THE REGIONAL WOLF TRAP STORM WATER MANAGEMENT FACILITY TO MEET ALL BMP / SWM REQUIREMENTS, SUBJECT TO Fx. CO. PUBLIC WORKS APPROVAL. IN THE EVENT NO ONSITE FACILITY IS REQUIRED THE PROPOSED ONSITE FACILITY AREA IS TO BE SELECTIVELY CLEARED AND MULCHED. A STORM SEWER CROSSING WILL BE REQUIRED TO CONNECT TO THE SEKAS OUTFALL.
20. THIS PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
21. TO THE BEST OF OUR KNOWLEDGE NO HAZARDOUS SUBSTANCES OR TOXIC SUBSTANCES HAVE BEEN IDENTIFIED ON THIS SITE.

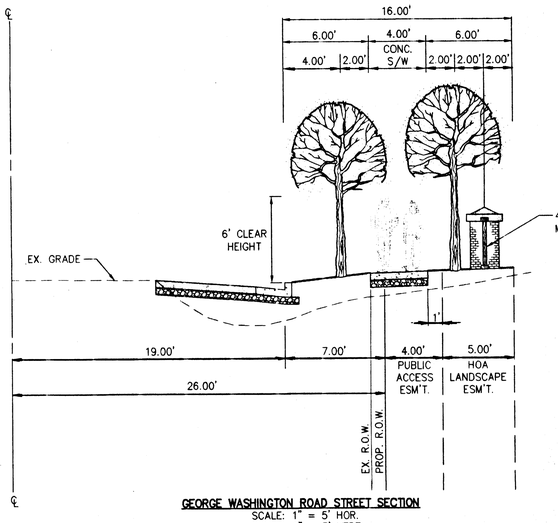
ORDINANCE TABULATION – PROPOSED ZONING PDH-4

TOTAL AREA		164,100 S.F. = 3.7672 AC
APPROXIMATE PUBLIC STREET DEDICATION		30,809± S.F. = 0.7072± AC
NET SITE AREA		133,291± S.F. = 3.0599± AC
6-107 LOT SIZE REQUIRMENTS:	REQUIRED/PERMITTED	PROVIDED
1 MINIMUM DISTRICT SIZE:	2.00 AC	3.7672 ACRES
2 LOT AREA:		
MINIMUM:	NO REQUIREMENT	5,880± S.F.
MAXIMUM:	NO REQUIREMENT	7,530± S.F.
AVERAGE:	NO REQUIREMENT	6,660± S.F.
3 MINIMUM LOT WIDTH:	NO REQUIREMENT	65'±

INDIVIDUAL LOT SIZES MAY VARY DUE TO FINAL ENGINEERING AND WILL BE DETERMINED AT TIME OF FINAL SITE PLAN SUBMITTAL. IN THE EVENT ONSITE S.W.M. IS WAIVED ADJUSTMENT TO INCREASE INDIVIDUAL LOT SIZES WITH A RESULTING DECREASE IN SWM POND PORTION OF PARCEL A AREA SHALL BE PERMITTED.

6-108 BULK REGULATIONS:	- AS SET FORTH IN PART 1 OF ARTICLE 16 -	
6-109 MAXIMUM DENSITY UNITS:		
1. MAXIMUM DWELLING UNITS:	15 (4 DU/AC)	14 (3.73 DU/AC)
6-110 OPEN SPACE:		
1. MINIMUM OPEN SPACE:	32,820 S.F. (20%)	39,929± S.F (±24%)
11-100 PARKING:		
	2 SPACE/UNIT (28)SP	28 SPACES GARAGE = 2 SP/UNIT
		(28 ADDTIONAL STACKED SPACES PROVIDED IN D/W)
		(28 MINIMUM TO MEET ORDINANCE REQUIREMENT)
13-200, 13-300 & 101-2-2.19 LANDSCAPING AND SCREENING		
1. TRANSITIONAL SCREENING AND BARRIERS:	NO REQUIREMENT	

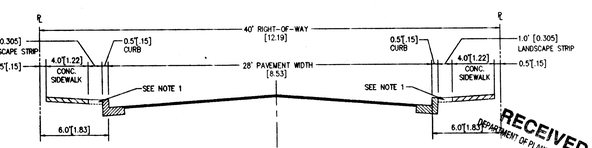
SEE SHEET 2 OF 2 FOR LANDSCAPING AND COMMON AREA IMPROVEMENTS.



GEORGE WASHINGTON ROAD STREET SECTION
SCALE: 1" = 5' HOR.
1" = 5' VERT.

PROPOSED GEORGE WASHINGTON ROAD STREETSCAPE TREATMENT SUBJECT TO APPROVAL BY VDOT AND DPW & ES. IN THE EVENT AN ALTERNATE TREATMENT IS REQUIRED THE PROPOSED SIDEWALK SHALL BE PLACED WITHIN THE R.O.W. LIMITS. MASONRY PIERS CONSTRUCTED 1' BEHIND BACK OF WALK AND TREES PLACED 6' OFF BACK OF WALK. IN THE EVENT THIS ALTERNATIVE IS REQUIRED BY REVIEWING AUTHORITIES NO SEPARATE INTERPRETATION SHALL BE REQUIRED.

FDP
RZ 1998-PR-
Application No. 051- Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-31-99
Date of (BOS) (PC) approval 4-5-99
Sheet 1 of 2



40' PUBLIC STREET TYPICAL SECTION
NOT TO SCALE
1. EXPAND TO 5' FOR ACCESSIBILITY @ 200' MAXIMUM INTERVAL.

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAR 30 1999
ZONING EVALUATION DIVISION

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

DATE: 1-23-98 12-21-98 2-22-99
3-10-98 1-18-99 3-23-99
2-5-99 3-30-99
DRAWN: KJC
SCALE: 1" = 30'

COMMONWEALTH OF VIRGINIA
DAVID K. OLIVER
NO. 017143
3/30/99
PROFESSIONAL ENGINEER

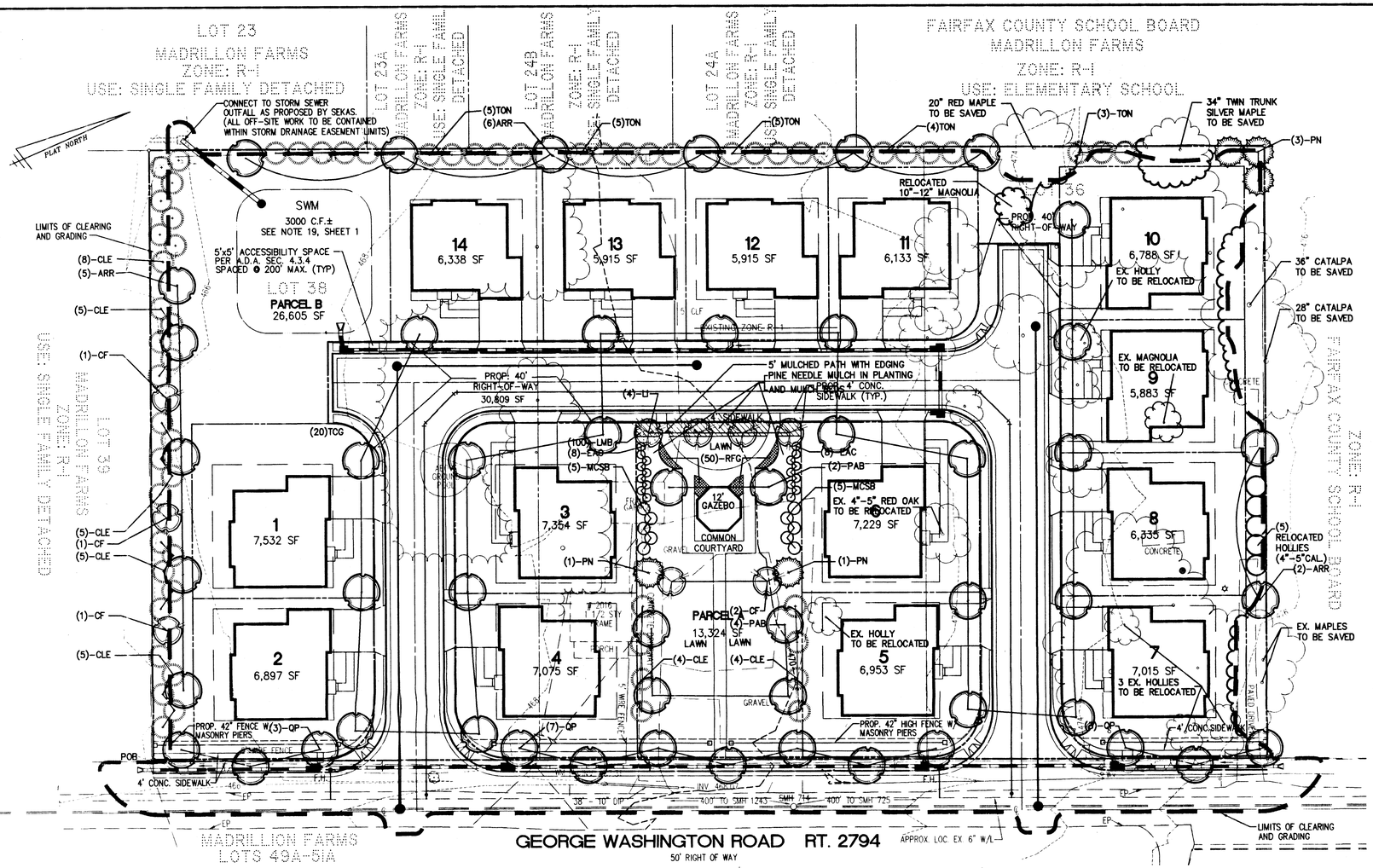
NO.	DESCRIPTION	DATE	REVISION APPROVED BY REV. BY	APPROVED	DATE

CONCEPTUAL / FINAL DEVELOPMENT PLAN

LOTS 36-38
MADRILLON FARMS
PROVIDENCE
FAIRFAX, VIRGINIA

SHEET: 1 OF 2

File No. FJ-19 Tax Map No. 39-1 Job No. 94-040 Cadd Dwg. File: 94040EX3 Xref: NONE



LANDSCAPE SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS
ARR	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	3" cal. B&B	13	SEE DECIDUOUS TREE PLANTING DETAIL
CF	CORNUS FLORIDA FLOWERING DOGWOOD	2" cal. B&B	5	SEE DECIDUOUS TREE PLANTING DETAIL
CLE	CUPRESSOCYPARIS LEYLANDI LEYLAND CYPRESS	7'-8' B&B	36	SEE EVERGREEN TREE PLANTING DETAIL
PN	PINUS NIGRA AUSTRIAN PINE	9' HT. B&B	5	SEE EVERGREEN TREE PLANTING DETAIL
PAB	PLATANUS ACERFOLIA 'BLOODGOOD' LONDON PLANETREE	3" cal. B&B	6	SEE DECIDUOUS TREE PLANTING DETAIL
QP	QUERCUS PHELLOS WILLOW OAK	3" cal. B&B	13	SEE DECIDUOUS TREE PLANTING DETAIL
LI	LAGERSTROEMIA INDICA CRAPE MYRTLE	2" cal. B&B	4	SEE DECIDUOUS TREE PLANTING DETAIL
EAC	EUONYMUS ALATUS 'COMPACTA' DWARF WINGED EUONYMUS	15"-18" SPR. B&B	16	SEE SHRUB PLANTING DETAIL PLANT ON 5' CENTERS
LMB	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF	1 GAL. CONT.	100	SEE SHRUB PLANTING DETAIL 18" CENTERS
MCSB	MYRICA CERIFERA SOUTHERN BAYBERRY	24"-30" SPR. CONT.	10	SEE SHRUB PLANTING DETAIL PLANT ON 6' CENTERS
RFG	RUDBECKIA FULGIDA 'GOLDSTURM' GOLDSTURM BLACK EYED SUSAN	1 GAL. CONT.	50	SEE SHRUB PLANTING DETAIL
TCG	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LINDEN	3" cal. B&B	20	SEE DECIDUOUS TREE PLANTING DETAIL
TON	THUJA OCCIDENTALIS 'NIGRA' DARK GREEN AMERICAN ARBORVITAE	7'-8' B&B	27	SEE EVERGREEN TREE PLANTING DETAIL

NOTES:

1. FINAL SELECTION OF PLANT MATERIAL SHALL BE ESTABLISHED AT TIME OF SITE PLAN SUBMISSION. OWNER RESERVES THE RIGHT FOR LANDSCAPE ARCHITECT TO ADD TREES AND MAKE EQUIVALENT PLANT SUBSTITUTIONS OF SIMILAR TYPES AND SIZES TO SATISFACTION OF MINIMUM TREE CANOPY COVERAGE REQUIREMENTS. FINAL LOCATION OF PLANT MATERIAL SUBJECT TO FINAL ENGINEERING AND THE LOCATION REQUIREMENTS OF THE PUBLIC AND PRIVATE UTILITIES.
2. PINE NEEDLE MULCH BEDS TO BE SPREAD APPROXIMATELY 1 BALE PER 75 SQUARE FEET. PLANTS TO BE INDIVIDUALLY MULCHED WITH SHREDDED HARDWOOD MULCH AND TOP DRESSED WITH APPROXIMATELY 2" OF PINE NEEDLE MULCH.

LEGEND

PROPOSED		EXISTING
264	CONTOURS	264
+ 264.50	SPOT ELEVATION	+ 264.50
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R / CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6R / CG-6
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
C	PLUG	C
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	TREES	
	GUARDRAIL	
X X X	FENCE	X X
	TRAFFIC FLOW	
	LIGHT	
	EXPOSED AGGREGATE CONCRETE WALK	
	LIMITS OF CLEARING AND GRADING	
	5'x5' ACCESSIBILITY ZONE PER A.D.A. SEC. 4.3.4	

RZ/FDP 1998-PR-051
Application No.: Staff Signature
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 3-31-99
SEE PROFFERS DATED 4-5-99
Date of (ROS) (PC) approval
Sheet 2 of 2

NOTES:
ENTIRE GROUND COVER BED SHALL BE EDGED AND THOROUGHLY WATERED

MULCHED AREA SHALL BE FREE OF WEEDS AT TIME OF FINAL INSPECTION

CONTAINER: REMOVE COLLAR FROM PEAT FIBER POT, REMOVE ALL OTHER CONTAINERS

PREPARE GROUNDCOVER BED PER LANDSCAPE NOTES

DECIDUOUS TREE PLANTING
NOT TO SCALE

NOTES :
- TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT DID TO NURSERY FIELD GROWTH GRADE
- STAKE DECIDUOUS TREES UNDER 12' ONLY IF NOTED ON PLANS
- PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES
- REMOVE ALL STAKES WITHIN THE FIRST YEAR'S PLANTING

PLASTIC CHAIN
REMOVE TOP 1/3 OF BURLAP FROM BALL AND CUT/REMOVE ALL ATTACHED STRING AND ROPE (IF WIRE BASKET IS USED IN CONJUNCTION WITH BURLAP BALL THEN CUT THE TOP 2/3 OF THE BASKET AND REMOVE CUTTINGS FROM PLANTING HOLE.
TOP DRESS 2" OF PINE NEEDLE MULCH
3" SHREDDED HARDWOOD MULCH (DO NOT MOUND NEAR TRUNK)
MOUNDED SAUCER AROUND PIT
3-2"x2" OAK STAKES SET 18" BELOW TREE PIT, 120° APART IN UNDISTURBED GROUND DO NOT DRIVE STAKES INTO ROOTBALL.
BACKFILL WITH A MIXTURE OF TOPSOIL AND EXISTING TOPSOIL FROM PLANTING HOLE. IF CLAY SOILS EXIST, REPLACE CLAY WITH TOPSOIL
BACKFILL 1/2 OF MATERIAL, WATER, ALLOW SOIL TO SETTLE. DO NOT COMPACT. FINISH BACKFILLING
LIGHTLY TAMP SOIL UNDER BALL
DEPTH OF ROOTBALL ONLY
TWICE BALL DIAMETER

EVERGREEN TREE PLANTING
NOT TO SCALE

NOTES :
- STAKE EVERGREEN TREES UNDER 12' ONLY IF NOTED ON PLANS
- PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES
- REMOVE ALL STAKES WITHIN THE FIRST YEAR'S PLANTING
- TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT DID TO NURSERY FIELD GROWTH GRADE
- 18" MIN. MULCH LINE PAST CANOPY OF TREE AT TIME OF FINAL INSPECTION

REMOVE TOP 1/3 OF BURLAP FROM BALL AND CUT/REMOVE ALL ATTACHED STRING AND ROPE (IF WIRE BASKET IS USED IN CONJUNCTION WITH BURLAP BALL THEN CUT THE TOP 2/3 OF THE BASKET AND REMOVE CUTTINGS FROM PLANTING HOLE.
TOP DRESS 2" OF PINE NEEDLE MULCH
3" SHREDDED HARDWOOD MULCH (DO NOT MOUND NEAR TRUNK)
MOUNDED SAUCER AROUND PIT
BACKFILL WITH A MIXTURE OF TOPSOIL AND EXISTING TOPSOIL FROM PLANTING HOLE. IF CLAY SOILS EXIST, REPLACE CLAY WITH TOPSOIL
WATER AFTER MULCHING.
LIGHTLY TAMP SOIL UNDER BALL
18" MIN.
DEPTH OF ROOTBALL ONLY
TWICE BALL DIAMETER MINIMUM

SHRUB PLANTING
NOT TO SCALE

NOTE :
12" MIN. MULCH LINE PAST CANOPY OF SHRUB AT TIME OF FINAL INSPECTION

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IT DID TO IT'S NURSERY FIELD GROWTH GRADE.

REMOVE COLLAR FROM PEAT FIBER POT AND VERTICALLY CUT ROOTS IN 3 PLACES TO PROMOTE ROOT GROWTH

ALL CONTAINERS TO BE REMOVED PRIOR TO PLANTING

TOP DRESS 2" OF PINE NEEDLE MULCH
3" SHREDDED HARDWOOD MULCH (DO NOT MOUND NEAR TRUNK)
MOUNDED SAUCER AROUND PIT
BACKFILL WITH A MIXTURE OF TOPSOIL AND EXISTING TOPSOIL FROM PLANTING HOLE. IF CLAY SOILS EXIST, REPLACE CLAY WITH TOPSOIL
BACKFILL 1/2 OF MATERIAL, WATER, ALLOW SOIL TO SETTLE. DO NOT COMPACT. FINISH BACKFILLING. WATER AFTER MULCHING.
12" MIN.
DEPTH OF ROOTBALL
TWICE BALL DIAMETER MINIMUM

GROUNDCOVER / PERENNIAL PLANTING
NOT TO SCALE

ON CENTER
SHREDDED HARDWOOD MULCH SAUCER WITH PINE NEEDLE TOP DRESSING. DO NOT BURY BRANCHES OR MAIN LEADER
2" PINE NEEDLE MULCH
2" SHREDDED HARDWOOD MULCH
6" TOPSOIL
4" SCARIFY BED

CONCEPTUAL / FINAL DEVELOPMENT LANDSCAPE PLAN

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED

LOTS 36-38
MADRILLON FARMS
PROVIDENCE
FAIRFAX, VIRGINIA

WALTER L. PHILLIPS
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CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

DATE: 9-10-98, 12-21-98, 1-27-99, 3-30-99
SCALE 1"=30'
DRAWN: GSK

COMMONWEALTH OF VIRGINIA
DAVID K. OLIVER
NO. 017143
3/30/99
PROFESSIONAL ENGINEER

File No. FJ-19 Tax Map No. 39-1 Job No. 94-040 Cadd Dwg. File: 94040PR2 Xref: NONE

SHEET: 2 OF 2