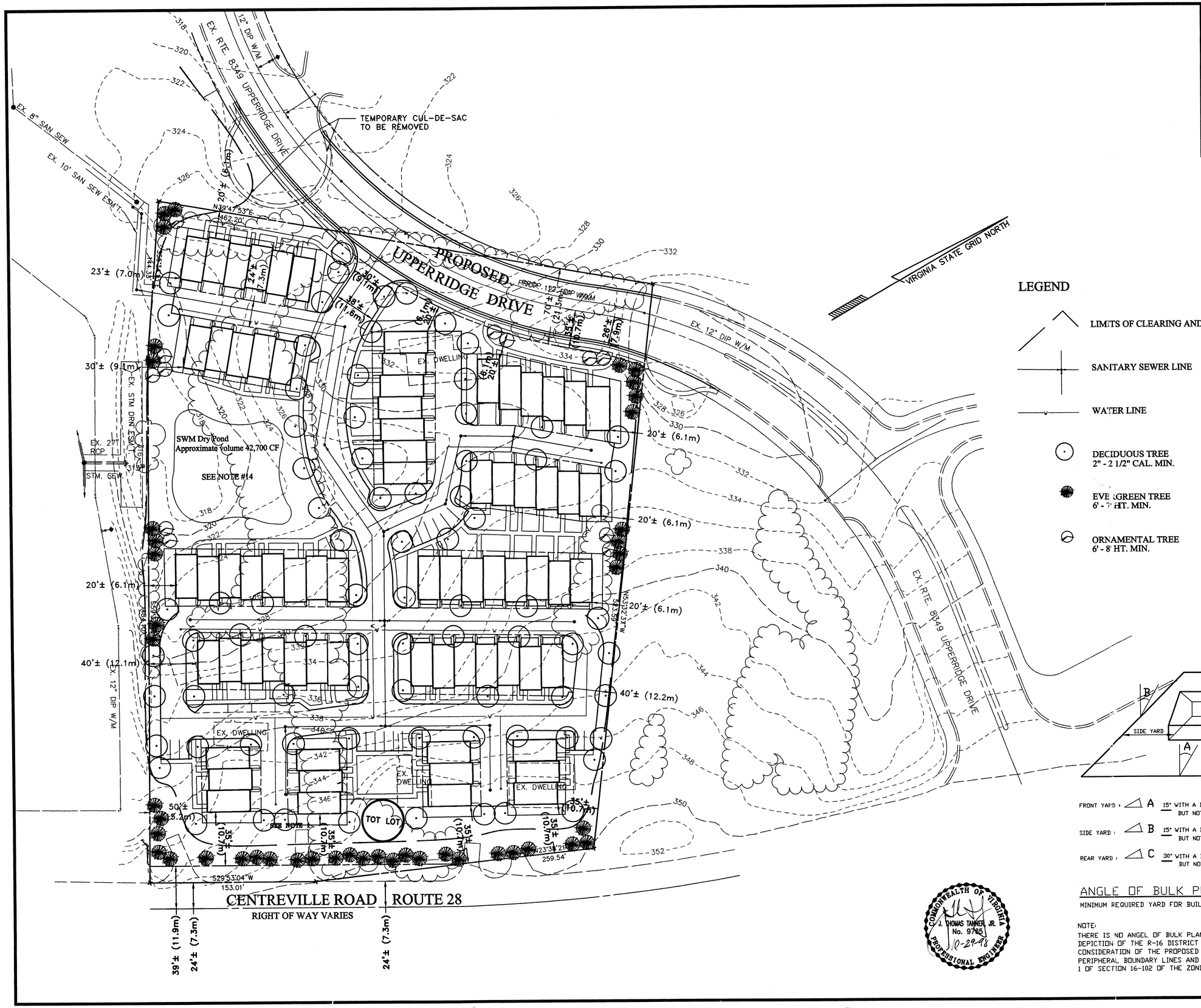
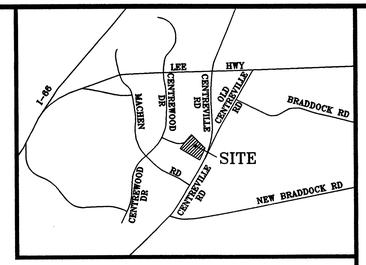


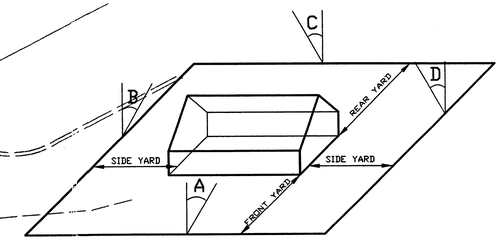


VICINITY MAP
1" = 2000'

LEGEND

- LIMITS OF CLEARING AND GRADING
- SANITARY SEWER LINE
- WATER LINE
- DECIDUOUS TREE 2" - 2 1/2" CAL. MIN.
- EVERGREEN TREE 6' - 7' HT. MIN.
- ORNAMENTAL TREE 6' - 8' HT. MIN.

RZ/FDP 1998-SU-043
Application No. Staff GREG RUSS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-29-99
Date of (BCS) (PC) approval 3-8-99
Sheet 1 of 3
DEVELOPMENT CONDITIONS DATED 1-13-99



FRONT YARD : A 15° WITH A BUILDING HEIGHT OF 35' THE FRONT YARD = 9' BUT NOT LESS THAN 5'

SIDE YARD : B 15° WITH A BUILDING HEIGHT OF 35' THE FRONT YARD = 9' BUT NOT LESS THAN 10'

REAR YARD : C 30° WITH A BUILDING HEIGHT OF 35' THE REAR YARD = 20' BUT NOT LESS THAN 20'

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
DEC 14 1998
ZONING EVALUATION DIVISION

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT

NOTE:
THERE IS NO ANGEL OF BULK PLANE REQUIRED FOR THE PDH DISTRICT. THIS GRAPHIC DEPICTION OF THE R-16 DISTRICT REQUIREMENTS IS FOR REFERENCE ONLY IN CONSIDERATION OF THE PROPOSED SINGLE FAMILY ATTACHED DWELLING UNITS AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
10-29-98
PROFESSIONAL ENGINEER

REV. 12-15-98
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Dewberry & Davis
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CONCEPTUAL/FINAL DEVELOPMENT PLAN

RYLAND/ UPPERRIDGE DRIVE PROPERTY

Drawn By	JMC
Designed By	DMC
Checked By	PGY
Date	JUNE 25, 1998
Scale	1" = 40'
Plan Number	
Zoned	
Sheet	1 OF 3
File Number	M-9890

G:\PROJECT\ryland\upridge\Cfdp.dwg Thu Oct 29 14:06:00 1998 m.cossaboon-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 65-2 ((1)) 1, 2, 3 (PART) AND 4 (PART). THE PROPERTY IS CURRENTLY ZONED R-1.

   THE SMALL AREA (3,006± SF) OF LOTS 3 AND 4 THAT IS NOT INCLUDED IN THE APPLICATION IS CURRENTLY THE SUBJECT OF RIGHT-OF-WAY ACQUISITION BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) IN ACCORDANCE WITH THE PLANS FOR PROJECT 0029-029-124 (U.S. ROUTE 29/VA ROUTE 28 INTERCHANGE PLANS).

2. THE BOUNDARY INFORMATION IS FROM EXISTING RECORDS AND WAS PREPARED BY DEWBERRY & DAVIS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.

3. THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO (2) FEET BY AIR 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, THERE ARE FOUR (4) SINGLE FAMILY DETACHED DWELLINGS LOCATED ON THE SUBJECT PROPERTY THAT WERE CONSTRUCTED IN 1935, 1950, 1951 AND 1962. ALL EXISTING STRUCTURES WILL BE REMOVED.

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 LAND UNIT D-1 OF THE CENTREVILLE SUBURBAN CENTER IN AREA III OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDATION FOR THE SUBJECT PROPERTY READS AS FOLLOWS:

    ...PARCELS 65-2 ((1)) 1-4 ARE PLANNED FOR MULTI-FAMILY RESIDENTIAL USE AT 16-20 DWELLING UNITS PER ACRE.

11. THE COMPREHENSIVE PLAN RECOMMENDS A BICYCLE TRAIL ON THE WESTERN SIDE OF ROUTE 28, CENTREVILLE ROAD, THAT WOULD BE LOCATED ON THE SUBJECT PROPERTY. IT IS TO BE NOTED, HOWEVER, THERE ARE NO EXISTING TRAILS OR SIDEWALKS ON THE WESTERN SIDE OF ROUTE 28 ANYWHERE IN THE VICINITY OF THE SUBJECT PROPERTY. OF ADDITIONAL NOTE, THE ROUTE 28 IMPROVEMENT PLANS REPRESENT A TRAIL ON THE EASTERN SIDE OF ROUTE 28 IN THE VICINITY OF THE SUBJECT PROPERTY.

12. GIVEN THE NATURE AND SIZE OF THE PROPOSED DEVELOPMENT, NO COMMUNITY OR PUBLIC FACILITIES OR SPECIAL AMENITIES ARE PROPOSED. THE RECREATIONAL FACILITIES REQUIRED BY THE PROVISIONS SET FORTH IN SECT. 6-110 OF THE ZONING ORDINANCE WILL BE PROVIDED IN ACCORDANCE WITH A PROPOSED PROFFER.

13. PARKING SPACES WILL BE PROVIDED FOR THE PROPOSED SINGLE FAMILY ATTACHED 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.

    THERE IS A POSSIBILITY THAT STORMWATER MANAGEMENT AND/OR BEST MANAGEMENT PRACTICES FOR THE PROPOSED DEVELOPMENT PROGRAM CAN BE ACCOMMODATED IN AN EXISTING REGIONAL POND LOCATED IN CENTRE RIDGE, AND IF SO THE STORMWATER MANAGEMENT DRY POND REPRESENTED ON THE GRAPHIC MAY NOT BE REQUIRED. IF FINAL ENGINEERING PROVES THIS TO BE THE CASE, THE APPLICANT RESERVES THE RIGHT TO RELOCATE THE TOT LOT OR PROVIDE ANOTHER RECREATIONAL AMENITY IN THIS AREA.

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 ATTACHED DWELLING UNITS, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES. AGAIN, GIVEN THE SURROUNDING LAND USE PATTERN, 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.

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 DENSITY IS BELOW THE LOW END OF THE DENSITY RANGE SPECIFIED IN THE ADOPTED COMPREHENSIVE PLAN, THERE IS NO AFFORDABLE DWELLING UNIT (ADU) REQUIREMENT BASED ON THE PROVISION SET FORTH IN PAR. 1C(1) OF SECT. 2-804 OF THE ZONING ORDINANCE.

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

20. THE LOCATIONS OF THE UNITS SHOWN ON THE GRAPHIC ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING AND DESIGN. PURSUANT TO PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, IT IS UNDERSTOOD THAT MINOR MODIFICATIONS FROM THE CDP/FDP MAY BE PERMITTED AS DETERMINED BY THE ZONING ADMINISTRATOR.

21. GIVEN THE NATURE OF THE PROPOSED DEVELOPMENT PROGRAM, THE ENTIRE SITE WILL BE CLEARED AND GRADED.

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

23. AN ARCHITECTURAL ELEVATION OF THE PROPOSED SINGLE FAMILY ATTACHED DWELLING UNITS IS PRESENTED ON SHEET 3. THE ELEVATION IS PRELIMINARY AND SUBJECT TO REFINEMENT WITH FINAL MARKETING TRENDS.

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

25. 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.

26. 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.

27. A WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD FOR EACH OF THE PROPOSED SINGLE FAMILY ATTACHED DWELLING UNITS IS HEREBY REQUESTED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 2 OF SECT. 6-107 OF THE ZONING ORDINANCE.

28. AS THERE IS NO EXISTING OR PROPOSED SERVICE DRIVE(S) ADJACENT TO ROUTE 28 IN THE VICINITY OF THE SUBJECT PROPERTY, REQUEST IS HEREBY MADE FOR A WAIVER OF SAID REQUIREMENT ACROSS THE FRONTAGE OF THE SUBJECT PROPERTY.

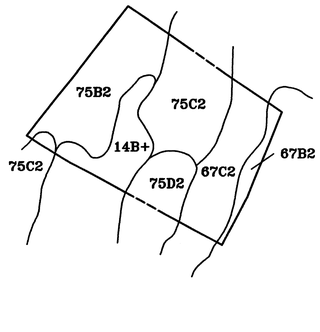
29. ADEQUATE TURN AROUND SPACE FOR FIRE DEPARTMENT VEHICLES WILL BE PROVIDED AS MAY BE REQUIRED BY THE FIRE PREVENTION DIVISION AT TIME OF SITE PLAN REVIEW.

30. A WAIVER OF THE 600 FOOT MAXIMUM LENGTH LIMITATION FOR THE PRIVATE STREETS IS HEREBY REQUESTED IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 2 OF SECT. 11-302 OF THE ZONING ORDINANCE.

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

TABULATION:

EXISTING ZONING	R-1
PROPOSED ZONING	PDH-16
TOTAL LAND AREA	5.77± AC
PROPOSED NUMBER OF SINGLE FAMILY ATTACHED DWELLING UNITS	72
PROPOSED DENSITY	12.5 DU/AC
OPEN SPACE REQUIRED/PROVIDED (35%)	2.02± AC



SOILS MAP
1" = 200'

SOILS LEGEND

14B+	MANASSAS SILT LOAM
67B2	PENN FINE SANDY LOAM, UNDULATING PHASE
67C2	PENN FINE SANDY LOAM, ROLLING PHASE
75B2	PENN LOAM, UNDULATING PHASE
75C2	PENN LOAM, ROLLING PHASE
75D2	PENN LOAM, HILLY PHASE

RZ/FDP 1998-SU-043
Application No. _____ Staff GREG RUSS
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(CDP) (CDP) (FDP)
PROFFERS DATED 1-29-99
of (BOS) (PC) approval 3-8-99
Sheet 2 of 3
DEVELOPMENT CONDITIONS
DATED 1-13-99

COMMONWEALTH OF VIRGINIA
J. THOMAS SANNER, JR.
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CONCEPTUAL/FINAL DEVELOPMENT PLAN

RYLAND/
UPPERRIDGE DRIVE PROPERTY

Drawn By	JMC
Designed By	DMC
Checked By	PGY
Date	JUNE 25, 1998
Scale	NA
Plan Number	
Zoned	
Sheet	2 OF 3
File Number	M-9890

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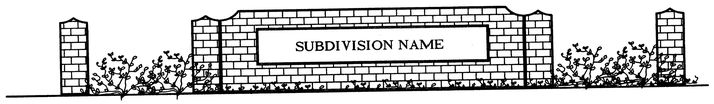
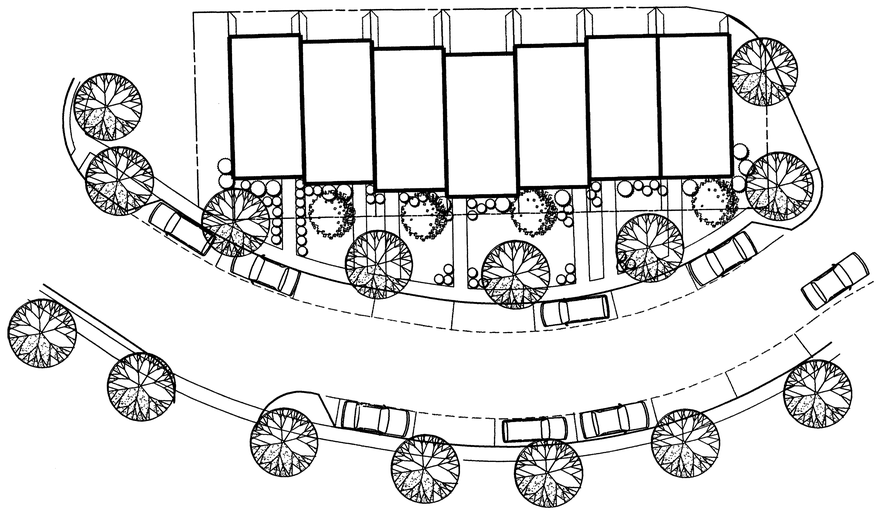


TYPICAL ENTRY FEATURE
NOT TO SCALE



TYPICAL PARALLEL PARKING DETAIL
NOT TO SCALE

RZ/FDP 1998-DU-043
Application No. _____ Staff GREG PUSS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-26-99
Date of (COG) (PC) approval 3-8-99
Sheet 3 of 3
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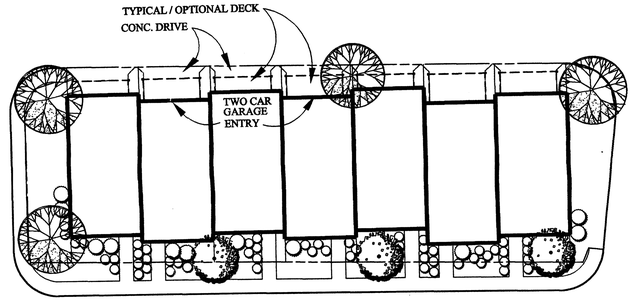
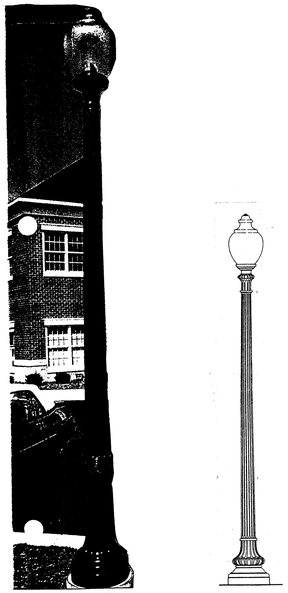
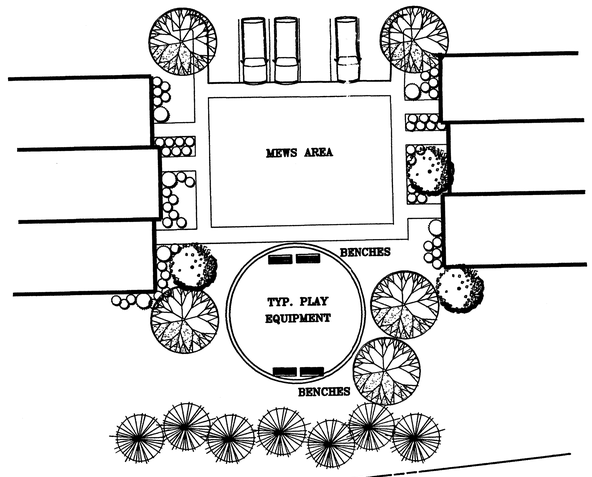


TYPICAL LOT DETAIL
NOT TO SCALE



TYPICAL STYLE LIGHT OR EQUIVALENT
NOT TO SCALE



TYPICAL MEWS AREA AND RECREATION AREA
NOT TO SCALE

REPRESENTATIVE ARCHITECTURAL ELEVATION
NOT TO SCALE

NOTE:
THE DETAIL OF THE RECREATION AREA, LANDSCAPE AND THE CONCEPTUAL ENTRY FEATURE REPRESENTED ABOVE ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND THEME OF THE PROPOSED FEATURES. THE DETAILS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING AND LANDSCAPE DESIGN.

COMMONWEALTH OF VIRGINIA
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CONCEPTUAL/FINAL
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RYLAND/
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