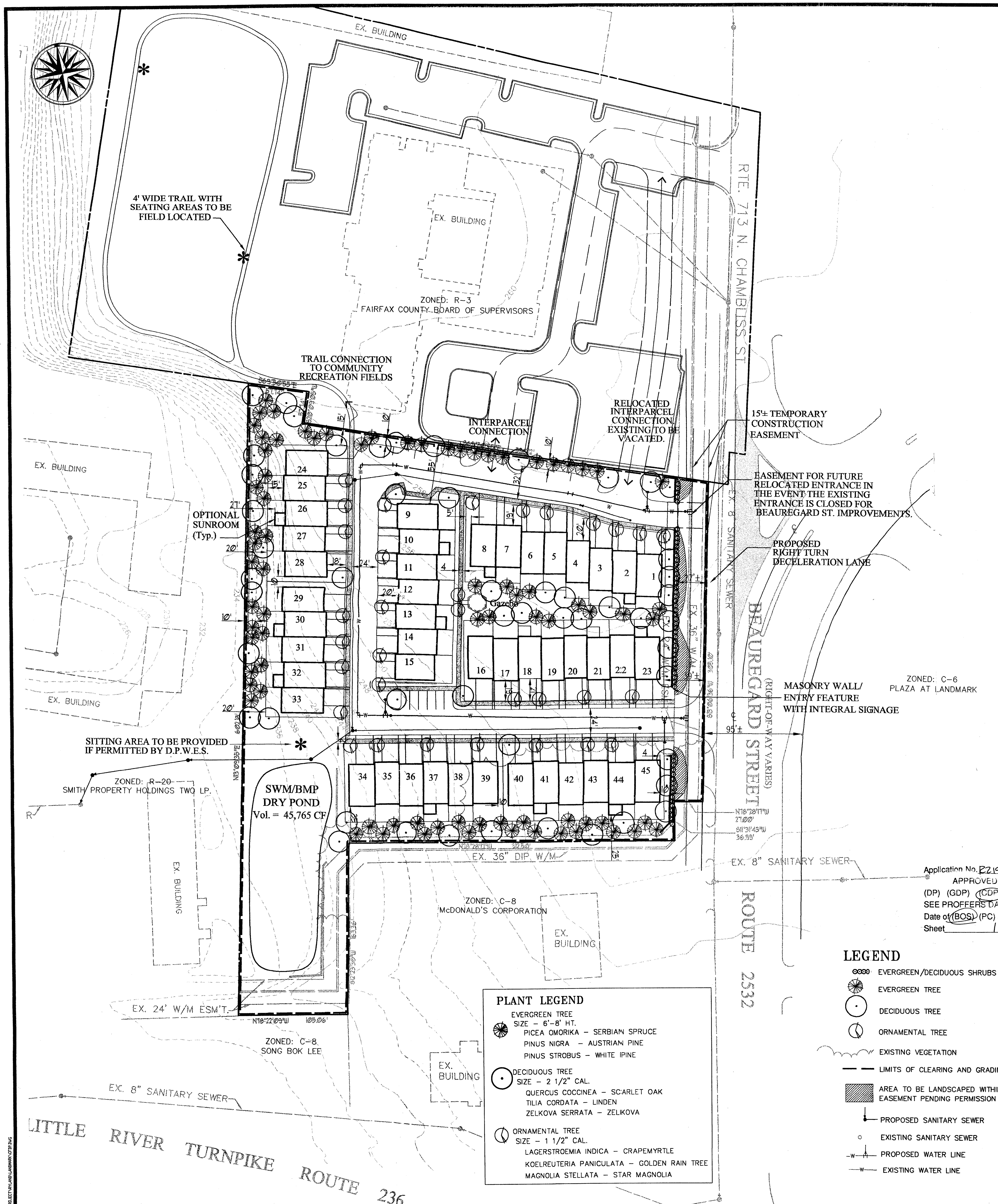

Application No. RZ1999-MA-006 Staff [signature]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-29-99
Date of (BOS) (PC) approval 10-25-99
Sheet 1 of 4

LEGEND

- EVERGREEN/DECIDUOUS SHRUBS
- EVERGREEN TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EXISTING VEGETATION
- LIMITS OF CLEARING AND GRADING
- AREA TO BE LANDSCAPED WITHIN WATERLINE EASEMENT PENDING PERMISSION OF FCWA
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED WATER LINE
- EXISTING WATER LINE

NOTES AND TABULATION

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 72-2 ((1)) 44B. THE PROPERTY IS CURRENTLY ZONED C-4.

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. THERE ARE NO STRUCTURES LOCATED ON THE SUBJECT PROPERTY.

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. THERE IS, HOWEVER, A TWENTY-FOUR (24) FOOT WIDE WATERMAIN EASEMENT THAT TRAVERSES THE PROPERTY AS REPRESENTED ON THE GRAPHIC.

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 THE L1 PINECREST COMMUNITY PLANNING SECTOR, LINCOLNIA PLANNING DISTRICT, AREA I OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE PROPERTY WAS THE SUBJECT OF A PLAN AMENDMENT 97-I-1L THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON NOVEMBER 17, 1997. THE PLAN AMENDMENT RECOMMENDS THAT THE PROPERTY BE DEVELOPED "...FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT AT 12 TO 16 DWELLING UNITS PER ACRE OR SINGLE FAMILY ATTACHED RESIDENTIAL DEVELOPMENT NOT TO EXCEED 12 DWELLING UNITS PER ACRE..." THE PROPOSED DEVELOPMENT PROGRAM IS IN ACCORDANCE WITH THIS LAND USE RECOMMENDATION.

11. THE COMPREHENSIVE PLAN RECOMMENDS A BICYCLE TRAIL ON THE EASTERN SIDE OF BEAUREGARD STREET.

12. GIVEN THE NATURE AND SIZE OF THE PROPOSED DEVELOPMENT, NO COMMUNITY OR PUBLIC FACILITIES ARE PROPOSED. A SPECIAL AMENITY IN THE FORM OF TWO POSSIBLE SITTING AREAS, ONE WITH A GAZEBO, WILL BE PROVIDED FOR THE ENJOYMENT OF THE RESIDENTS AS NOTED ON THE GRAPHIC. ADDITIONAL RECREATIONAL FACILITIES AS 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. IF SAID FACILITIES ARE PROVIDED ON THE PROPERTY TO THE NORTH THAT IS OWNED BY FAIRFAX COUNTY, A TRAIL CONNECTION WILL BE PROVIDED TO SAID FACILITIES AS SHOWN ON THE GRAPHIC.

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.

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. SINCE THE PROPOSED NUMBER OF DWELLING UNITS IS BELOW FIFTY (50), 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 AS REPRESENTED ON THE GRAPHIC.

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ZONING EVALUATION DIVISION

VICINITY MAP
SCALE 1"=2000'

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 SUNROOMS (AS ILLUSTRATED ON THE GRAPHIC), DECKS, CHIMNEYS AND BAY WINDOWS, AND ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, FENCES 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. 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.

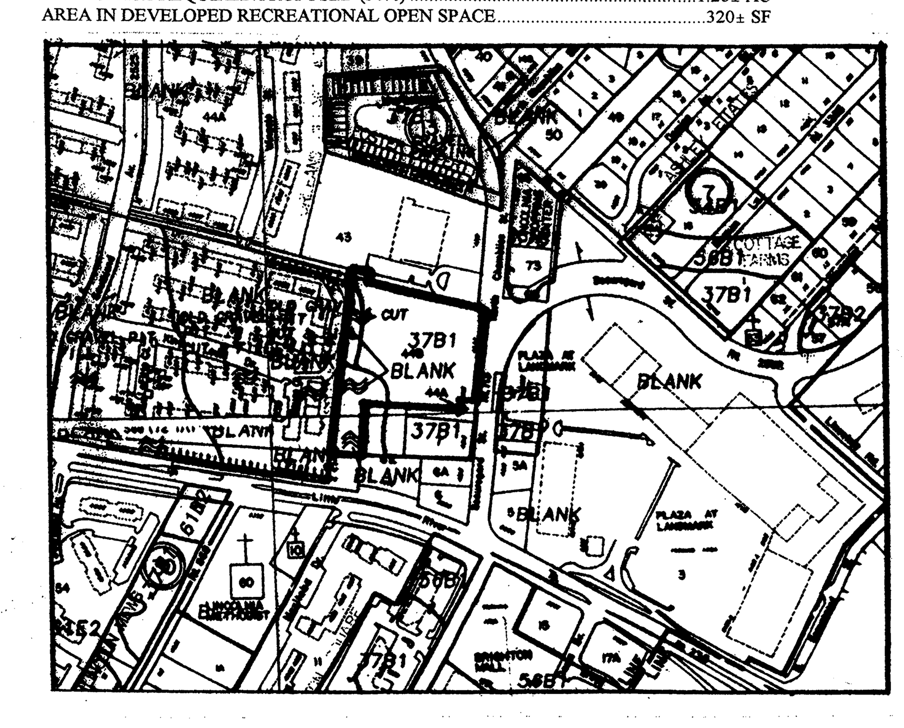
26. NOTWITHSTANDING THE CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP) ARE PRESENTED ON ONE DOCUMENT, THE CDP SHALL CONSTITUTE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, THE TOTAL NUMBER OF DWELLING UNITS AND THE GENERAL LOCATION OF OPEN SPACE AREAS. THE APPLICANT RESERVES 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 600 FOOT MAXIMUM LENGTH REQUIREMENT FOR THE PRIVATE STREET IS HEREBY REQUESTED IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 2 OF SECT. 11-302 OF THE ZONING ORDINANCE.

28. 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	C-4
PROPOSED ZONING	PDH-12
TOTAL LAND AREA	4.21± AC
PROPOSED NUMBER OF SINGLE FAMILY ATTACHED DWELLING UNITS	45
PROPOSED DENSITY	10.6 DU/AC
MAXIMUM BUILDING HEIGHT	35 FT
PARKING SPACES REQUIRED/PROPOSED (2.3 SPACES/UNIT)	104
OPEN SPACE REQUIRED/PROPOSED (30%)	1.26± AC
AREA IN DEVELOPED RECREATIONAL OPEN SPACE	320± SF



SOILS MAP Scale: 1" = 500'

SOILS LEGEND:
37B1 – BELTSVILLE SILT LOAM, UNDULATING PHASE

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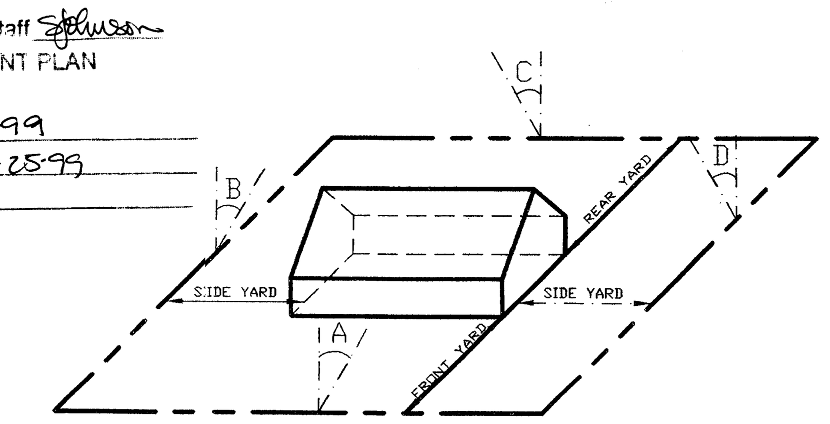
SEP 3 0 1999
ZONING EVALUATION DIVISION



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 SIDE 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'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT

NOTE:
THERE IS NO ANGLE OF BULK PLANE REQUIRED FOR THE PDH DISTRICT. THIS GRAPHIC DEPICTION OF THE R-12 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.

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REV. 09/20/99
REV. 08/05/99
REV. 06/02/99
REV. 05/03/99
REV. 04/30/99

COMMONWEALTH OF VIRGINIA
DENNIS M. COUTURE
No. 0406 000847
9/20/99
CERTIFIED LANDSCAPE ARCHITECT
SEAL & SIGNATURE

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

RZ 1999-MA-006
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN
RYLAND/LANDMARK
MASON DISTRICT

DRAWN BY	JMC/MEH
DESIGNED BY	DMC
CHECKED BY	PGY
DATE	1/12/99
SCALE	1" = 50'
PLAN NUMBER	
ZONED	
SHEET	1 of 4
FILE NUMBER	M-9963

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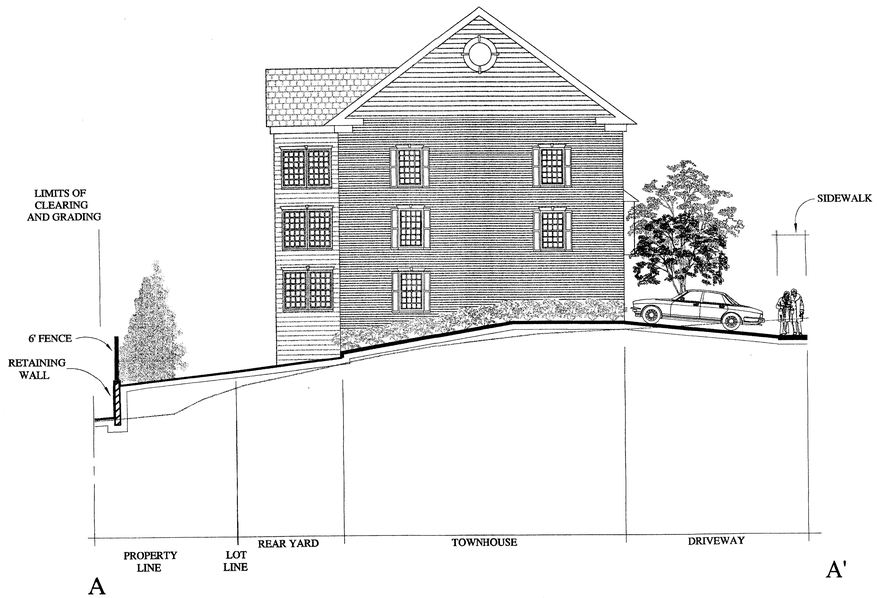
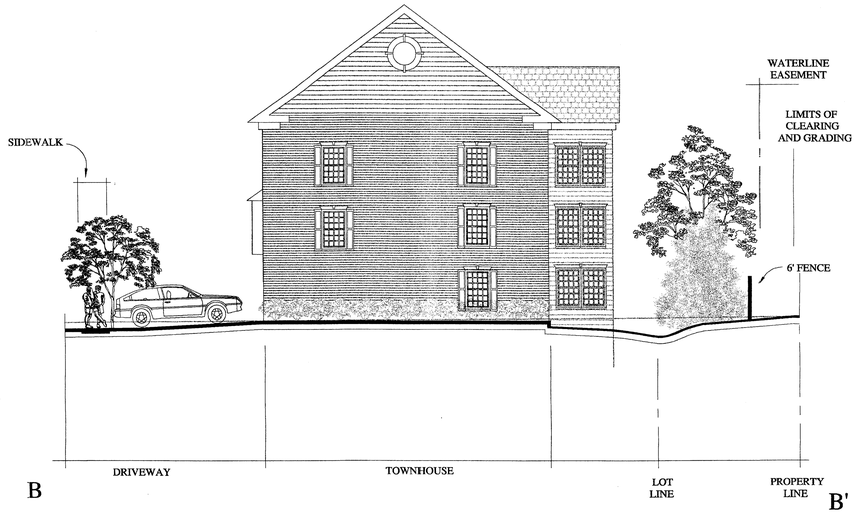


SECTION A - A'



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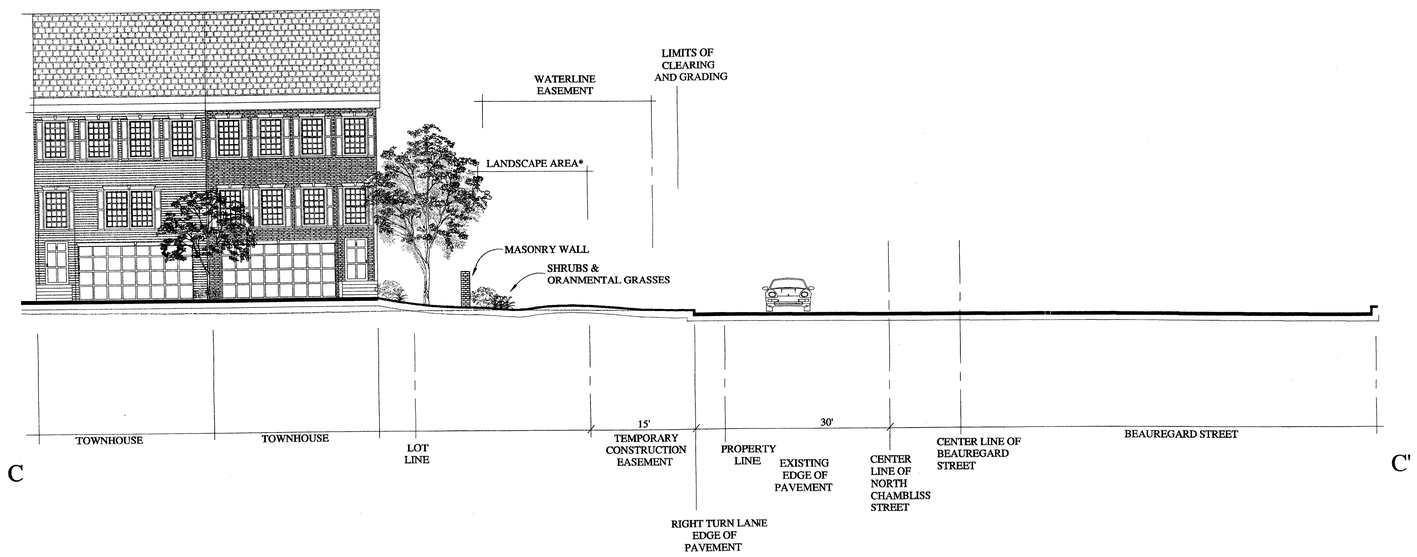
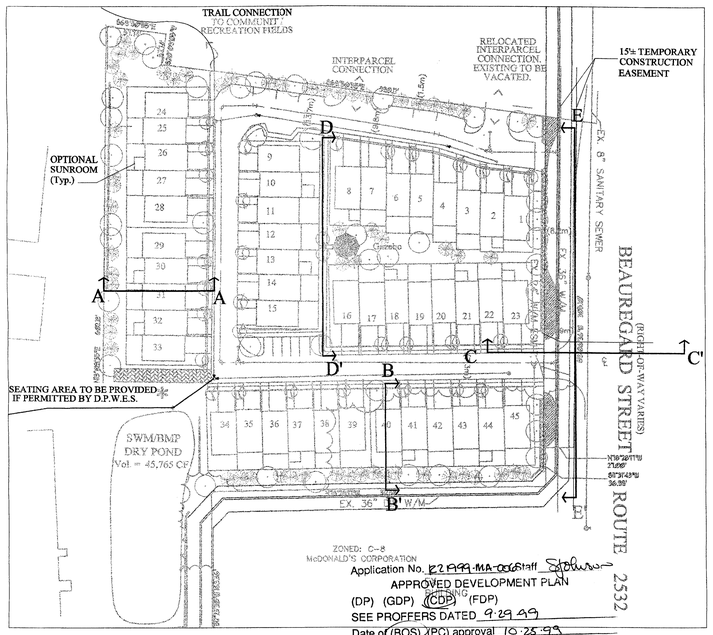


SECTION C - C'

*AREA TO BE LANDSCAPED WITHIN WATERLINE EASEMENT PENDING PERMISSION OF FCWA



KEY MAP

REV. 9/28/99 DMC
REV 9/20/99
REV 08/05/99
REV. 05/03/99

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FAIRFAX COUNTY, VIRGINIA

SITE SECTIONS

RYLAND/LANDMARK

MASON DISTRICT

DRAWN BY	MEH
DESIGNED BY	DMC
CHECKED BY	PGY
DATE	04/30/99
SCALE	NA
PLAN NUMBER	
ZONED	
SHEET	2 of 4
FILE NUMBER	M-9963

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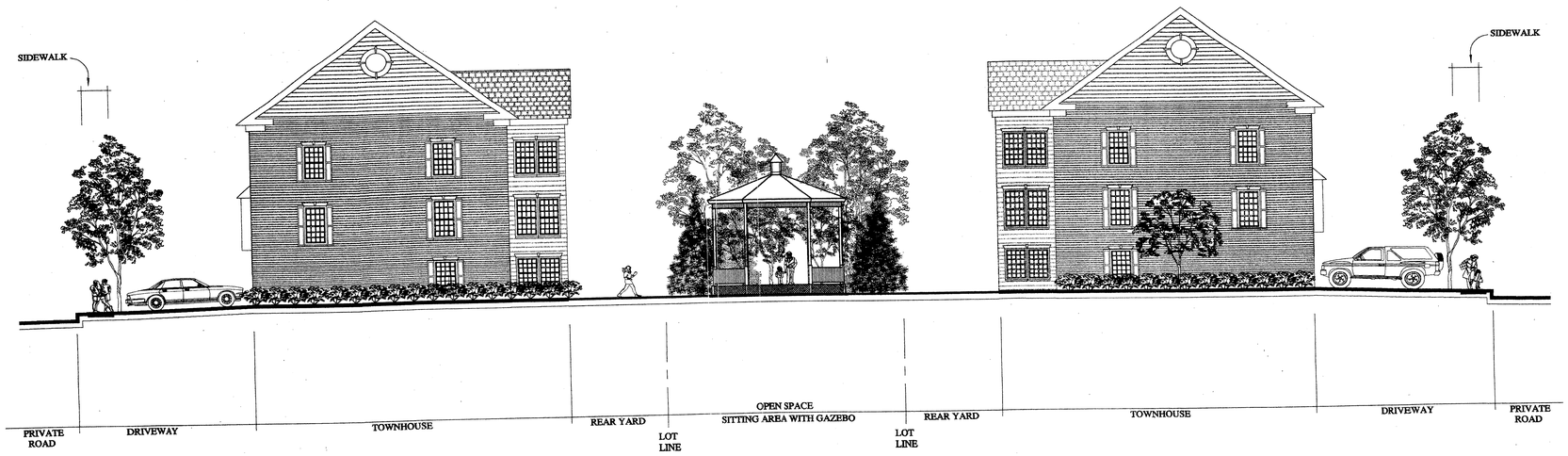
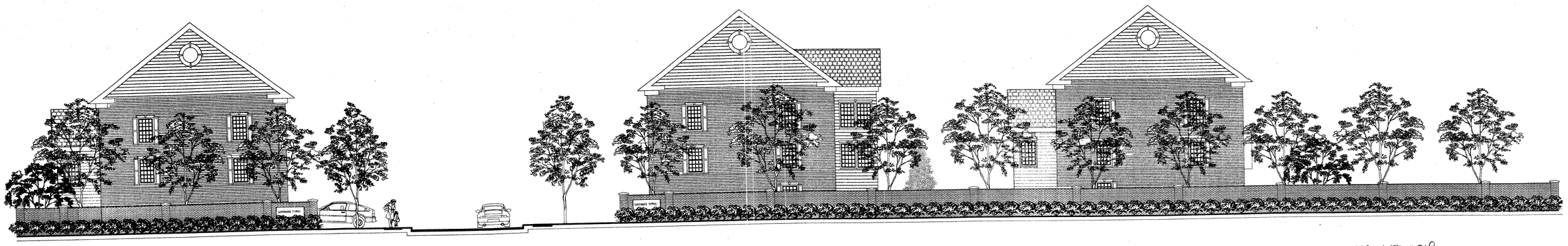


SITTING AREA WITH GAZEBO

SECTION D - D'



BEAUREGARD STREET FRONTAGE ELEVATION

SECTION E - E'

Application No. RZ1999-MA-006 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9.29.99
Date of (BOS) (PC) approval 10.25.99
Sheet 3 of 4

REV. 9/28/99
Rev. 9/20/99
REV. 08/05/99

COMMONWEALTH OF VIRGINIA
DENNIS M. COUTURE
No. 0406 000847
CERTIFIED LANDSCAPE ARCHITECT
5/5/99

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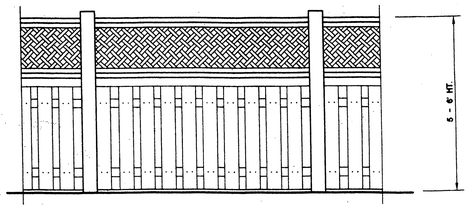
RZ 1999-MA-006

FAIRFAX COUNTY, VIRGINIA

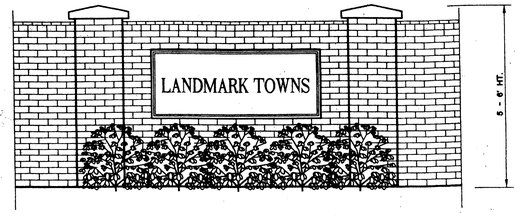
SITE SECTIONS
RYLAND/LANDMARK
MASON DISTRICE

DRAWN BY	MEH
DESIGNED BY	DMC
CHECKED BY	PGY
DATE	06/28/99
SCALE	NA
PLAN NUMBER	
ZONED	
SHEET	3 of 4
FILE NUMBER	M-9963



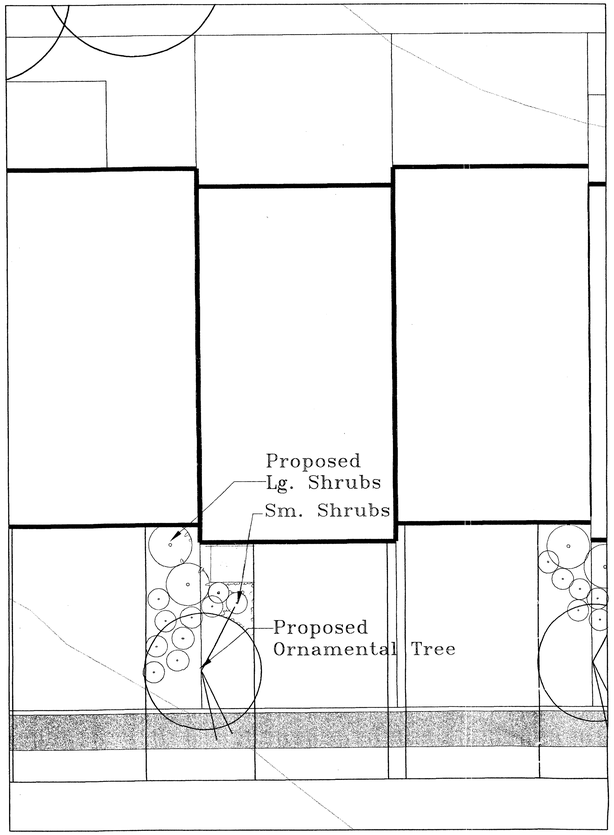
BOARD ON BOARD FENCE WITH LATTICE

EXACT LOCATION WITH RESPECT TO PROPERTY PERIMETER TO BE DETERMINED AT FINAL SITE PLAN NO SCALE



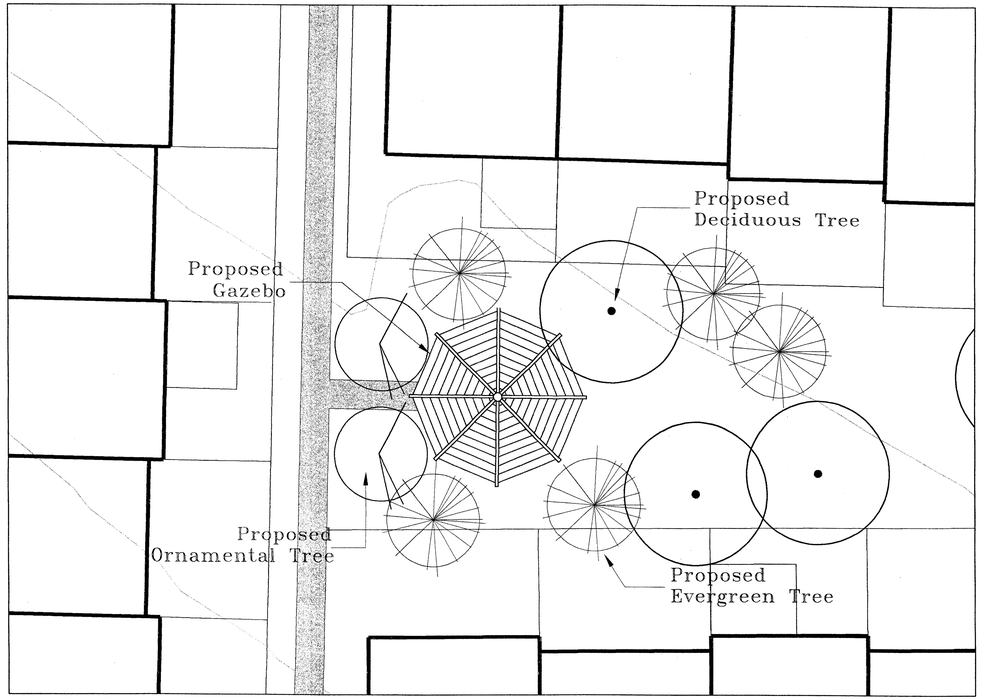
MASONRY WALL/ENTRY FEATURE WITH INTEGRAL SIGNAGE

EXACT LOCATION WITH RESPECT TO PROPERTY PERIMETER TO BE DETERMINED AT FINAL SITE PLAN NO SCALE



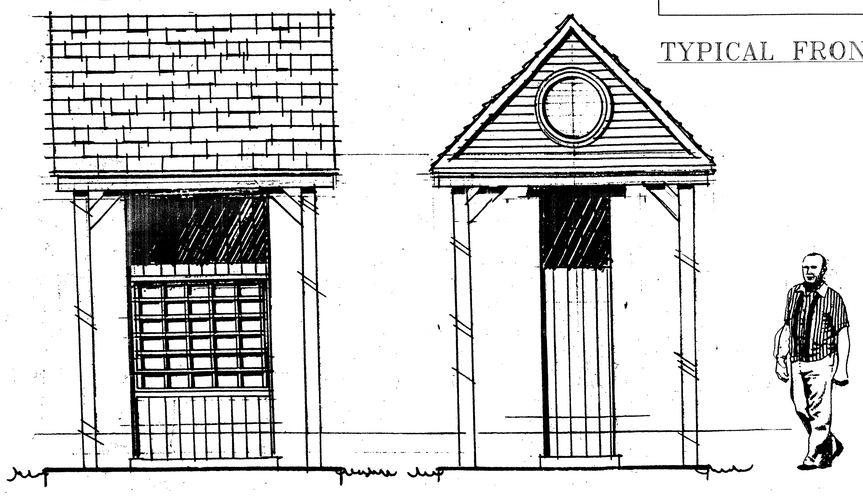
TYPICAL FRONT YARD

No Scale



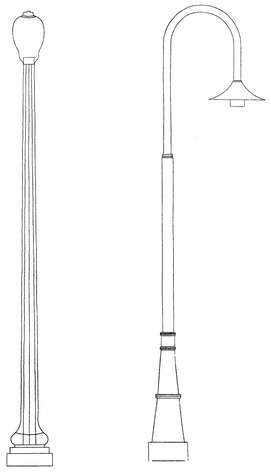
SEATING AREA WITH GAZEBO

No Scale

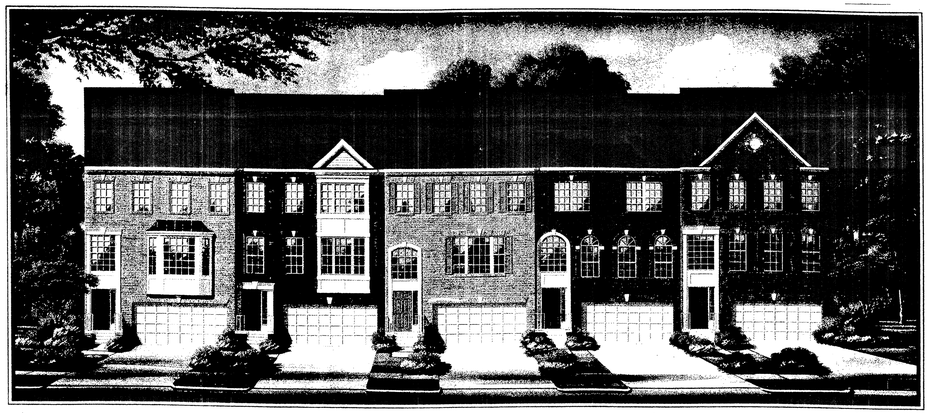


MAILBOX KIOSK

NO SCALE



PROPOSED TYPICAL
STREET LIGHTS



TYPICAL TOWNHOUSE ELEVATION

APPROVED No. RZ 1999-MA-006 Staff Coordinator
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-27-99
Date of (BOS) (PC) approval 10-25-99
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Rev. 9/20/99
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Rev. 06/02/99
Rev. 05/03/99

THE HARDSCAPE ELEMENTS AND BUILDING ELEVATIONS REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURAL THEME OF THE PROPOSED DEVELOPMENT PROGRAM. THE ELEMENTS AND ELEVATIONS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

COMMONWEALTH OF VIRGINIA
DENNIS M. COUTURE
No. 0406 000847
CERTIFIED LANDSCAPE ARCHITECT
9/21/99

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RZ 1999-MA-006

FAIRFAX COUNTY, VIRGINIA

SITE DETAILS
RYLAND/LANDMARK
MASON DISTRICE

DRAWN BY	MEH
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CHECKED BY	PGY
DATE	04/30/99
SCALE	NA
PLAN NUMBER	
ZONED	
SHEET	4 of 4
FILE NUMBER	M-9963

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