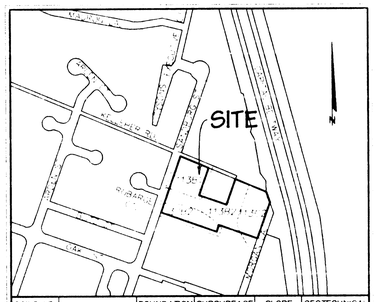
CONCEPTUAL / FINAL DEVELOPMENT PLAN

SANDBURG STREET SOUTH

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA



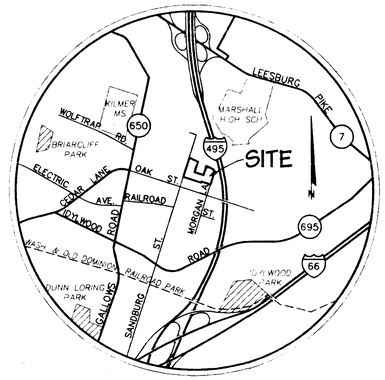
SOILS I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	GEOTECHNICAL REPORT REQ'D
14B+	MANASSAS	FAIR	MARIGINAL	GOOD	YES
67B2	PENN FSL	GOOD	FAIR	GOOD	NO
73C2	PENN (SIL)	GOOD	FAIR	GOOD	NO
76A+	CALVERTON	POOR	MARIGINAL	GOOD	YES

SOILS MAP/DATA

SCALE : 1" = 500'

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 39-4((1)) PARCELS 92 & 95-98. CURRENT ZONING: PCL. 95, 96, 98 -- R-1; PCL. 92 & 97 -- R-2
2. THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF:
   PARCEL 92 -- K & O ASSOCIATES, L.P., IN DEED BOOK 6957 AT PAGE 1646
   PARCEL 95 -- KATHLEEN G. PAYNE & MAXINE G. TURNER, IN DEED BOOK 012 AT PAGE 524
   PARCEL 96 -- ANTONIO N. DIAS, IN DEED BOOK 7434 AT PAGE 1537
   PARCEL 97 -- ANTONIO N. DIAS, IN DEED BOOK 6285 AT PAGE 269
   PARCEL 98 -- GARY J. PEED & PAMELA RANKIN, IN DEED BOOK 8055 AT PAGE 1078
3. BOUNDARY INFORMATION TAKEN FROM A FIELD SURVEY PROVIDED BY ROBEY SURVEYS.
4. EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY ROBEY SURVEYS, DATED OCTOBER 1998. CONTOUR INTERVAL EQUALS 2 FEET USGS NGVD
5. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 2-3 UNITS PER ACRE, AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT WHERE NOTED
6. THERE ARE NO DENSITY REDUCTIONS REQUIRED FOR THIS PROJECT
7. THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
8. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON-SITE.
9. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION
10. TO THE BEST OF OUR KNOWLEDGE, THERE AREA NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN 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.
12. ALL EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
13. SEE SHEET 2 FOR TREE COVER CALCULATIONS.
14. EXISTING STRUCTURES ARE TO BE REMOVED, UNLESS OTHERWISE NOTED.
15. THE ARE NO ZONING OVERLAY DISTRICTS.
16. THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
17. THERE ARE NO RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT.
18. THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS PLAN.
19. THE DEVELOPMENT WILL PROCEED IMMEDIATELY UPON THE APPROVAL OF THE REZONING AND CONSTRUCTION PLANS.
20. PROPOSED PUBLIC IMPROVEMENTS:
    A. WATER SERVICE TO BE PROVIDED BY AN EXISTING MAIN LOCATED IN SANDBURG STREET
    B. SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED SANDBURG STREET
21. THE MINIMUM REQUIRED FIRE FLOW FOR SINGLE-FAMILY DWELLINGS IS 1,000 GALLONS PER MINUTE.
22. PHASE I AND II EROSION AND SEDIMENT CONTROLS WILL BE PROVIDED WITH FINAL PLAN SUBMISSION IN ACCORDANCE WITH FAIRFAX COUNTY STANDARDS AND THE CURRENT EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
23. AN AIR QUALITY PERMIT SHALL BE OBTAINED, IF NECESSARY, PRIOR TO CLEARING, GRADING, OR CONSTRUCTION.
24. MODIFICATIONS TO THE LOT AREAS AND THE UTILITY LAYOUT MAY OCCUR WITH THE FINAL ENGINEERING DESIGN.
25. STREET LIGHTS WILL BE PROVIDED IN ACCORDANCE WITH PFM REQUIREMENTS.
26. SOLID WASTE WILL BE PICKED UP A MINIMUM OF ONCE A WEEK BY A PRIVATE REFUSE COLLECTION SERVICE FROM INDIVIDUAL HOUSEHOLD CONTAINERS.
27. WE HEREBY REQUEST THE FOLLOWING WAIVERS:
    - A WAIVER OF PARAGRAPH 2-414 OF THE ZONING ORDINANCE TO PERMIT RESIDENTIAL DWELLINGS WITHIN 200 FEET OF AN INTERSTATE HIGHWAY RIGHT-OF-WAY FOR THE EXISTING HOUSE, WHICH IS TO REMAIN.
    - A WAIVER OF THE STREET IMPROVEMENTS AND TURN-AROUND REQUIREMENT FOR MORGAN LANE.
    - A WAIVER OF THE PERIPHERAL SETBACK ADJACENT TO LOTS 3 & 7.
    - A WAIVER OF STORMWATER MANAGEMENT REQUIREMENTS
    - A WAIVER OF BEST MANAGEMENT PRACTICES
28. A TRAIL IS NOT REQUIRED FOR THE PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN.
29. PARCELS A, B, C, D & E WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION. PARCEL D IS TO BE DEDICATED FOR FUTURE ACCESS TO LOTS 93 AND 94 ADJACENT TO THE SITE.



VICINITY MAP

SCALE : 1" = 2000'

Application No. FDP 1999-PR-026 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-18-00
Date of (BOS) (PC) approval 6-21-00
Sheet 1 of 2

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
5.9.00
PROFESSIONAL ENGINEER

SITE TABULATIONS

SITE AREA:	
LOT AREA	88,108.03¢ (2.02 Ac)
OPEN SPACE (PARCELS A, B, C, D & E)	86,875.11¢ (1.99 Ac)
RIGHT-OF-WAY DEDICATION	35,435.48¢ (0.81 Ac)
TOTAL	210,418.62¢ (4.82 Ac)

	PDH-3 REQUIRED	PROVIDED
NUMBER OF UNITS	---	13 SINGLE-FAMILY DETACHED
DENSITY	3 DU/AC (MAX.)	2.70 DU/AC
MAXIMUM BUILDING HEIGHT	35'	35'
OPEN SPACE	20% (34,997¢)	39% (82,212¢)
PARKING	2 SPACES/ UNIT=26 SPACES	26 SPACES

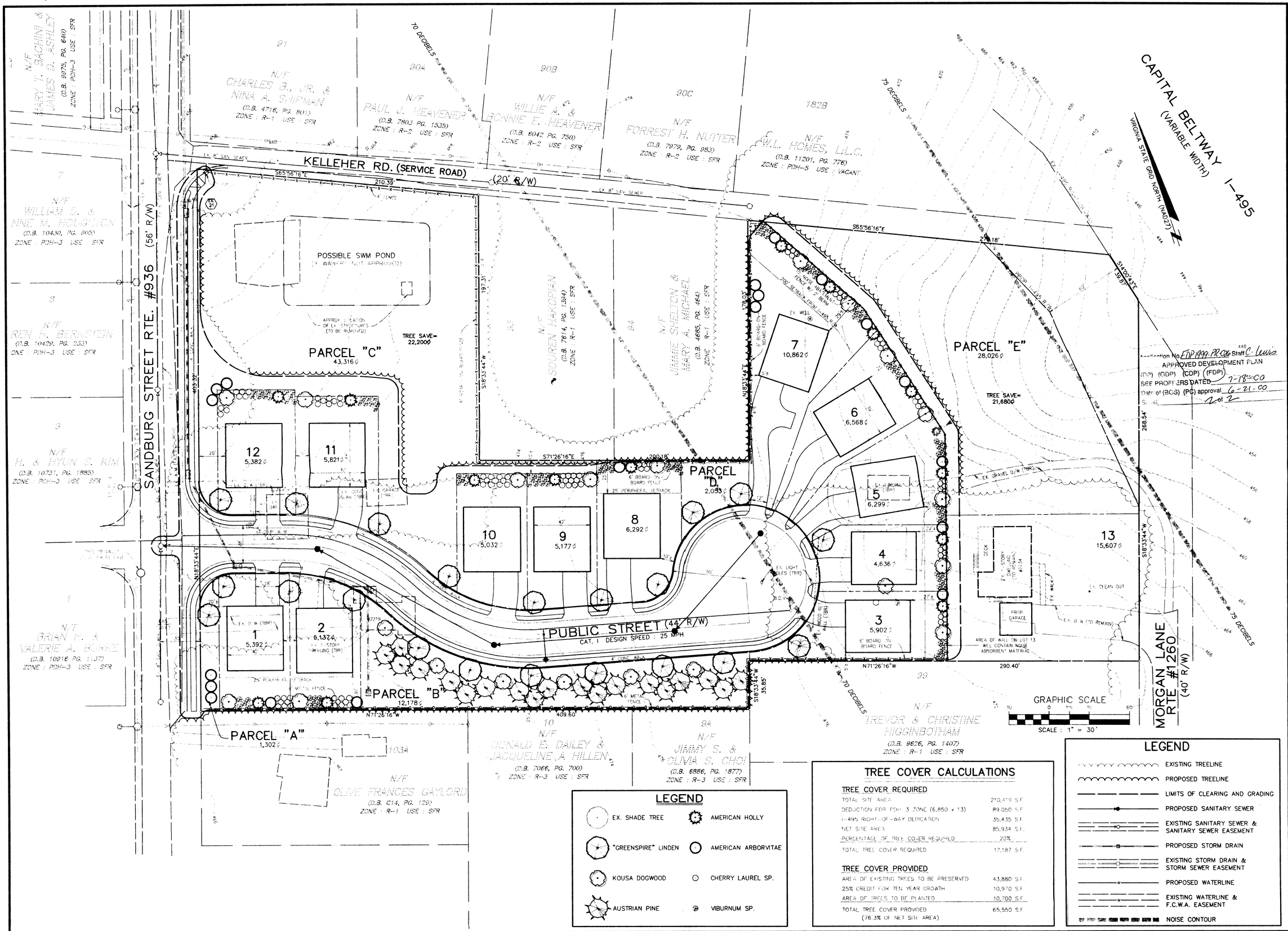
DEVELOPER
ALD GROUP, INC.
10680 MAIN STREET
SUITE 260
FAIRFAX, VIRGINIA 22030

TABLE OF CONTENTS
1. COVER SHEET
2. FINAL DEVELOPMENT PLAN

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAY 10 2000
ZONING EVALUATION DIVISION

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)352-[illegible]
SILVER SPRING, MD FAX (703)273-[illegible]

DATE : APRIL 7, 2000
REVISED : MAY 8, 2000



LEGEND

- EX. SHADE TREE
- "GREENSPIRE" LINDEN
- KOUSA DOGWOOD
- AUSTRIAN PINE
- AMERICAN HOLLY
- AMERICAN ARBORVITAE
- CHERRY LAUREL SP.
- VIBURNUM SP.

TREE COVER CALCULATIONS

TREE COVER REQUIRED	
TOTAL SITE AREA	210,419 S.F.
DEDUCTION FOR PDH-3 ZONE (6,850 x 13)	89,050 S.F.
I-495 RIGHT-OF-WAY DEDICATION	35,435 S.F.
NET SITE AREA	85,934 S.F.
PERCENTAGE OF TREE COVER REQUIRED	20%
TOTAL TREE COVER REQUIRED	17,187 S.F.
TREE COVER PROVIDED	
AREA OF EXISTING TREES TO BE PRESERVED	43,880 S.F.
25% CREDIT FOR TEN YEAR GROWTH	10,970 S.F.
AREA OF TREES TO BE PLANTED	10,700 S.F.
TOTAL TREE COVER PROVIDED (76.3% OF NET SITE AREA)	65,550 S.F.

LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE
- LIMITS OF CLEARING AND GRADING
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER & SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN & STORM SEWER EASEMENT
- PROPOSED WATERLINE
- EXISTING WATERLINE & F.C.W.A. EASEMENT
- NOISE CONTOUR

NO.	DATE	DESCRIPTION	BY	APPROVED	DATE
1.	5-8-00	REMOVED LOT 11, ADDED LANDSCAPING BEHIND LOTS 3-7 (KJV)			

REVISION PRIOR TO APPROVAL

CPJ Associates
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
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SANDBURG STREET SOUTH

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
5-9-00
PROFESSIONAL ENGINEER

DESIGN	DRAFT	SCALE
HMF	KJV	HORIZ: 1" = 30'
APPROVED	DATE	VERT: ---
HMF	MAR. 2000	

SHEET 2 OF 2

FILE NO.: 00-508-202