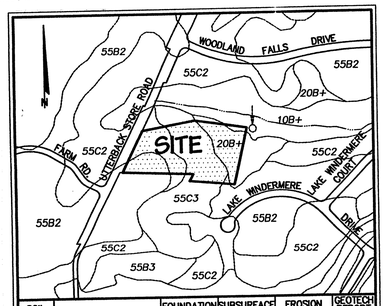
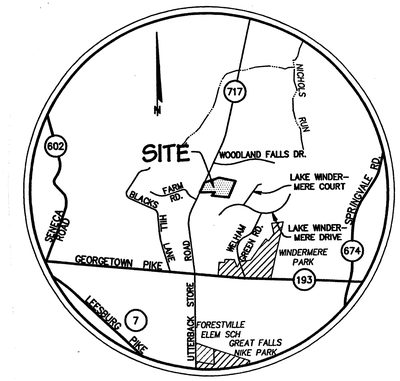


SOIL #	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	EROSION POTENTIAL	GEOTECH REPORT REQ'D
10B+	GLENVILLE	FAIR	MARGINAL	MODERATE	NO
20B+	MEADOWVILLE	FAIR	MARGINAL	MODERATE	NO
55B2	GLENELG	GOOD	GOOD	HIGH	NO
55C2	GLENELG	GOOD	GOOD	HIGH	NO
55C3	GLENELG	GOOD	GOOD	HIGH	NO

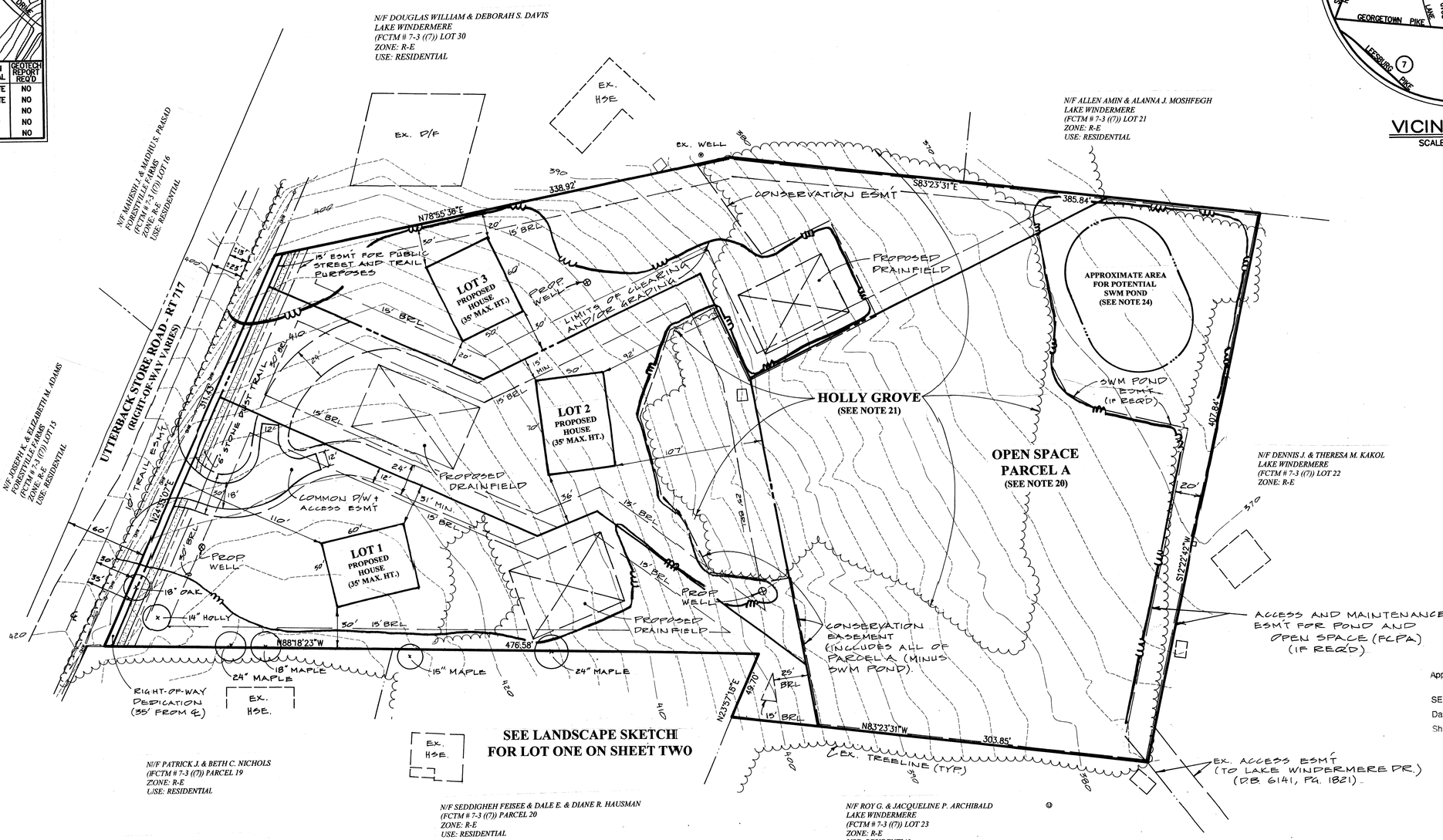
SOILS MAP/DATA

SCALE : 1" = 500'



VICINITY MAP

SCALE : 1" = 2000'



SEE LANDSCAPE SKETCH FOR LOT ONE ON SHEET TWO

Application No. SE 2002-DR-015 Staff Meyland
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 9-19-2002
Date of (BOS) (BZA) approval 10-7-2002
Sheet 1 of 2

RECEIVED
Department of Planning & Zoning
SEP 19 2002
Zoning Evaluation Division

PLAN NOTES:

1) YARD SETBACKS ARE NOTED IN THE TABULATIONS FOUND ON SHEET TWO

2) A TRAIL IS REQUIRED ALONG UTTERBACK STORE ROAD (SEE NOTES 7 AND 13)

REVISION BLOCK

REVISON	DESCRIPTION	DATE
#1	Add Landscaping, show pond access & conservation easement.	6-14-02
#2	Add Trail, revise configuration of Lot 1 house siting and adjacent lot Lines.	7-31-02
#3	Revise Trail per 9-18-02 PC hearing	9-19-02

COMMONWEALTH OF VIRGINIA
9-19-02
PAUL R. JEANNIN, JR.
NO. 477
7-31-02
2-13-02
6-14-02
CERTIFIED LANDSCAPE ARCHITECT

Planning & Development Services, Inc.
Site Planning • Landscape Architecture • Plan Management
• 10012 Island Fog Court • Bristow, Virginia 20136 •
• Office: 703.393.9521 • FAX: 703.393.9951 •

SPECIAL EXCEPTION PLAT

HOLLYRIDGE

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40'
PDSI PROJECT: # 190
DATE: FEBRUARY 13, 2002
PAGE: 1 OF 2

Plotted: 1/30/02 11:50 Acad Dwg: N:\00626\DWG\00-20701.DWG

3 # 00-626-201

NOTES:

1) THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP # 7-3 ((7)) PARCEL E AND IS LOCATED IN THE DRANESVILLE DISTRICT.

2) THE CURRENT OWNERSHIP AS LISTED IN THE LAND RECORDS OF FAIRFAX COUNTY IS SCHREINER INVESTMENTS LIMITED PARTNERSHIP II AS RECORDED IN DB 8931, PG 1851.

3) THE CONTRACT PURCHASER AND APPLICANT IS IVY DEVELOPMENT, L.C. LOCATED AT 2432 SUNNY MEADOW LANE, VIENNA, VA 22181

4) THE BOUNDARY SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY BY CHARLES P. JOHNSON AND ASSOCIATES, INC DATED JANUARY 2002 (SIGNED FEBRUARY 6, 2002).

5) THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY CHARLES P JOHNSON AND ASSOCIATES, INC DATED JANUARY 2002.

6) A COMPLETE TITLE REPORT HAS NOT BEEN FURNISHED FOR THE PURPOSE OF THIS PLAN.

7) ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVER OR MODIFICATION AT THE TIME OF SUBDIVISION PLAN PREPARATION / SUBMISSION.

THE APPLICANT RESPECTFULLY REQUESTS THAT THE BOARD OR SUPERVISORS APPROVE THE FOLLOWING WAIVERS IN CONJUNCTION WITH THIS SPECIAL EXCEPTION:

- THE APPLICANT SHALL PROVIDE THE REQUIRED EQUESTRIAN TRAIL ALONG UTTERBACK STORE ROAD (SEE NOTE 13) IN FAVOR OF A SIDEWALK WHICH IS ALSO REQUIRED ALONG UTTERBACK STORE ROAD.
- THE APPLICANT REQUESTS A WAIVER OF THE SIDEWALK WHICH IS REQUIRED ALONG UTTERBACK STORE ROAD IN FAVOR THE REQUIRED TRAIL AS DESCRIBED ABOVE AND IN NOTE 13.

8) PLANNING AND DEVELOPMENT SERVICES, INC. (PDSI) IS NOT AWARE OF ANY UTILITY EASEMENTS, WHICH EXIST ON THE SUBJECT PROPERTY AND HAVE A WIDTH OF TWENTY-FIVE FEET OR MORE.

9) ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. UTILITIES SHALL BE DESIGNED WITH THE FINAL PLANS. IT IS ANTICIPATED THAT MINOR ADJUSTMENTS TO THE PLAN MAY BE REQUIRED TO ACCOMMODATE SAID UTILITIES. ANY CONFLICTS WITH LANDSCAPING SHOWN ON HEREON WILL BE RESOLVED BY RELOCATING THE LANDSCAPING TO A NEARBY LOCATION.

10) THE SITE WILL BE SERVED BY PRIVATE WELLS AND INDIVIDUAL SEPTIC DRAINFIELDS.

11) THIS PLAN IS IN GENERAL CONFORMANCE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY WHICH RECOMMENDS 1 DU / 2 TO 5 AC.

12) A RESOURCE PROTECTION AREA (RPA), ENVIRONMENTAL QUALITY CORRIDOR (EQC) AND A 100 YEAR FLOODPLAIN, AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE AND THE COMPREHENSIVE PLAN DO NOT EXIST ON THE SUBJECT PROPERTY.

13) PDSI NOTES A REQUIREMENT FOR A EQUESTRIAN TRAIL ALONG UTTERBACK STORE ROAD IN ACCORDANCE WITH THE COUNTY-WIDE TRAILS PLAN. SEE NOTE SEVEN (7) FOR MORE INFORMATION.

14) PDSI IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.

15) NO HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DEPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.

16) DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER / DEVELOPER AND THE ABILITY TO OBTAIN PUBLIC STREET ACCESS.

17) A SIDEWALK IS REQUIRED ALONG UTTERBACK STORE ROAD. SEE NOTE SEVEN (7) FOR MORE INFORMATION.

18) THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES.

19) ALL DIMENSIONS AIND AREAS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO MINOR CHANGE WITH FINAL ENGINEERING OF THE FINAL SUBDIVISION PLAN AS PERMITTED BY THE ZONING ORDINANCE. THE ACTUAL UTILITY, WELL, DRAINFIELD AND SWM/BMP LAYOUT WILL BE DETERMINED WITH THE FINAL SUBDIVISION PLAN AND MAY RESULT IN REVISED CLEARING LIMITS TO ACCOMMODATE SAID UTILITY, WELL, DRAINFIELD AND SWM/BMP LAYOUT.

20) OPEN SPACE PARCEL A SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (COMMON OPEN SPACE). AS AN OPTION, THE APPLICANT MAY ELECT TO DEDICATE THE OPEN SPACE TO BE OWNED AND MAINTAINED BY AN INDIVIDUAL OWNER OR THE FAIRFAX COUNTY PARK AUTHORITY (DEDICATED OPEN SPACE).

21) THE HOLLY GROVE SHOWN HEREON IS BASED UPON A FIELD DELINEATION BY DON ZIMAR OF ZIMAR & ASSOCIATES (CERTIFIED ARBORIST). A SEPARATE TREELINE IS SHOWN TO DELINEATE THE EDGE OF THE HOLLY GROVE WITHIN THE EXISTING WOODED AREA.

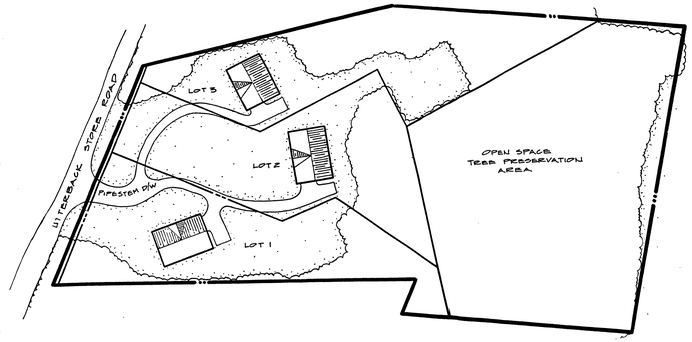
22) THE APPROXIMATE LOCATION OF A COMMON DRIVEWAY WHICH SHALL SERVE ALL THREE LOTS IS SHOWN HEREON. FINAL ADJUSTMENTS TO THE EXACT LOCATION OF THE ACCESS TO UTTERBACK STORE ROAD AND ONSITE ALIGNMENT WILL BE DETERMINED AT THE TIME OF FINAL SUBDIVISION PLAN. THE COMMON DRIVEWAY SHALL BE DESIGNED IN ACCORDANCE WITH THE PFM. A PAVEMENT WIDTH OF 18 FEET WITHIN A 30 FEET WIDE INGRESS-EGRESS EASEMENT SHALL BE REQUIRED TO SERVE THREE LOTS AND SHALL TAPER DOWN TO 12 FEET OF PAVEMENT WITHIN AN EASEMENT OF 24 FEET TO SERVE THE REMAINING TWO LOTS. THE INGRESS-EGRESS EASEMENTS WILL BE PROVIDED TO PERMIT ACCESS ON ADJACENT LOTS WHERE NECESSARY.

23) DETAILED TREE COVER CALCULATIONS AND SPECIFIC PLANT TYPES WILL BE PROVIDED WITH THE FINAL SUBDIVISION PLAN.

24) AN ONSITE STORMWATER MANAGEMENT (SWM) FACILITY (WET OR DRY) HAS BEEN DEPICTED WITHIN PARCEL A OF THE SUBJECT PROPERTY. HOWEVER, THE APPLICANT INTENDS TO PURSUE WAIVER(S) AND / OR MODIFICATION(S) OF THE SWM / BMP REQUIREMENTS CONCURRENTLY WITH THE PROCESSING OF THIS SPECIAL EXCEPTION OR AT THE TIME OF FINAL SUBDIVISION PLAN REVIEW. SHOULD THE POND REQUIREMENTS BE WAIVED, THE AREA WHERE THE POND WOULD HAVE BEEN LOCATED SHALL REMAIN IN OPEN SPACE. THE APPLICANT RESERVES THE RIGHT TO PROPOSE ALTERNATIVE METHODS (SUCH AS INFILTRATION TRENCHES, RAIN GARDENS OR OTHER METHODS) FOR DETENTION OR BMP'S WHICH MAY BE LOCATED ON INDIVIDUAL LOTS OR WITHIN THE OPEN SPACE AREA SHOWN FOR THE SWM POND AS PERMITTED AND APPROVED BY DPWES. CLEARING IN PARCEL A WILL BE REQUIRED FOR THE POND AND STORM SEWER PIPES, IF NOT WAIVED.

THE APPLICANT ANTICIPATES THAT MOST, IF NOT ALL OF THE BMP REQUIREMENTS WILL BE MET THROUGH THE PRESERVATION OF "QUALIFYING" OPEN SPACE.

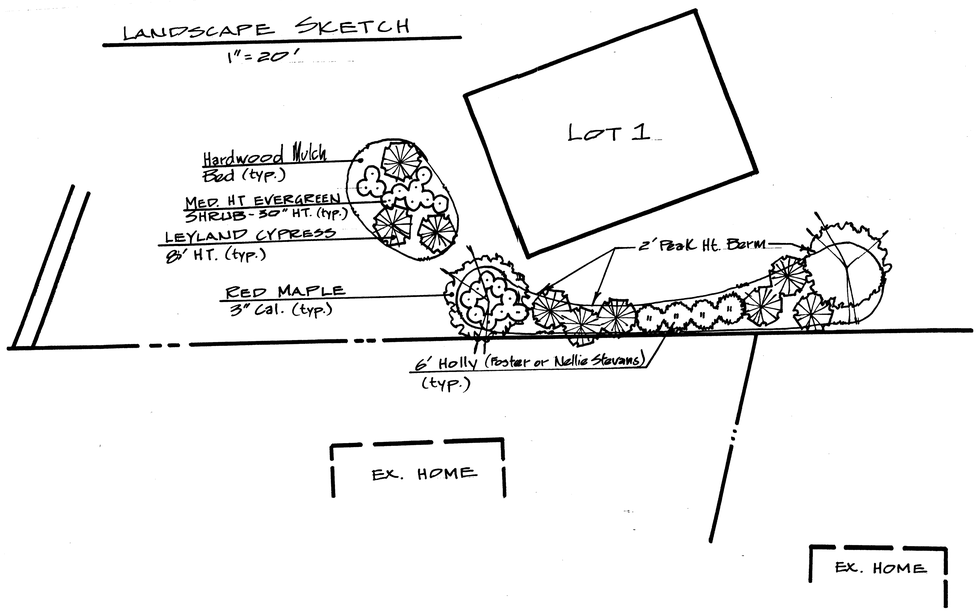
25) THERE ARE NO EXISTING DWELLINGS ONSITE. PROPOSED DWELLINGS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL HOUSE FOOTPRINT SIZE AND FINAL LOCATION WILL BE DETERMINED AT THE TIME OF INDIVIDUAL LOT GRADING PLAN / BUILDING PERMIT. FINAL HOUSE SIZES AND LOCATIONS SHALL HONOR THE LIMITS OF CLEARING AND GRADING SHOWN HEREON AS WELL AS THE MINIMUM YARD REQUIREMENTS OF THE R/E CLUSTER ZONING DISTRICT.



ILLUSTRATIVE SKETCH

SCALE: 1" = 100'

(THE APPLICANT HAS PROVIDED THIS SKETCH SO THAT ONE MAY VISUALIZE THE CONCEPT AS IT MAY LOOK WHEN COMPLETE. THE HOUSE FOOTPRINTS, DRIVEWAY LOCATIONS AND HOUSE ORIENTATION ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY!!!)



HOLLY GROVE AT LAKE WINDERMERE DENSISTY CALCULATIONS

GROSS AREA

TOTAL AREA	72.3777 acres (includes area of streets)
EXISTING # OF LOTS	29
EXISTING DENSITY	00.40
PROPOSED # OF LOTS	32
PROPOSED DENSITY	00.442 du/acre

TABULATIONS:

SITE AREA	= 6.0845 ACRES (265,041 SF)
EXISTING ZONING	= R-E
PROPOSED ZONING	= R-E Cluster
AVERAGE LOT AREA	
REQUIRED	= NONE
PROVIDED	= APPROXIMATELY 52,000 SF
MINIMUM LOT AREA	
REQUIRED	= 52,000 SF
PROVIDED	= 52,000 SF MINIMUM
MINIMUM LOT WIIDTH	= NONE
MAXIMUM BUILDIING HEIGHT	= 35 FEET
MINIMUM YARD REQUIREMENTS	
FRONT YARD	= 30 FT
SIDE YARD	= 15 FT, BUT A TOTAL MIN. OF 40 FT.
REAR YARD	= 25 FT
OPEN SPACE	
REQUIRED	= 20.0 % (53,008 SF)
PROVIDED	= 40.0 % (GREATER THAN 106,016 SF)
PARCEL A (GREATER THAN 106,016 SF)	
PARKING	
REQUIRED (2 SP/UNIT)	= 6 SPACES
PROVIDED (2 SP/UNIT)	= 6 SPACES
DENSITY	
PERMITTED	= 0.500 DU/AC(3 UNITS)
PROVIDED	= 0.493 DU/AC (3 UNITS)

Application No. SE 2002-DE-015 (Staff Analyst)
~~APPROVED SE~~ SP PLAN
SEE DEV CONDS DATED 9-19-2002
Date ~~of (BOS)~~ (BZA) approval 10-7-2002
Sheet 2 of 2

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PDSI PROJECT: # 190 PAGE: 2 OF 2