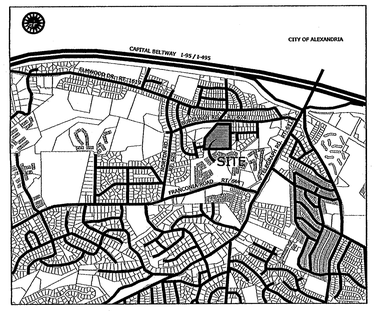
JCE/BURGUNDY WOODS

Lee District Fairfax County, Virginia

Conceptual Development Plan/
Final Development Plan



VICINITY MAP
SCALE: 1" = 2000'

Applicant:
JCE, Inc.
5350 Shawnee Road / Suite 310
Alexandria, VA 22312

Application No. 2232/FDP 2004-LE-026 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/22/05
Date of (BOS) (PC) approval 4/25/05
Sheet 1 of 7

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2. NOTES AND TABULATION / SOILS MAP
3. CONCEPTUAL / FINAL DEVELOPMENT PLAN / TYPICAL LOT LAYOUT
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5. STORM WATER MANAGEMENT
6. STORM WATER MANAGEMENT DETAIL
7. SECTIONS

JCE/Burgundy Woods
Conceptual Development Plan/
Final Development Plan

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Department of Planning & Zoning
APR 06 2005
Zoning Evaluation Division

Dewberry

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SEAL

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
04-05-05
PROFESSIONAL ENGINEER

Rev. April 5, 2005
Rev. March 10, 2005
Rev. February 24, 2005
Rev. February 9, 2005
Rev. January 14, 2005
Rev. December 8, 2004
Rev. November 15, 2004
Rev. October 19, 2004
Rev. July 21, 2004
June 2, 2004

SUBMISSION DATE

M-10507

NOTES

1) THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 82-2 ((1)) 37.

2) THE SUBJECT PARCEL CONSISTS OF 10.656 ACRES AND IS ZONED R-3. THE REZONING APPLICATION WHICH ACCOMPANIES THIS CDP/FDP REQUESTS THAT THE PROPERTY BE REZONED TO THE PDH-3 DISTRICT.

3) NOTWITHSTANDING THAT 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 IN THE EVENT OF FUTURE AMENDMENTS 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.

4) THE BOUNDARY INFORMATION SHOWN HEREON IS BY LAND DESIGN CONSULTANTS, SURVEY DATED AUGUST 1, 2002 AND VERIFIED BY DEWBERRY & DAVIS LLC ON MARCH 15, 2004.

5) THE TOPOGRAPHY SHOWN HEREON IS AT TWO (2) FOOT CONTOUR INTERVALS FROM AN AERIAL SURVEY BY MCKENZIE SNYDER, INC. AND SHOWN ON A TOPOGRAPHIC SURVEY PLAT, DATED AUGUST 1, 2002, BY LAND DESIGN CONSULTANTS. DEWBERRY & DAVIS LLC ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

6) THERE IS NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREAS (RPAs) ON THE SUBJECT PROPERTY.

7) THE LIMITS OF CLEARING AND GRADING SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION, IN CONFORMANCE WITH THE PROFFERS, AT TIME OF FINAL ENGINEERING.

8) THE LOCATION OF THE UNITS ON THE LOTS ARE NOT TO BE SCALED TO ESTABLISH MINIMUM YARDS ON EACH LOT. DISTANCES BETWEEN UNITS AND MINIMUM YARDS ON LOTS WILL BE ESTABLISHED ON THE SITE PLANS AND THE GRADING PLANS IN ACCORDANCE WITH THE PROVISIONS OF THE PDH DISTRICT. THE DISTANCES SPECIFIED ON THE GRAPHIC TO THE PERIPHERAL BOUNDARY LINES, HOWEVER, WILL BE DEEMED TO BE MINIMUM DISTANCES.

9) BUILDING FOOTPRINTS SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS OF PAR. 5 OF SECT. 18-204 AND PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE SO LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY, AND THE EXACT LOCATIONS OF THE BUILDINGS MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENTS. THE LOCATION OF SIDEWALKS SHOWN ON THE GRAPHIC ARE PRELIMINARY, AND MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

10) THE DENSITY AND BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF UNITS FROM THE TOTAL REPRESENTED IN THE TABULATION.

11) LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SUBDIVISION PLAN(S) THAT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING FEATURES REPRESENTED HEREON AND IN THE PROFFERS. THE PROPOSED LANDSCAPING ALONG THE PUBLIC STREETS IS CONTINGENT UPON VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) APPROVAL.

12) GIVEN THE PROPOSED USE OF SINGLE FAMILY DETACHED DWELLING UNITS, THERE ARE NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENTS.

13) THERE IS AN EXISTING DWELLING ON THE SITE WHICH WAS CONSTRUCTED IN 1925, ACCORDING TO COUNTY RECORDS. A PHASE I ARCHEOLOGICAL INVESTIGATION WAS UNDERTAKEN IN MAY, 2004 AND CONCLUDED THAT THIS STRUCTURE HAS NO HISTORICAL OR ARCHITECTURAL SIGNIFICANCE. IT IS ANTICIPATED THAT THIS STRUCTURE WILL REMAIN AS A DWELLING UNIT.

14) AS SHOWN HEREON, IT IS PROPOSED THAT THE TWO PUBLIC STREETS WILL BE EXTENDED INTO THE SUBJECT PROPERTY AND TWO CUL-DE-SACS CONSTRUCTED WHICH WOULD TERMINATE BOTH HATCHER STREET AND TENNESSEE DRIVE. ADDITIONAL RIGHT-OF-WAY ADJACENT TO BURGUNDY ROAD WILL BE DEDICATED AND IMPROVED AS SHOWN HEREON. THE ESTIMATED TIME FOR THIS IMPROVEMENT WILL BE SPECIFIED IN THE PROFFERS.

15) THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC SEWER AND WATER THAT CURRENTLY EXISTS OR WILL BE EXTENDED TO THE PROPERTY.

16) GIVEN THE PRELIMINARY FINDING OF PROBLEMATIC SOILS ON THE SUBJECT PROPERTY, A DETAILED GEOTECHNICAL ANALYSIS WAS UNDERTAKEN BY ECS, LTD. THAT ANALYSIS RESULTED IN A REPORT ENTITLED "SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS/BURGUNDY WOODS DEVELOPMENT FAIRFAX COUNTY VIRGINIA" DATED MARCH 3, 2004. THIS REPORT WAS PART OF A DETAILED SUBMISSION TO FAIRFAX COUNTY ON MARCH 10, 2004.

17) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING MAJOR UTILITY EASEMENTS THAT HAVE A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY. THIS FINDING IS BASED ON A REVIEW OF EXISTING RECORDS.

18) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

19) THE USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672.10.1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS.

20) THE SUBJECT PROPERTY IS LOCATED WITHIN THE RH-3 COMMUNITY PLANNING SECTOR OF THE ROSE HILL PLANNING DISTRICT IN AREA IV. THE COMPREHENSIVE PLAN IDENTIFIES THE PROPERTY AS PLANNED FOR TWO (2) TO THREE (3) DWELLING UNITS PER ACRE AND SPECIFIES THAT ANY DEVELOPMENT SHOULD BE CLUSTERED TO MINIMIZE ENGINEERING CHALLENGES ASSOCIATED WITH MARINE CLAYS AND STEEP SLOPES. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.

21) THERE ARE NO COMPREHENSIVE PLAN TRAILS ADJACENT TO THE SUBJECT PROPERTY.

22) GIVEN THE PROPOSED DEVELOPMENT PROGRAM OF SINGLE FAMILY DETACHED DWELLING UNITS, THERE WILL BE NO ADVERSE IMPACT ON ADJACENT OR NEIGHBORING COMMUNITIES.

23) A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IN SAME IS SUBMITTED IN A SEPARATE ASSOCIATED DOCUMENT.

24) THE PROPERTY HAS SCENIC TOPOGRAPHY AND MATURE TREES, SOME OF WHICH WILL BE PRESERVED AND PROTECTED.

25) ARCHITECTURAL ELEVATIONS ARE SUBMITTED AS A PART OF THE APPLICATION.

26) SPECIAL AMENITIES PROVIDED WITH THIS DEVELOPMENT INCLUDE SIGNIFICANT DISPERSED AREA OF OPEN SPACE, PRESERVATION OF WOODLANDS, AN EXTENSIVE PEDESTRIAN TRAIL SYSTEM AND THE PRESERVATION OF THE EXISTING STRUCTURE AS A DWELLING UNIT. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES WILL BE PROVIDED BY THE DRY POND WITH A SEDIMENT FOREBAY SHOWN HEREON UNLESS MODIFIED BY OTHER METHODS OR WAIVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES).

27) IT IS TO BE UNDERSTOOD THAT ADDITIONAL BUILDING FEATURES SUCH AS BUT NOT LIMITED TO DECKS, STOOPS, PATIOS, BALCONIES, BAY WINDOWS AND CHIMNEYS ARE NOT REPRESENTED ON THE GRAPHIC AND MAY BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.

28) IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, INTERNAL DIRECTIONAL SIGNS, SITTING AREAS, PATIOS, TRAILS, PLANTERS, FENCES AND/OR WALLS AND LIGHT STANDARDS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.

29) PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GRAPHIC. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THE TABULATION SO LONG AS THE NUMBER OF SPACES REMAINS PROPORTIONAL TO THE ULTIMATE NUMBER OF UNITS AS THAT PROPORTION REPRESENTED IN THE TABULATION AND THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR LESS SPACES THAN REPRESENTED IN THE TABULATION WITH THE UNDERSTANDING THAT THE MINIMUM NUMBER OF SPACES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISION SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

30) IT IS CURRENTLY ANTICIPATED THAT THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. THIS MAY, HOWEVER, CHANGE WITH MARKET CONDITIONS.

31) THE SPECIFIC LOCATION OF ON-SITE LIGHTING, IF ANY, WILL BE DETERMINED AT TIME OF FINAL ENGINEERING; HOWEVER, WHEN INSTALLED, ANY SUCH LIGHTING WILL CONFORM TO THE ESTABLISHED LIGHTING STANDARDS SPECIFIED IN ARTICLE 14 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

32) EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION

EXISTING ZONING	R-3
PROPOSED ZONING	PDH-3
TOTAL LAND AREA	10.656± AC
PROPOSED NUMBER OF DWELLING UNITS	27
MAXIMUM DENSITY PERMITTED	2.53 DU/AC[1]
PROPOSED DENSITY	2.53 DU/AC
MAXIMUM BUILDING HEIGHT	35 FT
PARKING SPACES REQUIRED	54
PARKING SPACES PROVIDED	127
GARAGE PARKING	54
DRIVEWAY PARKING	54
ON-STREET PARKING	19
OPEN SPACE REQUIRED (20%)	2.13± AC
OPEN SPACE PROVIDED (40%)	4.34± AC

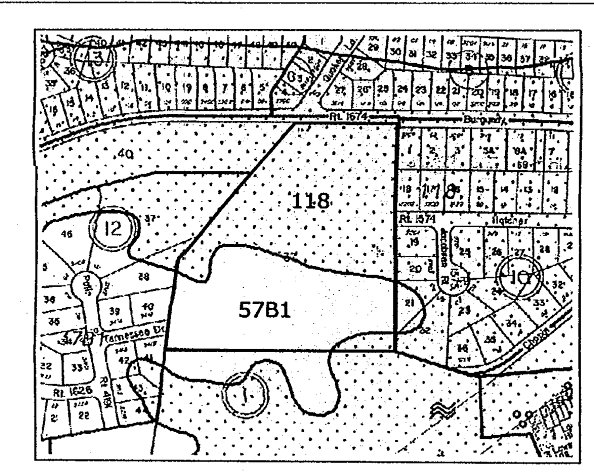
[1] THE SUBJECT PROPERTY IS SUBJECT TO THE PROVISIONS OF PAR. 2 OF SECT. 2-308 OF THE FAIRFAX COUNTY ZONING ORDINANCE (MAXIMUM DENSITY). THE APPLICATION OF THAT PROVISION RESULTS IN A MAXIMUM PERMITTED DENSITY OF 27 DWELLING UNITS. CALCULATION OF DENSITY PENALTY CALCULATIONS DUE TO PRESENCE OF MARINE CLAYS AND STEEP SLOPES HAS BEEN SUBMITTED UNDER SEPARATE COVER. SEE NOTE 16.

SOILS MAP

Scale: 1" = 500'
SOURCE: COUNTY OF FAIRFAX SOILS IDENTIFICATION MAPS

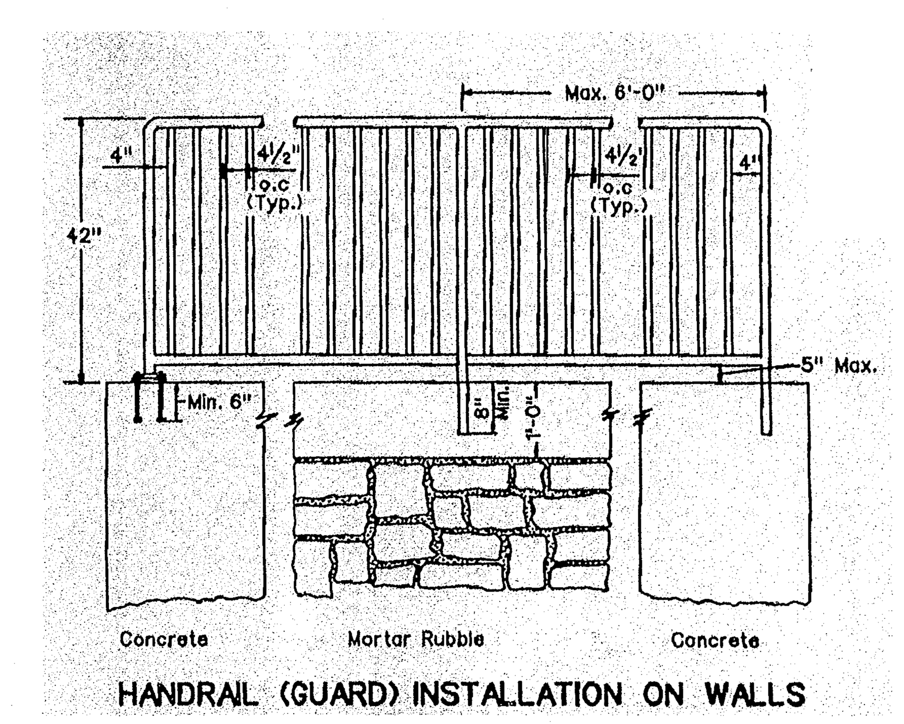
SOILS LEGEND

57B1 BRECKNOCK (I)
118 MARINE CLAY



STORMWATER MANAGEMENT / RETAINING WALL HANDRAIL DETAIL (HR1)

Approx. scale: 1" = 2'



Application No. RZ/FDP 2004-LE-026 Staff [signature]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/22/05 + DC 3/3/05
Date of (BOS) (PC) approval 4/25/05
Sheet 2 of 7

Dewberry

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www.dewberry.com

JCE/ BURGUNDY WOODS
CONCEPTUAL/FINAL DEVELOPMENT PLAN
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
04.05.05
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

No.	DATE	BY	Description
9	04.05.05	gah	
8	03.10.05	gah	
7	02.24.05	gah	
6	02.09.05	gah	
5	01.14.05	GAH	
4	12.08.04	gah	
3	11.15.04	gah	
2	10.19.04	GAH	
1	07.21.04	JTB	

REVISIONS

DRAWN BY gah
APPROVED BY lam
CHECKED BY lam
DATE 06/02/04

TITLE
JCE/
BURGUNDY WOODS
NOTES &
TABULATION

PROJECT NO. M-10507

2

LEGEND

- EXISTING DRIVEN PILES
- PROPOSED DRIVEN PILES
- PROPOSED RETAINING WALL
- PROPOSED HANDRAIL (SEE DETAIL SHEET 2)
- PROPOSED STORMWATER PIPE
- PROPOSED WATER LINE
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED TRAIL CONNECTION
- EXISTING VEGETATION
- PROPOSED DECIDUOUS STREET TREE

LANDSCAPE LEGEND TO SUPPLEMENT EXISTING VEGETATION

(SEE SUGGESTED PLANT SELECTION - THIS SHEET)

- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED LARGE EVERGREEN TREE
- PROPOSED SMALL DECIDUOUS TREE
- PROPOSED SHRUB

SUGGESTED NATIVE PLANT LIST

PROPOSED LARGE DECIDUOUS TREE

FRAXINUS AMERICANA	-	WHITE ASH
LIQUIDAMBAR STYRACIFLUA	-	SWEETGUM
NYSSA SYLVATICA	-	BLACK TUPELO
QUERCUS PHELLOS	-	WILLOW OAK

PROPOSED LARGE EVERGREEN TREE

PINUS STROBUS	-	WHITE PINE
PINUS VIRGINIANA	-	VIRGINIA PINE
TSUGA CANADENSIS	-	EASTERN HEMLOCK

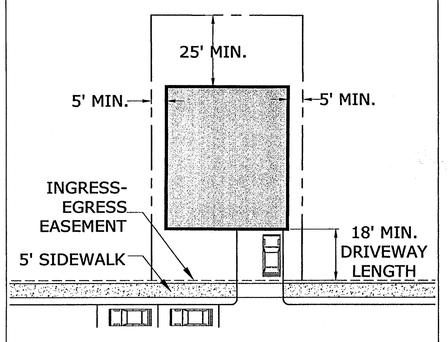
PROPOSED SMALL DECIDUOUS TREE

AMELANCHIER ARBOREA	-	DOWNY SERVICEBERRY
CORNUS FLORIDA	-	DOGWOOD
OSTRYA VIRGINIANA	-	EASTERN HOP-HORNBEAM
RHUS GLABRA	-	SMOOTH SUMAC

PROPOSED SHRUB

ARONIA ARBUTIFOLIA	-	RED CHOKEBERRY
CLETHRA ALNIFOLIA	-	SUMMERSWEET CLETHRA
ITEA VIRGINICA	-	VIRGINIA WILLOW
VIBURNUM PRUNIFOLIUM	-	BLACK-HAW VIBURNUM

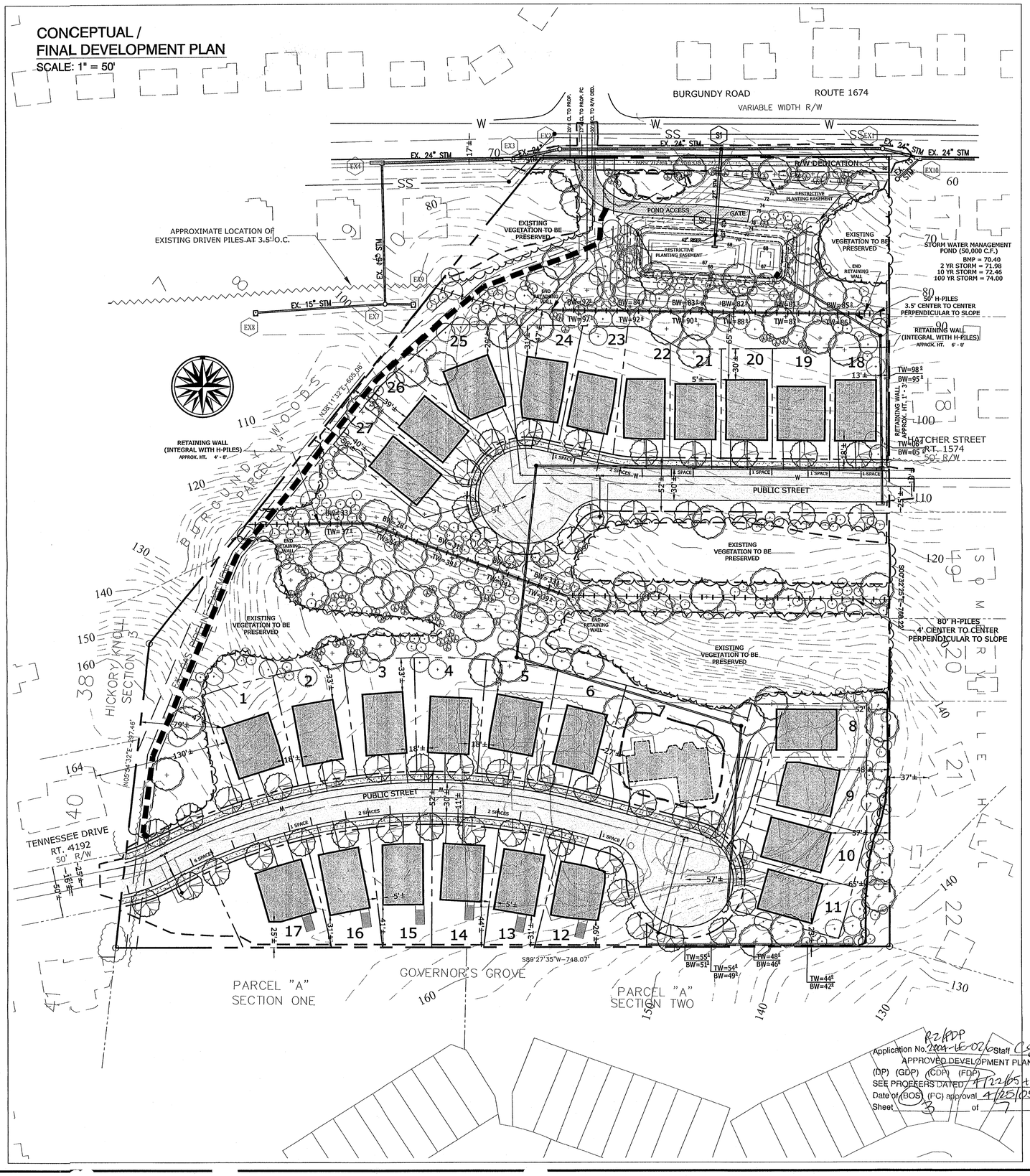
PLANT SELECTION BASED ON NATIVE PLANT SPECIES THAT ARE BENEFICIAL IN SLOPE STABILIZATION



TYPICAL LOT DETAIL
SCALE: 1" = 25'

CONCEPTUAL / FINAL DEVELOPMENT PLAN

SCALE: 1" = 50'



Application No. R2/FDP 2004-LE-026 Staff CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/22/05 + PC 3/3/05
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Sheet 3 of 7

Dewberry

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JCE/ BURGUNDY WOODS

CONCEPTUAL/FINAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
04-05-05
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

0' 50' 100'

No.	DATE	BY	Description
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REVISIONS

DRAWN BY	gah
APPROVED BY	lam
CHECKED BY	lam
DATE	06/02/04

TITLE

JCE/ BURGUNDY WOODS CONCEPTUAL/FINAL DEVELOPMENT PLAN

PROJECT NO. M-10507

3

SHEET NO. 3 OF 7

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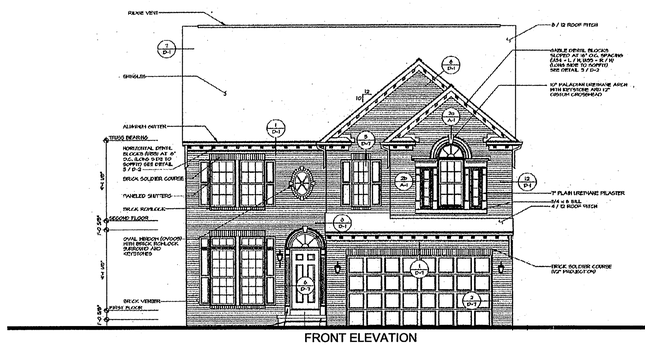
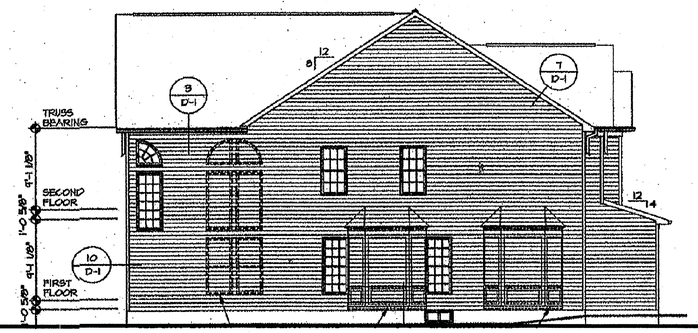
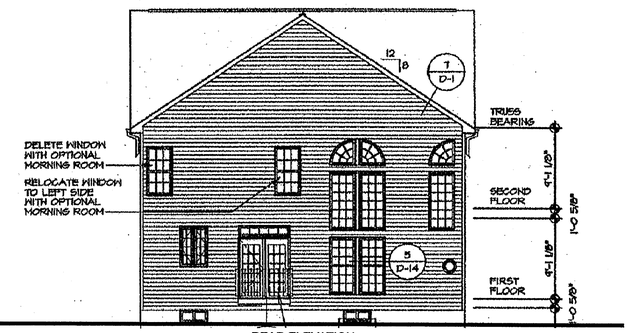


FRONT ELEVATION



SIDE ELEVATION



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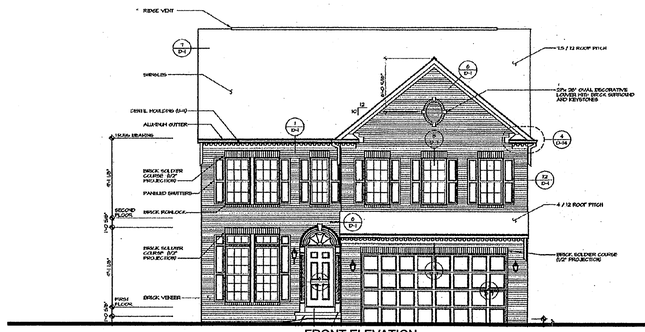

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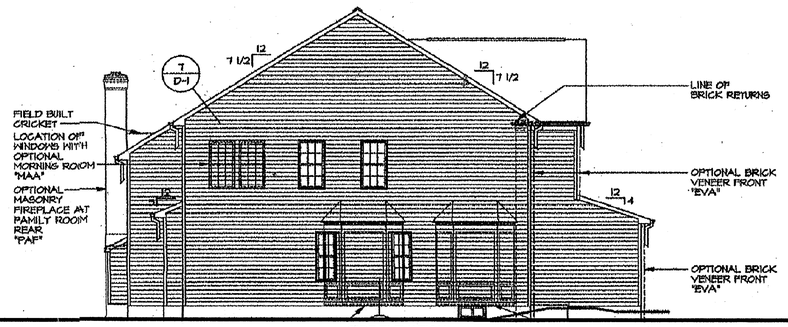

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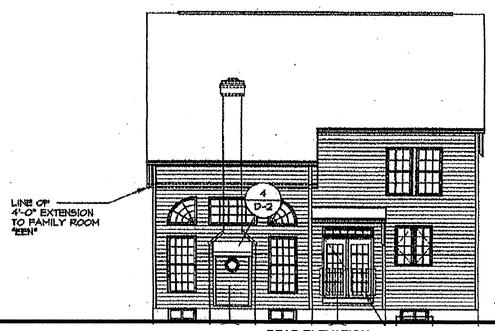

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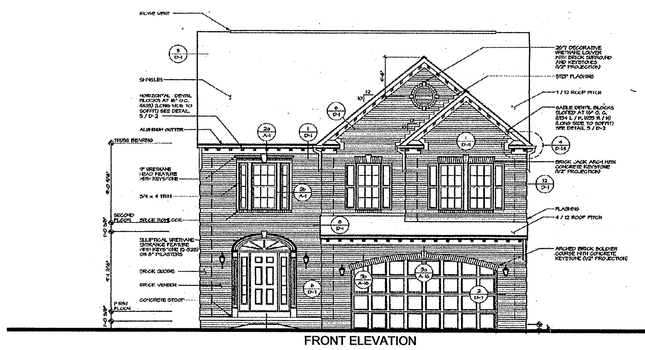

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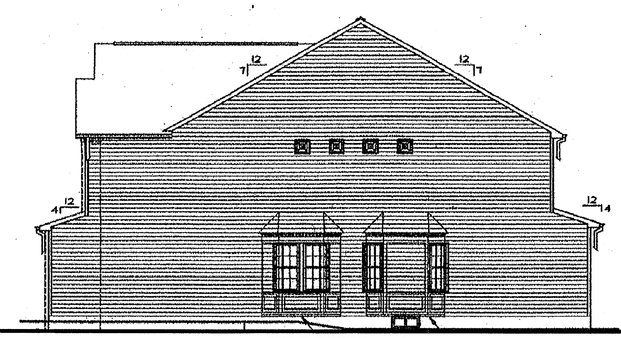

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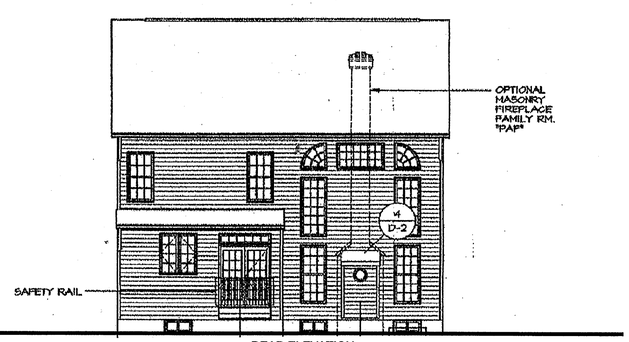

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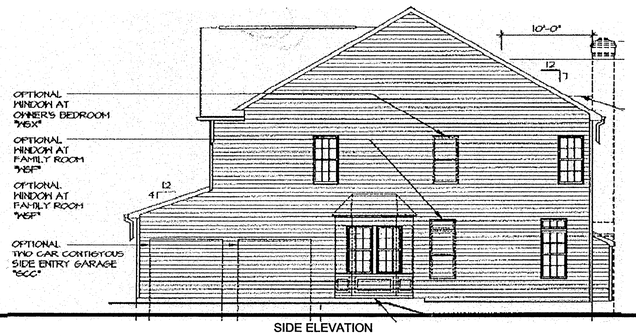

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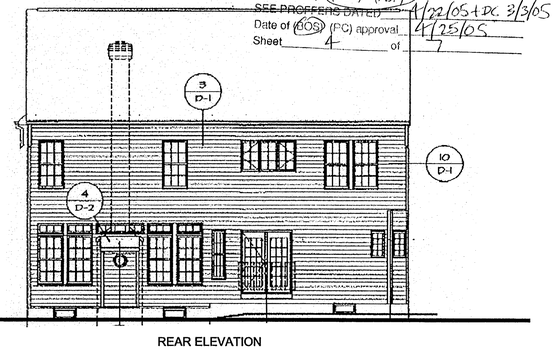

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KEY PLAN

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1\8" = 1'

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1	07.21.04	JTB	

REVISIONS

DRAWN BY	gah
APPROVED BY	lam
CHECKED BY	lam
DATE	06/02/04

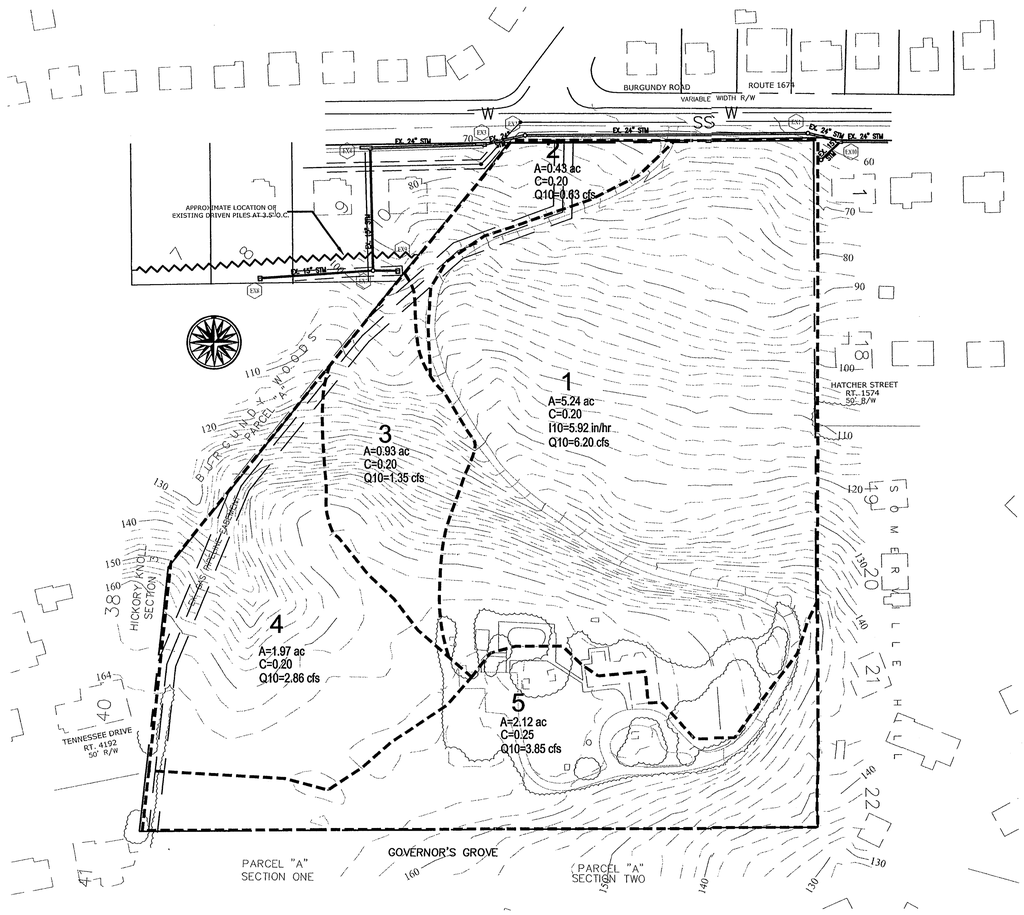
TITLE

JCE, INC./ BURGUNDY WOODS ARCHITECTURAL ELEVATIONS

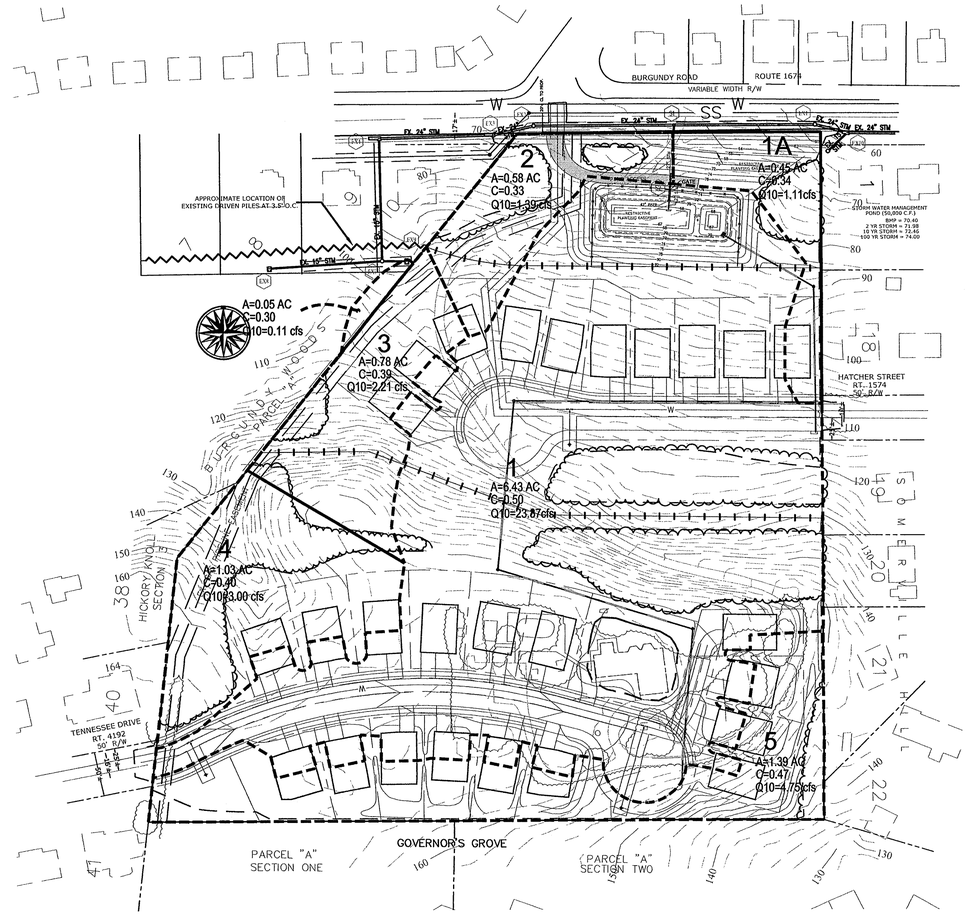
PROJECT NO. M-10507

4

SHEET NO. 4 OF 7



PRE-DEVELOPMENT DRAINAGE DIVIDES



POST-DEVELOPMENT DRAINAGE DIVIDES

PRE-DEVELOPMENT

AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)
1	5.24	0.20	5.92	6.20
2	0.43	0.20	7.27	0.63
3	0.93	0.20	7.27	1.35
4	1.97	0.20	7.27	2.86
5	2.12	0.25	7.27	3.85

POST DEVELOPMENT

AREA DESIGNATION	AREA (AC)	C FACTOR	INTENSITY	Q (CFS)
1	6.43	0.50	7.27	4.99*
1A	0.45	0.34	7.27	1.11
TOTAL	6.88			6.10
2	0.58	0.33	7.27	1.39
3	0.78	0.39	7.27	2.21
4	1.03	0.40	7.27	3.00
5	1.39	0.47	7.27	4.75

* 10 YEAR OUTFALL FROM POND

STORM SEWER DESIGN COMPUTATIONS

OUTLET FROM	OUTLET TO	INC. DRAINAGE AREA	ACCUM. DRAINAGE AREA (AC.)	"C" COEFFICIENT	INCREMENTAL CA	ACCUMULATED CA	TIME TO INLET (MIN)	"I" (IN/HR)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN.)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	"V" VELOCITY (FPS)	LENGTH OF RUN (FT)	FLOW TIME (MIN)	UPPER INVERT	LOWER INVERT	FALL (FT)	LOSSES (FT)	REMARKS
EX9	EX7	0.83	0.83	0.25	0.208	0.208	5.0	7.27	1.51	**1.51**	15	8.02	0.013	18.3	8.6	28	5	90.58	88.32	2.26		
EX8	EX7	3.76	3.76	0.33	1.241	1.241	5.0	7.27	9.02	**9.02**	15	3.00		11.2	10.1	126		87.99	84.22	3.77		
EX7	EX4	-	4.59	-	-	1.448			-	**10.53**	15	10.29		20.7	16.9	138		81.20	66.99	14.21		
EX5	EX4	4.58	4.58	0.41	1.88	1.878	5.0	7.27	13.65	**13.65**	18	2.03		15.0	9.6	95		68.90	66.99	1.91		PER PLAN#9217-SD-01
EX4	EX3	0.24	9.41	0.45	0.11	3.434	5.0	7.27	0.79	**24.97**	24	1.99		31.9	11.2	125		66.47	63.98	2.49		
EX3	EX2	0.74	10.15	0.45	0.33	3.767	5.0	7.27	2.42	**27.39**	24	2.24		33.9	12.0	47		63.71	62.66	1.05		
EX2	S1	-	10.15	-	-	3.767	5.0	7.27	-	**27.39**	24	2.81		37.9	13.1	144		62.40	58.35	4.05		
S2	S1	-	-	-	-	-	-	-	-	**4.99**	27											OUTFALL FROM POND
S1	EX1	-	10.15	-	-	3.767	5.0	7.27	-	**32.38**	24	2.81		37.9	13.5	168		58.35	53.64	4.71		
EX1	EX10	-	10.15	-	-	3.767	5.0	7.27	-	**32.38**	24	2.25		33.9	12.3	36		53.38	52.56	0.82		
EX11	EX10				0.00		5.0	7.27	0.00		-	-										
EX10	EX	0.06	10.21	0.40	0.02	3.791	5.0	7.27	0.17	**32.55**	24	3.44		42.0	14.7			52.30		52.30		

STORMWATER MANAGEMENT NARRATIVE

This plan proposes the development of 27 single family detached dwelling units with associated roads along Burgundy Road. The site consists of 10.66 acres of which approximately 8.7 will be disturbed.

EXISTING CONDITIONS:

In existing conditions the site has an existing driveway that winds through the property to a house located at the southern end of the property. The site is mostly wooded and slopes steeply to the North. There are 5 distinct points of outfall for the existing site. Outfall #1 sheet flows to Burgundy Road at the North end of the site. Outfall #2 also sheet flows to Burgundy Road but on the opposite side of the existing driveway. Outfall #3 drains to a well defined swale which carries the flow offsite to existing storm structure #EX9. Outfall #4 drains to an existing well defined swale which carries the flow through an existing offsite conservation easement to existing storm structure #EX8. Outfall # 5 sheet flows to the South of the site.

PROPOSED CONDITIONS:

A detention dry pond with a sediment forebay is proposed to satisfy the detention and BMP requirements for the site. In the proposed conditions, the flow to outfall #1 is detained in the pond and reduced to a flow below predevelopment levels. The flow to outfall #2 increases by 0.76 cfs. The increase in flow sheets off to Burgundy Road where the flow is picked up in the existing storm sewer system which has adequate capacity as shown in the computations on this sheet. The combined flow from Outfall #3 and Outfall #4 which drains to the same locations as in existing conditions is 5.21 cfs. This is 1.00 cfs more than the combined flows in existing conditions entering the existing storm structures #EX9 and #EX8 respectively. The flow to outfall #4 increases by 0.14 cfs. This flow goes to a well defined existing channel which drains offsite through a conservation easement to existing structure #EX8. Per approved Fairfax County Plan #9217-SD-01, the structure was designed to take 2.77 ac @ C=0.30 from the proposed site. This yields a 10 year flow of 6.04 cfs which is well above the 3.00 cfs draining to the outfall after development. A flow of 4.75 cfs sheets to outfall # 5 south of the site above the pre-development levels of 3.85 cfs.

In summary, the flows to the outfalls are as follows:

OUTFALL #	PRE-DEVELOPMENT FLOW (CFS)	POST-DEVELOPMENT FLOW (CFS)
1	6.20	6.10*
2	0.63	1.39
3	1.35	2.21
4	2.86	3.00
5	3.85	4.75

* 10 yr. outflow from pond of 4.99 cfs plus 1.11 cfs from area #1A

RZ/FDP
Application No. 2004-LE-026 Staff CSG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/22/05 + DC 3/3/05
Date of (BOS) (PC) approval 4/25/05
Sheet 5 of 7

Dewberry

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JCE/ BURGUNDY WOODS

CONCEPTUAL/FINAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
04-05-05
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
0' 80' 160'

No.	DATE	BY	Description
9	04.05.05	gah	
8	03.10.05	gah	
7	02.24.05	gah	
6	02.09.05	gah	
5	01.14.05	gah	
4	12.08.04	GAH	
3	11.15.04	GAH	
2	10.19.04	gah	
1	07.21.04	JTB	

REVISIONS

DRAWN BY gah
APPROVED BY lam
CHECKED BY lam
DATE 06/02/04

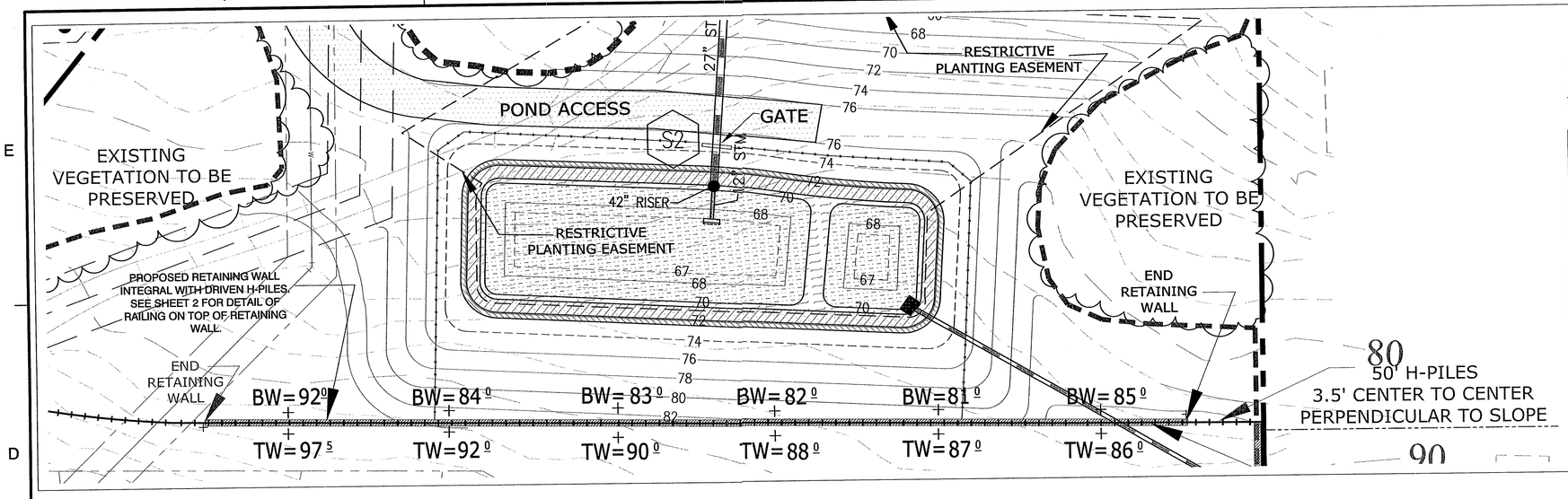
TITLE
JCE/ BURGUNDY WOODS STORM WATER MANAGEMENT

PROJECT NO. M-10507

5

SHEET NO. 5 OF 6

S:\PROJECT\JCE,INC\BurgundyWoods\Deliverables\FDP\Deliver\5 - SWM sheet.dwg, 4/4/2005 11:17:01 AM, 1055CIM-Planning.pc3



STORMWATER MANAGEMENT RIPARIAN VEGETATION ZONES

SCALE: 1" = 20'

PLANTING LEGEND

KEY	PLANTING ZONE	ELEVATION RANGE
	EMERGENT WETLAND	INVERT - 69.0'
	SCRUB / SHRUB WETLAND (RIVERSIDE THICKET)	69.0' - 70.40'
	FORESTED WETLAND (SATURATED FOREST)	70.4' - 71.98'
	UPLAND FOREST	71.98' AND ABOVE

PLANT SCHEDULE

EMERGENT WETLAND SPECIES		
Herbaceous		
	Acorus americanus	Sweet Flag
	Asclepias incarnata	Swamp Milkweed
	Aster novi-belgii	New York Aster
	Boltonia asteroides	Aster-like Boltonia
	Eupatorium perfoliatum	Common Boneset
	Helenium autumnale	Sneezeweed
	Hibiscus moscheutos	Eastern rosemallow
	Iris virginica	Virginia Blue Flag
	Kosteletskya virginica	Seashore Mallow
Ferns and Fern allies		
	Thelypteris palustris	Marsh Fern
	Woodwardis virginica	Virginia Chain Fern
Grasses, Sedges, Reeds		
	Agrostis perennans	Autumn Bentgrass
	Carex stricta	Tussock Sedge
	Dulichium arundinaceum	Dwarf Bambo
	Leersia oryzoides	Rice Cutgrass
	Sparganium americanum	American Bur-reed
Vines		
	Clematis virginiana	Virgin's Bower
Shrubs		
	Alnus serrulata	Common Alder
	Cephalanthus occidentalis	Buttonbush
	Myrica cerifer	Southern Wax Myrtle
Trees		
	Salix nigra	Black Willow
	Acer rubrum	Red maple
	Nyssa aquatica	Water Tupelo
	Taxodium disticum	Balk Cypress

SCRUB / SHRUB WETLAND SPECIES		
Herbaceous		
	Asclepias incarnata	Swamp Milkweed
	Aster novi-belgii	New York Aster
	Bidens cernua	Nodding Beggar-ticks
	Boltonia asteroides	Aster-like Boltonia
	Chelone glabra	White Turtlehead
Ferns and Fern allies		
	Osmunda cinnamomea	Cinnamon Fern
	Thelypteris palustris	Marsh Fern
	Woodwardis virginica	Virginia Chain Fern
Grasses, Sedges, Reeds		
	Agrostis perennans	Autumn Bentgrass
	Carex stricta	Tussock Sedge
	Dulichium arundinaceum	Dwarf Bambo
	Leersia oryzoides	Rice Cutgrass
	Tripsacum dactyloides	Gama Grass
Vines		
	Bignonia capreolata	Crossvine
	Clematis virginiana	Virgin's Bower
	Parthenocissus quinquefolia	Virginia Creeper
Shrubs		
	Alnus serrulata	Common Alder
	Cephalanthus occidentalis	Buttonbush
	Myrica cerifer	Southern Wax Myrtle
	Salix sericea	Silky Willow
	Vaccinium corymbosum	Highbush Blueberry
Trees		
	Amelanchier canadensis	Canada Serviceberry
	Salix nigra	Black Willow
	Acer rubrum	Red maple
	Diospyros virginiana	Persimmon
	Liquidambar styraciflua	Sweetgum

FORESTED WETLAND SPECIES		
Herbaceous		
	Amsonia tabernaemontana	Blue Star
	Arisaema triphyllum	Jack-in-the-Pulpit
	Aster novae-angliae	New England Aster
	Aster umbellatus	Flat-topped White Aster
	Boltonia asteroides	Aster-like Begonia
Ferns and Fern allies		
	Athyrium asplenioides	Southern Ladyfern
	Onoclea sensibilis	Sensitive Fern
	Osmunda cinnamomea	Cinnamon Fern
	Osmunda regalis	Royal Fern
	Thelypteris palustris	Marsh Fern
Grasses, Sedges, Reeds		
	Agrostis perennans	Autumn Bentgrass
	Carex stricta	Tussock Sedge
	Dulichium arundinaceum	Dwarf Bamboo
	Leersia oryzoides	Rice Cutgrass
	Tripsacum dactyloides	Gama Grass
Vines		
	Bignonia capreolata	Crossvine
	Clematis virginiana	Virgin's Bower
	Parthenocissus quinquefolia	Virginia Creeper
Shrubs		
	Alnus serrulata	Common Alder
	Callicarpa americana	American Beautyberry
	Myrica cerifer	Southern Wax Myrtle
	Salix sericea	Silky Willow
	Vaccinium corymbosum	Highbush Blueberry
Trees		
	Amelanchier canadensis	Canada Serviceberry
	Salix nigra	Black Willow
	Acer rubrum	Red maple
	Diospyros virginiana	Persimmon
	Liquidambar styraciflua	Sweetgum

UPLAND FOREST SPECIES		
HERBACEOUS		
	Amsonia tabernaemontana	Blue Star
	Eupatorium fistulosum	Joe Pye Weed
	Helianthus decapetalus	Ten-Petaled Sunflower
	Lilium superbum	Turk's Cap Lily
	Oenothera fruticosa	Sundrops
FERNS AND ALLIES		
	Athyrium asplenioides	Southern Ladyfern
	Botrychium virginianum	Rattlesnake Fern
GRASSES, REEDS AND SEDGES		
	Agrostis perennans	Autumn Bentgrass
	Chasmanthium latifolium	Spanglegrass
	Elymus virginicus	Virginia Wild Rye
	Tripsacum dactyloides	Gama Grass
VINES		
	Bignonia capreolata	Crossvine
	Clematis virginiana	Virgin's Bower
SHRUBS		
	Aronia arbutifolia	Red Chokeberry
	Callicarpa Americana	American Beautybush
	Myrica cerifer	Southern Wax Myrtle
TREES		
	Rhus glabra	Smooth Sumac
	Acer rubrum	Red maple
	Nyssa sylvatica	Black Tupelo
	Quercus phellos	Willow Oak

NOTE:
THESE SCHEDULES ARE CONCEPTUAL AND SUBJEXT TO CHANGE AT FINAL ENGINEERING.

PLANT SPECIES NOTED ARE SUGGESTED VEGETATION BUT DOES NOT COMPRISE A FULL LISTING OF ACCEPTABLE PLANT SPECIES WHICH MAY BE USED. SUBSTITUTIONS MAY BE MADE BASED UPON AVAILABILITY, COST AND SURVIVABILITY.

ONE SPECIES OR A MIXTURE SHOULD BE CHOSEN FROM EACH SPECIES GROUP.

PONDSCAPE CONCEPT

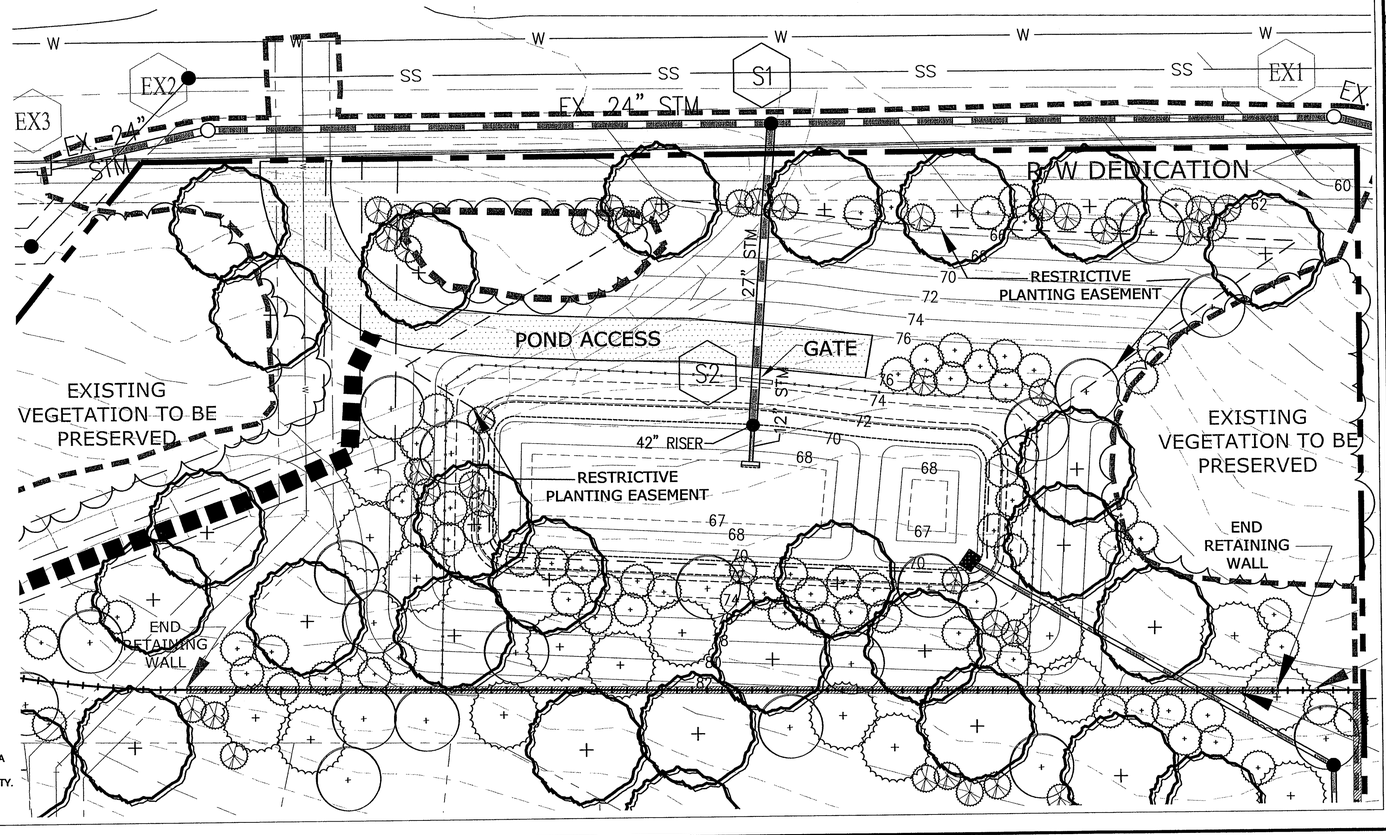
SCALE: 1" = 20'

PROPOSED SHRUBS

PROPOSED LARGE EVERGREEN TREE

PROPOSED SMALL DECIDUOUS TREE

PROPOSED LARGE DECIDUOUS TREE



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JCE/ BURGUNDY WOODS

CONCEPTUAL/FINAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
04-05-05
PROFESSIONAL ENGINEER

KEY PLAN R2/FDP
Application No. 2004-LE-028 Staff CAB
APPROVED DEVELOPMENT PLAN
(CDP) (FDP) (SDP)
SEE PROFFERS 4/22/05 + DC 3/3/05
Date of (CDP) 4/25/05
Sheet 6 of 7

SCALE

0' 20' 40'

No.	DATE	BY	Description
9	04.05.05	gah	
8	03.10.05	GAH	
7	02.24.05	gah	
6	02.09.05	gah	
5	01.14.05	GAH	
4	12.08.04	GAH	
3	11.15.04	GAH	
2	10.19.04	gah	
1	07.21.04	JTB	

REVISIONS

DRAWN BY gah
APPROVED BY lam
CHECKED BY lam
DATE 06/02/04

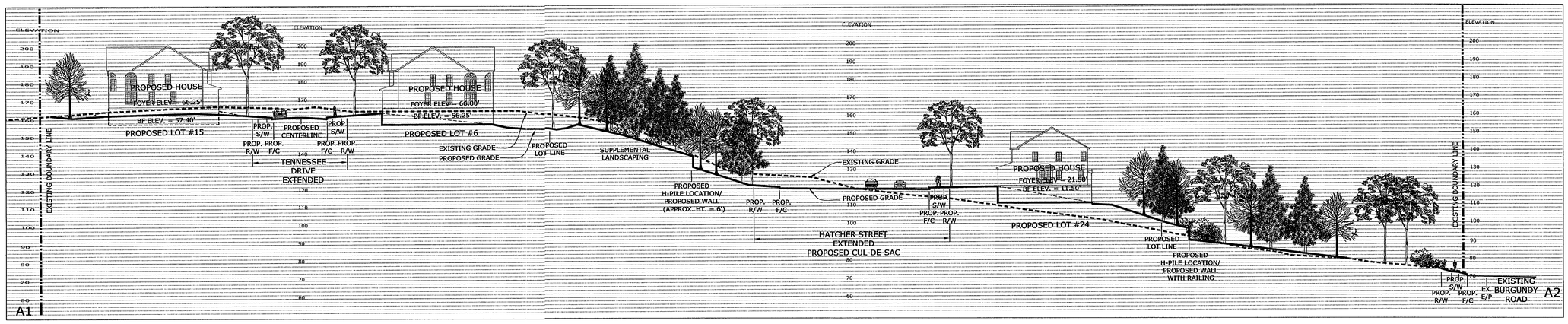
TITLE

JCE/ BURGUNDY WOODS STORM WATER MANAGEMENT DETAIL

PROJECT NO. M-10507

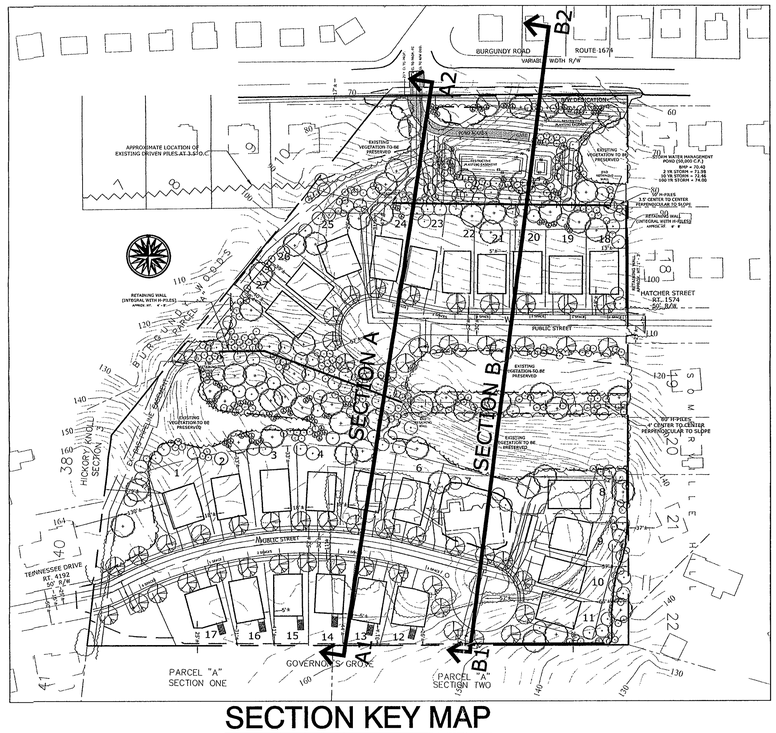
6

SHEET NO. 6 OF 7



SECTION "A"

SCALE: 1" = 30'

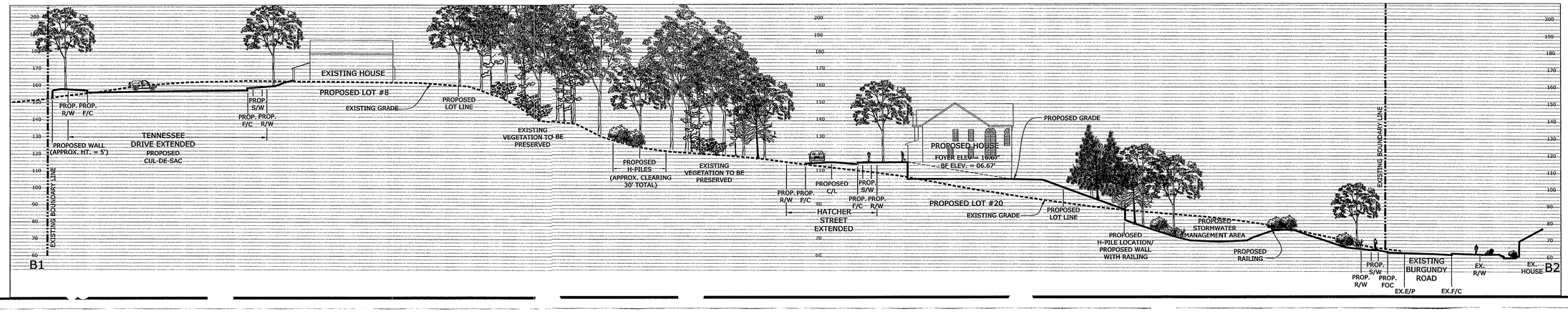


SECTION KEY MAP

SCALE: 1" = 100'

SECTION "B"

SCALE: 1" = 30'



Application No. RZ/FDP 2004-LE-026 Staff CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/22/05 + DG 3/10/05
Date of (BOS) (PC) approval 4/25/05
Sheet 7 of 7

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JCE, INC.
BURGUNDY WOODS

SECTIONS

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
04-05-05
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

SCALE: AS NOTED

No.	DATE	BY	Description
9	04.05.05	gah	
8	03.10.05	gah	
7	02.24.05	gah	
6	02.09.05	gah	sheet added
5	–		
4	–		
3	–		
2	–		
1	–		

REVISIONS

DRAWN BY	GAH
APPROVED BY	LAM
CHECKED BY	LAM
DATE	02.04.05

TITLE

JCE, INC.
BURGUNDY WOODS

SECTIONS

PROJECT NO.

7

SHEET NO. 7 OF 7