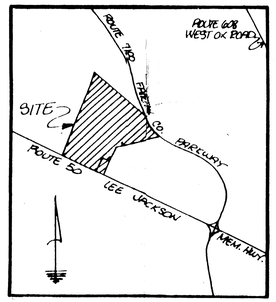
MAYWOOD / ROUTE 50

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP

1" = 2000'

INDEX OF DRAWINGS

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3. *CONCEPTUAL / FINAL DEVELOPMENT PLAN*
4. *CONCEPTUAL / FINAL DEVELOPMENT PLAN*
5. *LANDSCAPE / BUFFER DETAILS*

PRINTED
SEP 25 1996
Dewberry & Davis

Application No. PZ 95-Y-058 Staff AD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/17/96
Date of (BOS) (PC) approval 11/18/96
Sheet 1 of 5

CONCEPTUAL / FINAL DEVELOPMENT PLAN
MAYWOOD / ROUTE 50

Date: 11-14-95
Rev. 4-11-96
Rev. 5-28-96
Rev. 8-30-96
REV. 9/16/96
REV. 9/25/96

Dewberry & Davis
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Engineers
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8401 Arlington Boulevard
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ZONING EVALUATION DIVISION

Sheet 1 of 5

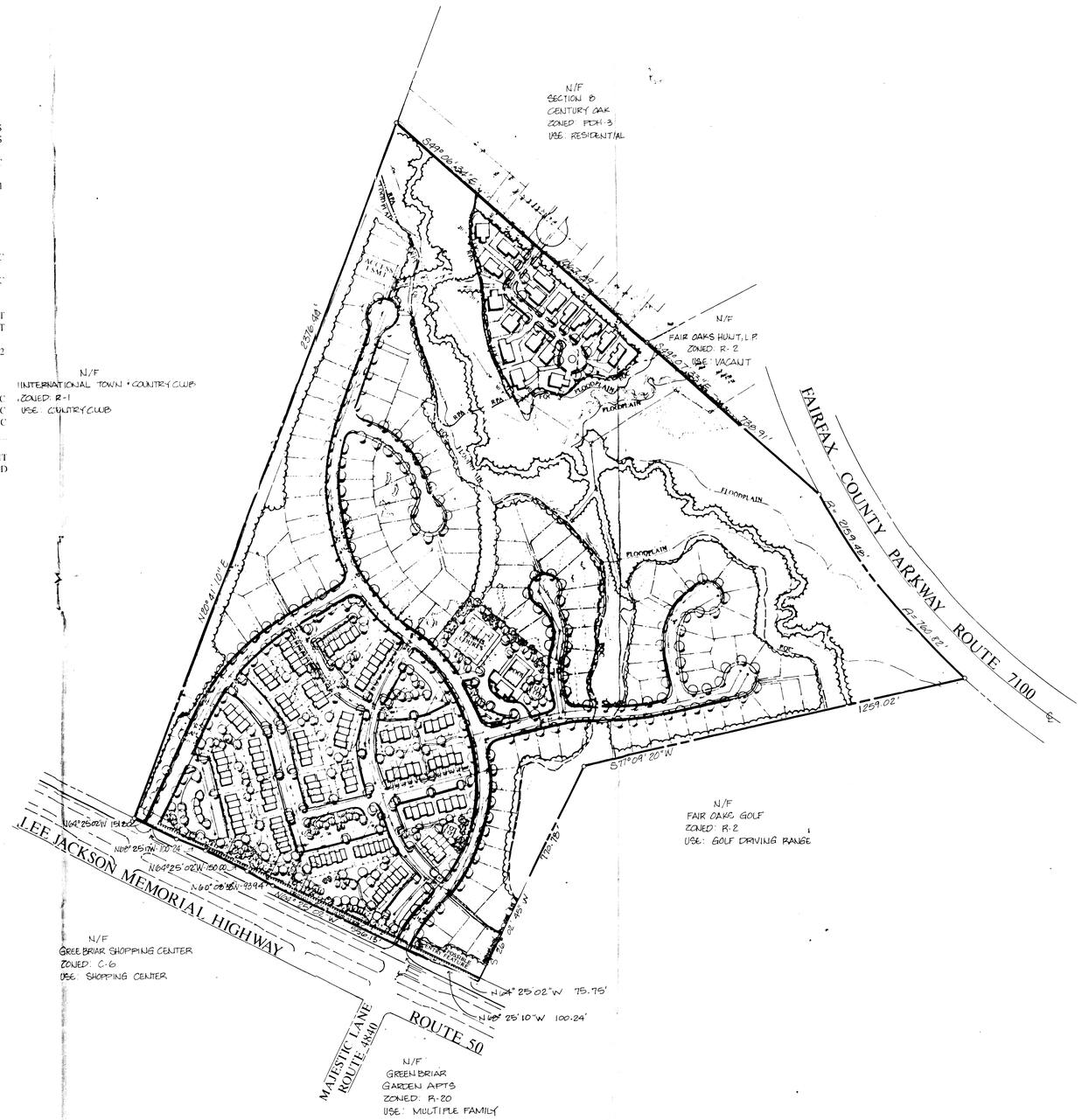
M-9186

TABULATION

EXISTING ZONING	R-1, R-2, HC, WS
PROPOSED ZONING	PDH-3, HC, WS
TOTAL LAND AREA	79 71 AC
PROPOSED NUMBER OF DWELLING UNITS	271
SINGLE FAMILY DETACHED UNITS	138
SINGLE FAMILY ATTACHED UNITS	133
PROPOSED NUMBER OF AFFORDABLE DWELLING UNITS	34*
PROPOSED DENSITY WITHOUT AFFORDABLE DWELLING UNITS AND BONUS UNITS	2 84 DU/AC
PROPOSED DENSITY WITH AFFORDABLE DWELLING UNITS AND BONUS UNITS	3 40 DU/AC
PROPOSED MAXIMUM BUILDING HEIGHT	
SINGLE FAMILY DETACHED	35 FT
SINGLE FAMILY ATTACHED	35 FT
PARKING SPACES REQUIRED/PROVIDED	582
SINGLE FAMILY DETACHED (138 X 2 0)	276
SINGLE FAMILY ATTACHED (133 X 2 3)	306
OPEN SPACE REQUIRED (18%)	14 34± AC
OPEN SPACE PROVIDED (41%)	33 43± AC
ACTIVE RECREATION AREA (78,000± SF)	1 75± AC

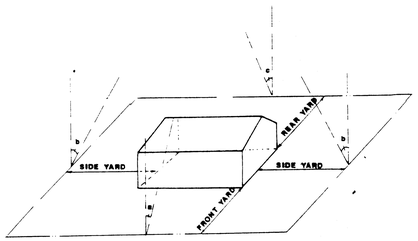
* THE AFFORDABLE DWELLING UNITS ARE INCLUDED IN THE TOTAL UNIT COUNT AND WILL BE PROVIDED IN THE FORM OF SINGLE FAMILY ATTACHED UNITS

TOTAL NUMBER OF UNITS X 0 125
(271 X 0 125 = 33 8 OR 34 ADUs)



ANGLE OF BULK PLANE GRAPHIC

MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT



FRONT YARD : ∠ 15° **WITH A BUILDING HEIGHT OF** 35' **THE FRONT YARD=** 0', **BUT NOT LESS THAN** 5'.

SIDE YARD : ∠ 15° **WITH A BUILDING HEIGHT OF** 35' **THE SIDE YARD=** 0', **BUT NOT LESS THAN** 10'.

REAR YARD : ∠ 30° **WITH A BUILDING HEIGHT OF** 35' **THE REAR YARD=** 20', **BUT NOT LESS THAN** 20'.

NOTES

1. THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) IS ACCOMPANIED BY A REZONING APPLICATION TO REZONE THE PROPERTY FROM THE R-1, R-2, WS AND HC DISTRICTS TO THE PDH-3, WS AND HC DISTRICTS
2. THE PROPERTY THAT IS THE SUBJECT OF THIS CDP/FDP IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 45-2 ((1)) 2 AND 3
3. THE TOPOGRAPHY SHOWN HEREON IS TAKEN FROM A PRELIMINARY DEVELOPMENT PLAN BY FRED T. WILBURN, JR. DATED OCTOBER 1974 AND FROM A FIELD SURVEY PROVIDING TOPOGRAPHY AT ONE (1) FOOT CONTOUR INTERVALS DATED FEBRUARY 1, 1983 ALSO BY FRED T. WILBURN, JR. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION
4. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION
5. THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY
6. GIVEN THE SIZE AND NATURE OF THE PROPOSED DEVELOPMENT, THERE ARE NO COMMUNITY OR PUBLIC FACILITIES PROPOSED
7. AT THIS TIME, IT IS ANTICIPATED THAT THE DEVELOPMENT OF THIS PROPERTY WILL BE PHASED AND WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THE EXPECTED SCHEDULE IS SUBJECT TO CHANGE DUE TO MARKET CONSIDERATIONS
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED RESIDENTIAL DEVELOPMENT WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY
10. THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING AND THE LOCATION OF UTILITIES. LANDSCAPING WILL BE PROVIDED IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING SHOWN HEREON SUBJECT TO FINAL DESIGN AND ENGINEERING.
11. STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (SWM/BMPs) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVER. AT THIS TIME, STORMWATER MANAGEMENT IS ANTICIPATED TO BE PROVIDED BY A REGIONAL SERVING POND LOCATED ON THE INTERNATIONAL TOWN AND COUNTRY CLUB PROPERTY IMMEDIATELY DOWNSTAIRS FROM THE SUBJECT PROPERTY.
12. THERE IS NO DENSITY PENALTY APPLICABLE TO THIS PROPERTY PURSUANT TO PAR 2 OF SECT 2-308 OF THE ZONING ORDINANCE. SPECIFICALLY, OF THE TOTAL LAND AREA OF 79 71 ACRES, ONLY 12 65± ACRES ARE WITHIN A FLOODPLAIN AND THERE ARE NO OTHER APPLICABLE FEATURES ON SITE
13. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED
14. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY
15. THE FLOODPLAIN SHOWN HEREON IS FROM FAIRFAX COUNTY, AS IS THE RESOURCE PROTECTION AREA (RPA). THE ENVIRONMENTAL QUALITY CORRIDOR (EQC) WAS ESTABLISHED BY DEWBERRY & DAVIS
16. IN ACCORDANCE WITH PAR 4 OF SECT 16-403 OF THE ZONING ORDINANCE, MINOR DEVIATIONS OF THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS MAY RESULT FROM FINAL ENGINEERING AND DESIGN
17. THE LOT SIZES OF THE SINGLE FAMILY DETACHED UNITS RANGE FROM 5,000 TO 12,000 SQUARE FEET WITH AN AVERAGE LOT SIZE OF 7,000 SQUARE FEET
18. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. IT IS FURTHER UNDERSTOOD THAT GARAGES WILL BE USED ONLY FOR PURPOSES OF PARKING OF VEHICLES. A RESTRICTIVE COVENANT TO THAT EFFECT, APPROVED BY THE COUNTY ATTORNEY, AND RUNNING TO THE HOMEOWNERS ASSOCIATION AND FAIRFAX COUNTY, WILL BE RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY IN CONJUNCTION WITH OR PRIOR TO THE RECORDATION OF THE DEED OF DEDICATION AND SUBDIVISION
19. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS

Application No. RZ 95-Y-058 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/17/96
Date of (BOS) (PC) approval 11/18/96
Sheet 2 of 5

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
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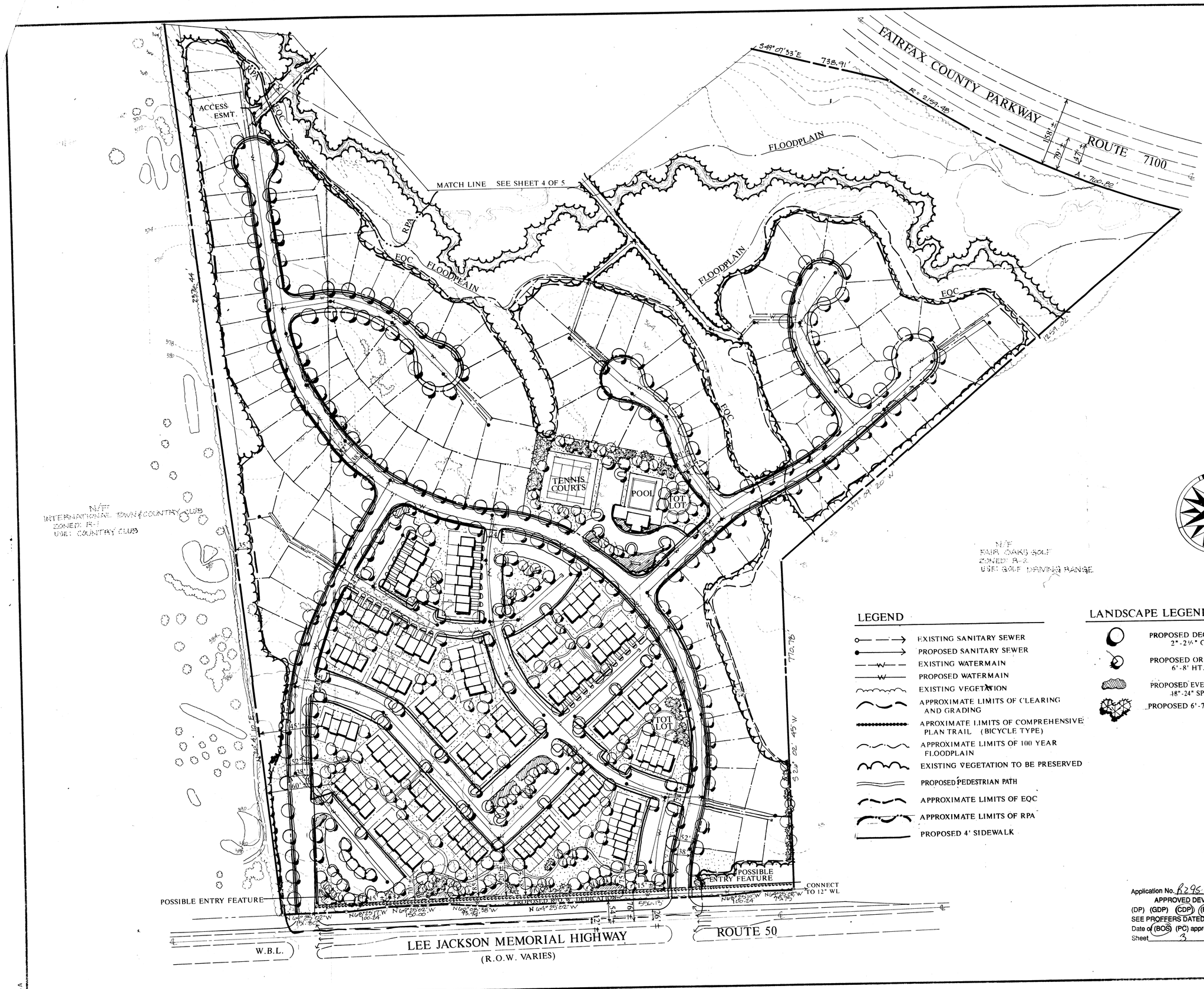
COMPOSITE PLAN
MAYWOOD / ROUTE 50
SULLY DISTRICT — FAIRFAX COUNTY, VIRGINIA

Revision Date	
REV. 4-11-96	Drawn By JMC
REV. 5-28-96	Designed By TPS/DMC
REV. 8/30/96	Checked By LAM
REV. 9/16/96	Engineer RP/DJ
REV. 9/25/96	Date 11-14-95
	Scale 1" = 200'
	Plan Number
	Zoned
	Sheet 2 of 5
	File Number M-9186

14-A



LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING VEGETATION
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- APROXIMATE LIMITS OF COMPREHENSIVE PLAN TRAIL (BICYCLE TYPE)
- APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN
- EXISTING VEGETATION TO BE PRESERVED
- PROPOSED PEDESTRIAN PATH
- APPROXIMATE LIMITS OF EQC
- APPROXIMATE LIMITS OF RPA
- PROPOSED 4' SIDEWALK

LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREE 2"-2½" CAL. MIN.
- PROPOSED ORNAMENTAL TREE 6'-8' HT. MIN.
- PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB 18"-24" SPD. MIN.
- PROPOSED 6'-7' MIN. HT. TREES

Application No. R295-V-056 Staff JJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/17/96
Date of (BOS) (PC) approval 11/18/96
Sheet 3 of 5

REV. 4/11/96	JMC
REV. 5/28/96	JPS
REV. 8/30/96	LAM
REV. 9/16/96	
REV. 9/25/96	
	11/14/95
	1" = 100'
	3 5
	M-9186

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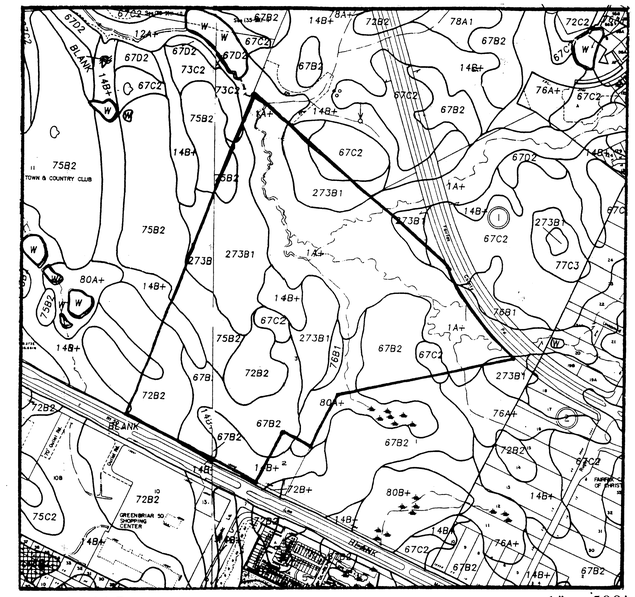
CONCEPTUAL / FINAL DEVELOPMENT PLAN

MAYWOOD / ROUTE 50

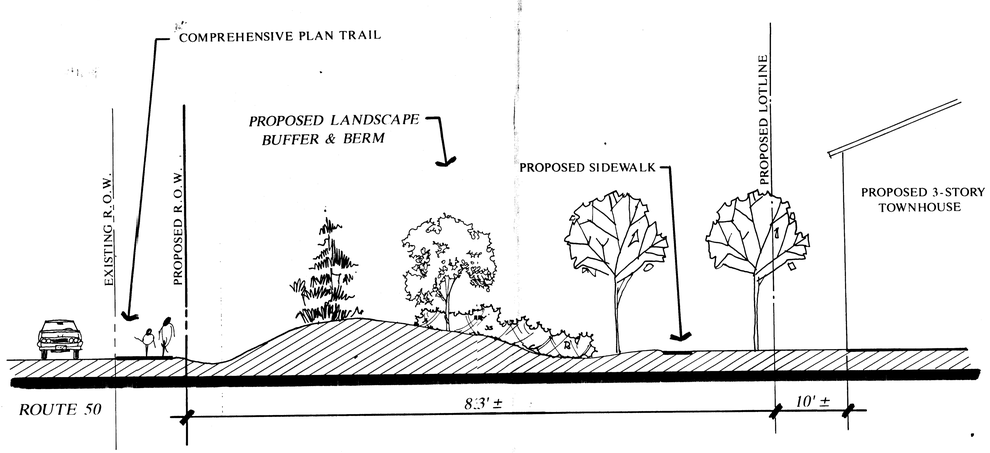
SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA



SOILS MAP 1" = 500'

1A+	MIXED ALLUVIAL LAND
14B+	MANASSAS SILT LOAM
72B+	BUCKS LOAM
80A+	CROTON SILT LOAM, NEARLY LEVEL PHASE
67B2	PENN FINE SANDY LOAM, UNDULATING PHASE
67C2	PENN FINE SANDY LOAM, ROLLING PHASE
72B2	BUCKS LOAM, UNDULATING PHASE
73C2	PENN SILT LOAM, ROLLING PHASE
75B2	PENN LOAM, UNDULATING PHASE
76B1	CALVERTON SILT LOAM, UNDULATING PHASE
273B1	READINGTON SILT LOAM, UNDULATING PHASE



SECTION AT ROUTE 50
SEE SHEET 5 OF 5

SCALE: 1" = 10'

LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING VEGETATION
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- APROXIMATE LIMITS OF COMPREHENSIVE PLAN TRAIL (BICYCLE TYPE)
- APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN
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- PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB 18"-24" SPD. MIN.

Application No. 1295-Y-058 Staff AJ
APPROVED DEVELOPMENT PLAN
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Sheet 4 of 5

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CONCEPTUAL / FINAL DEVELOPMENT PLAN
MAYWOOD / ROUTE 50
FAIRFAX COUNTY, VIRGINIA
SULLY DISTRICT

REV. 4/11/96	JMC
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REV. 8/30/96	LAM
REV. 9/16/96	
REV. 9/25/96	11/14/95
	1" = 100'

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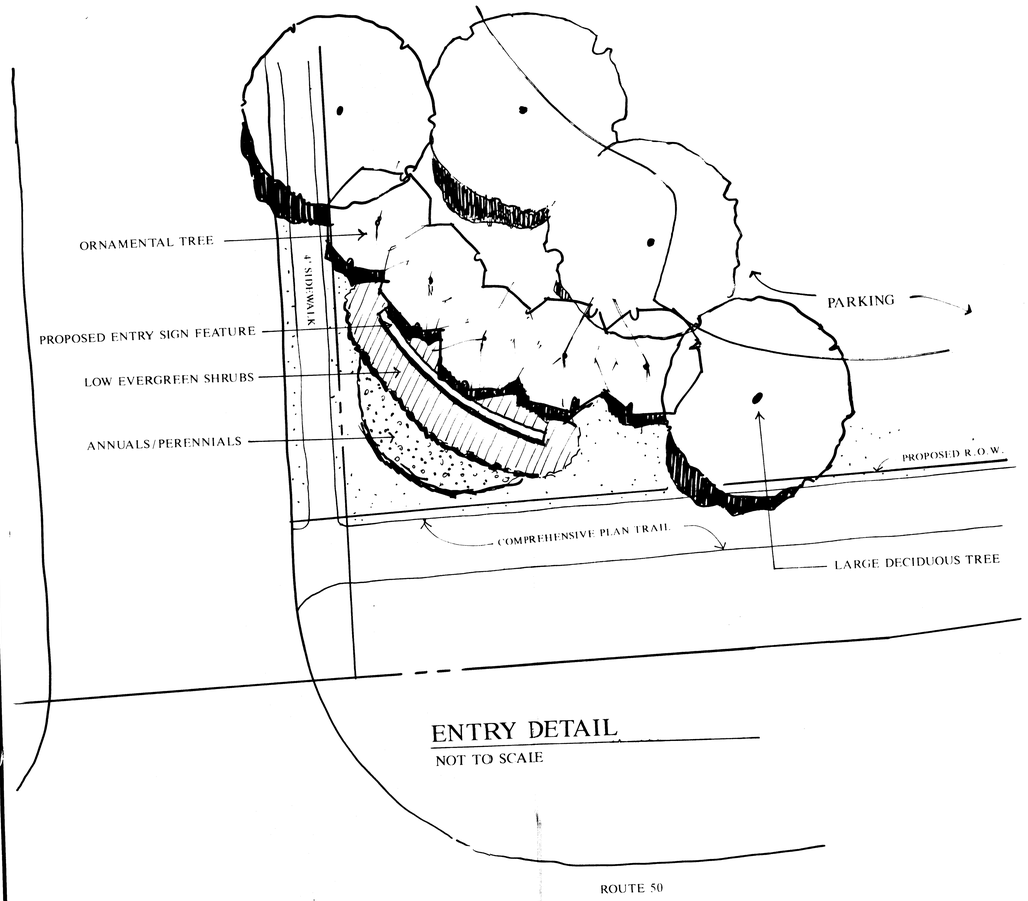
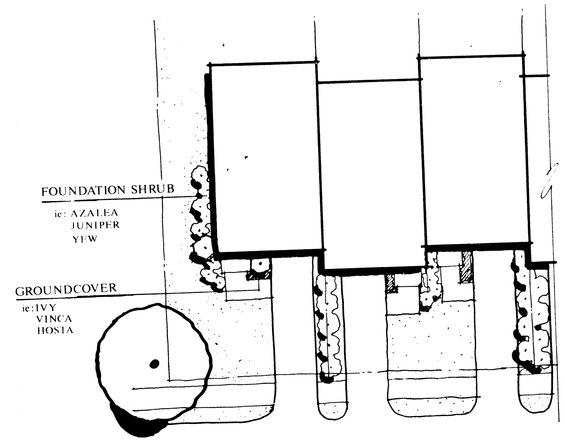
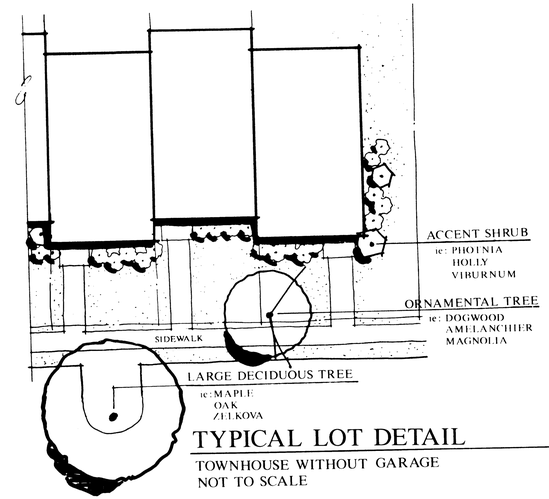
M-9186



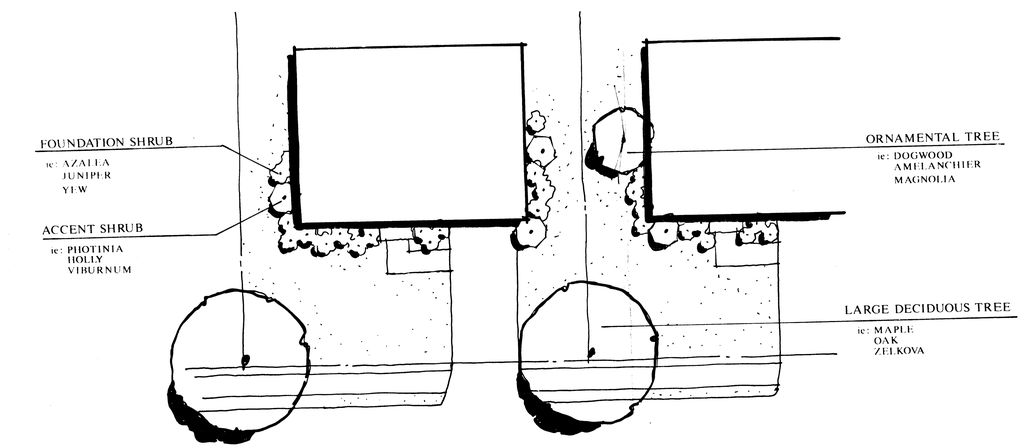
ENTRY DETAIL
NOT TO SCALE



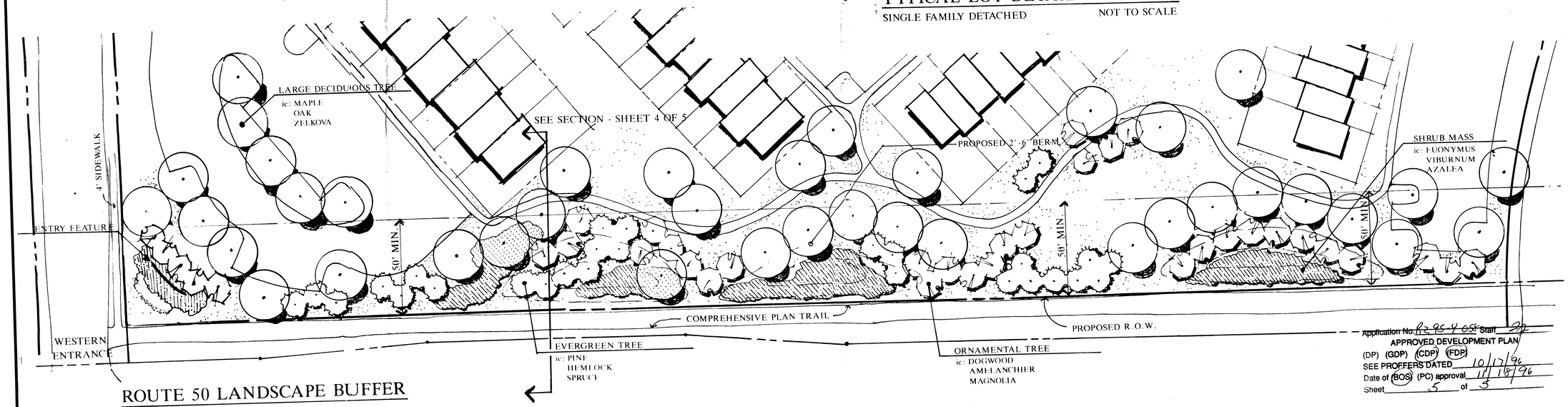
TYPICAL LOT DETAIL
TOWNHOUSE WITH GARAGE NOT TO SCALE



TYPICAL LOT DETAIL
TOWNHOUSE WITHOUT GARAGE
NOT TO SCALE



TYPICAL LOT DETAIL
SINGLE FAMILY DETACHED NOT TO SCALE



ROUTE 50 LANDSCAPE BUFFER
SCALE: 1" = 30'

Application No. R-95-4-055 Staff
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LANDSCAPE/BUFFER DETAILS
MAYWOOD / ROUTE 50
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Revision Date	
REV. 8/30/96	
REV. 9/16/96	
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