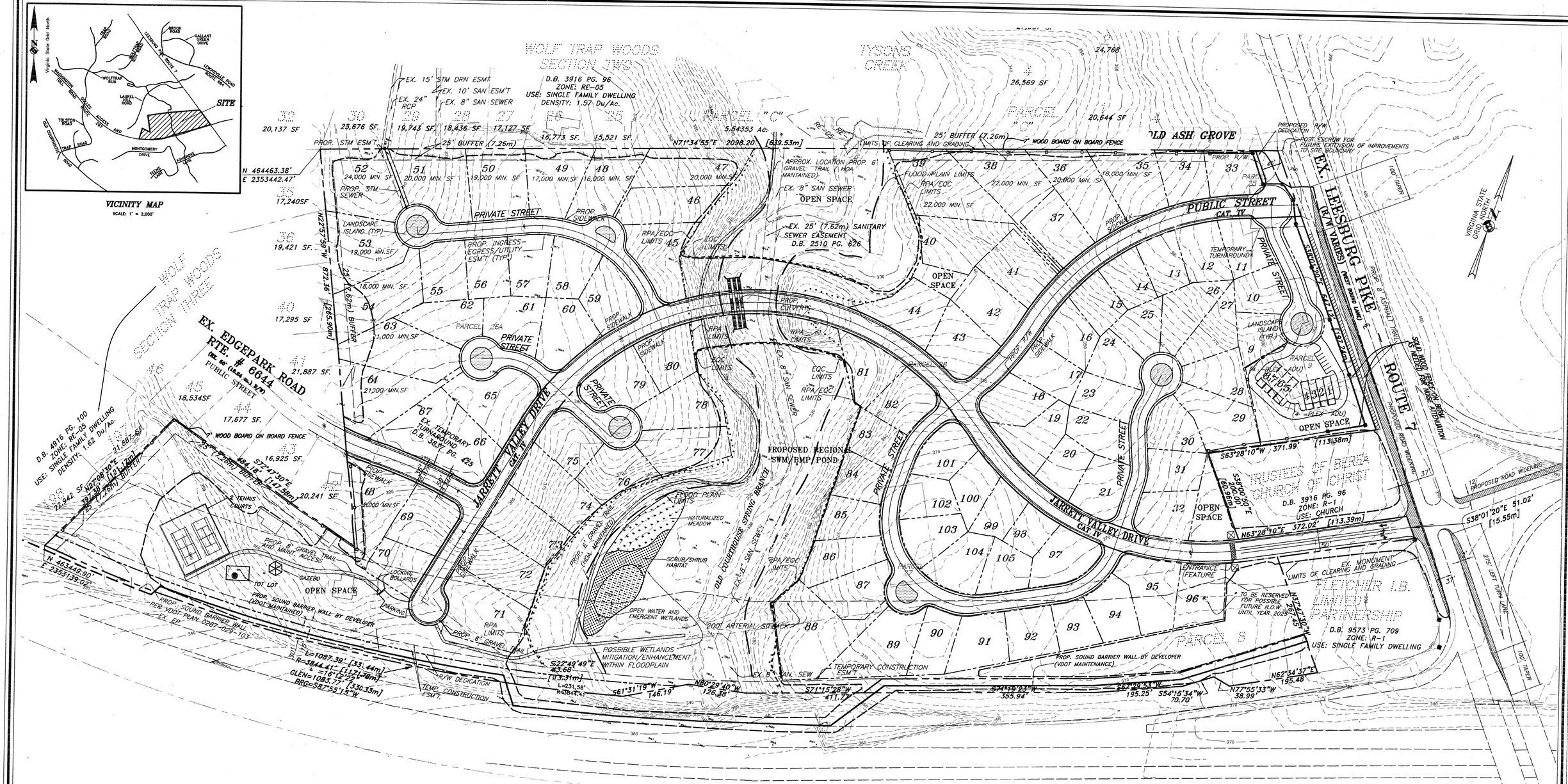
VICINITY MAP
SCALE: 1" = 2,000'



SEE SHEET 3 FOR NOTES AND TABULATIONS

DATE	REVISION
3/4/98	REVISE LOT & STREET
	LAYOUT, REV. REC. AREA,
	ADD SOUND BARRIER &
	25' LANDSCAPE BUFFER
4-22-98	ADD SHERMAN PROPERTY,
	40' OPEN SPACE PARCEL,
	REGIONAL POND & WETLANDS
	MITIGATION; ADJUST LOT
	LAYOUT
6-8-98	REV. LOT LAYOUT- 97 LOTS
	PLUS 8 ADU LOTS
7-02-98	REV. R/W DEDICATION

LEGEND

- LIMITS OF CLEARING AND GRADING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 98* PROPOSED SPOT ELEVATION
- EXISTING WOODS LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWEIR
- EXISTING SANITARY SEWEIR
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- F.H. FIRE HYDRANT
- EX. TREE
- E.P. EDGE OF PAVEMENT
- F.C. FACE OF CURB

RZ/FDP
Application No. 95-D-018 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)*
SEE PROFFERS DATED 7-30-98
Date of (BOS) (PC) approval 8-3-98
Sheet 1 of 3
* Development Conditions dated 7-30-98
FDP approved 7-30-98

100 75 50 0 100 200
GRAPHIC SCALE
1" = 100'

EX. WASHINGTON DULLES ACCESS AND TOLL ROAD – ROUTE 267
(R/W VARIES)

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN

JARRETT PROPERTY

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

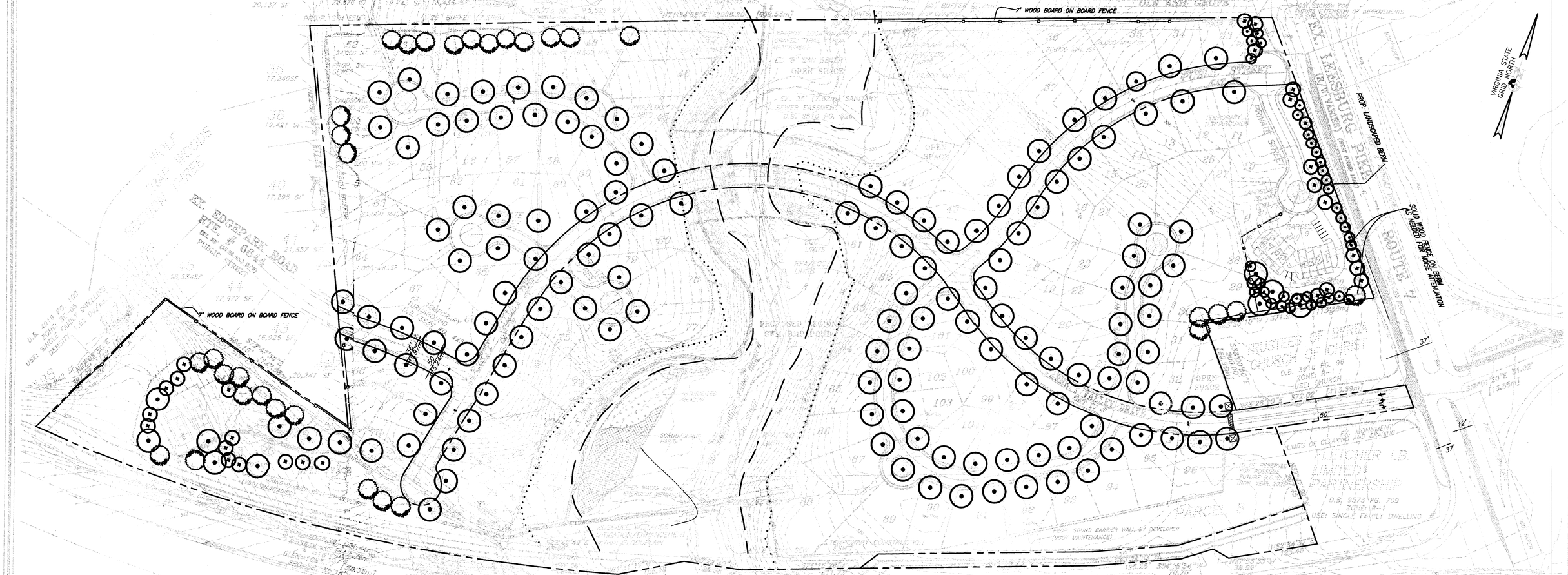
RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 6 1998
ZONING EVALUATION DIVISION

PREPARED BY:
christopher consultants ltd.
engineering • surveying • land planning
9900 main street
suite 400
fairfax, va. 22031
(703) 273-6820

COMMONWEALTH OF VIRGINIA
MICHAEL S. KITCHEN
No. 19279
7/6/98
PROFESSIONAL ENGINEER

DATE: NOVEMBER 21, 1997
SHEET 1 OF 3

C-3349



SEE SHEET 3 FOR NOTES AND TABULATIONS

DATE	REVISION
3-4-98	ADJUST LOT LAYOUT,
	ADD 25' BUFFER, REVISE
	REC. AREA
4-22-98	ADJUST LOT LAYOUT,
	ADD BUFFER TREES.
5-8-98	SCREEN ADU's
7-02-98	REV. R/W DEDICATION.

LEGEND

- LIMITS OF CLEARING AND GRADING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 98* PROPOSED SPOT ELEVATION
- EXISTING WOODS LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- F.H. FIRE HYDRANT
- EX. TREE
- E.P. EDGE OF PAVEMENT
- F.C. FACE OF CURB

- 3"-4" CAL. STREET TREE (ZELKOVA SERRATTA, QUERCUS PALUSTRIS, ACER SACCHARUM OR SIMILAR)
- 10'-12' ORNAMENTAL TREE (CORNUS KOUSA, PRUNUS SPECIES OR SIMILAR)
- 3'-4' LARGE EVERGREEN SHRUBS (PHOTINIA FRASERI, PRUNUS LAUROCERASUS, ILEX OPACA OR SIMILAR)
- 10'-12' LARGE EVERGREEN TREE (PINUS STROBUS, TSUGA CANADENSIS OR SIMILAR)
- PROPOSED 7' SOLLID WOOD FENCE.

100 75 50 0 100 200
GRAPHIC SCALE
1" = 100'

RZ/FDP
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(DP) (GDP) (CDP) (FDP)*
SEE PROFFERS DATED 7-30-98
Date of (BOS) (PC) approval 8-3-98
Sheet 2 of 3
* FDP approved 7-30-98
Development Conditions dated 7-30-98

LANDSCAPE PLAN

JARRETT PROPERTY

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PREPARED BY:
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MICHAEL S. KITCHEN
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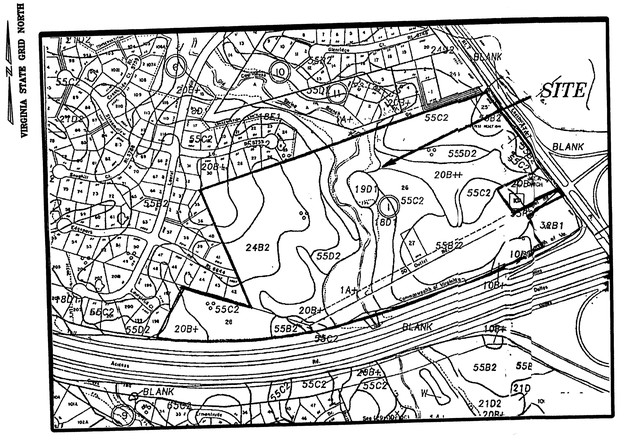
7/6/98

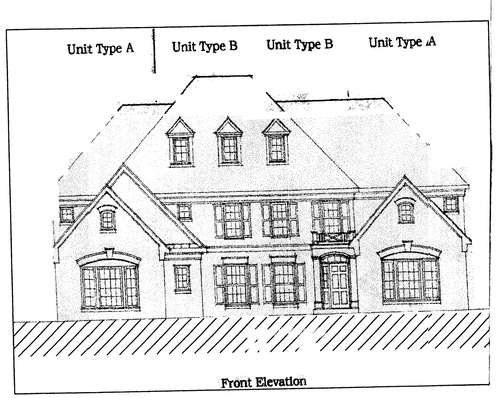
DATE: NOVEMBER 21, 1997
SHEET 2 OF 3

C-5349

SOILS MAP



SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEOTECHNICAL REPORT REQD
24B2	ELIOAK	GOOD	GOOD	GOOD	SEVERE	NO
55C2	GLENELEG	GOOD	GOOD	GOOD	SEVERE	NO
20B+	MEADOWVILLE	FAIR	MARGINAL	GOOD	MODERATE	NO
55D2	GLENELEG	GOOD	GOOD	GOOD	SEVERE	NO
1A+	MIXED ALLUVIAL	POOR	POOR	GOOD	SLIGHT	YES
55B2	GLENELEG	GOOD	GOOD	GOOD	SEVERE	NO



ADU FRONT ELEVATION

EXHIBIT "A"

GENERAL NOTES:

1. THIS PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS 28-2-((1))-25, 26, 26A, 27, 28 AND 29-1-((1))-8, 9 AND IS ZONED R-1. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY TO THE PDH-2 DISTRICT.

2. OWNER: PARCELS 9, 25, 26, 26A, 27
DOUGLAS W. JARRETT
DEED BOOK 600, PAGE 139
DEED BOOK 454, PAGE 1198
DEED BOOK 1833, PAGE 161
DEED BOOK 9340, PAGE 681
DEED BOOK 2810, PAGE 497

PARCEL 28
NORMAN LONGFELLOW SMITH
DEED BOOK 5484, PAGE 327

PARCEL 8
WILSON C. SHERMAN, ET. AL.
DEED BOOK V10, PAGE 337

DEVELOPER: EDGEMOORE HOMES L.L.C.
9479-B SILVER KING COURT
FAIRFAX, VA 22031

3. DECEMBER 1994.

4. TOPOGRAPHY SHOWN AT 2 FOOT CONTOUR INTERVALS TAKEN FROM AVAILABLE COUNTY TOPO.

5. SILTATION AND EROSION CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THE LATEST CHECK LIST FOR EROSION AND SEDIMENT CONTROL, FAIRFAX COUNTY, THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND AS MODIFIED BY FAIRFAX COUNTY CODE 1074-1.

6. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY STANDARDS WITHIN AN ONSITE REGIONAL SWM/BMP FACILITY UNLESS WAIVED BY FAIRFAX COUNTY.

7. CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON ASS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. THE ENTRANCE FROM ROUTE 7 WILL BE CONSTRUCTED WITH THE FIRST SECTION.

8. TRASH REMOVAL WILL BE DONE TWICE A WEEK BY A PRIVATE CONTRACCTOR AND DISPOSED OF AT AN APPROVED FAIRFAX COUNTY SITE.

9. ALL KNOWN EXISTING WELLS SHALL BE LOCATED AND CAPPED IN ACCORDAANCE WITH FAIRFAX COUNTY HEALTH DEPARTMENT REQUIRESMENTS.

10. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO\ EXISTING GRAVES ON-SITE.

11. OPEN SPACE TO BE CONVEYED TO A HOMEOWNERS ASSOCIATION.

12. EXCEPT WHERE NOTED, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS WAIVED OR MODIFIED.

13. THE PROJECT WILL BE SERVICED BY PUBLIC WATER AND SEWER. UTILITY LOCATIONS ARE SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.

14. PUBLIC WATER SERVICE WILL BE PROVIDED BY FAIRFAX COUNTY WATER AUTHORITY.

15. THE SUBJECT PROPERTY IS LOCATED WITHIN THE BLUE PLAINS DIFFICULT RUN 0-3 SEWER SHED.

16. THE SITE IS PRIMARILY OPEN FIELD WITH A MIXTURE OF DECIDUOUS AND EVERGREEN TREES IN AND NEAR THE FLOODPLAIN.

17. CLEARING LIMITS SHOWN MAY BE ENCROACHED UPON ONLY TO CONSTRUCT THE TRAIL, ANY REQUIRED WETLANDS MITIGATION ALONG THE STREAM AND/OR PERMIT CONNECTION TO EXISTING UTILITIES AND STORM DRAINAGE OUTFALLS. TRAIL LOCATION MAY BE ADJUSTED DUE TO TERRAIN AND SHALL MEANDER AROUND TREES IN ORDER TO MINIMIZE CLEARING.

18. EIGHT (8) AFFORDABLE DWELLING UNITS ARE PROVIDED IN ACCORDAIICE WITH AIRTICLE 2-800 OF THE ZONING ORDINANCE.

19. A WAIVER OF THE 200 SF MINIMUM PRIVACY YARD FOR THE AFFORDABLE DWELLING UNITS IS REQUESTED WITH THIS APPLICATION.

20. A WAIVER OF THE 600 FT. MAXIMUM PRIVATE STREET LENGTH IS REQUESTED WITH THIS APPLICATION.

21. LEFT AND RIGHT TURN LANES FROM ROUTE 7 INTO THE SITE AND DEDICATION FOR A FUTURE SERVICE DRIVE AT THE NORTHEAST CORNER OF THE SITE ALONG ROUTE 7 WILL BE PROVIDED WITH THE FIRST PHASE OF DEVELOPMENT. A WAIVER OF THE REMAINING SERVICE DRIVE REQUIREMENT FOR ROUTE 7 IS REQUESTED WITH THIS APPLICATION.

22. A WAIVER OF THE SERVICE DRIVE AND TRAIL REQUIREMENT ALONG THE DULLES TOLL ROAD IS REQUESTED WITH THIS APPLICATION.

23. ALL EXISTING STRUCTURES SHOWN ON THE SITE ARE TO BE REMOVED.

24. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON SITE. ANY PETROLEUM PRODUCTS UTILIZED, STORED, TREATED AND/OR DISPOSED SHALL COMPLY WITH FEDERAL AND STATE REGULATIONS.

25. ANY SINGLE FAMILY DETACHED DWELLING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. IT IS TO BE UNDERSTOOD THAT BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF SINGLE FAMILY DWELLING UNITS THAN REPRESENTED IN THE TABULATION. IN ADDITION, FEATURES SUCH AS DECKS, PATIOS, STAIRS AND STOOPS ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED ON THE PLANS REQUIRED TO ACCOMPANY THE APPLICATION FOR BUILDING PERMITS IN ACCORDANCE WITH THE ZONING ORDINANCE.

26. FLOODPLAIN LIMITS SHOWN ARE FROM FAIRFAX COUNTY FLOODPLAIN MAP DU1.

27. RPA/EQC LIMITS SHOWN HAVE BEEN DETERMINED USING FIELD-LOCATED WETLANDS AND THE REFERENCED FLOODPLAIN MAP.

PARKING TABULATION

97 SFD: 2 SPACES TO BE PROVIDED ON EACH LOT BY DRIVEWAYS
8 ADU: 8 (2.3) = 19 SPACES REQUIRED
16 SPACES TO BE PROVIDED BY DRIVEWAYS ON LOTS
5 VISITOR SPACES TO BE PROVIDED
21 TOTAL

ZONING REQUIREMENTS

PROPOSED PDH-2

1.	MINIMUM DISTRICT SIZE	2.0 AC
2.	MINIMUM LOT AREA =	NO REQUIREMENT
3.	AVERAGE LOT AREA =	NO REQUIREMENT
4.	MINIMUM LOT WIDTH:	
	INTERIOR LOT:	NO REQUIREMENT
	CORNER:	NO REQUIREMENT
5.	MAXIMUM BUILDING HEIGHT:	NO REQUIREMENT
6.	MINIMUM SETBACKS:	
	FRONT YARD:	NO REQUIREMENT
	SIDE YARD:	NO REQUIREMENT
	REAR YARD:	NO REQUIREMENT
7.	MINIMUM OPEN SPACE =	20% OF GROSS SITE AREA
8.	MAXIMUM DENSITY =	2.0 DU/AC

SITE TABULATION

1.	TOTAL SITE AREA =	61.2243 ACRES
2.	NUMBER OF LOTS PROVIDED =	105 (INCLUDES 8 ADU)
3.	AVERAGE LOT AREA =	14,000 SF +
4.	AREA IN OPEN SPACE:	
	MINIMUM REQUIRED	12.24 AC (20%)
	PROVIDED	18.4 AC ±(30 %)
5.	DENSITY:	
	MAXIMUM PERMITTED	2.0 DU/AC
	PROVIDED	
	(NOT INCLUDING ADU)	1.58 DU/AC
	(INCLUDING 8 ADU)	1.72 DU/AC

TREE COVER CALCULATIONS

GROSS SITE AREA	=	2,666,931 SF
SUBTRACT DEDUCTIBLE AREA 105 x 11,050 (PER PFM)	=	1,160,250 SF
ADJUSTED SITE AREA	=	1,506,681 SF
20% TREE COVER REQUIRED	=	301,336 SF
25% TREE COVERED PROVIDED	=	379,433 SF

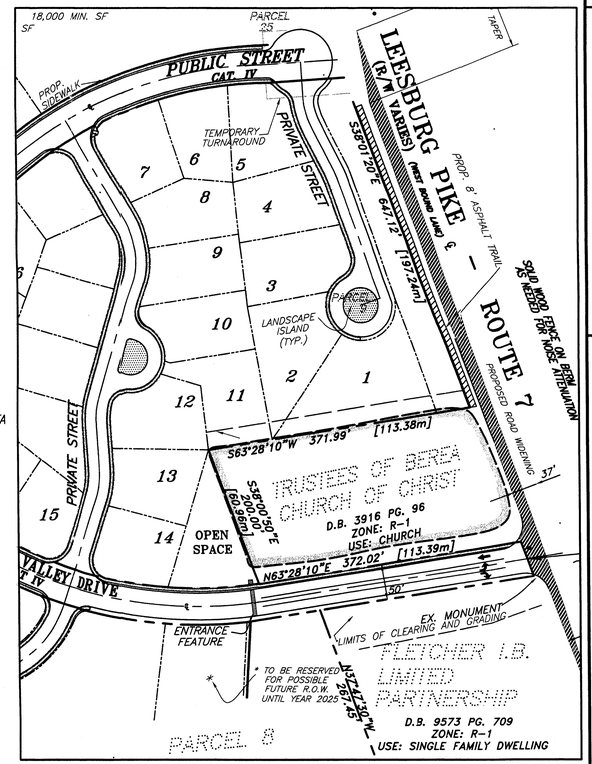


EXHIBIT-B
ALTERNATIVE TO AFFORDABLE DWELLING UNITS
SCALE 1"= 100'

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Sheet 3 of 3
* FDP approved 7-30-98
Development Conditions dated 7-30-98

COMMONWEALTH OF VIRGINIA
MICHAEL S. KITCHEN
No. 19279
7/6/98
PROFESSIONAL ENGINEER

DATE	REVISION
3-5-98	REV. NOTES & TABULATIONS
4-22-98	REV. NOTES & TABULATIONS
	REMOVE LOT AREAS.
4-23-98	REV. SITE TABULATION
6-8-98	REV. SITE TABULATION FOR 105
	LOTS
7-02-98	ADD PARKING TABULATION AND
	ADU DETAILS

christopher consultants ltd.
engineering • surveying • land planning
9900 main street
suite 400
fairfax, va. 22031

CONCEPTUAL DEVELOPMENT
-FINAL DEVELOPMENT
PLAN

JARRETT PROPERTY

DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN
DATE: 11-21-9
DESIGN: MK
DRAWN: DM
CHECKED: MK
SHEET No. 3 OF 3

C - 3349