# SOUTHRUN FOREST

## MOUNT VERNON DISTRICT
## FAIRFAX COUNTY, VIRGINIA

## CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

SOUTH RUN CDP/FDP 02/03/97

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN (CDP) / FINAL DEVELOPMENT PLAN (FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 98-3 ((1)) 10 AND 16.

   THE CDP ACCOMPANIES AN APPLICATION TO REZONE THE PROPERTY FROM THE R-1 DISTRICT TO THE PDH-3 DISTRICT.

   THE DEVELOPMENT PROGRAM PROPOSES A MAXIMUM OF 179 DWELLING UNITS. THERE WILL BE 55 SINGLE FAMILY DETACHED AND 124 SINGLE FAMILY ATTACHED UNITS.

2. 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.

3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET. IT HAS BEEN INTERPOLATED FROM COUNTY TOPOGRAPHIC MAPS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

4. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THE DEVELOPMENT OF THIS SITE WILL BE PROVIDED ONSITE IN PROPOSED ABOVEGROUND FACILITIES AS SHOWN ON THE GRAPHIC. THE EXACT SIZE AND LOCATIONS OF THE FACILITIES WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING AND DESIGN.

5. THE LANDSCAPED OPEN SPACE AREAS REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13.

6. IN ACCORDANCE WITH PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF DWELLING UNITS, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

7. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, TRASH/RECYCLING FACILITIES, SIGNS, PLANTERS, FENCES, GATES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED. IN ADDITION, FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED ON THE PLATS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS IN ACCORDANCE WITH THE ZONING ORDINANCE.

   IT IS TO BE FURTHER UNDERSTOOD THAT SOME OF THESE UNITS MAY HAVE GARAGES WHICH WILL BE SPECIFIED ON THE BUILDING PERMIT PLANS AS WELL. ALSO, THE NUMBER OF INDIVIDUAL TOWNHOUSE UNITS AND SIZES MAY VARY WITHIN EACH PROPOSED BUILDING ENVELOPE AND THE TOWNHOUSE UNITS MAY SHIFT FROM ONE GROUP OF UNITS TO ANOTHER.

8. AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AND MORE THAN THE NUMBER REPRESENTED IN THE TABULATION AS LONG AS THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION IS NOT DIMINISHED.

   THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY OR PROVIDE ADDITIONAL PARKING SPACES IN THE AREA(S) OF THE REDUCED BUILDING FOOTPRINT(S).

   IT IS TO BE NOTED THAT GARAGES MAY OR MAY NOT BE PROVIDED FOR THE SINGLE FAMILY ATTACHED AND DETACHED UNITS. IF PROVIDED, THE GARAGES AND DRIVEWAYS WILL COUNT AS PART OF THE REQUIRED PARKING SPACES. IN THE EVENT GARAGES ARE NOT PROVIDED, SURFACE PARKING SPACES WILL BE PROVIDED.

9. A STATEMENT OF THE PUBLIC IMPROVEMENTS THAT MAY BE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION AND AN ESTIMATE OF THE TIMING FOR PROVIDING SUCH IMPROVEMENTS WILL BE PRESENTED WITH THE PROFFERS.

10. SPECIAL AMENITIES FOR THE PROPOSED DEVELOPMENT INCLUDE THE PRESERVATION OF OPEN SPACE, A TOT LOT AND A PEDESTRIAN SIDEWALK NETWORK FOR THE DEVELOPMENT.

11. THERE ARE NO PUBLIC FACILITIES PROPOSED WITH THIS DEVELOPMENT.

12. THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING AND DESIGN.

13. TRANSITIONAL SCREENING AND BARRIERS ARE NOT REQUIRED FOR THE PROPOSED DEVELOPMENT.

14. THERE ARE EXISTING SINGLE FAMILY ATTACHED AND SINGLE FAMILY DETACHED DWELLING UNITS LOCATED TO THE EAST, WEST AND NORTH OF THE PROPOSED DEVELOPMENT. THERE IS A PUBLIC PARK LOCATED TO THE SOUTH. THE PROPOSED SINGLE FAMILY ATTACHED AND SINGLE FAMILY DETACHED DWELLING UNITS WILL NOT POSE ANY ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.

15. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY OR RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY. THERE IS AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY AS REPRESENTED ON THE GRAPHIC.

16. THE ROCKY BRANCH STREAM VALLEY AND RELATED ENVIRONMENTAL QUALITY CORRIDOR LOCATED ON THE SUBJECT PROPERTY OFFER SCENIC ASSETS AND NATURAL FEATURES THAT ARE DESERVING OF PRESERVATION. THE PROTECTION/PRESERVATION OF THESE NATURAL FEATURES IS A COMPONENT OF THE PROPOSED DEVELOPMENT PROGRAM.

17. THERE IS AN EXISTING TWENTY-FIVE (25) FEET WIDE FAIRFAX COUNTY WATER AUTHORITY EASEMENT LOCATED ON THE SUBJECT PROPERTY WITHIN HELLER ROAD.

18. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.

19. THE SITE IS CURRENITLY VACANT.

20. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE BURKE LAKE COMMUNITY PLANNING SECTOR (P7) OF THE POHICK PLANNING DISTRICT OF AREA III OF THE COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDS RESIDENTIAL USE AT 2-3 DWELLING UNITS PER ACRE. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN.

21. SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.

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

23. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS AND TOXIC SUBSTANCES AS FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 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 REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280 WILL BE GENERATED, UTILIZED, STORED, TREATED OR DISPOSED OF ON THE SUBJECT PROPERTY.

24. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY, AND THE NATURE OF THE APPLICANT'S INTEREST IN THE SAME IS PROVIDED IN A SEPARATE ASSOCIATED DOCUMENT.

25. THERE ARE NO TRAILS REQUIRED BY THE ADOPTED COMPREHENSIVE PLAN ALONG THE SUBJECT PROPERTY.

26. THE CDP SHALL CONSTITUTE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, THE MAXIMUM NUMBER OF DWELLING UNITS, THE USES AND THE GENERAL LOCATION AND AMOUNT OF OPEN SPACE AREAS.

    THE LOCATION AND ARRANGEMENT OF THE LOTS REFLECTED IN THE LAYOUT AND SITE IMPROVEMENTS SHOWN HEREON MAY BE MODIFIED WITH ONLY THE APPROVAL OF A FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) THAT MAY BE SUBSEQUENTLY FILED AND A CDPAPCA WILL NOT BE REQUIRED.

    THE DEVELOPER SHALL HAVE THE OPTION TO REQUEST AN FDPA FOR THE ENTIRE PLAN OR PORTIONS THEREOF IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-402 OF THE ZONING ORDINANCE.

27. SUBJECT TO APPROWAL BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM), THE SUPPLEMENTAL PLANTING WILL CONSIST OF A MIXTURE OF LEYLANDI CYPRESS, RED MAPLE, WHITE PINE, NORWAY SPRUCE, PIN OAK, GREEN ASH AND AUSTRIAN PINE.

28. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

## SHEET INDEX:


1. COVER SHEET/NOTES & TABULATIONS
2. 100 SCALE OVERALL DEVELOPMENT PLAN
3. ELEVATIONS AND DESIGN DETAILS


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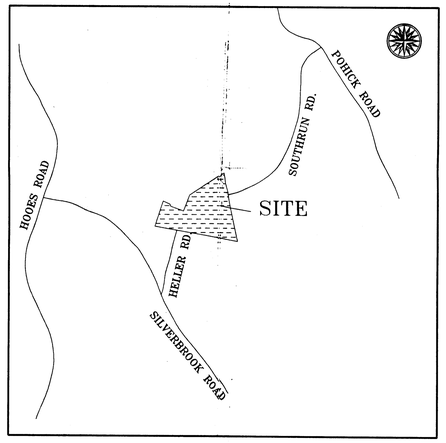


VICINITY MAP
SCALE: 1"=2000'

APPLICANT:

## CENTEX HOMES
12150 MONUMENT DRIVE
FAIRFAX, VIRGINIA 22033

FEBRUARY 3, 1997
REV. FEBRUARY 24, 1997
REV. MARCH 18,1997
REV. MARCH 28, 1997
REV. APRIL 16, 1997 REV. JUNE 20, 1997
REV. APRIL 28, 1997 REV. MAY 13, 1997

TABULATION:

| | |
|---|---|
| EXISTING ZONING | R-1 |
| PROPOSED ZONING | PDH-3 |
| AREA OF CDP/FDP | 53.76± AC |
| PROPOSED NUMBER OF DWELLING UNITS | 179 |
| SINGLE FAMILY DETACHED | 55 |
| SINGLE FAMILY ATTACHED | 124 |
| PERMITTED DENSITY | 3.6 DU/AC |
| PROPOSED DENSITY WITH ADUs | 3.32 DU/AC |
| PROPOSED DENSITY WITHOUT ADUs AND BONUS UNITS | 2.77 DU/AC |
| PROPOSED NUMBER OF AFFORDABLE DWELLING UNITS (179 BASE UNITS X 0.125 = 22.37) | 23 * |
| MAXIMUM HEIGHT (3 STORIES) | 35 FT |
| PARKING SPACES REQUIRED | 396 |
| SINGLE FAMILY DETACHED UNITS (55 UNITS X 2.0 SPACES/UNIT) | 110 |
| SINGLE FAMILY ATTACHED UNITS (124 UNITS X 2.3 SPACES PER UNIT) | 286 |
| PARKING SPACES PROVIDED | 591 |
| SINGLE FAMILY DETACHED UNITS (55 UNITS X 4.0 SPACES/UNIT) | 220 |
| SINGLE FAMILY ATTACHED UNITS (124 UNITS X 2.9 SPACES PER UNIT) | 371 |
| OVERALL PROJECT PARKING PER UNIT | 3.3 SPACES/UNIT |
| DEVELOPED RECREATIONAL OPEN SPACE | 7,800± SF |
| OPEN SPACE REQUIRED (18%) | 8.45 AC |
| OPEN SPACE PROPOSED (46±%) | 25.0± AC |

* THESE WILL BE PROVIDED IN THE FORM OF SINGLE FAMILY ATTACHED DWELLING UNITS.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUL 2 1997
ZONING EVALUATION DIVISION

Application No. 97-1996-1W-03 Staff S Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-2-97
Date of (BOS) (PC) approval 7-7-97
Sheet 1 of 3

SOUTHRUN FOREST
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

APPLICANT:
CENTEX HOMES
12150 MONUMENT DRIVE
FAIRFAX, VIRGINIA 22033

COMMONWEALTH OF VIRGINIA
R. LIN LEMON
No. 020670
PROFESSIONAL ENGINEER
2/3/97


**Dewberry & Davis**
8401 Arlington Blvd., Fairfax, Va. 22031
☎(703) 849-0100 FAX(703) 849-0118
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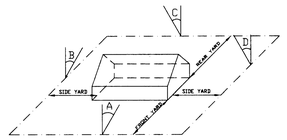
RLL 2/24/97 RLL 3/28/97 RLL 4/16/97 RLL 4/28/97 RLL 5/14/97 RLL 7/1/97

M-9294




FRONT YARD : A 15' WITH A BUILDING HEIGHT OF 35' THE FRONT YARD = 5' BUT NOT LESS THAN 5'

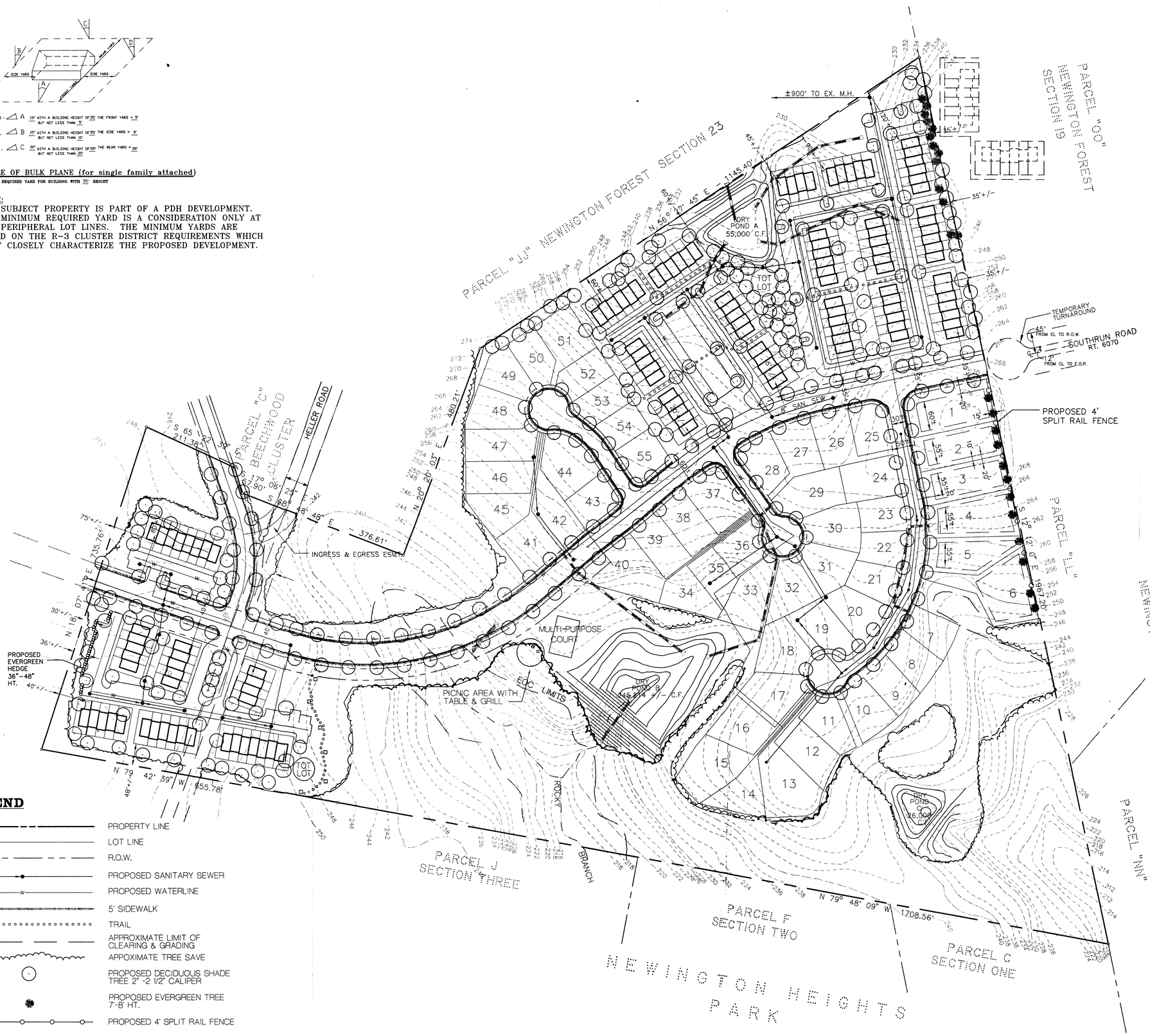
SIDE YARD : B 15' WITH A BUILDING HEIGHT OF 35' THE SIDE YARD = 9' BUT NOT LESS THAN 15'

REAR YARD : C 30' WITH A BUILDING HEIGHT OF 35' THE REAR YARD = 20' BUT NOT LESS THAN 20'

ANGLE OF BULK PLANE (for single family attached)

MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT

NOTE:
THE SUBJECT PROPERTY IS PART OF A PDH DEVELOPMENT. THE MINIMUM REQUIRED YARD IS A CONSIDERATION ONLY AT THE PERIPHERAL LOT LINES. THE MINIMUM YARDS ARE BASED ON THE R-3 CLUSTER DISTRICT REQUIREMENTS WHICH MOST CLOSELY CHARACTERIZE THE PROPOSED DEVELOPMENT.




**LEGEND**

- PROPERTY LINE
- LOT LINE
- R.O.W.
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- 5' SIDEWALK
- TRAIL
- APPROXIMATE LIMIT OF CLEARING & GRADING
- APPOXIMATE TREE SAVE
- PROPOSED DECIDUOUS SHADE TREE 2" -2 1/2" CALIPER
- PROPOSED EVERGREEN TREE 7'-8' HT.
- PROPOSED 4' SPLIT RAIL FENCE
- PROPOSED PAR COURSE STATION

Application No. RZ 1996-MV-036 Staff Status
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-2-97
Date of (BOS) (PC) approval 7-7-97
Sheet 2 of 3

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
PROFESSIONAL ENGINEER
7/1/97

REV.06/20/97
REV.05/13/97
REV.04/28/97
REV.04/16/97
REV.03/28/97
REV.03/18/97
REV.02/24/97
REV.02/03/97
REV.01/08/97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☎(703) 849-0100 FAX(703) 849-0518

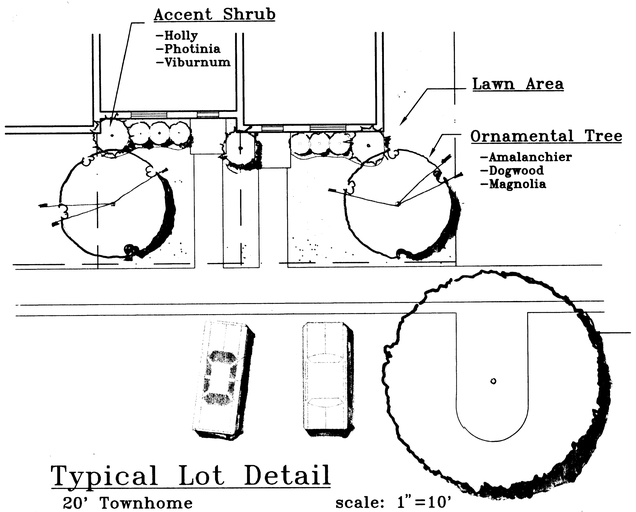

RZ 96-V-036

CONCEPTUAL / FINAL DEVELOPMENT PLAN

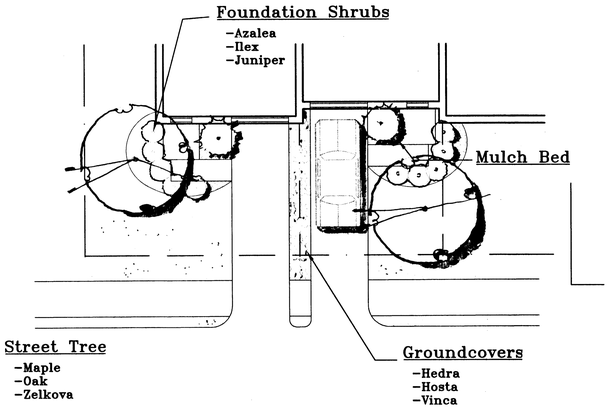
# SOUTHRUN FOREST

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

| | |
|---|---|
| Drawn By | LHT |
| Designed By | JFS |
| Checked By | LAM |
| Date | 9/18/96 |
| | REV.10/25/96 |
| Scale | 1"=100' |
| Plan Number | |
| Zoned | |
| Sheet | 2 of 3 |
| File Number | M-9294 |

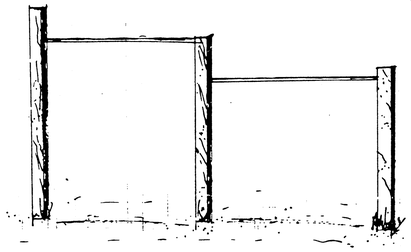


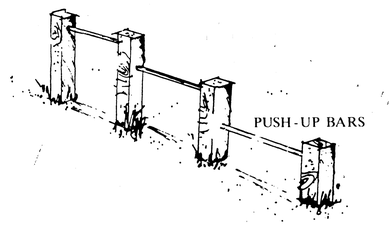

## Typical Lot Detail
20' Townhome scale: 1"=10'

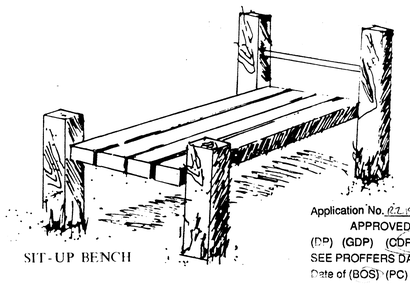



## Typical Lot Detail
20' Garage Townhome scale: 1"=10'

## Typical Elevations
20' Townhome not to scale


CHIN-UP BARS


PUSH-UP BARS


SIT-UP BENCH

Application No. RZ 1996-MV-036 Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-2-97
Date of (BOS) (PC) approval 7-21-97
Sheet 2 & 5 of 2

FOR INFORMATION ONLY

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
PROFESSIONAL ENGINEER
3/20/97

## Site Features
Typical Par Course Stations not to scale

REV. 6/20/97 RLW
REV. 5/13/97 RLW
REV. 4/28/97 RLW
REV. 4/16/97 RLW
REV. 3/28/97 RLW 3/27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Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
☎(703) 849-0100 FAX(703) 849-0518


RZ 96-V-036

ELEVATIONS AND DESIGN DETAILS

# SOUTHRUN FOREST

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

| | |
|---|---|
| Drawn By | MWT |
| Designed By | MWT |
| Checked By | LAM |
| Date | 3/18/97 |
| Scale | AS NOTED |
| Plan Number | |
| Zoned | |
| Sheet | 3 of 3 |
| File Number | M-9294 |