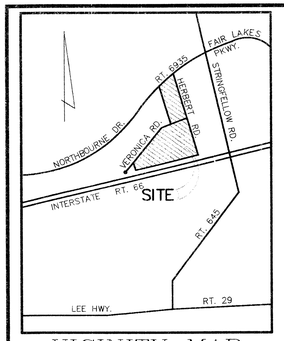


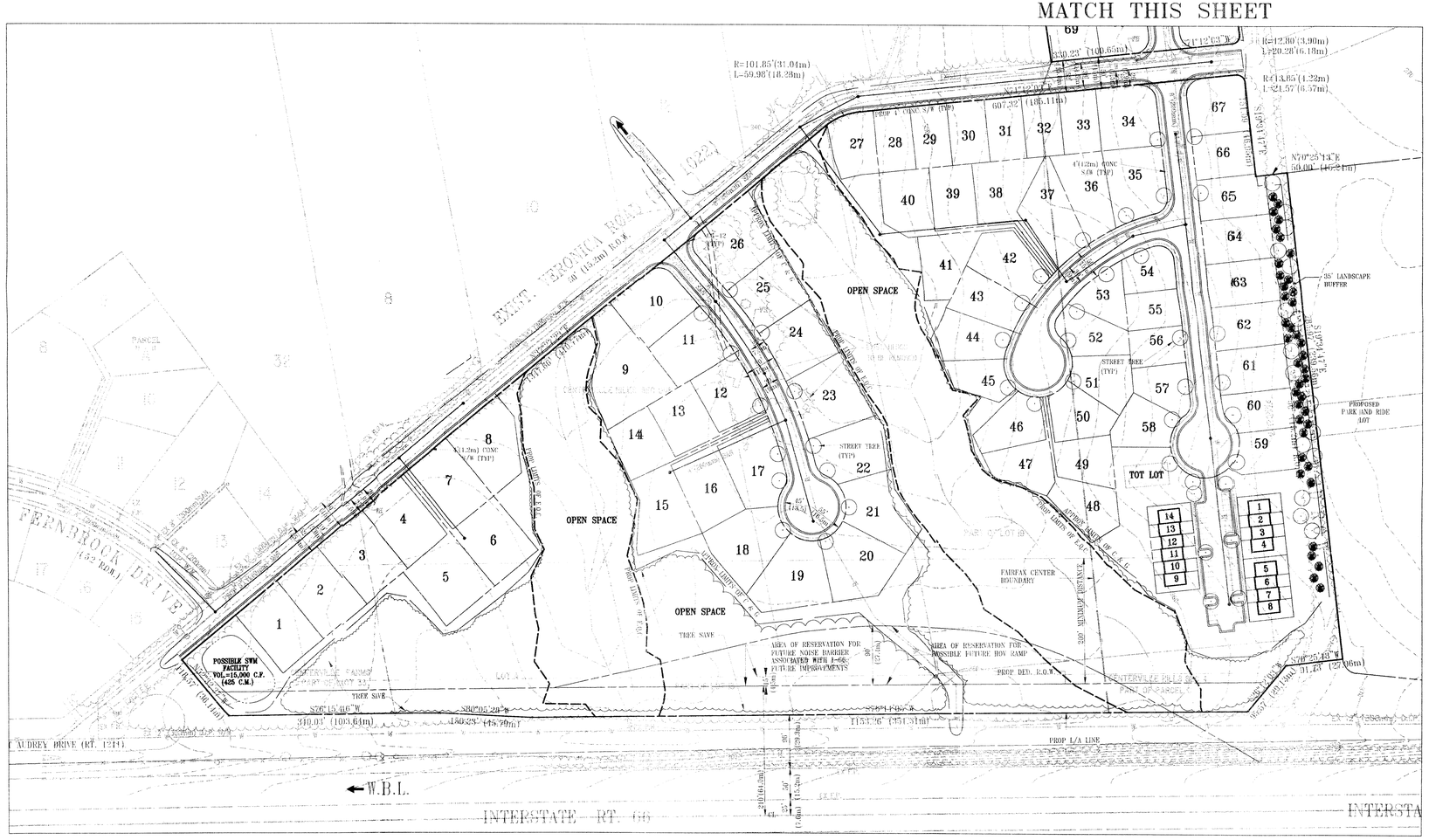
VICINITY MAP
SCALE : 1"= 2,000'

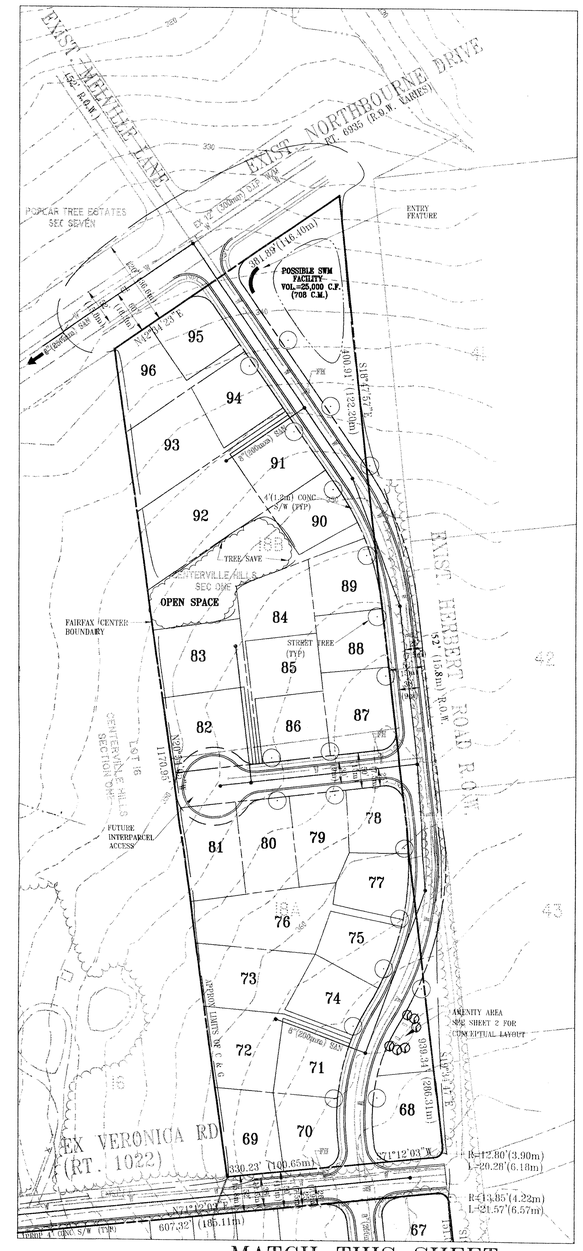
LEGEND

- PROPERTY LINE
- LOT LINE
- R.O.W.
- 5' SIDEWALK
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- APPROXIMATE LIMIT OF CLEARING & GRADING
- APPOXIMATE TREE SAVE
- PROPOSED DECIDUOUS SHADE TREE 2 1/2"-3" CALIPER
- PROPOSED FLOWERING TREE 6'-8' HT.
- PROPOSED EVERGREEN TREE 6'-7' HT.

RZ 98-SU-008
Application No. _____ Staff L.S.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-13-98
Date of (BOS) (PC) approval _____
Sheet 1 of 2

MATCH THIS SHEET





MATCH THIS SHEET

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 16 1998
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
THOMAS TANNER, JR.
No. 9765
6-10-98
PROFESSIONAL ENGINEER
ENGINEER'S SEAL & SIGNATURE

REVISIONS
4/29/98
6/3/98
*6/16/98

Drawn By JMC
Designed By Others
Checked By PGY
Date 2/6/98
Scale 1"=100'
SHEET 1 of 2
File Number M-9736

METRIC

Dewberry & Davis Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0518

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN

FAIR LAKES CROSSING
FAIRFAX COUNTY, VIRGINIA
SULLY DISTRICT

P:\PROJECT\F96-091\PLANG91\fdp-1.dwg Wed Jun 10 13:02:30 1998 JANICE CENA, LANDSCAPE ARCHITECTURE

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 55-1 ((2)) 33; AND 55-1 ((3)) 9A, 13, 15, 18A, 18B, 19, 19A, C (PART), D AND A PORTION OF THE UNIMPROVED HERBERT ROAD RIGHT-OF-WAY. THE PROPERTY IS CURRENTLY ZONED R-1.

2. THE BOUNDARY INFORMATION IS FROM EXISTING RECORDS AND WAS PREPARED BY DEWBERRY & DAVIS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.

3. THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO (2) FEET BY AIR SURVEY. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

4. ACCORDING TO THE FAIRFAX COUNTY ASSESSMENT FILE RECORDS, THERE IS A SMALL UNINHABITED SINGLE FAMILY DETACHED DWELLING ON LOT 55-1 ((3)) 15 THAT WAS CONSTRUCTED IN 1958. THE STRUCTURE WILL BE REMOVED.

5. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE OR MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY.

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

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

8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES LOCATED OR STORED ON THE SUBJECT PROPERTY, AND TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

9. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY IS FURNISHED ON A SEPARATE ASSOCIATED DOCUMENT.

10. THE EASTERN 16.65 ACRE PORTION OF THE SUBJECT PROPERTY IS LOCATED IN SUB-UNIT F1 OF THE FAIRFAX CENTER AREA COMPONENT OF THE COMPREHENSIVE PLAN. THIS PORTION OF THE SUBJECT PROPERTY IS PLANNED FOR RESIDENTIAL USE AT THREE (3) DWELLING UNITS PER ACRE AT THE OVERLAY LEVEL. IN ADDITION, LAND IN THIS SUB-UNIT IS PROPOSED FOR USE AS A PUBLIC TRANSPORTATION RAIL/COMMUTER PARKING FACILITY ADJACENT TO INTERSTATE 66 AS PART OF THE INTERSTATE 66 ENHANCED PUBLIC TRANSPORTATION CORRIDOR.

THE WESTERN 22.43 ACRE PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE BR3 FLATLICK COMMUNITY PLANNING SECTOR. IT IS PLANNED FOR RESIDENTIAL USE AT ONE (1) TO TWO (2) DWELLING UNITS PER ACRE. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN RECOMMENDED LAND USE AND DENSITY.

11. THERE ARE NO TRAILS RECOMMENDED BY THE COMPREHENSIVE PLAN LOCATED ON THE SUBJECT PROPERTY.

12. GIVEN THE NATURE AND SIZE OF THE PROPOSED DEVELOPMENT, NO COMMUNITY OR PUBLIC FACILITIES OR SPECIAL AMENITIES ARE PROPOSED.

13. PARKING SPACES WILL BE PROVIDED FOR THE PROPOSED SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED DWELLING UNITS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

14. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED FOR THE WESTERN PORTION OF THE SUBJECT PROPERTY IN REGIONAL STORMWATER MANAGEMENT POND C-30 WHICH IS LOCATED NORTH OF NORTHBOURNE DRIVE. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THE EASTERN PORTION OF THE SUBJECT PROPERTY WILL BE PROVIDED IN A PROPOSED DRY POND ON SITE AS REPRESENTED ON THE GRAPHIC OR IN AN ALTERNATE LOCATION TO THE EAST AS MAY BE APPROVED BY THE DIRECTOR. A SECOND POSSIBLE DRY POND MAY BE PROVIDED IN THE SOUTHWESTERN PORTION OF THE PROPOSED DEVELOPMENT AS REPRESENTED ON THE GRAPHIC. THE ESTIMATED SIZES AND VOLUMES REPRESENTED FOR THE DETENTION FACILITIES ARE PRELIMINARY AND SUBJECT TO REVISION BASED ON FINAL ENGINEERING.

15. OTHER THAN THE EXISTING TREE COVER AND ENVIRONMENTAL QUALITY CORRIDORS ON THE SUBJECT PROPERTY, THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.

16. GIVEN THAT THE PROPOSED DEVELOPMENT PROGRAM IS SINGLE FAMILY DETACHED DWELLING UNITS AND AFFORDABLE DWELLING UNITS IN THE FORM OF SINGLE FAMILY ATTACHED DWELLINGS, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES. A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIRED BY THE SINGLE FAMILY ATTACHED DWELLING UNITS IS HEREBY REQUESTED IN ACCORDANCE WITH PAR. 15 OF SECT. 13-304 OF THE ZONING ORDINANCE. A BARRIER BETWEEN THE UNITS AND INTERSTATE 66 WILL BE PROVIDED IN THE FORM OF A NOISE ATTENUATION WALL OR A PRIVACY YARD FENCE.

17. THE OPEN SPACE CALCULATION PRESENTED IN THE TABULATION IS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-309 OF THE ZONING ORDINANCE. THE PROPOSED OPEN SPACE WILL BE COMMON OPEN SPACE TO BE DEEDED TO A HOMEOWNERS ASSOCIATION. THE PROPOSED USE OF THE OPEN SPACE WILL BE PASSIVE RECREATION, A TOT LOT AND STORMWATER MANAGEMENT.

18. THE DENSITY AND RELATED BONUS UNITS PRESENTED IN THE TABULATION HAVE BEEN ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-308 AND PART 8 OR ARTICLE 2 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO DECREASE THE NUMBER OF AFFORDABLE DWELLING UNITS AND RELATED BONUS UNITS IN ACCORDANCE WITH AN AMENDMENT TO PART 8 OF ARTICLE 2 THAT MAY BE ADOPTED BY THE BOARD OF SUPERVISORS.

19. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER AS REPRESENTED ON THE GRAPHIC.

20. PURSUANT TO PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, IT IS UNDERSTOOD THAT MINOR MODIFICATIONS FROM THE CDP/FDP MAY BE PERMITTED AS DETERMINED BY THE ZONING ADMINISTRATOR.

21. THE TREE SAVE AREAS SHOWN ON THE GRAPHIC WILL BE PRESERVED TO THE EXTENT FEASIBLE SUBJECT TO FINAL ENGINEERING AND DESIGN.

22. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS. TRELLISES, ENTRANCE SIGNS AND/OR WALLS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.

23. ARCHITECTURAL SKETCHES OF THE PROPOSED UNITS ARE NOT AVAILABLE AT THIS TIME.

24. CONSTRUCTION OF ALL REQUIRED PUBLIC IMPROVEMENTS WILL BE PERFORMED IN CONJUNCTION WITH THE NORMAL APPROVAL AND LAND DEVELOPMENT PROCESS.

25. AT THIS TIME, IT IS ANTICIPATED THAT DEVELOPMENT OF THE SUBJECT PROPERTY WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED; HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. IT IS ANTICIPATED THAT THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE CONTINUOUS PHASE.

26. THE MINIMUM YARDS THAT WILL BE PROVIDED BETWEEN THE DWELLINGS AND THE PERIPHERY BOUNDARY LINES WILL BE THE MINIMUM PRESCRIBED YARDS FOR AN R-3 CLUSTER AFFORDABLE DWELLING UNIT DEVELOPMENT.

27. THE SINGLE FAMILY ATTACHED UNITS REPRESENTED ON THE LOTS ARE BASED ON PRELIMINARY ENGINEERING AND DESIGN AND ARE SUBJECT TO MINOR MODIFICATION WITH FINAL DESIGN. IT IS UNDERSTOOD THAT THE FINAL LOCATION OF THE UNITS ON THE LOTS WILL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF A PDH-3 DISTRICT.

28. A MODIFICATION OF THE 200 FOOT MINIMUM DISTANCE THAT MUST BE MAINTAINED BETWEEN RESIDENTIAL BUILDINGS AND THE RIGHT-OF-WAY OF INTERSTATE 66 AS PRESCRIBED BY SECT. 2-414 OF THE ZONING ORDINANCE IS HEREBY REQUESTED. THE JUSTIFICATION FOR THIS REQUEST WILL BE PRESENTED IN A STUDY THAT WILL BE SUBMITTED UNDER SEPARATE COVER. THE STUDY WILL SHOW THE PROJECTED NOISE IMPACTS, THE PROPOSED MITIGATION MEASURES AND THE EFFECTIVENESS OF THE PROPOSED MEASURES.

OTHER THAN THIS REQUESTED MODIFICATION AND THE REQUESTED MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ADJACENT TO THE PROPOSED SINGLE FAMILY ATTACHED DWELLINGS THAT IS REFERENCED IN NOTE 16 ABOVE, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

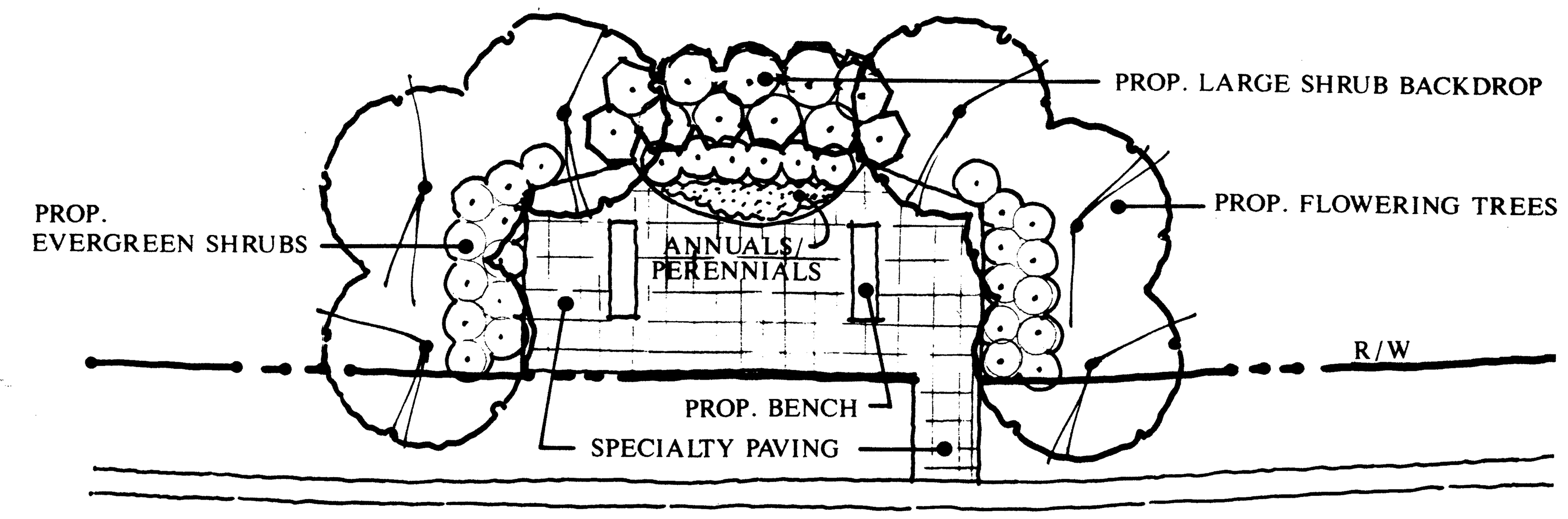
TABULATION:

EXISTING ZONING	R-1
PROPOSED ZONING	PDH-3
TOTAL LAND AREA	39.08± AC
PROPOSED NUMBER OF SINGLE FAMILY DETACHED DWELLING UNITS*	96
PROPOSED NUMBER OF SINGLE FAMILY ATTACHED DWELLING UNITS*	14
PROPOSED DENSITY WITHOUT AFFORDABLE DWELLING UNITS AND BONUS UNITS	2.35 DU/AC
PROPOSED DENSITY WITH AFFORDABLE DWELLING UNITS AND BONUS UNITS	2.81 DU/AC
OPEN SPACE REQUIRED	18%
OPEN SPACE PROVIDED	30%

* SEE NOTE 18. THE PROPOSED SINGLE FAMILY DETACHED DWELLING UNITS ARE THE BASE NUMBER OF UNITS AND THE BONUS UNITS THAT ARE PERMITTED IN ACCORDANCE WITH THE CURRENT PROVISIONS SET FORTH IN SECT. 2-804 OF THE ZONING ORDINANCE. THE PROPOSED SINGLE FAMILY ATTACHED DWELLING UNITS ARE THE AFFORDABLE DWELLING UNITS (ADUs) AS REQUIRED BY THE CURRENT PROVISIONS OF PART 8 OF ARTICLE 2. THE DENSITY CALCULATIONS ARE AS FOLLOWS:

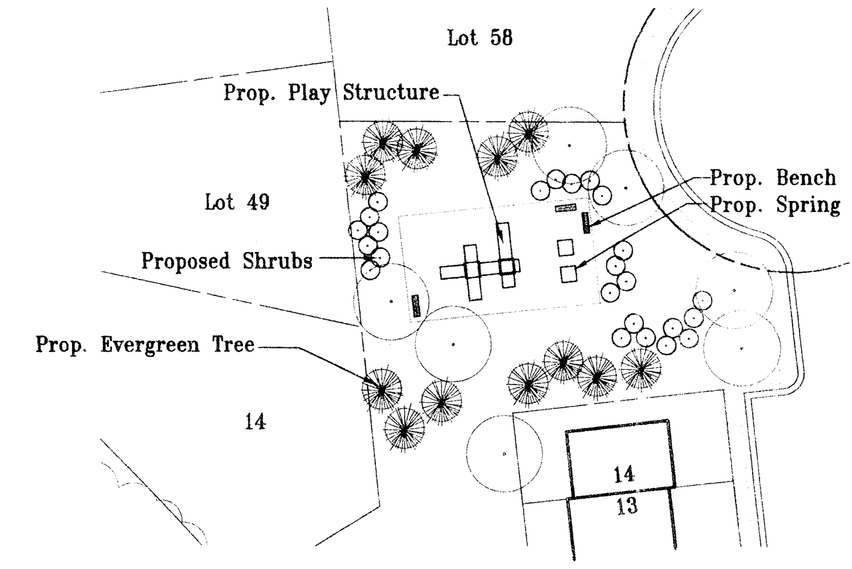
92 BASE UNITS X 120% = 110 TOTAL UNITS
110 TOTAL UNITS X 12.5% = 14 ADUs

110 TOTAL UNITS - 92 BASE UNITS = 18 BONUS AND ADUs - 14 ADUs = 4 BONUS UNITS



AMENITY AREA - CONCEPTUAL LAYOUT

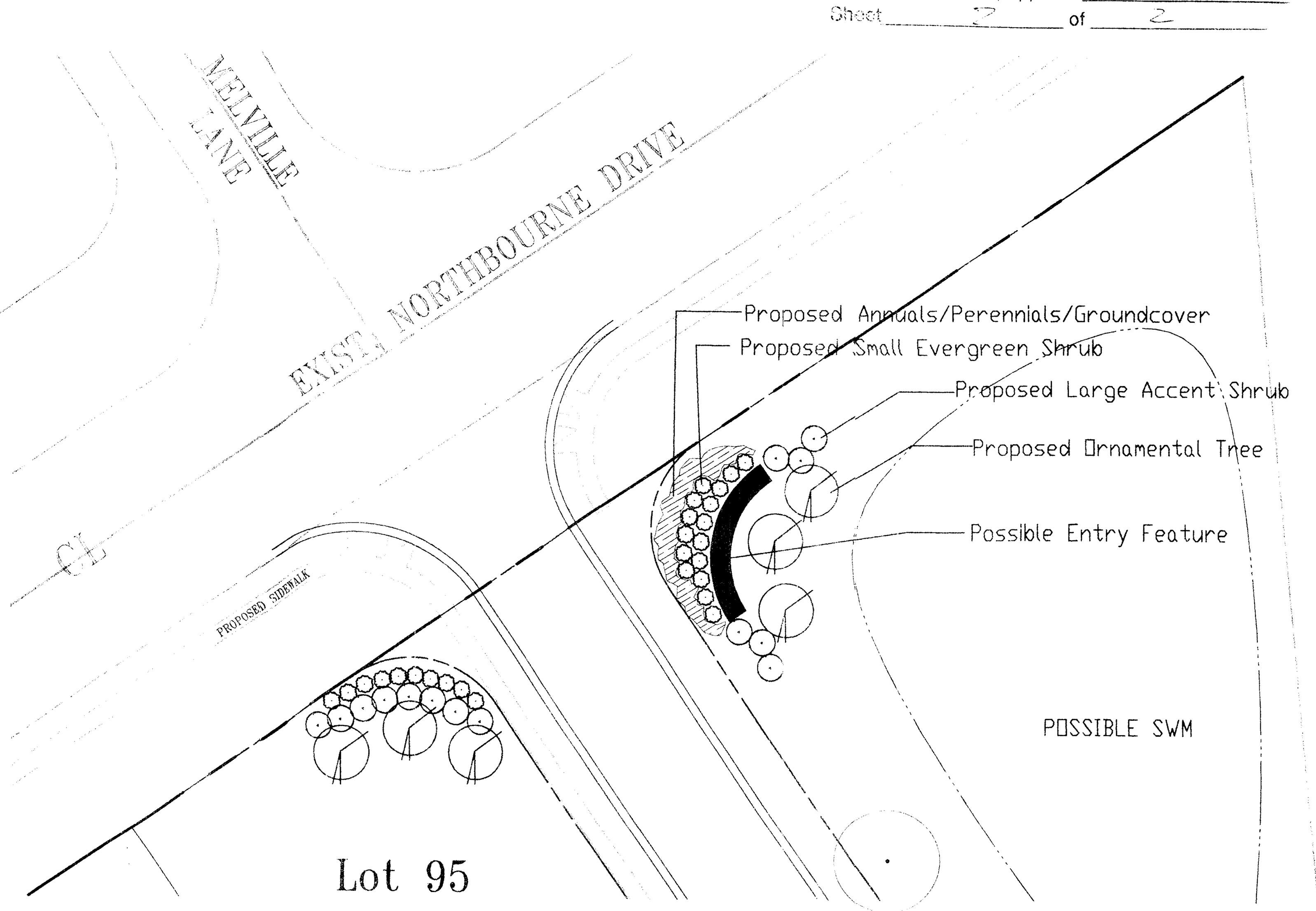
SCALE: 1" = 10'



DETAIL OF TOT LOT

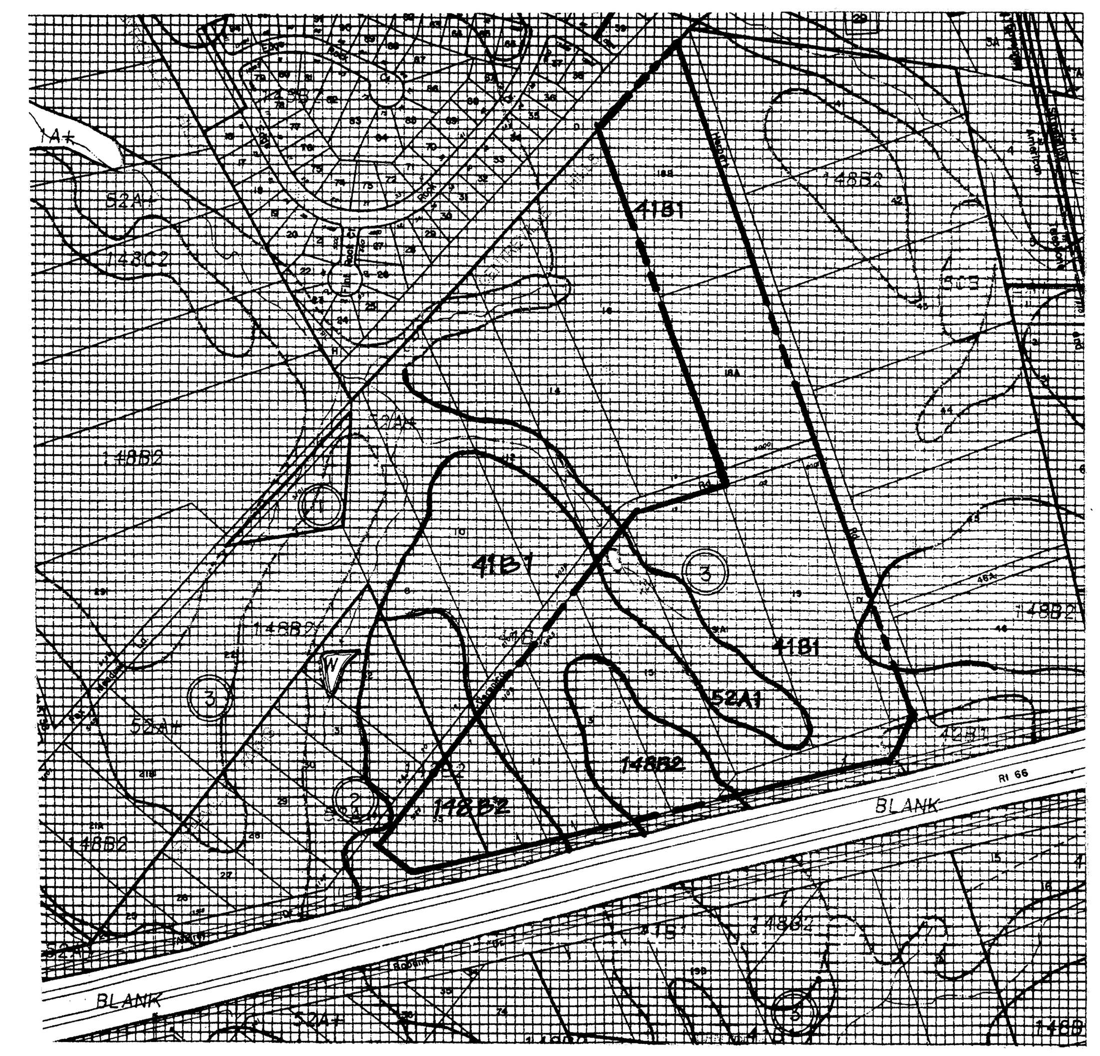
SCALE: 1" = 50'

RZ 98-SU-008
Application No.________ Staff LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-13-98
Date of (BOS) (PC) approval________
Sheet 2 of 2



CONCEPTUAL ENTRY FEATURE

SCALE: 1" = 30'

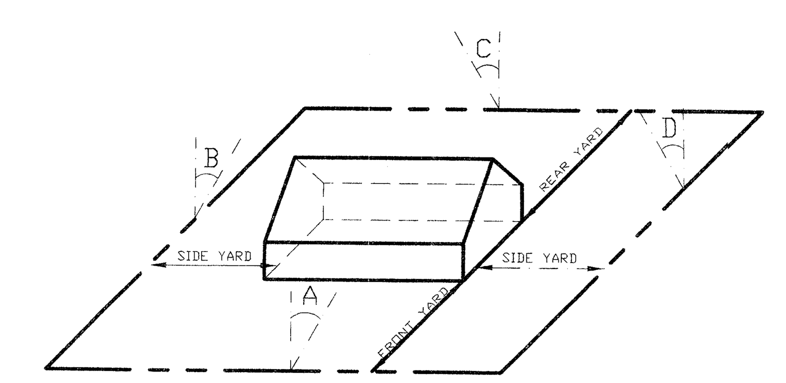


SOILS MAP

SCALE: 1" = 500'

SOILS LEGEND

41B1	ROCKY LAND, UNDULATING PHASE
52A1	ELBERT SILT LOAM, LEVEL PHASE
148B2	IREDELL-MECKLENBURG SILT LOAMS, UNDULATING PHASE



FRONT YARD : ∠ A 15° WITH A BUILDING HEIGHT OF 35', THE FRONT YARD = 9' BUT NOT LESS THAN 5'

SIDE YARD : ∠ B 15° WITH A BUILDING HEIGHT OF 35', THE SIDE YARD = 9' BUT NOT LESS THAN 10'

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

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT

NOTE:
THERE IS NO ANGLE OF BULK PLANE REQUIRED FOR THE PDH DISTRICT. THIS GRAPHIC DEPICTION OF THE R-3 DISTRICT (ADU) REQUIREMENTS IS FOR REFERENCE ONLY IN CONSIDERATION OF THE PROPOSED SINGLE FAMILY ATTACHED DWELLING UNITS AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PROPOSED SINGLE FAMILY DETACHED DWELLING UNITS.

THE DETAIL OF THE TOT LOT AND THE CONCEPTUAL ENTRY FEATURE REPRESENTED ABOVE ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND THEME OF THE PROPOSED FEATURES. THE DETAILS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING AND LANDSCAPE DESIGN.

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
PROFESSIONAL ENGINEER
6-03-98
6-10-98
ENGINEER'S SEAL & SIGNATURE

REVISIONS
4-29-98
6-3-98
*6-10-98

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
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CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN

FAIR LAKES CROSSING

FAIRFAX COUNTY, VIRGINIA

SULLY DISTRICT

Drawn By	JMC
Designed By	Others
Checked By	PGY
Date	2-5-98
Scale	1"=100'
SHEET	2 of 2
File Number	M-9736

METRIC

P:\PROJECT\F96-091\PLAN091\Fdp-1a.dwg Wed Jun 03 10:40:12 1998 JANICE CENA, LANDSCAPE ARCHITECTURE