SITE TABULATIONS:

EXISTING ZONES:	R-1, R-A & R-E
PROPOSED ZONE:	PDH-1
GROSS SITE AREA (G.S.A.):	1,276,384.30 s.f. OR 29.30175 AC. (118,579.98 s.m. OR 11.858 ha.)
PROPOSED ROW DEDICATION (PUBLIC ROAD):	74,156.33 s.f.± (6,889.35 s.m.±)
PROPOSED NO. OF UNITS:	22 SINGLE FAMILY DETACHED UNITS (2 EXISTING, 19 NEW AND 1 FUTURE)
PROPOSED DENSITY:	0.751 DU/AC.
OPEN SPACE REQUIRED (25% OF G.S.A.):	319,096.1 s.f. (29,645.00 s.m.)
OPEN SPACE PROVIDED (36.9% OF G.S.A. ±):	471,105.67 s.f.± (43,767.15 s.m.±)
PROPOSED COMMERCIAL AREA:	8,775 s.f. (815.2 s.m.) (PART OF LOT 23)
PROPOSED (EXISTING) USE OF COMMERCIAL AREA:	RETAIL SALES ESTABLISHMENT (FARM MARKET)*
PARKING REQUIRED:	
RESIDENTIAL (2 SPACES/DU):	44 SPACES
COMMERCIAL* (1 SPACE/500s.f. (46.45s.m.) + 1 SPACE/EMPLOYEE):	6 SPACES
PARKING PROVIDED:	
RESIDENTIAL:	52 SPACES + 2 FUTURE SPACES (LOT 22)
COMMERCIAL:	7 SPACES

TREE COVER CALCULATIONS:

PROPOSED ZONE:	PDH-1
ADJUSTED SITE AREA (A.S.A.):	1,231,000 s.f.± (114,364 s.m.±)
TREE COVER REQUIRED (20% OF A.S.A.):	246,200 s.f.± (22,873 s.m.±)
TREE COVER PROVIDED (39.8% OF A.S.A.±):	485,450.71 s.f.± (45,099.83 s.m.±)
EXISTING TREE COVER:	479,100.00 s.f.± (44,509.83 s.m.±)
TREE COVER BY PLANTING:	6,350.71 s.f.± (590.00 s.m.±)

TYP. LOT LAYOUT

NO SCALE

LEGEND:

- COMMERCIAL AREA
- RETAIL SALES ESTABLISHMENT AREA *
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED EVERGREEN TREE

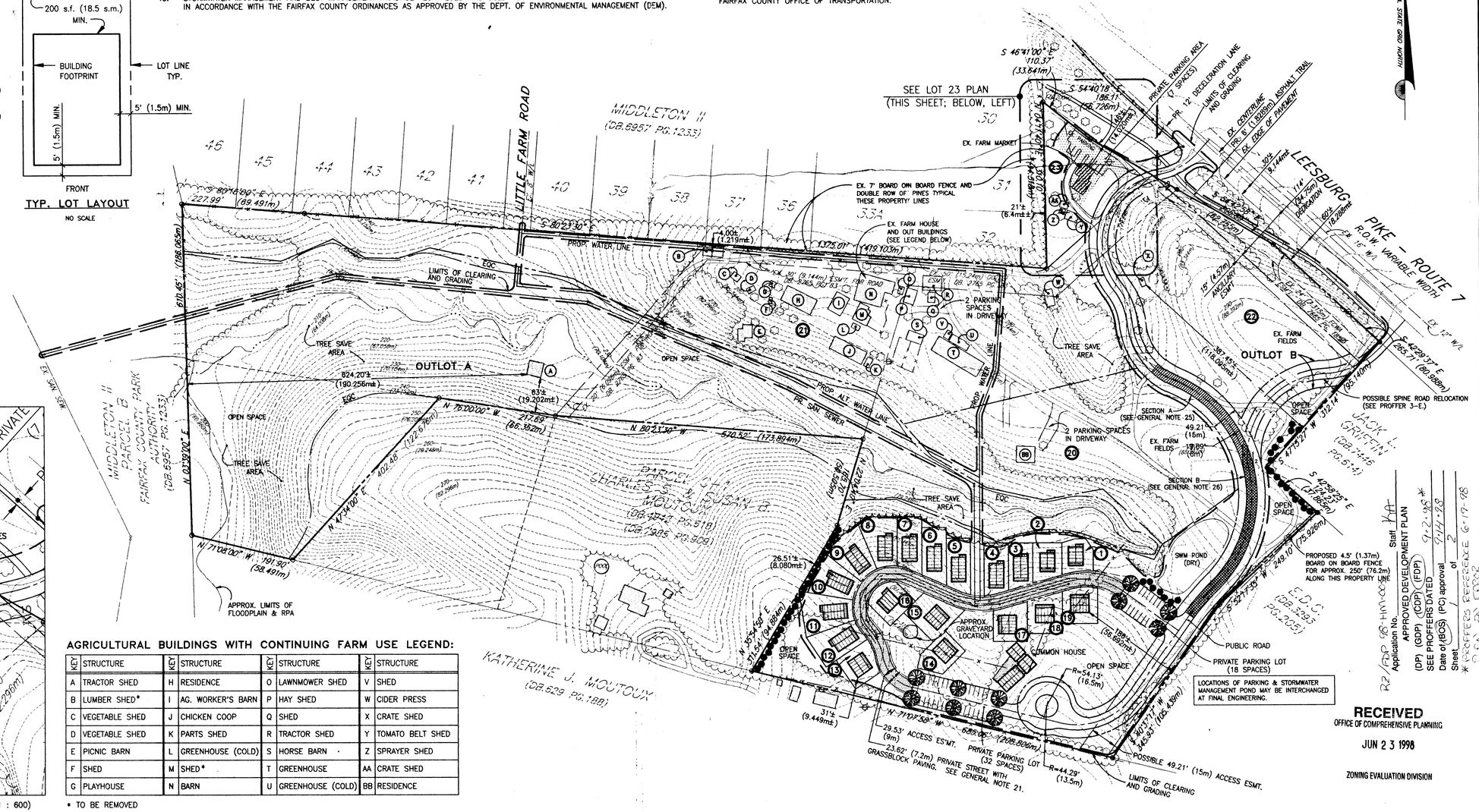
* SEE GENERAL NOTE 23.

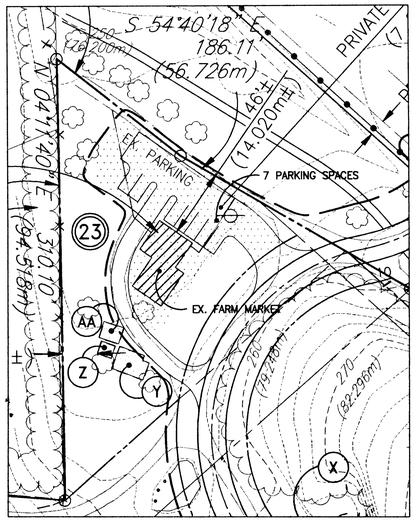
GENERAL NOTES:

1. THE PROPERTY SHOWN ON THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN IS IN THE D-3, DIFFICULT RUN SUBSHED OF THE BLUE PLAINS SANITARY SEWER DISTRICT AND THE DIFFICULT RUN WATERSHED.
2. TOPO IS FROM AN AERIAL SURVEY. CONTOUR INTERVAL IS 2' (0.609m).
3. THE FAIRFAX COUNTY WATER AUTHORITY (F.C.W.A.) IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.
4. BOUNDARY IINFORMATION SHOWN HEREON IS BASED ON DEEDS OF RECORD, TAX MAPS AND ADJACENT INFORMATION, NOT FROM AN ACTUAL FIELD RUN SURVEY AND THEREFORE SHOULD NOT BE CONSIDERED AS CORRECT AND FINAL.
5. LOCATION OF EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THUS SHOULD NOT BE REGARDED AS A CORRECT OR FINAL LOCATION.
6. STATEMENT OF CONDITIONS OR COMMITMENTS AND/OR STATEMENTS REQUIRED PURSUANT TO SECTION 16-501 AND 16-502 ARE ENUMERATED ON SHEET 2 AND TITLED 16-501 AND 16-502 COMMENTS.
7. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
8. THIS PLAN DOES NOT NECESSARILY SHOW UTILITIES AS THEY ARE TO BE CONSTRUCTED FOR EACH INDIVIDUAL BUILDING. INDIVIDUAL PLAN AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. THE BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.
9. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION STANDARDS AND SPECIFICATIONS.
10. THE PROPERTY DELINEATED BY THIS PLAT IS SHOWN ON ASSESSMENT MAP AS 19-1((3)) PARCELS 3V/3Z AND 1V/1Z, AND 19-1((1)) 20V/20Z.
11. ALL PROPOSED BUILDING FOOTPRINTS AND HORIZONTAL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGES AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN. THE LOCATION OF THE BUILDINGS SHALL REMAIN SUBSTANTIALLY AS SHOWN.
12. PUBLIC UTILITIES (I.E., SANITARY SEWER TRUNK LINES, WATER DISTRIBUTION MAINS, TELEPHONE AND ELECTRIC SERVICE) ARE PRESENTLY AVAILABLE OR ACCESSIBLE TO THE SITE AND WILL BE CONSTRUCTED OR EXTENDED BY THE DEVELOPER AND/OR THE UTILITY COMPANY AS MAY BE APPROPRIATE.
13. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
14. ACTUAL NUMBER OF PARKING SPACES IN EACH PARKING BAY IS SUBJECT TO FINAL ENGINEERING.
15. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE TECHNIQUES PROPOSED FOR THIS PROJECT WILL BE IN ACCORDANCE WITH THE FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE DEPT. OF ENVIRONMENTAL MANAGEMENT (DEM).
16. TRAIL LOCATION IS APPROXIMATE. EXACT TRAIL LOCATION WILL BE DETERMINED AT SITE PLAN STAGE.
17. THE LIMITS OF CLEARING AND GRADING SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING. LIMITS OF CLEARING AND GRADING REFER TO THE CLEARING AND GRADING ASSOCIATED WITH THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN ONLY. IT DOES NOT REFER TO ANY DISTURBANCES CAUSED BY FARMING ACTIVITIES WHICH WILL OCCUR ON SITE.
18. THE PROPOSED TREE SAVE AREAS ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING, UTILITY LOCATION AND ANY ALTERNATE SWM POND LOCATION.
19. THE FOOTPRINT AND LOCATION FOR THE FUTURE HOUSE ON LOT 22 IS NOT SHOWN ON THE PLAN. THE LOCATION AND SIZE OF THE HOUSE HAS NOT BEEN DETERMINED AT THIS TIME. REGARDLESS, THE LOCATION OF ANY HOUSE BUILT ON THIS LOT WILL NOT BE CLOSER THAT 50' (15.24m) FROM ANY PROPERTY LINE.
20. THE APPLICANT RESERVES THE RIGHT TO RELOCATE THE SWM POND TO AN ALTERNATE LOCATION (INCLUDING WITHIN THE EQC) IN CONSULTATION WITH DEM. THE APPLICANT ALSO RESERVES THE RIGHT TO UTILIZE ALTERNATE METHODS OF STORMWATER MANAGEMENT (IN LIEU OF THE SWM POND) THAT ARE MORE ENVIRONMENTALLY SENSITIVE, AGAIN, IN CONSULTATION WITH DEM.
21. THE PRIVATE STREET (LOTS 1 - 19) SHALL BE CONSTRUCTED WITH GRASSBLOCK PAVERS. MODIFICATION OF THE (DESIGN AND CONSTRUCTION) STANDARDS OF A PRIVATE STREET HAVE BEEN REQUESTED ELSEWHERE ON SHEET 2.
22. LOT 20, LOT 21, LOT 22, LOT 23 AND OUTLOT A (TOTAL OF 20.9157 Ac.± OR 8.46 Hectare±) SHALL BE RESERVED FOR DEDICATION TO AN A-F DISTRICT AT A LATER DATE.
23. 100% OF THE AREA REPRESENTED AS RETAIL SALES ESTABLISHMENT SHALL BE CONSIDERED AS RETAIL SALES ESTABLISHMENT FOR THE PURPOSES OF DETERMINING PARKING REQUIRED. THE AREA REPRESENTED IS 1,310 s.f. (121.7 s.m.).
24. THE PARKING CONFIGURATION PROPOSED AT THE FARM MARKET WILL UTILIZE AS MUCH OF THE EXISTING GRAVEL SURFACE AS POSSIBLE. NEW PARKING/DRIVE AISLE AREAS REQUIRED WILL ALSO BE GRAVEL. A WAIVER OF THE DUSTLESS SURFACE HAS BEEN REQUESTED ELSEWHERE ON THIS PLAN. WHEELSTOPS WILL MARK THE PARKING SPACES.
25. IN ACCORDANCE WITH PROFFER 3E AND SUBJECT TO THE ABILITY TO ALIGN THROUGH PARCEL 20 TO THE EAST (AT NO COST TO THE APPLICANT) THE APPLICANT SHALL RELOCATE THE SPINE ROAD AS SHOWN ON THIS PLAN. SECTION A OF THE SPINE ROAD WILL BE VACATED AND THE REMAINDER OF THE SPINE ROAD (NEAREST THE FARM MARKET) WILL BE CONVERTED TO A PRIVATE ROAD, SUBJECT TO THE APPROVAL OF VDOT AND THE FAIRFAX COUNTY OFFICE OF TRANSPORTATION.
26. IN ACCORDANCE WITH PROFFER 3F AND SUBJECT TO AN AVAILABLE CONNECTION WITH BEULAH ROAD, SECTION B AND SECTION A OF THE SPINE ROAD WILL BE VACATED. THE REMAINDER OF THE SPINE ROAD (NEAREST THE FARM MARKET) WILL BE CONVERTED TO A PRIVATE ROAD, SUBJECT TO THE APPROVAL OF VDOT AND THE FAIRFAX COUNTY OFFICE OF TRANSPORTATION.

VICINITY MAP

SCALE: 1" = 2,000' (1 = 24,000)





LOT 23 PLAN

SCALE: 1" = 50' (1 : 600)

AGRICULTURAL BUILDINGS WITH CONTINUING FARM USE LEGEND:

KEY	STRUCTURE	KEY	STRUCTURE	KEY	STRUCTURE	KEY	STRUCTURE
A	TRACTOR SHED	H	RESIDENCE	O	LAWNMOWER SHED	V	SHED
B	LUMBER SHED*	I	AG. WORKER'S BARN	P	HAY SHED	W	CIDER PRESS
C	VEGETABLE SHED	J	CHICKEN COOP	Q	SHED	X	CRATE SHED
D	VEGETABLE SHED	K	PARTS SHED	R	TRACTOR SHED	Y	TOMATO BELT SHED
E	PICNIC BARN	L	GREENHOUSE (COLD)	S	HORSE BARN	Z	SPRAYER SHED
F	SHED	M	SHED*	T	GREENHOUSE	AA	CRATE SHED
G	PLAYHOUSE	N	BARN	U	GREENHOUSE (COLD)	BB	RESIDENCE

* TO BE REMOVED

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JUN 23 1998
ZONING EVALUATION DIVISION

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100, (703)449-8106 (Fax)
BCcon@bcconsultants.com

COMMONWEALTH OF VIRGINIA — JAMES H. SANDLIN — 016193 — 6-17-98 — PROFESSIONAL ENGINEER

CDP/FDP
LANDSCAPE PLAN
BLUEBERRY HILL

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Staff: KA
Application No. R2/FDP 98-HM-003
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-2-98 *
Date of (BOS) (PC) approval 9-14-98
Sheet 2 of 2
* PROFFERS REFERENCE 6-17-98

BC REVISIONS
REVISED DECEMBER 1997
REVISED JANUARY 26, 1998
REVISED APRIL 7, 1998
REVISED JUNE 17, 1998

OWNER:
MARIETTE HIU NEWCOMB et. al.
9627 LEESBURG PIKE
VIENNA, VA 22182

DESIGNED BY:	WK/DD
DRAFTED BY:	WK
CHECKED BY:	DD
DATE:	NOVEMBER, 1997
SCALE:	HOR. 1"=100'(1:1,200) VERT. N/A
SHEET 1 OF 2	
CO. NO.	
FILE NO.	95059.01
CADD NAME:	PBLUFDP2.DWG

REFS: PBLUBAS2 TOPO

16-501 COMMENTS:

1. A. SHOWN ON PLAN.
   B. OWNER: 19-1((1)) 20V/20Z - HIU NEWCOMB FAMILY L.P.
   19-1((3)) 1V/1Z - MARIETTE H. NEWCOMB
   19-1((3)) 3V/3Z - MARIETTE H. NEWCOMB

   CO-APPLICANTS: THE OWNERS AS LISTED ABOVE AND,
   BLUEBERRY HILL LC
   1024 UTTERBACK STORE ROAD
   GREAT FALLS, VA 22066
   A VIRGINIA REGISTERED LIMITED LIABILITY COMPANY

   C. REFER TO GENERAL NOTE NO. 2
   D. SHOWN ON PLAN.
   E. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FT. (10.668m). SEE PLAN FOR LOCATIONS.
   F. SHOWN ON PLAN.
   G. SHOWN ON PLAN, REFER TO SITE TABULATIONS.
   H. SHOWN ON PLAN, REFER TO SITE TABULATIONS.
   I. SHOWN ON PLAN.
   J. FLOODPLAIN, RPA AND ENVIRONMENTAL QUALITY CORRIDOR AREAS ON THE SITE ARE SHOWN ON THE PLAN.
   K. SHOWN ON PLAN.
   L. SHOWN ON PLAN.
   M. N/A
   N. THE TREE SAVE AREAS ARE SHOWN ON THE PLAN AND WILL REMAIN UNDISTURBED.
   O. SHOWN ON PLAN. THE PROPOSED DEVELOPMENT WILL HAVE NO ADVERSE IMPACT ON THE BURIAL SITES.
   P. THIS PLAN IS IN SUBSTANTIAL COMFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
   Q. DEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT ADVERSELY EFFECT THE ADJACENT AND NEIGHBORING PROPERTIES. ALTHOUGHT NO SCREENING MEASURES ARE PROPOSED, THE DEVELOPER WILL COMPLY WITH ALL APPROPIATE LANDSCAPE RECOMMENDATIONS.
   R. ALL STRUCTURES THAT CURRENTLY EXIST ON THE SITE WILL REMAIN UNLESS NOTED OTHERWISE ON THE PLAN. THEIR DATE OF CONSTRUCTION IS UNKNOWN.
   S. PROPOSED FAR (COMMERCIAL AREA): 0.15 (1,310 s.f./8,775 s.f. or 121.7 s.m./815.2 s.m.)
   T. SEE SITE TABULATIONS.
   U. SEE SITE TABULATIONS.
   V. THIS PLAN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS. WAIVERS AND/OR MODIFICATIONS REQUESTED ARE:

      * WAIVER OF THE 600' (182.9m) LENGTH OF A PRIVATE ROAD.
      * ARTICLE 11, PART 1, SECTION 11-102, PARAGRAPH 11. WAIVER OF THE DUSTLESS SURFACE REQUIREMENTS IN ACCORDACE WITH THE PUBLIC FACILITIES MANUAL FOR THE PARKING AREA AT THE FARM MARKET.
      * ARTICLE 11, PART 3, SECTION 11-303. MODIFICATION OF THE (DESIGN & CONSTRUCTION) STANDARDS FOR A PRIVATE STREET TO ALLOW THE USE OF GRASSBLOCK PAVERS. IN ASKING FOR THIS MODIFICATION THE APPLICANTS ALSO SEEK APPROVAL OF A PRIVATE STREET IN A SINGLE FAMILY DETACHED UNIT DEVELOPMENT.

   W. NO SPECIAL AMENITIES ARE PROPOSED WITH THIS DEVELOPMENT.
   X. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.

2. (5), COPIES SUBMITTED SEPARATELY.
3. SHOWN ON PLAN, STATEMENT SUBMITTED SEPARATELY.
4. TO THE BEST OF OUR KNOWLEDGE NO HAZARDOUS OR TOXIC SUBSTANCES EXIST ON THE SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAW.
5. N/A.

16-502 COMMENTS:

1. A. SHOWN ON PLAN.
   B. SHOWN ON PLAN.
   C. REFER TO SITE TABULATIONS:
   D. SHOWN ON PLAN.
   E. SHOWN ON PLAN.
   F. REFER TO GENERAL NOTE NO. 2.
   G. SHOWN ON PLAN.
   H. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FT. (10.668m).
   I. SHOWN ON PLAN.
   J. N/A.
   K. SHOWN ON PLAN.
   L. SHOWN ON PLAN.
   M. SHOWN ON PLAN.
   N. SHOWN ON PLAN.
   O. SHOWN ON PLAN. THE PROPOSED DEVELOPMENT WILL HAVE NO ADVERSE IMPACT ON THE BURIAL SITES.
   P. SHOWN ON PLAN.
   Q. SHOWN ON PLAN.
   R. N/A.
   S. FLOODPLAIN, RPA AND ENVIRONMENTAL QUALITY CORRIDOR AREAS ON THE SITE ARE SHOWN ON THE PLAN.
   T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. A. REFER TO SITE TABULATIONS.
   B. REFER TO SITE TABULATIONS.
   C. N/A.
   D. REFER TO SITE TABULATIONS.
   E. REFER TO SITE TABULATIONS.
   F. REFER TO SITE TABULATIONS.
   G. N/A
3. (5) COPIES SUBMITTED SEPARATELY.
4. NO ARCHITECTURAL DRAWINGS ARE AVAILABLE AT THIS TIME.
5. TO THE BEST OF OUR KNOWLEDGE NO HAZARDOUS OR TOXIC SUBSTANCES EXIST ON THE SITE. IF ANY SUBSTANCES ARE FOUND, THE METHOD FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAWS.
6. THIS PLAN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS. WAIVERS AND/OR MODIFICATIONS REQUESTED ARE:

   * WAIVER OF THE 600' (182.9m) LENGTH OF A PRIVATE ROAD.
   * ARTICLE 11, PART 1, SECTION 11-102, PARAGRAPH 11. WAIVER OF THE DUSTLESS SURFACE REQUIREMENTS IN ACCORDACE WITH THE PUBLIC FACILITIES MANUAL FOR THE PARKING AREA AT THE FARM MARKET.
   * ARTICLE 11, PART 3, SECTION 11-303. MODIFICATION OF THE (DESIGN & CONSTRUCTION) STANDARDS FOR A PRIVATE STREET TO ALLOW THE USE OF GRASSBLOCK PAVERS. IN ASKING FOR THIS MODIFICATION THE APPLICANTS ALSO SEEK APPROVAL OF A PRIVATE STREET IN A SINGLE FAMILY DETACHED UNIT DEVELOPMENT.
   * WAIVER OF THE PUBLIC FACILITIES MANUAL STANDARDS FOR A PUBLIC ROAD IN FAVOR OF VDOT STANDARDS FOR A RURAL ROAD. IN ASKING FOR THIS WAIVER, THE APPLICANT ALSO REQUESTS THAT A 'LANDSCAPE ISLAND' BE ALLOWED IN THE CUL-DE-SAC AS SHOWN ON THE PLAN.

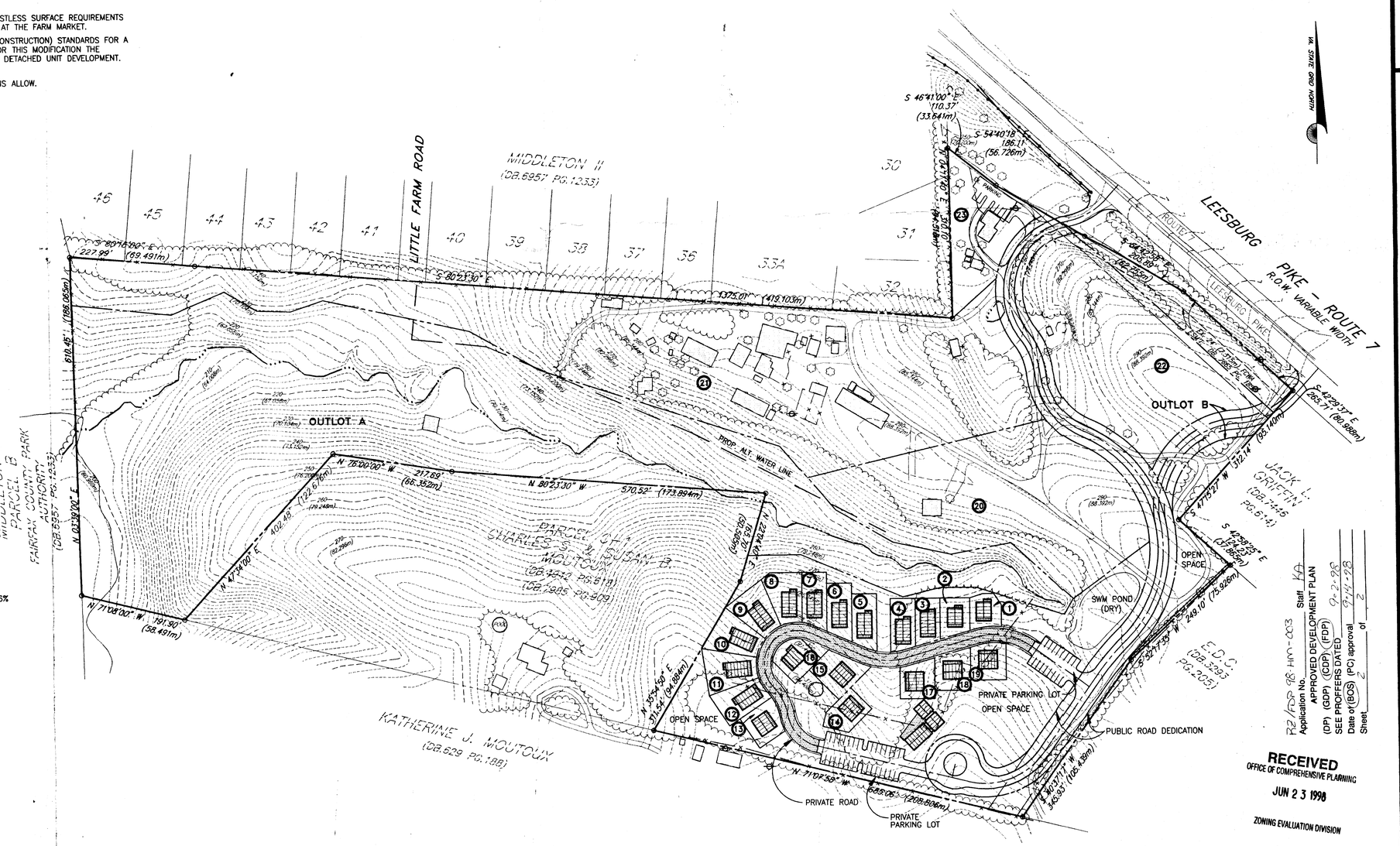
7. N/A.
8. N/A.

LOT AREAS

LOT	AREA (s.f.)	AREA (s.m.)	LOT	AREA (s.f.)	AREA (s.m.)
1	3,284.67	305.16	13	4,069.18	378.04
2	3,605.58	334.97	14	3,930.14	365.12
3	3,633.28	337.54	15	5,025.98	466.93
4	4,181.75	388.50	16	4,120.92	382.95
5	4,330.31	402.30	17	4,053.16	376.55
6	4,351.49	404.27	18	4,421.59	410.78
7	4,383.03	407.20	19	4,222.79	392.31
8	5,278.11	490.35	20	108,464.48	10,076.68
9	5,208.48	483.88	21	264,630.83	24,585.01
10	5,628.76	522.93	22	86,913.73	8,074.55
11	5,814.13	540.15	23	25,799.53	2,396.85
12	4,915.57	456.67	OUTLOT A	425,283.71	39,510.15

AREA ASSOCIATED WITH LOTS 1 THRU 19: 258,508.08 s.f. (24,016.19 s.m.)
OPEN SPACE ASSOCIATED WITH LOTS 1 THRU 19: 102,400 s.f.± (9,513 s.m.±) OR 39.6%

NOTE: LOT AREAS MAY CHANGE WITH FINAL ENGINEERING.



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COMMONWEALTH OF VIRGINIA
JAMES H. SCHULZ
0 6193
6-19-98
PROFESSIONAL ENGINEER

CDP/FDP
LOT LAYOUT PLAN
BLUEBERRY HILL
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED DECEMBER 1997
REVISED APRIL 7, 1998
REVISED JUNE 17, 1998

OWNER
MARIETTE HIU NEWCOMB et. al.
9507 LEESBURG PIKE
VIENNA, VA 22182

DESIGNED BY: WK/DD
DRAFTED BY: WK
CHECKED BY: DD
DATE: NOVEMBER, 1997
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SHEET 2 OF 2
CO. NO.
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