NOTES:

1. LOCATION TM 49-3 ((1)) PARCELS 36 & 38
2. AREA: 185,831 SF (4.2661 ACRES) WITH DENSITY RESERVATION OF 8,773 SF (PARCEL 36) = 194,604 SF (4.4675 ACRES) (1.8079 HECTARE)
3. PRESENT ZONING R-1
4. PROPOSED ZONING PDH-4
5. PROPOSED DEVELOPMENT 17 SINGLE FAMILY DETACHED DWELLING UNITS
6. PROPOSED DENSITY: 3.81 DUA
7. THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS FOR THE PDH-4 ZONE.
8. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE TRACT AT 3-4 DUA.
9. THE FOLLOWING PUBLIC IMPROVEMENTS ARE PROPOSED FOR CONSTRUCTION AND OR DEDICATION AND WILL BE CONSTRUCTED CONCURRENTLY WITH DEVELOPMENT:
   A. EXTENSION OF PUBLIC WATER, STORM, AND SANITARY SEWER TO SERVE THE SITE
   B. DEDICATION OF RIGHT-OF WAY FOR AND CONSTRUCTION OF PUBLIC ROAD AND SIDEWALKS TO SERVE THE SITE.
   C. DEDICATION OF RIGHT-OF WAY FOR AND CONSTRUCTION OF PUBLIC ROAD AND SIDEWALKS ALONG ROBIN RIDGE ROAD.
   D. STORM WATER AND BMP FACILITIES TO SERVE THE SITE.
10. DEVELOPMENT WILL PROCEED IMMEDIATELY UPON APPROVAL OF REZONING AND APPROVAL OF CONSTRUCTION PLANS
11. OWNERS: Mr. & Mrs. Frank R. Jones and Robert A. Barnett, Trustee
12. THE SOILS ON SITE ARE SUITABLE FOR SINGLE FAMILY DEVELOPMENT
13. THE EXISTING LAND IS WOODED.
14. SOLID WASTE SHALL BE CONTAINERIZED AND COLLECTED TWICE WEEKLY FOR DISPOSAL AT A COUNTY APPROVED LANDFILL.
15. THERE ARE NO KNOWN BURIAL SITES ON THIS PARCEL.
16. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE
17. TOPOGRAPHIC FIELD RUN SURVEY BY ROBEY SURVEYS AT .5m CONTOUR INTERVALS DATED SEPTEMBER, 1997.
18. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION WILL BE PROVIDED IN ACCORDANCE WITH COUNTY REQUIREMENTS AND THE REQUIREMENTS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
19. MAXIMUM BUILDING HEIGHT 10.66m.
20. CLEARING AND GRADING WILL BE LIMITED TO THE AREA SHOWN MODIFIED AS NECESSARY FOR UTILITY CROSSINGS AND AS REQUIRED BY FINAL ENGINEERING.
21. STORM WATER MANAGEMENT WILL BE PROVIDED BY DRY POND.
22. BMP'S WILL BE PROVIDED EITHER BY WAIVER, DEDICATION OF OPEN SPACE, ON-SITE DETENTION FACILITIES OR OTHER APPROVED METHODS.
23. 20% TREE COVER WILL BE PROVIDED USING EXISTING MATURE OAKS OR NEW PLANTINGS IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL.
24. ADJACENT AND NEIGHBORING PROPERTIES WILL BE PROTECTED FROM ANY ADVERSE IMPACTS OF THIS DEVELOPMENT AS FOLLOWS:
   A. ON THE NORTH A MIN. 89' (27.13m) FOOT BUFFER IS BEING PROVIDED WHICH WILL CONTAIN A COMBINATION OF EXISTING VEGETATION AND SUPPLEMENTARY LANDSCAPING WHERE EXISTING VEGETATION IS REMOVED.
   B. ON THE EAST THE SITE WILL BE BUFFERED FROM PROPERTIES ACROSS PROSPERITY AVENUE BY A 25' (7.62m) BUFFER AND FOR MOST OF THIS FRONTAGE A 3.28' (1m) RETAINING WALL WITH A 6' SOLID BOARD FENCE ON TOP. ON THE SOUTH END OF THIS FRONTAGE THE BUFFER AREA IS SIGNIFICANTLY WIDER UP TO 125' (37.95m) AND THIS OPEN SPACE AREA WILL BE LANDSCAPED (EXCEPT FOR POND BERMS).
   C. THE SOUTH SIDE OF THE SITE IS BUFFERED FROM THE NEIGHBORS ALONG ROBIN RIDGE ROAD THE MINIMUM BUFFER IS 44' (13.27m) AND WILL BE LANDSCAPED (EXCEPT FOR POND BERMS, MAINTENANCE ROAD & ACCESS GATE).
   D. THE WEST SIDE IS BUFFERED FROM ADJOINING LOTS BY PROVIDING A 6.56' (2m) BUFFER. LOT 3 IS SITED BEHIND THE EXISTING CUL-DE-SAC ON SPARTAN ROAD AND WILL HAVE MINIMUM VISUAL IMPACT ON HOMES IN PANOS' ADDITION. LOT 1 WAS SITED TO PROVIDE GREEN AREAS ADJACENT TO LOT 9 OF PANOS' ADDITION.
25. THE BOARD OF SUPERVISORS IS REQUESTED TO APPROVE A PFM MODIFICATION FOR NORTH RIDGE CT. TO UTILIZE A 11.4m (37.4') RADIUS CUL-DE-SAC WITH A 9M (30') FACE OF CURB RADIUS, WHICH EQUALS OR EXCEEDS VDOT REQUIREMENTS BUT IS LESS THAN COUNTY REQUIREMENTS.
26. ROBIN RIDGE ROAD WILL BE WIDENED TO 36' (10.97m) FC-FC AND A 1.2m (3.94') CONCRETE SIDEWALK PROVIDED ON THE NORTH SIDE.
27. SEE SHEET 2 OF 2 FOR PROPOSED LANDSCAPING AND TREE SAVE AREAS AND FOR A POSSIBLE LAYOUT OF FUTURE LOTS ON PARCEL 37.

SITE TABULATION

LOT #	AREA SF	AREA sm
LOT 1	4424	411
LOT 2	4424	411
LOT 3	4424	411
LOT 4	5155	479
LOT 5	4542	422
LOT 6	4639	431
LOT 7	4661	433
LOT 8	4241	394
LOT 9	4651	432
LOT 10	4198	390
LOT 11	5726	532
LOT 12	4176	388
LOT 13	5059	470
LOT 14	4435	412
LOT 15	4511	419
LOT 16	4640	431
LOT 17	4574	425

TOTALS FOR SITE

LOT 1-17	78,480 SF	7291 sm
PARCEL A	81,354.02 SF	7558 sm
DEDICATION	25,993.58 SF	2415 sm

PARKING

REQUIRED 2 SPACES PER LOT
PROVIDED 2 SPACES PER LOT
(EITHER IN GARAGE, DRIVE-WAY OR COMBINATION)
TOTAL REQUIRED 34 SPACES
TOTAL PROVIDED 34 SPACES

TREE COVER REQUIREMENT

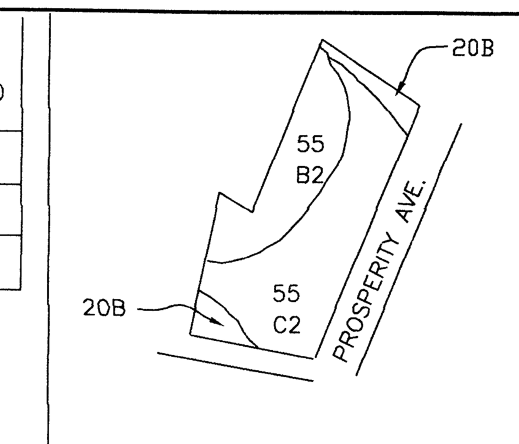
SITE AREA 185,831 SF (17,264 sm) (LESS DENSITY RESERVATION ON PARCEL 36)
PROPOSED ZONING PDH-4 CREDIT 4,305.6 SF (400 sm)/LOT = 22,310.8 SF (6,800 sm)
AREA INSIDE 100 YEAR LIMIT OF SWM POND = 1,263.18 SF (385 sm)

ADJUSTED GROSS SITE AREA	185,831 SF (17,264 sm)
LESS	73,196 SF (6,800 sm)
LESS	4145 SF (385 sm)
ADJUSTED GROSS SITE AREA =	108,490 SF (10,079 sm)
REQUIRED COVERAGE 20%=	21,700 SF (2,016 sm)

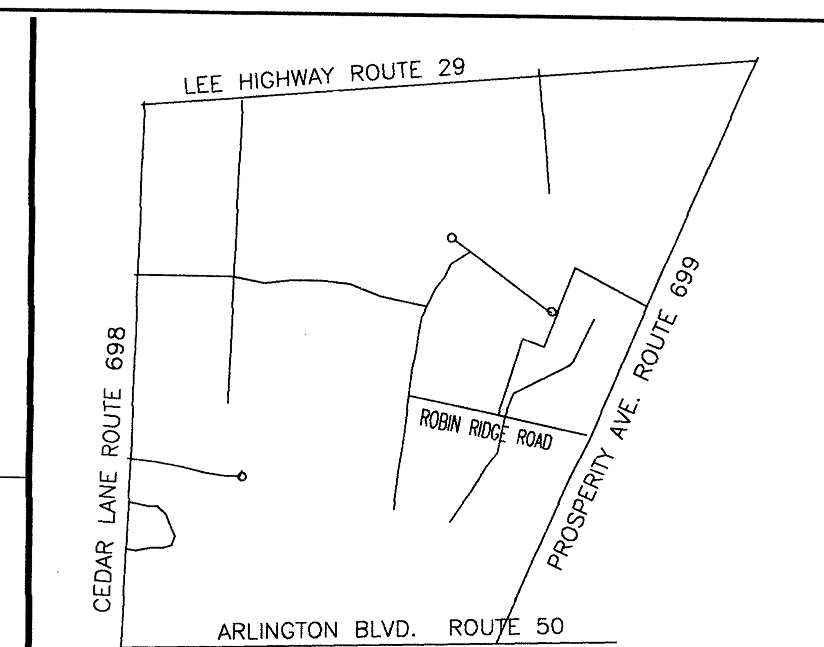
PROPOSED TREE COVER

PROPOSED OPEN SPACE AREAS 81,354 SF (7558 sm) (OR 43.7% OF SITE)
FACTOR FOR EXISTING VEGETATION 1.25
OPEN SPACE AREA TO REMAIN UNDISTURBED UNLESS FINAL ENGINEERING DICTATES OTHERWISE
26,931.5 SF (2,502 sm) OR WITH FACTOR OF 1.25 = 33,659 SF (3,127 sm) OF TREE COVER
33,659 SF (3,127.5 sm) > 21,700 SF (2,016 sm)

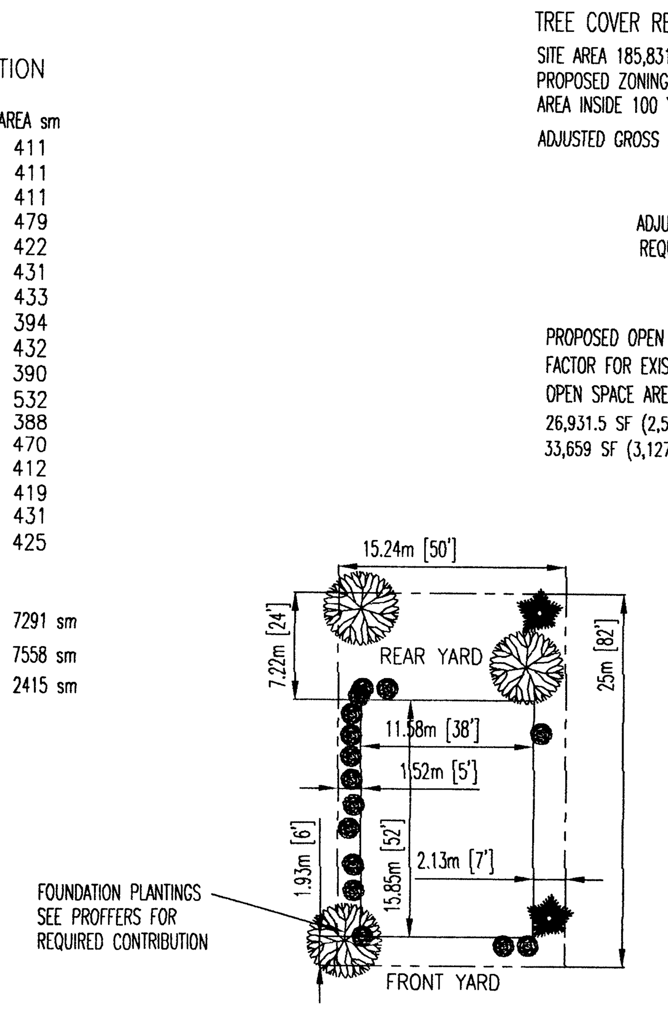
SOILS #	NAME	SLOPE RANGE	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT REQ'D
20B	MEADOWVILLE	2-7%	FAIR-B,W	MARGINAL-W	GOOD	MODERATE	B
55B2	GLENELG	2-7%	GOOD	GOOD	GOOD	SEVERE	NO
55C2	GLENELG	7-14%	GOOD	GOOD	GOOD	SEVERE	NO



SOILS MAP 1 : 5000



VICINITY MAP 1 : 10,000



TYPICAL LOT LAYOUT

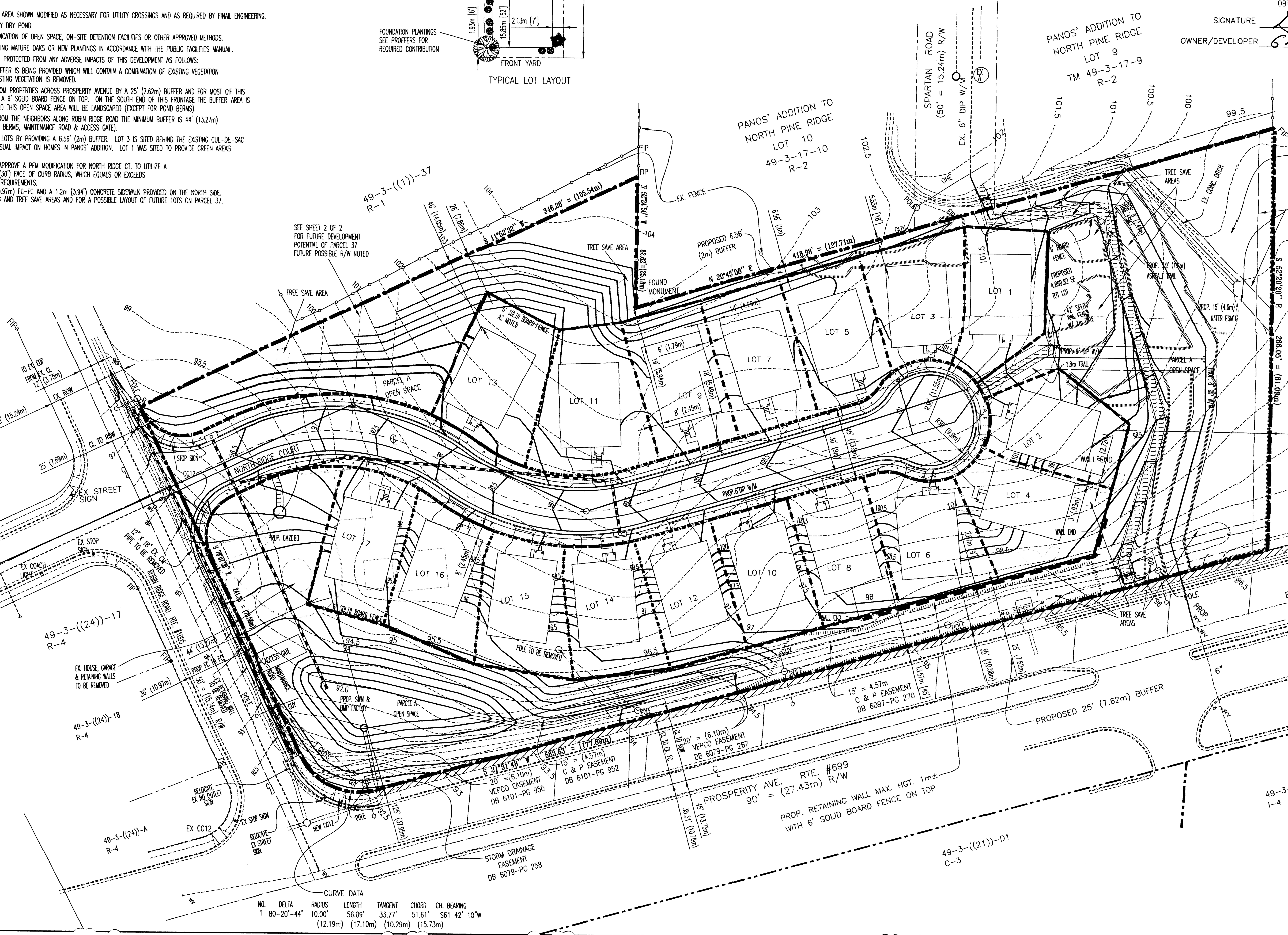
AREA TABULATION

ORIGINAL PARCEL 1.8079 HECTARES (17,264 sm LAND AREA + 815 sm DENSITY RESERVATION FOR PROSPERITY AVENUE PROPERTY TAKING)
OPEN SPACE 81,354 (7558 sm) TO HOMEOWNERS ASSOCIATION
PROPOSED DEDICATION 25,995 SF (2,415 sm) FOR NORTH RIDGE COURT
78,480 SF (7,291 sm) IN 17 LOTS (AVG. 4616.7 SF (428.9 sm))

PROPOSED DENSITY 17 LOTS DUA = $\frac{17}{4.4675}$ = 3.81
ACREAGE ALLOWED 4.4675

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE Gary P. Hurst
OWNER/DEVELOPER Gary P. Hurst, Agent
NAME TITLE



CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
1	80-20'-44"	10.00' (12.19m)	56.09' (17.10m)	33.77' (10.29m)	51.61' (15.73m)	S61 42' 10"W

R3 ~~RZ/FDP~~ 1998-PR-004
Application No.______ Staff Mela Stagg
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) ~~(FDP)~~
SEE PROFFERS DATED July 24, 1998
Date of (BOS) (PC) approval Sept 14, 1998
Sheet 1 of 2

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUN 1 5 1998
ZONING EVALUATION DIVISION

DATE	NO.	REVISION
1/19/98	1	ADD NOTE 24 & CONVERTED METERS TO FEET
3/24/98	2	INCREASED OPEN SPACE & ADDED NOTE 25 & 26
5/13/98	3	REVISED PER STAFF COMMENTS
6/15/98	4	REVISED NOTE 25

NORTH RIDGE
PROPOSED CDP/FDP
PROSPERITY AVENUE

PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

DESIGNED BY	DATE	DRAWN BY	DATE	APPROVED BY	DATE
JJB	11/12/97	DD	11/12/97	JJB	11/12/97

CIVIL ENGINEERING PLANNING DEVELOPMENT SERVICES
BALLATO & ASSOCIATES
2525 BROFFERTON COURT
HERNDON, VIRGINIA 20171-2720
TEL: 703-264-9601 FAX: 703-264-9602

ROBEY SURVEYS, INC.
131 HOLDEN DRIVE
MANASSAS PARK, VIRGINIA 20111
TEL: 703-369-0156 FAX: 703-369-0156

COMMONWEALTH OF VIRGINIA
CARL H. ROBEY, JR.
CERTIFICATE No. 1972
LAND SURVEYOR

COMMONWEALTH OF VIRGINIA
Joseph J. Ballato, Jr.
No. 9466
6/15/98
PROFESSIONAL ENGINEER

SCALE 1 : 400
DRAWING NO. C-1
SHEET 1 OF 2 SHEETS
JOB NUMBER JONSBARN

\\Hp120\hp120-driv-d\PROJECTS\Prosperity\Drawings\GDPM400dwg.dwg Mon Jun 15 11:09:18 1998

LANDSCAPE LEDGEND

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	A	JUNIPERUS CHINENSIS	CHINESE JUNIPER (ME)	12	2" CALIPER	B&B
	B	PINUS STROBUS	WHITE PINE (LE)	75	6-8' HGT	B&B
	C	CEDRUS DEODORA	DEODAR CEDAR (LE)	44	6-8' HGT	B&B
	D	TILIA CORDATA	LITTLELEAF LINDEN (LD)	11	2" CALIPER	B&B
	E	CORNUS FLORIDA	FLOWERING DOGWOOD (SD)	22	2" CALIPER	B&B
	F	AZALEA	KAEMPFERI HYBRIDS (SH)	23	30" MIN.	GAL

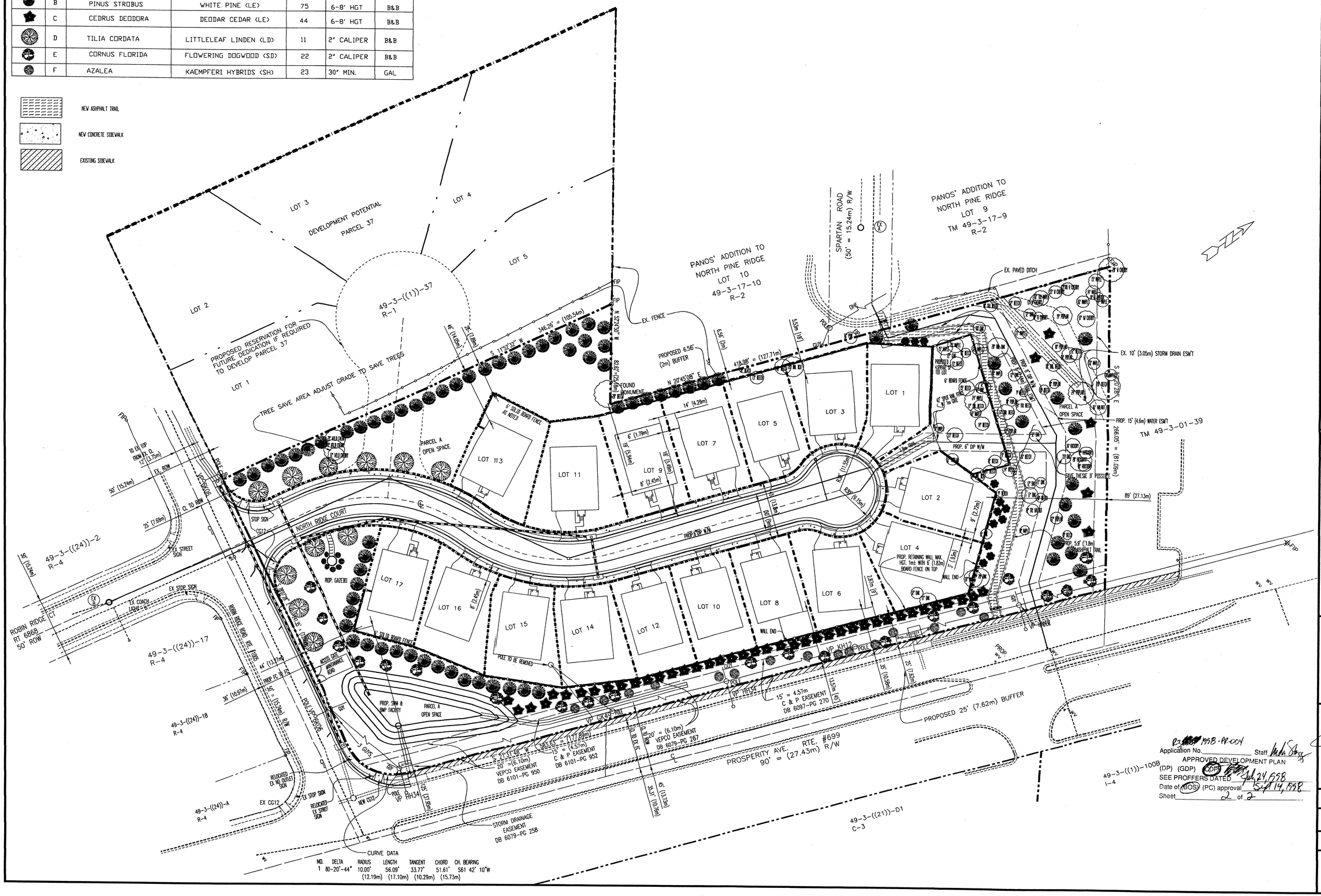
NEW ASHPHALT TRAIL

NEW CONCRETE SIDEWALK

EXISTING SIDEWALK

NOTES: THE EX. TREES WITHIN THE TREE SAVE AREA ARE MARKED, THE REMAINDER OF NORTH END OF SITE WITHIN THESE AREAS CONSIST OF SMALLER TREES AND HEAVY UNDERGROWTH REMAINDER OF LOT SOUTH END OF SITE CONSIST OF SCATTERED SMALL TREES AND LIGHT UNDERGROWTH

ALL EX. TREES TO BE SAVED THAT ARE 9" OR LARGER ARE MARKED WITH A CANOPY OUTLINE WITH THEIR SIZE W/TYPE WITHIN THE TREE SAVE AREAS



Application No. 1998-PR-004 Staff

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (PRC)

SEE PROFFERS DATED July 24, 1998

Date of (BOS) (PC) approval July 14, 1998

Sheet 2 of 2

NO.	DATE	REVISION
1	5/13/98	REVISED PER STAFF COMMENTS
2	6/15/98	Revise to match Sheet 1 of 2

NORTH RIDGE LANDSCAPE PLAN

PROSPERITY AVENUE

FAIRFAX COUNTY VIRGINIA

PROVIDENCE DISTRICT

DESIGNED BY	DATE
JJB	3/23/98
DRAWN BY	DATE
DD	3/23/98
APPROVED BY	DATE
JJB	3/23/98

Civil Engineering Planning Development Services
Ballato & Associates
2525 Brofferton Court
Herndon, Virginia 20171-2220
TEL: 703-264-8602 FAX: 703-264-9602

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Lic. No. 8466
6/15/98
PROFESSIONAL ENGINEER

SCALE 1 : 400

DRAWING NO. C-2

SHEET 2 OF 2 SHEETS

JOB NUMBER JONSBARN

D:\PROJECTS\Prosperity\Drawings\landscape-including Lot 37.dwg Thu May 07 20:56:13 1998 COUNTY COMMENTS