MIDDLETON FARM LANE
FROM SUBDIVISION ENTRANCE TO INTERSECTION W/ HORSEPEN WOODS LANE, CATEGORY 5. FROM INTERSECTION W/ HORSEPEN WOODS LANE TO CUL-DE-SAC, CATEGORY 2.

MIDDLETON FARM COURT
CATEGORY 1.

BRADLEY WOODS COURT
CATEGORY 1.

RUSHING BROOK LANE
CATEGORY 1.

RUSHING BROOK COURT
CATEGORY 1.

CHERRY BRANCH LANE
FROM INTERSECTION W/ MIDDLETON FARM LANE TO INTERSECTION W/ RUSHING BROOK COURT, CATEGORY 2. FROM INTERSECTION W/ RUSHING BROOK COURT TO CUL-DE-SAC, CATEGORY 1.

WILLOW VIEW COURT
CATEGORY 1.

HORSEPEN WOODS LANE
FROM THE INTERSECTION W/ MIDDLETON FARM LANE TO THE INTERSECTION W/ RUNNING PUMP LANE, CATEGORY 5. FROM THE INTERSECTION W/ RUNNING PUMP LANE TO CUL-DE-SAC, CATEGORY 1.

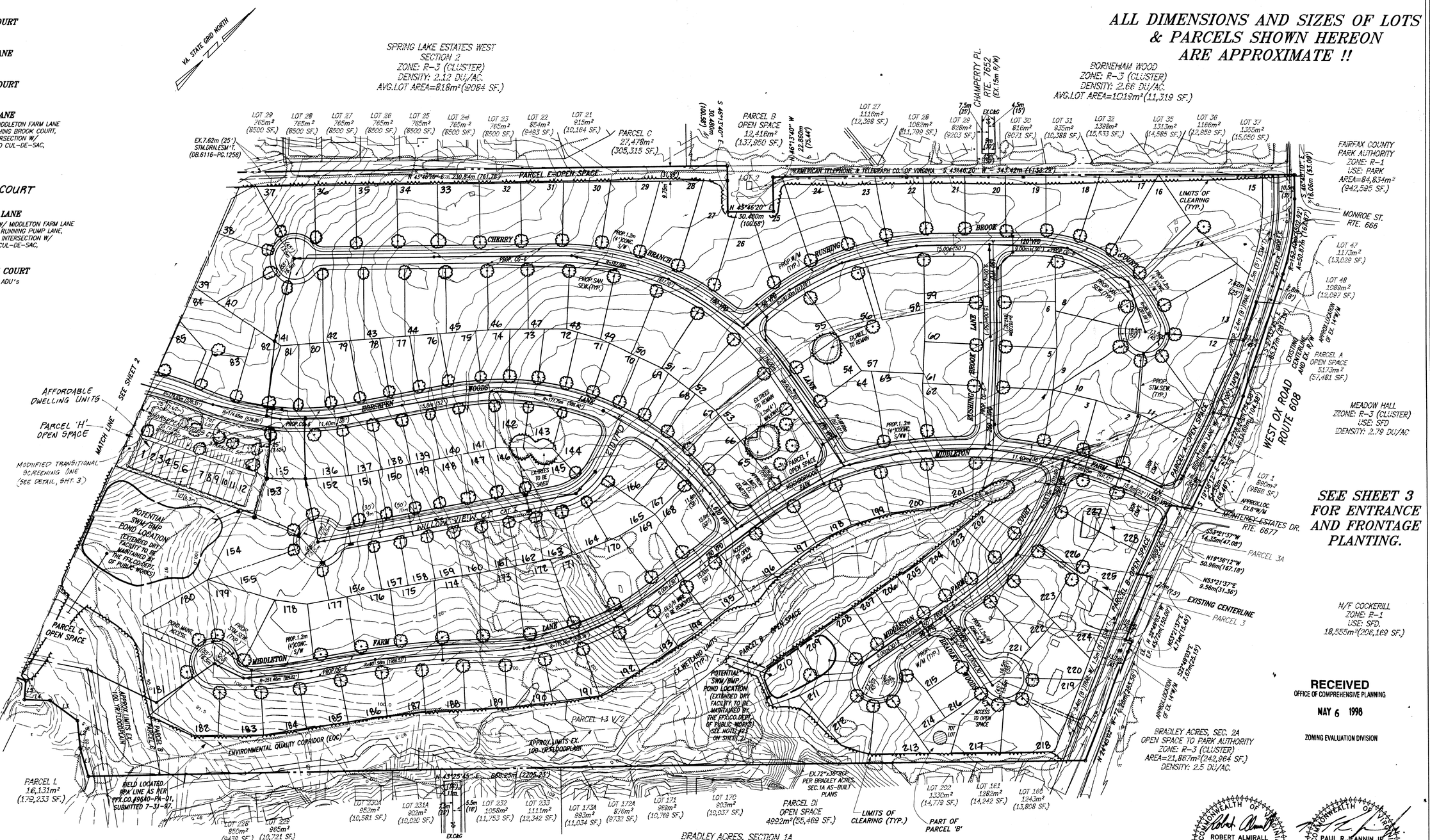
HORSEPEN WOODS COURT
PRIVATE STREET SERVING ADU's

ALL STREET NAMES SHOWN HEREON ARE SUBJECT TO CHANGE !!

UTILITY LAYOUTS AS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

SEE SHEETS 4 AND 5 FOR INFORMATION REGARDING EXISTING STRUCTURES AND FEATURES !!

ALL DIMENSIONS AND SIZES OF LOTS & PARCELS SHOWN HEREON ARE APPROXIMATE !!



SEE SHEET 3 FOR ENTRANCE AND FRONTAGE PLANTING.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAY 6 1998
ZONING EVALUATION DIVISION

Name	Angle	Distance
L1	N 61°50'55" W	19.208m (63.02')
L2	N 51°29'53" W	18.760m (61.55')
L3	S 80°57'50" W	22.530m (73.92')
L4	S 46°47'55" W	16.830m (55.22')
L5	N 40°04'42" W	12.420m (40.75')

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
5-4-98	PRJ	4	REV. LOT LINES 148-163. ADD TOT LOT TO ADU's			
4-17-98	PRJ	3	RELOCATE ADU'S, EXTEND CHERRY BRANCH LN.			
3-19-98	PRJ/KDS	2	RELOCATE ADU's & AFFECTED LOTS			
1-16-98	PRJ	1	ADD WALKWAY TO PARCEL F. REV. LOTS 215 & 212, REVISE TRAIL, ADD SETBACKS TO ADU'S. ADD TOT LOTS			

ENGINEER — REVISION APPROVED BY DIVISION OF DESIGN REVIEW

COMMONWEALTH OF VIRGINIA
ROBERT ALMIRALL
NO. 021882
4-17-98
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
PAUL R. JEANNIN, JR.
NO. 477
4-17-98
CERTIFIED LANDSCAPE ARCHITECT

DENOTES LARGE DECIDUOUS SHADE TREE (TYP.)

LAND Design CONSULTANTS
8569-E SUDLEY ROAD
MANASSAS, VA. 20110
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http://www.landdesignconsultants.com
ENGINEERS PLANNERS SURVEYORS

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

MIDDLETON FARM

HUNTER MILL DISTRICT - FAIRFAX COUNTY, VIRGINIA

Application No. 2.2 1937-MH-CS Staff CD/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6-24-98
Date of (BOS) (PC) approval 7-22-98
Sheet 1 of 5

REVISIONS
10-7-97 ADDRESS COUNTY COMMENTS

SCALE: 1:1200 (1"=100')

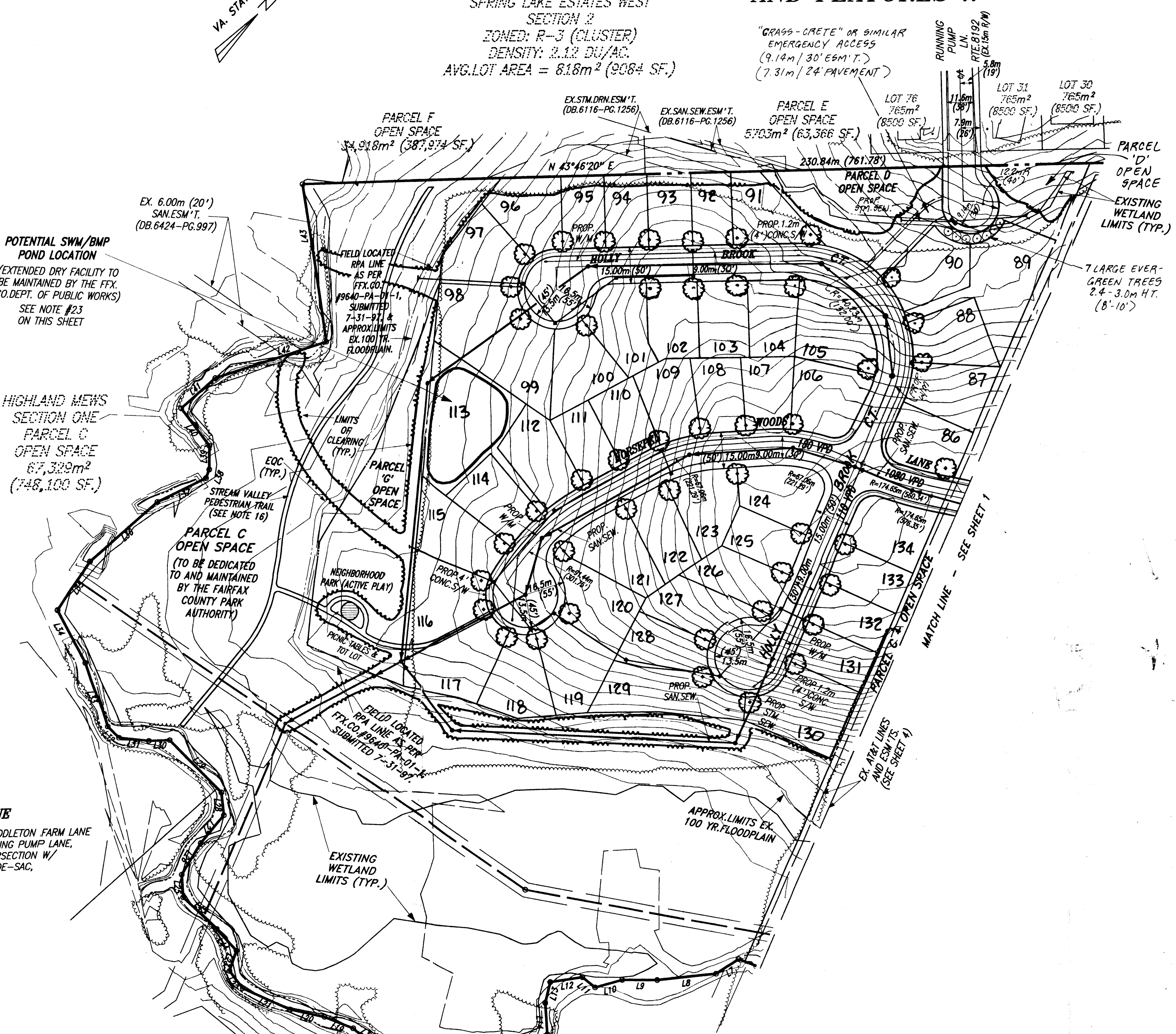
SHEET 1 OF 5

DATE: AUGUST 1997

FILE NUMBER: 9705810-03 B

ALL DIMENSIONS AND SIZES OF LOTS & PARCELS SHOWN HEREON ARE APPROXIMATE !!

SEE SHEETS 4 AND 5 FOR INFORMATION REGARDING EXISTING STRUCTURES AND FEATURES !!



ALL STREET NAMES SHOWN HEREON ARE SUBJECT TO CHANGE !!

HOLLY BROOK COURT

CATEGORY 1.

HORSEPEN WOODS LANE

FROM THE INTERSECTION W/ MIDDLETON FARM LANE TO THE INTERSECTION W/ RUNNING PUMP LANE, CATEGORY 5. FROM THE INTERSECTION W/ RUNNING PUMP LANE TO CUL-DE-SAC, CATEGORY 1.

Name	Angle	Distance
L7	S 11°57'38" W	11.222m (36.82')
L8	S 38°55'38" W	24.664m (80.92')
L9	S 45°31'04" W	15.492m (50.83')
L10	S 29°30'33" W	11.814m (38.76')
L11	S 84°40'42" W	6.849m (22.47')
L12	S 36°36'50" W	13.914m (45.65')
L13	S 31°12'34" E	9.055m (29.71')
L14	S 48°28'54" E	13.229m (43.40')
L15	S 24°47'28" W	32.124m (105.39')
L16	S 44°30'56" W	19.532m (64.08')
L17	S 59°58'04" W	25.289m (82.97')
L18	S 87°07'48" W	11.339m (37.20')
L19	S 66°22'32" W	13.356m (43.82')
L20	S 57°24'16" W	14.887m (48.84')
L21	S 69°40'34" W	21.815m (71.57')
L22	N 82°23'40" W	9.245m (30.33')
L23	N 25°36'24" W	9.040m (29.66')
L25	N 48°25'05" W	9.498m (31.16')
L26	N 13°25'58" W	15.520m (50.92')
L27	N 04°40'26" W	15.110m (49.57')
L28	N 51°11'21" W	9.502m (31.17')
L29	N 89°17'09" W	31.048m (101.86')
L30	S 43°28'26" W	8.780m (28.81')
L31	S 51°14'29" W	12.772m (41.90')
L32	S 89°37'36" W	7.000m (22.97')
L33	N 63°17'12" W	28.638m (93.96')
L34	N 72°18'18" W	24.939m (81.82')
L35	N 10°49'50" W	24.487m (80.34')
L36	N 03°55'43" E	37.867m (124.24')
L37	N 19°26'47" E	22.893m (75.11')
L38	N 23°41'52" W	3.860m (12.66')
L39	N 44°06'03" W	9.958m (32.67')
L40	N 81°24'38" W	19.767m (64.85')
L41	N 04°02'07" E	19.195m (63.98')
L42	N 27°30'29" E	49.438m (162.20')
L43	N 53°11'34" W	67.073m (220.06')
L44	N 87°14'49" W	12.372m (40.59')
L45	S 88°32'55" W	19.370m (63.55')

CHANTILLY HIGHLANDS SECTION 12 PARCEL B-1 OPEN SPACE 30,386m² (337,618 SF.)

ADU CALCULATIONS:

SFD'S 228 UNITS
ADU'S 12 UNITS

TOTAL 240 UNITS

DENSITY = 240 / 96.9 = 2.48 DU/AC

FORMULA:

$$\frac{\text{(Prop. density)} - \text{(Low end of plan range)}}{\text{(High end of adjusted plan range)} - \text{(Low end of adjusted plan range)}} \times 12.5\% = \text{\% of ADU requirement}$$

$$\frac{2.48 \text{ minus } 2 = .48}{3.6 \text{ minus } 2.4 = 1.2} = 0.4 \text{ times } 12.5\% = 0.05 \text{ (or 5\% ADU's required)}$$

240 times 0.05 = 12 ADU's required

NOTES:

1. THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP # 25-3 ((1)) PARCEL 3, 3A AND 13V/Z.

2. THE CURRENT PROPERTY OWNERSHIP IS RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AS FOLLOWS:

PARCEL	OWNER	DEEDBOOK / PAGE
3	HARRY M. MIDDLETON JR.	2532 / 529
3A	HARRY M. MIDDLETON, JR.	4874 / 114
13V/Z	HARRY M. MIDDLETON, JR., TR.	A5 / 36

3. THE APPLICANT / DEVELOPER / CONTRACT PURCHASER IS:

   TOLL BROS., INC.
   3206 TOWER OAKS BOULEVARD, SUITE 310
   ROCKVILLE, MD 20852
   (301) 984-7800

4. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS, INC, DATED AUGUST 1997.

5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY, COMPILED BY LAND DESIGN CONSULTANTS, INC., DATED JULY 1997. THE CONTOUR INTERVAL EQUALS ONE-HALF METER.

6. A COMPLETE TITLE REPORT HAS NOT BEEN FURNISHED.

7. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REFERENCED BELOW:

   A) THE APPLICANT HEREBY REQUESTS THAT THE BOARD OF SUPERVISORS MODIFY / WAIVE THE MINIMUM CENTERLINE RADIUS ON RUNNING PUMP LANE TO 91.92 m (301.56 ft) WHICH IS CONSISTENT WITH A CATEGORY IV MAJOR SUBDIVISION STREET IN LIEU OF 174.64 m (572.96 ft) WHICH IS REQUIRED FOR A CATEGORY V STREET. THIS MODIFICATION WHICH AFFECTS LESS THAN 180 FEET OF ROADWAY IS REQUIRED TO PERMIT THE CONNECTION TO EXISTING RUNNING PUMP LANE WITHOUT IMPACT TO THE EXISTING AT&T EASEMENT ON THE SUBJECT PROPERTY.

   B) THE APPLICANT WILL REQUEST A WAIVER / MODIFICATION OF THE ONSITE STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS AS DESCRIBED IN NOTE 23 BELOW.

   C) THE APPLICANT REQUESTS A WAIVER / MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS AS DESCRIBED IN THE LANDSCAPE NOTES ON SHEET 3 OF 5.

   NOTE THAT THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVER OR MODIFICATION AT THE TIME OF SUBDIVISION PLAN PREPARATION / SUBMISSION.

8. LAND DESIGN CONSULTANTS, INC. IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH MAY EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25' OR MORE.

9. MAINTENANCE OF THE OPEN SPACE PARCELS WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION UNLESS DEEDED TO THE FAIRFAX COUNTY PARK AUTHORITY. NOTE, HOWEVER, THAT CERTAIN EASEMENTS MAY EXIST WITHIN THESE OPEN SPACE PARCELS AND THE MAINTENANCE OF THE AREA WITHIN THE EASEMENT IS THE RESPONSIBILITY OF THE HOLDER OF THE RIGHTS TO SAID EASEMENT OR AS DESCRIBED IN THE EASEMENT AGREEMENT.

10. THE SITE SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. ALL DWELLING UNITS WITHIN THIS DEVELOPMENT SHALL BE PROVIDED SANITARY SEWER SERVICE BY GRAVITY FLOW AS NO PUMPING SHALL BE ALLOWED.

11. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 2 TO 3 DWELLING UNITS PER ACRE.

12. A RESOURCE PROTECTION AREA (RPA) EXISTS ON THE SUBJECT PROPERTY. ACCORDINGLY, WETLAND STUDIES AND SOLUTIONS, INC. PREPARED A PRESERVATION AREA PLAN WHICH WAS APPROVED BY FAIRFAX COUNTY (#9640-PA-01-1) ON 8/15/97 TO REFLECT THE FIELD DELINEATED RPA SHOWN ON THE CDP/FDP.

13. A MAJOR 100 YEAR FLOODPLAIN AS DEFINNED BY THE FAIRFAX COUNTY ZONING ORDINANCE EXISTS ALONG THE SOUTHWESTERN PERIMETER AND A MINOR 100 YEAR FLOODPLAIN AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE EXISTS ALONG THE SOUTHEASTERN PERIMETER OF THE SUBJECT PROPERTY. FORMAL FLOODPLAIN / DRAINAGE STUDIES WILL BE SUBMITTED TO FAIRFAX COUNTY AT A LATER DATE, IF REQUIRED.

14. NON-TIDAL WETLANDS ARE LOCATED ONSITE AS DETERMINED BY WETLAND STUDIES AND SOLUTIONS IN JULY 1997 AND AS DEPICTED ON THE CDP/FDP. THE APPLICANT HAS TAKEN MEASURES TO ENSURE THE MAXIMUM PRESERVATION OF THESE WETLANDS AND PLANS TO BE ABLE TO CONSTRUCT THIS PROJECT WITH NO INDIVIDUAL PERMIT REQUIRED FROM THE ARMY CORPS OF ENGINEERS TO THE BEST OF OUR KNOWLEDGE AT THIS TIME.

15. IN ACCORDANCE WITH THE AFOREMENTIONED FLOODPLAIN, RPA AND WETLANDS, AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) HAS BEEN DELINEATED ONSITE BY THE APPLICANT AND IS SHOWN TO BE PRESERVED AS DEPICTED ON THE CDP/FDP. HOWEVER, THE APPLICANT RESERVES THE RIGHT TO PROVIDE VARIOUS UTILITY CONNECTIONS THRU THESE AREAS AS NEEDED FOR THE GENERAL DEVELOPMENT OF THE PROPERTY.

16. IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN AND THE PUBLIC FACILITIES MANUAL (PFM), A BICYCLE AND EQUESTRIAN TRAIL IS PROVIDED ALONG WEST OX ROAD ON THE SUBJECT PROPERTY. ADDITIONALLY, A PEDESTRIAN TRAIL IS ALSO PROVIDED ALONG THE STREAM ON THE SOUTHWESTERN PORTION OF THE SUBJECT PROPERTY. FOR THE FINAL SUBDIVISION PLAN, THE APPLICANT AND LANDSCAPE ARCHITECT WILL MAKE FINAL ADJUSTMENTS TO THIS TRAIL IN THE FIELD SUCH THAT IT MEANDERS AROUND EXISTING TREES. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR A WAIVER OF THE TRAIL REQUIREMENTS AT THE TIME OF FINAL SUBDIVISION PLAN PROCESSING.

17. A CEMETERY, AS SHOWN ON THE CDP/FDP, HAS BEEN RECORDED ON THE SUBJECT PROPERTY UNDER STATE ARCHEOLOGICAL SITE #44FX927. THIS SITE IS SAID TO CONTAIN 6 GRAVE SITES, ALL OF WHICH SHALL BE PRESERVED.

18. ALL PUBLIC STREETS SHOWN ON THIS PROPERTY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH FAIRFAX COUNTY SPECIFICATIONS (EXCEPT AS WAIVED OR MODIFIED) AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND DEDICATED / CONVEYED IN FEE SIMPLE TO THE BOARD OF SUPERVISORS FOR PUBLIC STREET PURPOSES.

19. A GEOTECHNICAL REPORT WILL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN, IF REQUIRED BY DEM.

20. NO HAZARDOUS OR TOXIC SUBSTANCES GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.

21. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER/DEVELOPER.

22. SIDEWALK IS PROVIDED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL AND SHALL BE PROVIDED AS SHOWN HEREON.

23. EXTENDED DRY DETENTION (SWM/BMP) FACILITIES SHALL BE CONSTRUCTED GENERALLY AS SHOWN ON THE CDP/FDP IN ORDER TO COMPLY WITH THE STORMWATER MANAGEMENT AND WATER QUALITY PROVISIONS OF THE FAIRFAX COUNTY CODE. THE OWNER/DEVELOPER RESERVES THE RIGHT TO REQUEST A WAIVER/MODIFICATION OF SAID PROVISIONS AND TO RETAIN LOTS ~~104, 207 AND 208~~ 113, 209 AND 210 AS BUILDABLE LOTS SHOULD SAID WAIVER/MODIFICATION BE APPROVED BY DEM.

TABULATIONS:

SITE AREA

PARCEL	13	=	384,049.5591 m^2 OR 38.4050 HECTARES
		=	(4,133,858 SF OR 94.9003 ACRES)
	3	=	4,046.72 m^2 OR 0.4047 HECTARES
		=	(43,560 SF OR 1.0000 ACRES)
	3A	=	4,046.72 m^2 OR 0.4047 HECTARES
		=	(43,560 SF OR 1.0000 ACRES)
TOTAL		=	**392,142.99 m^2 OR 39.2144 HECTARES**
		=	**(4,220,978 SF OR 96.9003 ACRES)**

EXISTING ZONING = R-1
PROPOSED ZONING = PDH-3

AVERAGE LOT AREA(single family detached)
REQUIRED = NONE
PROVIDED = GREATER THAN 929 m^2 (10,000 SF)

MINIMUM LOT AREA = ±557 m^2 (5,996 SF)

MINIMUM LOT WIDTH
INTERIOR = NONE
CORNER = NONE

MAXIMUM BUILDING HEIGHT = NONE REQUIRED

MINIMUM YARD REQUIREMENTS
FRONT YARD = NONE
SIDE YARD = NONE
REAR YARD = NONE

IN ACCORDANCE WITH Z.O. SECTION 16-102.1 AT ALL PERIPHERAL BOUNDARIES, THE SETBACK OF THE R-3 AFFORDABLE DWELLING UNIT DEVELOPMENT SHALL APPLY. SPECIFICALLY, LOTS 15 THROUGH 27 AND 92 THROUGH 97 SHALL HAVE REAR YARDS OF 25 FEET, WHILE LOT 91 SHALL MAINTAIN AN 8 FOOT SIDE YARD AT THE PERIPHIERAL BOUNDARY AS SHOWN ON THE CDP/FDP.

OPEN SPACE

REQUIRED (18%)	=	±69,128 m^2	(744,094 SF)
PROVIDED (28.5%)	=	±111,777 m^2	(1,203,200 SF) TOTAL
PARCEL A		±1,662 m^2	(17,900 SF)
B		±32,095 m^2	(345,500 SF)
C		±64,101 m^2	(690,000 SF)
D		±2,085 m^2	(22,400 SF)
E		±4,134 m^2	(44,500 SF)
F		±1,616 m^2	(17,400 SF)
G		±4,041 m^2	(43,500 SF)
H		±2,044 m^2	(22,000 SF)

* Open Space Parcel D increases in size with Alternative Layout B (see Sheet #3)

PARKING

SFD UNITS REQUIRED (2SP/UNIT @ 228)	=	456 SPACES
SFD UNITS PROVIDED (2SP/UNIT @ 228)	=	456 SPACES
SFA / ADU'S (2.3 SP/UNIT @ 12)	=	28 SPACES
SFA / ADU'S (2.3 SP/UNIT @ 12)	=	28 SPACES

AFFORDABLE DWELLING UNITS – SEE SHEET #2 FOR CALCULATION

DENSITY

PERMITTED UNDER PDH-3 ZONING	7.41 DU/Ha (3.00 DU/AC) = 290 UNITS
PERMITTED WITH ADU'S (20% BONUS DENSITY)	8.90 DU/Ha (3.60 DU/AC) = 348 UNITS
PROPOSED (228 SFD + 12 ADU'S)	6.13 DU/Ha (2.48 DU/AC) = 240 UNITS

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
5-4-98	PRJ	3	REV. RUNNING PUMP LN. AND HOLLY BROOK CT. ALIGNMENT, AND AFFECTED LOTS			
5-6-98	SVK	4	REV. NOTE 23			

ENGINEER — REVISION APPROVED BY : DIVISION OF DESIGN REVIEW

DENOTES LARGE DECIDUOUS SHADE TREE (TYP.)

COMMONWEALTH OF VIRGINIA — ROBERT ALMIRALL NO. 021882 — PROFESSIONAL ENGINEER — 4.17.98

COMMONWEALTH OF VIRGINIA — PAUL R. JEANNIN, JR. NO. 477 — CERTIFIED LANDSCAPE ARCHITECT — 4-17-98

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1-16-98	PRJ	1	ADD PARCEL G, REVISE TRAIL, ADJUST TABS			
4-17-98	PRJ	2	REV. TABS AND LOT #'S			

ENGINEER — REVISION APPROVED BY DIVISION OF DESIGN REVIEW

LAND Design CONSULTANTS
8569-E SUDLEY ROAD
MANASSAS, VA. 20110
(703) 631-8387
http://www.landdesignconsultants.com
ENGINEERS PLANNERS SURVEYORS

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

MIDDLETON FARM

HUNTER MILL DISTRICT – FAIRFAX COUNTY, VIRGINIA

Application No. RZ 1997-HM-052 Staff SD/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 6.24.98
SEE PROFFERS DATED 7.27.98
Date of (BOS) (PC) approval
Sheet 2 of 5

REVISIONS
10-7-97 ADDRESS COUNTY COMMENTS

SCALE: 1:1200 (1"=100')

SHEET 2 OF 5

DATE: AUGUST 1997

FILE NUMBER: 9705810-03 B

LANDSCAPING NOTES:

1) GENERAL:

AS A SOD FARM, MUCH OF THE SITE WAS CULTIVATED AND NOW EXISTS AS OPEN FIELD WITH FEW TREES EXCEPT FOR IN THE FLOODPLAIN AREAS. ACCORDINGLY, THE APPLICANT RECOGNIZES THE IMPORTANCE OF IMPROVING TREE COVER THROUGHOUT THE PROPOSED COMMUNITY. TO THAT END, THE APPLICANT HAS COMMITTED TO AN ENHANCED LANDSCAPING PROGRAM WHICH SHALL INCLUDE THE FOLLOWING HIGH QUALITY LANDSCAPE FEATURES ONSITE:

A) AS GENERALLY DEPICTED ON THE CDP/FDP, THE APPLICANT HAS PROVIDED A STREET TREE PROGRAM CONSISTING OF ONE DECIDUOUS TREE PER HERITAGE AND HALLMARK LOT AT AN INCREASED CALIPER. AT THE TIME OF INSTALLATION, THESE **3.5" TO 4" CALIPER TREES** WILL ASSIST IN PROVIDING SHADE, COLOR AND TEXTURE TO THE COMMUNITY. NOTE THAT THEIR FINAL LOCATION WILL BE SUBJECT TO FINAL HOUSE, DRIVEWAY AND UTILITY LOCATIONS. THE FOLLOWING IS A LIST OF TYPICAL SPECIES:

GREENSPIRE LINDEN, HYBRID LOCUST, OCTOBER GLORY RED MAPLE, CRIMSON KING MAPLE, NORWAY MAPLE AND PIN OAK, ETC...

B) IN ADDITION TO THE PLANT MATERIAL SHOWN ON THE CDP/FDP, THE APPLICANT SHALL ALSO PROVIDE ONE EVERGREEN AND ONE FLOWERING TREE WITH THE LANDSCAPE PACKAGE FOR EACH HERITAGE AND HALLMARK RESIDENCE:

TYPICAL EVERGREEN TREES: *NORWAY SPRUCE, WHITE PINE, WHITE SPRUCE AND BLUE SPRUCE, ETC...*

TYPICAL FLOWERING TREES: *KOUSA DOGWOOD, FLOWERING CHERRY, PINK AND WHITE CRABAPPLE, BRADFORD PEAR, REDSPIRE PEAR, PURPLE LEAF PLUM AND CLUMP BIRCH, ETC...*

THESE TREES WILL BE PROVIDED WITH THE BUILDERS LANDSCAPE PACKAGE AT THE TIME OF PURCHASE AND THEIR FINAL LOCATION WILL BE DEPENDENT UPON THE HOUSE SITING, DRIVEWAY AND UTILITY LOCATIONS.

2) IN ACCORDANCE WITH THE ZONING ORDINANCE, TRANSITIONAL SCREENING ONE WITH BARRIER B IS REQUIRED AROUND THE PERIMETER OF THE AFFORDABLE DWELLING UNITS. AS SHOWN ON THE MODIFICATION DETAIL ON THIS SHEET, THE APPLICANT REQUESTS A WAIVER / MODIFICATION OF THE TRANSITIONAL SCREENING ORDINANCE BY THE BOARD OF SUPERVISORS. THE APPLICANT BELIEVES A TALLER - MORE MATURE SCREEN WITH APPROPRIATE PLANT SPACING WILL BETTER SATISFY THE INTENT OF THE ZONING ORDINANCE. THE DECIDUOUS TREES WILL PROVIDE GREATER HEIGHT AND SHADE DURING THE SUMMER MONTHS IN ADDITION TO ADDED TEXTURE AND ATTRACTIVE FALL COLOR. NOTE THAT THE PATTERN SHOWN ON THE DETAIL WILL REPEAT ITSELF AROUND THE PERIMETER EXCEPT WHERE UTILITY AND ROAD CROSSINGS ARE LOCATED. AN ATTRACTIVE APPROXIMATELY 4 FEET HIGH (1.2 m) BERM WILL PROVIDE AN EFFECTIVE BARRIER AND ENHANCE THE SCREENING EFFECT.

3) THE APPLICANT INTENDS TO PROVIDE AN ATTRACTIVE ENTRANCE FEATURE WITH ENHANCED LANDSCAPING. THE DETAILS PROVIDED ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DEPICT THE EXTENSIVE PLANTING AND DESIGN OF THE FEATURE. THE APPLICANT RESERVES THE RIGHT, HOWEVER, TO MAKE ADJUSTMENTS TO THE PLANTING AND FEATURE AS NECESSARY TO FACILITATE DESIGN CHANGES, FUTURE ENGINEERING, ZONING REQUIREMENTS AND AVAILABILITY OF PLANT MATERIAL.

4) AS AN EXTENSION OF THE ENTRANCE FEATURE PLANTING, THE APPLICANT HAS PROVIDED A TYPICAL DETAIL OF THE DESIRED PLANTING ALONG WEST OX ROAD. THIS PLANTING WILL GENERALLY FALL WITHIN A 25 FEET WIDE (7.6 m) PLANTING AREA PROVIDED BY THE APPLICANT AS AN OPEN SPACE BUFFER AND PLANTING SCREEN TO OFFSET THE IMPACT OF NEIGHBORING WEST OX ROAD. WITHIN THE BUFFER AND GENERALLY PROVIDED FOR THE LENGTH OF THE FRONTAGE, THE APPLICANT WILL PROVIDED A SIX FEET HIGH BOARD ON BOARD FENCE WHICH SHALL BE PLACED ON TOP OF AN APPROXIMATELY 4 FEET (1.2 m) HIGH BERM. AS SHOWN ON THE DETAIL, PLANTING WILL BBE PROVIDED ON EACH SIDE OF THE FENCE. THE EVERGREENS WILL MEASURE APPROXIMATELY 6 FEET (1.8 m) HIGH, THE SHADE TREES WILL BE 2.5 INCH CALIPER AND THE EVERGREEN SHRUBS SHALL BE A MINIMUM 2 FEET (0.6 m) IN HEIGHTT.

5) TREE COVERAGE CALCULATIONS HAVE BEEN PROVIDED ON THIS SHEET AND INCLUDE EXISTING TREE PRESERVATION AND THE STREET TREE PROGRAM PREVIOUSLY MENTIONED. A DETAILED LANDSCAPE PLAN SHALL BE PROVIDED WITH THE FINAL SUBDIVISION PLAN SUBMISSION.

TREE COVER CALCULATIONS:

SITE AREA	=	392,142.99 m²	(4,220,978 SF)
DEDUCTIBLE (226 SFD LOTS X 636.36 m² (6,850 S.F.)	=	143,818.49 m²	(1,548,100 SF)
(33 SFA/ADU'S X 50.17 m² (540 S.F. BUILDING FOOTPRINT)	=	1,655.48 m²	(17,820 SF)
ADJUSTED SITE AREA	=	246,669.02 m²	(2,655,058 SF)
TREE COVER REQUIRED (20%)	=	**49,333.80 m²**	**(531,012 SF)**
TREE COVER PRESERVED (X 1.25)	=	±62,708.89 m²	(675,015 SF)
TREE COVER PLANTED (PARTIAL)	=	±6,577.32 m²	(70,800 SF)
TOTAL TREE COVER PROVIDED	=	±69,286 m²	(745,816 SF)

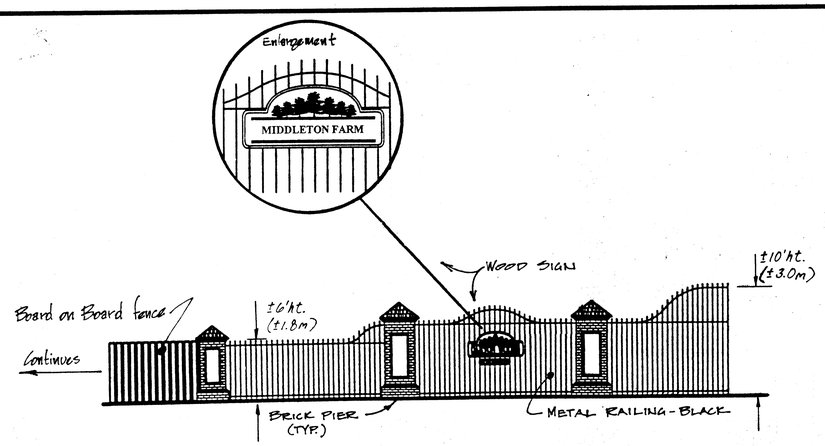
TREE COVER PLANTED AND TABULATED HEREIN:

STREET TREE PROGRAM: ±36 DECIDUOUS TREES (3 ½ TO 4" CALIPER) @27.87 m² (300 SF) EACH

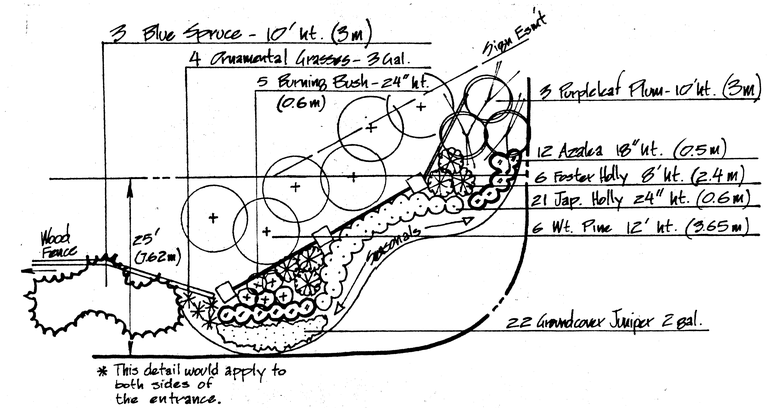
NOTE: ADDITIONAL TREE COVERAGE IS PROPOSED TO BE PLANTED AS REFERENCED IN THE LANDSCAPE NOTES ON PAGE 3 OF 5.

INTERIOR PARKING LOT LANDSCAPING:

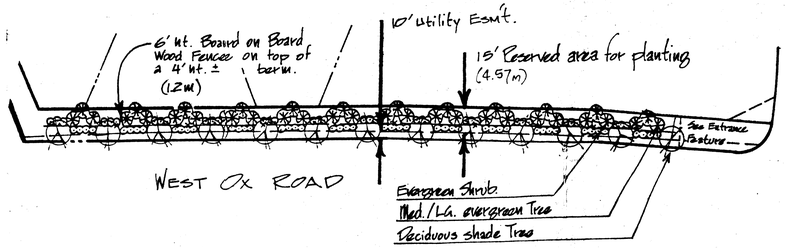
AREA OF PARKING LOT (ADU'S)	=	957.33 m²	(10,305 SF)
INTERIOR PARKING LOT LANDSCAPING REQUIRED	=	47.94 m²	(516 SF)
INTERIOR PARKING LOT LANDSCAPING PROVIDED	=	±55.28 m²	(595 SF)



ENTRANCE SIGN DETAIL
TYPICAL DETAIL (No Scale)



ENTRANCE FEATURE PLANTING
TYPICAL DETAIL (No Scale)



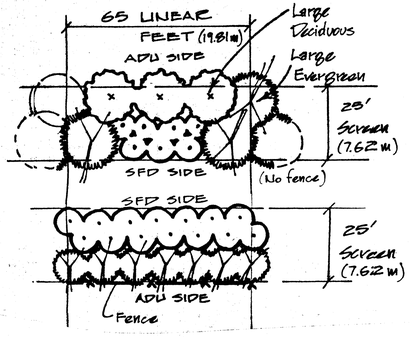
PLANTING ALONG WEST OX ROAD
TYPICAL DETAIL (No Scale)

PROPOSED:

3 LARGE EVERGREEN TREES @ 8 FT (2.44 m)/ 65 FT. (19.81 m)
3 LARGE DECIDUOUS TREES @ 2 1/2" cal./ 65 FT (19.81 m)
7 SMALL EVERGREEN TREES @ 6 FT (1.82 m) / 65 FT (19.81 m)
4 FT (1.2 m) BERM

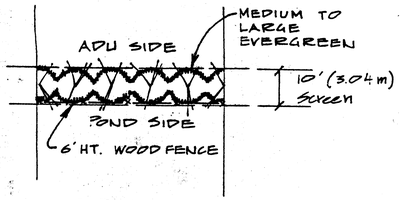
REQUIRED:

1 MEDIUM EVERGREEN TREE @ 6 FT (1.82 m) / 5 FT (1.52 m)
1 LARGE EVERGREEN TREE @ 6 FT (1.82 m)/ 10 FT (3.05 m)
1-42" TO 48" FENCE (1.07 m to 1.21 m)



PROPOSED:

6.5 LRG. / MED. EVERGREEN TREES
@ 8 FT (2.44 m) / 65 LF (19.81m) or 10 FT (3 m) O.C.
6 FT (1.82 m) HEIGHT WOOD FENCE



ADU SCREENING MODIFICATION
TYPICAL DETAIL (No Scale)

COMMONWEALTH OF VIRGINIA
PAUL R. JEANNIN, JR.
NO. 477
8-27-97
CERTIFIED LANDSCAPE ARCHITECT

COMMONWEALTH OF VIRGINIA
ROBERT ALMIRALL
NO. 021882
8/27/97
PROFESSIONAL ENGINEER

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1-16-98	PRJ	1	ADD SIGN DIMENSIONS.			
			REV. TREE COV. CALCS			
4-17-98	PRJ	2	REV. TREE CALCS., ADU			
			SCREEN DET., ADD 4-F.			
			LAYOUT DET.			
5-4-98	PRJ	3	REV. SHTS. 1 & 2			
ENGINEER			REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

LAND Design CONSULTANTS
ENGINEERS PLANNERS SURVEYORS
8569E SUDLEY ROAD
MANASSAS, VA. 22110
(703) 631-8387

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN
MIDDLETON FARM
HUNTER MILL DISTRICT - FAIRFAX COUNTY, VIRGINIA

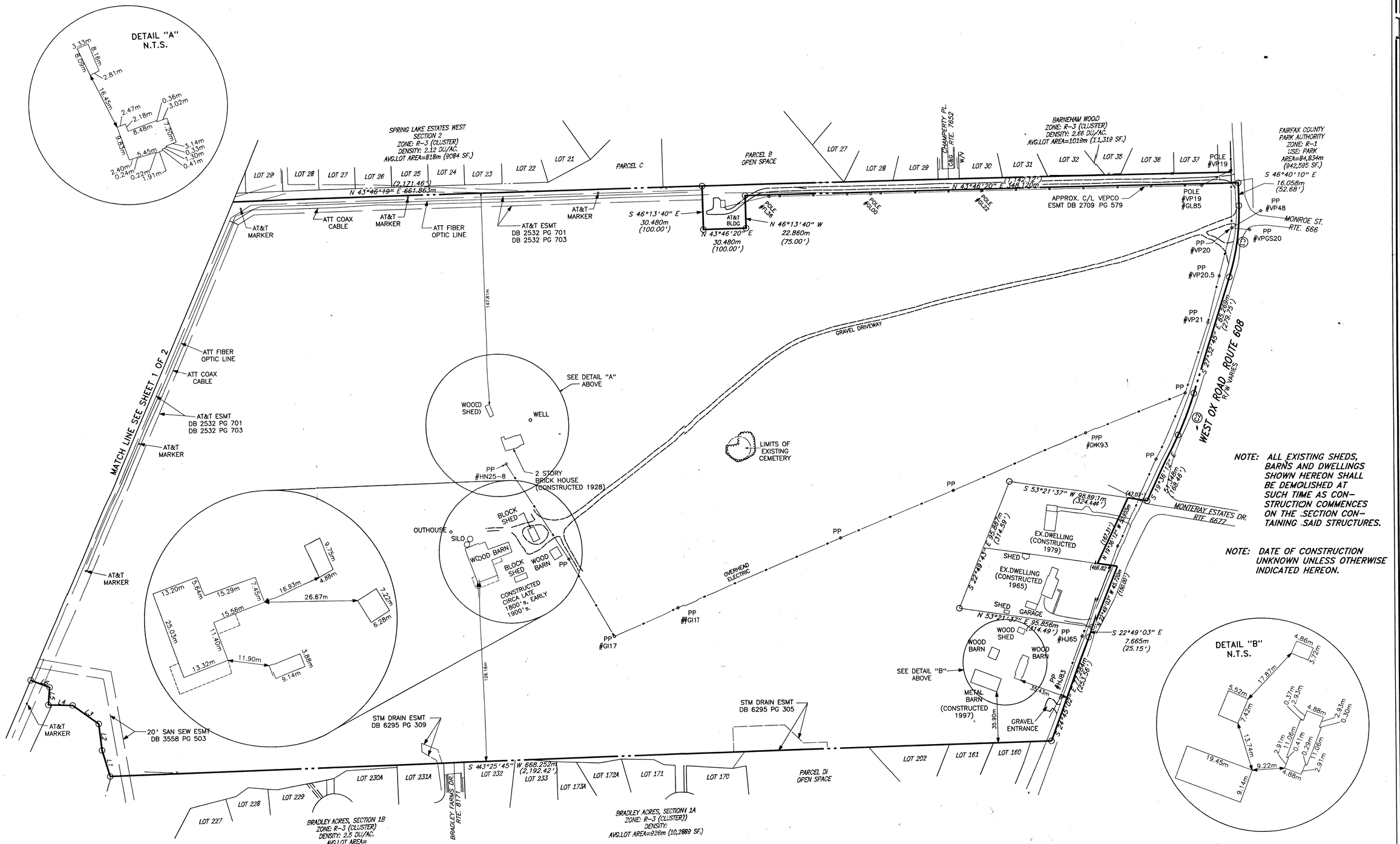
Application No(s): 97-MH-002 Staff: DJ / GA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) G.244.98
SEE PROFFERS DATED 7-27-78
Date of (BOS) (PC) approval
Sheet 3 of 5

Scale N/A

Sheet 3 of 5

Date: AUGUST 1997

File Number 97058-10-038



NOTE: ALL EXISTING SHEDS, BARNS AND DWELLINGS SHOWN HEREON SHALL BE DEMOLISHED AT SUCH TIME AS CONSTRUCTION COMMENCES ON THE SECTION CONTAINING SAID STRUCTURES.

NOTE: DATE OF CONSTRUCTION UNKNOWN UNLESS OTHERWISE INDICATED HEREON.

LINE TABLE

Name	Bearing	Distance
L1	N 61°50'55" W	19.213m (63.03')
L2	N 51°29'53" W	18.760m (61.55')
L3	S 80°57'50" W	22.526m (73.90')
L4	S 46°47'55" W	16.835m (55.23')
L5	N 40°04'42" W	12.418m (40.74')
L6	S 66°16'20" W	14.328m (47.01')

CURVE TABLE

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C1	19°07'25"	152.400 (500.00')	50.867 (166.89')	S 37°06'28" E	50.631 (166.11')	25.672 (84.23')
C2	7°56'33"	228.601 (750.00')	31.689 (103.97')	S 23°34'29" E	31.663 (103.88')	15.870 (52.07')

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1-16-98	PRJ	1	REVISE SHEETS 1,2,3			
4-17-98	PRJ	2	REVISE SHEETS 1,2,3			
5-4-98	PRJ	3	REVISE SHTS. 1 & 2			
ENGINEER	REVISION APPROVED BY DIVISION OF DESIGN REVIEW					

COMMONWEALTH OF VIRGINIA
PAUL R. JEANNIN, JR.
NO. 477
8-27-97
CERTIFIED LANDSCAPE ARCHITECT

COMMONWEALTH OF VIRGINIA
ROBERT ALMIRALL
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PROFESSIONAL ENGINEER

LAND Design CONSULTANTS
8569-E SUDLEY ROAD
MANASSAS, VA. 20110
(703) 631-8387
http://www.landdesignconsultants.com
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EXISTING CONDITIONS
MIDDLETON FARM
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No: 22 1997-HM-092 Staff: 2317 LH
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 6-24-98
SEE PROFFERS DATED 7-22-98
Date of (BOS) (PC) approval
Sheet 4 of 5

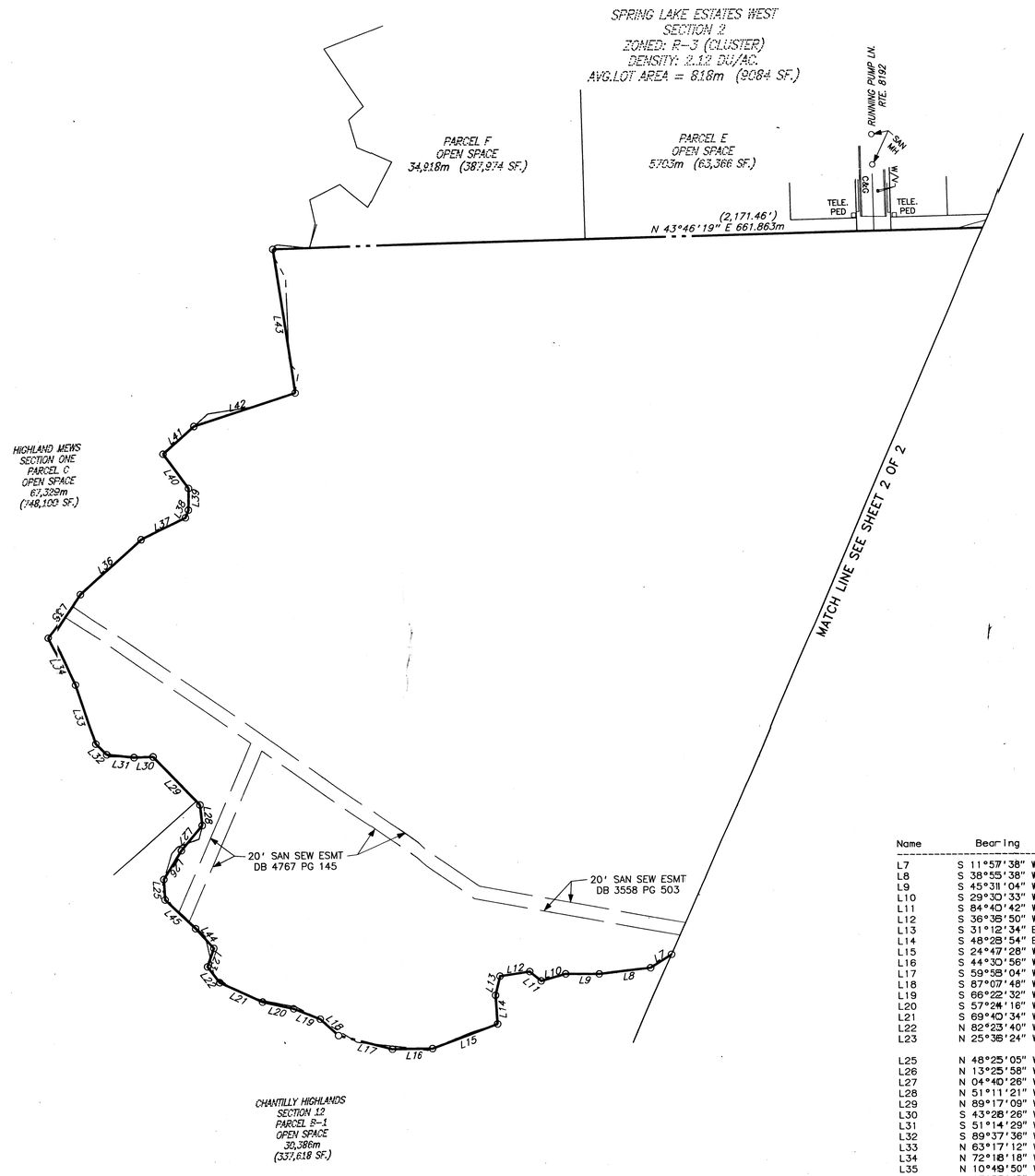
REVISIONS

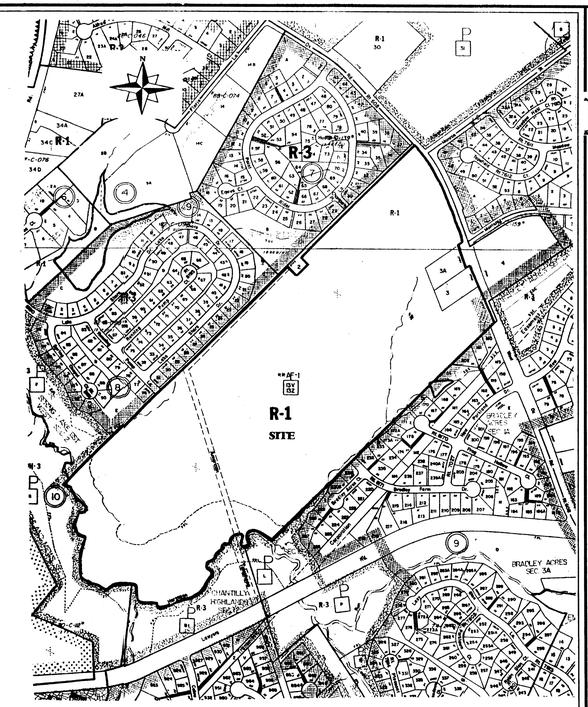
SCALE: 1 : 1200 (1"=100')

SHEET 4 OF 5

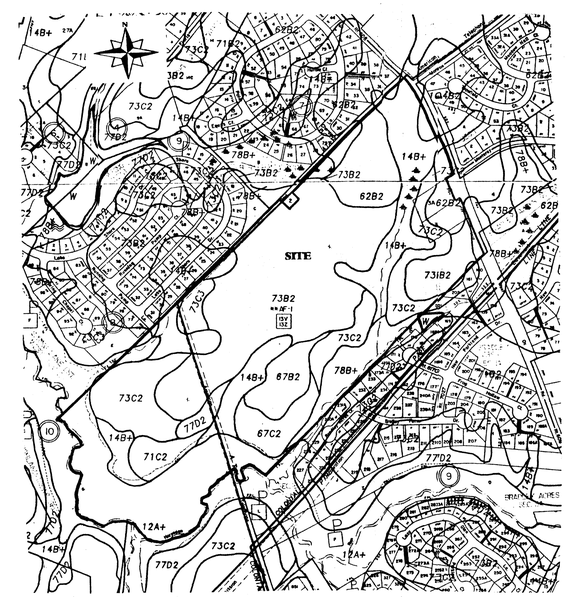
DATE: AUGUST, 1997

FILE NUMBER: 9705810-03 E





VICINITY MAP
1" = 500'



FAIRFAX COUNTY SOILS MAP
1" = 500'

SOIL NO#	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL	OTHER NOTES
12	ROWLAND	A	POOR	POOR	LOW	HYD.
14	MANASSAS	B	FAIR	MARGINAL	MODERATE	---
62	BRACKNOCK	C	GOOD	FAIR	MODERATE	---
67	PENN	C	GOOD	FAIR	HIGH	---
71	BUCKS	C	GOOD	FAIR	MODERATE	---
73	PENN	C	GOOD	MARGINAL	HIGH	---
77	PENN	C	GOOD	MARGINAL	HIGH	---
78	CALVERTON	A	GOOD	MARGINAL	MODERATE	---
104	CATLETT	C	GOOD	FAIR	MODERATE	---

Name	Bearing	Distance
L7	S 11°57'38" W	11.222m (36.82')
L8	S 38°55'38" W	24.664m (80.92')
L9	S 45°31'04" W	15.492m (50.83')
L10	S 29°30'33" W	11.814m (38.76')
L11	S 84°40'42" W	6.849m (22.47')
L12	S 36°38'50" W	13.914m (45.65')
L13	S 31°12'34" E	9.055m (29.71')
L14	S 48°28'54" E	13.229m (43.40')
L15	S 24°47'28" W	32.124m (105.39')
L16	S 44°30'56" W	19.532m (64.08')
L17	S 59°58'04" W	25.289m (82.97')
L18	S 87°07'48" W	11.339m (37.20')
L19	S 66°22'32" W	13.356m (43.82')
L20	S 57°24'16" W	14.887m (48.84')
L21	S 69°40'34" W	21.815m (71.57')
L22	N 82°23'40" W	9.245m (30.33')
L23	N 25°36'24" W	9.040m (29.66')
L25	N 48°25'05" W	9.498m (31.16')
L26	N 13°25'58" W	15.520m (50.92')
L27	N 04°40'26" W	15.110m (49.57')
L28	N 51°11'21" W	9.502m (31.17')
L29	N 89°17'09" W	31.048m (101.86')
L30	S 43°28'26" W	8.780m (28.81')
L31	S 51°14'29" W	12.772m (41.90')
L32	S 89°37'36" W	7.000m (22.97')
L33	N 63°17'12" W	28.638m (93.96')
L34	N 72°18'18" W	24.939m (81.82')
L35	N 10°49'50" W	24.487m (80.34')
L36	N 03°55'43" E	37.867m (124.24')
L37	N 19°26'47" E	22.893m (75.11')
L38	N 23°41'52" W	3.860m (12.66')
L39	N 44°06'03" W	9.958m (32.67')
L40	N 81°24'38" W	19.767m (64.85')
L41	N 04°02'07" E	19.195m (63.98')
L42	N 27°30'29" E	49.438m (162.20')
L43	N 53°11'34" W	67.073m (220.08')
L44	N 87°14'49" W	12.372m (40.59')
L45	S 88°32'55" W	19.370m (63.55')

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1-16-98	PRJ	1	REVISE SHEETS 1,2,3			
4-17-98	PRJ	2	REVISE SHEETS 1,2,3			
5-4-98	PRJ	3	REVISE SHTS. 1 & 2			
ENGINEER			REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

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8569-E SUDLEY ROAD
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EXISTING CONDITIONS

MIDDLETON FARM

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No. 22 A97-HM-032 Staff RD / KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6-24-98
Date of (BOS) (PC) approval 7-22-98
Sheet 5 of 5

REVISIONS

SCALE:
1 : 1200
(1"=100')

SHEET
5 OF 5

DATE:
AUGUST 1997

FILE NUMBER:
9705810-03 B

COMMONWEALTH OF VIRGINIA
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