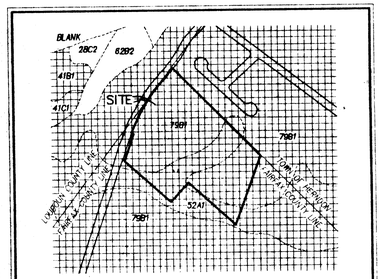
CONCEPTUAL/FINAL DEVELOPMENT PLAN

ROCK HILL ROAD TRACT

DRANESVILLE DISTRICT

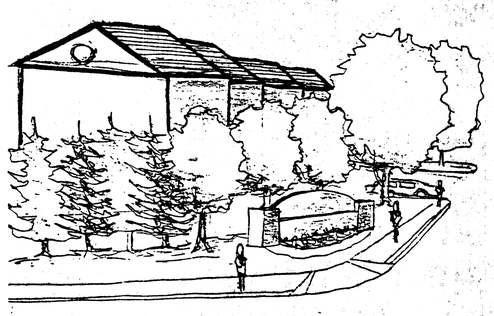
FAIRFAX COUNTY, VIRGINIA

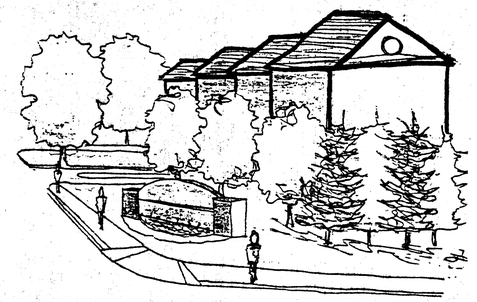


SOILS I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	GEOTECHNICAL REPORT REQ'D
52A1	ELBERT-IREDELL	POOR	POOR	GOOD	YES
79B1	KELLY	POOR	MARGINAL	GOOD	YES

SOILS MAP/DATA

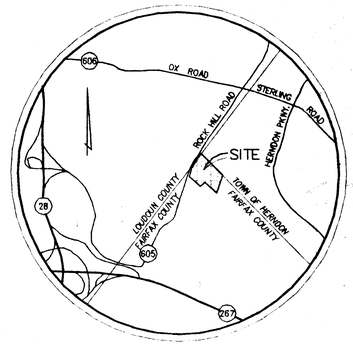
SCALE : 1" = 500'





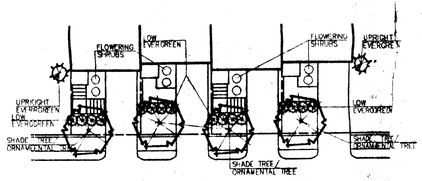
ENTRANCE DETAIL

NO SCALE

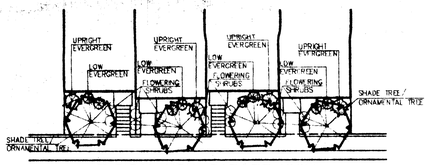


VICINITY MAP

SCALE : 1" = 2000'



TYPICAL GARAGE UNITS



TYPICAL NON-GARAGE UNITS

* LANDSCAPE SPECIES AND LOCATION TO BE DETERMINED WITH IFINAL ENGINEERING PLAN SET.

LANDSCAPE FOUNDATION DETAIL

SCALE : 1" = 20'

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP 16-1 ((1)) PARCEL 1, 2, 3, 7 AND IS CURRENTLY ZONED R-1. THE PROPOSED ZONING IS PDH-12.
2. NO TITLE REPORT IS AVAILABLE.
3. THE PROPERTY SHOWN HEREON IN CURRENTLY IN THE OWNERSHIP OF THE IFOLLOWING :
   - PARCELS 1 AND 2 : LUVENIA AND CHARLES T. JACKSON, DEED BOOK 8443 AT PAGE 1229
   - PARCEL 3 : RAY L. AND AUDREY A. BUSH, DEED BOOK 1722 AT PAGE 465
   - PARCEL 7 : LEMUEL J. KIDWELL, DEED BOOK 3417 AT PAGE 634
4. BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY CHARLES P. JOHNSON AND ASSOC.
5. TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOC. CONTOUR INTERVAL EQUALS 2 FEET. VERTICAL DATUM IS USGS NGVD.
6. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT.
7. THERE ARE NO DENSITY REDUCTIONS REQUIRED BY ZONING ORDINANCE ARTICLE 2-308.
8. THE PROPOSED DEVELOPMENT WILL CONFORM TO ALL APPLICABLE ORDINANICES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT AS NOTED.(SEE NOTE 20)
9. THE MAXIMUM NUMBER OF PROPOSED TOWNHOUSE UNITS IS 136. THE PROPOSED DENSITY FOR THE SITE IS 10.68 UNITS PER ACRE.
10. PROPOSED PUBLIC UTILITIES:
    - A. WATER SERVICE TO BE PROVIDED BY CONNECTING TO A PROPOSED 8" MAIN EXTENDED FROM BRYCE COURT AND A FUTURE WATER LINE IN ROCK HILL ROAD.
    - B. SANITARY SERVICE TO BE PROVIDED BY CONNECTING TO THE PRIOPOSED 8" SEWER LOCATED IN THE DULLES GREEN PROPERTY TO THE SOUTH.
11. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ARE PROVIDED ON SITE.
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES MARKING A BURIAL SITE.
13. THE DEVELOPMENT SCHEDULE IS NOT DETERMINED AT THIS TIME.
14. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET 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; OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED OR DISPOSED OF ON SITE.
15. APPLICANT IS NOT RESPONSIBLE FOR CONSTRUCTING, OR ESCROWING FUNDS FOR THE FUTURE CONSTRUCTION OF THE CUL-DE-SAC SHOWN AT THE NORTHERN LIMITS OF THE PROPERTY'S FRONTAGE ALONG ROCK HILL ROAD.
15. PURSUANT TO PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, MINOR DEVIATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF THE BUILDINGS, AND PARKING AREA(S) MAY RESULT FROM FINAL ENGINEERING AND THE LOCATION OF UTILITIES AND TRAILS. IN ADDITION, THE LOCATION OF UTILITIES AND THE LIMITS OF CLEARING AND GRADING MAY CHANGE AT TIME OF FINAL ENGINEERING AND DESIGN.
16. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF SPACES PROVIDED MAY BE LESS THAN THE NUMBER PROPOSED ON THE FDP, BUT NO LESS THAN THE MINIMUM REQUIRED BY ARTICLE 11.
17. THERE ARE NO ENVIRONMENTAL QUALITY CORRIDORS (EQC)), RESOURCE PROTECTION AREAS (RPA) OR 100 YEAR FLOOD PLAIN ON SITE.
18. THERE ARE RECREATION AMENITIES PROPOSED WITHIN THE DEVELOPMENT.
19. NO DUMPSTERS WILL BE PROVIDED. SOLID WASTE WILL BE PICKED UP TWICE A WEEKLY BY A PRIVATE REFUSE COLLECTION SERVICE FROM INDIVIDUAL HOUSEHOLD CONTAINERS.
20. THE FOLLOWING WAIVERS ARE REQUESTED :
    - A WAIVER OF THE REQUIREMENT OF A MAXIMUM 600' PRIVATE STREET LENGTH IS HEREBY REQUESTED.
    - A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ON THE NORTH AND EAST SIDES.
    - A WAIVER OF THE 200 SQ. FT. PRIVACY YARD FOR THE 14 CONDOMINIUM UNITS.
21. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.
22. THE APPLICANT MAY REVISE THE WIDTH OR DEPTH OF TOWNHOUSE UNITS OR SWITCH BETWEEN GARAGE AND NON-GARAGE UNITS WITHOUT REQUIRING APPROVAL OF AN AMENDED CDP/FDP., PROVIDED THAT SUCH CHANGES ARE IN CONFORMANCE WITH THE ZONING ORDINANCE AND ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP AND DO NOT INCREASE THE NUMBER OF UNITS, DECREASE THE AMOUNT OF OPEN SPACE, OR DECREASE THE RATIO OF PARKING SPACES PER UNIT.
23. WITHIN THE PICNIC AREA 3 PICNIC TABLES, AND TRASH CONTAINERS ARE TO BE INSTALLED. EQUIPMENT IS TO BE INSTALLED UNDER CANOPY OF EXISTING TREE BY HAND WITH NO MECHANICAL EQUIPMENT UNDER THE TREE.
24. THE APPLICANT MAY SELECTIVELY CLEAR WITHIN TREE SAVE AREAS AND BUFFERS USING HAND SAWS AND LIGHT RUBBER TIRE EQUIPMENT IN ORDER TO FACILITATE THE INSTALLATION OF PLAY EQUIPMENT, REMOVE DEAD, DYING OR DISEASED TREES, OR FACILITATE THE SURVIVAL OF TREES TO BE PRESERVED.
25. THE APPLICANT SHALL PROVIDE AFFORDABLE DWELLING UNITS (ADUs) IN CONFORMANCE WITH ARTICLE 2-800 et. sec. OF THE ZONING ORDINANCE, SUBJECT TO AMENDMENTS AS MAY BE ADOPTED BY THE BOARD PRIOR TO SITE PLAN APPROVAL. THE ADUs WILL BE PROVIDED IN 14 CONDOMINIUM UNITS AND 3 TOWNHOUSE UNITS TO BE DISPERSED THROUGH OUT THE DEVELOPMENT.
26. PLAY EQUIPMENT AND SEATING AREA TO INCLUDE:
    1. MULTI-LEVEL CLIMBER WITH SLIDE AND FIREMAN'S POLE.
    2. COVERED BRIDGE OR OVERHEAD LADDER.
    3. SWING SET.
    4. BENCHES.
    5. TRASH RECEPTACLE.

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
1-22-98
PROFESSIONAL ENGINEER

TABLE OF CONTENTS

1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 19 1998
ZONING EVALUATION DIVISION

SITE TABULATIONS

Site Area = 554,769 s.f. 12.735 acres
Street dedication = 24,573 s.f. ±

	PDH-12 REQUIRED	PROVIDED
Number of units	-	136 single family attached units *
Density	10 du/acre w/o ADUs max 12 du/acre w/ADUs	9.3 (without ADUs) 10.68 (with ADUs)
Maximum building height	N/A	40'
Front Setback	N/A	N/A
Rear Setback	N/A	N/A
Side Setback	N/A	N/A
Open Space	27%	45% ±
Developed Open Space (tennis court, tot lot, gazebo)	N/A	9,317 s.f. (s.f. of proposed Rec. facilities)
Parking	313 spaces (2.3 spaces per unit)	330 spaces ** (2.43 spaces per unit)

* 42 garage units
80 non-garage units
14 condominium units

** driveway & garage spaces - 84
stall spaces - 246
total spaces - 330

ADU Tabulation
136 total units x .125 = 17 ADUs
14 Condominium units
3 Single-family attached
17 Total ADUs

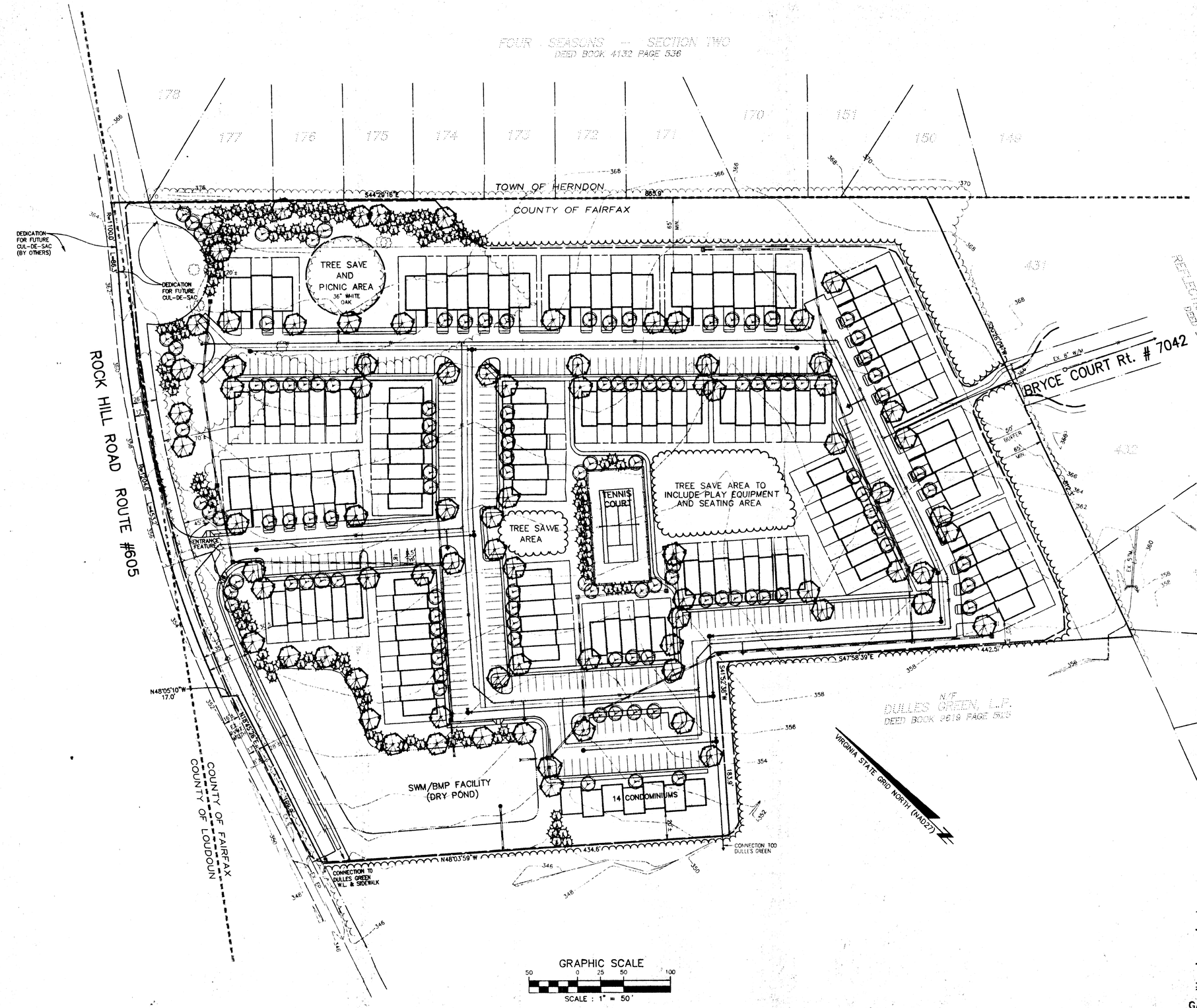
Application No. RZ 97-D-034 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval
Sheet of

DEVELOPER

ELM STREET DEVELOPMENT
6820 ELM STREET
McLEAN, VIRGINIA 22101

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

RZ-97-DR-034
DATE : MAY 21, 1997
REVISED : AUGUST 29, 1997
REVISED : JANUARY 22, 1998



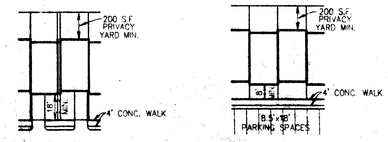
LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE
- LIMITS OF CLEARING AND GRADING
- PROPOSED 8" SANITARY SEWER & 10' SANITARY SEWER EASEMENT
- EXISTING 8" SANITARY SEWER & 10' SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN & 10' STORM SEWER EASEMENT
- EXISTING STORM DRAIN & 10' STORM SEWER EASEMENT
- PROPOSED WATERLINE & 15' F.C.W.A. EASEMENT

LEGEND

- SHADE TREE 2"-2 1/2" CAL.
- EVERGREEN TREE 6' - 8' HT.
- FLOWERING TREE 1" - 1 1/2" CAL.

TYPICAL UNITS



GARAGE UNIT NON-GARAGE UNIT

Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED _____
Date of (BOS) (PC) approval _____
Sheet _____ of _____

NO.	DATE	REVISION PRIOR TO APPROVAL

Charles P. Johnson & Associates, Inc.
PLANNERS · ENGINEERS · LANDSCAPE ARCHITECTS · SURVEYORS
3959 PIONEER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7565 FAX(703)273-8595
SILVER SPRING, MD
© 1997 CHARLES P. JOHNSON & ASSOCIATES, INC.

CONCEPTUAL/FINAL DEVELOPMENT PLAN

ROCK HILL ROAD TRACT

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
1/22/98
PROFESSIONAL ENGINEER

NO.	DESCRIPTION REVISIONS	APPROVED BY	DATE

DESIGN	DRAFT	CHK
TMF	DOH	
APPROVED	DATE	SCALE
	NOV. 1997	HORIZ. 1" = 50' VERT. 1" = 5'

SHEET 2 OF 2

FILE NO.: 96-524-202