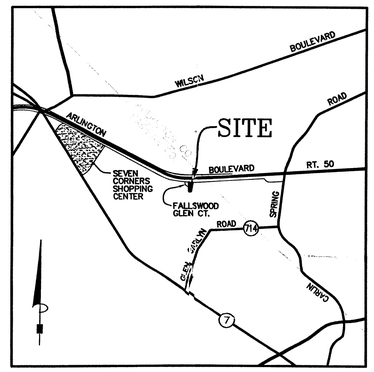
CONCEPTUAL/FINAL DEVELOPMENT PLAN/SPECIAL EXCEPTION

MACKEY PROPERTY

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
RZ/FDP 2001-MA-047
SE 01-M-044

GENERAL NOTES:

1. THE PROPERTY DELINEATED BY THIS PLAT IS LOCATED ON TAX MAP NO. 51-4-((1)) PARCEL 11 AND ZONED R-3, DEED BOOK 6519 PAGE 1574. THE PROPERTY IS LOCATED WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT.
2. OWNER:
   BILLIE BRYAN MACKEY TR
   6025 ARLINGTON BOULEVARD
   FALLS CHURCH, VIRGINIA 22044
3. TOTAL SITE AREA IS 48,560 S.F. OR 1.1148 AC. PER PLAT BY HUNTLEY, NYCE, AND ASSOCIATES, LTD DATED MARCH 2, 1995.
4. TOPOGRAPHY (2.0 Ft. CONTOUR INTERVAL) INFORMATION SHOWN IS FROM EXISTING AERIAL SURVEY INFORMATION.
5. BOWMAN CONSULTING GROUP. P.C. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION SHOWN HEREON.
6. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
7. THE PROPERTY SHOWN ON THIS PLAN IS IN THE MASON MAGISTERIAL DISTRICT, THE LOWER POTOMAC SEWER DISTRICT, AND THE 4 MILE RUN WATERSHED. PUBLIC WATER AND SEWER SHALL BEE PROVIDED THROUGH EXISTING FACILITIES.
8. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES PER CHAPTER 118 SHALL BE PROVIDED ON-SITE UNLESS WAIVED. DOWNSTREAM DRAINAGE IMPROVEMENTS ARE BELIEVED TO BE ADEQUATE.
9. FLOODPLAIN AND ENVIRONMENTAL QUALITY CORRIDOR (E.Q.C.) DO NOT EXIST ON THE SUBJECT SITE.
10. THERE IS NO RESOURCE PROTECTION AREA (RPA) EXISTING ON THE SUBJECT PROPERTY PER THE FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION MAPS.
11. THERE ARE NO KNOWN HAZARDOUS WASTE MATERIALS, TOXIC SUBSTANCES, EXISTING STORAGE TANKS, OR CONTAINERS ON-SITE.
12. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT THE FOLLOWNG:
    A. A WAIVER OF THE MINIMUM DISTRICT SIZE FOR PDH SUBDIVISIONS IS HEREBY REQUESTED. (Z.O. 6-107, PAR.1)
    B. APPROVAL IS HEREBY REQUESTED TO ALLOW FOR PRIVATE STREETS AS SHOWN HEREON. (Z.O. 11-301)
    C. A WAIVER OF THE TRANSITIONAL SCREENING YARD 1 AND BARRIER A OR B IS HEREBY REQUESTED (2.0.13-302,303) FOR THE SOUTHERN BOUNDARY OF THE PROPERTY ADJACENT TO THE PROPOSED CONSERVATION EASEMENT AREA.
    D. A WAIVER FOR REQUIRED ON-SITE RECREATIONAL FACILITIES IS HEREBY REQUESTED (Z.O.16-404)
    E. A DUSTLESS SURFACE WAIVER IS HEREBY BEING REQUESTED FOR THE EXISTING GRAVEL PARKING LOT FOR THE PROPOSED BED & BREAKFAST USE PER (Z.O.11-102, PAR.11).
13. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES, AND THOSE SHOWN ARE APPROXIMATE.
14. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE.
15. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO MINOR MODIFICATIONS AT TIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES. (Z.O., PAR. 2 OF SECT. 6-110)
16. DEVELOPMENT SCHEDULE OF THIS PROJECT IS CONTINGENT UPON PLAN APPROVAL.
17. THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE WITHIN THE SUBJECT PROPERTY.
18. THE FOOTPRINTS, SIZES, AND LOCATIONS OF ALL PROPOSED BUILDINGS REPRESENTED HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN, BUT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THAT DEPICTED ON THE CDP/FDP/SE PLAN. PROPOSED BUILDING FEATURES ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.
19. THE PROPOSED DEVELOPMENT CONFORMS TO THE RECOMMENDATIONS SET FORTH IN THE ADOPTED COMPREHENSIVE PLAN FOR THE GLEN FOREST COMMUNITY PLANNING SECTOR OF THE BAILEY'S PLANNING DISTRICT.



VICINITY MAP
SCALE: 1"=2000'

APPLICANT:

BILLIE BRYAN MACKEY, TRUSTEE
6025 ARLINGTON BOULEVARD
FALLS CHURCH,, VIRGINIA 22044

CONTRACT PURCHASER:

SUNNYSIDE DEVELOPMENT, LLC
530 N. ABINGDON STREET
ARLINGTON, VA 22033

PREPARED BY:

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VIRGINIA 20151
(703) 464-1000

Concurrent w/SE01-M-044
Application No RZ/FDP2001-MA-047 Staff D. Thomas
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8/26/02
Date of (BOS) (PC) approval 9/9/02
Sheet 1 of 3

MACKEY PROPERTY
RZ/FDP 2001-MA-047
SE 01-M-044

RECEIVED
Department of Planning & Zoning
AUG 8 2002
Zoning Evaluation Division

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
3. LANDSCAPE PLAN/EXISTING VEGETATION MAP

BOWMAN CONSULTING GROUP
ENGINEERS PLANNERS SURVEYORS

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COVER SHEET
MACKEY PROPERTY
MASON DISTRICT — FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH J. GRIFFIN
No.000308
8/6/02
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
10/5/01	FFCO COMMENTS
12/13/01	FFCO COMMENTS
2/26/02	FFCO COMMENTS
4/19/02	FFCO COMMENTS
4/26/02	FFCO COMMENTS
5/1/02	FFCO COMMENTS
7/19/02	FFCO COMMENTS
8/6/02	FENCE
DATE	DESCRIPTION

SAV	EB	KJG
DESIGN	DRAWN	CHKD

SCALE H: N/A V: N/A
JOB No. 1512-01-001
DATE MAY 25, 2001
FILE No.1512-D-ZP-001
SHEET 1 OF 3

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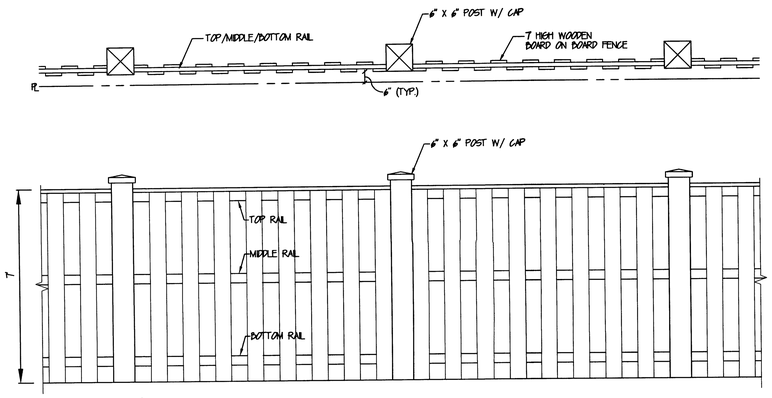
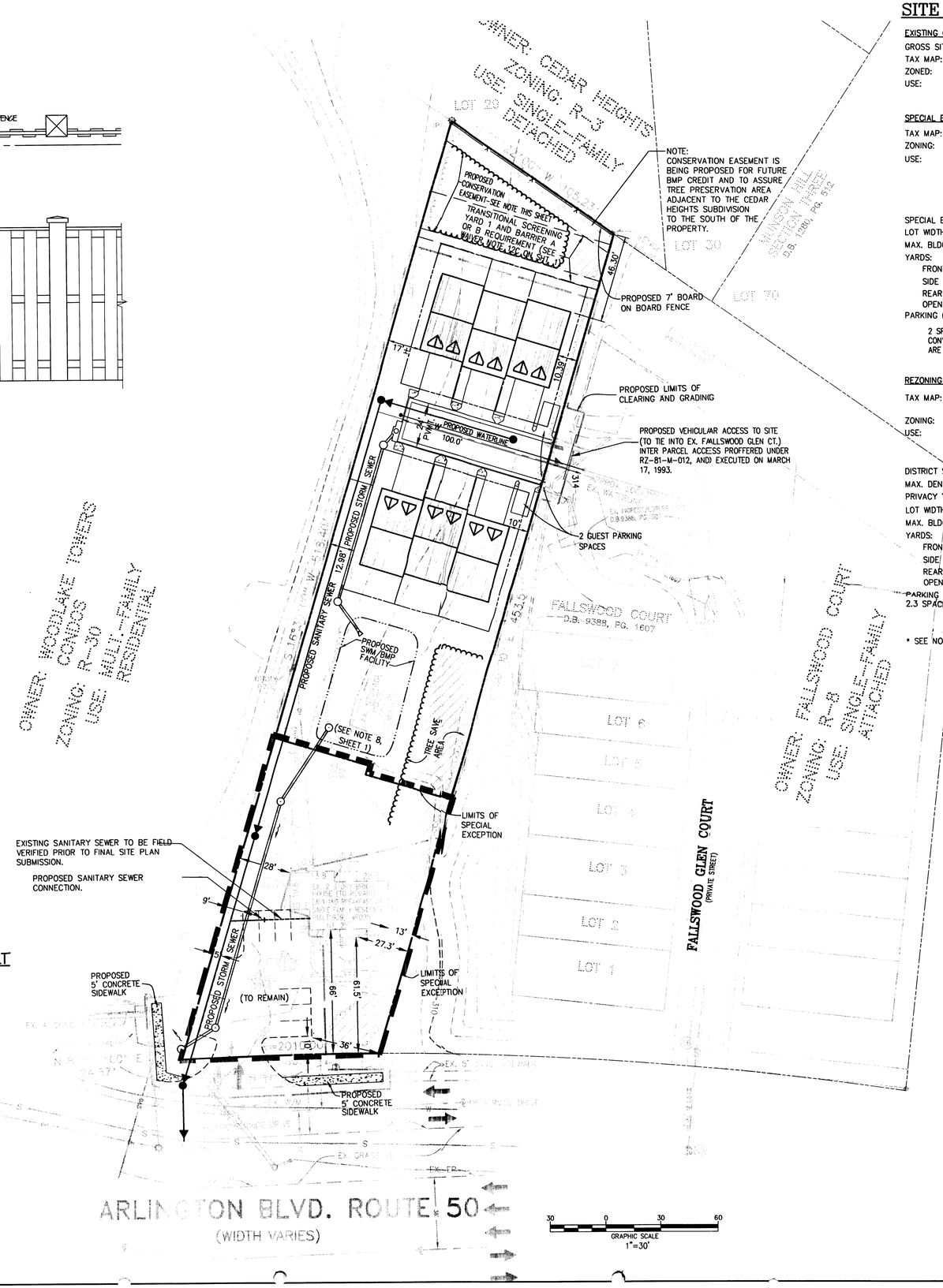


BOARD ON BOARD FENCE DETAIL
N.T.S.

TYP. LIGHT POST ON SITE TO MATCH THOSE ON FALLSWOOD GLEN COURT



SITE TABULATIONS

EXISTING CONDITIONS

GROSS SITE AREA:	1.1148 AC OR 48,560 S.F.
TAX MAP:	51-4-((1)) PARCEL 11
ZONED:	R-3
USE:	RESIDENTIAL

SPECIAL EXCEPTION AREA

TAX MAP:	51-4-((1)) PARCEL 11 (PART)
ZONING:	PDH-8, 8 DWELLING UNITS PER ACRE
USE:	BED AND BREAKFAST

	MINIMUM REQUIRED UNLESS SPECIFIED	PROVIDED
SPECIAL EXCEPTION AREA:	NONE	0.3648 AC OR 15,890.68
LOT WIDTH:	NONE	105'
MAX. BLDG HT.:	35'	25'
YARDS:		
FRONT	30' ABP, 20'	66'
SIDE	8'	13'
REAR	25'	41'
OPEN SPACE	25%	69.7% ±
PARKING (BED & BREAKFAST):	7 SPACES	10 SPACES (1 GARAGE, 9 SURFACE)

2 SPACES PER SINGLE FAMILY DWELLING THAT ONLY 1 SUCH SPACE MUST HAVE CONVENIENT ACCESS TO A STREET, PLUS, 1 SPACE PER GUEST ROOM. 5 GUEST ROOMS ARE PROVIDED.

REZONING PDH-8 AREA

TAX MAP:	51-4-((1)) PARCEL 11 (PART)
ZONING:	PDH-8, 8 DWELLING UNITS PER ACRE
USE:	SINGLE FAMILY ATTACHED DWELLINGS

	MINIMUM REQUIRED UNLESS SPECIFIED	PROVIDED
DISTRICT SIZE:	2 ACRES	* 1.1148 AC OR 48,560.688 S.F.
MAX. DENSITY:	8.00 DU/AC.	6.28 DU/AC.
PRIVACY YARD:	200 SF	200 SF MIN.
LOT WIDTH:	18'	24'
MAX. BLDG HT.:	35'	35'
YARDS:		
FRONT	15' ABP, NOT LESS THAN 5'	18' MIN.
SIDE	15' ABP, NOT LESS THAN 10'	4' MIN.
REAR	30' ABP, NOT LESS THAN 20'	10' MIN.
OPEN SPACE	25%	52.4% ±
PARKING (TOWNHOUSES): 2.3 SPACES/UNIT	14 SPACES	26 SPACES 12 GARAGE 12 DRIVEWAY 2 VISITOR

* SEE NOTE 12A ON SHEET 1.

LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING CONTOUR
- PROPOSED CLEARING AND GRADING LIMITS
- EXISTING VEGETATION
- TREE PRESERVATION AREA
- EXISTING VEGETATION TO REMAIN

Application No. ~~RZ/FDP 2001-MA-049~~ Staff D. Thomas
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8/26/02
Date of (BOS) (PC) approval 9/9/02
Sheet 2 of 3

COMMONWEALTH OF VIRGINIA
KENNETH J. GRIFFIN
No.000308
8/8/02
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
10/05/01	FFCO COMMENTS
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DATE	DESCRIPTION

SAV	EB	KJG
DESIGN	DRAWN	CHKD

SCALE H: 1" = 30' V: N/A

JOB No. 1512-01-001

DATE MAY 25, 2001

FILE No. 1512-D-ZP-001

SHEET 2 OF 3

BOWMAN CONSULTING GROUP

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CONCEPTUAL/FINAL DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

MACKEY PROPERTY

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

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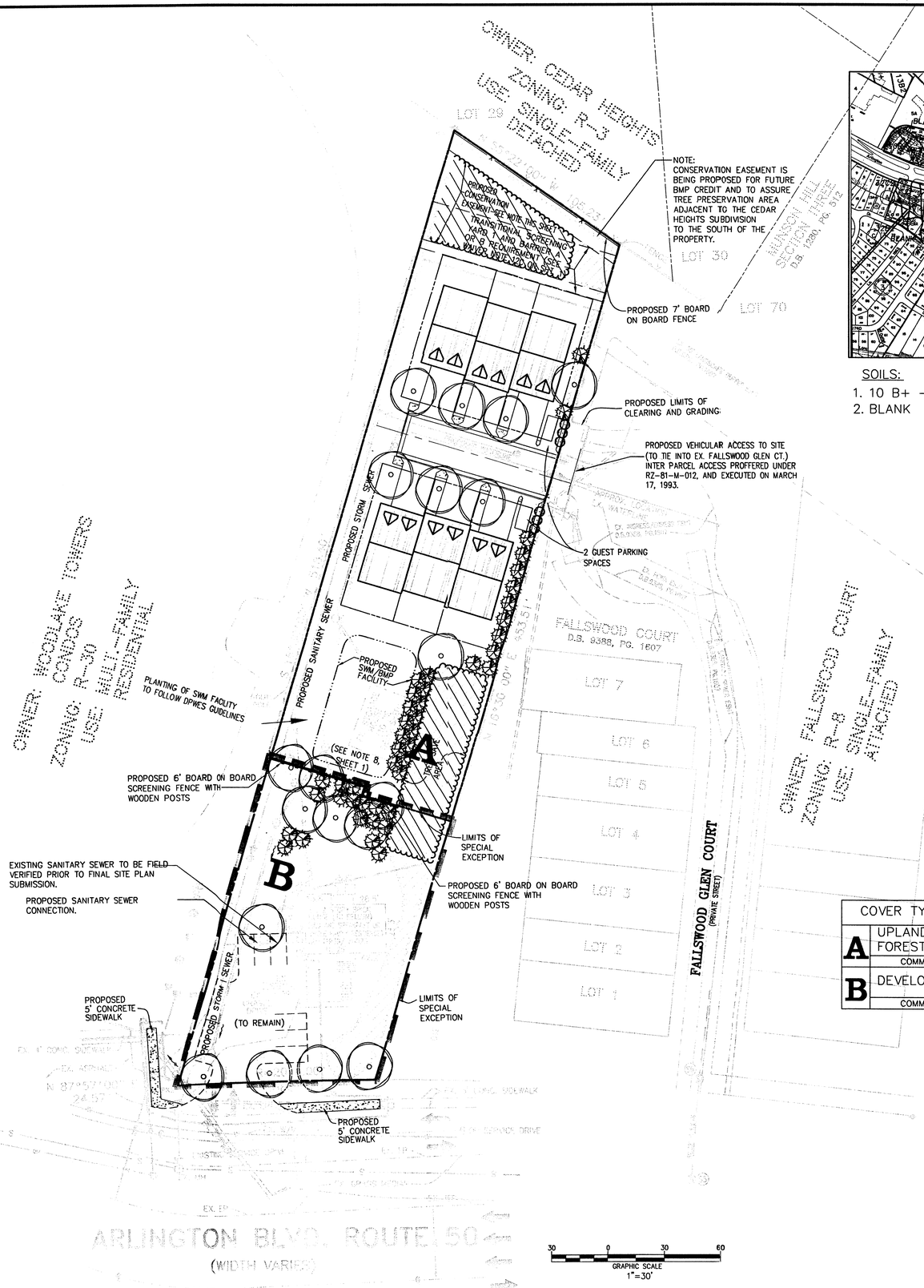
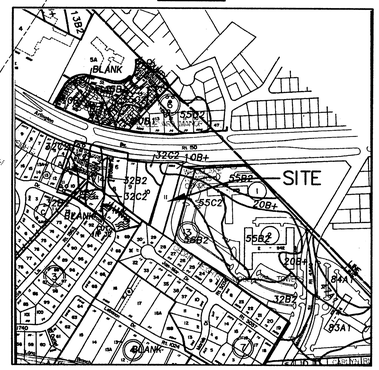


SOILS



SOILS:

1. 10 B+ – GLENVILLE SILT LOAM
2. BLANK

TREE COVER CALCULATION

GROSS SITE AREA:	1.1148 Ac. (48,560 sf)
PROPOSED ZONING:	PDH-3
DEDUCTIBLE AREAS: 6 PROPOSED TOWNHOUSE UNITS @ 1008 SF (FOOTPRINT) EACH	= 6048 SF
ADJUSTED SITE AREA	= 42,512 SF
REQUIRED TREE COVER (20%)	= 8,502.40 SF
PROVIDED TREE COVER (37%)	= 15,815 SF

-TREE PRESERVATION AREAS= 6,915 SF (922.0 x 125)

-PROPOSED LANDSCAPING= 9,300 SF
(CAT. IV DECID= 19 x 200 SF)
(CAT. II/III EVERG= 44 x 125 SF)

PLANT LIST

TREES TO CONSIST OF BUT NOT LIMITED TO THE FOLLOWING:

DECIDUOUS SHADE TREES

ACER RUBRUM
ACER SACCHARUM
GLEDITSIA TRIACANTHOS VAR. INERMIS "SKYLINE"
QUERCUS ALBA
QUERCUS PALUSTRIS
QUERCUS PHELLOS
QUERCUS RUBRA
PLATANUS OCCIDENTALIS
ZELKOVA SERRATA

EVERGREEN TREES

X CUPRESSOCYPARIS LEYLANDII
ILEX ATTENUATA 'FOSTERI'
PINUS NIGRA
PINUS THUNBERGIANA
THUJA OCCIDENTALIS

ORNAMENTAL TREES

BETULA NIGRA
CERCIS CANADENSIS
CORNUS KOUSA
LAGERSTROEMIA INDICA
MAGNOLIA SOULANGIANA
PRUNUS YEDOENSIS

SHRUBS

BUXUS MICROPHYLLA
ILEX VAR.
JUNIPERUS VAR.
PRUNUS LAUROCERASUS
RHODODENDRON VAR. (AZALEA)

NOTES:

1. LANDSCAPE PLANS ARE CONCEPTUAL AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, PLANT AVAILABILITY, FINAL ARCHITECTURE AND UTILITY LOCATIONS, BUT WILL BE IN SUBSTANTIAL CONFORMANCE TO THAT WHICH IS SHOWN.

Application No. RZ/FDP2001-MA-001 Staff D. Thomas
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8/26/02
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Sheet 3 of 3

EXISTING VEGETATION LEGEND

	COVER TYPE	PRIMARY SPECIES	UNDERSTORY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA (AC.)
A	UPLAND FOREST	*Quercus alba, Acer rubrum, Liriodendron tulipifera, Quercus rubra*	*Nyssa sylvatica, Ilex opaca, Quercus rubra, Acer ruburm, Viburnum acerifolium*	Sub-climax	Good	0.8037
	COMMENTS	Relatively young trees mostly; rubbish in some areas.				
B	DEVELOPED	*Some shade trees*	Lawn and landscape plantings; existing house and parking lot:.	N/A	Fair	0.3111
	COMMENTS	Mosttly lawn; one parcel abandoned and unmowed; rubbish piles.				
				TOTAL AREA		1.1148

LANDSCAPING LEGEND

- DECIDUOUS SHADE TREE (2" CAL. MIN.)
- ORNAMENTAL TREE (1-1/2" CAL. MIN.)
- LARGE EVERGREEN TREE (6-7 HT. MIN.)
- SHRUB
- EXISTING VEGETATION
- TREE PRESERVATION AREA
- LIMITS OF CLEARING AND GRADING
- EXISTING VEGETATION TO REMAIN

THIS SHEET IS FOR LANDSCAPING PURPOSES ONLY!!!

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ENGINEERS PLANNERS SURVEYORS

LANDSCAPE PLAN/EXISTING VEGETATION MAP

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MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

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SAV	EB	KJG
DESIGN	DRAWN	CHKD

SCALE H: 1" = 30' V: N/A

JOB No. 1512-01-001

DATE MAY 25, 2001

FILE No. 1512-D-ZP-001

SHEET 3 OF 3

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