ZONING REQUIREMENTS:

EXISTING ZONING: R-1
PROPOSED ZONING: PDH-12
USE: SINGLE FAMILY ATTACHED RESIDENTIAL
EXISTING AREA: 1.321 ACRES

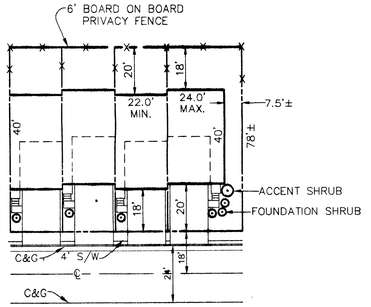
PDH-12 REQUIREMENTS
MIN. LOT AREA: NO REQUIREMENT
MIN. LOT WIDTH:
INTERIOR = NO REQUIREMENT
CORNER = NO REQUIREMENT
SETBACK FRONT = NO REQUIREMENT (18FT MIN. FROM BACK OF SIDEWALK TO GARAGE DOOR FOR LANDING)
SETBACK SIDE = NO REQUIREMENT
SETBACK REAR = NO REQUIREMENT (200 SQ. FT. PRIVACY AREA)
OPEN AREA = 30% GROSS AREA

THE MAXIMUM NUMBER OF DWELLING UNITS PROPOSED IS IN ACCORDANCE WITH THE PROVISIONS OF SEC. 6-109 OF THE ZONING ORDINANCE. THE TOTAL DENSITY CALCULATIONS ARE PROVIDED:

GROSS SITE AREA = 1.321 ACRES
NUMBER OF LOTS PERMITTED = 12 x 1.321 = 15 LOTS
NUMBER OF LOTS PROPOSED = 11
DENSITY = 11/1.321 = 8.33 LOTS PER ACRE
OPEN AREA REQUIRED = 30% OF THE GROSS AREA
30% x 1.321 AC. = 0.396 ACRES
OPEN AREA PROVIDED = 0.4183 ACRES OR 32%
STREET DEDICATION = 0.1163 ACRES
PARKING REQUIRED = 11 x 2.3 = 25 SPACES
PARKING PROVIDED = 2 x 11 = 22 GARAGE SPACES
2 x 11 = 22 DRIVEWAY SPACES
VISITOR = 11 SPACES
TOTAL = 55 SPACES

OWNER:

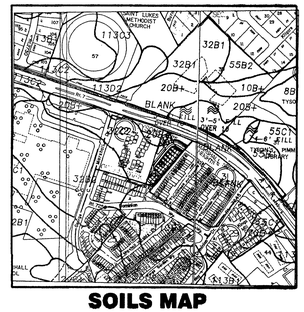
TAX MAP #39-2-01-56
WHITESTONE INVESTMENT, INC.
4300 WOODLARK DRIVE
ANNANDALE, VA. 22003



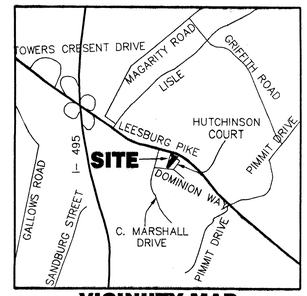
TYPICAL SECTION
SCALE: 1" = 30'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING	TANGENT
C1	1084.65'	64.27'	3°23'42"	64.26'	N72°18'55"W	32.14'

SOIL NO.	SOIL NAME	PROBLEM CLASS
20B+	MEADOWVILLE	B
32C2	FAIRFAX (SIL)	B
113B1	FAIRFAX (GR SIL)	B

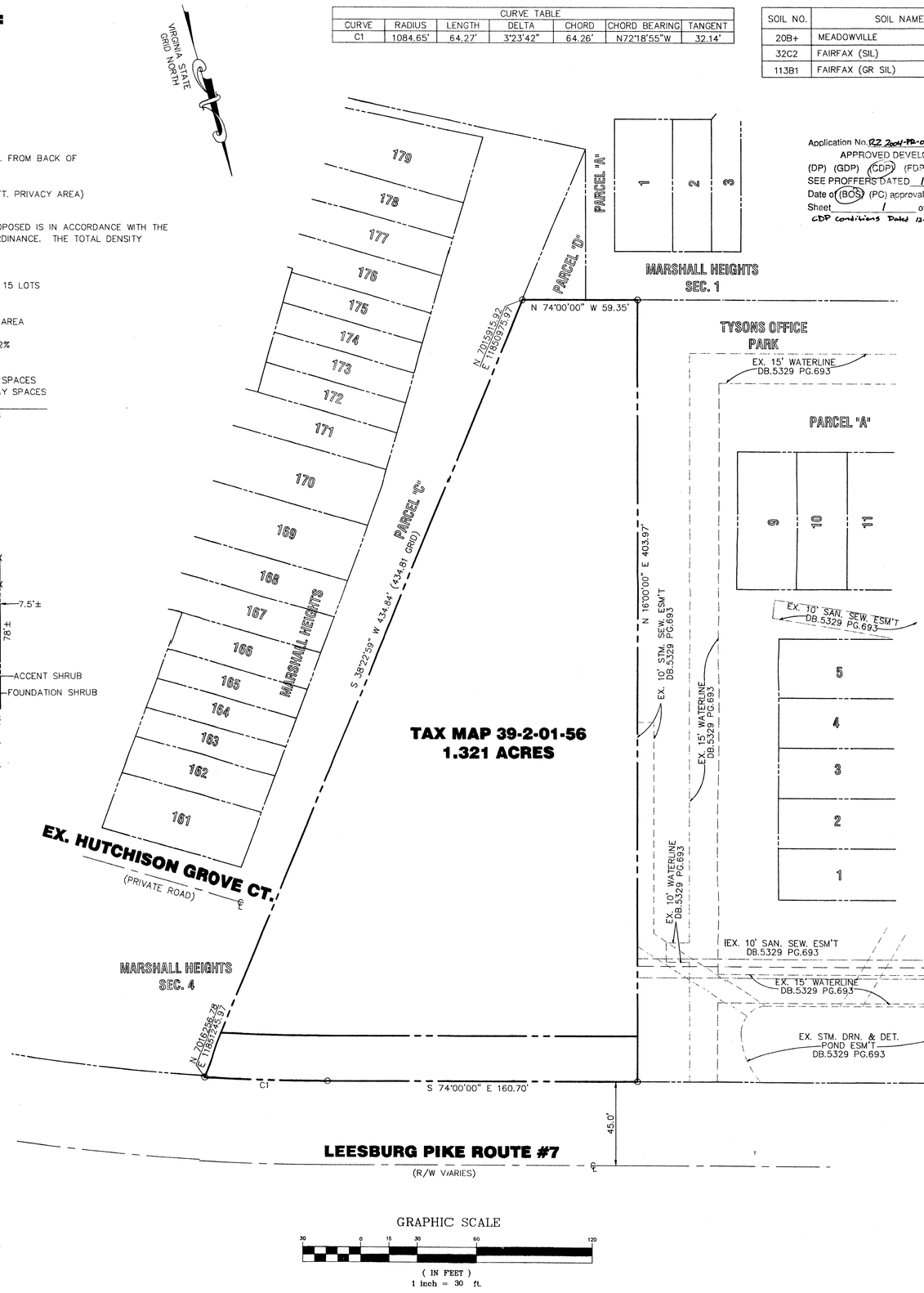


SOILS MAP
1" = 500'



VICINIITY MAP
1" = 2000'

Application No. RZ 2004-PR-006 Staff A.Shriber
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12-3-04
Date of (BOS) (PC) approval 12-6-04
Sheet 1 of 5
CDP conditions Dated 12-6-04



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GENERAL NOTES:

THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 39-2-001-56.

THE PROPERTY CONSISITS OF 1.321 ACRES AND IS CURRENTLY ZONED R-1. THE CDP/FDP ACCOMPANIES AN APPLICATION TO REZONE THE PROPERTY TO THE PDH-12 DISTRICT.

THE PROPERTY IS LOCATED IN THE J10 JEFFERSON NORTH COMMUNITY PLANNING SECTOR. THE LAND USE RECOMMENDATION SET FORTH IN THE COMPREHENSIVE PLAN THAT IS APPLICABLE TO THIS PROPERTY READS AS FOLLOWS:
PARCELS ALONG ROUTE 7 WEST OF IDYLWOOD ROAD ARE PLANNIED FOR RESIDENTIAL DEVELOPMENT AT 12-16 DWELLING UNITS PER ACRE.

THE PROPOSED DEVELOPMENT PROGRAM IS IN ACCORDANCE WITH THE LAND USE RECOMMENDATION.

THE COMPREHENSIVE PLAN RECOMMENDS A BICYCLE TRAIL ALONG BOTH SIDES OF LEESBURG PIKE, RTE. #7; WHICH WOULD BE ACROSS THE NORTHERN PORTION OF THIS SITE ADJACENT TO RTE. # 7. A SIDEWALK EXIST IN THIS AREA.

WAIVERS REQUESTED

1. WAIVER OF MINIMUM 2 AC. SITE FOR PDH ZONING.
2. WAIVER OF EXTENSION OF TRAVEL WAY OR SERVICE DRIVE ALONG RTE 7.
3. WAIVER OF BICYCLE TRAIL ALONG LEESBURG PIKE.

NOTES: CDP/FDP

"P" DISTRIICT REZONING APPLICATION NOTES AND TABULATIONS PER SEC. 16-501 PARAGRAPH 1 ITEMS "A" THRU "X" AND SEC. 16-502 PARAGRAPH 1 ITEMS "A" THRU "T".

SEC. 16-501 NOTES

A. VICINITY MAP SHOWN HEREON -SCALE 1"=2000'.
B. OWNERSHIP SHOWN HEREON.
C. BOUNDARY INFORMATION FROM BOUNDARY SURVEY PERFORMED BY HUNTLEY, NYCE AND ASSOCIATES, LTD. DATED MARCH 2001. TOPO. IS FIELD RUN BY HUNTLEY, NYCE AND ASSOCIATES, LTD.. MARCH 2001 WITH 2 FT. CONTOUR INTERVALS.
D. SCALE AND NORTH ARROW SHOWN HEREON.
E. FINAL DEVELOPMENT PLAN SHOWN HEREON.
F. TRAFFIC CIRCULATION AND PEDESTRIAN SIDEWALK LOCATIONS SHOWN HEREON.
G. OPEN SPACE AREAS AND COMMUNITY FACILITIES SHOWN HEREON. A STORM WATER MANAGEMENT AREA IS PROPOSED WITHIN THE OPENI SPACE FOR DPW FAIRFAX COUNTY MAINTENANCE, OWNERSHIP OF OPEN AREA WILL BE CONVEYED TO THE HOMEOWNER ASSOCIATION.
H. FOR PARKING SPACES REQUIRED, SEE SITE TABULATIONS.
I. THE SUBJECT PROPERTY HAS LEGAL INGRESS AND EGRESS BY WAY OF HUTCHINSON GROVE COURT TO DOMINION WAY RTE. 7256 BY EASEMENT AGREEMENT WITH MARSHALL HEIGHTS H.O.A. AS THE DEVELOPMENT WILL NOT ACCESS THROUGH THE ROUTE 7 FRONTAGE. NO IMPROVEMENTS TO LEESBURG PIKE ARE PROPOSED OR DEEMED REQUIRED.
J. THE PROPERTY LIES ENTIRELY WITHIN THE RMA AND OUTSIDE ANY DESIGNATED FLOOD PLAIN.
K. SEE LANDSCAPE PLAN FOR DELINEATION OF EXISTING AND PROPOSED VEGETATION.
L. PROPOSED STORMWATER MANAGEMENT FACILITIES SHOWN HEREON.
M. THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25FT. OR MORE.
N. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PRESERVATION ON THIS SITE.
O. TO THE BEST OF OUR KNOWLEDGE THERE IS NO PHYSICAL EVIDENCE OF A GRAVE OR BURIAL SITE ON THIS PROPERTY.
P. THE PROPOSED REZONING AND SUBDIVISION IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN FOR THIS AREA. THE COMPREHENSIVE PLAN RECOMMENDS A DENSITY RANGE OF 12 TO 16 LOTS PER ACRE. THE PROPOSED PDH-12 DISTRICT WOULD RESULT IN A DENSITY OF 9.16 LOTS PER ACRES AS PROPOSED.
Q. THERE IS AN EXISTING 6FT. BRICK WALL ALONG THE WEST BOUNDARY TO THE TYSONS OFFICE PARK AND A BUFFER AREA ALONG THE EAST BOUNDARY LINE OF 18FT± TO 37FT± OF OPEN AREA TO THE REAR OF TOWNHOUSES WITHIN THE MARSHALL HEIGHTS SUBDIVISION. EVERGREEN TREES ARE PROPOSED TO BE PLANTED WITHIN THE OPEN AREA PARALLEL TO RTE. 7. THE PROPOSED DEVELOPMENT WILL BE COMPATIBLE WITH ADJACENT DEVELOPMENT.
R. THE 1 & 1/2 STORY SINGLE DWELLING HAS BEEN DEMOLISHED. DATE OF CONSTRUCTION NOT KNOWN.
S. THE PROPOSED DEVELOPMENT IS FOR RESIDENTIAL DEVELOPMENT; THEREFORE, NO FAR REQUIREMENTS ARE AFFORDABLE.
T. SEE SITE TABULATIONS.
U. SEE SITE TABULATIONS.
V. THIS DEVELOPMENT SHALL CONFORM TO ALL CURRENT AND APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT FOR THOSE WAIVERS, MODIFICATIONS, AND/OR VARIANCES REQUESTED AND APPROVED.
W. SPECIAL AMENITIES TO BE PROVIDED WITHIN THE PLANNED DEVELOPMENT INCLUDE LANDSCAPE PARK WITH FLOWER GARDENS AND BENCHES, ALSO 11 VISITOR PARKING SPACES.
X. THE PROPOSED DEVELOPMENT SCHEDULE IS SUBJECT TO APPROVALS BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND DPW&ES, ALSO SUBJECT TO MARKET CONDITIONS.

SEC. 16-502 ADDITIONAL NOTES

1. THE GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS NOT REQUIRED WITH RESIDENTIAL DWELLING UNITS. MAXIMUM 35FT. HEIGHT.
2. THE LIMITS OF CLEARING AND GRADING SHOWN ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND LOCATION OF PROPOSED UTILITIES.
3. THIS SITE IS TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
4. THE SINGLE FAMILY ATTACHED DWELLING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. FEATURES LIKE SUNROOMS, DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED IN THE PLAN REQUIRED TO ACCOMPANY THE APPLICATION FOR BUILDING PERMITS. ALL OF THE DWELLINGS WILL HAVE GARAGES. (TWO CAR GARAGES)
5. TO THE BEST OF OUR KNOWLEDGE THERE IS NO PHYSICAL EVIDENCE OF HAZARDOUS OR TOXIC SUBSTANCES OR MATERIALS ON THIS SITE.

RECEIVED
Department of Planning & Zoning
OCT 14 2004
Zoning Evaluation Division

Huntley, Nyce & Associates, Ltd.
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FAX 703-378-5899
Arlington * (703) 532-4924
Leesburg * (703) 779-4905
Warrenton * (540) 347-2100

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE
9068
SURVEYOR

WHITESTONE'S ADDITION TO MARSHALL HEIGHTS
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN/BOUNDARY SURVEY/REZONING PLAT

RZ 2003-0693

SCALE: 1" = 30'
DATE: 09-03-02
REVISIONS:
10-31-03
01-13-04
03-31-04
05-05-04
06-17-04
07-23-04
09-15-04
09-20-04

SHEET 1 OF 5
FILE NO. PL - 3342

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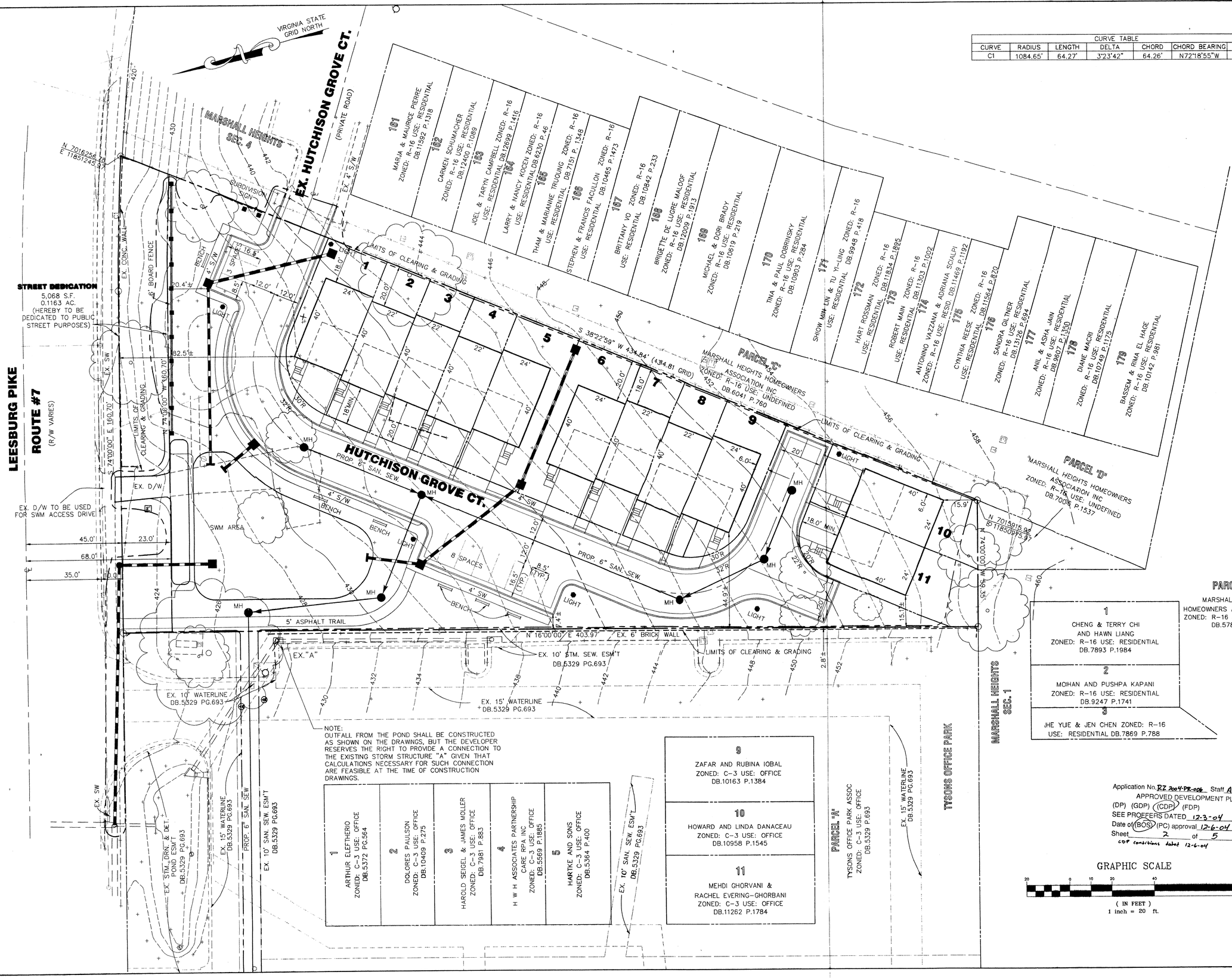

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING	TANGENT
C1	1084.65'	64.27'	3°23'42"	64.26'	N72°18'55"W	32.14'

161	MARJA & MAURICE PIERRE ZONED: R-16 USE: RESIDENTIAL DB.11592 P.1318
162	CARMEN SCHUMACHER ZONED: R-16 USE: RESIDENTIAL DB.12400 P.1089
163	JOEL & TARYN CAMPBELL ZONED: R-16 USE: RESIDENTIAL DB.12699 P.1416
164	LARRY & NANCY KOCEN ZONED: R-16 USE: RESIDENTIAL DB.6230 P.46
165	THAM & MARIANNE TRUQUING ZONED: R-16 USE: RESIDENTIAL DB.7151 P.1348
166	STEPHEN & FRANCIS FACULLON ZONED: R-16 USE: RESIDENTIAL DB.10465 P.1473
167	BRITTANY VO ZONED: R-16 USE: RESIDENTIAL DB.10842 P.233
168	BRIGETTE DE LUGRE MALOOF ZONED: R-16 USE: RESIDENTIAL DB.12058 P.1913
169	MICHAEL & DORI BRADY ZONED: R-16 USE: RESIDENTIAL DB.10619 P.219
170	TINA & PAUL DOBRINSKY ZONED: R-16 USE: RESIDENTIAL DB.10903 P.284
171	SHOW MIN LIN & TU YI-LING ZONED: R-16 USE: RESIDENTIAL DB.9948 P.418
172	HART ROSSMAN ZONED: R-16 USE: RESIDENTIAL DB.11834 P.1895
173	ROBERT MAN ZONED: R-16 USE: RESIDENTIAL DB.11303 P.1092
174	ANTONINO VAZZANA & ADRIANA SCALPI ZONED: R-16 USE: RESID. DB.11469 P.1192
175	CYNTHIA REESE ZONED: R-16 USE: RESIDENTIAL DB.11584 P.820
176	SANDRA GILTNER ZONED: R-16 USE: RESIDENTIAL DB.13128 P.694
177	ANIL & ASHA JAIN ZONED: R-16 USE: RESIDENTIAL DB.9807 P.1350
178	DIANE MACRI ZONED: R-16 USE: RESIDENTIAL DB.10749 P.1175
179	BASSEM & RIMA EL HAGE ZONED: R-16 USE: RESIDENTIAL DB.10142 P.981

1	ARTHUR ELEFTHERIO ZONED: C-3 USE: OFFICE DB.5372 PG.564
2	DOLORES PAULSON ZONED: C-3 USE: OFFICE DB.10409 P.275
3	HAROLD SEIGEL & JAMES MOLLER ZONED: C-3 USE: OFFICE DB.7981 P.883
4	H W H ASSOCIATES PARTNERSHIP CARE RPA INC ZONED: C-3 USE: OFFICE DB.5569 P.1885
5	HARTKE AND SONS ZONED: C-3 USE: OFFICE DB.5364 P.400
9	ZAFAR AND RUBINA IQBAL ZONED: C-3 USE: OFFICE DB.10163 P.1384
10	HOWARD AND LINDA DANACEAU ZONED: C-3 USE: OFFICE DB.10958 P.1545
11	MEHDI GHORVANI & RACHEL EVERING-GHORBANI ZONED: C-3 USE: OFFICE DB.11262 P.1784
PARCEL "A"	TYSONS OFFICE PARK ASSOC ZONED: C-3 USE: OFFICE DB.5329 P.693

PARCEL "A" MARSHAL HEIGHTS HOMEOWNERS ASSOCIATION INC ZONED: R-16 USE: UNDEFINED DB.5786 P.951	
1	CHENG & TERRY CHI AND HAWN LIANG ZONED: R-16 USE: RESIDENTIAL DB.7893 P.1984
2	MOHAN AND PUSHPA KAPANI ZONED: R-16 USE: RESIDENTIAL DB.9247 P.1741
3	JHE YUE & JEN CHEN ZONED: R-16 USE: RESIDENTIAL DB.7869 P.788

Application No. RZ 2004-PR-006 Staff A. Shriber
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12-3-04
Date of (BOS) (PC) approval 12-6-04
Sheet 2 of 5
CDP conditions dated 12-6-04

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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FAX 703-378-3699
Arlington * (703) 532-4924
Leesburg * (703) 779-4905
Warrenton * (540) 347-2100

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 9668
LAND SURVEYOR

WHITESTONE'S ADDITION TO MARSHALL HEIGHTS

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PLAN VIEW CDP/FDP

SCALE: 1" = 20'
DATE: 09-03-02
REVISIONS:
10-31-03
01-13-04
03-31-04
05-05-04
06-17-04
07-23-04
09-15-04
09-20-04

SHEET 2 OF 5
FILE NO. PL - 3342

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY	STOCK SIZE (HEIGHT/ (CALIPER)	STOCK TYPE.	10-YR TREE COVER ft2	TREE COVER SUB-TOTAL ft2	REMARKS
TREES								
QP	QUERCUS PALUSTRIS	PIN OAK	12	2"-2.5"	B & B	200	2,400	SEE NOTES
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	10	2"-2.5"	B & B	100	1000	MULTI-STEM
PA	PLATINUS X ACERIFOLIA	LONDON PLANE TREE	18	2"-2.5"	B & B	200	3,600	SEE NOTES
LS	LIQUIDAMBER STYRICIFLUA	SWEET GUM	8	2"-2.5"	B & B	150	1,200	SEE NOTES
NS	NYSSA SYLVATICA	BLACK GUM	4	2"-2.5"	B & B	150	600	SEE NOTES
CC	CERCIS CANADENSIS	RED BUD	6	2"-2.5"	B & B	100	600	SEE NOTES
PS	PINUS STROBUS	WHITE PINE	7	6-8'	B & B	200	1,400	SEE NOTES
SHRUBS								
VB	VIRBURNUM BURWOODII	BURKWOOD VIRBURMUM	26	5 GALLON	B & B	50	1,300	SEE NOTES
		TOTAL =	91			TOTAL =	12,100	

VIRGINIA STATE GRID NORTH

EX. HUTCHISON GROVE CT. (PRIVATE ROAD)

MARSHALL HEIGHTS SEC. 4

26 VB

5 CF

5 CF

STREET DEDICATION
5,068 S.F.
0.1163 AC.
(HEREBY TO BE DEDICATED TO PUBLIC STREET PURPOSES)

LEESBURG PIKE
ROUTE #7
(R/W VARIES)

18 PA

7 PS

2 CC

8 LS

2 NS

4 QP

4 CC

2 NS

8 QP

HUTCHISON GROVE CT.

PROP. 6" SAN. SEW.

EX. D/W TO BE USED FOR SWM ACCESS DRIVE

SWM ACCESS DRIVE

SWM AREA

5' ASPHALT TRAIL

EX. "A"

EX. 10" WATERLINE DB.5329 PG.693

EX. 10" STM. SEW. ESM'T DB.5329 PG.693

EX. 15" WATERLINE DB.5329 PG.693

LIMITS OF CLEARING & GRADING

LARGE DECIDUOUS SHADE TREE - TYP. 8 SPACES

EX. CONC. WALL

EX. BOARD FENCE

SUBDIVISION SIGN

LIGHT

MH

EX. 4' S/W

EX. SW

4' SW

5' S/W

161 MARJA & MAURICE PIERRE ZONED: R-16 USE: RESIDENTIAL DB.11592 P.1318

162 CARMEN SCHUMACHER ZONED: R-16 USE: RESIDENTIAL DB.12407 P.1089

163 JOEL & TARYN CAMPBELL ZONED: R-16 USE: RESIDENTIAL DB.12699 P.1416

164 LARRY & NANCY KOCEN ZONED: R-16 USE: RESIDENTIAL DB.6230 P.46

165 THAM & MARIANNE TRUONG ZONED: R-16 USE: RESIDENTIAL DB.7151 P.1348

166 STEPHEN & FRANCIS FACULLON ZONED: R-16 USE: RESIDENTIAL DB.10465 P.1473

167 BRITTANY VO ZONED: R-16 USE: RESIDENTIAL DB.10842 P.233

168 BRIGETTE DE LUGRE MALOOF ZONED: R-16 USE: RESIDENTIAL - DB.12008 P.1913

169 MICHAEL & DORI BRADY ZONED: R-16 USE: RESIDENTIAL DB.10619 P.219

170 TINA & PAUL DOBRINSKY ZONED: R-16 USE: RESIDENTIAL DB.10903 P.284

171 SHIOW MIN LIN & TU YI-LING ZONED: R-16 USE: RESIDENTIAL DB.9945 P.418

172 HART ROSSMAN ZONED: R-16 USE: RESIDENTIAL DB.11834 P.1895

173 ROBERT MAIN ZONED: R-16 USE: RESIDENTIAL DB.11503 P.1902

174 ANTONINO VAZZANA & ADRIANA SCIALPI ZONED: R-16 USE: RESID. DB.11469 P.1192

PARCEL "C" MARSHALL HEIGHTS HOMEOWNERS ASSOCIATION INC ZONED: R-16 USE: UNDEFINED DB.6041 P.760

PARCEL "D" MARSHALL HEIGHTS HOMEOWNERS ASSOCIATION INC ZONED: R-16 USE: UNDEFINED DB.7008 P.1537

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3 JHE YUE & JEN CHEN ZONED: R-16 USE: RESIDENTIAL DB.7869 P.788

9 ZAFAR AND RUBINA IOBAL ZONED: C-3 USE: OFFICE DB.10163 P.1384

MARSHALL HEIGHTS SEC. 1

TYSONS OFFICE PARK

NOTE:
OUTFALL FROM THE POND SHALL BE CONSTRUCTED AS SHOWN ON THE DRAWINGS, BUT THE DEVELOPER RESERVES THE RIGHT TO PROVIDE A CONNECTION TO THE EXISTING STORM STRUCTURE "A" GIVEN THAT CALCULATIONS NECESSARY FOR SUCH CONNECTION ARE FEASIBLE AT THE TIME OF CONSTRUCTION DRAWINGS.

Application No. RZ 2004-PR-006 Staff A. Shriber
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12-3-04
Date of (BOS) (PC) approval 12-6-04
Sheet 3 of 5
CDP conditions Dated 12-6-04

THIS SHEET TO BE USED FOR LANDSCAPE PURPOSES AND TREE COVER CALCULATION ONLY.

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Warrenton * (540) 347-2100

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE NO. 018618
LAND SURVEYOR

WHITESTONE'S ADDITION TO MARSHALL HEIGHTS

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN

SCALE: 1" = 20'
DATE: 09-03-02
REVISIONS:
10-31-03
01-13-04
03-31-04
05-05-04
06-17-04
07-23-04
09-15-04
09-20-04

SHEET 3 OF 5
FILE NO. PL - 3342

FAIRFAX COUNTY TREE COVER

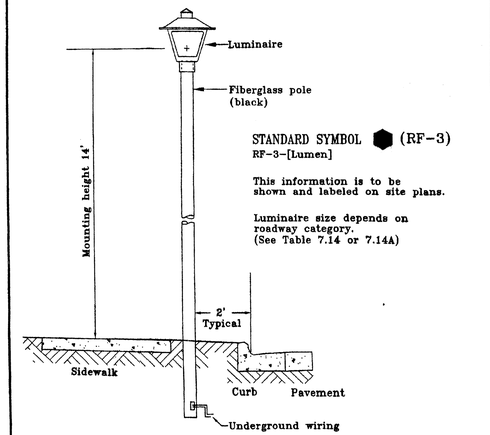
TAX MAP: 39-2-01-56

ZONING CATEGORY PDH-12 (REZONED)

1.	GROSS SITE AREA	73,616	SQ.FT.
2.	ADJUSTED GROSS AREA	73,616	SQ.FT.
3.	X PERCENT OF TREE COVER REQUIRED	20	%
4.	TREE COVER REQUIRED	14,723	SQ.FT.
5.	EXISTING TREE COVER AREA (X 1.25)	2,906	SQ.FT.
6.	TOTAL TREE COVER PROVIDED	15,006	SQ.FT.
7.	EXCESS TREE COVER	283	SQ.FT.

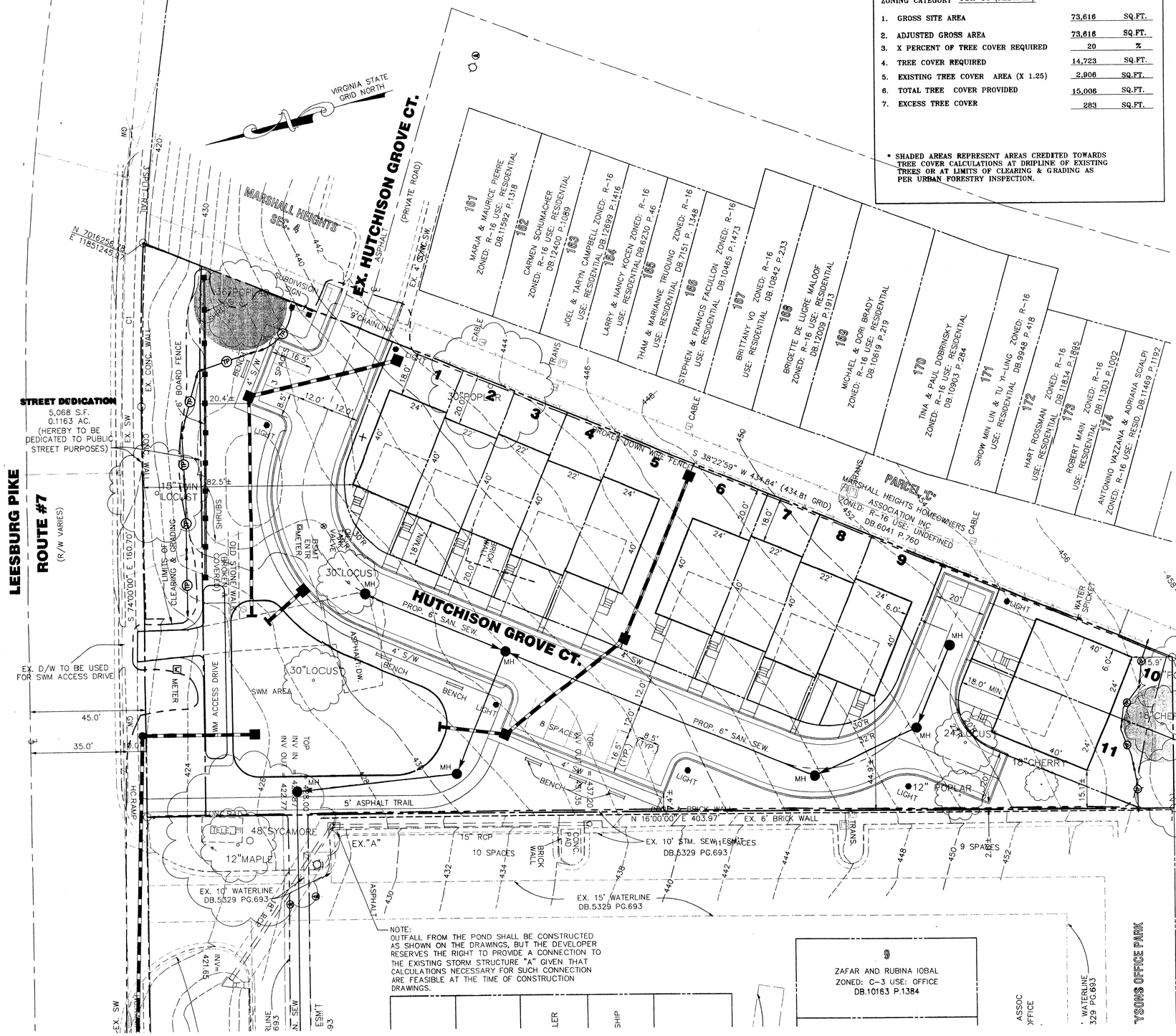
* SHADED AREAS REPRESENT AREAS CREDITED TOWARDS TREE COVER CALCULATIONS AT DRIPLINE OF EXISTING TREES OR AT LIMITS OF CLEARING & GRADING AS PER URBAN FORESTRY INSPECTION.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



NOTE:
DEVELOPER RESERVES THE RIGHT TO CHANGE LIGHTING SPECIFICATION STYLE.

Ref. Sec. 7-1004	ALTERNATE SECURITY LIGHTING FIXTURE COLONIAL STYLE FOR PROPOSED CURB AND GUTTER STREETS	PLATE NO.	STD. NO.
Rev. 1-00		32-7	RF-3



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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE
9088
LAND SURVEYOR

WHITESTONE'S ADDITION TO MARSHALL HEIGHTS
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TREE COVER PLAN

SCALE: 1" = 20'

DATE: 09-03-02

REVISIONS:
10-31-03
01-13-04
03-31-04
05-05-04
06-17-04
07-23-04
09-15-04
09-20-04

Application No. RZ 2004-PR-006 Staff A. Shriber
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12-3-04
Date of (BOS) (PC) approval 12-6-04
Sheet 4 of 5
CDP conditions Dated 12-6-04

SHEET 4 OF 5

FILE NO. PL - 3342

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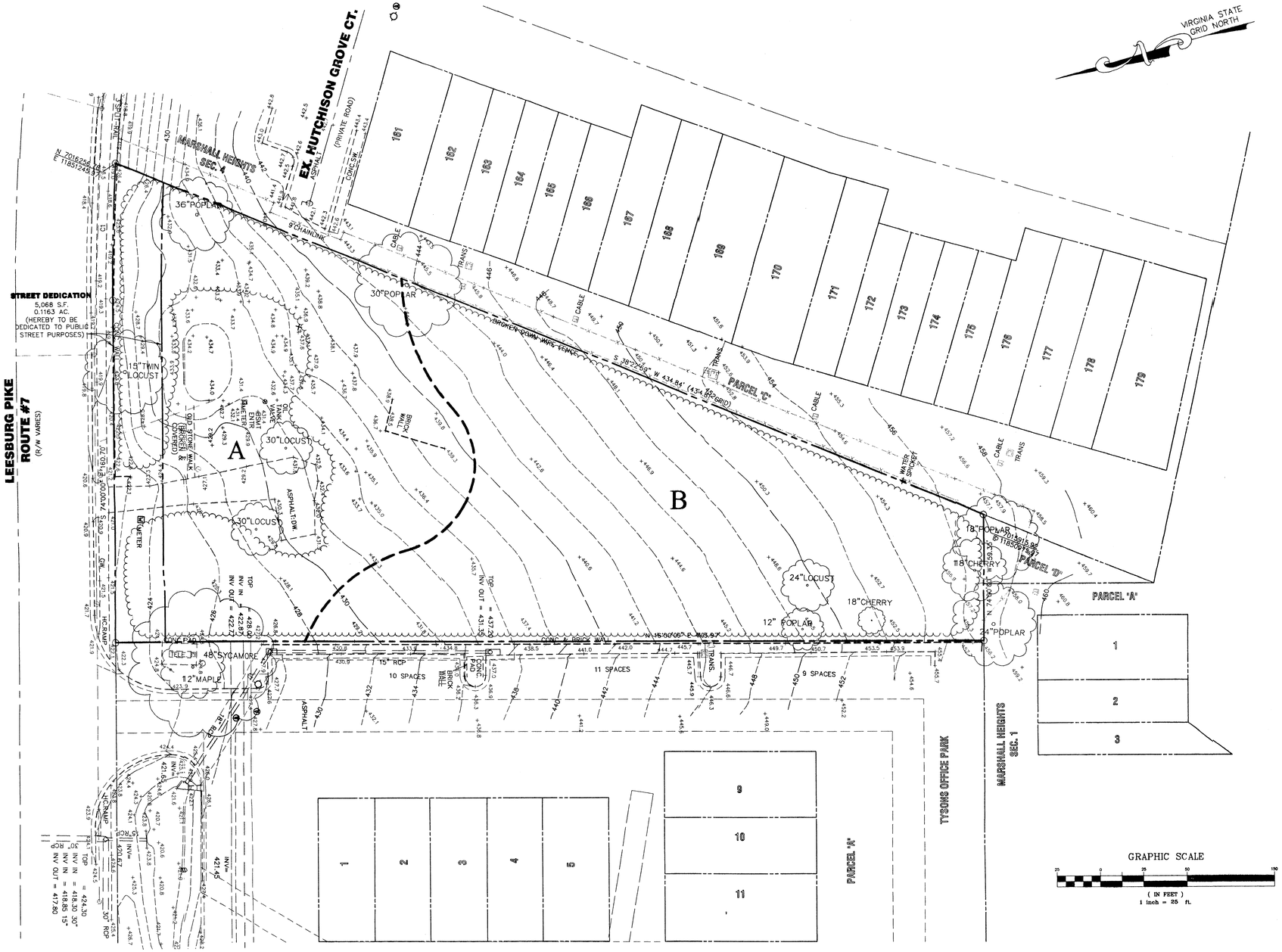

EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	DEVELOPED	N/A	N/A	N/A	0.17 AC.	SEE DESCRIPTION
B	UPLAND HARDWOODS	TULIP POPLAR, CHERRY, MAPLE	N/A	GOOD TO FAIR	1.14 AC.	SEE DESCRIPTION
TOTAL AREA					1.31 AC.	

SITE CONDITION NARRATIVE

COVER TYPE A: THE SITE, OVERALL, CONSIST OF AN ABANDON HOUSE WHICH SITS ON A 1.31 ACRE SITE THAT IS MOSTLY COVERED BY SOME LARGE SPECIMEN TREES IN THE CANOPY WHICH SHOULD BE SAVED AND MOSTLY UNDER STORY SPECIES. MORE SPECIFICALLY, COVER TYPE "A" INCLUDES A 1.5 STORY HOUSE WITH SOME PAVED AREAS DESIGNATED AS AN OLD BLACKTOP DRIVEWAY.

COVER TYPE B: THE AREA OF COVER TYPE "B" CONSIST MOSTLY OF MEDIUM TO SOME LARGE CANOPY TREES SURROUNDED BY UNDERSTORY. SOME OF THE CANOPY LAYER CONSIST OF LIRIODENDRON TULIPIFERA–YELLOW POPLAR, ACER RUBRUM–RED MAPLE, QUERCUS PALUSTRIS–PIN OAK, AND QUERCUS RUBRUM–RED OAK; HOWEVER, RED OAK AND PIN OAK COUNTS ARE MINIMAL. UDERSTORY TREE SPECIES INCLUDE PRUNUS SEROTINA–BLACK CHERRY, ROBINIA PSEUDOACACIA–BLACK LOCUST, AND EVERGREEN SPECIES ILEX OPACA–AMERICAN HOLLY. LOCUST APPEARS THAT IT MAY BE THE DOMINANT UNDERSTORY SPECIES. OTHER UNDER STORY INCLUDE SOME SIGHTINGS OF CORNUS FLORIDA–FLOWERING DOGWOOD, MORUS ALBA–WHITE MULBERRY AND SOME NATIVE VIBURNUM SPECIES. IT SHOULD BE NOTED THAT THE OUTER EDGE OF THE SITE AND THE INNER PRE–EXISTING DEVELOPMENT OF THE SITE INCLUDES PIONEERING SPECIES OF SHRUBS AND VINES WHICH INCLUDE: LONICERA JAPONICA–JAPANESE HONEY SUCKLE, AKEBIA QUINATA–FIVE LEAF AKEBIA, AND MOSTLY LONICERA MAAKII–AMUR HONEYSUCKLE AT ITS FRUITING STAGE. WITHIN THE OUTER EDGES OF THE SITE AND THE OUTER EDGE ALONG THE PROPERTY LINE, THERE ARE ALSO NATIVE VINES LIKE: VITUS LABRUSCA–AMERICAN GRAPE, PARTHENOCISSUS QUINQUEFOLIA–VIRGINA CREEPER, AND TOXICANS RADICANS–POISEN IVY TAKING OVER SOME OF THE CANOPY AND UNDERSTORY SPECIES.

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Sheet 5 of 5
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CERTIFICATE 9688
LAND SURVEYOR

WHITESTONE'S ADDITION TO MARSHALL HEIGHTS

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP CDP/FDP

SCALE: 1" = 25'
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10-31-03
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SHEET 5 OF 5
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