97-014-H

SITE TABULATIONS

TOTAL SITE AREA: 15.3476 ACRES OR 668,541 SQ. FT.
EXISTING ZONING: R-1
PROPOSED ZONING: PDH-2
NUMBER OF UNITS: 30 SFD - DETACHED
DENSITY: 1.9547 DU/ACRE
OPEN SPACE REQUIRED: 133,708 SQ. FT. (20%)
OPEN SPACE PROVIDED: 182,479 SQ. FT. (27.30%)
PARCEL "A": 146,361 SQ. FT. (TO BE CONVEYED TO THE F.C.P.A.)
PARCEL "B": 36,118 SQ. FT. (TO BE CONVEYED TO THE H.O.A.)
STREET DEDICATION: 70,031 SQ. FT. OR 1.6077 ACRES
AVERAGE LOT SIZE: 13,868 SQ. FT. OR 0.31837 ACRES
MAXIMUM HOUSE HEIGHT: 35 FEET
REQUIRED PARKING: 60 SPACES
PROPOSED PARKING: MIN. OF 60 SPACES

LOT SIZE REQUIREMENTS:
MINIMUM DISTRICT SIZE: GREATER THAN 2 ACRES
AVERAGE LOT AREA: NO REQUIREMENT
MINIMUM LOT AREA: NO REQUIREMENT
MINIMUM LOT WIDTH:
(1) INTERIOR LOT: NO REQUIREMENT
(2) CORNER LOT: NO REQUIREMENT

MINIMUM YARD REQUIREMENTS:
(a) FRONT YARD: NO REQUIREMENT *
(b) SIDE YARD: NO REQUIREMENT *
(c) REAR YARD: NO REQUIREMENT *
(* REFER TO PROFFERS)

PROPOSED MINIMUM YARD REQUIREMENTS:
(a) FRONT YARD: 20'
(b) SIDE YARD: 8'
(c) REAR YARD. 25'

GENERAL NOTES

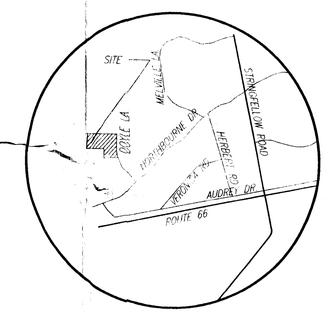
1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON FAIRFAX COUNTY TAX MAP 54-2 ((3)) PARCELS 26A, 26C, 27 AND 28.
2. PARCEL 26A AND 26C ARE IN THE NAME OF AHMAD AND CHRISTA MALEK-MOHAMADI
   PARCEL 27 IS IN THE NAME OF JOHN, JR AND HELEN V. PUFFENBARGER
   PARCEL 28 IS IN THE NAME OF FRANCES D. LILLEY
3. THE APPLICANT IS THE CONTRACT OWNER OF THE ABOVE REFERENCED PROPERTIES
4. THE PROPERTIES ARE PRESENTLY ZONED R-1.
5. THE TOPOGRAPHY SHOWN IS BASED ON A FIELD RUN SURVEY BY RINKER-DETWILER AND ASSOCIATES, MARCH 1997 CONTOUR INTERVAL IS 0.5m
6. THE BOUNDARY INFORMATION SHOWN HEREON IS A RESULT OF A FIELD RUN SURVEY PERFORMED BY RINKER-DETWILER AND ASSOCIATES, P.C. IN MARCH OF 1997
7. NO TITLE REPORT HAS BEEN FURNISHED.
8. BASED ON PRELIMINARY STUDY A PORTION OF THIS SITE WILL LIE IN A 100 YEAR FLOODPLAIN. THE EXACT LIMITS OF THE FLOODPLAIN WILL BE DETERMINED WITH THE REQUIRED FLOODPLAIN STUDY TO BE SUBMITTED DURING SUBDIVISION REVIEW. APPROXIMATE LIMITS ARE SHOWN BASED ON PREVIOUS FLOODPLAIN STUDIES BY BC CONSULTANTS IN CONJUNCTION WITH THE HAWTHORNE FOREST SUBDIVISION. NO LOTS WILL ENCROACH IN THE ESTABLISHED FLOODPLAIN LIMITS. LESS THAN 30% OF THE SITE WILL LIE IN FLOODPLAIN.

   BASED ON REVIEW OF THE FAIRFAX COUNTY MAPS AND DEFINITION OF RESOURCE PROTECTION AREA, NO PORTION OF THIS SITE LIES WITHIN A RPA. BY VIRTUE THAT THE SITE EXISTS IN FAIRFAX COUNTY, THE SITE IS CLASSIFED AS A RESOURCE MANAGEMENT AREA

   ENVIRONMENTAL PROTECTION AREAS (EOC) ARE BEING ESTABLISHED WITH THIS PLAN CONSISTENT WITH POLICIES SET FORTH IN THE POLICY PLAN OF THE COMPREHENSIVE PLAN OF FAIRFAX COUNTY.
9. THIS PROPOSED DEVELOPMENT WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER. APPROXIMATE LAYOUT OF THESE PROPOSED UTILITIES IS SHOWN HEREON AND ARE SUBJECT TO FINAL REVIEW AND APPROVAL AT TIME OF SUBDIVISION DESIGN.
10. BASED ON A FIELD INSPECTION OF THIS PROPERTY THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES THAT INDICATE PLACE OF BURIAL WITHIN THE BOUNDARIES OF THIS SITE
11. A PARTIAL WAIVER OF ON SITE STORMWATER MANAGEMENT AND ON SITE BMP'S IS HEREBY REQUESTED. FAIRFAX COUNTY REGIONAL SWM/BMP DETENTION FACILITY C-39 PRESENTLY EXISTS SEVERAL HUNDRED FEET DOWNSTREAM OF THIS SITE AND IS ADEQUATE FOR A PORTION OF THIS SITE. THE REMAINING PORTION OF THE SITE NOT CONTROLLED BY REGIONAL POND C-39 WILL BE CONTROLLED BY A ONSITE SWM/BMP FACILITY.
12. THE SITE IS PREDOMINATELY WOODED WITH A LARGE PORTION OF THE TREES BEING QUALITY HARDWOODS. IT IS THE INTENT OF THIS REZONING TO THE PDH-2 CATEGORY AND THIS LAYOUT TO MAXIMIZE SAVING AS MANY TREES AS POSSIBLE. THIS CDP/FDP HAS BEEN PREPARED TO BE AS SENSITIVE TO EOC, WETLANDS AND TREE SAVE AS POSSIBLE.

    BASED ON THE AMOUNT OF OPEN SPACE PROVIDED, ALL TREE CANOPY REQUIREMENTS WILL BE MET. THE ONLY DISTURBANCE OF THE EOC CORRIDOR IS FOR WATER AND SANITARY SEWER CROSSINGS, STORM DRAINAGE OUTFALL AND THE CONSTRUCTION OF A 6.0' WIDE ASPHALT TRAIL. NO OTHER DISTURBANCE OF EOC IS TO BE MADE.
13. THE COMPREHENSIVE PLAN DESIGNATES THIS AREA TO BE RESIDENTIAL USE, WITH A RECOMMENDED DENSITY BETWEEN ONE AND TWO DWELLING UNITS PER ACRE. THIS PLAN PROPOSES A DENSITY OF 1.9547 DU/ACRE WHICH IS IN CONFORMANCE WITH THE ADOPTED ~~COMPREHENSIVE~~ PLAN.
14. ~~THE~~ OPEN SPACE SHOWN AS PARCEL "B" WILL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION.
15. EXCEPT AS REQUESTED BELOW, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT SHOWN OF THIS PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

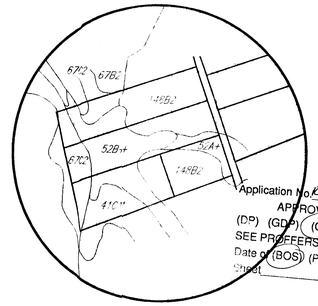
    A. A WAIVER IS TO BE REQUESTED TO REDUCE THE RIGHT-OF-WAY WIDTH ON A CATEGORY I AND II TERTIARY STREETS FROM 50' TO 46' (TS-1). THE JUSTIFICATION OF THIS REQUEST IS BASED ON THE FOLLOWING: LOW TRAFFIC GENERATION, PROPOSED 30' FACE OF CURB TO FACE OF CURB TYPICAL ROAD SECTION THAT IS CONSISTENT WITH THE PFM, THE 46' ROW IS CONSISTENT WITH THE NEWLY ADOPTED SUBDIVISION STREET STANDARDS PREPARED BY VDOT, AND FINALLY THAT THE REDUCED ROW WIDTH WILL ALLOW AN ADDITIONAL 5' TO 11.0' STRIP OF TREES TO BE SAVED. WE REQUEST THE DIAMETER OF THE CUL-DE-SAC AT THE ROW BE 43' IN LIEU OF 55' FOR THE SAME REASONS STATED ABOVE. THE DISTANCE FROM THE CENTER OF THE CUL-DE SAC TO THE FACE OF CURB WILL BE 35'.
16. NO BONUS DENSITY IS PROPOSED WITH THIS DEVELOPMENT.
17. THE BASIS OF THIS REQUEST TO REZONE TO THE PDH-2 IS TO ATTEMPT TO DEVELOP THIS PROPERTY CONSISTENT WITH THE SURROUNDING COMMUNITIES. THIS DEVELOPMENT IS INTENDED TO BE IN HARMONY WITH THE ADJACENT NEIGHBORS, AND IS INTENDED TO MAXIMIZE TREE SAVE AREAS. THIS DEVELOPMENT WILL NOT ADVERSELY IMPACT ADJACENT OWNER'S AND WILL FURTHER UPGRADE THE QUALITY OF THIS GROWING COMMUNITY. THIS PROPERTY IS UNIQUE IN THAT A REASONABLE DENSITY CAN BE ACHIEVED WITH AN MINIMAL DISTURBANCE TO THE NATURAL ENVIRONMENT.
18. THE OPEN SPACE SHOWN AS PARCEL "A" WILL BE OWNED AND MAINTAINED BY THE FAIRFAX COUNTY PARK AUTHORITY.
19. FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, STAIRS, AND STOOPS ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED ON THE PLANS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS IN ACCORDANCE WITH THE ZONING ORDINANCE.
20. IN ACCORDANCE WITH PAR. 4 ARTICLE 16-403 OF THE ZONING ORDINANCE, THE SINGLE FAMILY LOTS SHOWN HEREON ARE APPROXIMATE. MINOR DEVIATIONS TO THE LOT SIZES, DIMENSIONS AND LIMITS OF CLEARING MAY ALSO RESULT WITH THE FINAL ENGINEERING.
21. THE PROJECT SCHEDULE FOR THIS DEVELOPMENT IS THE SPRING OF 1998 THROUGH THE SPRING OF 1999. CONSTRUCTION WILL COMMENCE ON THIS DEVELOPMENT AS SOON AS ALL NECESSARY PLANS AND PERMITS ARE OBTAINED THROUGH DEM, HOWEVER THIS SCHEDULE COULD CHANGE DEPENDING ON MARKET CONDITIONS.
22. TO THE BEST OF OUR KNOWLEDGE AND BELIEFS, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED OR LOCATED ON THIS PROPERTY, NOR WILL THE PROPOSED USE GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES.
23. A SOILS REPORT WILL BE PREPARED, SUBMITTED AND APPROVED IN CONJUNCTION WITH THIS DEVELOPMENT.
24. WATER AND SEWER LAYOUTS ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO MODIFICATION UPON FINAL SUBDIVISION REVIEW.



VICINITY MAP
SCALE: 1" = 1000'

IREDELL SOILS GROUP

IREDELL SOILS GROUP INCLUDES THE KELLY SOILS. IN MOST CASES THE SOILS IN THIS GROUP OCCUR ON NEARLY LEVEL TOPOGRAPHY AND THERE IS NO PROBLEM WITH LAND SLIPPAGE. THE MAIN PROBLEM IS THAT THE CLAY SUBSOIL BECOMES SOFT PLASTIC AND STICKY AND HAS A VERY LOW VALUE FOR SUPPORT WHEN IT BECOMES SATURATED WITH WATER. WHEN THIS CLAY DRIES IT SHRINKS AND LEAVES A VOID UNDER THE FOOTINGS. TO PREVENT BROKEN FOOTINGS AND CRACKED WALLS HALL FOOTINGS SHOULD BE TAKEN THROUGH ALL OF THIS CLAY TO THE UNDERLYING WEATHERED ROCK MATERIAL. IN MOST CASES THE WEATHERED ROCK MATERIAL WILL BE REACHED 3 TO 5 FEET BELOW THE SURFACE.



SOILS MAP
SCALE: 1" = 500'

41C1 - ROCKY LAND (BASIIC ROCK) ROLLING PHASE
52A+ - ELBERT SILT LOAM NEARLY LEVEL PHASE
52B+ - ELBERT SILT LOAM, UNDULATING PHASE
148B2 - IREDELL-MECKLENBURG SILT LOAM, UNDULATING PHASE
67C2 - PENN FINE SILT LOAM ROLLING PHASE

Application No. RZ 1997-SA-033 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/18/97
Date of (BOS) (PC) approval 1/12/98
Sheet 1 of 2

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RINKER-DETWILER & ASSOCIATES, P.C.
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COMMONWEALTH OF VIRGINIA
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No. 025660
10/30/97
PROFESSIONAL ENGINEER

CDP/FDP
FAIR LAKES CHASE II
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS

DATE: OCT. 30, 1997
SCALE: 1" = 50' H
DESIGN: EBS
DRAFT: CADD
CHECKED BY: CCJ
ARCH:
JOB NUMBER: 97-014H
SHEET 1 OF 2

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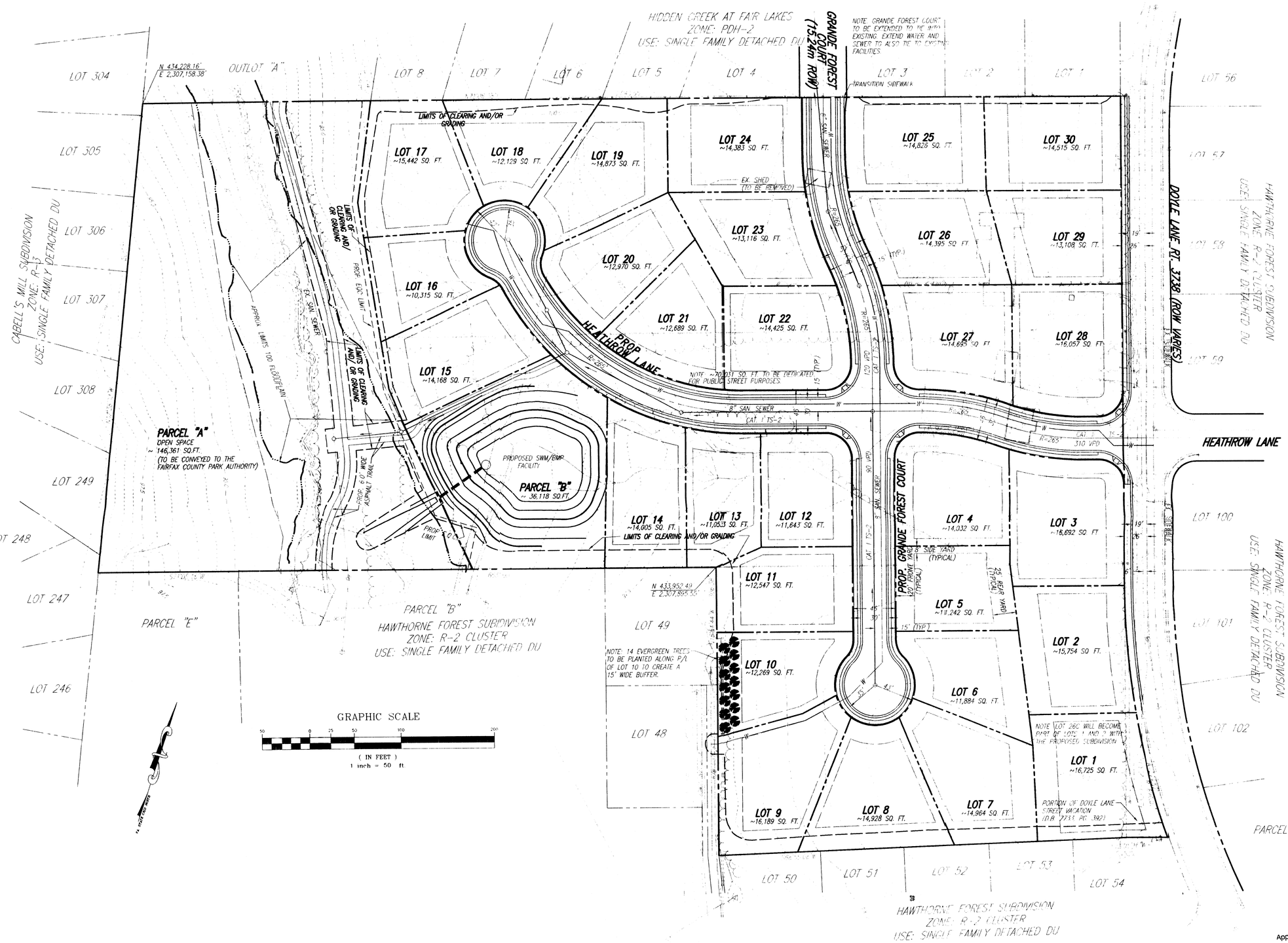
97-014-H



Application No. RZ 1997-Su-033 Staff LOM/Jones
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/18/97
Date of (BOS) (PC) approval 7/12/97
Sheet 2 of 2

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COMMONWEALTH OF VIRGINIA
EDWARD J. BAKER, JR.
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PROFESSIONAL ENGINEER
10/30/97

CDP/FDP
FAIR LAKES CHASE II
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

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