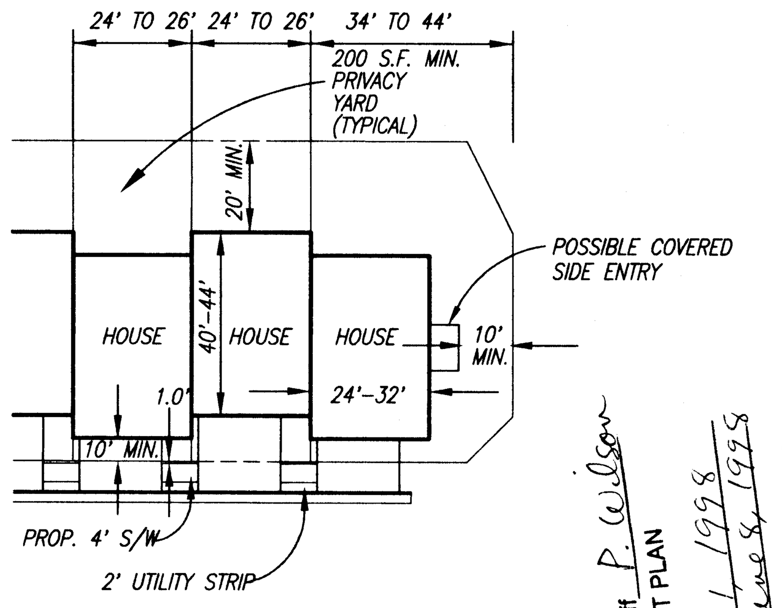
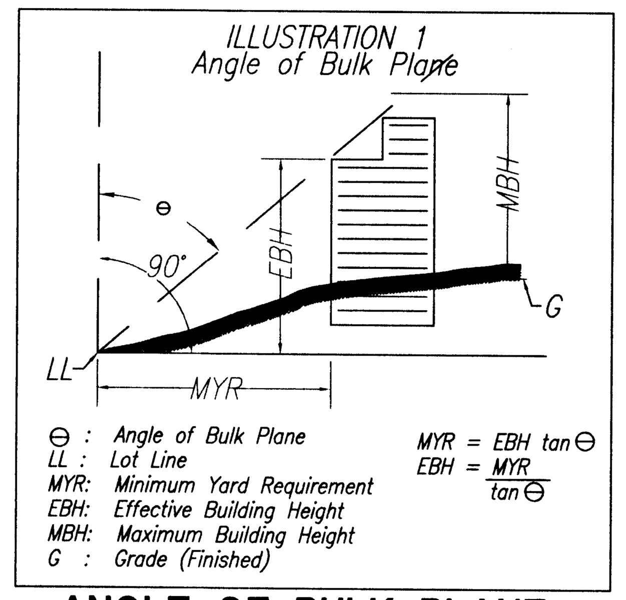
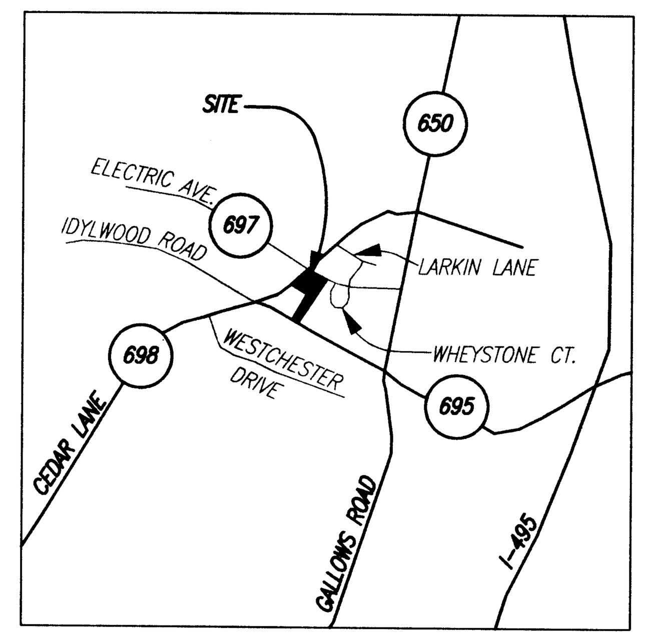


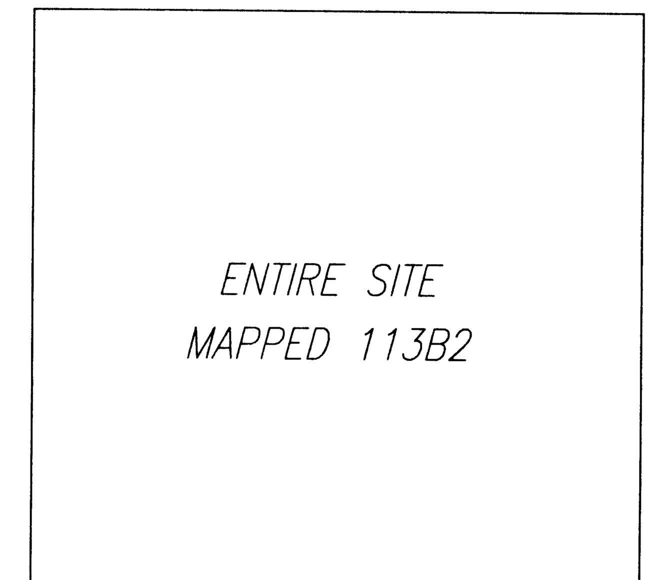
TYPICAL LOT LAYOUT
SCALE : NTS



ANGLE OF BULK PLANE DETAIL
NO SCALE



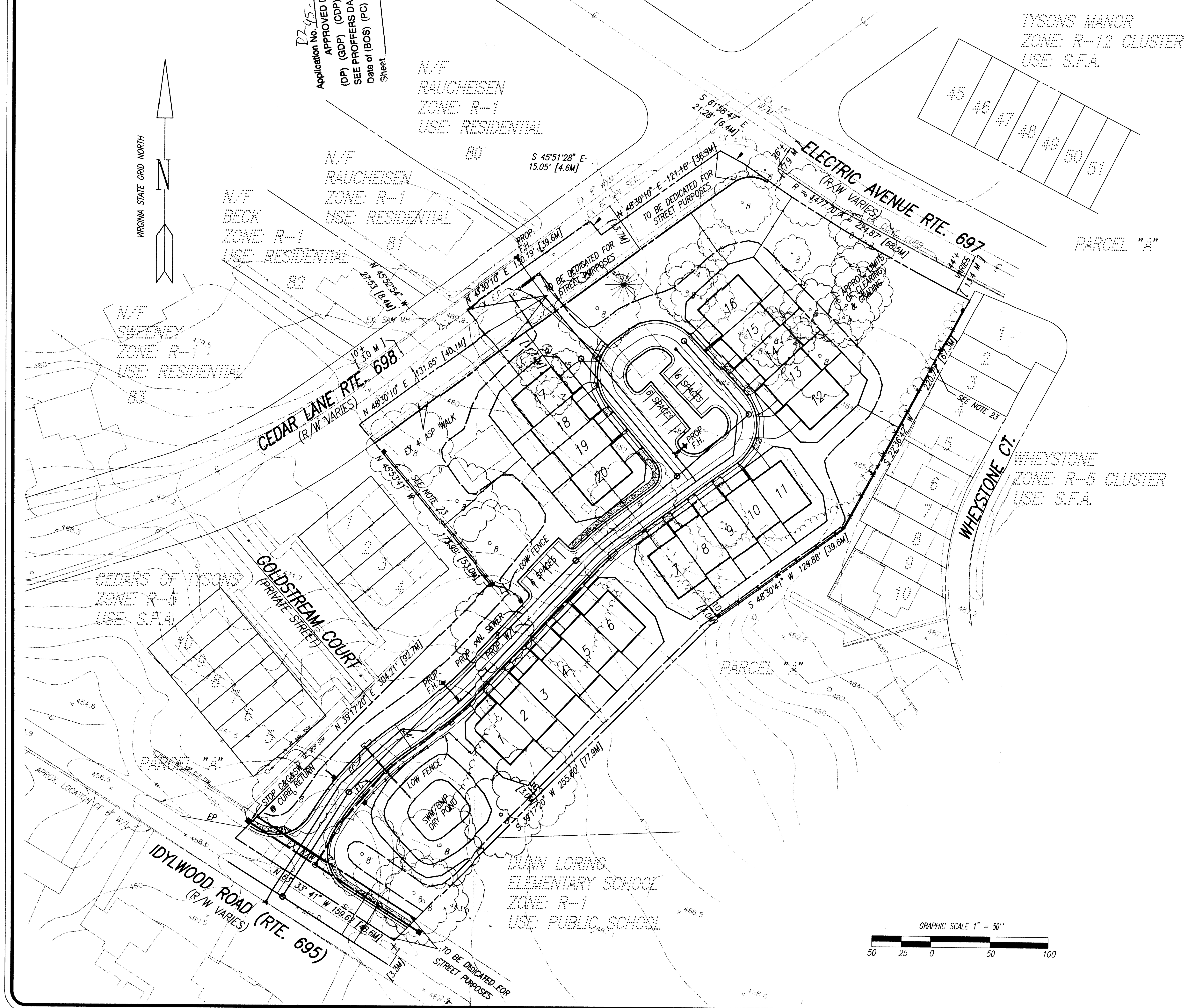
VICINITY MAP
SCALE: 1" = 2000'



SOILS MAP
SCALE: 1" = 500'

SOIL SYMBOL	SOIL SERIES NAME	SLOPE PCT.	PROBLEM SOIL CLASS
113B2	FAIRFAX GRAVELLY SILT LOAM	2 – 7	B

Application No. RZ 95-P-022 Staff P. Wilson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED May 1 1998
Date of (BOS) (PC) approval June 8, 1998
Sheet 1 of 2



GENERALIZED DEVELOPMENT PLAN NOTES:

TAX MAP IDENTIFICATION: 39–3, oo1,PARCELS 85A, 86, 87 & 39–4, oo1,PARCEL 20

OWNERSHIP INFORMATION:

39–3, oo1,PARCEL 85A, CEDAR LANE ASSOCIATES, LC. DB 10073, PG 0957
39–3, oo1,PARCEL 86, CEDAR LANE ASSOCIATES, LC. DB 10093, PG 1197
39–3, oo1,PARCEL 87, CEDAR LANE ASSOCIATES, LC. DB 10097, PG 0069
39–4, oo1,PARCEL 20, JAROSLAV VONDRICH et ux DB 6163, PG 0007

EXISTING ZONING:	R–1 & R–5
PROPOSED ZONING:	R–5
PROPOSED USE:	SINGLE FAMILY ATTACHED
MASTER PLAN:	4 TO 5 UNITS PER ACRE
EXISTING AREA:	4.013 ACRES

THE FOLLOWING INFORMATION IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBMISSION REQUIREMENTS FOR REZONING APPLICATIONS, PARAGRAPH 10:

1. TITLE REPORTS PREPARED AND PROVIDED BY STEWART TITLE. GUARANTY COMPANY AS FOLLOWS: PARCEL 20 COMMITMENT # C9707WC5 DATED JULY 13, 1997, PARCEL 85A COMMITMENT # C9707WC6 DATED JULY 13,1997, PARCEL 86 COMMITMENT # 96001174 DATED APRIL 17, 1996 AND PARCEL 87 COMMITMENT # C9707WC4 DATED JULY 13, 1997.
2. PARCEL 'A' IS A PROPOSED OPEN SPACE PARCEL.
3. OPEN SPACE PARCEL IS TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
4. EXISTING TOPOGRAPHY DEPICTED ON THIS GDP WAS PRODUCED BY PHOTOGRAMMETRIC METHODS FROM AN AERIAL PHOTOGRAPH, TAKEN APRIL 5, 1995, AND SUPPLEMENTED WITH FAIRFAX COUNTY TOPOGRAPHY (1" = 500'). TOPOGRAPHIC CONTOURS ARE SHOWN AT TWO FOOT CONTOUR INTERVALS, AND ARE SUBJECT TO FIELD SURVEY VERIFICATION AND LOCAL VERTICAL POINTS OF CONTROL.
5. EXISTING SANITARY SEWER AND A WATER MAIN ARE LOCATED IN CEDAR LANE, ROUTE #698, GOLDSTREAM COURT (PRIVATE STREET), AND IDYLWOOD ROAD, ROUTE #695.
6. THE SITE LIES ENTIRELY WITHIN THE RESOURCE MANAGEMENT AREA AND NO RESOURCE PROTECTION AREAS ARE LOCATED WITHIN 100' OF THE BOUNDARY OF THE SUBJECT PROPERTY, IN ADDITION, NO KNOWN FLOODPLAIN AREAS ARE LOCATED ON THE SUBJECT PROPERTY.
7. EXISTING VEGETATION IS DELINEATED ON THIS PLAN. EXISTING VEGETATION TO BE PRESERVED IS APPROXIMATE AND SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING AND APPROVAL BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
8. STORMWATER MANAGEMENT IS TO BE PROVIDED ON-SITE WITH A DRY FACILITY UNLESS OTHERWISE APPROVED/WAIVED BY THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
9. THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE.
10. THERE ARE NO KNOWN SCENIC ASSETS DESERVING OF PROTECTION AND/OR PRESERVATION ON THE SUBJECT PARCELS.
11. THERE ARE NO KNOWN OR VISIBLE GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL LOCATED ON THIS PROPERTY.
12. ALL EXISTING STRUCTURES (BUILT BETWEEN 1920 – 1982, ACCORDING TO PLAN OF RECORD) SHALL BE REMOVED AS PART OF THE PROPOSED DEVELOPMENT.
13. PROPOSED DENSITY & AREA TABULATIONS;

PROPOSED ZONING	R–5
GROSS SITE AREA:	174828 SF OR 4.013 AC.
MINIMUM DISTRICT SIZE:	4 ACRES
MINIMUM LOT SIZE:	NONE (SFA)
MINIMUM LOT WIDTH:	18 FEET (SFA)
MAXIMUM BUILDING HEIGHT:	40 FEET
MINIMUM YARD REQUIREMENTS:	(SFA)
FRONT:	5 FEET
SIDE:	10 FEET
REAR:	20 FEET
NUMBER OF LOTS SHOWN:	20
MAXIMUM DENSITY:	5.0 DU/ACRE
DENSITY SHOWN:	4.98 DU/ACRE
LOT AREA	42625 SF OR 0.979 AC.
PRIVATE ST. (INC. S/W)	32750 SF OR 0.752 SF
DEDICATED ROW	16125 SF OR 0.370 SF
TOTAL OPEN SPACE	83328 SF OR 1.913 SF

14. OPEN SPACE CALCULATIONS:
    OPEN SPACE REQUIRED: 25% (0.51 ACRE)
    OPEN SPACE PROVIDED: 47.7% (1.918 ACRE)
15. PARKING TABULATION
    PARKING REQUIRED : (20 X 2.3) = 46 SPACES
    PARKING PROVIDED : (20 X 2) + 18 SPACES = 58 SPACES
    (TWO SPACES PER UNIT PROVIDED IN GARAGE)
16. BOUNDARY INFORMATION IS BASED ON A FIELD RUN SURVEY PREPARED BY D.A. BRYANT P.C., DATED AUGUST, 1997
17. THE ADDITION OF TWENTY (20) SINGLE FAMILY DWELLINGS SHOULD NOT PRODUCE ANY ADVERSE EFFECTS ON THE ADJOINING SUBDIVISION AND ITS ACCESS TO AND FROM CEDAR LANE AND THIS DEVELOPMENT IS SIMILAR TO AND COMPATIBLE WITH THE ADJOINING PROPERTIES.
18. ALL PROPOSED FLOOR AREAS ARE TO BE FOR RESIDENTIAL USE ONLY, THEREFORE NO FAR CALCULATIONS ARE REQUIRED.
19. THE PROPOSED DEVELOPMENT SCHEDULE IS SUBJECT TO APPROVALS BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND DEM, AND SUBJECT TO MARKET CONDITIONS.
20. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES TO BE GENERATED, UTILIZED, TREATED, STORED AND/OR DISPOSED OF ON-SITE.
21. PROPOSED RIGHTS-OF-WAY IMPROVEMENTS ARE A PART OF THIS APPLICATION. THE EXISTING RIGHTS-OF-WAY, CENTERLINES AND EDGES OF PAVEMENT THEREOF ARE SHOWN ON THE PLAN DIMENSIONED, AS REQUIRED.
22. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCE, REGULATIONS, ADOPTED STANDARDS, AND THE COMPREHENSIVE PLAN OF FAIRFAX COUNTY WITH THE FOLLOWING EXCEPTIONS:
    A. APPLICANT HEREBY REQUESTS A MODIFICATION OF ZONING ORDINANCE SECTION 13–301, TRANSITIONAL SCREENING 1, TO PERMIT NO PLANTINGS UNDER THE DRIP LINES OF THE EXISTING 32" BLACK OAK, EXISTING 32" WHITE OAK, AND AND THE EXISTING 16" EVERGREEN ALONG CEDAR LANE. IF THE TREE CANNOT BE SAVED, THEN THE STANDARD SCREENING WILL BE PROVIDED.
    B. APPLICANT HEREBY REQUESTS A MODIFICATION OF ZONING ORDINANCE SECTION 13–301, TRANSITIONAL SCREENING 1, ALONG IDLYWOOD ROAD TO PERMIT SUPPLEMENTAL PLANTING OF FOUR EVERGREEN TREES IF THE EXISTING 21" WHITE OAK 18" RED OAK AND 22" RED OAK CAN BE SAVED. IF THESE TREES CANNOT BE SAVED, THEN THE STANDARD SCREENING WILL BE PROVIDED
    C. APPLICANT HEREBY REQUEST A MODIFICATION OF ZONING ORDINANCE SECTION 13–301 TO DELETE THE BARRIER REQUIREMENTS ADJACENT TO IDYLWOOD ROAD AND CEDAR LANE.
    D. APPLICANT HEREBY REQUEST A MODIFICATION OF ZONING ORDINANCE SECTION 11–302 TO PERMIT A PRIVATE STREET LONGER THAN 600'.
23. 6' SOLID WOOD FENCE WITH BRICK COLUMNS. (SEE PROFFERS)
24. TEMPORARY 50' LONG TRANSITION LANES SHALL BE CONSTRUCTED AT THE ENTRANCE FROM IDLYWOOD ROAD. THE CURB, GUTTER AND 4' WIDE SIDEWALK SHALL BE TERMINATED JUST BEYOND THE CURB RETURN (OR STORM DRAINAGE INLET IF REQUIRED) AND THE FUNDS FOR THE REMAINING LENGTHS OF CURB, GUTTER AND SIDEWALK WITHIN THE PROPERTY FRONTAGE ALONG IDLYWOOD ROAD SHALL BE ESCROWED.

VISUAL PRESENTATION

FROM THE EAST: TOWNHOUSE RESIDENCES ALONG WHEYSTONE COURT CURRENTLY BACK TO THE SUBJECT PROPERTY WITH THE REAR LOT LINES BEING SET AT FIVE (5) FEET FROM THE MUTUAL PROPERTY LINE. THIS APPLICANT'S DESIGN WAS SENSITIVE TO THE IMPACT ON THESE NEIGHBORS AND THEREFORE PROPOSES TO PUT ONLY FIVE (5) UNITS IN BACK-TO-BACK FASHION WITH THE REAR PROPERTY LINES SET BACK 10 FEET FROM THE MUTUAL PROPERTY LINE. THIS PROVIDES A SEPARATION OF 20 FEET, LEAVING THE EXISTING WOOD STRIP IN PLACE.

FROM THE SOUTH: THIS APPLICATION PROPOSES AN ENTRANCE ALONG IT'S IDYLWOOD ROAD FRONTAGE. A 25 FOOT WIDE TRANSITIONAL SCREENING YARD IS PROPOSED TO BE MODIFIED IN ORDER TO INCREASE THE TREE PRESERVATION ATTEMPTS WITHIN THE TRANSITIONAL YARD AREA. ONLY THE SIDE OF ONE UNIT WILL VISUALLY INTRUDE ON THE STREETSCAPE OF IDYLWOOD ROAD.

THE CEDARS OF TYSONS HOMEOWNERS OPENSPACE ABUTS THE SOUTHWESTERN PORTION OF THE SUBJECT PROPERTY. THIS APPLICATION'S DESIGN HAS IMPROVED UPON THE OFFSET OF THE EXISTING TOWNHOUSE LOTS FROM THE MUTUAL PROPERTY LINE. ACCORDINGLY, THERE WILL BE APPROXIMATELY 90 FEET FROM THE COMMON PROPERTY LINE, RESULTING IN APPROXIMATELY 110 FEET BETWEEN REAR LOT LINES.

FROM THE WEST: MODIFICATIONS ALONG THE PROPERTY LINE AT CEDAR LANE SHALL INCLUDE SEVERAL IMPROVEMENTS. THE RIGHT-OF-WAY FOR CEDAR LANE WILL BE FULLY DEDICATED ALONG THIS PROPERTY'S FRONTAGE, WHICH, WHEN COMBINED WITH ROAD FRONTAGE IMPROVEMENTS AND INTERSECTION REFINEMENTS WITH ELECTRIC AVENUE, WILL CHANGE THE VISUAL NATURE OF THIS STRETCH OF ROADWAY AND THIS INTERSECTION. THE PROPOSED TOWNHOUSES WILL NOT BACK TO CEDAR LANE. THE END-WALLS OF ONLY TWO UNITS WILL FACE CEDAR LANE, AND IT IS SETBACK APPROXIMATELY 35 FEET FROM THE EDGE OF THE NEWLY DEDICATED RIGHT-OF WAY. A 25-FOOT WIDE TRANSITIONAL SCREENING YARD IS TO BE PLANTED ALONG CEDAR LANE FRONTAGE, MODIFICATIONS HAVE BEEN REQUESTED TO ALLOW FOR THE PRESERVATION OF SEVERAL HEALTHY TREES THAT CURRENTLY STAND WITHIN THE PROPOSED 25-FOOT WIDE TRANSITIONAL SCREENING YARD AREA.

FROM THE NORTH: TO THE NORTH, ACROSS ELECTRIC AVENUE, IS THE TYSONS MANOR TOWNHOUSE DEVELOPMENT. THEIR HOMEOWNER'S ASSOCIATION OPEN SPACE SEPARATES EXISTING TOWNHOUSES FROM THE RIGHT-OF-WAY BY APPROXIMATELY 40 FEET. THE REAR LOT LINES OF THE NEAREST EXISTING TOWNHOUSES WILL BE APPROXIMATELY 180 FEET FROM THE REAR LOT LINES OF THE PROPOSED TOWNHOUSES.

COMMONWEALTH OF VIRGINIA
5/1/98
DAVID A. BRYANT
No. 013336
PROFESSIONAL ENGINEER

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAY 01 1998
ZONING EVALUATION DIVISION

D. A. Bryant, P.C.
Engineering–Surveying–Land Planning
22570 Markey Court, Suite 200, Dulles, VA 20166
(703)404–3700 : Fax (703)404–3101

© 1998 D.A. Bryant, P.C.
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART BY ANY PROCESS, WITHOUT THE PRIOR WRITTEN CONSENT OF D.A. Bryant, P.C.

GENERALIZED DEVELOPMENT PLAN

CEDAR LANE PROPERTY
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:
4/10/97 REV. PER COUNTY COMMENTS
8/20/97 20 UNITS
8/25/97 REV. PER BNDY. SURVEY
9/12/97 OWNERS & NOTES
10/6/97 REV. PER FFX. CO. OCP REVIEW
1/15/98 REV. LS NOTES
3/11/98 END UNITS & SEWER ALIGN.
3/20/98 LAYOUT
5/1/98 TREE & EV ACCESS

[M] =METRIC

DESIGN BY: KAF
DRAWN BY: MWS
CHECK BY: DAB

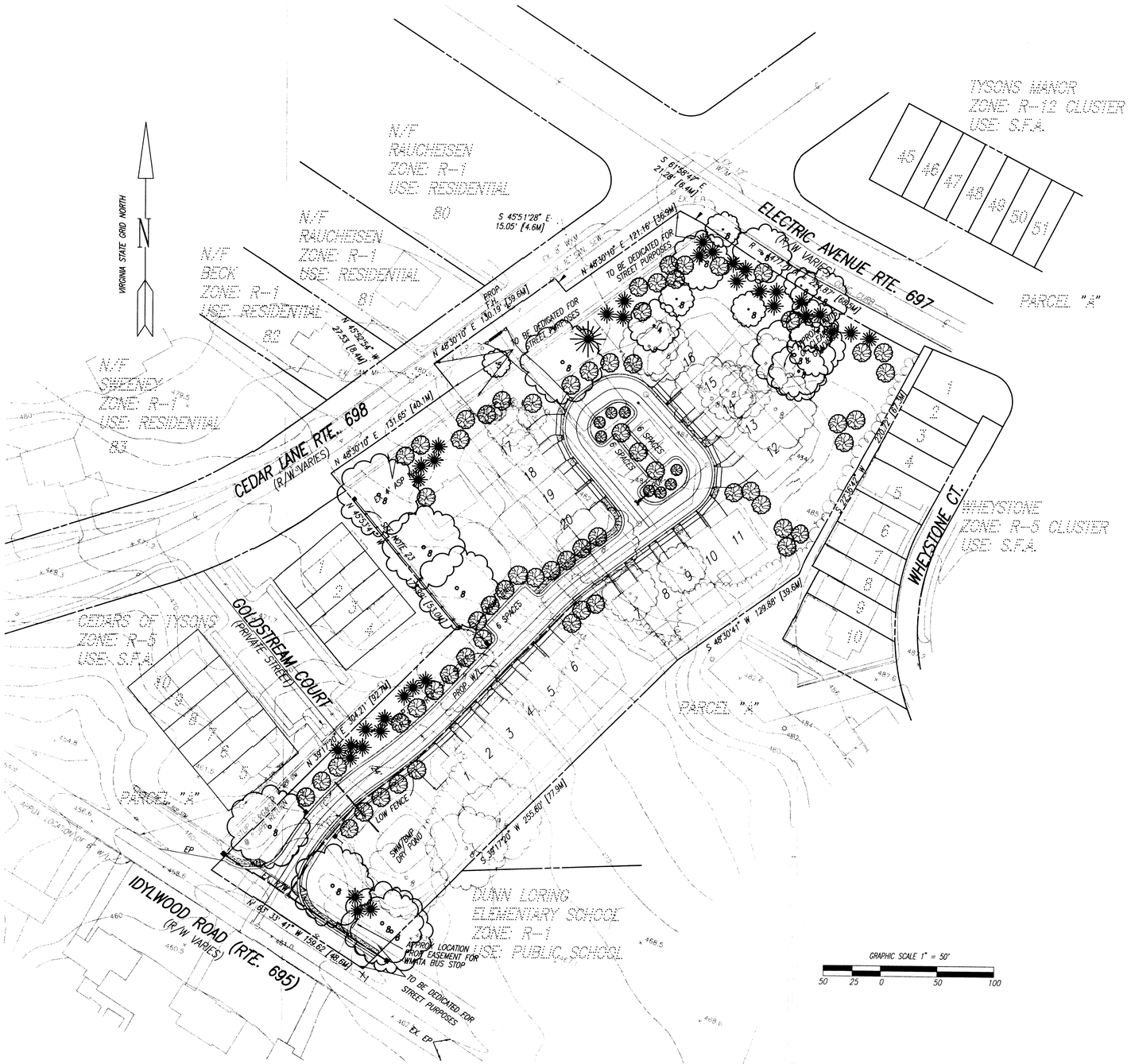
SCALE: 1" = 50'

JOB NUMBER: 96-006

DATE: AUGUST 14, 1997

SHEET NUMBER: 1 OF 2

O:\DRAWINGS\CEDARLA\ENG\GD036006 Fri May 1 11:13:49 1998 COPYRIGHT 1998 D. A. Bryant, P.C.



EXISTING VEGETATION

- 16" EVERGREEN
- 21" FRUIT
- 24" ELM
- 5" - 8" DOGWOOD
- 14" - 22" CHESNUT
- 5" - 12" HOLLY
- 4" MAPLE
- 19" - 24" BIRCH
- 10" - 20" OAK
- 20" - 30" OAK
- 30" - 40" OAK
- DENOTES TREES TO BE REMOVED
- DENOTES TREES TO REMAIN

PROPOSED LANDSCAPING

- MEDIUM EVERGREEN (20' - 40')
- LARGE DECIDOUS
- FLOWERING DECIDUOUS

Application No: RZ 95-P-022 Staff P. Wilson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED May 1, 1998
Date of (BOS) (PC) approval June 8, 1998
Sheet 2 of 2

COMMONWEALTH OF VIRGINIA
5/1/98
DAVID A. BRYANT
No. 013336
PROFESSIONAL ENGINEER

D. A. Bryant, P.C.
Engineering-Surveying-Land Planning
22570 Markey Court, Suite 200, Dulles, VA 20166
(703)404-3700 : Fax (703)404-3101

© 1998 D.A. Bryant, P.C.
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART BY ANY PROCESS, WITHOUT THE PRIOR WRITTEN CONSENT OF D.A. Bryant, P.C.

CONCEPTUAL LANDSCAPE PLAN

CEDAR LANE PROPERTY

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:
- 4/10/97 REV PER COUNTY COMMENTS
- 1/15/98 REV LS
- 3/10/98 LOT LINES & SEWER ALIGN
- 3/20/98 LANDSCAPE & LAYOUT
- 5/1/98 TREES & EV ACCESS

[M] =METRIC

DESIGN BY: DAB
DRAWN BY: MWS
CHECK BY: DAB

SCALE: 1" = 50'

JOB NUMBER: 96-006

DATE: OCTOBER 11, 1996

SHEET NUMBER: 2 OF 2

O:\DRAWINGS\CEDARLA\ENGN\LS016006 Fri May 1 11:21:02 1998 COPYRIGHT 1998 D. A. Bryant, P.C.