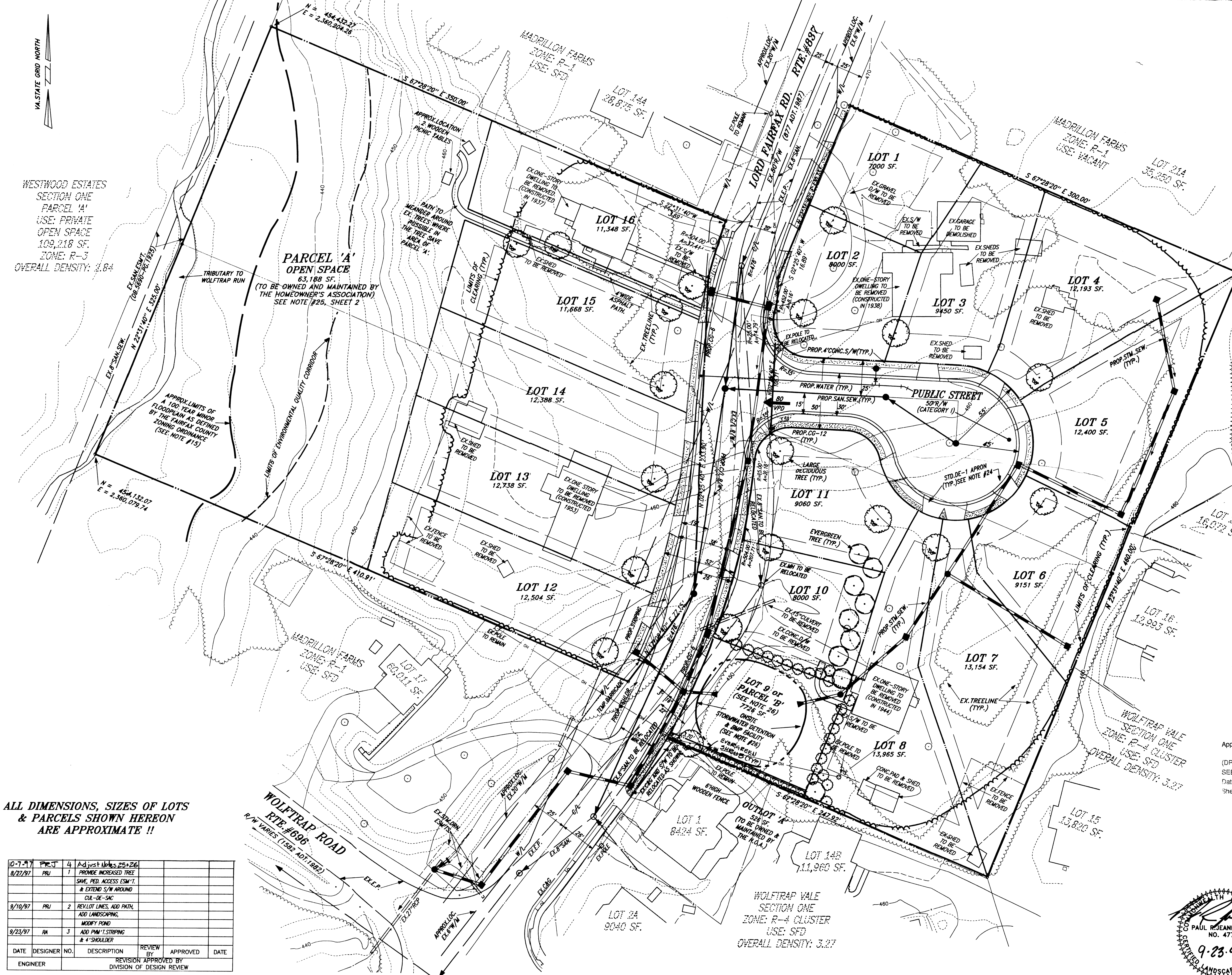


ALL DIMENSIONS, SIZES OF LOTS & PARCELS SHOWN HEREON ARE APPROXIMATE !!

10-7-97	PRJ	4	Adjust Notes 25+26			
8/27/97	PRJ	1	PROVIDE INCREASED TREE			
			SAVE, PED. ACCESS ESM'T.			
			& EXTEND S/W AROUND			
			CUL-DE-SAC			
9/10/97	PRJ	2	REV.LOT LINES, ADD PATH,			
			ADD LANDSCAPING,			
			MODIFY POND			
9/23/97	RA	3	ADD PVM'T.STRIPING			
			& 4' SHOULDER			
DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
ENGINEER	REVISION APPROVED BY DIVISION OF DESIGN REVIEW					

Application No. RZ 97-P-006 Staff [illegible]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED [illegible]
Date of (BOS) (PC) approval [illegible]
Sheet 1 of 2

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
OCT 7 1997
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
PAUL R. JEANNIN, JR.
NO. 477
CERTIFIED LANDSCAPE ARCHITECT
9·23·97

COMMONWEALTH OF VIRGINIA
ROBERT ALMIRALL
NO. 021882
PROFESSIONAL ENGINEER
9·23·97

LAND Design CONSULTANTS
8569-E SUDLEY ROAD
MANASSAS, VA. 20110
(703) 631-8387
http://www.landdesignconsultants.com
ENGINEERS
PLANNERS
SURVEYORS

GENERALIZED DEVELOPMENT PLAN
THE LORD FAIRFAX ROAD PROPERTY
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

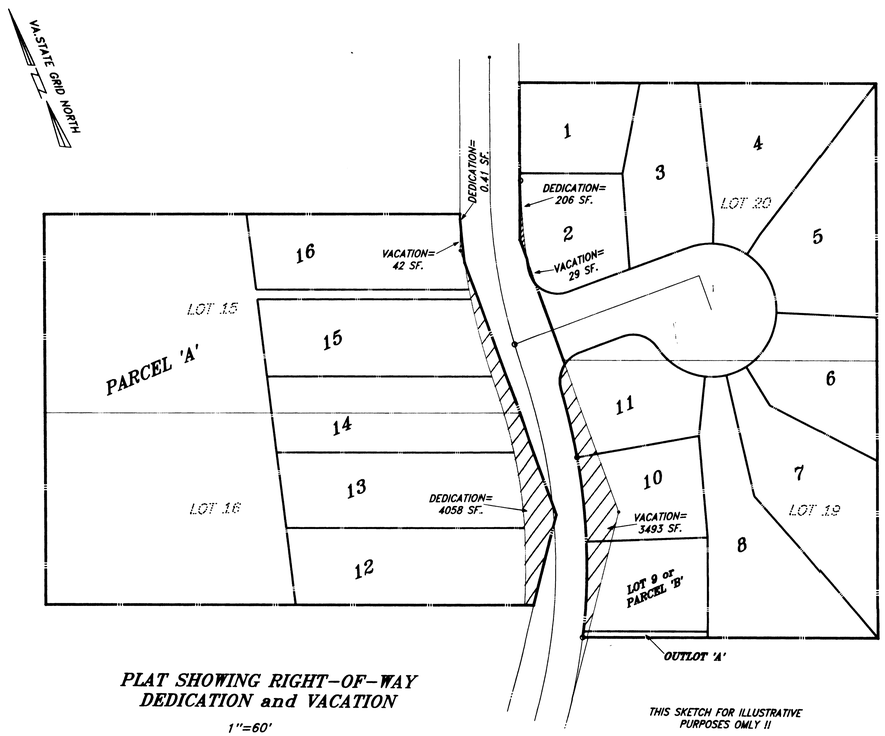
REVISIONS

SCALE: 1"=30'

SHEET 1 OF 2

DATE: FEBRUARY 1997

FILE NUMBER: 9501710-03 B



PLAT SHOWING RIGHT-OF-WAY DEDICATION and VACATION

1"=60'

THIS SKETCH FOR ILLUSTRATIVE PURPOSES OMLY !!

NOTES:

1. THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP # 39-1 ((9)) PARCELS 15, 16,19 AND 20, AND A PORTION OF LORD FAIRFAX DRIVE TO BE VACATED.

2. THE CURRENT OWNERSHIP IS LISTED AS FOLLOWS:

PARCEL	CURRENT OWNER	DEED BOOK/PAGE
15	ERNEST F. DINSMORE	3558/0595
16	MADRILLON FARM MORTGAGE INVESTORS LP	9762/0272
19	NELLIE M. GROVES	7724/0621
20	ERNEST F. DINSMORE	7804/1215

AND A PORTION OF LORD FAIRFAX DRIVE TO BE DEDICATED-DB.H-12,PG.76.

THE APPLICANT / DEVELOPER / CONTRACT PURCHASER IS:
SEKAS HOMES, LTD.
100 EAST STREET SOUTHEAST
SUITE 301
VIENNA, VA 22180
(703) 242-2300

3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS, INC, DATED JANUARY 1997.

4. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AIR RUN SURVEY, COMPILED BY LAND DESIGN CONSULTANTS, INC., DATED JANUARY 1997. THE CONTOUR INTERVAL EQUALS TWO FEET.

5. A TITLE REPORT HAS BEEN FURNISHED BY STEWART TITLE AND ESCROW, INC. AS FOLLOWS:

PARCEL 15 = CASE #97000088, DATED JANUARY 16, 1997
PARCEL 16 = CASE #97000089, DATED JANUARY 16, 1997
PARCEL 19 = CASE #97000090, DATED JANUARY 16, 1997
PARCEL 20 = CASE #97000091, DATED JANUARY 16, 1997

6. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. THE FOLLOWING WAIVERS SHALL BE SUBMITTED CONCURRENTLY WITH THIS APPLICATION:

A WAIVER/MODIFICATION OF ONSITE STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES (BMP'S) REQUIREMENTS MAY BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM) (SEE NOTE 26).

A MODIFICATION OF THE STANDARD TS-2 SUBDIVISION STREET DESIGN CRITERIA HAS BEEN APPROVED BY DEM. (SEE THIS SHEET)

THE APPLICANT HEREBY REQUESTS THAT THE BOARD OF SUPERVISORS (BOS) GRANT A WAIVER OF THE MINIMUM DISTRICT SIZE FOR A CLUSTER SUBDIVISION IN THE R-4 ZONING DISTRICT.

THE APPLICANT HEREBY REQUESTS THAT THE BOS VACATE RIGHT-OF-WAY AS SHOWN ON SHEET TWO OF THIS GDP TO FACILITATE THE RE-ALIGNMENT AND IMPROVEMENTS TO LORD FAIRFAX ROAD.

THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVER OR MODIFICATION AT THE TIME OF SUBDIVISION PLAN PREPARATION / SUBMISSION.

7. EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.

8. LAND DESIGN CONSULTANTS, INC. IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDITH OF 25' OR MORE. THE PROPERTY IS SUBJECT TO THE FOLLOWING UNLOCATABLE EASEMENT: VA. PUBLIC SERVICE COMPANY DB X-12 PG 12. ADDITIONALLY, THE EASEMENT GRANTED TO VA. PUBLIC SERVICE COMPANY AT DB I-12 PG 577 RUNS ALONG OLD COURT HOUSE ROAD, ROUTE 677 AND DOES NOT AFFECT THE PROPERTY.

9. ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND.

10. ALL EXISTING DWELLINGS ON THE SUBJECT PROPERTY SHALL BE DEMOLISHED AS NOTED ON THE PLAN.

11. AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.

12. THE SITE SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. ALL DWELLING UNITS WITHIN THIS DEVELOPMENT SHALL PROVIDE SANITARY SEWER SERVICE BY GRAVITY FLOW AS NO PUMPING SHALL BE ALLOWED. UNDERGROUND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO FINAL ENGINEERINGTO AVOID A POTENTIAL CONFLICT.

13. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 3-4 DWELLING UNITS PER ACRE.

14. A RESOURCE PROTECTION AREA (RPA) DOES NOT EXIST ONSITE.

15. A 100 YEAR MINOR FLOODPLAIN AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE EXISTS ALONG THE WESTERN BOUNDARY. THE APPROXIMATE LIMITS OF THE FLOODPLAIN SHOWN HEREON HAVE BEEN TAKEN FROM A FLOODPLAIN STUDY TITLED "CAMBPELL'S LANDING" (FAIRFAX COUNTY #4442-FP-01-2).

16. AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) HAS BEEN DEFINED ALONG THE WESTERN SIDE OF THE SUBJECT PROPERTY AS SHOWN HEREON.

17. IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A TRAIL IS NOT REQUIRED.

18. LAND DESIGN CONSULTANTS IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.

19. ALL PUBLIC STREETS SHOWN ON THIS PROPERTY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE TS-2, CATEGORY V SPECIFICATIONS (EXCEPT AS WAIVED OR MODIFIED - SEE NOTE #6) OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM) AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND DEDICATED / CONVEYED IN FEE SIMPLE TO THE BOARD OF SUPERVISORS FOR PUBLIC STREET PURPOSES. A CONSTRUCTION ESCROW SHALL BE PROVIDED AT FINAL SUBDIVISION PLAN APPROWAL FOR FUTURE EXTENSION OF THE PUBLIC STREET IMPROVEMENTS TO THE SUBDIVISION BOUNDARIES.

20. SOLID WASTE SHALL BE PICKED UP TWICE WEEKLY BY A PRIVATE REFUSE COMPANY AND DISCARDED AT AN APPROVED FAIRFAX COUNTY LANDFILL.

21. A GEOTECHNICAL REPORT WILL BE SUMBITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN, IF REQUIRED BY DEM.

22. NO HAZARDOUS OR TOXIC SUBSTANCES TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.

23. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER/DEVELOPER.

23. SIDEWALK IS REQUIRED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL AND SHALL BE PROVIDED AS SHOWN HEREON.

24. LOTS 1,2 AND 9 THROUGH 16 SHOWN HEREON SHALL HAVE DIRECT ACCESS VIA INDIVIDUAL PRIVATE DRIVEWAYS TO LORD FAIRFAX ROAD. DRIVEWAY APRONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.

25. MAINTENANCE OF THE OPEN SPACE PARCEL WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION.

26. THE APPLICANT SHALL PROVIDE A STORMWATER MANAGEMENT POND PROVIDING ONSITE DETENTION AND BEST MANAGEMENT PRACTICES (BMP'S) AS SHOWN ON THE GDP. IN ORDER TO ENSURE THE ABILITY TO PROVIDE THE POND IN SAID LOCATION, THE APPLICANT RESERVES THE RIGHT TO APPLY FOR FUTURE MODIFICATIONS TO THE DESIGN REQUIREMENTS, IF NECESSARY. POND SHALL BE OWNED BY THE H.O.A. AND MAINTAINED BY FAIRFAX COUNTY DPW.

Note, however, that the applicant has the option to provide a lot in lieu of the pond. The applicant will only apply for a waiver of the pond requirement if such is supported by neighboring citizens and the Providence District Supervisor's office. The tabulations reflect the addition of one lot if the waiver were to be requested.

TABULATIONS:

SITE AREA = 250,920 s.f. / 5.8062 ac
EXISTING ZONING = R-1
PROPOSED ZONING = R-4 CLUSTER
AVERAGE LOT AREA
REQUIRED = NONE
PROVIDED = (+/-10,867 S.F.,15 LOTS) (+/-10,670 S.F.,16 LOTS)
MINIMUM LOT AREA
REQUIRED = 6,000 S.F.
PROVIDED = +/-7,000 S.F. (15 OR 16 LOTS)
MINIMUM LOT WIDTH
INTERIOR = NONE
CORNER = 70 FT
MAXIMUM BUILDING HEIGHT = 35 FT
MINIMUM YARD REQUIREMENTS
FRONT YARD = 20 FT
SIDE YARD = 8 FT
REAR YARD = 25 FT
OPEN SPACE
REQUIRED (15%) = 37,638 S.F.
PROVIDED = (70,914 S.F.,15 LOTS-28%)
(63,188 S.F.,16 LOTS-25%)
PARKING
REQUIRED (2SP/UNIT) 30 SPACES (15 LOTS) 32 SPACES (16 LOTS)
PROVIDED (2SP/UNIT) 30 SPACES (15 LOTS) 32 SPACES (16 LOTS)
DENSITY
PERMITTED (22 UNITS) 4.00 DU/AC
PROPOSED (15 UNITS - 2.59 DU/AC) OR (16 UNITS - 2.76 DU/AC)

TREE COVER CALCULATIONS:

SITE AREA = 250,920 S.F.
DEDUCTIBLE ('15 LOTS X 4300 S.F.) = -64,500 S.F.
ADJUSTED SITE AREA = 186,420 S.F.
TREE COVER REQUIRED (20%) = 37,284 S.F.
TREE COVER PRESERVED (X1.25) = 92,844 S.F.
TREE COVER PLANTED = 7,825 S.F.
TOTAL TREE COVER PROVIDED = 100,669 S.F.

TREE COVER PLANTED:

19 LARGE DECIDUOUS TREES (2.5" TO 3" CALIPER)
9 LARGE EVERGREEN TREES (6 TO 8 FEET HEIGHT)
14 EVERGREEN SHRUBS (36" HEIGHT)
23 MEDIUM EVERGREEN TREES (6'-8' HEIGHT)

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

COMMONWEALTH OF VIRGINIA
PAUL R. CANNIN, JR.
NO. 477
9-10-97
CERTIFIED LANDSCAPE ARCHITECT

COMMONWEALTH OF VIRGINIA
ROBERT ALMIRALL
NO. 021882
9-10-97
PROFESSIONAL ENGINEER

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
8/27/97	PRJ	1	REVISE TREE CALCS			
9/10/97	PRJ	2	ADJUST TABULATIONS			
10/7/97	PRJ	3	Adjust Notes 25+26			

ENGINEER — REVISION APPROVED BY DIVISION OF DESIGN REVIEW

LAND Design CONSULTANTS
8569-E SUDLEY ROAD
MANASSAS, VA. 20110
(703) 631-8387
http://www.landdesignconsultants.com
ENGINEERS PLANNERS SURVEYORS

GENERALIZED DEVELOPMENT PLAN
THE LORD FAIRFAX ROAD PROPERTY

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS

SCALE: AS SHOWN

SHEET 2 OF 2

DATE: FEBRUARY 1997

FILE NUMBER: 9501720-01 8