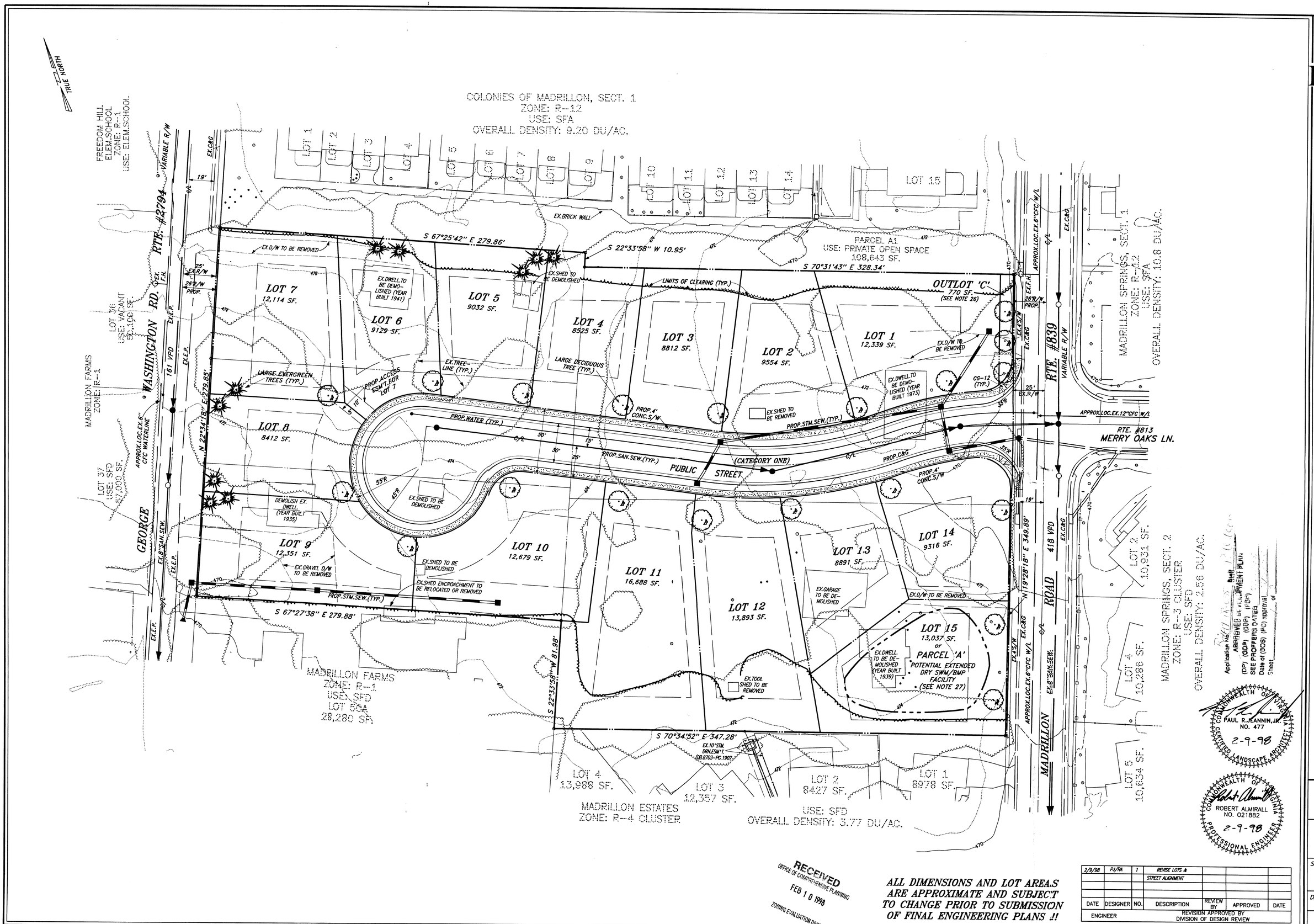


RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 10 1998
ZONING EVALUATION DIVISION

ALL DIMENSIONS AND LOT AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE PRIOR TO SUBMISSION OF FINAL ENGINEERING PLANS !!

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
2/9/98	PJ/RA	1	REVISE LOTS & STREET ALIGNMENT			

ENGINEER — REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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

COMMONWEALTH OF VIRGINIA
PAUL R. JEANNIN, JR.
NO. 477
2-9-98
CERTIFIED LANDSCAPE ARCHITECT

COMMONWEALTH OF VIRGINIA
ROBERT ALMIRALL
NO. 021882
2-9-98
PROFESSIONAL ENGINEER

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

GENERALIZED DEVELOPMENT PLAN
MADRILLON OAKS
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

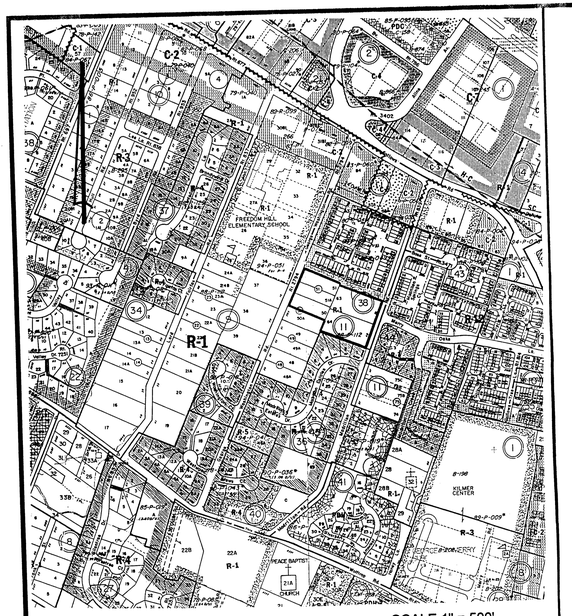
REVISIONS

SCALE: 1"=30'

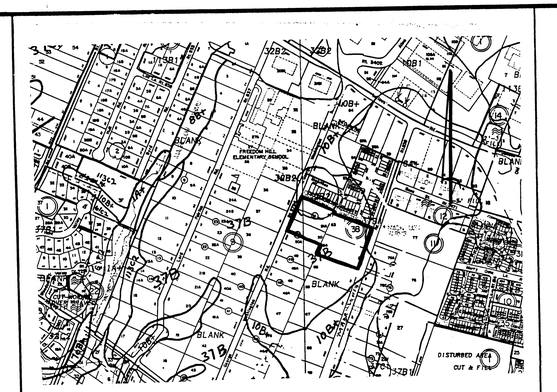
SHEET 1 OF 2

DATE: JANUARY 1997

FILE NUMBER: 9608610-03.B



VICINITY MAP SCALE 1" = 500'



SOILS MAP SCALE 1" = 500'

SOIL NO#	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL	OTHER NOTES
8	WORSHAM	A	POOR	POOR	LOW	HYD
32	FAIRFAX	B	GOOD	MARGINAL	HIGH	---
37	BELTSVILLE	B	FAIR	MARGINAL	MODERATE	---

SOILS INFORMATION

TABULATIONS:

SITE AREA	=	196,548 S.F. / 4.51 AC
EXISTING ZONING	=	R-1
PROPOSED ZONING	=	R-4
AVERAGE LOT AREA		
REQUIRED	=	8,800 S.F.
PROVIDED	=	±10,985 S.F. (15 LOTS)
MINIMUM LOT AREA		
REQUIRED	=	8,400 S.F.
PROVIDED	=	± 8,412 SF
MINIMUM LOT WIDTH		
INTERIOR	=	70 FT
CORNER	=	95 FT
MAXIMUM BUILDING HEIGHT	=	35 FT
MINIMUM YARD REQUIREMENTS		
FRONT YARD	=	30 FT
SIDE YARD	=	10 FT
REAR YARD	=	25 FT
OPEN SPACE		
REQUIRED	=	NONE
PARKING		
REQUIRED (2SP/UNIT)		30 SPACES
PROVIDED (2SP/UNIT)		30 SPACES
DENSITY		
PERMITTED (18 UNITS)		4.00 DU/AC
PROPOSED (15 UNITS)		3.33 DU/AC

TREE COVER CALCULATIONS:

SITE AREA		196,548 S.F.
DEDUCTIBLE (15 LOTS X 4300 S.F.)	=	64,500 S.F.
ADJUSTED SITE AREA	=	132,048 S.F.
TREE COVER REQUIRED (20%)	=	26,410 S.F.
TREE COVER PRESERVED (X1.25)	=	± 19,450 S.F.
TREE COVER PLANTED	=	7,500 S.F.
TREE COVER PROVIDED	=	26,950 S.F.

TREE COVER PLANTED:

20 LARGE DECIDUOUS TREES (2.5" TO 3" CALIPER) AS SHOWN ON THE PLAN.
10 LARGE EVERGREEN TREES (8' TO 10' HEIGHT) AS SHOWN ON THE PLAN.

NOTES:

1. THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP # 39-2 ((11)) PARCELS 50, 51, 51A, 63 AND 64.

2. THE CURRENT OWNERSHIP IS LISTED AS FOLLOWS:

PARCEL	CURRENT OWNER	DEED BOOK/PAGE
50	FLOYD M. SCHLAUCH ET AL	7722/1042
51	BENJAMIN D. CLARK, JR. AND JUANITA N. CLARK	1896/0213
51A	BENJAMIN D. CLARK, JR. AND JUANITA N. CLARK	1924/0223
63	JOHN J. KILTS	0400/0310
64	HERMAN MILLER AND FRANCES M. MILLER	0598/0538

THE APPLICANT / DEVELOPER / CONTRACT PURCHASER IS:
MADISON HOMES, INC.
7926 JONES BRANCH DRIVE
SUITE 720
MCLEAN, VA 22102
(703) 883-4800

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

4. THE TOPOGRAPHIC INFORMATION IS BASED ON AN AIR RUN SURVEY, COMPILED BY LAND DESIGN CONSULTANTS, INC., DATED JANUARY 1997.

5. A TITLE REPORT HAS BEEN FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION AS FOLLOWS:
   PARCEL 50 = CASE #6960433, DATED AUGUST 6, 1996
   PARCEL 51 & 51A = CASE #6960434, DATED AUGUST 6, 1996
   PARCEL 63 = CASE #6960432, DATED AUGUST 6, 1996
   PARCEL 64 = CASE #6960431, DATED AUGUST 6, 1996

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. A WAIVER OF STORMWATER DETENTION SHALL BE SUBMITTED CONCURRENTLY WITH THIS APPLICATION. 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 WIDTH OF 25' OR MORE. THE PROPERTY IS SUBJECT TO THE FOLLOWING UNLOCATABLE EASEMENT: VEPCO - DB 2178 PG 180, WHICH DOES NOT SPECIFY A WIDTH.

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

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

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 BE SERVED BY GRAVITY FLOW AS NO PUMPING SHALL BE ALLOWED.

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

14. NO 100-YEAR FLOOD PLAIN, RPA OR EQC EXISTS ONSITE.

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

16. LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.

17. ALL PUBLIC STREETS SHOWN ON THIS PROPERTY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH TS-2, CATEGORY I SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND DEDICATED/CONVEYED IN FEE SIMPLE TO THE BOARD OF SUPERVISORS FOR PUBLIC STREET PURPOSES.

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

19. A GEOTECHNICAL REPORT WILL BE SUMBITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN, IF REQUIRED BY THE SPECIAL PROJECTS BRANCH OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

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

21. 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.

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

23. NO LOTS SHALL BE PERMITTED TO HAVE DIRECT ACCESS VIA AN INDIVIDUAL DRIVEWAY TO MADRILLON ROAD OR GEORGE WASHINGTON RD. EXCEPT LOTS 14 AND 15.

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

26. THE OUTLOTS SHOWN HEREON SHALL BE CONVEYED TO EITHER THE OWNER OF THE ABUTING PARCELS OR THE HOMEOWNERS ASSOCIATION.

27. AS DESCRIBED IN NOTE #6, A WAIVER OF THE ONSITE STORMWATER DETENTION REQUIREMENT SHALL BE SUBMITTED FOR REVIEW CONCURRENTLY WITH THIS REZONING APPLICATION. THE APPLICANT BELIEVES THAT THE JUSTIFICATION FOR THIS WAIVER IS THE EXISTENCE OF THE WOLF TRAP REGIONAL STORMWATER MANAGEMENT FACILITY LOCATED DOWNSTREAM OF THE SUBJECT PROPERTY.

   HOWEVER, SHOULD THE WAIVER BE DISAPPROVED, THEN THE APPLICANT WILL CONSTRUCT A ONSITE STORMWATER DETENTION FACILITY WITHIN PARCEL A AS GENERALLY SHOWN ON THIS PLAN. SAID POND, IF REQUIRED, SHALL BE MAINTAINED BY THE DEPARTMENT OF PUBLIC WORKS IF THE WAIVER IS APPROVED, THEN NO FACILITY SHALL BE PROVIDED WITHIN PARCEL A.

28. BEST MAINAGEMENT PRACTICES ARE NOT REQUIRED ONSITE SINCE THIS REQUIREMENT HAS BEEN MET DUE TO THE EXISTENCE OF THE WOLF TRAP REGIONAL DETENTION FACILITY LOCATED DOWNSTREAM WHICH IS MAINTAINED BY THE DEPARTMENT OF PUBLIC WORKS, PLANNED FOR UPGRADES TO PROVIDE BMP'S AND IS PART OF THE COUNTY'S REGIONAL STORMWATER MANAGEMENT PLAN.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Ed Jankiewicz, Director
Design Review
Department of Environmental Management

DATE: June 4, 1996

FROM: John W. Koenig, Director
Utilities Planning and Design Division
Department of Public Works

for

SUBJECT: Regional Stormwater Management Plan

For purposes of plan review and approval relating to the County's stormwater management and water quality improvement criteria, this is to inform you and your staff of some revisions made to the Regional Stormwater Management Plan.

Attached are two maps showing the location of the "Wolftrap" and "Section 913" regional stormwater management facilities. Upgrades are planned for these two existing detention only facilities which will provide the water quality improvement components, or BMPs for their respective watershed areas. These projects are currently maintained by the Department of Public Works. Please add the "Wolftrap" and "Section 913" facilities to the County's Regional Stormwater Management Plan.

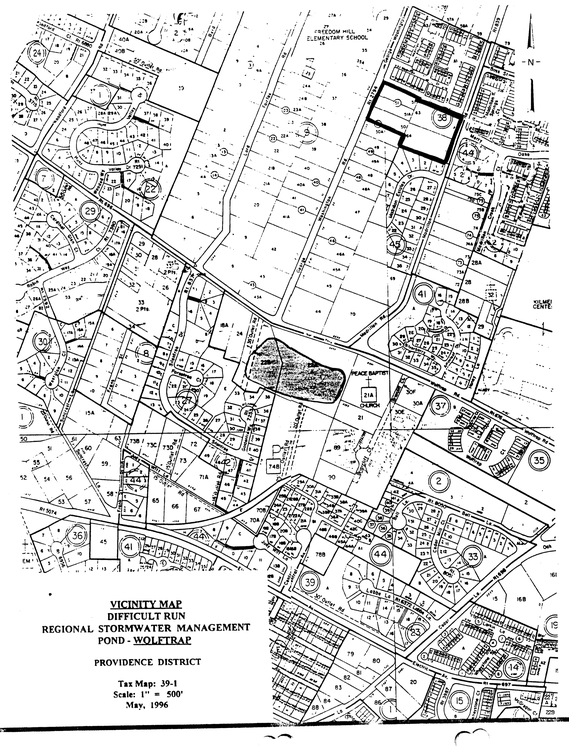
If you have any questions or require additional information, please contact Bill Henry or Valerie Tucker at 324-5800.

JWK/vft/1808.v

Attachment: As Stated

cc: Howard J. Guba, Director, Office of Capital Facilities
Scott St. Clair, Deputy Director, Maintenance and Stormwater Management Division
Bill Henry, Chief, Stormwater Management Branch, Utilities Planning and Design Division
Ray Curd, Chief, Special Projects Branch, Design Review

FED



VICINITY MAP
DIFFICULT RUN
REGIONAL STORMWATER MANAGEMENT POND - WOLFTRAP

PROVIDENCE DISTRICT

Tax Map: 39-1
Scale: 1" = 500'
May, 1996

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
2-9-98	PEJ	1	Rev. Tables and Note 23.			

ENGINEER — REVISION APPROVED BY : DIVISION OF DESIGN REVIEW

COMMONWEALTH OF VIRGINIA
ROBERT ALMIRALL
NO. 021882
PROFESSIONAL ENGINEER
2/10/97
2/9/98

Design CONSULTANTS
ENGINEERS PLANNERS SURVEYORS
8569E SUDLEY ROAD
MANASSAS, VA. 22110
(703) 631-8387

GENERALIZED DEVELOPMENT PLAN
MADRILLON OAKS
PROVIDENCE DISTRICT – FAIRFAX COUNTY, VIRGINIA

Application No. (s) 97-LDP-003 Staff D. Wilson
APPROVED DEVELOPMENT PLAN
(FDP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/10/98
Date of (BOS), (PC) approval 2/10/98
Sheet 2 of 2

Scale N/A

Sheet 2 of 2

Date: JANUARY 1997

File Number 96080010-03B