TREE COVER CALCULATIONS

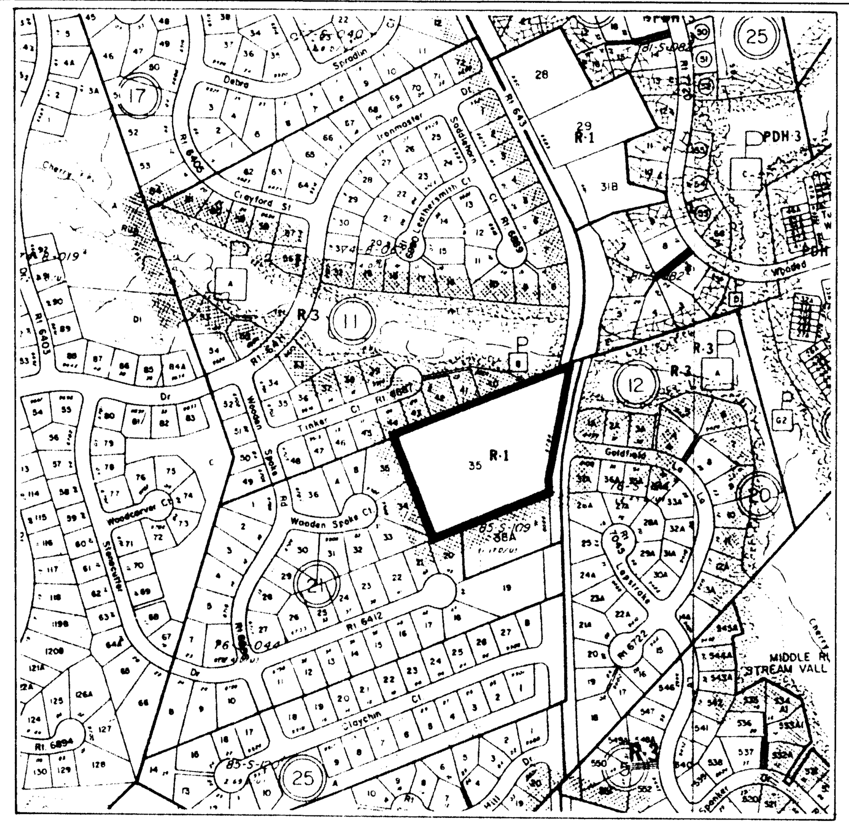
SITE AREA	=	173,561	S.F.
DEDUCTIBLE (10 LOTS X 6,850 S.F.)	=	-68,500	S.F.
ADJUSTED SITE AREA	=	105,061	S.F.
TREE COVER REQUIRED (20%)	=	21,012	S.F.
TREE COVER PRESERVED (X1.25)*	=	±36,562	S.F.
TREE COVER PLANTED	=	8,050	S.F.
TOTAL TREE COVER PROVIDED (42%)	=	±44,612	S.F.

*** TREE COVER REQUIREMENTS ARE MET ***

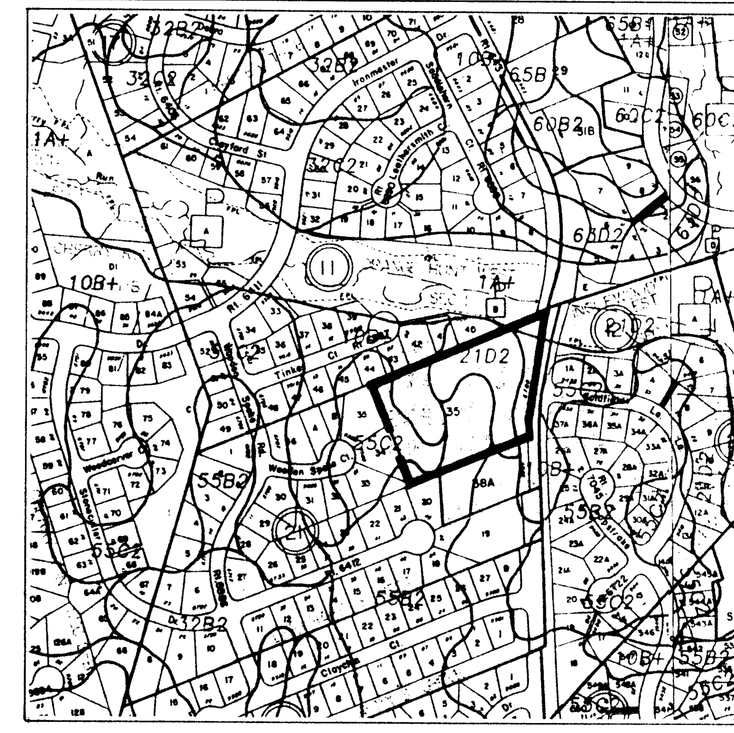
PLANT LIST:

12	LARGE DECIDUOUS TREES	2.5 - 3" CALIPER	3,000 S.F.
13	LARGE EVERGREEN TREES	9'-10' HT	3,250 S.F.
18	SMALL EVERGREEN TREES	7'-8' HT	1,800 S.F.

*Additional trees and shrubs shall be provided as part of the Landscape Package for each dwelling.



VICINITY MAP
SCALE: 1"=500'



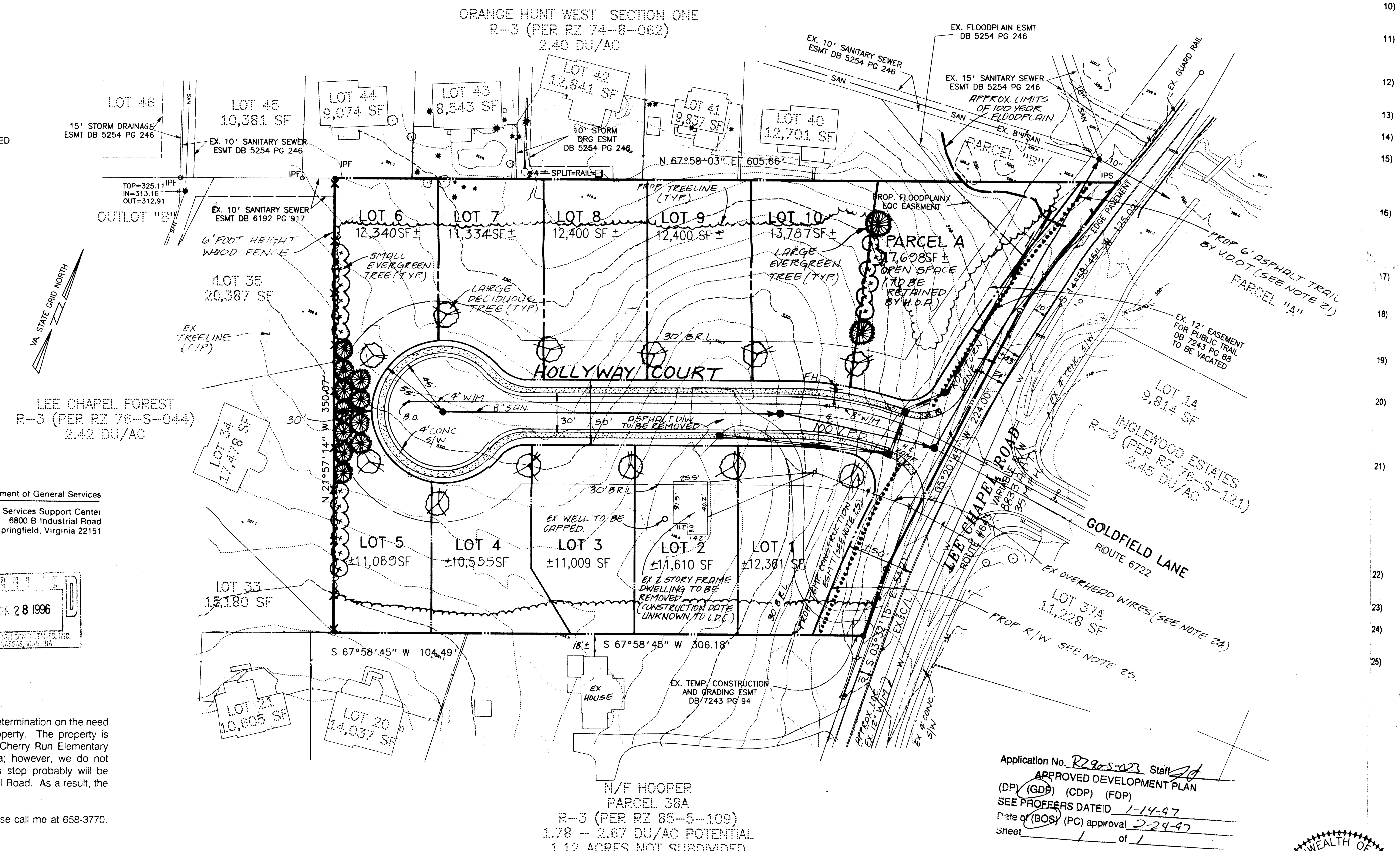
SOILS MAP
SCALE: 1"=500'

SOILS INFORMATION

SOIL NO	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL	OTHER NOTES
01	MIXED ALLUVIAL	A	POOR	POOR	SLIGHT	HYD
10	GLENVILLE	B	FAIR-B,W	MARGINAL-W	MODERATE	-
21	MANOR	C	GOOD	GOOD	SEVERE	-
55	GLENELG	C	GOOD	GOOD	SEVERE	-

TABULATIONS:

SITE AREA	=	173,561 S.F. / 3.9844 AC
EXISTING ZONING		R-1
PROPOSED ZONING		R-3
AVERAGE LOT AREA		
REQUIRED	=	11,500 S.F.
PROVIDED	=	±11,869 S.F.
MINIMUM LOT AREA		
REQUIRED	=	10,500 S.F.
PROVIDED	=	±10,555 S.F.
MINIMUM LOT WIDTH		
INTERIOR	=	80 FT
CORNER	=	105 FT
MAXIMUM BUILDING HEIGHT	=	35 FT
MINIMUM YARD REQUIREMENTS		
FRONT YARD	=	30 FT
SIDE YARD	=	12 FT
REAR YARD	=	25 FT
OPEN SPACE		NOT REQUIRED
PARKING		
REQUIRED (2SP/UNIT)	=	20 SPACES
PROVIDED (2SP/UNIT)	=	20 SPACES
DENSITY		
PERMITTED(11 UNITS)	=	3.00 DU/AC
PROPOSED (10 UNITS)	=	2.51 DU/AC
OPEN SPACE		
REQUIRED	=	NONE
PROVIDED (9.7%)	=	±17,698 S.F.



FAIRFAX COUNTY PUBLIC SCHOOLS

Department of General Services

General Services Support Center
6800 B Industrial Road
Springfield, Virginia 22151

April 18, 1996

RECEIVED APR 28 1996 LAND DESIGN CONSULTANTS, INC. MANASSAS, VIRGINIA

Paul R. Jeannin, Jr.
Certified Land Architect
Land Design Consultants, Inc.
Stonewall Acres Professional Center
8569-E Sudley Road
Manassas, VA 22110

Dear Paul:

This replies to your letter dated April 3, 1996, requesting a determination on the need of a 70-ft. cul-de-sac radius for the Lee Chapel Road property. The property is located on tax map #88-1((1)), parcel 35, and within the Cherry Run Elementary School boundary. Students will be bused from this area; however, we do not anticipate sending the bus into the cul-de-sac. The bus stop probably will be established at the entrance to the community on Lee Chapel Road. As a result, the enlarged cul-de-sac is not needed.

If you have any questions concerning this information, please call me at 658-3770. The opportunity to respond on this matter is appreciated.

Sincerely,

G. E. Lawrence

Gordon E. Lawrence
Coordinator, School Safety

GEL/nju

cc: Sandra Somers

NOTES:

1) THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP #88-1((1)) PARCEL 35.

2) THE CURRENT OWNERSHIP IS AS FOLLOWS:

PARCEL	CURRENT OWNER	DEED BOOK PAGE
35	H.E. ALPHIN AND ELIZABETH F. ALPHIN	1811/505

3) APPLICANT/ DEVELOPER:
LONG ENTERPRISES, INC.
8253-J BACKLICK ROAD
LORTON, VA 22079
(703)550-9105

4) BOUNDARY INFORMATION IS FROM A FIELD-RUN SURVEY BY LAND DESIGN CONSULTANTS, INC. PERFORMED IN APRIL 1996.

5) A TITLE REPORT HAS BEEN FURNISHED.

6) TOPOGRAPHIC INFORMATION IS FROM AN AERIAL SURVEY CONDUCTED BY LDC AND COMPILED BY PDS AT A 2 FOOT CONTOUR INTERVAL.

7) 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 ONSITE STORMWATER DETENTION AND BMP REQUIREMENTS HAS BEEN GRANTED (SEE NOTE 19). ADDITIONALLY THE APPLICANT INTENDS TO FILE WAIVERS OF THE SIDEWALK AND TRAIL REQUIREMENTS IN ACCORDANCE WITH NOTE #21. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVER OR MODIFICATION AT THE TIME OF SUBDIVISION PLAN PREPARATION / SUBMISSION.

8) EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND SECTION 101-2-4 OF THE CODE OF FAIRFAX COUNTY.

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

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

11) 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.

12) THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 2 TO 3 DWELLING UNITS PER ACRE.

13) A 100-YEAR FLOODPLAIN EXISTS ONSITE AS SHOWN HEREON.

14) NO GRAVES HAVE BEEN FOUND ON THE PROPERTY.

15) ALL PUBLIC STREETS SHOWN ON THIS PROPERTY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND DEDICATED/CONVEYED IN FEE SIMPLE TO THE BOARD OF SUPERVISORS FOR PUBLIC STREET PURPOSES.

16) A GEOTECHNICAL REPORT MEETING THE REQUIREMENTS OF CHAPTER 107 OF THE CODE OF FAIRFAX COUNTY AND THE PUBLIC FACILITIES MANUAL SHALL BE SUBMITTED AND APPROVED TO THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT SPECIAL PROJECTS PRIOR TO FINAL SUBDIVISION PLAN APPROVAL, IF REQUIRED BY THE DIRECTOR OF DEM.

17) NO HAZARDOUS OR TOXIC SUBSTANCES TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THE SITE HAVE BEEN OBSERVED.

18) 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.

19) A WAIVER OF ON-SITE STORMWATER DETENTION (#017559) WAS GRANTED ON AUGUST 13, 1996 AND A WAIVER OF BMP'S (#017560) WAS GRANTED ON JULY 31, 1996. PARCEL A SHALL BE PLACED UNDER CONSERVATION EASEMENT AND DEDICATED TO THE HOA

20) A SIDEWALK IS REQUIRED ON ONE SIDE OF THE CUL-DE-SAC STREET AND SHALL BE PROVIDED ON BOTH SIDES AS SHOWN HEREON.

21) A BICYCLE/TYPE ONE ASPHALT TRAIL IS A REQUIREMENT ALONG THE WEST SIDE OF LEE CHAPEL ROAD AS DEPICTED ON THE COUNTY WIDE TRAILS PLAN. ADDITIONALLY A PEDESTRIAN SIDEWALK IS ALSO A REQUIREMENT IN THIS AREA DUE TOT HE CLOSE PROXIMITY OF CHERRY RUN ELEMENTARY. THE APPLICANT INTENDS TO SUBMIT WAIVERS OF THESE REQUIREMENTS TO DEM AT THE TIME OF SUBDIVISION PLAN REVIEW. JUSTIFICATIONS SHALL INCLUDE THAT THE APPLICANT INTENDS TO ESCROW THE COST OF THE TRAIL IN LIEU OF CONSTRUCTION WHICH SHALL BE PROVIDED WITH VDOT PLAN 0643-029-294, C-502 AND THAT BUILDING A TEMPORARY TRAIL WOULD BE ILLOGICAL.

22) NO LOTS SHOWN HEREON SHALL HAVE DIRECT ACCESS VIA A DRIVEWAY TO LEE CHAPEL ROAD.

23) NO RPA EXISTS ONSITE.

24) OVERHEAD WIRES AND POLES SHOWN HEREON MAY BE RELOCATED WITH THE FINAL PLANS.

25) THE APPLICANT SHALL DEDICATE RIGHT-OF-WAY AND PROVIDE TEMPORARY CONSTRUCTION EASEMENTS FOR FUTURE LEE CHAPEL ROAD IMPROVEMENTS TO THE BOARD OF SUPERVISORS, IN FEE SIMPLE, IN ACCORDANCE WITH VDOT PROJECT 0643-029-294, C-502.

Application No. RZ 90-S-023 Staff JJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-14-97
Date of (BOS) (PC) approval 2-24-97
Sheet 1 of 1

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JAN 15 1997
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
MICHAEL S. KITCHEN
NO. 019279
5/24/96
PROFESSIONAL ENGINEER

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
9/20/96	PRJ	1	ADJUST LAYOUT PER SWM/BMP WAIVER APPROVALS ADD S/W, ADJUST NOTES 7, 19 AND 20 AND TABS.			
1/3/97	PRJ	2	ADJUST CUL-DE-SAC, REV. PLANT HTS., ADD 6' WOOD FENCE			
1/14/97	PJ	3	REV. LOT AREAS			
ENGINEER			REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

DL - 30 + AERIAL

LAND Design CONSULTANTS

8569-E SUDLEY ROAD
MANASSAS, VA. 22110
(703) 631-8387

ENGINEERS
PLANNERS
SURVEYORS

GENERALIZED DEVELOPMENT PLAN
HOLLY RIDGE
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"= 50'

SHEET 1 OF 1

DATE: MAY 1996

FILE NUMBER: 9510810-03B