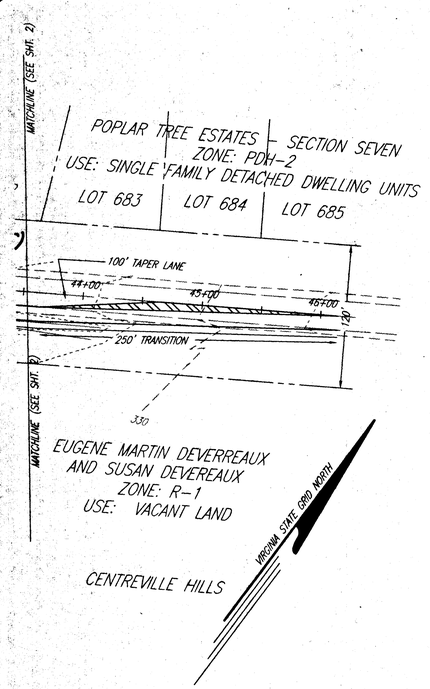


SITE TABULATIONS

TOTAL SITE AREA: 25.35618 ACRES OR 1,104,513 SQ. FT.
EXISTING ZONING: R-1
PROPOSED ZONING: PDH-2
NUMBER OF UNITS: 48 SFD - DETACHED
DENSITY: 1.8930 DU/ACRE
OPEN SPACE REQUIRED: 220,903 SQ. FT. (20%)
OPEN SPACE PROVIDED: 440,378 SQ. FT. (39.87%)
STREET DEDICATION: 142,299 SQ. FT. OR 3.2667 ACRES
AVERAGE LOT SIZE: 10,872 SQ. FT. OR 0.2496 ACRES
MAXIMUM HOUSE HEIGHT: 35 FEET
REQUIRED PARKING: 96 SPACES
PROPOSED PARKING: MIN. OF 96 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 *

* SEE NOTES 25,26 AND 27 PERTAINING TO YARDS REQUIREMENTS ALONG PERIMETER LOTS.

GENERAL NOTES

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON FAIRFAX COUNTY TAX MAPS 55-1 ((1)) PARCEL 1 & 55-1 ((3)) PARCELS 8, 10, 12, 22.
2. PARCEL 1 IS IN THE NAME OF ZOLTAN AND MARGARET GONDOS AND GORDON M. AND MYRA GONDOS
   PARCEL 8 IS IN THE NAME OF ZOLTAN AND MARGARET GONDOS AND GORDON M. AND MYRA GONDOS
   PARCEL 10 IS IN THE NAME OF ZOLTAN AND MARGARET GONDOS AND GORDON M. AND MYRA GONDOS
   PARCEL 12 IS IN THE NAME OF ZOLTAN AND MARGARET GONDOS AND GORDON M. AND MYRA GONDOS
   PARCEL 22 IS IN THE NAME OF ZOLTAN AND MARGARET GONDOS AND GORDON M. AND MYRA GONDOS
3. THE APPLICANT IS THE CONTRACT OWNER OF THE ABOVE REFERENCED PROPERTIES.
4. THE PROPERTIES ARE PRESENTLY ZONED R-1.
5. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY THIS FIRM IN JANUARY OF 1997. CONTOUR INTERVAL IS TWO FEET.
6. THE BOUNDARY SHOWN IS A RESULT OF A FIELD RUN SURVEY PERFORMED BY RINKER-DETWILER AND ASSOCIATES, P.C. IN JANUARY 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 GREENHORNE AND O'MARA IN CONJUNCTION WITH THE POPLAR TREE ESTATES SUBDIVISION. NO LOTS WILL ENROACH 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 THIS SITE EXISTS IN FAIRFAX COUNTY, THE SITE IS CLASSIFIED AS A RESOURCE MANAGEMENT AREA.

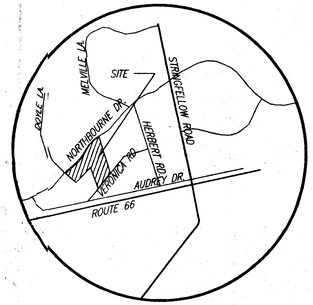
   ENVIRONMENTAL PROTECTION AREAS (EQC) ARE BEING ESTABLISHED WITH THIS PLAN CONSISTENT WITH POLICIES SET FORTH IN THE POLICY PLAN OF THE COMPREHENSIVE PLAN OF FAIRFAX COUNTY.
9. THIS PROPOSED DEVELOPMENT WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER. APPROXIMATE LAYOUT OF THESE PROPOSED UTILITIES 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. WAIVER OF ON SITE STORMWATER MANAGEMENT AND ON-SITE BMP'S IS HEREBY REQUESTED. FAIRFAX COUNTY REGIONAL SWM/BMP DETENTION FACILITY C-30 PRESENTLY EXISTS SEVERAL HUNDRED FEET DOWNSTREAM OF THIS SITE AND IS DESIGNED FOR THE ENTIRE WATERSHED. THIS SITE LIES ENTIRELY WITHIN THE DRAINAGE AREA FOR POND C-30. FAIRFAX DEPARTMENT OF PUBLIC WORKS HAS STATED THAT THIS FACILITY ADEQUATELY SERVES THIS PROPERTY FOR BOTH WATER QUANTITY AND WATER QUALITY.
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 EQC, 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 EQC CORRIDOR IS FOR WATER AND SANITARY SEWER CROSSINGS AND STREET CROSSINGS. NO OTHER DISTURBANCE OF EQC 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 1.8930 DU/ACRE WHICH IS IN CONFORMANCE WITH THE ADOPTED COMPREHENSIVE PLAN.
14. THE OPEN SPACE SHOWN 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.

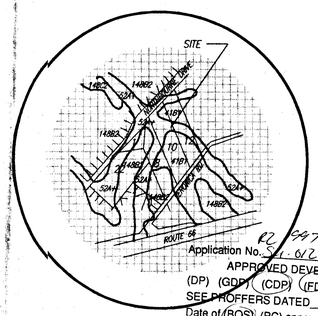
    A. A WAIVER IS TO BE REQUESTED TO REDUCE THE RIGHT-OF-WAY WIDTH ON A CATEGORY I AND II TERTIARY STREETS FROM 50' TO 46' (TS-1). THE JUSTIFICATION OF THIS REQUEST IS BASED ON THE FOLLOWING. LOW TRAFFIC GENERATION, PROPOSED 30' FACE OF CURB TO FACE OF CURB TYPICAL ROAD SECTION THAT IS CONSISTENT WITH THE 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 10' 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 A MINIMAL DISTURBANCE TO THE NATURAL ENVIRONMENT.
18. NO TRAILS ARE REQUIRED ON THIS PROJECT IN ACCORDANCE WITH THE COMPREHENSIVE PLAN.
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 FALL OF 1997 THROUGH THE FALL OF 1998. 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. ONE FOOT OF DEDICATION IS PROVIDED ALONG VERONICA ROAD. (26' FROM CENTERLINE) THE APPLICANT SHALL, AT TIME OF SUBDIVISION APPROVAL, ESCROW WITH D.E.M. AN AMOUNT EQUAL TO THE COST OF CONSTRUCTING A NINETEEN (19') FOOT CROSS SECTION ALONG THE PROPERTY'S VERONICA ROAD FRONTAGE.
25. ALL LOTS THAT ARE ADJACENT TO VERONICA ROAD, FOX MEADOW SUBDIVISION, AND LOT 32 (TINGEN) WILL HAVE A MINIMUM OF 25' REAR YARDS. THE ONLY EXCEPTION WILL BE PROPOSED LOT 23 - 26 WHICH WILL HAVE A 20' REAR YARDS.
26. LOTS 1-3 WILL HAVE 35' FRONT YARD SETBACKS.
27. LOTS 5 AND 6 WILL HAVE 15' SIDE YARDS ADJACENT TO LOT 14 (CENTREVILLE HILLS).
28. THE ENTIRE PROPERTY CONSISTS OF MATURE MIXED HARDWOODS.
29. WATER AND SEWER LAYOUTS ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO MODIFICATION UPON FINAL SUBDIVISION REVIEW.

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 ALL 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.



VICINITY MAP
SCALE: 1" = 1000'



SOILS MAP
SCALE: 1" = 500'

41B1 - ROCKY LAND (BASIC ROCK) UNDULATING PHASE
52A+ - ELBERT SILT LOAM NEARLY LEVEL PHASE
148B2 - IRIEDELL-MECKLENBURG SILT LOAM, UNDULATING PHASE

Application No. 97-012 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/2/97
Date of (BOS) (PC) approval 12/8/97
Sheet 1 of 2

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ENGINEERING SURVEYING LAND PLANNING
9240-B MOSBY STREET, MANASSAS, VIRGINIA 22110
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COMMONWEALTH OF VIRGINIA
EDWARD E. DETWILER, JR.
LICENSED PROFESSIONAL ENGINEER
7/3/97

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

REVISIONS:

DATE: JULY 3, 1997
SCALE: 1" = 60' H
DESIGN: EBS
DRAFT: CADD
CHECKED BY: ETC
ARCH:
JOB NUMBER: 96-094-H
SHEET 1 OF 2

96-094-H

DRAWING NAME: M:\WORK\96094\CDP-ALT3 7-3-97 9:00:53 am EST

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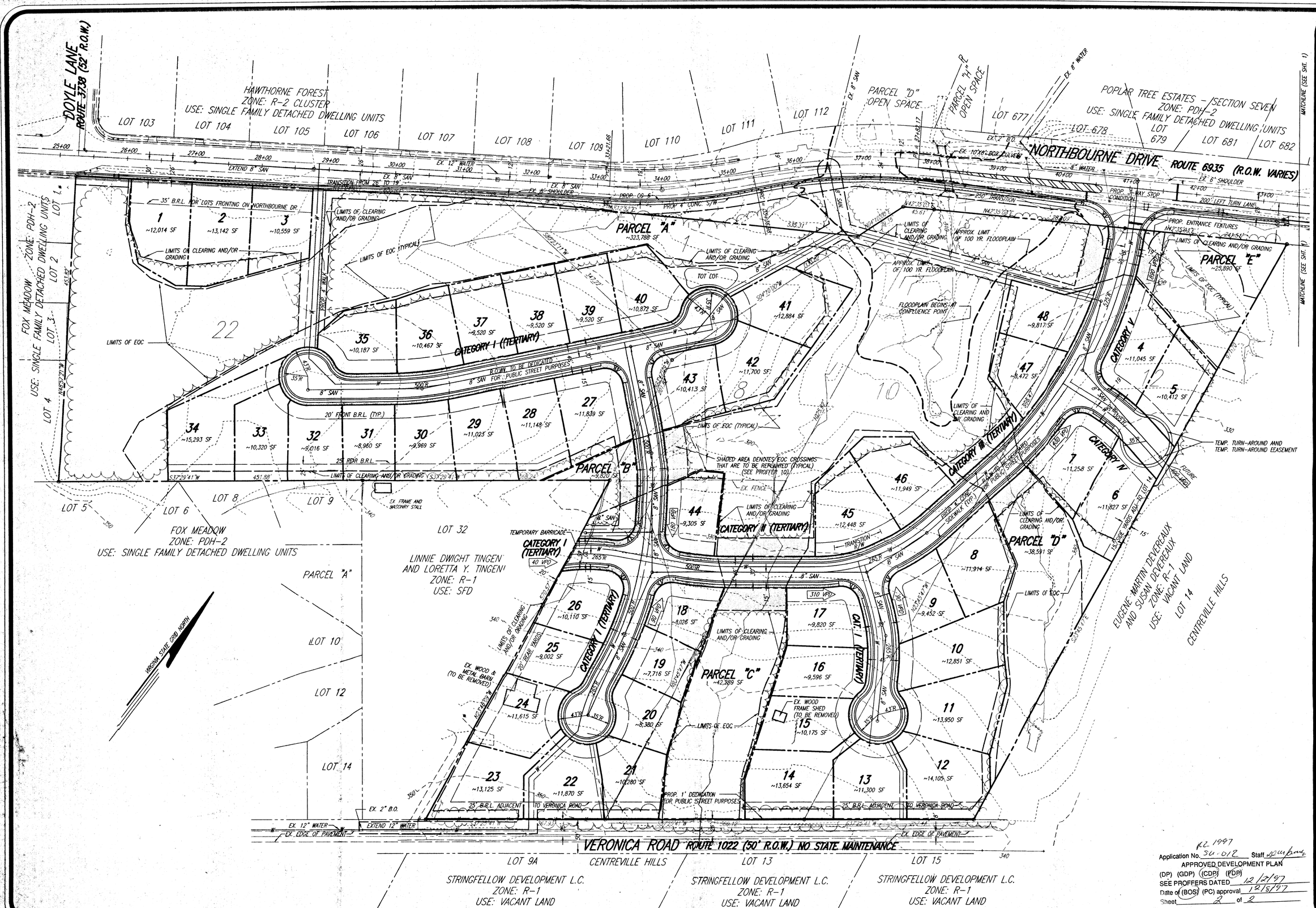
96-094-H



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COMMONWEALTH OF VIRGINIA
EDWARD T. DETWILER, JR.
NO. 025680
7/3/97
REGISTERED PROFESSIONAL ENGINEER

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

REVISIONS:

DATE: JULY 3, 1997
SCALE: 1" = 60' H
DESIGN: EBS
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ARCH:
JOB NUMBER: 96-094-H
SHEET 2 OF 2

Application No. SU-012 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/2/97
Date of (BOS) (PC) approval 12/5/97
Sheet 2 of 2

46-118

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