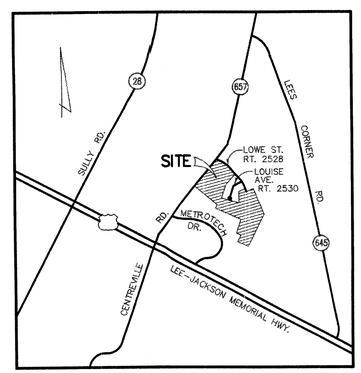
CHANTILLY GREEN

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN



VICINITY MAP
SCALE : 1"= 2000'

APPLICANT:

CHANTILLY GREEN L.C.
CHANTILLY EAST L.C.

c/o KSI SERVICES, INC.
8081 WOLF TRAP ROAD, SUITE 300
VIENNA, VIRGINIA 22182

JUNE 30, 1999

REVISED NOVEMBER 10, 1999
REVISED DECEMBER 10, 1999
REVISED FEBRUARY 17, 2000
REVISED MARCH 27, 2000

Application No. RZ/FDP 1999-SU-054 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/31/00
Date of (BOS) (PC) approval 4/24/00
Sheet 1 of 4
CDP conditions dated 4/24/00
FDP " " 3/29/00

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAR 28 2000
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
JOHN E. KOVATS
No. 15405
PROFESSIONAL ENGINEER
12-10-99
2-18-00
3-29-00

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
PROFESSIONAL ENGINEER
6-30-99

11-10-99

CHANTILLY GREEN

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN

Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX(703) 849-0118
Engineers
Planners
Surveyors
Landscape
Architects

M-10053

SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
3. CONCEPTUAL/FINAL DEVELOPMENT PLAN
4. DETAILS

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN IS IDENTIFIED ON THE FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 34-4 ((1)) 7, 8, 17, 18 AND 19.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.

3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET WHICH IS EXTRAPOLATED FROM COUNTY TOPOGRAPHY OF FIVE (5) FEET CONTOUR INTERVALS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

4. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) REQUIREMENTS FOR THE DEVELOPMENT OF THIS SITE WILL BE PROVIDED ON SITE IN PROPOSED ABOVE GROUND FACILITIES AS GENERALLY SHOWN ON THE GRAPHIC UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES).

5. THE LANDSCAPING AND OPEN SPACE AREAS REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE.

6. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS SIGNS, PLANTERS, FENCES, GATES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.

7. THE SIZE AND CONFIGURATION OF THE LOTS SHOWN ON THE CDP/FDP ARE CONCEPTUAL AND ARE SUBJECT TO MODIFICATION BASED ON FINAL ENGINEERING.

8. THE PUBLIC IMPROVEMENT PLANNED FOR THIS PROPERTY IS THE WIDENING OF CENTREVILLE ROAD ALONG THE PROPERTY FRONTAGE THERETO.

9. SPECIAL AMENITIES FOR THE PROPOSED DEVELOPMENT INCLUDE TWO (2) TOT LOTS, USEABLE OPEN SPACE AND A PEDESTRIAN CIRCULATION PLAN.

10. THERE ARE NO PUBLIC FACILITIES PROPOSED WITH THIS DEVELOPMENT.

11. THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING AND DESIGN.

12. TRANSITIONAL SCREENING AND BARRIERS ARE NOT REQUIRED FOR THE PROPOSED DEVELOPMENT.

13. THERE ARE EXISTING SINGLE FAMILY ATTACHED DWELLING UNITS TO THE EAST AND NORTH OF THE PROPERTY AND A DEVELOPED COMMERCIAL RETAIL SHOPPING CENTER TO THE SOUTH. THE PROPERTY TO THE WEST IS ZONED I-5 AND DEVELOPED WITH A MYRIAD OF OFFICE AND INDUSTRIAL USES.

14. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY OR RESOURCE PROTECTION AREA (RPA), ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THIS PROPERTY.

15. THE SITE WILL BE SERVED BY PUBLIC SEWER AND WATER.

16. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE LEE-JACKSON COMMUNITY PLANNING SECTOR (UP8) OF THE UPPER POTOMAC PLANNING DISTRICT IN AREA III. THE PLAN RECOMMENDS A RESIDENTIAL USE AT 3-4 DWELLING UNITS PER ACRE WITH AN OPTION OF 5-8 DWELLING UNITS PER ACRE WITH SUBSTANTIAL CONSIDERATION OF THE FOX HILL SUBDIVISION. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE BASE PLAN RECOMMNDATION OF 3-4 DWELLING UNITS PER ACRE.

17. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE PROPERTY.

18. THERE IS ONE EXISTING STRUCTURE ON SITE WHICH WAS CONSTRUCTED IN THE 1961 AND IS OF NO HISTORIC OR ARCHITECTURAL SIGNIFICANCE AND WILL BE DEMOLISHED AS PART OF THE DEVELOPMENT PROCESS.

19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES LOCATED OR STORED ON THE SUBJECT PROPERTY,, AND TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

20. SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.

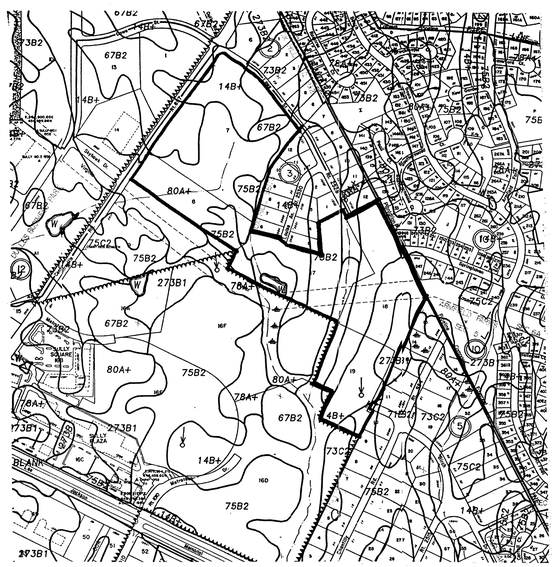
21. THE ADOPTED COMPREHENSIVE PLAN TRAILS MAP IDENTIFIES A COUNTYWIDE BICYCLE TRAIL ADJACENT TO THE PROPERTY'S CENTREVILLE ROAD FRONTAGE.

22. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION

EXISTING ZONING	R-1
PROPOSED ZONING	PDH-3
TOTAL LAND AREA	43.65± AC
PROPOSED NUMBER OF DWELLING UNITS*	126
PROPOSED MAXIMUM BUILDING HEIGHT	35 HT
MAXIMUM DENSITY PERMITTED	3.0 DU/AC
PROPOSED DENSITY	2.88 DU/AC
PARKING SPACES REQUIRED	252
PARKING SPACES PROVIDED	504
OPEN SPACE REQUIRED (20%)	8.73± AC
OPEN SPACE PROVIDED (25%)	10.91± AC

* THE PROPOSED DENSITY IS BELOW THE LOW END OF THE COMPREHENSIVE PLAN DENSITY RANGE, THEREFORE, THIS DEVELOPMENT IS EXEMPT FROM THE PROVISIONS OF PART 8 OF ARTICLE 2 OF THE ZONING ORDINANCE.



SOILS MAP
1" = 500'

14B+	MANASSAS SILT LOAM
67B2	PENN FINE SANDY LOAM, UNDULATING PHASE
73B2	PENN SILT LOAM, UNDULATING PHASE
73C2	PENN SILT LOAM, ROLLING PHASE
75B2	PENN LOAM, UNDULATING PHASE
80A+	CROTON SILT LOAM, NEARLY LEVEL PHASE
273B1	READINGTON SILT LOAM, UNDULATING PHASE
W	POND OR LAKE

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11-10-99

REV. 11/10/99
REV. 12/10/99
REV. 2/17/00
REV. 3/27/00

COMMONWEALTH OF VIRGINIA
JURI F. KOVATS
No. 19406
PROFESSIONAL ENGINEER
12-10-99
2-18-00

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J. THOMAS TANNER JR.
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ENGINEER'S SEAL & SIGNATURE

Dewberry & Davis
Engineers Planners Surveyors Landscape Architects
8401 Arlington Blvd., Fairfax, Va. 22031
☎(703) 849-0100 FAX (703) 849-0118

NOTES AND TABULATION
CHANTILLY GREEN
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DRAWN BY	JMC
DESIGNED BY	DMC
CHECKED BY	LAM
DATE	JUNE 30, 1999
SCALE	1" = 100'
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ZONED	
SHEET	2 OF 4
FILE NUMBER	M-10053

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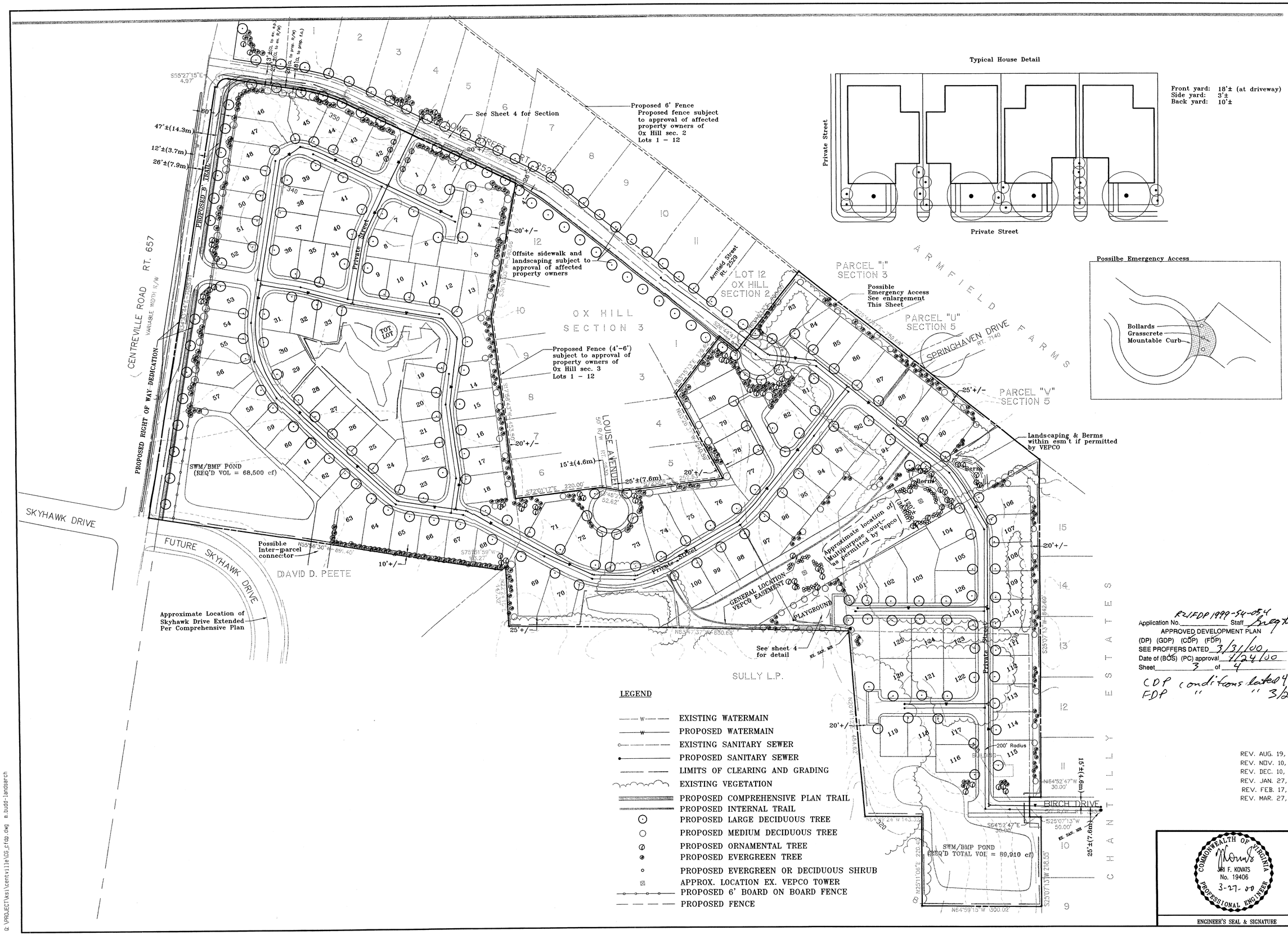

Application No. R21FDP 1999-54-054 Staff Greg Russ
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REV. AUG. 19, 1999
REV. NOV. 10, 1999
REV. DEC. 10, 1999
REV. JAN. 27, 2000
REV. FEB. 17, 2000
REV. MAR. 27, 2000

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
3-27-00
PROFESSIONAL ENGINEER

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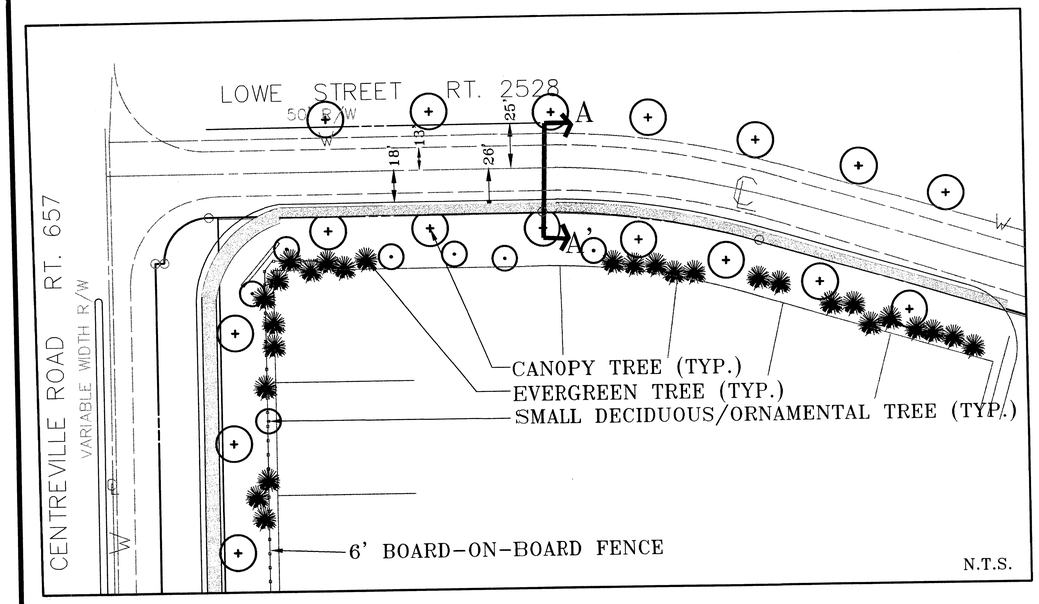
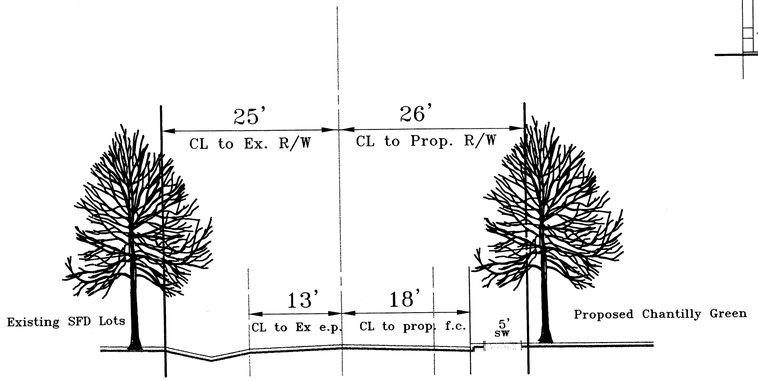
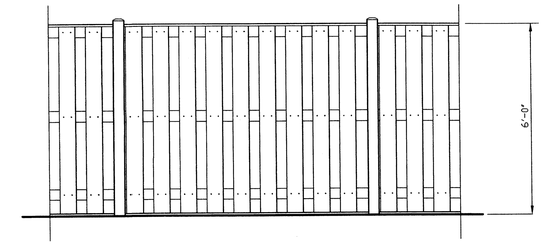


TYPICAL FRONTAGE LANDSCAPING



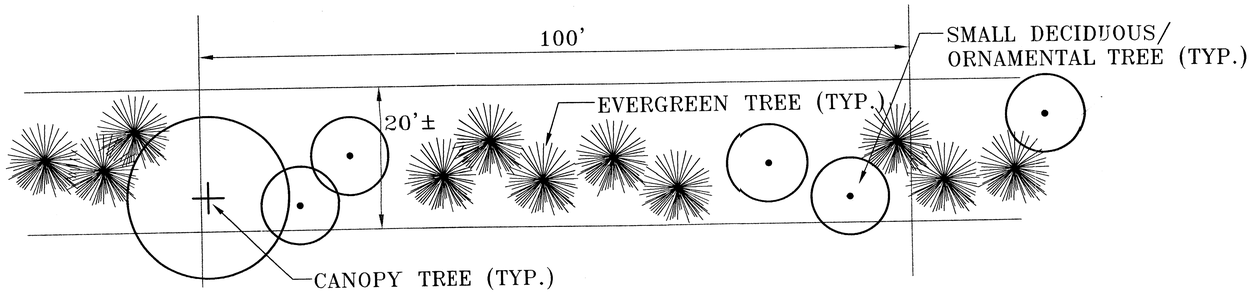
SECTION A-A' - LOWE STREET



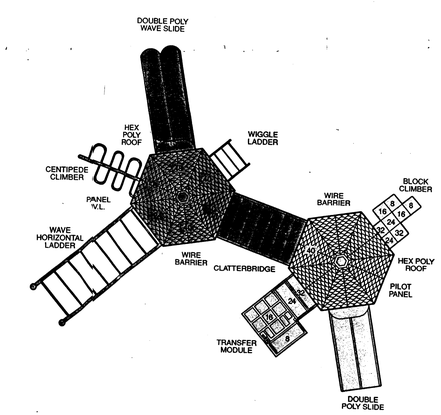
TYPICAL FENCE
Along Centerville Road, N.T.S.

N.T.S.

TYPICAL LIGHT FIXTURE



TYPICAL LANDSCAPE BUFFER-OX HILL SECTION 3 N.T.S.



PLAYGROUND DETAIL N.T.S.
FOR ILLUSTRATION PURPOSES ONLY.
DETAILS, SIGN TYPE FACE & MATERIALS
ARE SUBJECT TO FINAL DESIGN.

REV. 3/27/00
REV. 12/10/99
REV. 1/27/00
REV. 2/17/00

LOWE STREET FRONTAGE N.T.S.

F O R I L L U S T R A T I V E P U R P O S E S O N L Y

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