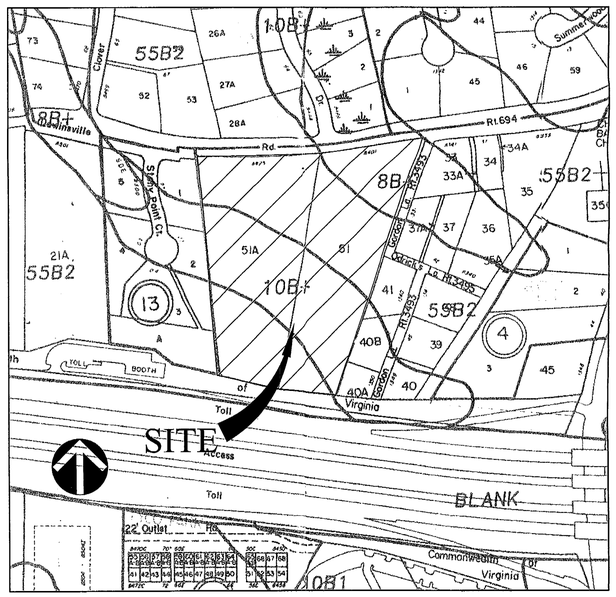
LEWINSVILLE ROAD
SPECIAL EXCEPTION PLAT

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

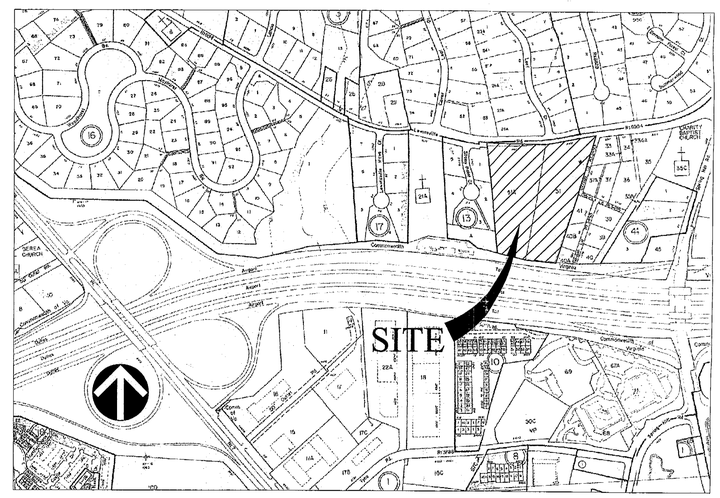
SE-00-D-019

SHEET INDEX

1. COVER SHEET
2. NOTES/TABULATIONS
3. CONCEPTUAL/FINAL DEVELOPMENT PLAN
4. EXISTING VEGETATION MAP



SOILS MAP
1"=250'



VICINITY MAP
1"=500'

Application No. SE-00-D-019 Staff M.A. Dodsey
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 10/30/00
Date of (BOS) (BZA) approval 10/30/00
Sheet 1 of 4

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 11 2000
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
8/31/00
PROFESSIONAL ENGINEER
9/27/2000
10/11/2000

SOILS DATA

SOIL ID. NUMBER	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
10	GLENVILLE	FAIR–B,W	MARGINAL–W	GOOD	MODERATE	B
55	GLENELG	GOOD	GOOD	GOOD	SEVERE	C
8	WORSHAM	POOR–B,W,C	POOR–W	GOOD	SLIGHT	A

APPLICANT/DEVELOPER

THE HOLLADAY CORPORATION
3400 IDAHO AVENUE, N.W., SUITE 500
WASHINGTON, DC 20016
CONTACT: MR. JON COX
(202) 362-2400

ENGINEER

VIKA, INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: MR. JOHN LUTOSTANSKI
(703) 442-7800

ATTORNEY

WALSH, COLUCCI, STACKHOUSE, EMRICH, LUBELEY
2200 CLARENDON BLVD. N.
13TH FLOOR
ARLINGTON, VA 22201
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(703) 528-4700

REV. OCT. 11, 2000
REV. SEPT. 27, 2000
REV. AUGUST 31, 2000
REV. JULY 28, 2000
MARCH 24, 2000
SHEET 1 OF 4

NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSEMENT 029-1-((1)) PARCELS 51, 51A AND ARE ZONED R-1
2. THE CURRENT PROPERTY OWNERS ARE AS FOLLOWS:
   029-1-01-00-0051-A ELOISE RANDALL SMITH DB 2588 PG 651
   029-1-01-00-0051 LEWINSVILLE DEVELOPMENT CORPORATION DB 7202 PG 1100
3. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1. THE PURPOSE OF THE SE IS TO REQUEST AN R-1 CLUSTER UNDER SECTION 9-615 OF ZONING ORDINANCE
4. THE HORIZONTAL DATUM SHOWN HEREON IS TRUE NORTH AND WAS ESTABLISHED BY A FIELD RUN SURVEY PERFORMED BY VIKA, INC.
5. THE VERTICAL DATUM REFERENCED HEREON IS NGVD 29 AND WAS ESTABLISHED BY A FIELD RUN SURVEY PERFORMED BY VIKA, INC. THE BENCHMARK UTILIZED TO ESTABLISH THE VERTICAL CONTROL NETWORK WERE TAKEN FROM FAIRFAX COUNTY STATION "SCOTT AZ 1958" ELEVATION = 389.075
6. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS ESTABLISHED BY A FIELD RUN SURVEY PERFORMED BY VIKA, INC. DATED 3/03/00.
7. THE CONTOUR INTERVAL SHOWN IS 2 FEET.
8. THE BOUNDARY INFORMATION SHOWN HEREON WAS ESTABLISHED BY A FIELD RUN SURVEY PERFORMED BY VIKA, INC. DATED 3/03/00.
9. THE SUBJECT PROPERTY LIES WITHIN AREA II OF THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY MCLEAN PLANNING DISTRICT SUB AREA M6 (SPRING HILL COMMUNITY PLANNING SECTOR). TO THE BEST OF OUR KNOWLEDGE THIS PROPOSAL WILL COMPLY WITH CURRENT COMP. PLAN
10. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE OR WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
11. STORM WATER MANAGEMENT FACILITIES WILL BE PROVIDED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPW&ES. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED. ALL SWM/BMP PONDS PROVIDED HEREON SHALL BE MAINTAINED BY THE DEPARTMENT OF PUBLIC WORKS.
12. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
13. TO THE BEST OF OUR KNOWLEDGE HAZARDOUS AND TOXIC SUBSTANCES ARE NOT KNOWN TO EXIST ON THE SUBJECT PROPERTY.
14. THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY WHICH SHALL BE DEMOLISHED TO ACCOMMODATE THIS DEVELOPMENT. DATE OF CONSTRUCTION OF STRUCTURES NOT KNOWN.
15. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A RPA ZONE IN ACCORDANCE WITH FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREAS MAPS.
16. THERE ARE NO FAIRFAX COUNTY DEFINED FLOOD PLAINS ON THIS PROPERTY.
17. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL GENERALLY CONFORM TO THE LIMITS OF CLEARING AND GRADING SHOWN ON THE SE PLAT SUBJECT TO THE INSTALLATION OF UTILITY LINES AS NECESSARY, AS APPROVED BY DPW&ES.
18. SEE MAXIMUM BUILDING HEIGHT IN SITE TABULATION THIS SHEET.
19. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. TIMING OF THE BUILD-OUT WILL DEPEND ON MARKET DEMAND FOR THE RESIDENTIAL USE.
20. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED BELOW.
21. THE LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH SUBDIVISION PLAN WHICH WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPE FEATURES PRESENTED HEREON.
22. ADDITIONAL SITE FEATURES SUCH AS SUN ROOMS, GAZEBOS, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
23. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
24. OWNER RESERVES THE RIGHT TO INSTALL PERIMETER FENCING WITH THE FINAL SUBDIVISION PLAN.
25. THE OPEN SPACE PARCELS SHOWN HEREON SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND FAIRFAX COUNTY.
26. THERE IS AN 8' ASPHALT TRAIL REQUIREMENT ALONG LEWINSVILLE ROAD PER THE FAIRFAX COUNTY COMPREHENSIVE TRAILS PLAN.

SITE TABULATIONS

EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1 CLUSTER
TOTAL SITE AREA:	468,869.00 SF OR 10.76375 ACRES INCLUDING 27,019.00 SF OR 0.6202 ACRES OF RIGHT OF WAY TO BE DEDICATED.
USE:	10 SINGLE FAMILY DETACHED LOTS/DWELLINGS
MAXIMUM DENSITY PERMITTED:	1 DWELLING UNIT PER ACRE
PROVIDED:	.92904 DWELLING UNITS PER ACRE (COMPUTATION BASED ON GROSS AREA TRACT PRIOR TO THE PROPOSED ROADWAY DEDICATION)
OPEN SPACE REQUIRED: 20%	93,773.90 SF OR 2.16 ACRES
PROVIDED: 20%	93,773.90 SF OR 2.16 ACRES
AREA OF STREET DEDICATION:	35,680± SF OR .8191± ACRES
MINIMUM LOT AREA REQUIRED:	25,000 SF
PROVIDED:	26,616 SF OR .61102 ACRES
AVERAGE LOT AREA PROVIDED:	N/A
ADU'S:	N/A

RESIDENTIAL SETBACKS (INTERIOR)

MINIMUM LOT WIDTH REQUIRED:	NONE (NO CORNER LOTS)
MINIMUM FRONT YARD REQUIRED:	30'
PROVIDED:	30'
MINIMUM SIDE YARD REQUIRED:	12' MIN. TOTAL MIN OF 40'
PROVIDED:	12' MIN. TOTAL MIN OF 40'
MINIMUM REAR YARD REQUIRED:	25'
PROVIDED:	25'
MAXIMUM BUILDING HEIGHT:	35'

PARKING TABULATION (SINGLE FAMILY):

PARKING SPACES REQUIRED (SINGLE FAMILY DETACHED):	20
PARKING SPACES PROVIDED (SINGLE FAMILY DETACHED):	20

TREE COVER CALCULATIONS:

TOTAL SITE AREA =	468,869.00 SF OR 10.76375 ACRES
DEDUCTIBLE ROW-	35,680 SF OR .8191 ACRES ±
DEDUCTIBLE (BUILDING FOOTPRINT =	10 LOTS X 18,550 = 185,500.00 SF OR 4.25 ACRES
ADJUSTED SITE AREA =	247,689.00 SF OR 5.6862 ACRES
20% TREE COVER REQUIRED =	49,537.80 SF OR 1.13 ACRES
EXISTING TREE COVER PRESERVED (X1.25) =	50,000 SF OR 1.14 ACRES X 1.25 = 1.43 ACRES
TOTAL TREE COVER =	62,500.00 SF OR 1.43 ACRES

TREE COVER REQUIREMENTS ARE MET WITH EXISTING TREE COVER STAND

COMMONWEALTH OF VIRGINIA
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9/27/2000
PROFESSIONAL ENGINEER
10/11/2000

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APPROVED SE SP PLAN
SEE DEV CONDS DATED 10/30/00
Date of BOS (BZA) approval 10/30/00
Sheet 2 of 4

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA BETHESDA, MD

LEWINSVILLE ROAD
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES, TABULATIONS AND DETAILS

VIKA REVISIONS
REV. JULY 28, 2000
REV. AUG. 31, 2000
REV. SEPT. 27, 2000
REV. OCT. 11, 2000

DATE: MARCH 24, 2000
DES. JQ | DWN. JQ
SCALE: AS SHOWN
PROJECT/FILE NO. 6338
SHEET NO. 2 OF 4

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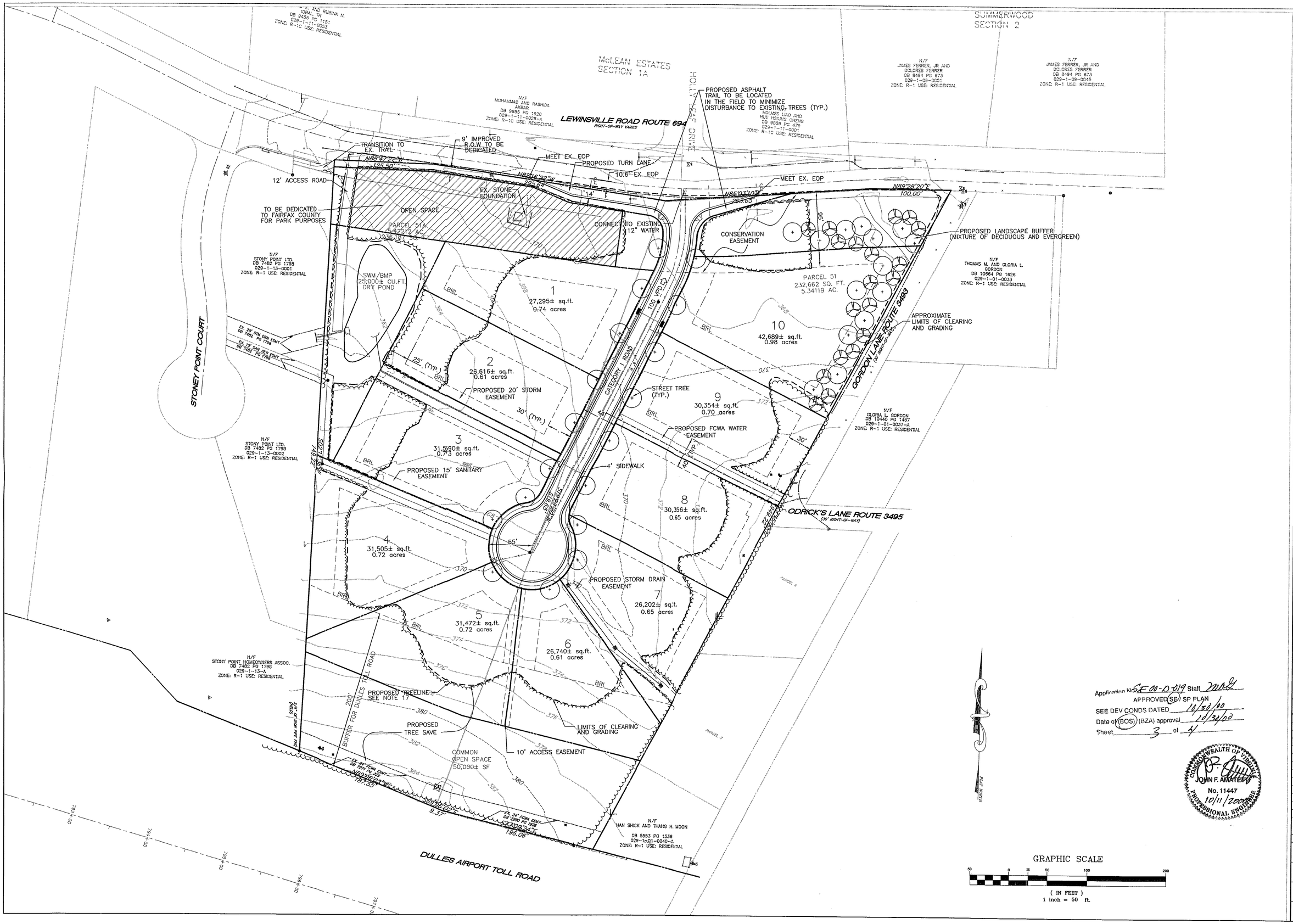

Application No. SE 00-D-019 Staff JMG
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 10/30/00
Date of (BOS) (BZA) approval 10/30/00
Sheet 3 of 4

COMMONWEALTH OF VIRGINIA
JOHN F. AMATEIS
No. 11447
10/11/2000
PROFESSIONAL ENGINEER

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LEWINSVILLE RD.

DRANESVILLE DISTRICT
FAIRFAX COUNTY

SPECIAL EXCEPTION PLAT

VIKA REVISIONS
REV. JULY 28, 2000
REV. AUG. 31, 2000
REV. SEPT. 27, 2000
REV. OCT. 11, 2000 PER TRAIL COMMENTS

DATE: MAR. 28, 2000	
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SCALE: 1"=50'	
PROJECT/FILE NO. 6338	
SHEET NO. 3 OF 4	

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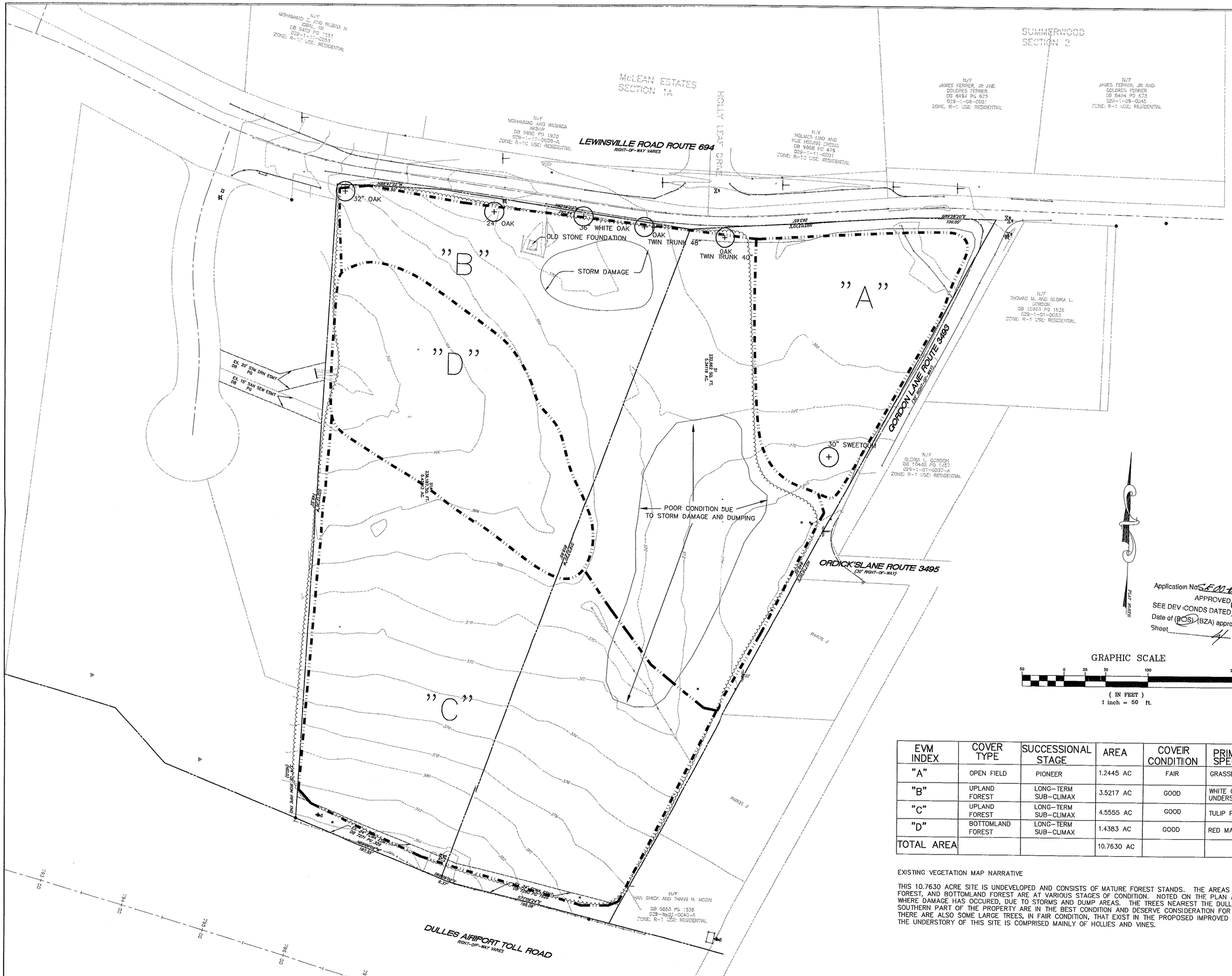

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Sheet 4 of 4

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
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8/31/00
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9/27/2000
10/11/2000

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVEIR CONDITION	PRIMARY SPECIES
"A"	OPEN FIELD	PIONEER	1.2445 AC	FAIR	GRASSES
"B"	UPLAND FOREST	LONG-TERM SUB-CLIMAX	3.5217 AC	GOOD	WHITE OAK, RED OAK, VIRGINIA PINE UNDERSTORY: HOLLY
"C"	UPLAND FOREST	LONG-TERM SUB-CLIMAX	4.5555 AC	GOOD	TULIP POPLAR, BEECH
"D"	BOTTOMLAND FOREST	LONG-TERM SUB-CLIMAX	1.4383 AC	GOOD	RED MAPLE, OAK, HOLLY
TOTAL AREA			10.7630 AC		

EXISTING VEGETATION MAP NARRATIVE

THIS 10.7630 ACRE SITE IS UNDEVELOPED AND CONSISTS OF MATURE FOREST STANDS.. THE AREAS DESCRIBED ABOVE, UPLAND FOREST, AND BOTTOMLAND FOREST ARE AT VARIOUS STAGES OF CONDITION. NOTED ON THE PLAN ARE GENERAL LOCATIONS WHERE DAMAGE HAS OCCURED, DUE TO STORMS AND DUMP AREAS. THE TREES NEAREST THE DULLES TOLL ROAD ON THE SOUTHERN PART OF THE PROPERTY ARE IN THE BEST CONDITION AND DESERVE CONSIDERATION FOR FUTURE TREE SAVE AREA. THERE ARE ALSO SOME LARGE TREES, IN FAIR CONDITION, THAT EXIST IN THE PROPOSED IMPROVED R.O.W. OF LEWINSVILLE RD. THE UNDERSTORY OF THIS SITE IS COMPRISED MAINLY OF HOLLIES AND VINES.

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LEWINSVILLE RD

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

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REVISED JULY 28, 2000
REVISED AUG. 31, 2000
REV. SEPT. 27, 2000
REV. OCT. 11, 2000

DATE: MARCH 24, 2000
DES. JQ
DWN. JQ
SCALE: 1" = 50'
PROJECT/FILE NO. 6256
SHEET NO. 4 OF 4