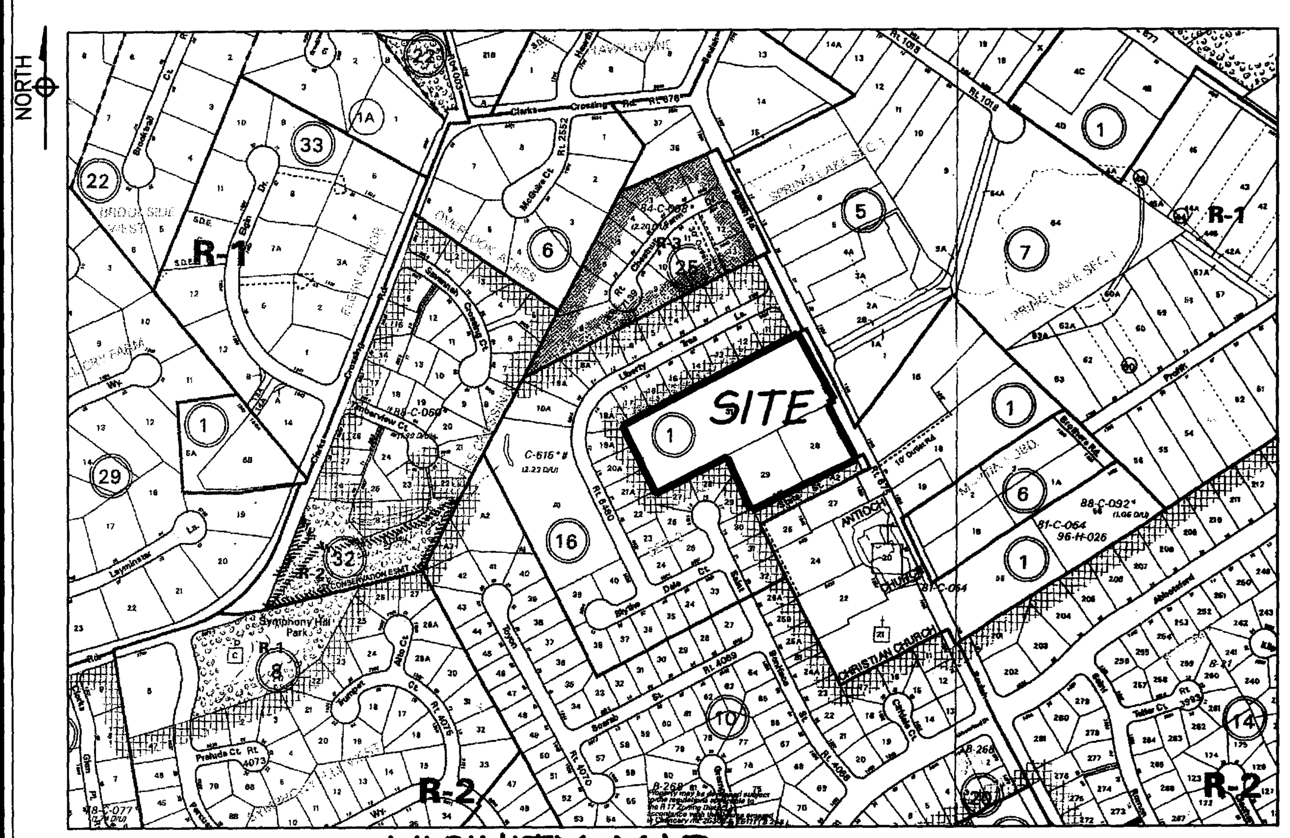
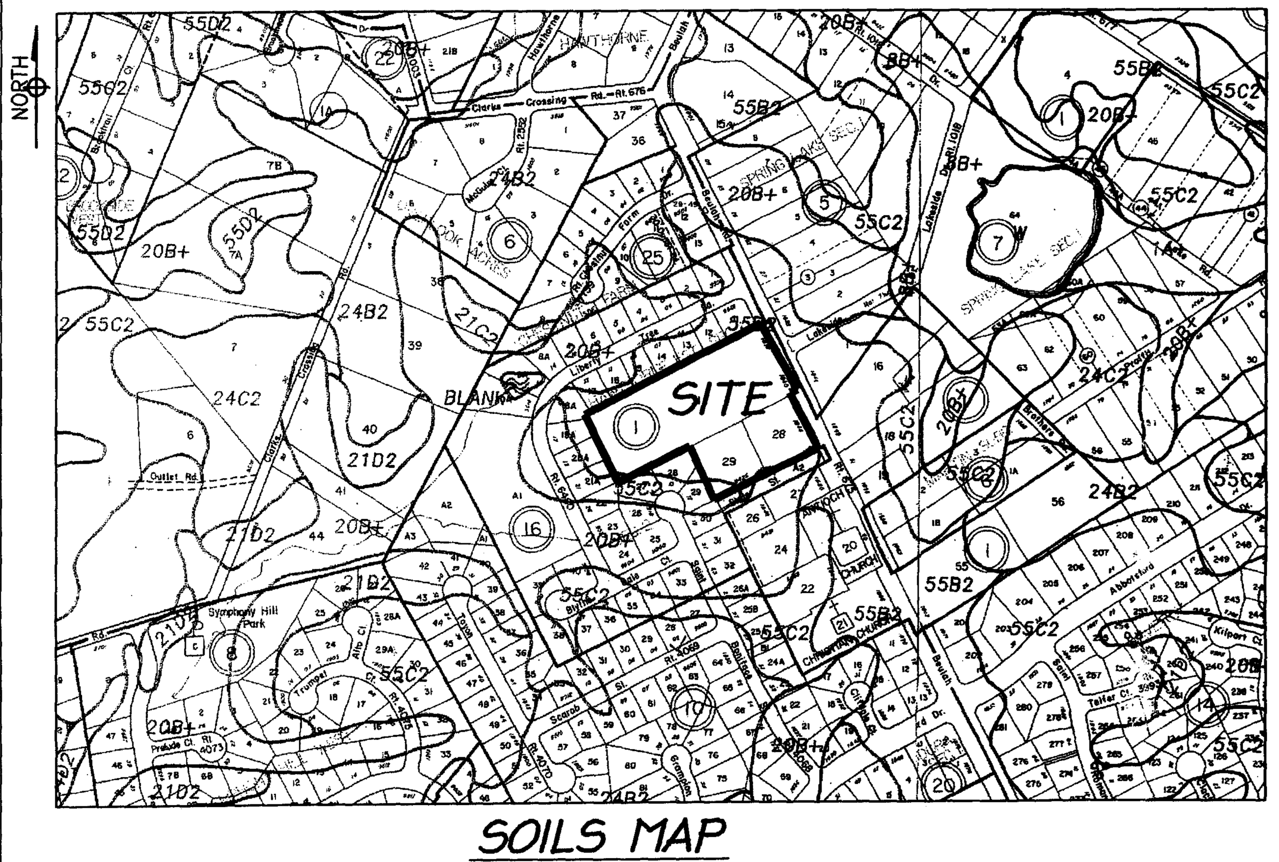


VICINITY MAP

SCALE : 1" = 500'



SOILS MAP

SCALE : 1" = 500'

TABULATIONS

SITE AREA = 253,313 ⌀ OR 5.82 ACRES
EXISTING ZONING = R-1 /R-3
PROPOSED ZONING = R-3
PROPOSED USE = SINGLE FAMILY DETACHED
MAXIMUM BUILDING HEIGHT REQD. = 35 FEET
MAXIMUM BUILDING HEIGHT PROVIDED = 35 FEET
AVERAGE LOT SIZE REQUIRED = 11,500 SF.
AVERAGE LOT SIZE PROVIDED = ±13,030 SF
MINIMUM LOT SIZE REQUIRED = 10,500 SF.
MINIMUM LOT SIZE PROVIDED = ≥ 10,500 SF.
MINIMUM LOT WIDTH REQUIRED = 80 FEET (INTERIOR), 105' (CORNER)
MINIMUM LOT WIDTH PROVIDED = 80 FEET (INTERIOR), 105' (CORNER)
NOTE: LOTS 12 AND 13 ARE REVERSE FRONTAGE LOTS

MINIMUM YARDS:
REQUIRED: FRONT YARD: 30'
SIDE YARD: 12'
REAR YARD: 25'
PROVIDED: FRONT YARD: 30'
SIDE YARD: 12'
REAR YARD: 25'

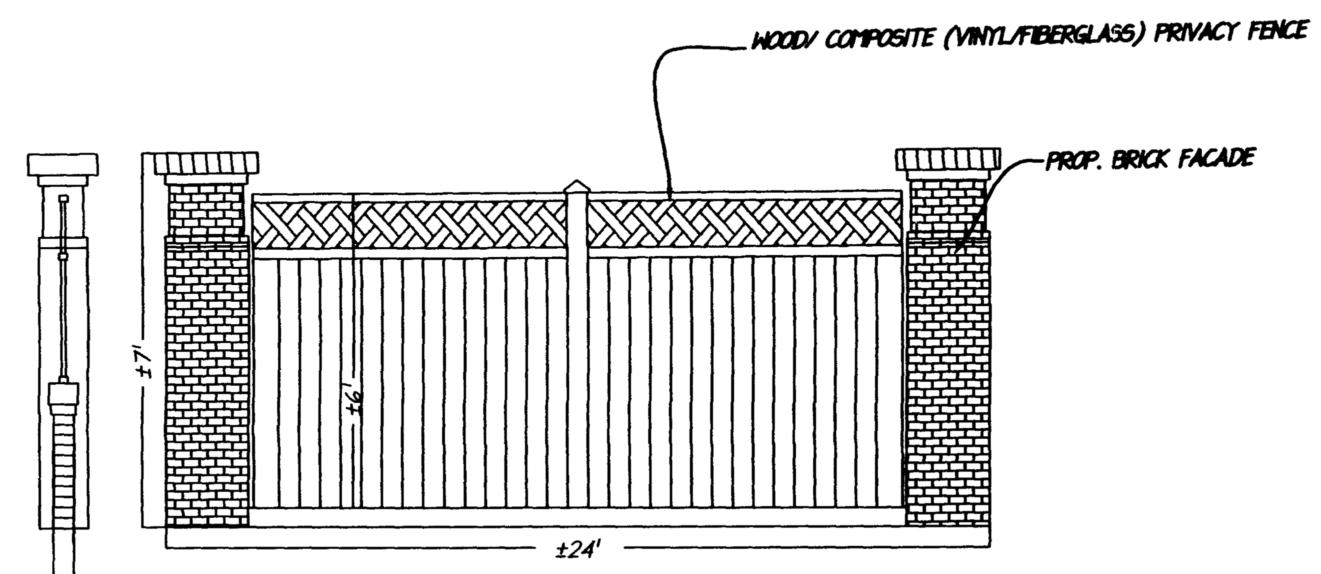
OPEN SPACE REQUIRED: NONE

PARKING:
REQUIRED (2.0 SPACES/UNIT) = 30 SPACES
PROVIDED (4 SPACES/UNIT) = 60 SPACES

DENSITY:
PERMITTED (15 UNITS) = 3.00 DU/AC
PROPOSED (15 UNITS) = 2.58 DU/AC

GENERAL STATEMENT

THE PROPERTY PROPOSED FOR THIS REZONING IS LOCATED ON FAIRFAX COUNTY TAX MAP 28-3 ((1)) PARCELS 28, 29 & 31 AND IS CURRENTLY ZONED R-1 AND R-3. THE TOTAL AREA OF THE PROPERTY SUBJECT TO THIS APPLICATION IS 5.82 ACRES. THE APPLICANT PROPOSES A REZONING OF THE PROPERTY TO THE R-3 DISTRICT FOR THE PURPOSES OF CONSTRUCTING FIFTEEN NEW HOUSES. PLEASE NOTE THAT A REZONING TO R-3 WAS PREVIOUSLY APPROVED ON PARCEL 31 (RZ 2006-HM-024). DUE TO THE CHANGE IN LAND AREAS BETWEEN PARCEL 31 AND PARCELS 28 & 29, AS WELL AS A CHANGE IN ROAD, LOT LINE AND UTILITY LAYOUT ON PARCEL 31, A NEW REZONING APPLICATION IS BEING FILED ON THIS PARCEL.



DECORATIVE FENCE DETAIL

NOT TO SCALE

(COLUMN SPACING TO VARY IN ORDER TO ACCOMMODATE SITE CONDITIONS)

Application No. RZ 2007-HM-015 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 7, 2008
Date of (BOS) (PC) approval March 10, 2008
Sheet 1 of 5

WAIVERS/MODIFICATIONS REQUESTED:

IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL, THE FOLLOWING WAIVERS/MODIFICATIONS ARE RESPECTFULLY REQUESTED:

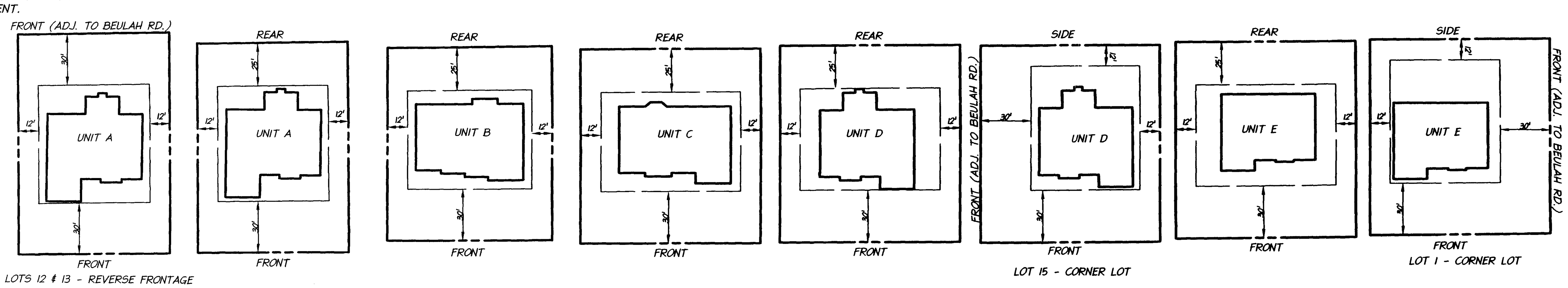
1. A WAIVER OF THE SIDEWALK REQUIREMENT ALONG THE SUBJECT PROPERTY'S BEULAH ROAD FRONTAGE, IN ACCORDANCE WITH CHAPTER 101 OF THE SUBDIVISION ORDINANCE AND THE PUBLIC FACILITIES MANUAL. IN LIEU OF A SIDEWALK, THE APPLICANT IS PROVIDING A 6' ASPHALT TRAIL ALONG THE PROPERTY'S BEULAH ROAD FRONTAGE AS DEPICTED ON SHEET 2. THIS TRAIL WILL PROVIDE ADEQUATE PEDESTRIAN CONNECTION AND WILL BE LOCATED IN THE SAME LOCATION AS THE REQUIRED SIDEWALK. THEREFORE, AN ADDITIONAL CONNECTION VIA A SIDEWALK IS NOT NECESSARY.

2. A MODIFICATION OF THE TRAIL REQUIREMENT ALONG THE PROPERTY'S BEULAH ROAD FRONTAGE IN ACCORDANCE WITH CHAPTER 101 OF THE SUBDIVISION ORDINANCE AND THE PUBLIC FACILITIES MANUAL. THE APPLICANT WILL PROVIDE A 6' TRAIL ALONG THE SUBJECT PROPERTY'S BEULAH ROAD FRONTAGE AS DEPICTED ON SHEET 2. THE APPLICANT RESPECTFULLY REQUESTS A MODIFICATION TO PROVIDE A 6' ASPHALT TRAIL IN LIEU OF AN 10' ASPHALT TRAIL. THIS MODIFICATION IS TYPICALLY REQUESTED BY THE HUNTER MILL LAND USE COMMITTEE. PLEASE NOTE THAT THIS MODIFICATION TO 6' PROVIDES A SAFER TRANSITION TO THE PROPOSED 5' SIDEWALK PROPOSED ON FRANCIS YOUNG LANE AS PART OF THIS DEVELOPMENT.

3. IN ACCORDANCE WITH SECTION 10-104(F) OF THE ZONING ORDINANCE, THE APPLICANT RESPECTFULLY REQUESTS PERMISSION TO PERMIT AN INCREASE IN THE HEIGHT OF THE PROPOSED NOISE FENCE TO 7' IN HEIGHT IN THE LOCATION GENERALLY SHOWN ON SHEET 2. THE PROPOSED HEIGHT AND LOCATION OF THIS NOISE FENCE IS THE RESULT OF A NOISE STUDY COMPLETED BY WYLE LABORATORIES IN DECEMBER 2006. THE APPLICANT RESPECTFULLY REQUESTS THIS PERMISSION IN ORDER TO PROVIDE ADEQUATE LEVELS OF NOISE MITIGATION FOR THE PROPOSED UNITS.

TYPICAL UNIT
NOT TO SCALE

NOTE: ENCROACHMENTS PERMITTED PER SECTION 2-412 OF THE ZONING ORDINANCE



NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP No. 28-3 ((1)) PARCELS 28, 29 & 31 AND IS CURRENTLY ZONED R-1 AND R-3.

2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF THE FOLLOWING :

PARCEL 28: FRED A. & MARGARET SCHELLENBERG
DEED BOOK 3737 AT PAGE 197

PARCEL 31: FRANCIS A YOUNG, TR
DEED BOOK 11706 AT PAGE 570

PARCEL 29: TRUSTEES OF ANTIOCH CHRISTIAN CHURCH
DEED BOOK 2001 AT PAGE 41

3. DEVELOPER/CONTRACT PURCHASER:
SEKAS HOMES, LTD.
C/O JOHN P. SEKAS, PRESIDENT
407-L CHURCH STREET
VIENNA, VA 22180
(703) 242-2300

4. BOUNDARY INFORMATION IS BASED UPON A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS, INC. IN MAY, 2006 AND JULY 2007.

5. THE TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS IN MAY, 2006 AND JULY 2007. CONTOUR INTERVAL IS TWO FEET.

6. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREON. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATIONS OF PFM DESIGN CRITERIA AT THE TIME OF SUBDIVISION / SITE PLAN / PLAT PREPARATION / SUBMISSION PROVIDED THE MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE GDP.

7. EROSION AND SEDIMENT CONTROLS 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 FEET OR MORE.

9. ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. CLEARING LIMITS SHALL BE IN STRICT CONFORMANCE WITH THOSE SHOWN HEREON.

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

11. THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. ALL DWELLING UNITS ASSOCIATED WITH THIS DEVELOPMENT SHALL BE SERVED BY GRAVITY FLOW. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL LATERAL CONNECTIONS. NO ADDITIONAL CLEARING BEYOND THE LIMITS SHOWN HEREON WILL OCCUR FOR CONNECTION TO THE EXISTING MAIN OR PROPOSED MAIN CONSTRUCTION.

12. A RESOURCE PROTECTION AREA (RPA), AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE, DOES NOT EXIST ON THE SUBJECT PROPERTY PER THE FAIRFAX COUNTY RPA MAPS. A RESOURCE MANAGEMENT AREA (RMA), AS DEFINED BY FAIRFAX COUNTY, DOES EXIST ON THE SUBJECT PROPERTY.

13. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 2 TO 3 DWELLING UNITS PER ACRE. THE PROPOSED DENSITY OF 2.58 DU/AC MEETS THE INTENT OF THE COMPREHENSIVE PLAN. THE TREE PRESERVATION, DENSITY, ADJOINING USES AND PROPOSED PLANTINGS WILL ENHANCE THIS PROPERTY AND WILL MEET THE APPLICABLE CRITERIA FOR STAFF REVIEW.

14. IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A TRAIL IS REQUIRED ALONG THE SITE'S BEULAH ROAD FRONTAGE. THIS TRAIL IS BEING PROVIDED IN A MODIFIED FORM. PLEASE SEE SHEET 2 FOR LOCATION OF TRAIL. SEE MODIFICATION REQUEST ON THIS SHEET. THIS TRAIL WILL BE MAINTAINED BY FAIRFAX COUNTY.

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

16. BEULAH ROAD IS NOT SHOWN ON THE VDOT 6 YEAR PLAN TO BE WIDENED OR IMPROVED. BEULAH ROAD IS SHOWN ON THE COUNTY'S COMPREHENSIVE PLAN AND COUNTYWIDE TRANSPORTATION MAP TO BE WIDENED TO TWO LANES. THE APPLICANT IS PROPOSING ADDITIONAL DEDICATION FROM THE EXISTING CENTERLINE ALONG THE SUBJECT PROPERTY'S BEULAH ROAD FRONTAGE. PLEASE SEE SHEET 2.

17. AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN AND MAJOR FLOOD PLAIN, AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION DOES NOT EXIST ON THE SUBJECT PROPERTY. THE COMPONENTS OF A MAXIMUM DENSITY REDUCTION DO NOT EXIST ON SITE.

18. LDC DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND / OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.

19. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER / DEVELOPER.

20. A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN, IF REQUIRED.

21. THE SUBJECT PROPERTY WILL MEET SWM/BMP REQUIREMENTS THROUGH THE PROVISION OF ONE INFILTRATION TRENCH TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS DETERMINED BY DPWES. A MAINTENANCE AGREEMENT WILL BE RECORDED IN THE LAND RECORDS SUBSEQUENT TO APPROVAL OF THE SUBDIVISION PLAN.

22. ALL DIMENSIONS ARE APPROXIMATE, TYPICAL HOUSE FOOTPRINTS SHOWN ON THESE LOTS MAY BE MODIFIED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE GDP, AND THE MINIMUM YARDS ARE PROVIDED. THESE MODIFICATIONS WILL ALSO BE SUBJECT TO RESTRICTIONS AS STATED IN THE APPROVED PROFFERS.

23. THE PUBLIC STREETS SHOWN ON THIS PROPERTY SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PUBLIC FACILITIES MANUAL & WILL BE MAINTAINED BY VDOT.

24. THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF MINIMIZING ITS IMPACT ON ADJOINING NEIGHBORS AS AN AMENITY. THE APPLICANT HAS PROVIDED TREE PRESERVATION AND ADDITIONAL PLANTING AROUND THE PERIMETER OF THE PROPERTY. THE APPLICANT WILL ENSURE THAT THE POST DEVELOPMENT RUNOFF IS LESS THAN THE PRE DEVELOPMENT RUNOFF.

25. THE AREAS TO BE PRESERVED HAVE BEEN DEPICTED ON THE GDP. THESE AREAS WILL BE PROTECTED DURING CONSTRUCTION THROUGH THE UTILIZATION OF TREE PROTECTION FENCING.

26. TREE PRESERVATION AROUND THE PERIMETER OF THE PROPERTY AND ADDITIONAL TREE PLANTINGS, AS SHOWN ON THE GDP, WILL PROVIDE ADEQUATE MEASURES OF SCREENING.

27. OWNERSHIP AND MAINTENANCE OF OUTLOT 'A' AS DEPICTED ON THE GDP, WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

28. MINOR ADJUSTMENTS TO THE LOT LINES AND UTILITY LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREIN.

29. ALL EXISTING STRUCTURES TO BE REMOVED.

30. THE LOCATION OF THE PROPOSED TREES SHOWN ON THE PERIPHERY OF THE SUBJECT PROPERTY ARE APPROXIMATE AND ARE SUBJECT TO SLIGHT MODIFICATIONS IN THEIR LOCATION SUBJECT TO FINAL ENGINEERING. HOWEVER, THE TOTAL NUMBER OF TREES PROVIDED WILL REMAIN THE SAME. THE LOCATION OF THE PROPOSED TREES AND MULCH BEDS NOT SUBJECT TO ENERGY CONSERVATION CREDIT INTERNAL TO THE SITE ARE SUBJECT TO FINAL ENGINEERING AND HOMEOWNER APPROVAL.

31. THE 7' FENCE ALONG BEULAH ROAD WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THIS FENCE WILL BE LOCATED IN AN EASEMENT.

32. TREES TO BE PLANTED WITHIN THE PRIVATE TREE PRESERVATION EASEMENT SHALL BE FIELD LOCATED PRIOR TO INSTALLATION IN COORDINATION WITH THE URBAN FOREST MANAGEMENT DIVISION TO AVOID EXCESSIVE ROOT DAMAGE TO EXISTING TREES TO BE PRESERVED.

33. IN ACCORDANCE WITH SECTION 10-104(F) OF THE ZONING ORDINANCE, THE BOARD OF SUPERVISORS MAY A APPROVE AN INCREASE IN THE HEIGHT AND/OR MODIFICATION OF THE LOCATION OF A REQUIRED NOISE BARRIER IN CONJUNCTION WITH A PROFFERED REZONING. THE APPLICANT IS REQUESTING AN INCREASE IN THE HEIGHT OF THE PROPOSED NOISE FENCE ALONG BEULAH ROAD AND BEHIND LOT 1 TO 7' IN HEIGHT. PLEASE SEE REQUEST ON THIS SHEET. THE APPLICANT HAS PREVIOUSLY COMPLETED A NOISE STUDY (PREPARED BY WYLE LABORATORIES, DECEMBER 2006) AND THIS STUDY HAS BEEN PROVIDED TO THE DEPARTMENT OF PLANNING AND ZONING.

34. FINAL LOCATION AND DESIGN OF ENTRANCE FEATURE TO BE DETERMINED AT TIME OF FINAL SUBDIVISION PLAN. THIS ENTRANCE FEATURE WILL BE MAINTAINED BY THE HOA.

35. ONCE FRANCIS YOUNG LANE AND MAMIE DYER LANE ARE CONSTRUCTED AND PAVED, LIBERTY TREE LANE WILL NOT BE USED FOR THE STORING OR PARKING OF CONSTRUCTION VEHICLES ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY.

TREE COVER CALCULATIONS:

SITE AREA	=	5.82 AC
BEULAH ROAD R.O.W. DEDUCTION	=	±6,651 SF
TREE COVER REQUIRED (20%)	=	±49,330 SF
TREE COVER PRESERVED (x 1.25)	=	±10,934 SF
TREE COVER PLANTED	=	±39,050 SF
TOTAL TREE COVER PROVIDED	=	±49,980 SF
OPTION "A" PFM 12-0702.2		

** TREE COVER MET**

THE LANDSCAPING DEPICTED HEREIN SHALL CONSIST OF NATIVE TREES WHICH INCLUDE BUT ARE NOT LIMITED TO EASTERN RED CEDAR, NORWAY SPRUCE, AMERICAN HOLLY, RED MAPLE, WILLOW OAK, RIVER BIRCH, BLACK GUM, DOGWOOD, JAPANESE MAPLE, AND CHERRY. PLEASE NOTE THAT THE RED MAPLE, WILLOW OAK, RIVER BIRCH, AND BLACK GUM TREES QUALIFY FOR ENERGY CONSERVATION CREDIT IN ACCORDANCE WITH THE PFM. THE SPECIFIC TREE TYPES AND LOCATION SHALL BE DESIGNATED ON A LANDSCAPE PLAN SUBMITTED WITH THE SUBDIVISION PLAN. THE TREES SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY.

PLANTING SCHEDULE

SYMBOL	TYPE	SIZE
	LARGE EVERGREEN	6'-8'
	LARGE DECIDUOUS	2" CAL.
	SMALL DECIDUOUS	2" CAL.

PERIPHERAL LANDSCAPING TO CONTAIN A MIXTURE OF AMERICAN HOLLY, NORWAY SPRUCE AND EASTERN RED CEDAR.

SHEET INDEX

1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN
3. EXISTING VEGETATION MAP/EXISTING CONDITIONS PLAN
4. ELEVATIONS
5. STORMWATER MANAGEMENT INFORMATION

COMMONWEALTH OF VIRGINIA
MATTHEW T. MARSHALL
Lic. No. 2762
3.7.08
LAND SURVEYOR

RECEIVED
Department of Planning & Zoning
MAR 0 6 2008
Zoning Evaluation Division

LAND DESIGN CONSULTANTS
PLAN FOR SUCCESS
www.ldc-va.com
9401 CENTREVILLE ROAD, SUITE 300
MANASSAS, VIRGINIA 20110
PH: 703-257-5600 FX: 703-257-5656

COVER SHEET

FRANCIS YOUNG ESTATES

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN	NO.	DESCRIPTION	REVIEW BY	APPROVED DATE
12/06/07	KMA	1	CHANGE TREE COVER CALC., MODIFY NOTES 1, 2, 13, 14, 16, 30 & 31; ADD NOTES 32 & 33, ADJUST AREA AND TABS DUE TO REMOVAL OF PROPOSED BEULAH ROAD VACATION, MODIFY GENERAL STATEMENT; MODIFY REQUESTED WAIVERS/MODIFICATIONS		
1/16/08	KMA	2	MODIFY WAIVERS/MODIFICATION, ADD AVERAGE LOT AREA TAB.; MODIFY NOTES 21, 31, 33 PER COUNTY COMMENTS, REV. TYP. UNITS; ADD NOTE 34		
3/7/08	KMA	3	ADD NOTE 35		

ENGINEER — REVISION APPROVED BY:

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
NO. 1375B
LAND SURVEYOR

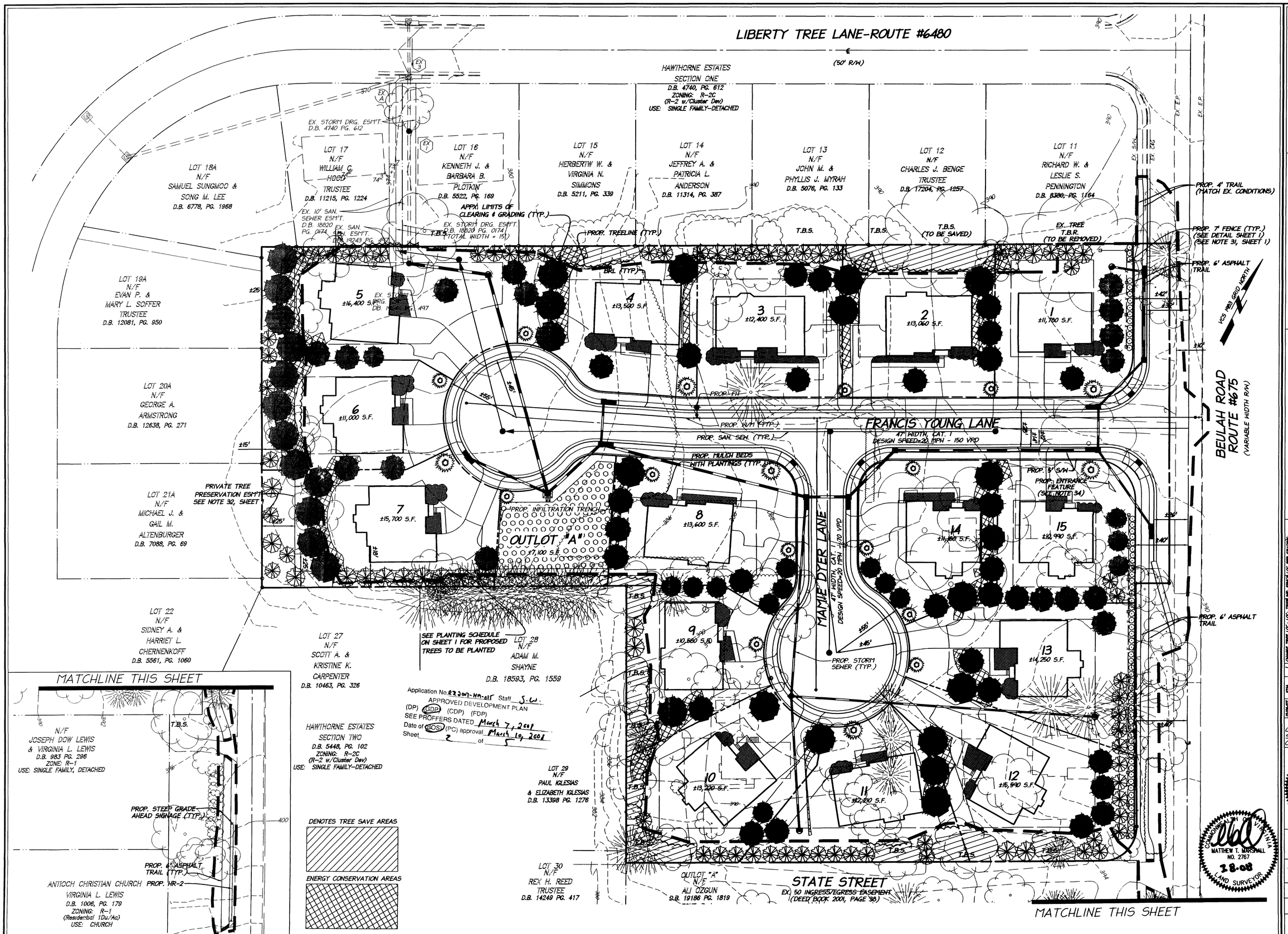
SCALE: N/A

SHEET 1 OF 5

DATE: AUGUST, 2007

DRAFT: KMA CHECK: MTM

FILE NUMBER: 06016-1-1-3B



LAND DESIGN CONSULTANTS

PLAN FOR SUCCESS
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9401 CENTREVILLE ROAD, SUITE 300
MANASSAS, VIRGINIA 20110
PH: 703-257-5600 FX: 703-257-5656

GENERALIZED DEVELOPMENT PLAN

FRANCIS YOUNG ESTATES

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN	NO.	DESCRIPTION	REVIEW BY	APPROVED BY	DATE
8/28/07	FPH	1	CHANGE TREE LOC., TREE LINE, FORCE LOC. FOR GRADING			
			LOT 5 & 6, REDUCE OFFSITE TRIA. LOCATION, REVISE BDY. LOCATION			
			ADD TREE PRESERVATION AREA, ENERGY CONSERVATION AREAS			
10/8/09	FPH	2	REVISE LANDSCAPING BEHIND TRENCH, RELOCATE CRATE.			
			CHANGE BELAY SIDEWALK TO TRAIL ALONG PROP. REVISE FOR FEED.			
2/7/08	FPH	3	CHANGE 6' SIDEWALK TO TRAIL			

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
NO. 13758
LAND SURVEYOR

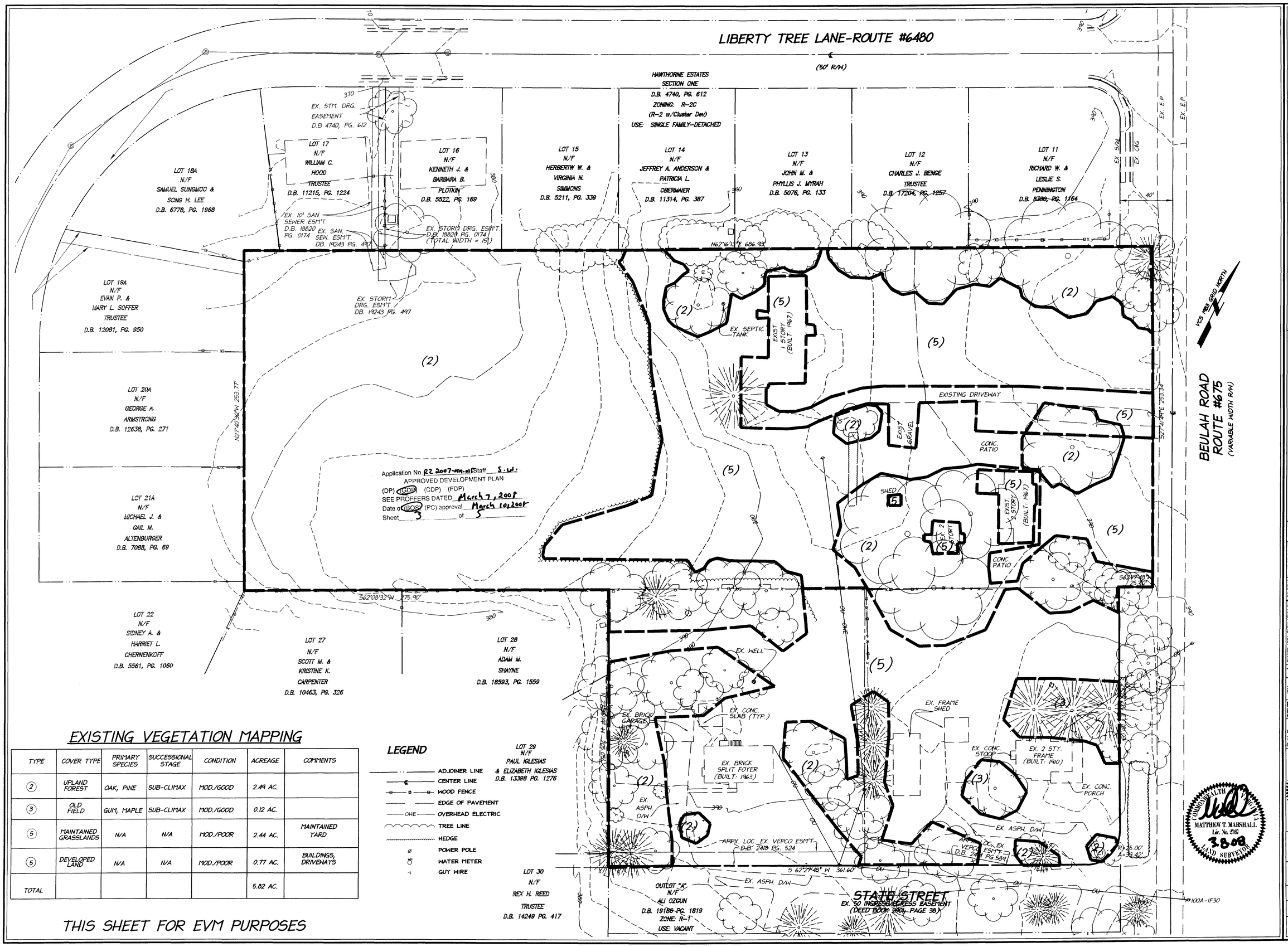
SCALE:
1" = 30'

SHEET 2 OF 5

DATE: JULY, 2007

DRAFT: SDR | CHECK: MTM

FILE NUMBER: 06016-1-1 3B



EXISTING VEGETATION MAPPING

TYPE	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
(2)	UPLAND FOREST	OAK, PINE	SUB-CLIMAX	MOD./GOOD	2.49 AC.	
(3)	OLD FIELD	GUM, MAPLE	SUB-CLIMAX	MOD./GOOD	0.12 AC.	
(5)	MAINTAINED GRASSLANDS	N/A	N/A	MOD./POOR	2.44 AC.	MAINTAINED YARD
(5)	DEVELOPED LAND	N/A	N/A	MOD./POOR	0.77 AC.	BUILDINGS, DRIVEWAYS
TOTAL					5.82 AC.	

LEGEND

- ADJOINER LINE
- CENTER LINE
- WOOD FENCE
- EDGE OF PAVEMENT
- OHE — OVERHEAD ELECTRIC
- TREE LINE
- HEDGE
- POWER POLE
- WATER METER
- GUY WIRE

THIS SHEET FOR EVM PURPOSES

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PLANNING SUCCESS
WWW.LDC-VA.COM
8401 CENTREVILLE ROAD, SUITE 300
MANASSAS, VIRGINIA 20110
PH: 703-257-5600 FX: 703-257-5656

EXISTING VEGETATION MAP & EXISTING CONDITIONS PLAN

FRANCIS YOUNG ESTATES

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DRAWN BY	DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
KMA	8/14/07	1	SHOWS AREA VIOLATION DUE TO REMOVAL OF PROPOSED BEULAH ROAD VACATION AREA TO BE EXCLUDED			
KMA	7/14/08	2	NO CHANGES TO SHEET			
KMA	8/7/08	3	NO CHANGES TO SHEET			
ENGINEER			REVISION APPROVED BY:			

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
NO. 13758
LAND SURVEYOR

SCALE: 1" = 30'

SHEET 3 OF 5

DATE: AUGUST, 2007

DRAFT: KMA | CHECK: MTM

FILE NUMBER: 06016-1-1-3B

VERSAILLES - UNIT B

AVIGNON - UNITS A/D

Application No. R2 2007-HM-015 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 7, 2008
Date of (BOS) (PC) approval March 10, 2008
Sheet 4 of 5

STRATHMORE - UNIT C

LENOX - UNIT E

FOR ILLUSTRATIVE PURPOSES ONLY!

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MANASSAS, VIRGINIA 20110
PH: 703-257-5600 FX: 703-257-5656

ELEVATIONS

FRANCIS YOUNG ESTATES
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
02/06/07	KMA	1	ADD UNIT TYPES			
1/16/08	KMA	2	NO CHANGES TO SHEET			
3/7/08	KMA	3	NO CHANGES TO SHEET			

ENGINEER

REVISION APPROVED BY:

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
NO. 13758
LAND SURVEYOR

COMMONWEALTH OF VIRGINIA
MATTHEW T. MARSHALL
Lic. No. 2767
3.8.08
LAND SURVEYOR

SCALE: N/A

SHEET 4 OF 5

DATE: AUGUST, 2007

DRAFT: KMA | CHECK: MTM

FILE NUMBER: 06016-1-1-3B

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

[X] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

[X] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 2.

[X] 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
#INFILT. TRENCH #1 (e.g. sty pond A, infil. trench, underground vault, etc.)	4.44 AC.	0.60 AC.	5.04 AC.	5,138 SF	27,745 CF	
Totals						

#RAINSTORE UTILIZED

[X] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2. Pond inlet and outlet pipe systems are shown on Sheet ____.

[X] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 2 (PUBLIC STREETS) Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).

[X] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 2.

[X] 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 5.

[X] 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 5.

[X] 9. A description of how the outfall requirements, including contributing drainage areas of the Pubic Facilities Manual will be satisfied is provided on Sheet 5.

[X] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1 & 2.

[X] 11. A submission waiver is requested for N/A.

[X] 12. Stormwater management is not required because N/A.

OUTFALL NARRATIVE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE DIFFICULT RUN WATERSHED. THERE ARE NO RPA OR FLOODPLAIN AREAS ON THE SUBJECT PROPERTY.

AS A RESULT OF THE DEVELOPMENT OF THE SUBJECT PROPERTY AN INCREASE IN RUNOFF WILL BE EXPERIENCED. A RAINSTORE3 INFILTRATION TRENCH IS PROPOSED TO MEET DETENTION & BMP REQUIREMENTS AND THE POST DEVELOPED DISCHARGE FROM EACH INDIVIDUAL OUTFALL SHALL BE LESS THAT THE PRE-DEVELOPED DISCHARGE. THE PROPOSED INFILTRATION TRENCH SHALL BE DESIGNED FOR THE 10 YEAR 2 HOUR STORM IN ORDER TO PROVIDE DETENTION FOR THE 1, 2 & 10 YEAR STORM EVENTS. AS STATED ABOVE, THE POST DEVELOPED DISCHARGES FROM EACH INDIVIDUAL OUTFALL SHALL BE LESS THAN THE PRE-DEVELOPED DISCHARGES AND THE INTENT SHALL BE TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND TO NOT HAVE A NEGATIVE IMPACT ON THE EXISTING DOWNSTREAM PROPERTIES.

THE RUNOFF FROM THE SUBJECT PROPERTY IS CONVEYED THROUGH A CLOSED STORM SEWER SYSTEM. THIS CLOSED SYSTEM WILL CONNECT TO AN EXISTING CLOSED SYSTEM WITHIN THE HAWTHORNE ESTATES SUBDIVISION (#SD-108-77 & #24701-P1-001). THE CONNECTION POINT SHALL BE AN EXISTING YARD INLET (#EX-Y1) AT THE BOUNDARY LINE BETWEEN THE HOUSES ON HAWTHORNE ESTATES LOTS 16 & 17. AN EXISTING 24" RCP RUNS BETWEEN HAWTHORNE ESTATES LOTS 16 & 17 TO AN EXISTING CURB INLET (#EX-3). THE EX. 24" RCP EXITING THIS EXISTING CURB INLET (#EX-3) IS THE POINT OF CONFLUENCE FOR ADEQUATE OUTFALL ANALYSIS FOR THE PROJECT. THE EX. 24" RCP IS AT A SLOPE OF 1.51%. THE DRAINAGE AREA TO THE EX. 24" RCP FROM THE PROPOSED 24" RCP DISCHARGING FROM THE SUBJECT SITE IS 5.28 ACRES AND THE DRAINAGE AREA TO THE EX. 24" RCP FROM THE EX. 18" RCP COMING FROM THE NORTH SIDE OF LIBERTY TREE LANE IS 5.72 ACRES WHICH IS GREATER THAN 90% OF 5.28 AC (THE AREA FROM THE SUBJECT SITE). PER PFM SECTION 6-0203.2A, THE EXTENT OF THE DOWNSTREAM REVIEW WILL BE 150 FEET DOWNSTREAM FROM EX. CURB INLET #EX-3 AND WILL INCORPORATE 3 RUNS OF EX. STORM SEWER PIPE DOWNSTREAM FROM EX. CURB INLET #EX-3. ALL EX. PIPES HAVE ADEQUATE CAPACITY FOR THE 10 YEAR DISCHARGES; THEREFORE THE OUTFALL IS ADEQUATE PER PFM SECTION 6-0203.3B(4) & 6-0203.1. THE EXISTING CLOSED SYSTEM DISCHARGES INTO AN EXISTING SWM POND CONSTRUCTED AS PART OF THE HAWTHORNE ESTATES SUBDIVISION AND WHICH HAS RECENTLY BEEN UPGRADED/MAINTAINED BY FAIRFAX COUNTY INCLUDING NEW RIP-RAP AND SODDING TO PROTECT AGAINST EROSION. THE EXISTING SWM POND WILL NOT BE ADVERSELY IMPACTED BY THE PROPOSED DEVELOPMENT.

IT IS THE ENGINEER'S OPINION BASED ON THE INFORMATION PROVIDED HEREON AND ON THE REQUIREMENTS SET FORTH IN SECTIONS 6-0203.1, 6-0203.2A & 6-0203.3B(4) OF THE PUBLIC FACILITIES MANUAL, THE OUTFALL IS ADEQUATE.

STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE SATISFIED VIA THE CONSTRUCTION OF A RAINSTORE3 INFILTRATION TRENCH. THIS FACILITY SHALL BE DESIGNED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL AND LETTER TO INDUSTRY 01-11.

THE TRENCH HAS BEEN ANALYZED FOR THE 10 YEAR 2 HOUR STORM IN ORDER TO PROVIDE DETENTION FOR THE 1, 2 & 10 YEAR STORM EVENTS AND TO MEET BMP REQUIREMENTS. THE FINAL DESIGN OF THE TRENCH IS SUBJECT TO THE REVIEW OF A GEOTECHNICAL ENGINEER AND FINAL ENGINEERING. ALL MAINTENANCE SHALL BE CONDUCTED IN ACCORDANCE WITH CHAPTER 3, STANDARD 3.10 OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.

THE SITE CURRENTLY HAS SEVERAL EXISTING BUILDINGS, PAVED SURFACES AND SOME TREES.

THE FACILITY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND THE MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS.

PRE-DEVELOPMENT

$Q_2 = (0.20)(5.45)(5.82) = 6.34$ CFS

$Q_{10} = (0.20)(7.27)(5.82) = 8.46$ CFS

POST-DEVELOPMENT

$Q_2 = (0.55)(5.45)(5.82) = 17.45$ CFS

$Q_{10} = (0.55)(7.27)(5.82) = 23.27$ CFS

STORMWATER MANAGEMENT INFORMATION

TYPE OF FACILITIES = INFILTRATION TRENCH (RAINSTORE 3)
FACILITY MAINTENANCE = PRIVATE/HOMEOWNERS ASSOCIATION

INFILTRATION TRENCH #1 (OUTLOT "A")
APPROXIMATE REQUIRED 10-YEAR VOLUME = 27,556 C.F.
APPROXIMATE PROPOSED VOLUME = 27,745 C.F.
APPROXIMATE SURFACE AREA = 5,138 S.F.
APPROXIMATE FINISHED GRADE = 383.0
APPROXIMATE GRADE TRENCH BOTTOM = 372.7

Application No. 82 2002-HM-025 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 7, 2008
Date of (BOS) (PC) approval March 10, 2008
Sheet 5 of 5

SHAPE FACTOR CALCULATION

LOT NUMBER	LOT PERIMETER	LOT AREA	LOT SHAPE FACTOR
1	±425 FT	±11,780 SF	±15
2	±457 FT	±13,060 SF	±16
3	±446 FT	±12,400 SF	±16
4	±468 FT	±13,500 SF	±16
5	±560 FT	±16,400 SF	±19
6	±430 FT	±11,000 SF	±16
7	±533 FT	±15,700 SF	±18
8	±476 FT	±13,600 SF	±16
9	±423 FT	±10,580 SF	±16
10	±458 FT	±13,220 SF	±15
11	±485 FT	±12,100 SF	±19
12	±537 FT	±15,700 SF	±18
13	±515 FT	±14,250 SF	±18
14	±410 FT	±11,180 SF	±15
15	±410 FT	±10,990 SF	±15

PER THE FAIRFAX COUNTY ZONING ORDINANCE, THE MATHEMATICAL FORMULA FOR DETERMINING THE SHAPE FACTOR IS $(P)^2/2A$, WHERE P EQUALS PERIMETER AND A EQUALS THE AREA OF THE LOT.

COMMONWEALTH OF VIRGINIA
MATTHEW T. MARSHALL
Lic. No. 2767
3-8-08
LAND SURVEYOR

LAND DESIGN CONSULTANTS
PLAN FOR SUCCESS
WWW.LDC-VA.COM
9401 CENTREVILLE ROAD, SUITE 300
MANASSAS, VIRGINIA 20110
PH: 703-257-5600 FX: 703-257-5656

STORMWATER MANAGEMENT INFORMATION

FRANCIS YOUNG ESTATES

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
08/06/07	KMA	1	ADD SHAPE FACTOR CALCULATION			
01/16/08	KMA	2	UPDATE SHAPE FACTOR FOR LOTS 1 AND 2			
03/17/08	KMA	3	NO CHANGES TO SHEET			

REVISION APPROVED BY:

ENGINEER

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
NO. 13758
LAND SURVEYOR

SCALE: N/A

SHEET 5 OF 5

DATE: AUGUST, 2007

DRAFT: KMA | CHECK: MTM

FILE NUMBER: 06016-1-1-3B