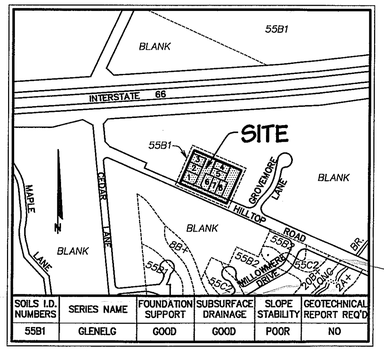
CONCEPTUAL / FINAL DEVELOPMENT PLAN

MORADA RIDGE

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA



SOILS I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	GEOTECHNICAL REPORT REQ'D
55B1	GLENELG	GOOD	GOOD	POOR	NO

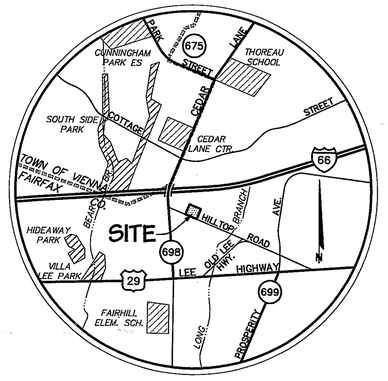
SOILS MAP/DATA

SCALE : 1" = 500'

NOTE : SOIL MAPPING AND DATA PROVIDED BY GEOTECHNICAL CONSULTING & TESTING, INC.

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 49-1 ((1)) PCL. 20, THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED ZONING IS PDH-4.
2. THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF: CHINESE CHRISTIAN CHURCH OF VIRGINIA, PCA TRS IN DEED BOOK 6995 AT PAGE 1167 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION TAKEN FROM A FIELD SURVEY PROVIDED BY CHARLES P. JOHNSON, DATED FEBRUARY 2000.
4. EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON, DATED FEBRUARY 2000. CONTOUR INTERVAL EQUALS 2 FEET USGS NGVD.
5. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT, AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT WHERE NOTED. (SEE NOTE 22)
6. THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
7. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON-SITE.
8. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
9. TO THE BEST OF OUR KNOWLEDGE, THERE AREA NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
11. ALL EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
12. SEE SHEET 3 FOR DESCRIPTION OF EXISTING VEGETATION AND TREE COVER CALCULATIONS.
13. EXISTING STRUCTURES ARE TO BE REMOVED.
14. THE ARE NO ZONING OVERLAY DISTRICTS.
15. THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
16. THERE ARE NO RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT.
17. THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS PLAN.
18. THE DEVELOPMENT WILL PROCEED IMMEDIATELY UPON THE APPROVAL OF THE REZONING AND CONSTRUCTION PLANS.
19. ARCHITECTURAL SKETCHES ARE PROVIDED UNDER SEPARATE COVER.
20. PROPOSED PUBLIC IMPROVEMENTS:
    A. WATER SERVICE TO BE PROVIDED BY AN EXISTING 6" MAIN LOCATED IN HILLTOP ROAD.
    B. SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED DELLWAY LANE.
21. MODIFICATIONS TO THE LOT AREAS, UTILITY LAYOUT, AND THE LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, AS LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP.
22. WE HEREBY REQUEST THE FOLLOWING WAIVERS:
    - IN LIEU OF ON-SITE STORMWATER MANAGEMENT, OFF-SITE STORM SEWER WILL BE CONSTRUCTED TO CONVEY RUNOFF TO AN ADEQUATE OUTFALL.
    - TO PROVIDE BMPs WITH ALTERNATIVE MEASURES IN LIEU OF A POND
    - USE OF A PRIVATE STREET IN LIEU OF A PUBLIC STREET.



VICINITY MAP

SCALE : 1" = 2000'

Application No. RZ/FDP 2000-PR-027 Staff MAG

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 2-7-01

Date of (BOS) (PC) approval 3-19-01

Sheet 1 of 4

FDP approved 3/15/01 with 2/21/01 developement conditions.

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
1.29.01
PROFESSIONAL ENGINEER

SITE TABULATIONS

SITE AREA:	
LOT AREA	48,394.38 ϕ (1.111 Ac)
PARCELS "A" & "B"	32,047.40 ϕ(0.736 Ac)
RIGHT-OF-WAY DEDICATION	9,992.95 ϕ(0.229 Ac)
TOTAL	90,434.73 ϕ(2.076 Ac)

	PDH-4 REQUIRED	PROVIDED
NUMBER OF UNITS	---	8 SINGLE-FAMILY DETACHED
DENSITY	4 DU/AC (MAX.)	3.85 DU/AC
MAXIMUM BUILDING HEIGHT	35'	35'
SETBACKS	N/A	---
OPEN SPACE	20%	21%
PARKING	2 SPACES/ UNIT (16 spaces)	3.4 SPACES/ UNIT (27 spaces) 3 spaces in bays, 16 garage spaces, 8 driveway spaces

DEVELOPER

THE CHRISTOPHER COMPANIES
11150 MAIN STREET
SUITE 400
FAIRFAX, VIRGINIA 22030
PHONE : (703)352-5950

TABLE OF CONTENTS

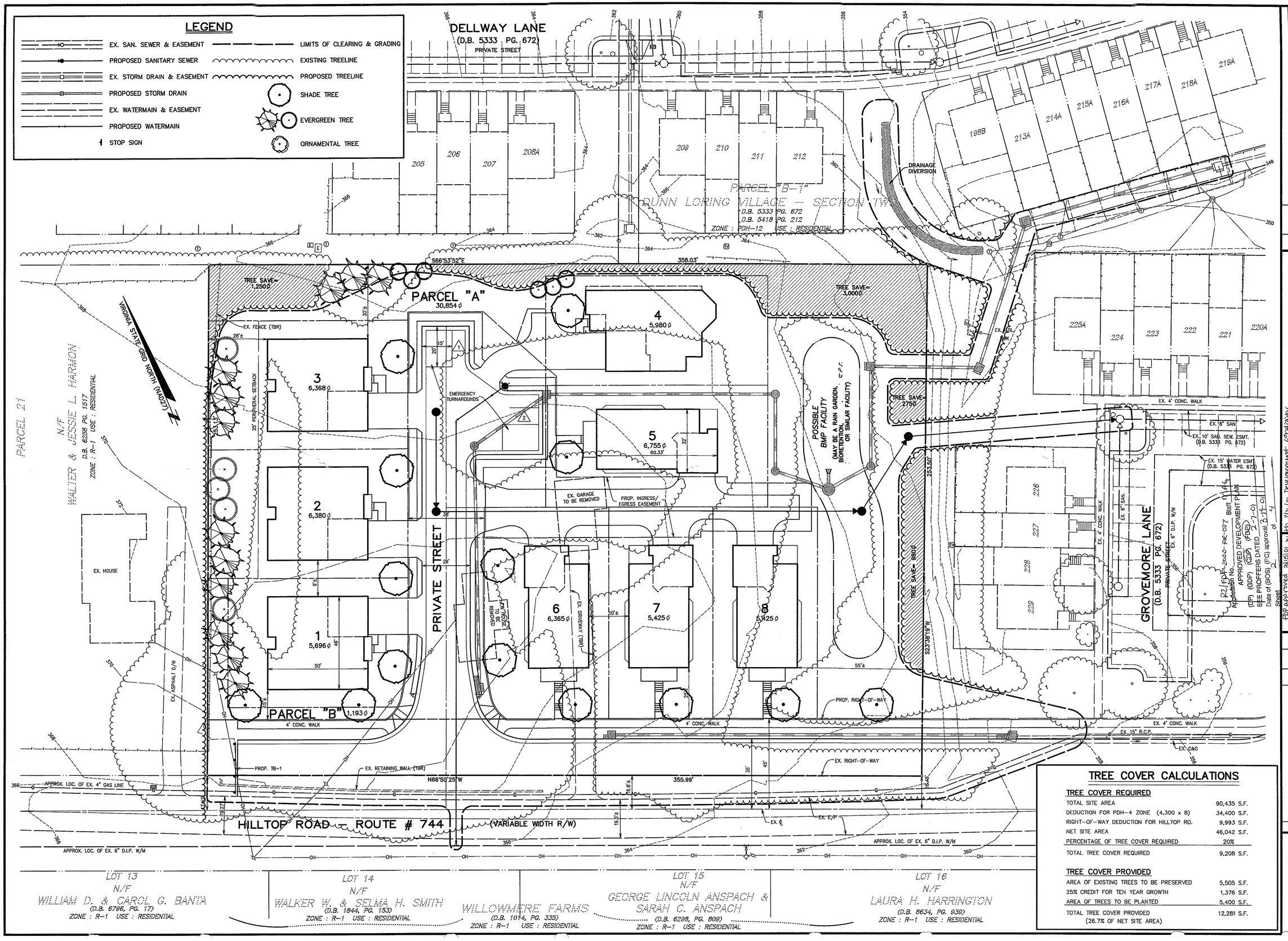
1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3. EXISTING VEGETATION MAP
4. ARCHITECTURAL ELEVATIONS

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JAN 30 2001
ZONING EVALUATION

DATE : MAY 16, 2000
REVISED : SEPTEMBER 27, 1000
NOVEMBER 20, 2000
JANUARY 29, 2001

SHEET 1



TREE COVER CALCULATIONS

TREE COVER REQUIRED	
TOTAL SITE AREA	90,435 S.F.
DEDUCTION FOR PDH-4 ZONE (4,300 x 8)	34,400 S.F.
RIGHT-OF-WAY DEDUCTION FOR HILLTOP RD.	9,993 S.F.
NET SITE AREA	46,042 S.F.
PERCENTAGE OF TREE COVER REQUIRED	20%
TOTAL TREE COVER REQUIRED	9,208 S.F.

TREE COVER PROVIDED	
AREA OF EXISTING TREES TO BE PRESERVED	5,505 S.F.
25% CREDIT FOR TEN YEAR GROWTH	1,376 S.F.
AREA OF TREES TO BE PLANTED	5,400 S.F.
TOTAL TREE COVER PROVIDED (26.7% OF NET SITE AREA)	12,281 S.F.

NO.	DATE	REVISION PRIOR TO APPROVAL
1.	9-22-00	REPLACE CUL-DE-SAC WITH AROUND AND ADD RAIN GARDEN (KJV)
2.	1-23-01	REVISED UTILITY LAYOUT AND LIMITS OF CLEARING & GRADING AND ADDED ARCHITECTURAL ELEVATIONS (KJV)

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FDP approved 2/15/01 w/ HC 2b/ or Development Conditions

CONCEPTUAL / FINAL DEVELOPMENT PLAN

MORADA RIDGE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

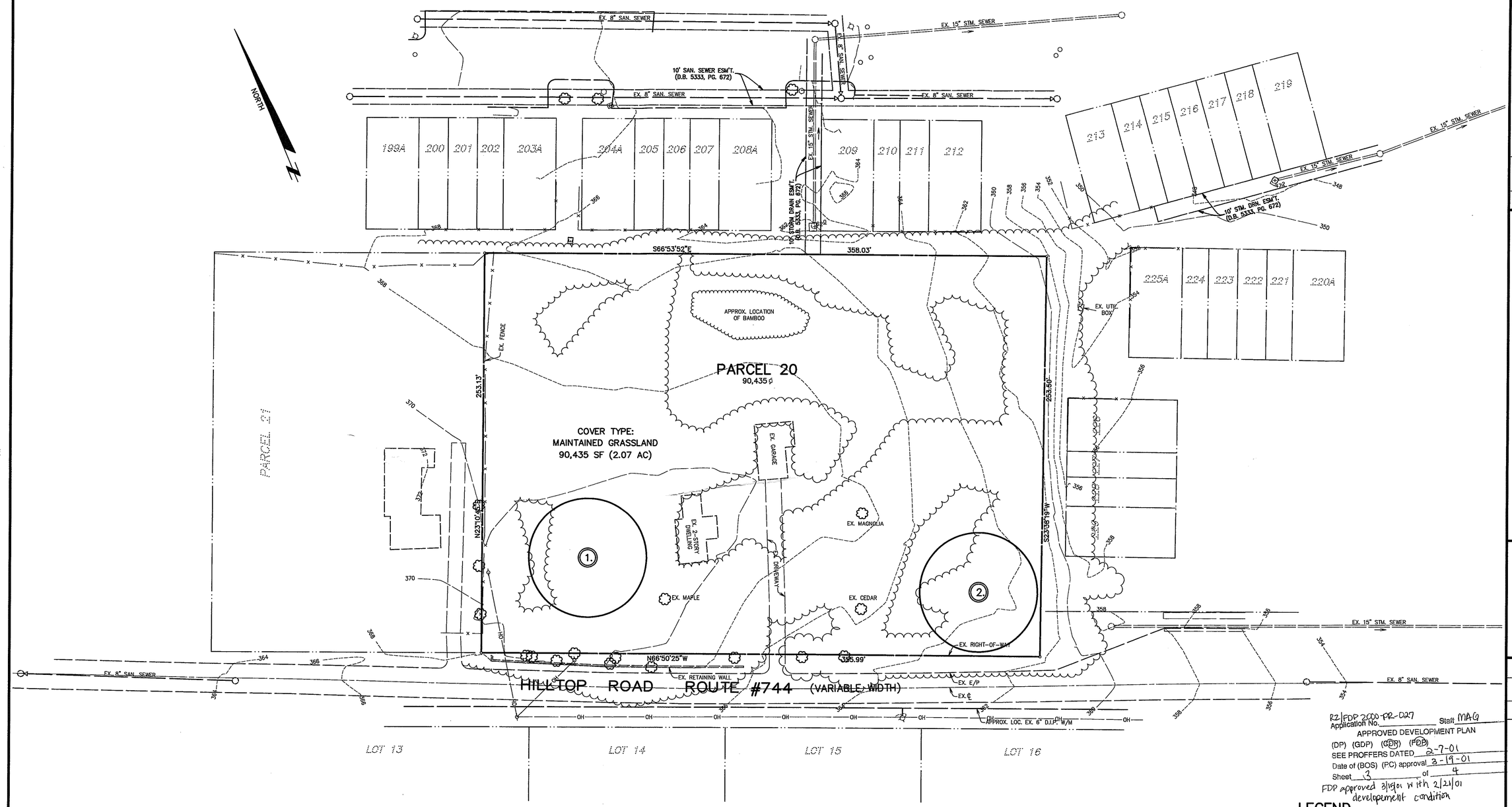
COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
1-29-01
PROFESSIONAL ENGINEER

NO.	DESCRIPTION REVISIONS	REVIEW BY	APPROV. DATE

DESIGN	DRAFT	APPROVED	DATE	SCALE
HMF	KJV	HMF	MAY 2000	HORIZ.1" = 30' VERT: ----

SHEET 2 OF 4

FILE NO.: 99-523-202



RZ/FDP 2000-PR-027 Application No. Staff MAG

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 2-7-01

Date of (BOS) (PC) approval 3-19-01

Sheet 3 of 4

FDP approved 3/19/01 with 2/21/01 developement condition

TREE COVER DATA

PLOT #1			PLOT #2		
OVERSTORY TREES ≥ TO 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ TO 10' IN HEIGHT WITHIN THE PLOT	OVERSTORY TREES ≥ TO 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ TO 10' IN HEIGHT WITHIN THE PLOT
Blue Colorado Spruce	4	Poinson Ivy, Japanese Honeysuckle Wild Violets, Grass	Chinese Chestnut	1	Dog Wood, Rugosa Rosa Poison Ivy, Grass, Japanese Honeysuckle
Blue Atlas Cedar	1		American Holly	2	
COMMENTS: Plot appears to be a maintained grassland. Several speciman trees are located here and their canopies form one solid canopy overhead. The trees appear to be in good health, and there is really no understory present.			COMMENTS: Plot appears to be a maintained grassland. A speciman tree is located here, as well as the start of an American Holly screen. All the trees appear to be in good health. The understory is overgrown and consists of invasive plants such as Rugosa Rosa, Poison Ivy, and Japanese Honeysuckle.		

LEGEND

EXISTING TREELINE

1. CENTER OF PLOT

GRAPHIC SCALE

30 0 15 30 60

SCALE : 1" = 30'

NO.	DATE	REVISION PRIOR TO APPROVAL

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SILVER SPRING, MD FAX (703)273-8595
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EXISTING VEGETATION MAP

MORADA RIDGE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
1.29.01
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW/APPRVD BY	DATE
	REVISIONS		

DESIGN	DRAFT	APPROVED	DATE	SCALE
HMF	JMP	PBJ	FEB. 2000	HORIZ: 1" = 30' VERT: ----

SHEET 3 OF 4

FILE NO.: 99-523-203

Acad Dwg: N:\99523\ G\00-C0301.DWG

POSSIBLE ELEVATIONS FOR LOTS 1–5

NOT TO SCALE

RZ/FDP 2000-PR-027
Application No. _____ Staff MAG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-7-01
Date of (BOS) (PC) approval 3-19-01
Sheet 4 of 4
FDP approved 3/15/01 with 2/21/01 Developement conditions

POSSIBLE ELEVATIONS FOR LOTS 6–8

NOT TO SCALE

NO.	DATE	REVISION PRIOR TO APPROVAL

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ARCHITECTURAL ELEVATIONS

MORADA RIDGE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
1.29.01
PROFESSIONAL ENGINEER

CERTIFIED FOR APPROPRIATENESS ONLY

NO.	DESCRIPTION	REVIEW BY	APPROVD	DATE
	REVISIONS			

DESIGN	DRAFT
APPROVED	HMF
DATE	JAN. 2001
SCALE	HORIZ: NTS VERT: ---

SHEET 4 OF 4

FILE NO.: 99-523-204