

**NOTES:**

1. THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP #28-2 ((1)) PARCELS 5 AND 7, AND TAX MAP # 28-2 ((6)) PARCEL A1  
 2. THE APPLICANT IS: PROPERTY PROFESSIONALS, INC.  
 421-A CHURCH STREET, N.E.  
 VIENNA, VIRGINIA 22180

3. CURRENT OWNERSHIP IS LISTED AS FOLLOWS:

PARCEL	CURRENT OWNER	DEED BOOK / PAGE	AREA
5	CRAIG O. JONES	2831/451	31,380 SF
7	CRAIG O. JONES	2831/451	443,084 SF
A1	CRAIG O. JONES	4867/687	12,109 SF
			496,573 SF (11.187 Acres)

4. BOUNDARY INFORMATION IS BASED UPON A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS, INC.

5. THE TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS. 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 MODIFICATION OF PPM DESIGN CRITERIA AT THE TIME OF SUBDIVISION PLAN / PLAT PREPARATION / SUBMISSION.

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.

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, AS NO PUMPING SHALL BE PERMITTED.

12. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 1 TO 2 DWELLING UNITS PER ACRE.

13. A RESOURCE PROTECTION AREA (RPA), AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE, DOES NOT EXIST ON THE SUBJECT PROPERTY.

14. IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A TRAIL IS NOT REQUIRED. THE TRAIL SHOWN HEREON IS PRIVATE, AND WILL NOT BE CONSTRUCTED TO COUNTY STANDARDS. THE TRAIL WILL BE MAINTAINED BY THE H.O.A. IF THE STORMWATER MANAGEMENT (SWM) WAIVER IS APPROVED, THE AREA DEPICTED ON SHEET 2 AS THE ASPHALT ROAD FOR POND MAINTENANCE WILL NOT BE REQUIRED. IN THIS SCENARIO, THE DEVELOPER WILL CONTINUE CONSTRUCTION OF THE 6' PRIVATE STONEDUST TRAIL IN THE AREA FROM TRAP ROAD TO THE PROPOSED SWM FACILITY.

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

16. ALL PUBLIC STREETS SHOWN ON THIS PROPERTY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATION OF THE VIRGINIA DEPARTMENT FOR TRANSPORTATION STANDARDS AND DEDICATED / CONVEYED IN FEE SIMPLE TO THE BOARD OF SUPERVISORS FOR PUBLIC STREET PURPOSES. THE APPLICANT MAY REQUEST A MODIFICATION OF THE CUL-DE-SAC FOR RIESLEY LANE TO BE REDUCED TO PERMISSIBLE VDOT STANDARDS.

17. AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AND MINOR FLOOD PLAIN EXIST ON THE SUBJECT PROPERTY AND ARE GENERALLY DEPICTED HEREON. THE APPLICANT HAS PROPOSED THE PRESERVATION OF THIS AREA OF ENVIRONMENTAL SENSITIVITY AND SCENIC ASSET AS SHOWN HEREON.

18. NO 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. A STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FACILITY HAS BEEN DEPICTED ON PARCEL 'A' OF THE SITE. THE APPLICANT HAS APPLIED FOR A WAIVER OF THE ON-SITE SWM (DETENTION) REQUIREMENT AND IF GRANTED, BMP'S WILL BE MET BY PROVIDING 40% OF THE SITE IN UNDISTURBED OPEN SPACE WITHIN A CONSERVATION EASEMENT. FURTHERMORE, IF A SWM (DETENTION) WAIVER IS GRANTED, THE AREA SHOWN FOR THE SWM/BMP FACILITY ON THE CDP/FDP SHALL BE PRESERVED IN UNDISTURBED OPEN SPACE.

22. A SUPPLEMENTAL COPY OF THE FINAL DEVELOPMENT PLAN / CONCEPTUAL DEVELOPMENT PLAN HAS BEEN INCLUDED WITH THIS SUBMITTAL. PLEASE FORWARD IT TO THE FAIRFAX COUNTY WATER AUTHORITY FOR THEIR REVIEW.

23. ALL DIMENSIONS ARE APPROXIMATE, TYPICAL HOUSE FOOTPRINTS SHOWN ON THESE LOTS MAY BE MODIFIED PROVIDED THAT THERE IS NO REDUCTION IN OPEN SPACE, SETBACKS TO PERIPHERAL LOT LINES ARE HONORED, AND THE MINIMUM YARDS SHOWN ON THE SITE TABULATIONS ARE HONORED.

24. THE APPLICANT HAS COMMITTED TO CONSTRUCT A PRIVATE 6 FOOT STONEDUST TRAIL, BENCHES, AND PICNIC TABLES AS PASSIVE RECREATIONAL AMENITIES FOR RESIDENTS TO ENJOY THE ENVIRONMENTAL FEATURES ONSITE.

25. PRELIMINARY RETAINING WALL LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINAL ENGINEERING MAY ADJUST THE HEIGHT OF THESE RETAINING WALLS. THE DEVELOPER & THE ENGINEER WILL MAKE EVERY EFFORT TO MAINTAIN HEIGHTS SHOWN HEREON FOR THE RETAINING WALLS.

26. THE PICNIC TABLES AND BENCHES SHOWN HEREON WILL BE INSTALLED IN THE LEAST DISRUPTIVE MANNER POSSIBLE TO AVOID THE REMOVAL OF ANY TREES. ACCORDINGLY, THE LOCATIONS SHOWN HEREON MAY BE ADJUSTED SLIGHTLY TO ALLOW FOR THE PRESERVATION OF TREES.

Application No. 2001-DR-014 Staff *John Marshall*

APPLICATED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 DEPARTMENT OF PLANNING AND ZONING

SEE PROFFERS DATED 11-16-01 + CDP Dev. Cond -  
 Date of (BOS) (FC) approval 12-3-01

Sheet 1 of 4  
 DEC 4 2001  
 FDP approved 11/14/01. See dev. Conditions etc.

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
6-29-01	SVK	1	MODIFY LAYOUT & EQC, REMOVE NOTE #2.			
8-6-01	SVK	2	MODIFY POND & EQC, REVISE NOTES, ADD HOME ELEVATIONS			
9-21-01	SVK	3	REV. LAYOUT, EQC LINE AND UTILITIES			
REVISION APPROVED BY:						
ENGINEER						

**LAND Design**  
 CONSULTANTS  
 ENGINEERS  
 PLANNERS  
 SURVEYORS  
 8569C SUDLEY ROAD  
 MANASSAS, VIRGINIA  
 20110-3811  
 PH (703) 631-8387  
 FAX (703) 631-9414  
 WEB SITE - http://www.  
 landdesignconsultants.com  
 E-MAIL - ldc@  
 landdesignconsultants.com

GOD BLESS AMERICA !!

FINAL DEVELOPMENT PLAN /  
 CONCEPTUAL DEVELOPMENT PLAN

COVENTRY SPRINGS  
 ESTATES  
 DRANESVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

Professional Engineer Seal for John L. Marshall, No. 13758, State of Virginia, dated 9-21-01.

SCALE: N/A

SHEET 1 OF 4

DATE: MARCH, 2001  
 DRAFT: MEF CHECK: MTT  
 FILE NUMBER: 9606810-03

**TABULATIONS**

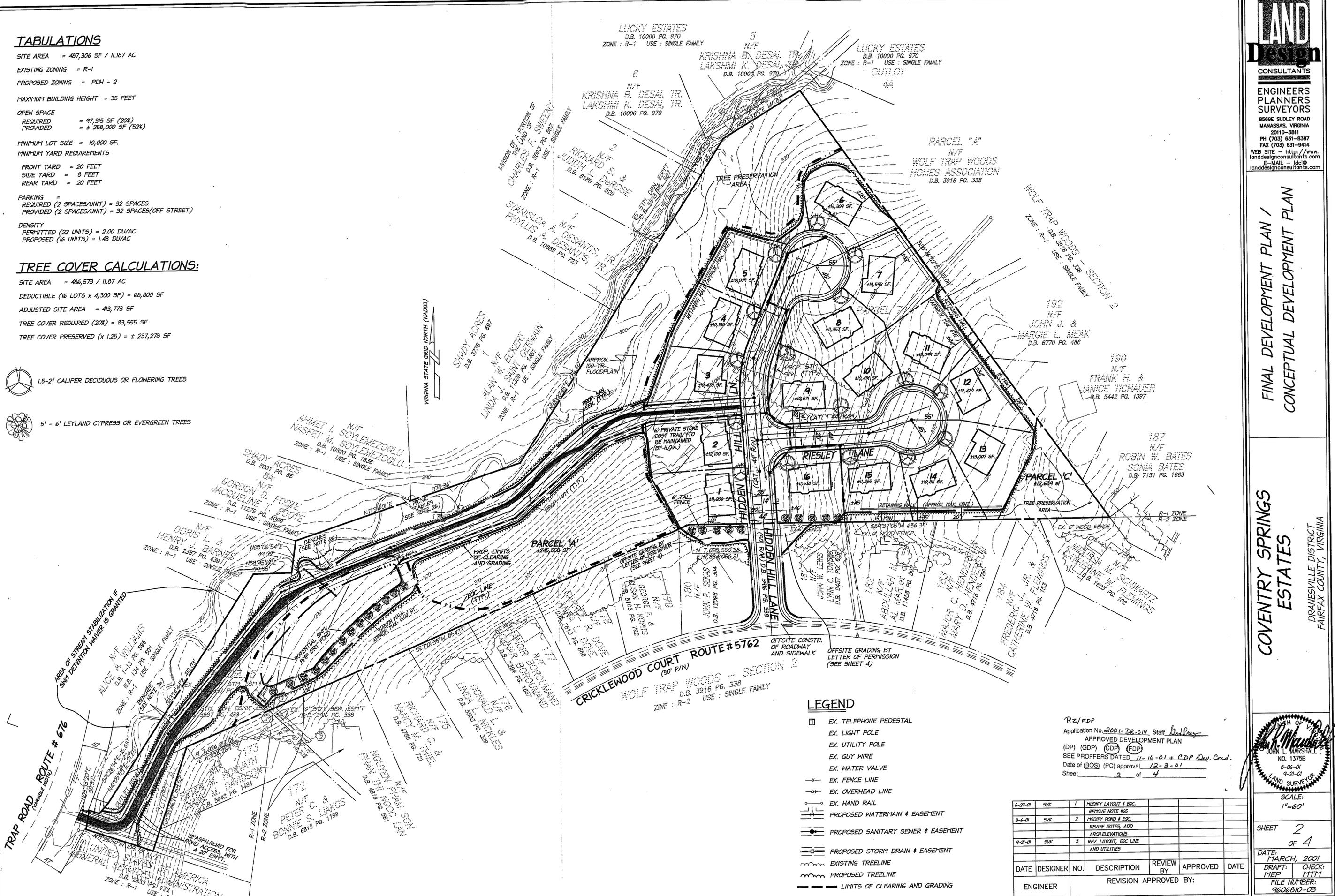
SITE AREA = 487,306 SF / 11.87 AC  
 EXISTING ZONING = R-1  
 PROPOSED ZONING = PDH - 2  
 MAXIMUM BUILDING HEIGHT = 35 FEET  
 OPEN SPACE  
 REQUIRED = 97,315 SF (20%)  
 PROVIDED = ± 258,000 SF (52%)  
 MINIMUM LOT SIZE = 10,000 SF.  
 MINIMUM YARD REQUIREMENTS  
 FRONT YARD = 20 FEET  
 SIDE YARD = 8 FEET  
 REAR YARD = 20 FEET  
 PARKING  
 REQUIRED (2 SPACES/UNIT) = 32 SPACES  
 PROVIDED (2 SPACES/UNIT) = 32 SPACES(OFF STREET)  
 DENSITY  
 PERMITTED (22 UNITS) = 2.00 DU/AC  
 PROPOSED (16 UNITS) = 1.43 DU/AC

**TREE COVER CALCULATIONS:**

SITE AREA = 486,573 / 11.87 AC  
 DEDUCTIBLE (16 LOTS x 4,300 SF) = 68,800 SF  
 ADJUSTED SITE AREA = 417,773 SF  
 TREE COVER REQUIRED (20%) = 83,555 SF  
 TREE COVER PRESERVED (x 1.25) = ± 237,278 SF

1.5"-2" CALIPER DECIDUOUS OR FLOWERING TREES

5' - 6' LEYLAND CYPRESS OR EVERGREEN TREES



**LEGEND**

- EX. TELEPHONE PEDESTAL
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. GUY WIRE
- EX. WATER VALVE
- EX. FENCE LINE
- EX. OVERHEAD LINE
- EX. HAND RAIL
- PROPOSED WATERMAIN & EASEMENT
- PROPOSED SANITARY SEWER & EASEMENT
- PROPOSED STORM DRAIN & EASEMENT
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMITS OF CLEARING AND GRADING

RZ/FDP

Application No. 2001-DR-014 Staff *Red Cross*  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (GDP) (FDP)  
 SEE PROFFERS DATED 11-16-01 + CDP Dev. Cond.  
 Date of (BOS) (PC) approval 12-3-01  
 Sheet 2 of 4

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
6-29-01	SVK	1	MODIFY LAYOUT & ECG, REMOVE NOTE #25			
8-6-01	SVK	2	MODIFY POND & ECG, REVISE NOTES, ADD ARCH ELEVATIONS			
9-21-01	SVK	3	REV. LAYOUT, ECG LINE AND UTILITIES			
REVISION APPROVED BY:						

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FINAL DEVELOPMENT PLAN /  
 CONCEPTUAL DEVELOPMENT PLAN

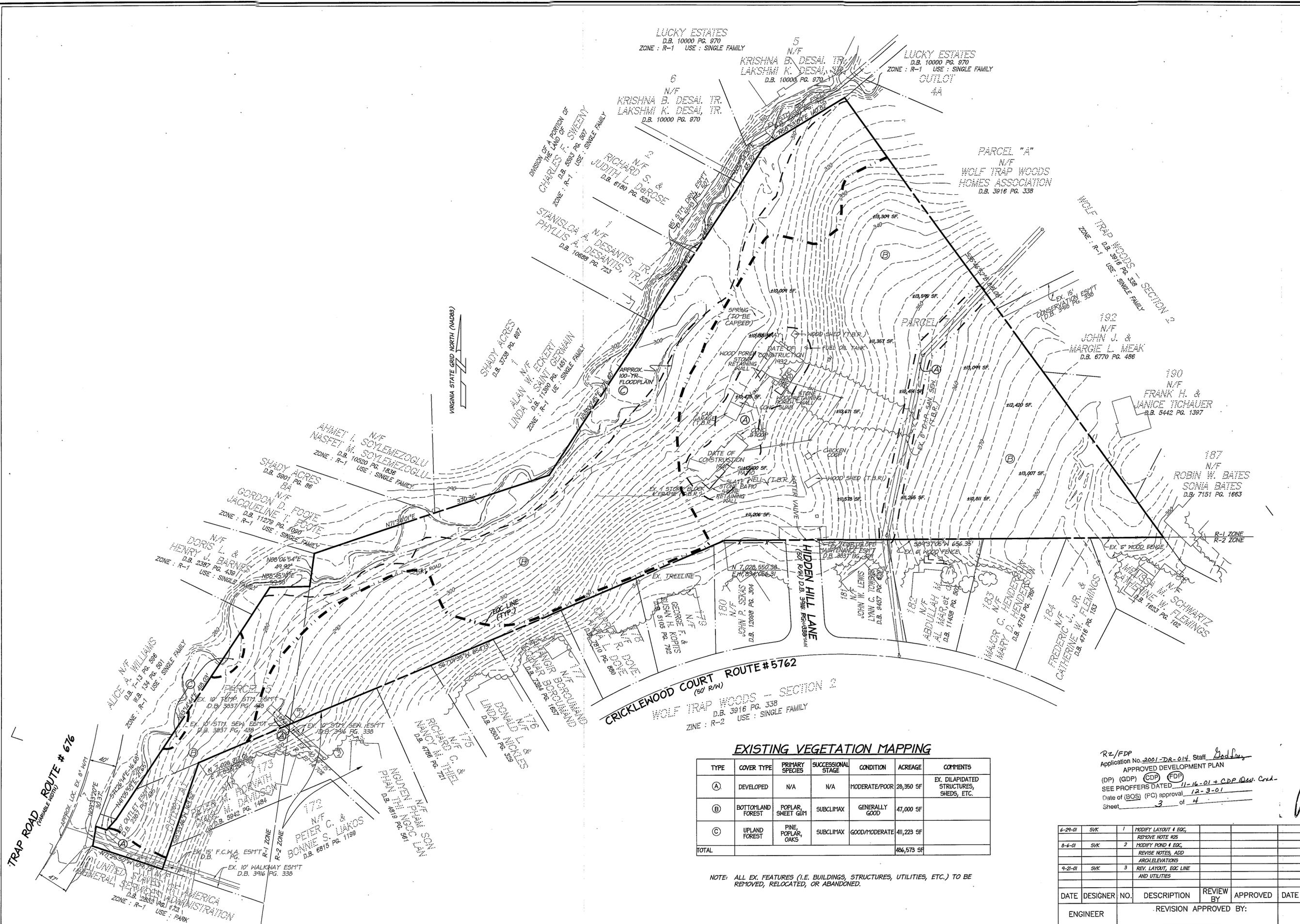
COVENTRY SPRINGS  
 ESTATES  
 DRANESVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SEAL OF JOHN L. MARSHALL  
 NO. 1375B  
 8-06-01  
 9-21-01  
 LAND SURVEYOR

SCALE:  
 1"=60'  
 SHEET 2 OF 4  
 DATE: MARCH, 2001  
 DRAFT: MEP CHECK: MTM  
 FILE NUMBER: 9606810-03

EXISTING  
VEGETATION  
MAPPING

COVENTRY SPRINGS  
ESTATES  
DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



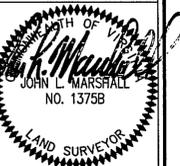
**EXISTING VEGETATION MAPPING**

TYPE	COVER TYPE	PRIMARY SPECIES	SUCCESIONAL STAGE	CONDITION	ACREAGE	COMMENTS
(A)	DEVELOPED	N/A	N/A	MODERATE/POOR	28,350 SF	EX. DILAPIDATED STRUCTURES, SHEDS, ETC.
(B)	BOTTOMLAND FOREST	POPLAR, SWEET GUM	SUBCLIMAX	GENERALLY GOOD	47,000 SF	
(C)	UPLAND FOREST	PINE, POPLAR, OAKS	SUBCLIMAX	GOOD/MODERATE	411,223 SF	
TOTAL					486,573 SF	

NOTE: ALL EX. FEATURES (I.E. BUILDINGS, STRUCTURES, UTILITIES, ETC.) TO BE REMOVED, RELOCATED, OR ABANDONED.

RZ/FDP  
Application No. 2001-DR-014 Staff: *Godfrey*  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
SEE PROFFERS DATED 11-16-01 + CDP Dev. Cont.  
Date of (BOS) (FC) approval: 12-3-01  
Sheet 3 of 4

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
6-29-01	SVK	1	MODIFY LAYOUT & ECG, REMOVE NOTE #26			
8-4-01	SVK	2	MODIFY POND & ECG, REVISE NOTES, ADD ARCH/ELEVATIONS			
9-21-01	SVK	3	REV. LAYOUT, ECG LINE AND UTILITIES			
			REVISION APPROVED BY:			



SCALE:  
1"=60'  
SHEET 3 OF 4  
DATE: MARCH, 2001  
DRAFT: MEP CHECK: MTT  
FILE NUMBER: 9606810-03E

**John & Darcy Sekas**  
 9800 Clarks Crossing Road  
 Vienna, Virginia 22182  
 (703) 281-0750

September 15, 2001

Michelle Brickner  
 Director of Environmental Facilities Review Division  
 Fairfax County  
 12055 Government Center Parkway, Suite 555  
 Fairfax, Virginia 22035

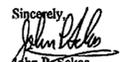
Re: Letter of permission to grade onto 9110 Cricklewood Court, Vienna, Virginia, 22182

Dear Ms. Brickner:

This letter is to grant permission to Property Professionals, Inc. and/or assigns and its development subcontractors to grade onto our property as described on the attached plat. We would rather have soft grass slope in lieu of the current steep condition. Once the grading is complete, the area disturbed will be sodded, the fenced and five Leyland Cypress Plants will be planted on our side of the Coventry Springs Estates Neighborhood.

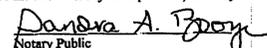
Time is of the essence. The developer will use his best efforts to begin and complete the grading on the property in a timely fashion. This letter of permission is valid for a period of one year from the receipt of the site development permit.

If you have any further questions, please do not hesitate to call. Thank you for your time and efforts on this matter.

Sincerely,  
  
 John P. Sekas  
  
 Darcy I. Sekas

State of Virginia  
 County of Fairfax

The foregoing instrument was acknowledged before me this 14th day of September, 2000 by John and Darcy Sekas

  
 Dandra A. Boye  
 Notary Public

My commission expires June 30, 2004

**John W. Lewis**  
**Lynn C. Towbes**  
 9108 Cricklewood Court  
 Vienna, Virginia 22182  
 (703) 442-5049

September 5, 2001

Michelle Brickner  
 Director of Environmental Facilities Review Division  
 Fairfax County  
 12055 Government Center Parkway, Suite 555  
 Fairfax, Virginia 22035

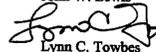
Re: Letter of permission to grade onto 9108 Cricklewood Court, Vienna, Virginia, 22182

Dear Ms. Brickner:

This letter is to grant permission to Property Professionals, Inc. and/or assigns and its development subcontractors to grade onto our property as described on the attached plat. I would rather have soft grass slope in lieu of the current steep condition. Once the grading is complete, the area disturbed will be sodded, the fence replaced and five Leyland Cypress Plants will be planted on the lot 17 side of the Coventry Springs Estates Neighborhood.

Time is of the essence. The developer will use his best efforts to begin and complete the grading on the property in a timely fashion. This letter of permission is valid for a period of one year from the receipt of the site development permit.

If you have any further questions, please do not hesitate to call. Thank you for your time and efforts on this matter.

Sincerely,  
  
 John W. Lewis  
  
 Lynn C. Towbes

RECEIVED  
 SEP 12 2001  
 RESOLVE

Wolf Trap Woods Homes Association  
 Vienna, Virginia 22182  
 30 August 2001

**LETTER OF INTENT IN CONTEMPLATION OF ACCEPTING THE COVENTRY SPRINGS ESTATES INTO THE WOLF TRAP HOMES ASSOCIATION**

Mr. John P. Sekas, President  
 Property Professionals, Inc  
 421 A Church Street NE  
 Vienna VA 22180

Dear Mr. Sekas:

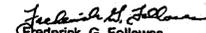
In response to your letter of 6 August 2001, inquiring into the possibility of the Coventry Springs Estates joining the Wolf Trap Woods Homes Association, The Wolf Trap Woods Homes Association Board supports the introduction of the Coventry Springs Estates into our Association at the appropriate time.

The Board has voted to accept the Coventry Springs Estates and its common or open grounds into the Wolf Trap Woods Homes Association on a fully equal basis as all the other homes and common or open grounds already existing in WTWHA at the appropriate time and after all of the final details of the merger have been satisfied by both parties.

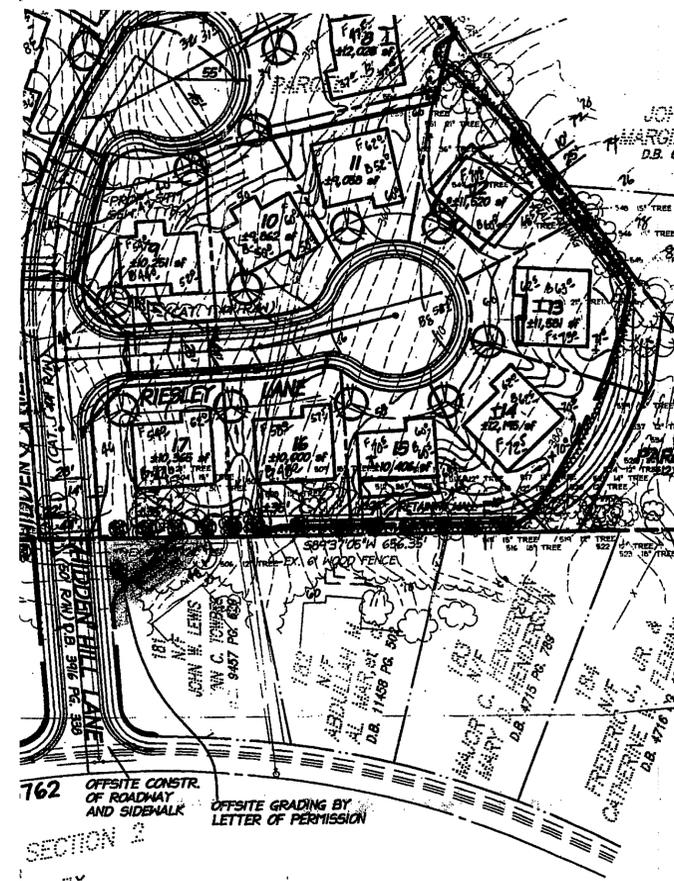
The acceptance of the Estates would involve pro-rating dues and other administrative details that will be addressed in the future. The WTWHA Board will work in good faith with the Estates to overcome any obstacles or impediments that should arise in the future relative to the joining of our two associations and it will require the Estates to do the same.

For administrative purposes the Coventry Springs Estates will fall under the immediate authority of The Wolf Den Architectural Control Committee.

Sincerely,

  
 Frederick G. Fellowes  
 President  
 WTWHA

Cc: WTWHA Board



RZ/FDP  
 Application No. 2001-DR-014 Staff Address  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED 11-16-01 + CDP Rev. Cont.  
 Date of (BOS) (FC) approval 12-3-01  
 Sheet 4 of 4

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
6-24-01	SVK	1	MODIFY LAYOUT & EOG, REMOVE NOTE #25			
8-6-01	SVK	2	MODIFY POND & EOG, REVISE NOTES, ADD HOME ELEVATIONS			
9-21-01	SVK	3	REV. LAYOUT, EOG LINE AND UTILITIES; ADD THIS SHEET			
REVISION APPROVED BY:						

**LAND Design**  
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 SURVEYORS**  
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 E-MAIL: [ldc@landdesignconsultants.com](mailto:ldc@landdesignconsultants.com)

FINAL DEVELOPMENT PLAN /  
 CONCEPTUAL DEVELOPMENT PLAN

COVENTRY SPRINGS  
 ESTATES  
 DRANESVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

  
 JOHN L. MARSHALL  
 NO. 1375B  
 9-21-01  
 LAND SURVEYOR

SCALE:  
 N/A  
 SHEET 4  
 OF 4  
 DATE: SEPTEMBER 2001  
 DRAFT: MEF CHECK: MTM  
 FILE NUMBER:  
 9606810-03