DATE	REVISION
7-20-01	ADDRESS STAFF COMMENTS
3-19-02	REVISE TO PDH-3
4-23-02	ADD PROFILES & ELEVS.

CONCEPTUAL/FINAL DEVELOPMENT PLAN
BAHR PROPERTY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ZONING TABULATION: PDH-3

GROSS SITE AREA:	267,306 SF OR 6.1366 AC.
MINIMUM DISTRICT SIZE:	2 ACRES
AVERAGE LOT AREA:	NO REQUIREMENT
MINIMUM LOT AREA:	NO REQUIREMENT
MINIMUM LOT WIDTH:	
INTERIOR LOT:	NO REQUIREMENT
CORNER LOT:	NO REQUIREMENT
MAXIMUM BUILDING HEIGHT PERMITTED:	35 FEET
MAXIMUM BUILDING HEIGHT PROPOSED:	35 FEET

PERIPHERAL YARDS REQUIRED:		PROVIDED	
FRONT:	30'	FRONT:	30'
SIDE:	10'	SIDE:	10'
REAR:	25'	REAR:	25'

PARCEL	ACREAGE	COMPREHENSIVE PLAN DENSITY	MAXIMUM UNITS
T.M. 100-1-((9))-A	0.0826	2-3 DU/AC.	4.09
T.M. 100-1-((9))-1	0.69		
T.M. 100-1-((9))-2	1.27		
T.M. 100-1-((4))-1	2.644	2-3 DU/AC.	16.38
T.M. 100-1-((2))-1	0.5315		
T.M. 100-1-((2))-2	0.4592		
T.M. 100-1-((2))-3	0.4593		
TOTAL	6.1366		20.47

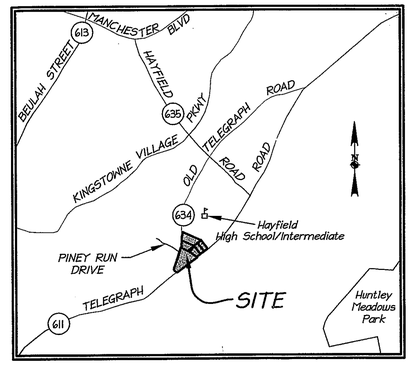
OVERALL DENSITY PROPOSED:
18 UNITS / 6.1366 AC. = 2.93 DU/AC.

OPEN SPACE:	
REQUIRED	20% (53,461 SF)
PROVIDED	25% (67,600±) SF
PARKING REQUIRED:	2 SPACES/D.U.
PARKING PROVIDED:	4 SPACES/D.U. (2 INSIDE GARAGE)
ADDITIONAL VISITOR PARKING	15 SPACES
TREE COVER REQUIRED:	20% ADJUSTED SITE AREA
TREE COVER TO BE PROVIDED:	20% MINIMUM

SITE TABULATION:

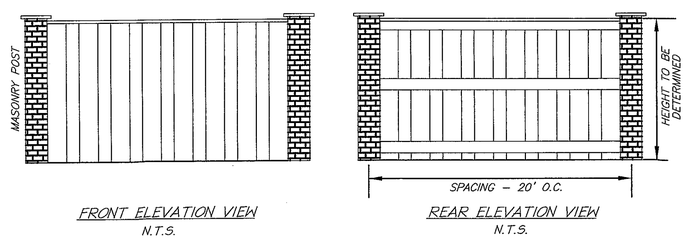
PROPOSED PDH-3 SITE TABULATION

PARCEL A: (SWM)	40,000 SF
PARCEL B: (OPEN SPACE)	7,300 SF
PARCEL C: (OPEN SPACE)	11,600 SF
PARCEL D: (OPEN SPACE)	4,400 SF
PARCEL E: (OPEN SPACE)	4,300 SF
TOTAL OPEN SPACE:	67,600 SF± (25%)
PRIVATE STREET	24,400 SF±
STREET DEDICATION	40,106 SF±
TOTAL AREA IN LOTS:	135,200 SF±
TOTAL:	267,306 SF± (6.1366 AC.±)
PROPOSED DWELLING UNITS:	18
AVERAGE LOT AREA:	7,510 SF±



VICINITY MAP

SCALE: 1" = 2000'



SOUND WALL DETAIL

HEIGHT TO BE DETERMINED FROM ACCOUSTICAL STUDY
MATERIAL: WOOD OR PVC

DEVELOPMENT PLAN NOTES

1. CURRENT OWNERS:
   T.M. 100-1-((2))-1: 0.5315 AC., JANET M. BAHR TR., DEED BOOK 9918 PAGE 1134
   T.M. 100-1-((2))-2: 0.4592 AC., BAHR FAMILY CO LLC, DEED BOOK 9726 PAGE 1447
   T.M. 100-1-((2))-3: 0.4593 AC., BAHR FAMILY CO LLC, DEED BOOK 9726 PAGE 1450
   T.M. 100-1-((4))-1: 2.644 AC., BAHR FAMILY CO LLC, DEED BOOK 9855 PAGE 821
   T.M. 100-1-((9))-1: 0.69 AC., BAHR FAMILY CO LLC, DEED BOOK 9726 PAGE 1444
   T.M. 100-1-((9))-2: 1.27 AC., BAHR FAMILY CO LLC, DEED BOOK 9726 PAGE 1444
   T.M. 100-1-((9))-A: 0.0826 AC., JANET M. BAHR TR., DEED BOOK 9918 PAGE 1134
2. CONTRACT OWNER/DEVELOPER: EQUITY HOMES, L.P.
   11200 WAPLES MILL ROAD
   SUITE 360 FAIRFAX VA 22030
   (703) 359-4455 FAX: 359-5989.
3. TOTAL AREA = 6.1366 ACRES OR 267,306 SQUARE FEET.
4. ALL PARCELS ARE CURRENTLY ZONED R-1.
5. PROPOSED ZONE: PDH-3
6. BOUNDARY SURVEY SHOWN IS BASED ON A CURRENT FIELD SURVEY BY christopher consultants, ltd.
7. TOPOGRAPHY IS SHOWN AT 2 FOOT CONTOUR INTERVALS AND WAS AIR FLOWN.
8. TITLE REPORT FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT No. 2K555V EFFECTIVE DECEMBER 4, 2000 AT 8:00 A.M.
9. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NO. 515525 0150 D, DATED MARCH 5,1990 ZONE X, AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
10. THE EXISTING SOIL TYPES FOR THIS PROPERTY HAVE NOT BEEN MAPPED BY FAIRFAX COUNTY, THEREFORE THIS INFORMATION IS NOT REQUIRED FOR THIS SUBMISSION.
11. THIS PROPERTY IS LOCATED WITHIN THE DOGUE CREEK WATERSHED.
12. THE PROPOSED LOTS ARE TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
13. CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS.
14. NO FLOODPLAINS, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS (EQC) ARE EXISTING ON THIS PROPERTY.
15. THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED.
16. ALL STRUCTURES CURRENTLY EXISTING ON THE PROPERTY ARE TO BE DEMOLISHED.
17. TO THE BEST KNOWLEDGE OF THE ENGINEER, NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER ARE LOCATED ON THE PROPERTY.
18. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO EXISTING HUMAN GRAVES ONSITE.
19. OPEN SPACE TO BE CONVEYED TO A HOMEOWNERS ASSOCIATION.
20. THE SITE IS APPROXIMATELY 50% RESIDENTIAL HOMES AND LAWN, AND 50% DECIDUOUS AND CONIFEROUS TREE COVER.
21. THIS DEVELOPMENT PROPOSAL IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN RECOMMENDATIONS.
22. PUBLIC IMPROVEMENTS SHOWN ON THIS PLAN ARE TO BE PROVIDED SIMULTANEOUSLY WITH SUBDIVISION CONSTRUCTION.
23. EXISTING WELLS (IF ANY) SHALL BE LOCATED AND ABANDONED IN ACCORDANCE WITH FAIRFAX COUNTY HEALTH DEPARTMENT STANDARDS.
24. STORMWATER MANAGEMENT (SWM/BMP) AND ADEQUATE OUTFALL WILL BE PROVIDED WITH FINAL SUBDIVISION PLAN THROUGH THE USE OF A DRY DETENTION POND, UNLESS WAIVED.
25. THE COMPREHENSIVE PLAN SHOWS AN 8 FOOT BICYCLE TRAIL ALONG THE TELEGRAPH ROAD FRONTAGE OF THE SITE, AND A 5 FOOT PEDESTRIAN TRAIL ALONG THE OLD TELEGRAPH ROAD FRONTAGE OF THE SITE. A PORTION OF THE PROPOSED TRAIL ALONG OLD TELEGRAPH ROAD IS SHOWN TO TRAVERSE ONE CORNER OF THE SITE. THIS WAS DONE IN ORDER TO SAVE THE EXISTING TREES ALONG OLD TELEGRAPH ROAD. A MODIFICATION OF THE COMPREHENSIVE PLAN IS HEREBY REQUESTED FOR THAT PORTION OF THE PROPOSED TRAIL SHOWN ON THIS PLAN.
26. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS DEVELOPMENT.
27. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE FINAL DESIGN CONCEPTS, TO COMPLY WITH NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE CONSISTENT WITH THE APPROVED GDP.
28. BUILDING FOOTPRINTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN. IT SHOULD BE UNDERSTOOD THAT FINAL BUILDING LOCATIONS AND FOOTPRINTS WILL ADHERE TO THE MINIMUM BUILDING SETBACKS ALONG PERIPHERAL LOT LINES AND LIMITS OF CLEARING AND GRADING AS SHOWN HEREON. FINAL LOT AREAS ARE SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING REQUIREMENTS.

RZ/FDP
Application No. 2001-LE-024 Staff Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9.23.02
Date of (BOS) (PC) approval 1.10.03
Sheet 1 of 6

RECEIVED
Department of Planning & Zoning
JUL 02 2002
Zoning Evaluation Division

APPLICANT
EQUITY HOMES
11200 Waples Mill Road, Suite 360
FAIRFAX VIRGINIA 22030
(703) 359-4455 FAX: (703) 359-5989

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. CONCEPTUAL/FINAL DEVELOPMENT PLAN
4. EXISTING VEGETATION MAP
5. LANDSCAPE PLAN
6. HOUSE PROFILES & ELEVATIONS

COMMONWEALTH OF VIRGINIA
WILLIAM R. [illegible]
No. 21916
PROFESSIONAL ENGINEER
4/23/02

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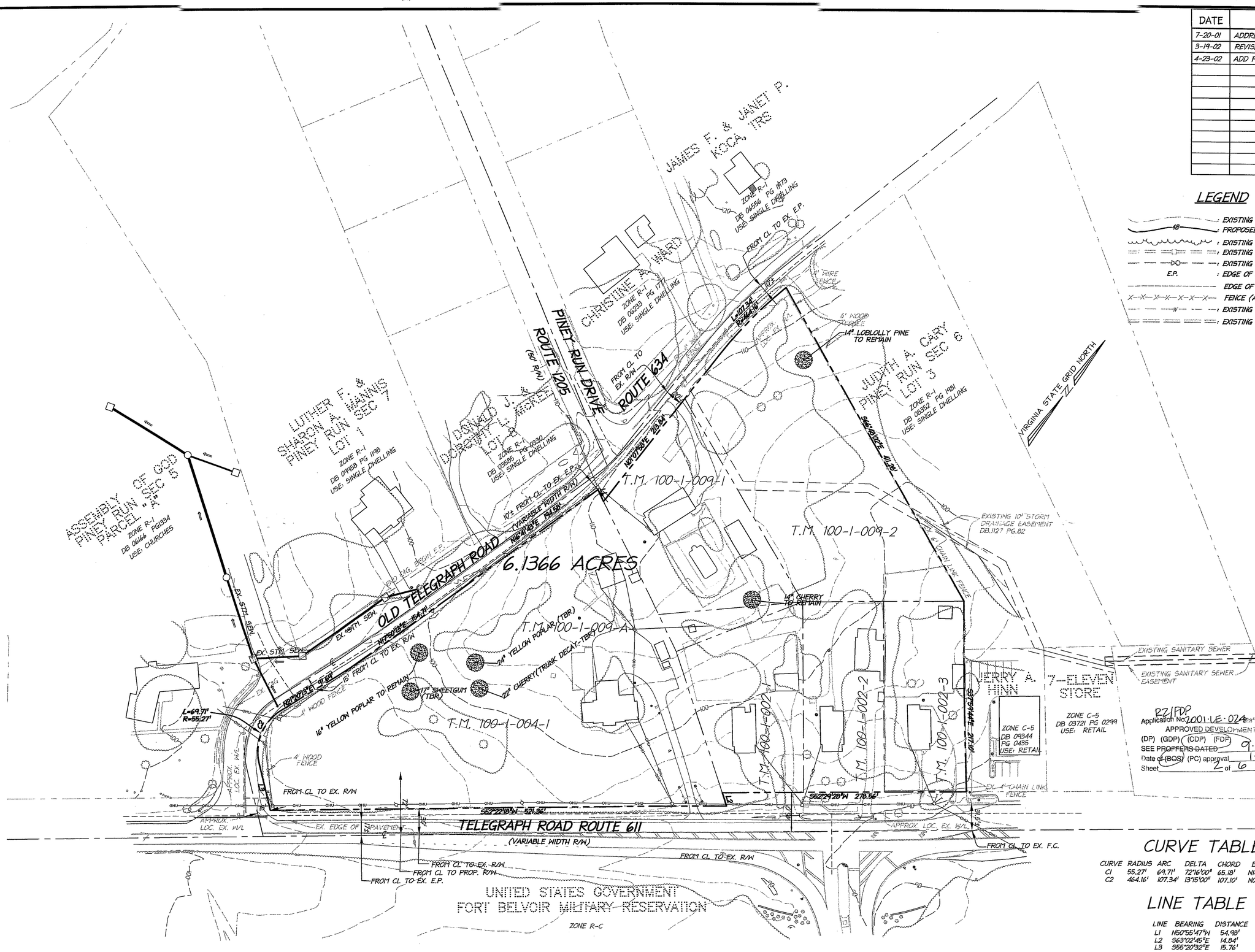
C-4181

DATE	REVISION
7-20-01	ADDRESS STAFF COMMENTS
3-19-02	REVISE TO PDH-3
4-23-02	ADD PROFILES & ELEVS.

LEGEND

- : EXISTING CONTOUR
- 18 : PROPOSED CONTOUR
- : EXISTING WOODS LINE
- : EXISTING STORM SEWER
- : EXISTING SANITARY SEWER
- E.P. : EDGE OF PAVEMENT
- EDGE OF PAVEMENT
- X—X—X—X—X—X—X— FENCE (ALL TYPES)
- : EXISTING WATER LINE
- : EXISTING CURB AND GUTTER



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SEE PROFFERS DATED 9-23-02
Date of (BOS) (PC) approval 1-6-03
Sheet 2 of 6

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	BEARING	TANGENT
C1	55.27'	69.71'	72°16'00"	65.18'	N14°47'47"W	40.35'
C2	464.16'	107.34'	13°15'00"	107.10'	N07°45'28"E	53.91'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N50°55'47"W	54.98'
L2	S63°02'45"E	14.84'
L3	S55°20'32"E	15.76'

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

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WILLIAM R. ZINK
No. 21594
4/23/02
PROFESSIONAL ENGINEER

EXISTING CONDITIONS

BAHR PROPERTY

LEE DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'
DATE: 3/30/01
DESIGN: CFA
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SHEET No. 2 OF 6

C- 4181

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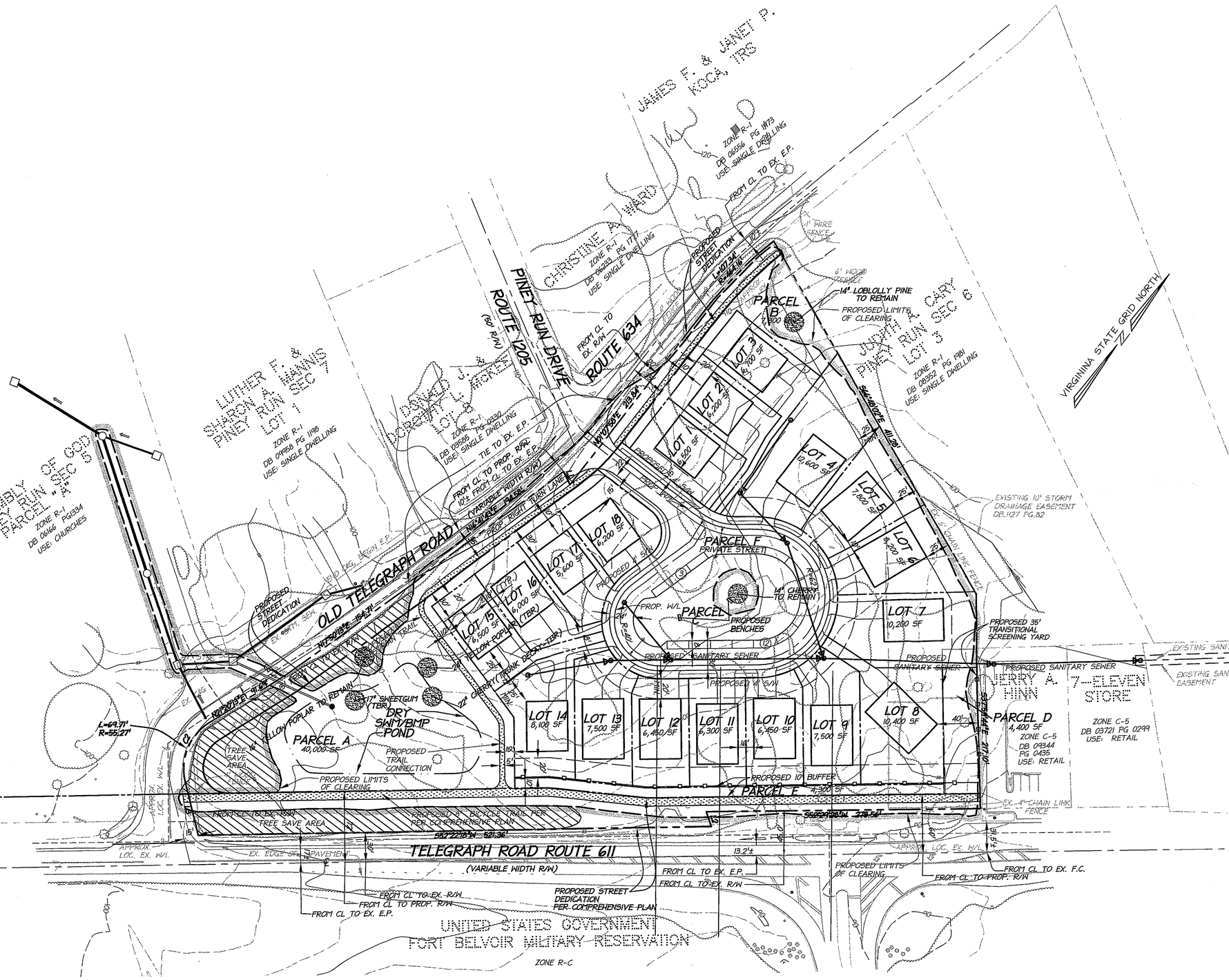
7-02-02	ADD STR. DIMENSIONS



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Sheet 3 of 6

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COMMONWEALTH OF VIRGINIA
WILLIAM R. FINK
No. 21914
7/2/02
PROFESSIONAL ENGINEER

CONCEPTUAL/FINAL DEVELOPMENT PLAN

BAHR PROPERTY

LEE DISTRICT – FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'
DATE: 3/30/01
DESIGN: CFA
DRAWN: CFA
CHECKED: HT
SHEET No. 3 OF 6

C- 4181

EVM COVER TYPE SUMMARY TABLE

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	*CONDITION (SEE NOTES BELOW)	ACREAGE
A	UPLAND FOREST	VIRGINIA PINE	EARLY SUCCESSIONAL	GOOD	0.70 AC.
B	BOTTOMLAND FOREST	SWEETGUM RED MAPLE	EARLY SUCCESSIONAL	EXCELLENT	0.47 AC.
C	DEVELOPED	N/A	N/A	N/A	1.31 AC.
D	MAINTAINED GRASSLAND (LAWN)	N/A	N/A	N/A	2.93 AC.
E	OLD FIELD	RED MAPLE SILVER MAPLE	EARLY SUCCESSIONAL	GOOD TO FAIR	0.44 AC.
F	UPLAND FOREST	OAK	LONG TERM SUB-CLIMAX	GOOD	0.30 AC.
TOTAL					6.13 AC.

CONDITION DESCRIPTIONS

A: VIRGINIA PINES IN GOOD CONDITION

B: EXCELLENT CONDITION

C: THIS AREA CONSISTS OF THE EXISTING STRUCTURES ON SITE: HOUSES, DRIVEWAYS, SWIMMING POOLS AND SHEDS.

D: THIS AREA CONTAINS SOME CHERRYS IN FAIR TO GOOD CONDITION. A STAND OF VIRGINIA PINES IN GOOD CONDITION NEAR THE CENTER OF THE SITE. ALSO PRESENT ARE 1 YELLOW POPLAR, 1 SYCAMORE, 4 SWEETGUMS LOCATED ALONG THE TELEGRAPH ROAD FRONTAGE, 2 OF WHICH ARE IN EXCELLENT CONDITION. HICKORYS WERE POOR TO FAIR CONDITION.

E: INDIGENOUS WOODY SHRUBS AND SMALL TREES IN GOOD CONDITION. SMALL CHERRY TREES IN FAIR CONDITION. ORNAMENTAL SHRUBS NOW RAMPANT, FAIR CONDITION

F. MATURE TREES IN GOOD CONDITION
ORNAMENTAL SHRUBS NOW RAMPANT, FAIR CONDITION

DATE	REVISION
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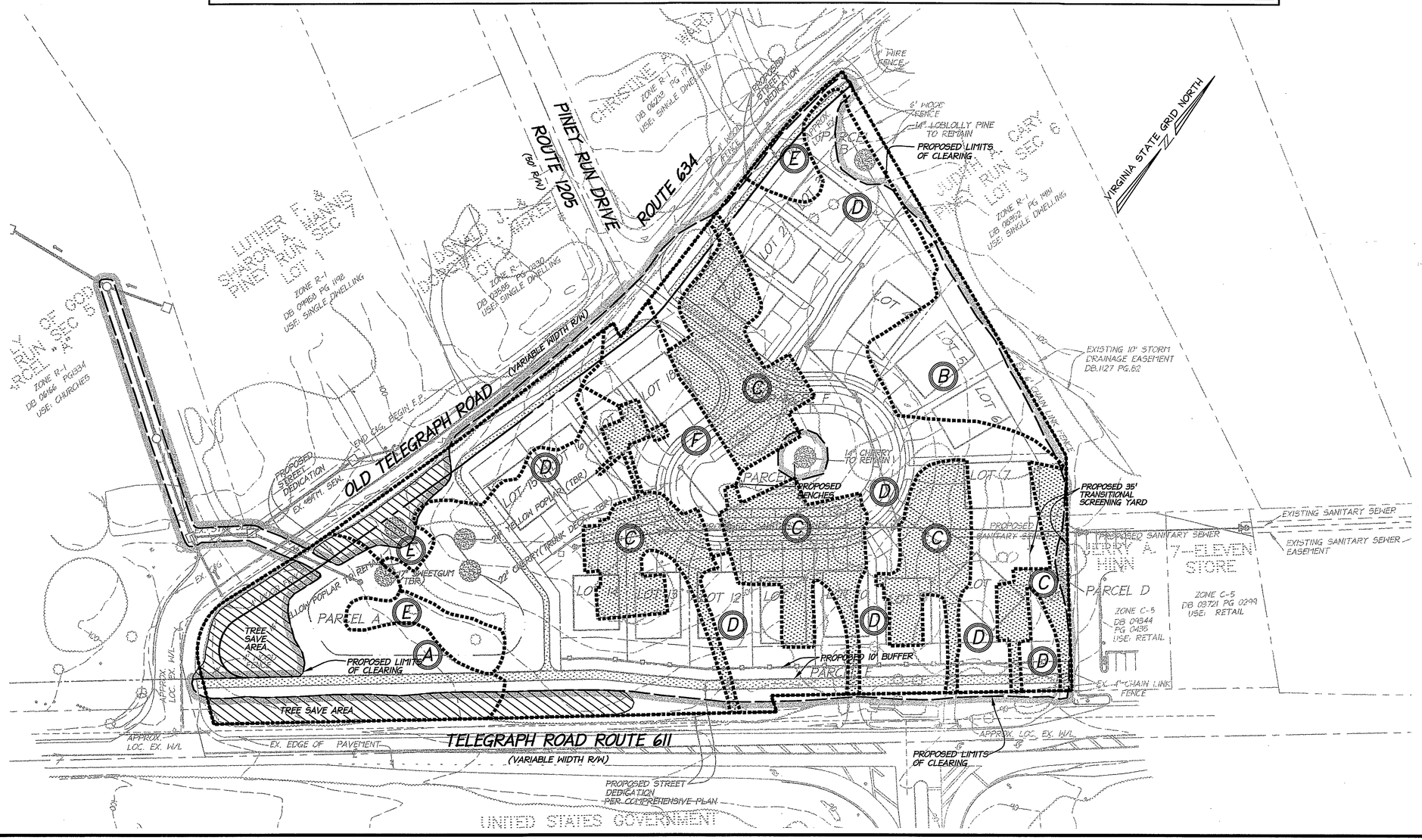
4-23-02	ADD PROFILES & ELEVS.

NOTES

1. EXISTING VEGETATION WITHIN LIMITS OF CLEARING AND GRADING TO BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE. ANY TREES PLANNED TO BE SAVED WHICH DO NOT SURVIVE SITE CONSTRUCTION WILL BE REPLACED WITH NEW TREES, SUBJECT TO THE APPROVAL OF DPWES AND THE URBAN FORESTER.



R2/PDP
Application No. 2001-LE-024 Staff LEWIS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-23-02
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Sheet 4 of 10

Application No._____ Staff_____
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(DP) (GDP) (CDP) (FDP)
PROFFERS DATED_____
Date of (BOS) (PC) approval_____
Sheet_____ of _____

LEGEND

- LIMITS OF CLEARING AND GRADING
- 48 : EXISTING CONTOUR
- 48 : PROPOSED CONTOUR
- +48.3 : PROPOSED SPOT ELEVATION
- EXISTING WOODS LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- W : EXISTING WATER LINE
- W : PROPOSED WATER LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- E.P. : EDGE OF PAVEMENT
- EDGE OF PAVEMENT
- X—X—X—X—X—X—X— FENCE
- ACCOUSTICAL FENCE
- EXISTING DEVELOPED LAND
- DECIDUOUS TREE
- CONIFER TREE
- A : EVM DESIGNATION

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21614
PROFESSIONAL ENGINEER
4/23/02

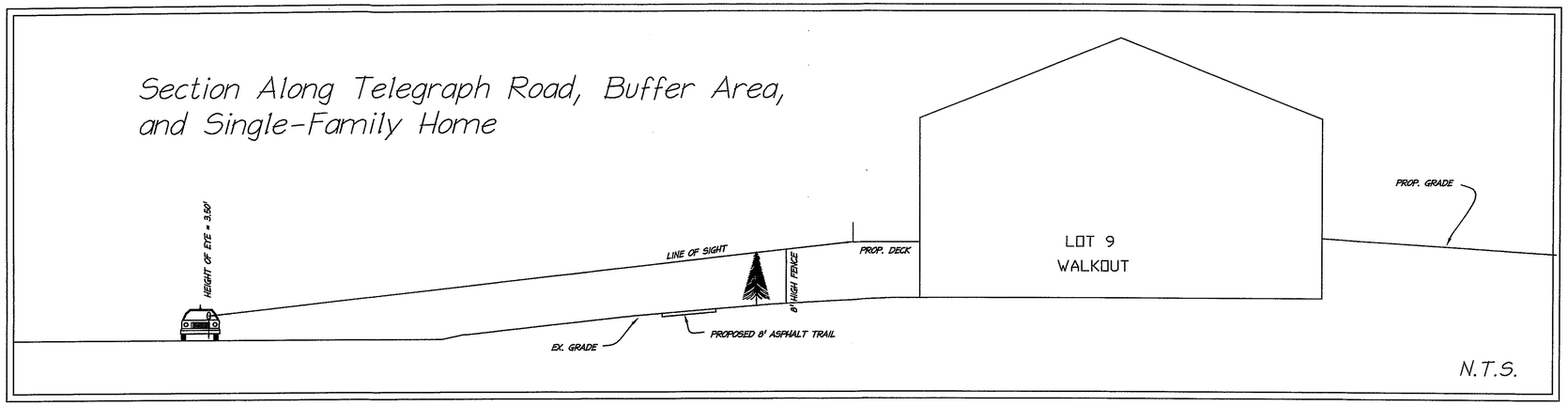
EXISTING VEGATATION MAP

BAHR PROPERTY

LEE DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'
DATE: 3/30/01
DESIGN: CFA
DRAWN: CFA
CHECKED: HT
SHEET No. 4 OF 6

C- 4181



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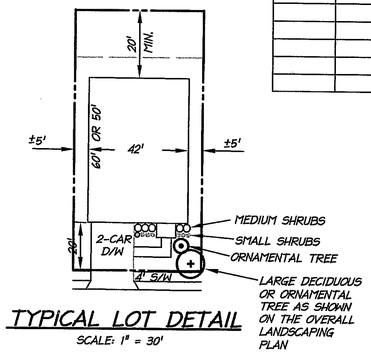
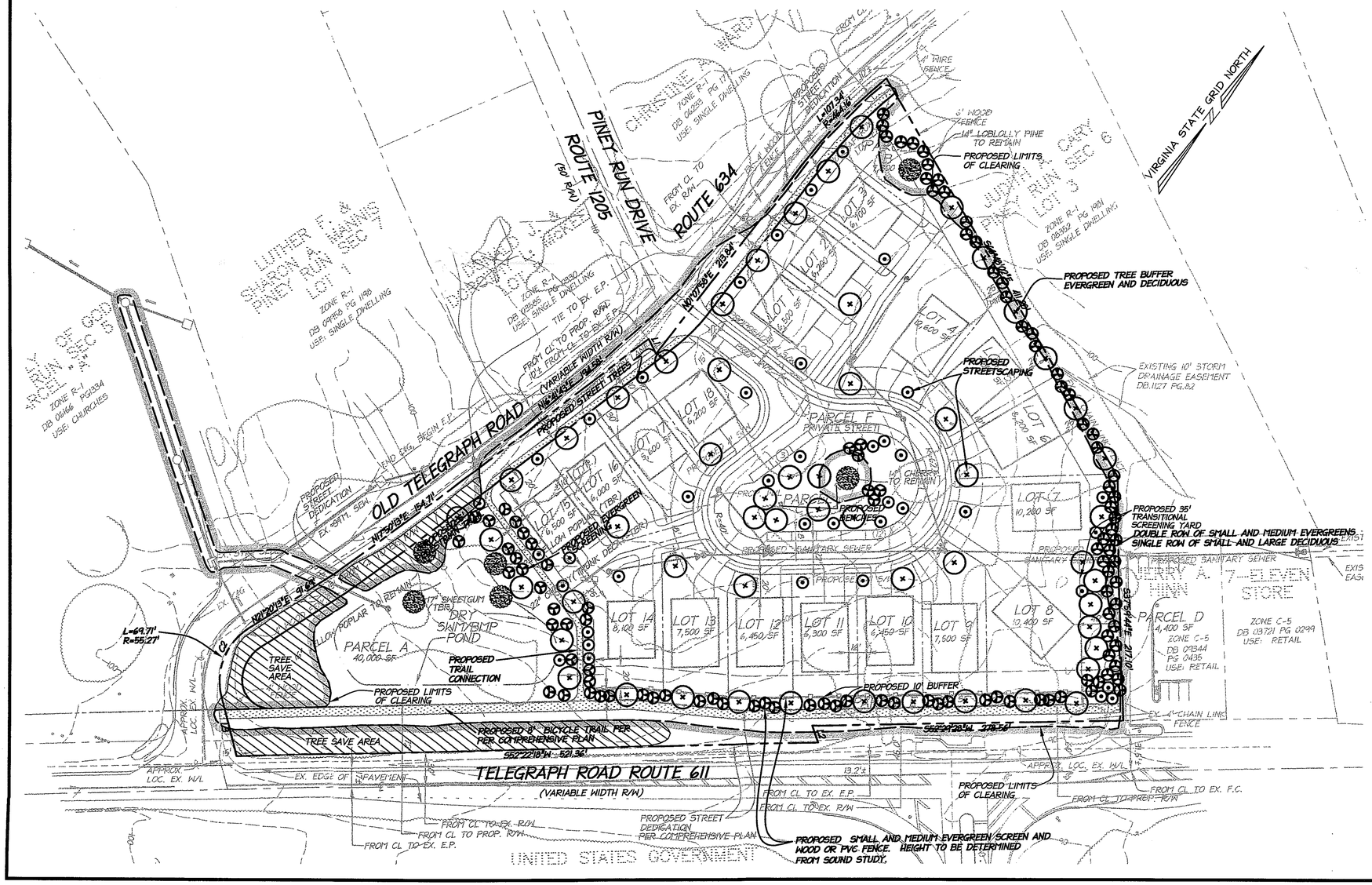


TYPICAL LOT DETAIL

SCALE: 1" = 30'

NOTES

1. PROPOSED TREE COVER TO MEET OR EXCEED MINIMUM REQUIREMENTS.
2. PROPOSED LANDSCAPING SHOWN HEREON IS ILLUSTRATIVE ONLY. THE FINAL LANDSCAPING PLAN IS SUBJECT TO FINAL ENGINEERING DESIGN, AND LOCATION OF PROPOSED PLANT MATERIAL MAY VARY, SUBJECT TO THE APPROVAL OF THE OFFICE OF URBAN FORESTRY.
3. EXISTING VEGETATION WITHIN LIMITS OF CLEARING AND GRADING TO BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE. ANY TREES PLANNED TO BE SAVED WHICH DO NOT SURVIVE SITE CONSTRUCTION WILL BE REPLACED WITH NEW TREES, SUBJECT TO THE APPROVAL OF DPWES AND THE URBAN FORESTER.



LEGEND

- LIMITS OF CLEARING AND GRADING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING WOODS LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
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- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
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- ACCOUSTICAL FENCE
- EX. TREE TO BE SAVED
- LARGE DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES

RZ/FDP
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Date of (BOS) (PC) approval 1-6-03
Sheet 5 of 6

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21917
4/23/02
PROFESSIONAL ENGINEER

LANDSCAPE PLAN

BAHR PROPERTY

LEE DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'
DATE: 3/30/01
DESIGN: CFA
DRAWN: CFA
CHECKED: HT
SHEET No.
5 OF 6

C- 4181

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4-23-02	ADD PROFILES & ELEVS.

Elevation View from Telegraph Road Looking North (2-3 Year Projected Vegetation)

Notes: These concept sketches are a work in progress that are subject to change prior to final engineering.

The house plans were created by and are a product of Equity Homes Inc.

Typical Front Elevations

Bahr Property

Fairfax County, Virginia

April 2002

Application No. 2001-LE-024 Staff LEWIS
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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 27914
PROFESSIONAL ENGINEER
4/23/02

HOUSE PROFILES & ELEVATIONS

BAHR PROPERTY

LEE DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
DATE: 3/30/01
DESIGN: ERU
DRAWN: ERU
CHECKED: HT
SHEET No. 6 OF 6

C- 4181