REZONING AND PROFFERED CONDITION AMENDMENT AND CONCEPTUAL/FINAL DEVELOPMENT PLAN

PCA 2000-MV-057 AND RZ 2001-MV-039

The Village at Lorton Valley

FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

NOTES:

1. THE PROPERTIES DELINEATED BY THIS PLAN ARE CURRENTLY ZONED PDH-4 AND ARE LOCATED AS FOLLOWS:

Tax Map Number	Deed Book	Page	Property Owner
107-3((1))-13(PARTIAL)	12234	1768	LORTON VALLEY L.C.
107-3((1))-13(PARTIAL)	12155	1876	SCC LORTON SOUTH. LLC
107-3((1))-14	12155	1887	SCC LORTON SOUTH. LLC
107-3((1))-16	12155	1892	SCC LORTON SOUTH. LLC
THE FOLLOWING PROPERTY IS ZONED R-1 AND IS THE SUBJECT OF THE REZONING:			
107-3((1))-15	12155	1848	LORTON VALLEY EAST. L.C.

2. THE APPLICANTS ARE:

LORTON VALLEY, L.C.
C/O KSI SERVICES, INC.
8081 WOLFTRAP ROAD
VIENNA, VIRGINIA 22182
(703) 641-9000
(703) 641-9630/FAX

LORTON VALLEY EAST, L.C.
C/O KSI SERVICES, INC.
8081 WOLFTRAP ROAD
VIENNA, VIRGINIA 22182
(703) 641-9000
(703) 641-9630/FAX

3. TOTAL SITE AREA IS 2,749,643 S.F. OR 63.1229 AC. (RZ AND PCA AREAS INCLUDED)

4. TOPOGRAPHY (2' CONTOUR INTERVAL) SHOWN HAS BEEN PROVIDED BY AIR SURVEY, CORP. AND IS FLOWN TOPOGRAPHY.

5. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.

6. THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE MOUNT VERNON DISTRICT, THE LOWER POTOMAC SANITARY SEWER DISTRICT, AND THE MILL BRANCH WATERSHED. PUBLIC WATER AND SEWER SHALL BE PROVIDED THROUGH EXISTING AND EXPANDED FACILITIES.

7. STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES HAVE BEEN PROVIDED BY ON-SITE DETENTION PONDS UNLESS WAIVED OR MODIFIED BY DPWES. THE ESTIMATED SIZE OF THE POND IS AS SHOWN ON THE PLAN. DOWNSTREAM DRAINAGE IMPROVEMENTS ARE BELIEVED TO BE ADEQUATE.

8. THERE IS FLOODPLAIN, RESOURCE PROTECTION AREAS (R.P.A.) AND AN ENVIRONMENTAL QUALITY CORRIDOR (E.Q.C.) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN LOCATED ON THE SUBJECT PROPERTY.

9. THERE ARE NO KNOWN HAZARDOUS WASTE MATERIALS, TOXIC SUBSTANCES, EXISTING STORAGE TANKS, OR CONTAINERS ON-SITE.

10. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT THE FOLLOWING:

    A. A MODIFICATION FOR THE REQUIRED TRANSITIONAL SCREENING, AND A WAIVER OF THE BARRIER REQUIREMENT BETWEEN AFFORDABLE DWELLING UNITS AND SINGLE FAMILY-DETACHED UNITS IS HEREBY REQUESTED. LANDSCAPE SCREENING TO BE AS SHOWN ON THE LANDSCAPE PLAN, SHEET 4.

11. EXISTING WATER MAINS, EXISTING SANITARY SEWERS, AND EXISTING STORM DRAINS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY PER AVAILABLE RECORDS. FURTHERMORE, THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES, AND THOSE SHOWN ARE APPROXIMATE.

12. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE. THE LOCATION OF THESE UTILITIES SHALL NOT IMPACT THE EQC AND RPA AREAS TO THE GREATEST EXTENT POSSIBLE. SANITARY SEWER WILL BE EXTENDED THROUGH THE SUBJECT PROPERTIES PER FAIRFAX COUNTY PLAN # 9101-PI-02.

13. AT TIME OF FINAL ENGINEERING, THE PROPOSED LIMITS OF CLEARING AND GRADING WILL BE IN SUBSTANTIAL CONFORMANCE WITH THAT DEPICTED ON THE CDP/FDP. NECESSARY UTILITIES SHALL BE INSTALLED IN THE LEAST DISRUPTED MANNER AS POSSIBLE.

14. THE PROPOSED DEVELOPMENT CONFORMS TO THE RECOMMENDATIONS SET FORTH IN THE ADOPTED COMPREHENSIVE PLAN FOR THE LOWER POTOMAC PLANNING DISTRICT.

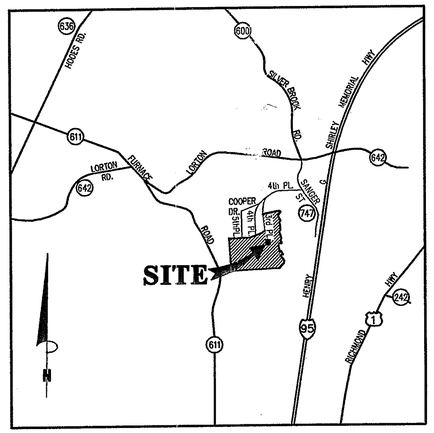
15. THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN IS NOT CONTAINED WITHIN AN AIRPORT NOISE IMPACT ZONE ACCORDING TO THE FAIRFAX COUNTY OFFICE OF COMPREHENSIVE PLANNING.

16. DEVELOPMENT SCHEDULE OF THIS PROJECT IS CONTINGENT UPON PLAN APPROVAL.

17. NO TRAILS ARE REQUIRED PER THE FAIRFAX COUNTY TRAIL PLAN.

18. THE FOOTPRINTS, SIZES AND LOCATIONS OF ALL STRUCTURES AND LOTS REPRESENTED HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING, BUT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THAT DEPICTED ON THE CDP/FDP. BUILDING FEATURES ARE SUBJECT TO FINAL ARCHITECTURAL PLANS. LOT LINES ARE ABLE TO CHANGE AS LONG AS OPEN SPACE STAYS THE SAME.

19. THE ACTIVE AND PASSIVE RECREATION AMENITIES ARE SUBJECT TO CHANGE WITH FINAL DESIGN, BUT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THAT DEPICTED ON THE CDP/FDP.



VICINITY MAP
SCALE: 1"=2000'

APPLICANTS:

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PREPARED BY:

BOWMAN CONSULTING GROUP, LTD.
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CHANTILLY, VA. 20151

IN COORDINATION WITH:

DEWBERRY & DAVIS
8401 ARLINGTON BLVD.
FAIRFAX, VA 22031

STUDIO 39
LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, 100-A
ALEXANDRIA, VA 22310

THE LESSARD ARCHITECTURAL GROUP, INC.
8603 WESTWOOD CENTER DRIVE, SUITE 400
VIENNA, VA 22182

RZ/FDP 2001-MV-039
PCA/FDPA
Application No. 2000-MV-057 Staff MAG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-25-02
Date of (BOS) (PC) approval 3-18-02
Sheet 1 of 8

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 13 2002
ZONING EVALUATION DIVISION

SHEET INDEX

THE VILLAGE AT LORTON VALLEY
PCA 2000-MV-057 AND RZ 2001-MV-039

1. COVER SHEET
2. PROFFERED CONDITION AMENDMENT AND REZONING
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7. FIFTH PLACE IMPROVEMENTS PLAN (NO CHANGE)
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COVER SHEET
THE VILLAGE AT LORTON VALLEY
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No. 000813
2/25/02
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
12/7/01	PCA/FDP SUB.
12/11/01	REVISED PER CLIENT
12/14/01	COMBINE PCA/FDP
12/21/01	REVISED PER CLIENT
1/25/02	REV. PER FFX. CO.
2/13/02	REV. PER FFX. CO.
2/21/02	REV. PER STAFF
2/25/02	REV. PER STAFF
DATE	DESCRIPTION

KLK DESIGN	EB DRAWN	KLK CHKD
SCALE	H: N/A V: N/A	
JOB No. 1348-01-003		
DATE NOV. 16, 2001		
FILE No. 1348-D-ZP-006		
SHEET 1 OF 8		

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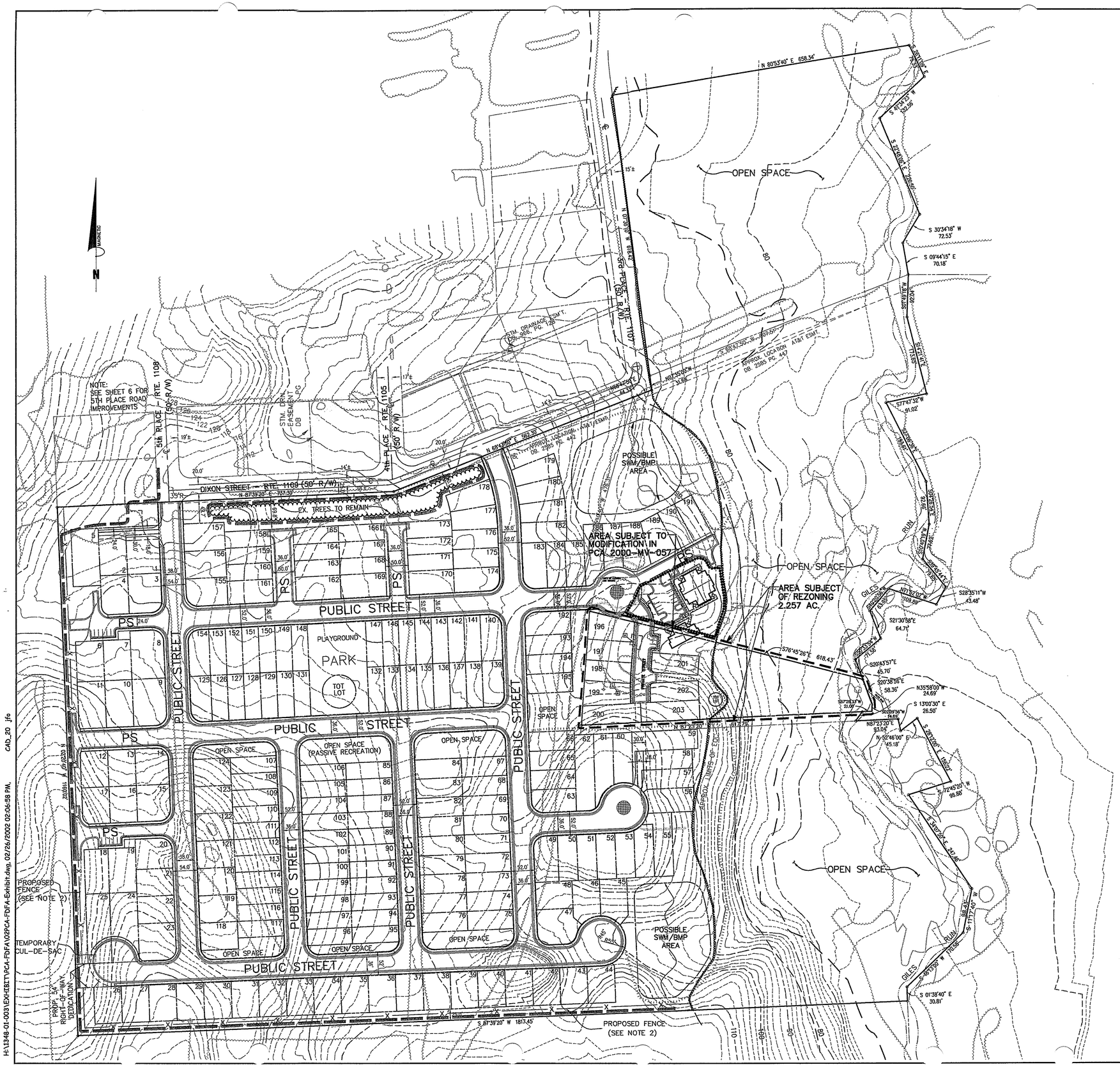

THE VILLAGE AT LORTON VALLEY
(PROPOSED PCA 2000-MV-057 & RZ-2001-MV-039)

SITE TABULATIONS:

TOTAL SITE AREA = 63.1229 AC.
PROPOSED ZONING CATEGORY: PDH-4

2-308 CALCULATION
30.3% FLOODPLAIN AND STEEP SLOPES

ALLOWABLE NUMBER OF DWELLING UNITS
62.934 AC @ 4.0 DU/AC = 251.736 UNITS
0.189 AC @ 2.0 DU/AC = 0.378 UNITS
252 UNITS

PROPOSED MAXIMUM NUMBER OF DWELLING UNITS = 209 UNITS
203 MARKET RATE UNITS
6 AFFORDABLE DWELLING UNITS

PROPOSED OVERALL DENSITY = 3.311 D.U./AC. (INCLUDING ADU'S)

REQUIRED OPEN SPACE	18%
PROVIDED OPEN SPACE	47%

PARKING TABULATION:

REQUIRED PARKING:
203 SINGLE FAMILY DETACHED UNITS @ 2.0 SP/D.U. = 406 SPACES
6 SINGLE FAMILY ATTACHED UNITS @ 2.3 SP/D.U. = 14 SPACES
420 SPACES

PROVIDED PARKING:
203 SINGLE FAMILY DETACHED (2 SP/D.U.) = 406 SPACES
6 SINGLE FAMILY ATTACHED UNITS = 14 SPACES
ADDITIONAL SPACES PROVIDED = 18 SPACES
438 SPACES

NOTE: 1. THE RIGHT IS RESERVED TO PROVIDE A GREATER NUMBER OF SPACES THAN THE MINIMUM REQUIREMENT.

BULK REGULATIONS:

MAXIMUM BUILDING HEIGHT:
SINGLE FAMILY ATTACHED DWELLINGS: 35'

PROPOSED BUILDING HEIGHTS:
SINGLE FAMILY ATTACHED DWELLING
(3 STORY) 35'

TYPICAL SINGLE FAMILY DETACHED LOTS

MIN. 36' X 100' AND MIN. 42' X 100' LOTS	
MIN. YARDS & SETBACK:	
A. FRONT (TO HOUSE)	8 FT.
B. FRONT OR SIDE TO GARAGE	18 FT.
C. REAR (TO HOUSE)*	20 FT.
D. SIDE**	3 FT.

* BAY WINDOW, CHIMNEY ENCROACHMENT AS MAY BE PERMITTED. DECKS MAY ENCROACH 10 FEET INTO REAR YARD SETBACK.
** BAY WINDOW, CHIMNEY ENCROACHMENT AS MAY BE PERMITTED.

MIN. 60' X 80' LOTS	
MIN. YARDS & SETBACK:	
A. FRONT (TO HOUSE)	8 FT.
B. FRONT OR SIDE TO GARAGE	18 FT.
C. REAR (TO HOUSE)*	15 FT.
D. SIDE**	3 FT.

* BAY WINDOW, CHIMNEY ENCROACHMENT AS MAY BE PERMITTED. DECKS MAY ENCROACH 10 FEET INTO REAR YARD SETBACK.
** BAY WINDOW, CHIMNEY ENCROACHMENT AS MAY BE PERMITTED.

NOTES:

1. A METHANE GAS LINE EXISTS WITHIN THE DIXON STREET RIGHT-OF-WAY. ACTUAL LOCATION NEEDS TO BE FIELD VERIFIED.
2. THE EXACT LOCATION OF THE PROPOSED FENCE WILL BE DETERMINED AT SITE PLAN.

LEGEND

40	EXISTING CONTOUR
	EXISTING STREAM
	EXISTING TREE CANOPY
	TREE SAVE AREA
	PROPOSED CLEARING LIMITS
R/W	RIGHT OF WAY
	LIMITS OF RESOURCE PROTECTION AREA (R.P.A.)
	LIMITS OF FLOODPLAIN
	LIMITS OF ENVIRONMENTAL QUALITY CORRIDOR (E.Q.C.)
PS	PRIVATE STREET
X	PROPOSED FENCE
	PCA APPLICATION AREA
	REZONING APPLICATION AREA
	PROPOSED TRAIL
	APPROVED TRAIL

RZ/FDP 2001-MV-039
PCA/FDPA
Application No. 2000-MV-057 Staff MAG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-25-02
Date of (BOS) (PC) approval 3-19-02
Sheet 2 of 8

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PROFFERED CONDITION AMENDMENT AND REZONING
THE VILLAGE AT LORTON VALLEY
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
2/25/02
CERTIFIED LANDSCAPE ARCHITECT

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12/14/01	COMBINE PCA/FDP
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2/13/02	REV. PER FFX. CO.
2/21/02	REV. PER STAFF
2/25/02	REV. PER STAFF
DATE	DESCRIPTION

KLK	EB	KLK
DESIGN	DRAWN	CHKD

SCALE H: 1"=100' V: N/A
JOB No. 1348-01-003
DATE NOV. 16, 2001
FILE No. 1348-D-ZP-006
SHEET 2 OF 8

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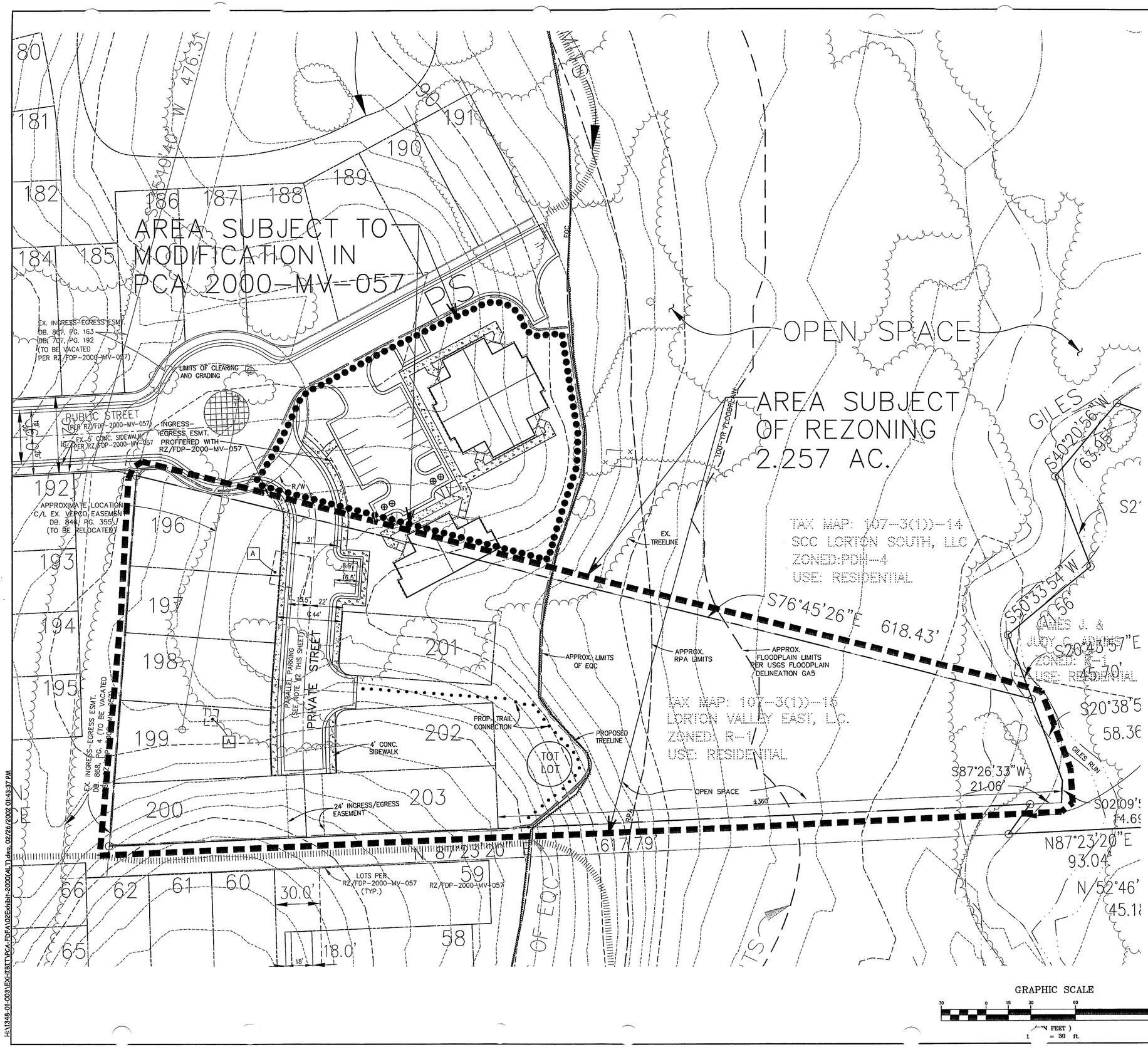

RZ 2001-MV-039
SITE TABULATIONS:

TOTAL SITE AREA = 2.257 AC.
PROPOSED ZONING CATEGORY: PDH-4

2-308 CALCULATION
17% FLOODPLAIN AND STEEP SLOPES, THEREFORE FULL DENSITY CREDIT APPLIES.

ALLOWABLE NUMBER OF DWELLING UNITS:
2.257 AC @ 4.0 DU/AC = 9.028 UNITS
9 UNITS

PROPOSED MAXIMUM NUMBER OF DWELLING UNITS: 9 UNITS
8 MARKET RATE UNITS
1 AFFORDABLE DWELLING UNIT

PROPOSED OVERALL DENSITY = 3.988 D.U./AC.

REQUIRED OPEN SPACE 20%
PROVIDED OPEN SPACE 40%

PARKING TABULATION:

REQUIRED PARKING:
8 SINGLE FAMILY DETACHED UNITS @ 2.0 SP/D.U. = 16 SPACES
1 SINGLE FAMILY ATTACHED UNIT @ 2.3 SP/D.U. = 2.3 SPACES
(SEE NOTE 1 BELOW)
19 SPACES

PROVIDED PARKING:
8 SINGLE FAMILY DETACHED (4 SP/D.U.) = 32 SPACES
ADDITIONAL SPACES 3 SPACES
35 SPACES

NOTE: 1. PARKING FOR THE ONE SINGLE FAMILY ATTACHED UNIT HAS BEEN PROVIDED IN THE PARKING LOT SUBJECT TO PCA-2000-MV-057.

2. ADDITIONAL PARKING IS AVAILABLE ON THE WEST SIDE OF THE PRIVATE STREET. FINAL LOCATION OF THE SPACES ARE SUBJECT TO THE FINAL DRIVEWAY LOCATIONS.

BULK REGULATIONS:

MAXIMUM BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHTS: 35'

TYPICAL SINGLE FAMILY DETACHED LOTS

MIN. 42' X 100' LOTS	
MIN. YARDS & SETBACK:	
A. FRONT (TO HOUSE)	8 FT.
B. FRONT OR SIDE TO GARAGE	18 FT.
C. REAR (TO HOUSE)*	20 FT.
D. SIDE**	3 FT.

* BAY WINDOW, CHIMNEY ENCROACHMENT AS MAY BE PERMITTED. DECKS MAY ENCROACH 10 FEET INTO REAR YARD SETBACK.

** BAY WINDOW, CHIMNEY ENCROACHMENT AS MAY BE PERMITTED.

PCA 2000-MV-057
SITE TABULATIONS:

TOTAL SITE AREA = (-057 ONLY) = 60.866 AC.

TOTAL NUMBER OF UNITS: 200 UNITS
195 MARKET RATE UNITS
5 AFFORDABLE DWELLING UNITS

OVERALL DENSITY = 3.285 D.U./AC.

PARKING TABULATION:

REQUIRED PARKING:
195 SINGLE FAMILY DETACHED UNITS @ 2.0 SP/D.U. = 390 SPACES
5 SINGLE FAMILY ATTACHED UNIT @ 2.3 SP/D.U. = 12 SPACES
402 SPACES

PROVIDED PARKING:
195 SINGLE FAMILY DETACHED = 390 SPACES
⊕ 6 SINGLE FAMILY ATTACHED = 14 SPACES
ADDITIONAL SPACES PROVIDED = 18 SPACES
422 SPACES

⊕ INCLUDES TWO-SPACES FOR THE ONE SINGLE FAMILY ATTACHED UNIT LOCATED WITHIN THE AREA SUBJECT TO RZ-2001-MV-039.

⊕⊕ MAY OR MAY NOT BE DESIGNATED AS HANDICAPPED SPACES.

LEGEND

- EXISTING CONTOUR
- EXISTING STREAM
- EXISTING TREELINE
- PROP. TREELINE
- PROPOSED CLEARING LIMITS
- R/W — RIGHT OF WAY
- LIMITS OF RESOURCE PROTECTION AREA (RPA)
- LIMITS OF FLOODPLAIN
- LIMITS OF ENVIRONMENTAL QUALITY CORRIDOR (EQC)
- PROPOSED TRAIL
- APPROVED TRAIL
- A — EXISTING STRUCTURE; DATE OF CONSTRUCTION UNKNOWN; TO BE DEMOLISHED
- REZONING APPLICATION AREA
- PCA APPLICATION AREA

RZ/FDP 2001-MV-039
PCA/FDPA 2000-MV-057 Staff's AG
Application No.(s): APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval 3-18-03
Sheet 3 of 8

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CONCEPTUAL/FINAL DEVELOPMENT PLAN
THE VILLAGE AT LORTON VALLEY

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
2/25/02
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
12/7/01	PCA/FDP SUB.
12/11/01	REVISED PER CLIENT
12/14/01	COMBINE PCA/FDP
12/21/01	REVISED PER CLIENT
1/25/02	REV. PER FFX. CO.
2/13/02	REV. PER FFX. CO.
2/21/02	REV. PER STAFF
2/25/02	REV. PER STAFF
DATE	DESCRIPTION

KLK DESIGN	EB DRAWN	KLK CHKD
SCALE	H: 1"=30' V: N/A	
JOB No. 1348-01-003		
DATE NOV. 16, 2001		
FILE No. 1348-D-ZP-006		
SHEET 3 OF 8		

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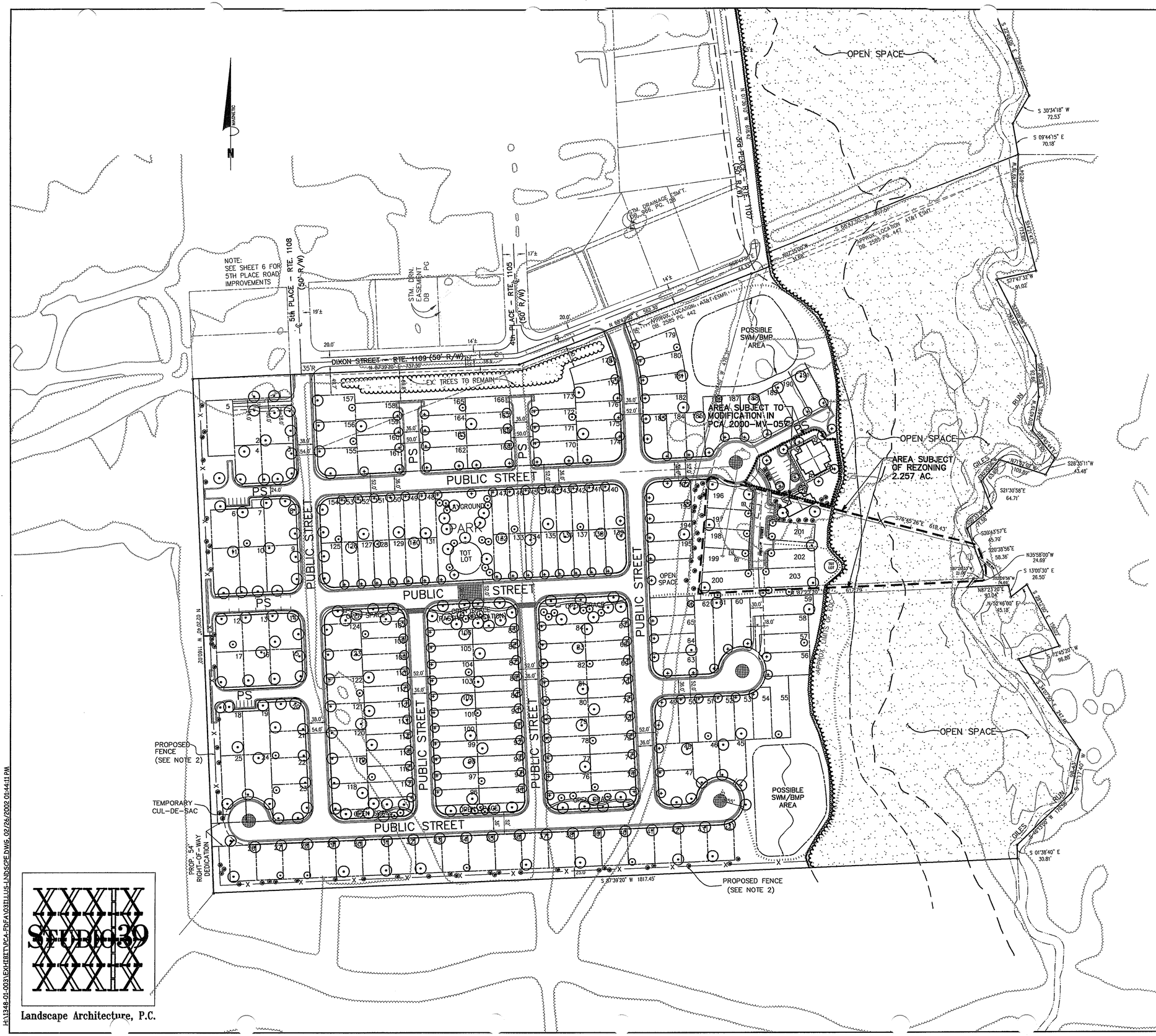

TREE COVER CALCULATION

GROSS SITE AREA	63.1229 Ac. (2,749,643 sf)
DEDUCTIBLE AREAS:	
BUILDABLE AREA:	
SINGLE FAMILY DETACHED UNITS 203 UNITS (4,300 sf)	872,900 sf
SINGLE FAMILY ATTACHED UNITS 6 UNITS (825 sf)	4,950 sf
ADJUSTED SITE AREA	1,871,793 sf
REQUIRED TREE COVER (20%)	374,358 sf
PROVIDED TREE COVER (70%)	1,275,000 sf
TREE PRESERVATION AREA (960,000 sf x 1.25)	1,200,000 sf
PROPOSED LANDSCAPING	75,000 sf

NOTES:

1. LANDSCAPE PLANS ARE CONCEPTUAL AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, PLANT AVAILABILITY, FINAL ARCHITECTURE AND UTILITY LOCATIONS. FINAL LANDSCAPING PLANS WILL BE IN SUBSTANTIAL CONFORMANCE TO THAT WHICH IS SHOWN.
2. THE ENTIRE SITE IS WOODED.
3. STREET TREES PROPOSED FOR THE NARROWER LOTS SHALL CONSIST OF SMALL TO MEDIUM SIZE DECIDUOUS TREES. STREET TREES PROPOSED FOR THE WIDER LOTS SHALL CONSIST OF MEDIUM TO LARGE DECIDUOUS TREES. ALL TREES SHOULD BE SELECTED FROM, BUT NOT LIMITED TO, THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (SECTION 12-0701) AND IN COORDINATION WITH THE URBAN FORESTY DIVISION. TREE LOCATION WILL BE SUBJECT TO DRIVEWAY LOCATIONS, STREETLIGHTS, AND PLACEMENT OF UTILITIES.

PLANT LIST

TREES TO CONSIST OF BUT NOT LIMITED TO THE FOLLOWING:

DECIDUOUS SHADE TREES	ORNAMENTAL TREES
ACER RUBRUM	BETULA NIGRA
ACER RUBRUM "ARMSTRONG"	CERCIS CANADENSIS
ACER SACCHARUM	CORNUS KOUSA
CARPINUS CAROLINIANA	LAGERSTROEMIA INDICA
GLEDITSIA TRIACANTHOS VAR. INERMIS "SKYLINE"	MAGNOLIA SOULANGIANA
QUERCUS ALBA	PRINUS YEDOENSIS
QUERCUS PALUSTRIS	**SHRUBS**
QUERCUS PHELLOS	BUXUS MICROPHYLLA
QUERCUS RUBRA	ILEX VAR.
PLANTANUS OCCIDENTALIS	JUNIPERUS VAR.
ZELKOVA SERRATA	PRUNUS LAUROCERASUS
EVERGREEN TREES	RHODODENDRON VAR. (AZALEA)
CUPRESSOCYPARIS LEYLANDII	
ILEX ATTENUATA FOSTERI	
PINUS NIGRA	
PINUS THUNBERGIANA	
PSEUDOTSUGA MENZIESII	
TSUGA CANADENSIS	
THUJIA OCCIDENTALIS	

RZ/FDP 2001-MV-039
PCA/FDPA
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APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-25-02
Date of (BOS) (PC) approval 3-18-02
Sheet 4 of 8

LEGEND

- TREE SAVE AREA
- EXISTING TREELINE
- LARGE SHADE TREE
- MEDIUM SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SEATING AREA
- SEATING
- FENCING
- PROPOSED TRAIL
- APPROVED TRAIL

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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ILLUSTRATIVE LANDSCAPE PLAN

THE VILLAGE AT LORTON VALLEY

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No. 000813
2/25/02
REGISTERED LANDSCAPE ARCHITECT

PLAN STATUS	
12/7/01	PCA/FDP SUB.
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12/21/01	REVISED PER CLIENT
1/25/02	REV. PER FFX. CO.
2/13/02	REV. PER FFX. CO.
2/21/02	REV. PER STAFF
2/25/02	REV. PER STAFF
DATE	DESCRIPTION

KLK	EB	KLK
DESIGN	DRAWN	CHKD

SCALE H: 1"=100' V: N/A

JOB No. 1348-01-003

DATE NOV. 16, 2001

FILE No. 1348-D-ZP-006

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STUDIO 39
Landscape Architecture, P.C.

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RZ/FDP 2001-MV-039
PCA/FDPA
Application No. 2000-MV-057 Staff MAG
APPROVED DEVELOPMENT PLAN
(DP) (QDP) (CDP) (FDP)
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Date of (BOS) (PC) approval 3-19-02
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LEGEND

	EXISTING STREAM
	EXISTING TREE CANOPY
R/W	RIGHT OF WAY
	LIMITS OF RESOURCE PROTECTION AREA (R.P.A.)
	LIMITS OF FLOODPLAIN
	LIMITS OF ENVIRONMENTAL QUALITY CORRIDOR (E.Q.C.)
PS	PRIVATE STREET
	4' SIDEWALK ALONG PRIVATE STREETS, 5' SIDEWALK ALONG PUBLIC STREETS
	PROPOSED TRAIL
	APPROVED PEDESTRIAN TRAIL SYSTEM

NOTE: PEDESTRIAN TRAIL IS TO BE FIELD LOCATED. LOCATION AND DESIGN OF THE TRAIL SHALL BE IN COORDINATION WITH THE URBAN FORESTRY DIVISION TO AVOID DAMAGE TO EXISTING TREES AND SENSITIVE CONDITIONS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
inch = 100 ft.

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PEDESTRIAN CIRCULATION PLAN

THE VILLAGE AT LORTON VALLEY

FAIRFAX COUNTY, VIRGINIA

MOUNT VERNON DISTRICT

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No. 000813
2/25/02
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
12/7/01	PCA/FDP SUB.
12/11/01	REVISED PER CLIENT
12/14/01	COMBINE PCA/FDP
12/21/01	REVISED PER CLIENT
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2/13/02	REV. PER FFX. CO.
2/21/02	REV. PER STAFF
2/25/02	REV. PER STAFF
DATE	DESCRIPTION

KLK DESIGN	EB DRAWN	KLK CHKD
SCALE	H: 1"=100' V: N/A	
JOB No. 1348-01-003		
DATE NOV. 16, 2001		
FILE No. 1348-D-ZP-006		
SHEET 5 OF 8		

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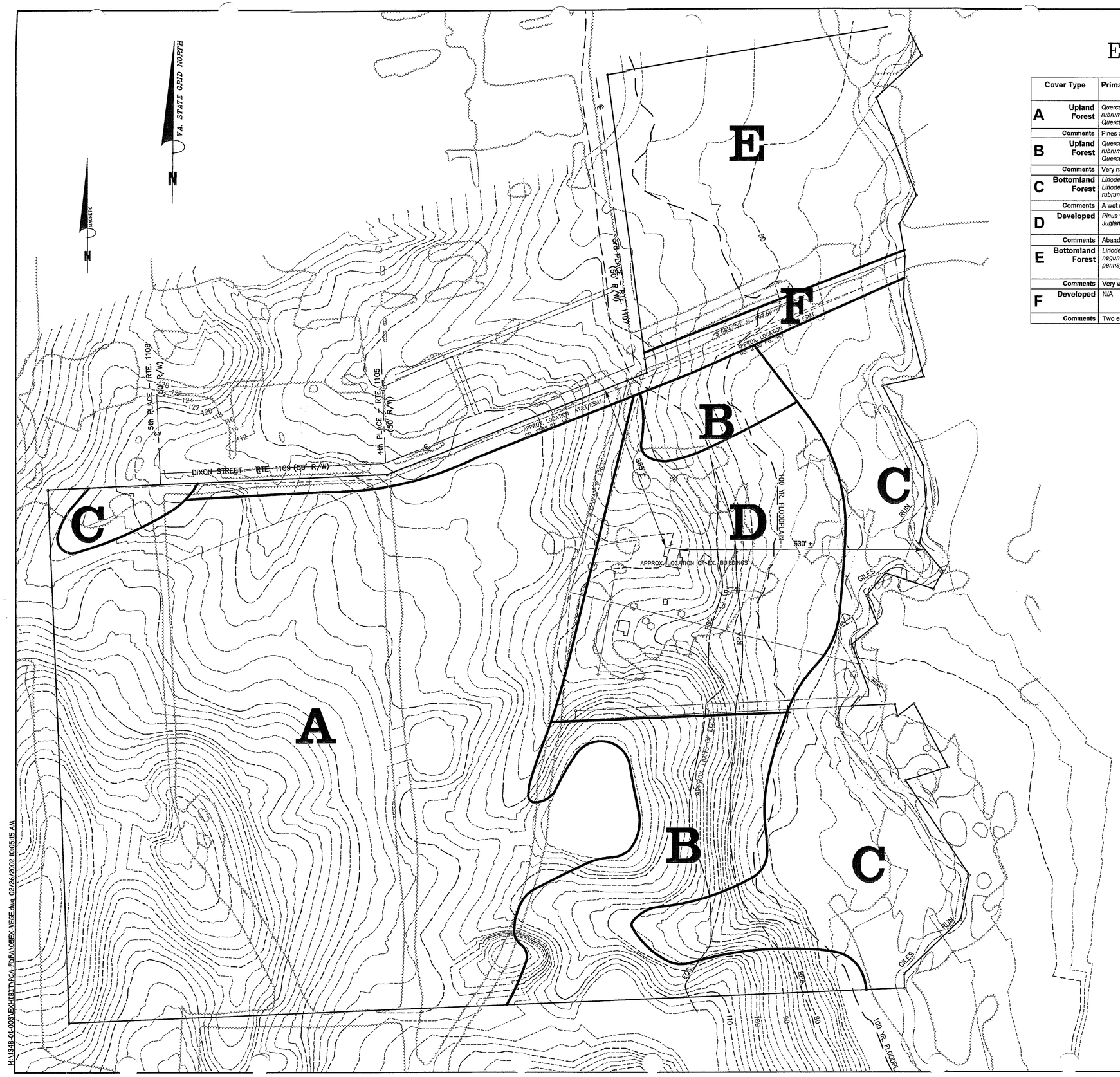

EXISTING VEGETATION LEGEND

	Cover Type	Primary Species	Understory Species	Successional Stage	Condition	Area
A	Upland Forest	*Quercus prinus, Pinus virginiana, Acer rubrum, Quercus rubra, Quercus alba, Quercus falcata, Liriodendron tulipifera*	*Ilex opaca, Fagus grandifolia, Viburnum acerifolium*	sub-climax	fair	27.042
	Comments	Pines are declining. Old roadbeds and several middens present.				
B	Upland Forest	*Quercus prinus, Pinus virginiana, Acer rubrum, Quercus rubra, Quercus alba, Quercus falcata, Liriodendron tulipifera*	*Fagus grandifolia, Ilex opaca, Carya spp., Vaccinium angustifolium, Nyssa sylvatica, Viburnum acerifolium*	sub-climax	very good	7.487
	Comments	Very nice woodland; pines declining.				
C	Bottomland Forest	*Liriodendron tulipifera, Quercus alba, Liriodendron tulipifera, Acer negundo, Acer rubrum, Fagus grandifolia, Nyssa sylvatica*	*Lindera benzoin, Symplocarpus foetidus, Arisaema triphyllum, Rhododendron spp.*	sub-climax	good	9.490
	Comments	A wet meadow with some trees.	is present on the eastern portion of the site.			
D	Developed	*Pinus virginiana, Juniperus virginiana, Juglans nigra*	Vines and brambles	N/A	good	5.954
	Comments	Abandoned; old field succession beginning with scattered large shade trees (*Juglans nigra, Juniperus virginiana, Acer saccharum.*)				
E	Bottomland Forest	*Liriodendron tulipifera, Acer rubrum, Acer negundo, Betula nigra, Fraxinus pennsylvanica,*	*Lindera benzoin, Arisaema triphyllum, Mitchella repens, Ilex verticillata, Carpinus caroliniana, Ilex opaca, Smilax spp., Viburnum dentatum*	sub-climax	good	7.559
	Comments	Very wet; some areas quite open.				
F	Developed	N/A	Brambles and vines, and bare ground.	N/A	N/A	3.334
	Comments	Two easements with a strip of trees in between and along road.				

TOTAL = 60.866 AC.

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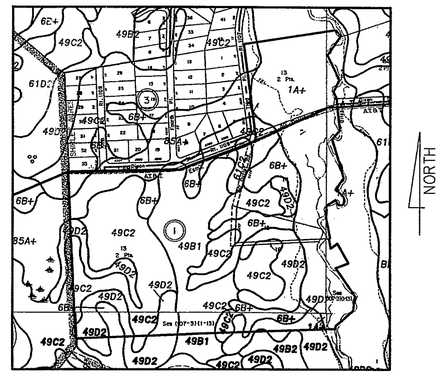
SOILS



1A+ – MIXED ALLUVIAL LAND
6B+ – HYATTSVILLE FINE SANDY LOAM
49B1 – LUNT FINE SANDY LOAM, UNDULATING PHASE
49C2 – LUNT FINE SANDY LOAM, ROLLING PHASE
49D2 – LUNT FINE SANDY LOAM, HILLY PHASE
61C2 – ROLLING LAND, LOAMY & GRAVELLY SEDIMENTS

LEGEND

- 40 – EXISTING CONTOUR
- EXISTING STREAM
- EXISTING VEGETATION
- LIMITS OF RESOURCE PROTECTION AREA
- LIMITS OF FLOODPLAIN
- LIMITS OF ENVIRONMENTAL QUALITY CORRIDOR

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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EXISTING VEGETATION MAP
THE VILLAGE AT LORTON VALLEY
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
2/25/02
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
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DATE	DESCRIPTION

KLK	EB	KLK
DESIGN	DRAWN	CHKD

SCALE H: 1"=100' V: N/A

JOB No. 1348-01-003

DATE NOV. 16, 2001

FILE No. 1348-D-ZP-006

SHEET 6 OF 8

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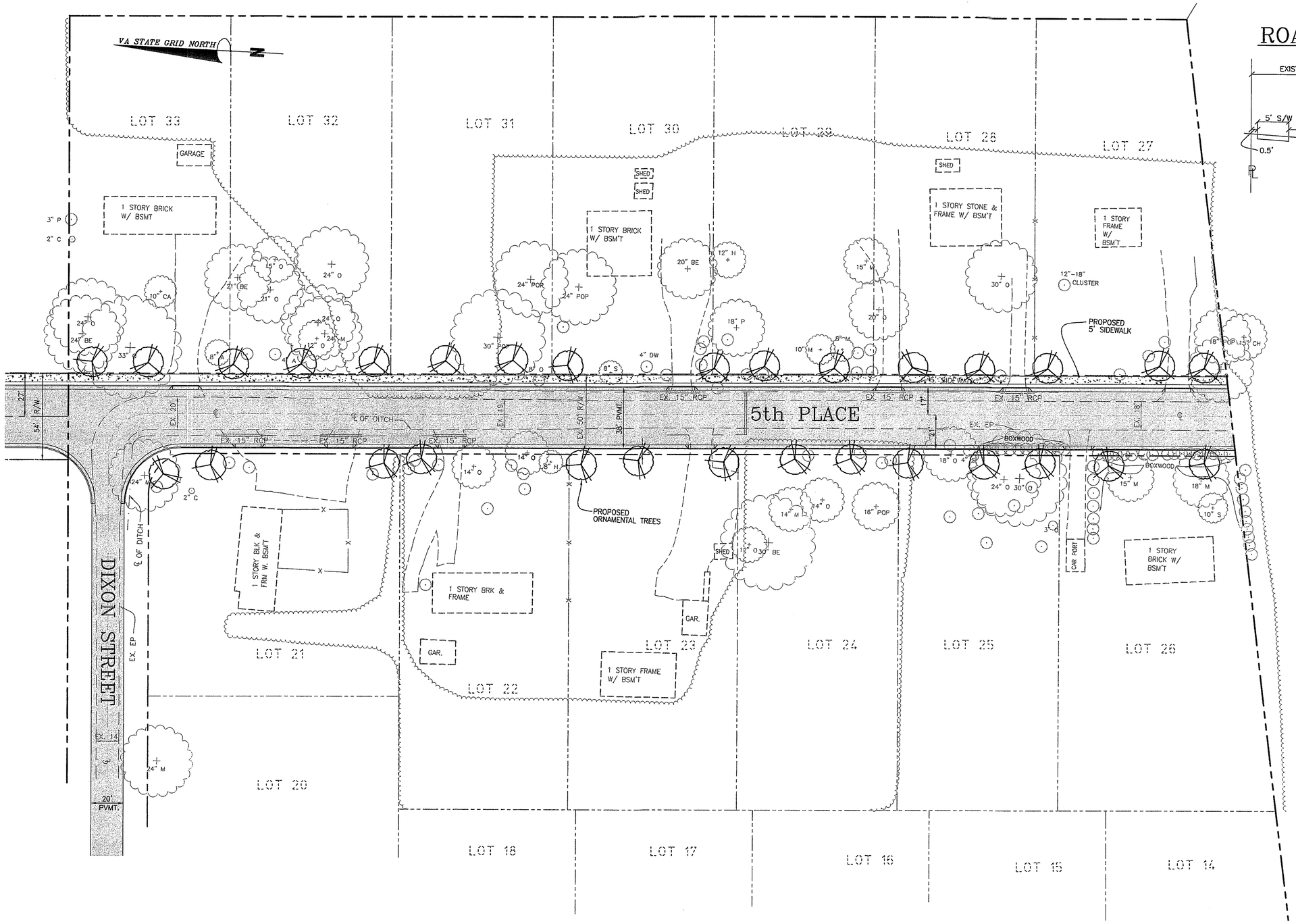
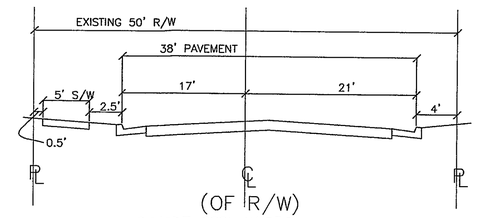


FIFTH PLACE ROAD CROSS-SECTION



(OF R/W)

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(DP) (GDP) (CDP) (FDP)
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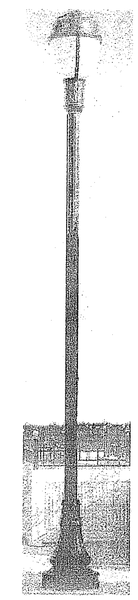
TYPICAL STREET LIGHT



NOTES

1. ROAD AND SIDEWALK IMPROVEMENTS TO BE MADE WITHIN THE EXISTING 50' RIGHT-OF-WAY, SUBJECT TO PROVISION OF TEMPORARY CONSTRUCTION EASEMENTS BY LOT OWNERS AT NO COST OR REASONABLE COST TO APPLICANT.
2. SIDEWALK CONSTRUCTION CONTINGENT ON PROVISION OF TEMPORARY CONSTRUCTION EASEMENTS BY ALL ADJACENT LOT OWNERS AT NO COST OR REASONABLE COST TO THE APPLICANT.
3. ALL LOTS WILL BE RESTORED TO THEIR PREVIOUS CONDITION AFTER IMPROVEMENTS HAVE BEEN MADE AT NO COST TO LOT OWNERS.
4. ALL VEGETATION SHOWN ON THE PLAN IS SCHEMATIC ONLY. SHADE TREE LOCATION AND MASSING ARE SHOWN ONLY TO INDICATE THE GENERAL SENSE OF EXISTING TREE COVER IN THE AREA, NOT SPECIFIC LOCATIONS OF INDIVIDUAL TREES.
5. KWANZAN CHERRY TREES OR OTHER ORNAMENTAL FLOWERING TREES TO BE PLANTED ALONG THE RIGHT-OF-WAY ON INDIVIDUAL LOTS WITH OWNER PERMISSION. EXACT LOCATION OF TREES DEPENDENT UPON LOCATION OF UTILITIES, LIGHTING AND EXISTING VEGETATION.
6. DRIVEWAY APRONS BETWEEN THE PAVEMENT OF 5TH PLACE AND INDIVIDUAL DRIVEWAYS TO BE RECONSTRUCTED IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) REQUIREMENTS AND LOT OWNER CONCURRENCE.
7. EXISTING STREET LIGHTS TO BE UPGRADED IN DESIGN, AS APPROVED BY VDOT AND WITH HOMEOWNER CONCURRENCE.
8. EXISTING SHRUBS CURRENTLY LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY TO BE RELOCATED OUTSIDE OF RIGHT-OF-WAY TO A LOCATION SATISFACTORY TO THE LOT OWNER.

LEGEND

R/W	RIGHT OF WAY
	CENTERLINE OF DITCH
	EXISTING STRUCTURE
—x—	EXISTING FENCE
	EXISTING TREELINE
	EXISTING INDIVIDUAL TREE
EP	EDGE OF PAVEMENT
	PROPERTY LINE
	EXISTING DRIVEWAY CULVERT
	PROPOSED ORNAMENTAL TREE

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FIFTH PLACE IMPROVEMENTS PLAN (NO CHANGE)

THE VILLAGE AT LORTON VALLEY

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
2/25/02
CERTIFIED LANDSCAPE ARCHITECT

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12/7/01	PCA/FDP SUB.
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2/25/02	REV. PER STAFF
DATE	DESCRIPTION

KLK	EB	KLK
DESIGN	DRAWN	CHKD

SCALE H: 1"=30' V: N/A

JOB No. 1348-01-003

DATE NOV. 16, 2001

FILE No. 1348-D-ZP-006

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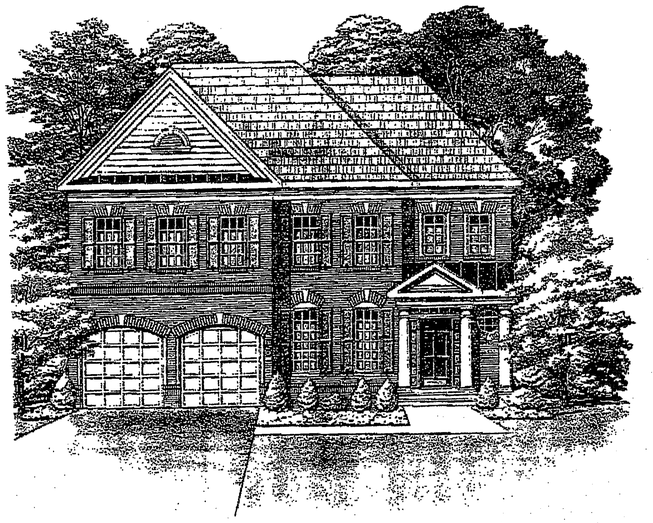
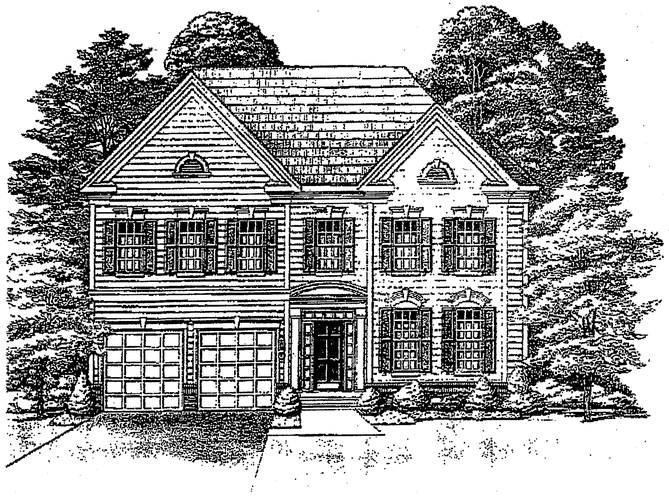
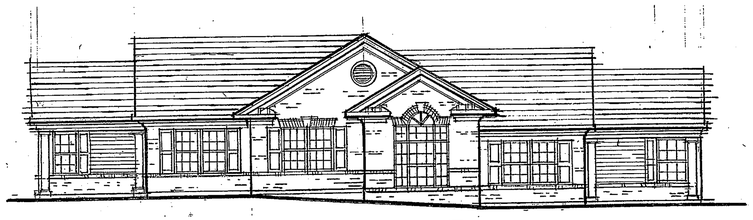
SINGLE FAMILY UNIT ILLUSTRATIVES

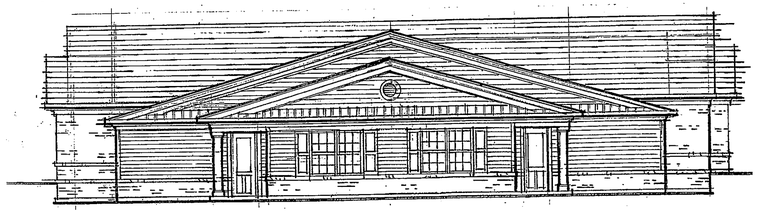




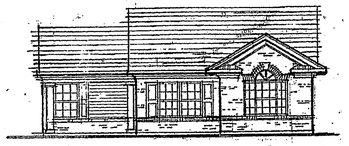
AFFORDABLE DWELLING UNITS



QUADRUPLEX UNIT
ELEVATION VIEW FROM PARKING AREA



QUADRUPLEX UNIT – STREET ELEVATION
DUPLEX UNIT – ELEVATION VIEW FROM PARKING AREA



DUPLEX UNIT – STREET ELEVATION

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ILLUSTRATIVE ARCHITECTURAL ELEVATIONS
THE VILLAGE AT LORTON VALLEY
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
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DATE	DESCRIPTION	
KLK DESIGN	EB DRAWN	KLK CHKD
SCALE	H: N/A V: N/A	
JOB No. 1348-01-003		
DATE NOV. 16, 2001		
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SHEET 8 OF 8		

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