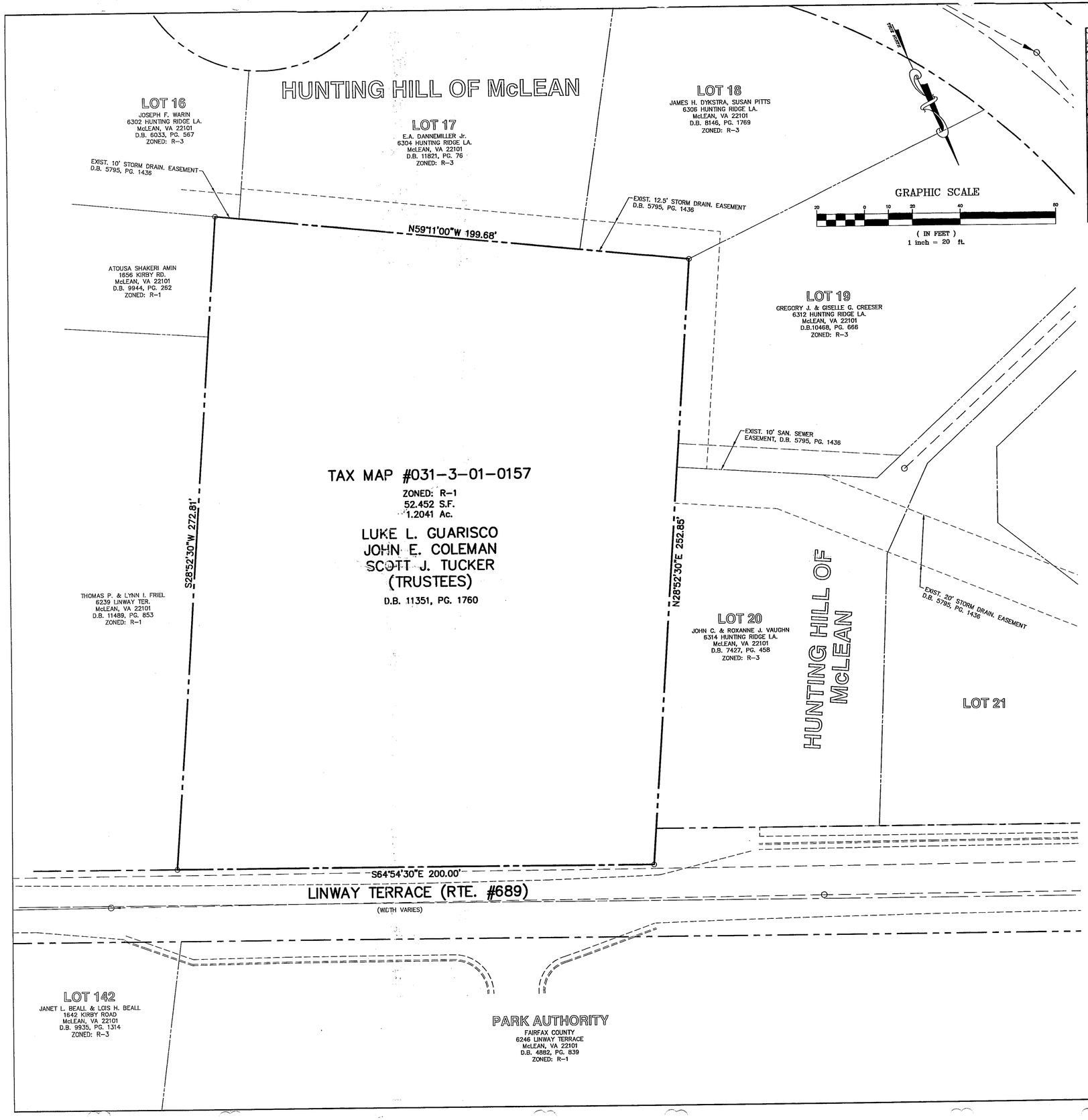
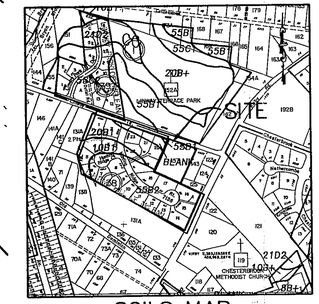
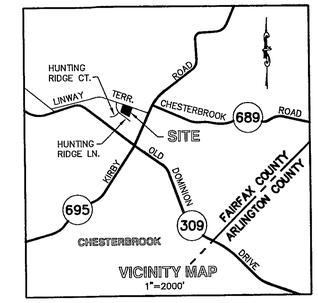




SOILS MAP
SCALE: 1" = 500'



VICINITY MAP
1"=2000'

WAIVERS REQUESTED

1. WAIVER OF MINIMUM DISTRICT SIZE OF 2.0 ACRES

Application No. RZ 2001-DR-056 Staff Maria Stanfield
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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SITE TABULATION

EXISTING ZONING: R-1
PROPOSED ZONING: R-2
PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING AREA: 52,451.53 SQ FT OR 1.2041 ACRES

R-2 REQUIREMENTS

MINIMUM DISTRICT SIZE: NO REQUIREMENT
MINIMUM LOT AREA: 15,000 S.F. (AVG. 18,000 S.F.)
MINIMUM LOT WIDTH:
INTERIOR = 100'
CORNER = 125'
SETBACK FRONT= 35'
SETBACK SIDE = 15'
SETBACK REAR = 25'

THE MAXIMUM NUMBER OF DWELLING UNITS PROPOSED IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3-200 OF THE ZONING ORDINANCE.

THE FOLLOWING DENSITY CALCULATIONS ARE PROVIDED:

GROSS SITE AREA = 1.2041
NUMBER OF LOTS = 2
TOTAL LOT AREA = 1.1353 AC.
AVERAGE LOT AREA = 0.5670 AC.
DENSITY = 2/1.2041 AC. = 1.17 LOTS PER ACRE
AREA OF STREET DEDICATION = 0.0689 AC.

GENERAL NOTES

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 31-3-001-157 AND IS ZONED R-1, (PROPOSED R-2) MASTER COMPREHENSIVE PLANNED FOR 2-3 DWELLING UNITS PER ACRE. (M3 KIRBY COMMUNITY PLANNING SECTOR)

R-2 APPLICATION NOTES AND TABULATIONS PER 18-202.

A. VICINITY MAP SHOWN HEREON.
B. BOUNDARY AND OWNERSHIP OF PROPERTY SHOWN HEREON.
C. TOTAL AREA OF SITE 1.2041 ACRES.
D. SCALE AND NORTH ARROW SHOWN HEREON.
E. PROPERTY FRONTS ON LINWAY TERRACE RT. 689 (170'± WEST OF INTERSECTION WITH KIRBY ROAD RT. 695) (DIMENSIONS OF ALL EXISTING AND PROPOSED IMPROVEMENTS SHOWN HEREON.)
F. TOPOGRAPHIC SURVEY IS FIELD RUN BY HUNTLEY, NYCE & ASSOCIATES JULY 2001, WITH 2 FT CONTOUR INTERVALS.
G. SUBDIVISION LAYOUT SHOWN HEREON.
H. THE SUBJECT PROPERTY IS PROPOSED TO BE DEVELOPED WITH SINGLE FAMILY DETACHED DWELLING UNITS MAXIMUM 35 FEET HEIGHT.
I. DISTANCES OF BUILDING RESTRICTION LINE TO BOUNDARIES SHOWN HEREON.
J. THE GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS NOT REQUIRED WITH SINGLE FAMILY DETACHED DWELLING UNITS.
K. THE PROPOSED TRAFFIC CIRCULATION PLAN AND THE EXISTING PUBLIC RIGHTS-OF-WAY ARE SHOWN.
L. ARTICLE II OF THE ZONING ORDINANCE STIPULATES THAT EACH SINGLE FAMILY DETACHED DWELLING UNIT MUST HAVE TWO (2) OFF-STREET PARKING SPACES. EACH PROPOSED SFDU WILL HAVE A MINIMUM OF 2 OFF-STREET PARKING SPACES.
M. N/A.
N. N/A.
O. THERE IS NO VISIBLE EVIDENCE OF GRAVESITES ON THIS SITE.
P. THE SITE CAN BE SEWERED TO PUBLIC SANITARY SEWER LOCATED IN LINWAY TERRACE DRIVE. PUBLIC WATER IS ALSO LOCATED IN LINWAY TERRACE DRIVE.
Q. BIORETENTION AREA'S (RAIN GARDENS) WILL BE CONSTRUCTED ON EACH LOT OR INFILTRATION TRENCHE'S TO MEET THE STORM WATER DETENTION AND B.M.P. REQUIREMENTS.
R. THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE.
S. THERE ARE NO DELINEATED FLOOD PLAINS OR ENVIRONMENTAL QUALITY CORRIDORS/ RESOURCE PROTECTION AREAS (R.P.A.) WITHIN THIS SITE.
T. THE PROPOSED DEVELOPMENT SCHEDULE IS SUBJECT TO APPROVALS BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS, DEM AND SUBJECT TO MARKET CONDITIONS.
U. LIMITS OF CLEARING AND/OR GRADING SHOWN ARE APPROXIMATE ONLY. FINAL LOCATION OF LIMITS OF CLEARING AND/OR GRADING IS TO BE DETERMINED BY FINAL ENGINEERING DESIGN.
V. N/A.
W. TO THE BEST OF OUR KNOWLEDGE, THERE IS NO PHYSICAL EVIDENCE OF HAZARDOUS OR TOXIC SUBSTANCES OR MATERIALS ON THIS SITE.
X. THIS DEVELOPMENT SHALL CONFORM TO ALL CURRENT AND APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT FOR THOSE WAIVERS, MODIFICATIONS AND/OR VARIANCES REQUESTED AND APPROVED.

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703-750-5490
45160 RUSSELL BRANCH PARKWAY
SUITE 330
ASHBURN, VIRGINIA 22011
703-729-0145 METRO 470-1051
COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE
9668
4-10-02
LAND SURVEYOR

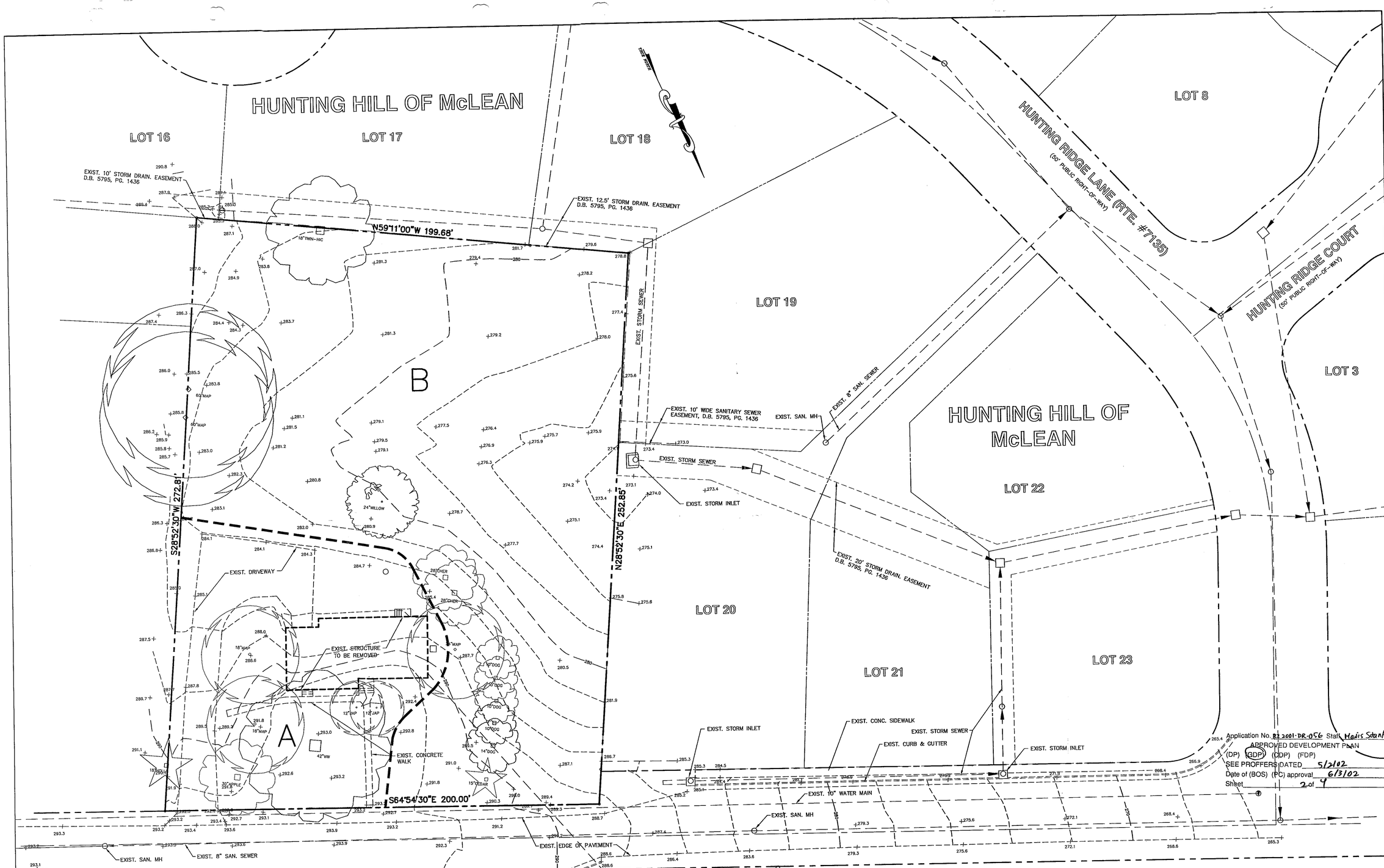
LINWAY ESTATES

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GDP – REZONING PLAT

SCALE: 1"=20'
DATE: 9/20/01
REVISIONS:
12-07-01
03-01-02
04-10-02

SHEET 1 OF 4
FILE NO. PL-3363



Application No. RZ 2001-DR-056 Staff Louis Stanfield
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(DP) (GDP) (CDP) (FDP)
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EXISTING VEGETATION MAP CHART

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	DEVELOPED	HOUSE, DRIVEWAY	N/A	GOOD	0.8804 AC.	NONE
B	MAINTAINED GRASSLAND	MAPLE, DOGWOOD & WEEPING WILLOW	N/A	GOOD	0.3237 AC.	NONE
TOTAL ACREAGE					1.2041 AC.	

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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SUITE 100
ASHBURN, VIRGINIA 22011
703-728-0145 METRO 478-1051

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 9568
4-10-02
LAND SURVEYOR

LINWAY ESTATES

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

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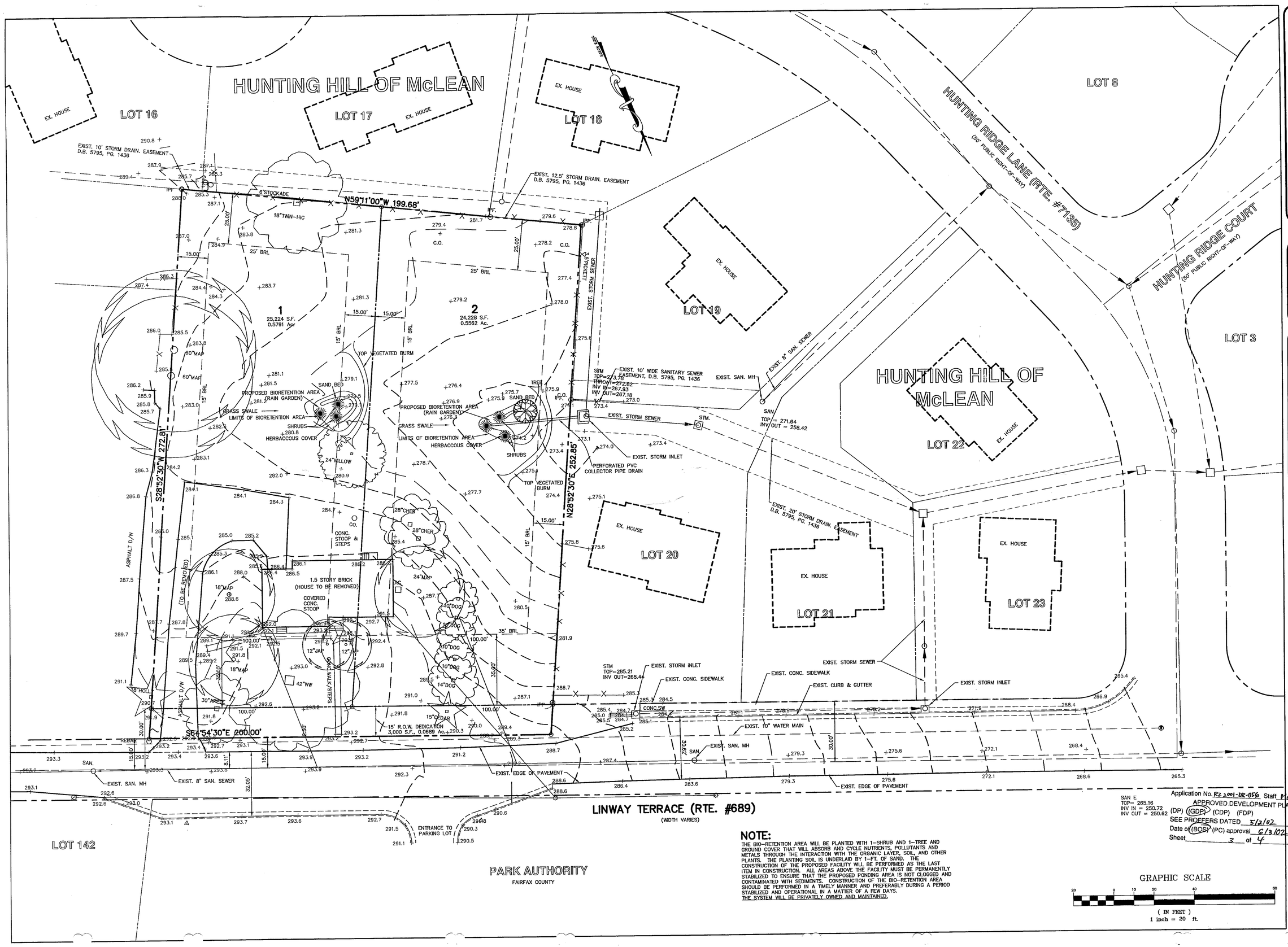

NOTE:

THE BIO-RETENTION AREA WILL BE PLANTED WITH 1-SHRUB AND 1-TREE AND GROUND COVER THAT WILL ABSORB AND CYCLE NUTRIENTS, POLLUTANTS AND METALS THROUGH THE INTERACTION WITH THE ORGANIC LAYER, SOIL, AND OTHER PLANTS. THE PLANTING SOIL IS UNDERLAID BY 1-FT. OF SAND. THE CONSTRUCTION OF THE PROPOSED FACILITY WILL BE PERFORMED AS THE LAST ITEM IN CONSTRUCTION. ALL AREAS ABOVE THE FACILITY MUST BE PERMANENTLY STABILIZED TO ENSURE THAT THE PROPOSED PONDING AREA IS NOT CLOGGED AND CONTAMINATED WITH SEDIMENTS. CONSTRUCTION OF THE BIO-RETENTION AREA SHOULD BE PERFORMED IN A TIMELY MANNER AND PREFERABLY DURING A PERIOD STABILIZED AND OPERATIONAL IN A MATTER OF A FEW DAYS.
THE SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.

SAN E
TOP= 265.16
INV IN = 250.72
INV OUT = 250.62

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APPROVED DEVELOPMENT PLAN
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CHARLES J. HUNTLEY
CERTIFICATE 9688
4-10-02
LAND SURVEYOR

LINWAY ESTATES

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GDP

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SHEET 3 OF 4
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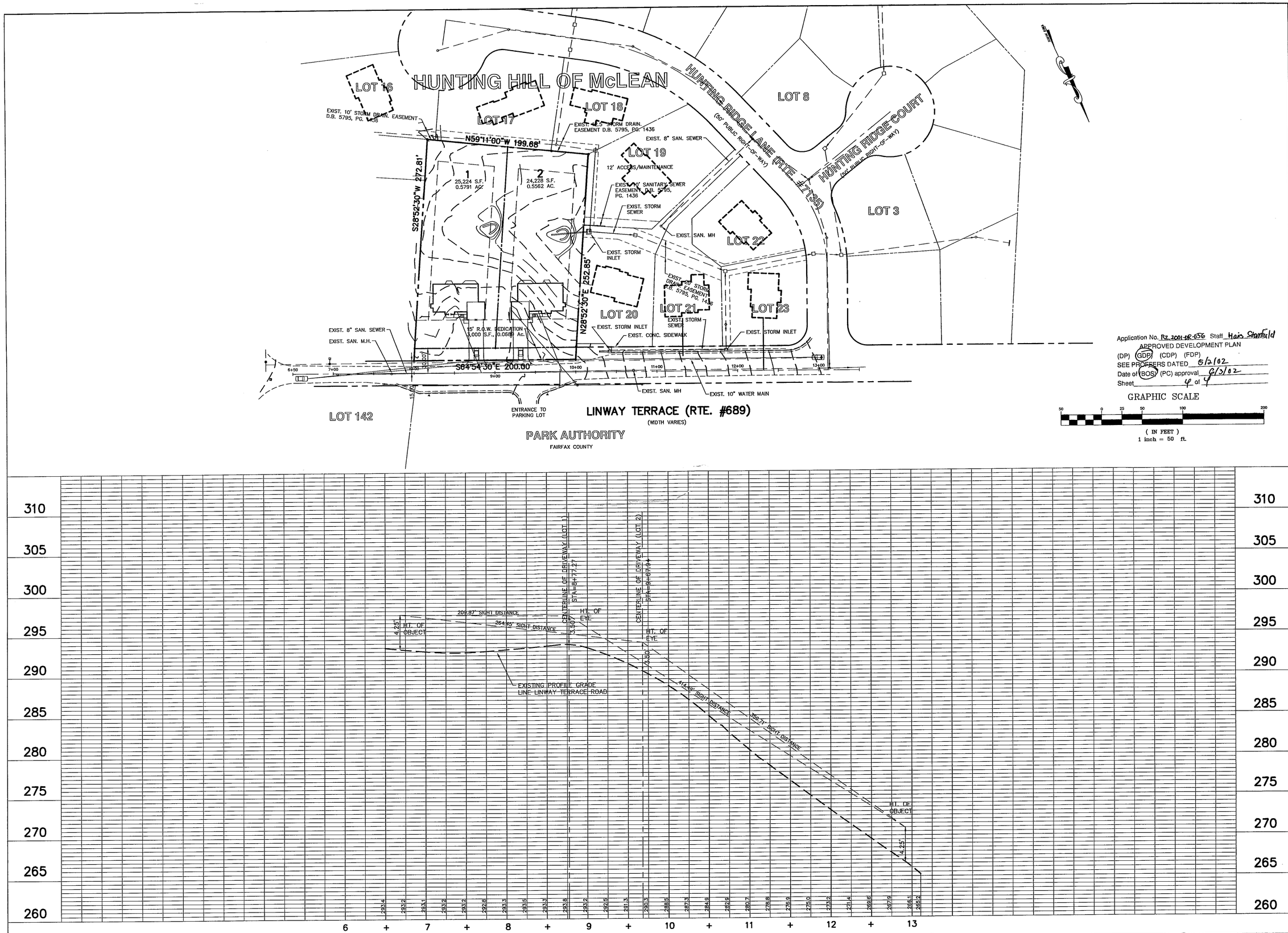

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LAND SURVEYOR
4-10-02

LINWAY ESTATES

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SIGHT DISTANCE

SCALE: 1"=5' VERT.
1"=50' HORIZ.

DATE: 9/20/01

REVISIONS:
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SHEET 4 OF 4

FILE NO. PL-3363