REZONING APPLICATION (RZ)
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
FINAL DEVELOPMENT PLAN AMENDMENT
(CDPA/FDPA)

BRIARWOOD TRACE

Providence District

Fairfax County, Virginia

JANUARY, 2003
FEBRUARY 10, 2003
MAY 20, 2003
AUGUST 18, 2003

DRAWING LIST

SHEET #	TITLE
1	COVER SHEET
2	NOTES
3	RZ/ CDPA/FDPA LAYOUT
4	REZONING PLAT
5	EXISTING VEGETATION MAP
6	LANDSCAPE PLAN
7	CDP/FDP LANDSCAPE PLAN
8	LANDSCAPE DETAILS
9-10	ARCHITECTURAL ELEVATIONS

Concurrent w/RZ 2003-PR-014
Application No. PCA/FDPA 2002-PR-008 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8-19-03
Date of (BOS) (PC) approval 9-15-03
Sheet 1 of 10

CIVIL ENGINEER:

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PREPARED FOR:

CHRISTOPHER MANAGEMENT, INC.
11150 MAIN STREET, SUITE 400
FAIRFAX, VIRGINIA 22030
(703) 352-5950 FAX: (703) 352-0960

ATTORNEY:

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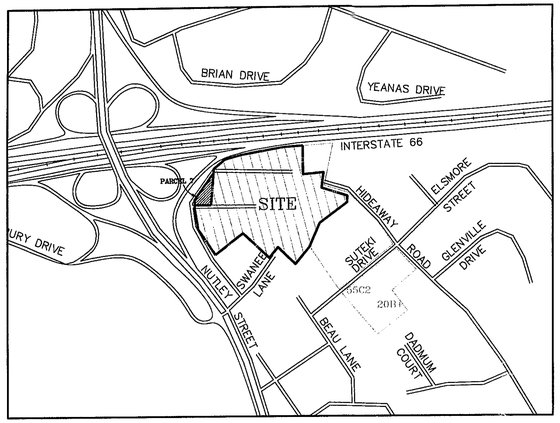
1750 TYSONS BOULEVARD, SUITE [illegible]
MCLEAN, VIRGINIA 22102-42[illegible]
(703) 712-5000 FAX: (703) 712-[illegible]

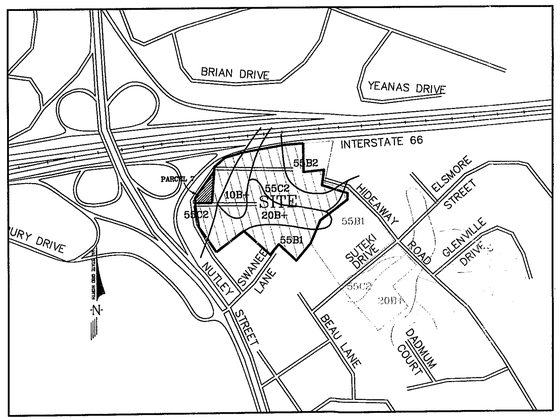
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
08/18/03
PROFESSIONAL ENGINEER

RECEIVED
Department of Planning & Zoning
AUG 19 2003
Zoning Evaluation Division



VICINITY MAP

SCALE: 1"= 500'



SOIL MAP

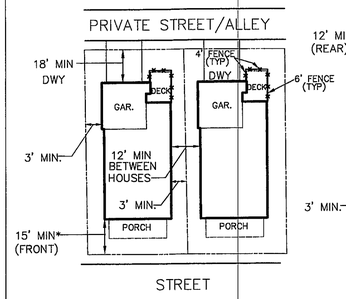
SCALE: 1"= 500'

SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	GEOTECHNICAL REPORT REQ'D	PROBLEM SOIL CLASS
55B1	GLENELG	GOOD	GOOD	GOOD	SEVERE	NO	C
55B2	GLENELG	GOOD	GOOD	GOOD	SEVERE	NO	C
55C2	GLENELG	GOOD	GOOD	GOOD	SEVERE	NO	C
20B+	MEADOWVILLE	FAIR	MARGINAL	GOOD	MODERATE	NO	B
10B+	GLENVILLE	FAIR	MARGINAL	GOOD	MODERATE	NO	B

NOTE: SOIL INFORMATION BASED ON PRELIMINARY MAPPING BY G,C & T., INC.

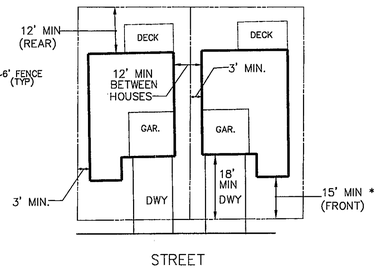
TYPICAL LOT/UNIT DETAIL

OPTION #1



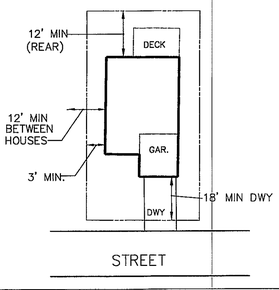
* 15' FRONT SETBACK EXCEPT FOR 7' MINIMUM FRONT SETBACK FOR LOTS 40 & 9.

OPTION #2



* 15' FRONT SETBACK EXCEPT FOR 7' MINIMUM FRONT SETBACK FOR LOTS 32, 33 & 87

OPTION #3



NOTE: DECKS, PORCHES, BAY WINDOWS, FIREPLACES AND HVAC UNITS MAY ENCROACH INTO SPECIFIED SETBACKS (LISTED ABOVE) AND PERIMETER SETBACKS AS SHOWN ON RZ/ CDPA/FDPA LAYOUT SHEETS.

ADU REQUIREMENT

NUMBER OF UNITS: LAND BAY A = 63 UNITS
LAND BAY B = 24 UNITS

LAND AREA: LAND BAY A = 14.06 AC.
LAND BAY B = 9.65 Ac.

COMP PLAN DENSITY RANGE: LAND BAY A = 4–5 du/ac
LAND BAY B= 2–3 du/ac

COMPOSITE RANGE–HIGH: 5 X 14.06 = 70.30
3 X 9.65= 28.95
99.1/23.67 = 4.19

COMPOSITE RANGE–LOW: 4 X 14.06 = 56.24
2 X 9.65= 19.3
75.54/23.67= 3.19

ADU'S REQUIRED: $\frac{3.68 - 3.19}{(4.19)1.2 - (3.19)(1.2)}$ X 12.5 = 5.10%

OF ADU'S= 87 x 5.10% = 4.43 SAY 4 ADU'S REQUIRED

NOTE: ADU CALCULATION BASED ON BRIARWOOD TRACE REZONING–(RZ# 2002–008 & FDP #2002–PR–008). FOUR ADU'S WILL BE PROVIDED WITHIN THE LIMITS OF THE CDPA/ FDPA, AS SHOWN ON SHEET 3.

REQUESTED WAIVER MODIFICATIONS–PARCEL 7:

1. WAIVER TO MODIFY ARTICLE 6–107 OF THE ZONING ORDINANCE REQUIRING A MINIMUM DISTRICT SIZE OF 2 ACRES FOR A PDH ZONING DISTRICT.

WAIVER MODIFICATIONS GRANTED PER RZ #2002–008 & FDP #2002–PR–008:

1. WAIVER TO MODIFY ARTICLE 6–110 OF THE ZONING ORDINANCE REQUIRING OPEN SPACE TO BE 31% OF GROSS AREA WITHIN PDH–5 ZONING DISTRICTS TO THAT SHOWN ON THE CDP/FDP.
2. MODIFY CURB & GUTTER REQUIREMENT PER PFM SEC. 7–0103.1 TO ALLOW DITCH SECTIONS ON HIDEAWAY DR. AND SUTEKI DR.
3. MODIFY REQUIREMENTS PER PFM SEC. 7–0502.1A TO ALLOW CURB AND GUTTER ON ONE SIDE ONLY FOR PRIVATE STREETS.

NOTES:

1. THE SUBJECT PROPERTY FOR THE REZONING APPLICATION IS LOCATED ON FAIRFAX COUNTY TAX MAP: 048–2–((7))–34–PARCEL 7, AND HAS AN AREA OF .23 ACRES. THE SUBJECT PROPERTY OF THE OF THE CDPA/FDPA IS LOCATED ON FAIRFAX COUNTY TAX MAP: 48–2 ((7))–(BLOCK 33) PARCELS: 1,2,3,7A,9A,10;(BLOCK 34) PARCELS: 1,3,5,9,11,16,B,A; (BLOCK 35) PARCELS: 2,3,4, AND (BLOCK 36) PARCEL 1 AND HAS A TOTAL SITE AREA OF 13.83 Ac.
2. SEE THE REZONING PLAT INCORPORATED IN THIS SET FOR THE PROPERTY OWNERS BY PARCEL. THE CONTRACT OWNER FOR ALL PARCELS IS CHRISTOPHER MANAGEMENT, INC.
3. THERE ARE NO FLOOD PLAINS ON THE SUBJECT PROPERTY AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION OR THE UNITED STATES GEOLOGICAL SURVEY. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S) ON THE SUBJECT PROPERTY ACCORDING TO THE FAIRFAX COUNTY RPA MAPS.
4. THERE ARE NO KNOWN GRAVES OR OBJECTS OR STRUCTURES MARKING PLACES OF BURIAL WITHIN THE SITE.
5. THE PROPOSED DENSITY IS WITHIN THE RANGE AS RECOMMENDED BY THE FAIRFAX COUNTY COMPREHENSIVE LAND USE PLAN. THIS INCLUDES 4–5 DWELLING UNITS PER ACRE FOR PARCELS LOCATED IN TAX MAP 48–2((7))–(33),(34),& (35); AND 2–3 DWELLING UNITS PER ACRE FOR PARCELS LOCATED IN TAX MAP 48–2((7))–(36).
6. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
7. UNLESS OTHERWISE NOTED, ALL EXISTING STRUCTURES LOCATED ON THE PROPOSED SITE WILL BE DEMOLISHED AND THE EXISTING UTILITIES WILL EITHER BE UTILIZED OR RELOCATED AS WILL BE DETERMINED WITH THE FINAL ENGINEERING PLANS.
8. THIS DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, OR IF ANY WAIVER, EXCEPTION OR VARIANCE IS SOUGHT BY THE APPLICANT, SUCH SHALL BE SPECIFICALLY NOTED WITH THE JUSTIFICATION FOR SUCH MODIFICATION.
9. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THIS SITE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672–10–1– VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; 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 AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
10. THIS EXISTING TOPOGRAPHY IS 2' CONTOURS PROVIDED BY AIR SURVEY, INC.
11. THIS PROJECT IS TO BE DEVELOPED IN MULTIPLE PHASES.
12. THE BUILDING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. THE BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND/OR THE NUMBER OF RESIDENTIAL UNITS MAY BE DECREASED SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSION TO THE PERIPHERAL LOT LINES AND REFERENCED MINIMUM SETBACKS AS SHOWN ON THIS PLAN ARE NOT DIMINISHED.
13. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. SEE TABULATION ON SHEET 3.
14. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18–204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AND AMENDMENT TO THIS CDP/FDP.
15. THE LIMITS OF CLEARING AND GRADING AND THE LANDSCAPED OPEN SPACE AREA REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13 AND PROFFERS.
16. SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
17. PUBLIC WATER AND SEWER SHALL BE PROVIDED. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.
18. THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/LEASING TRAILERS ON THE SITE IN ACCORDANCE WITH COUNTY REQUIREMENTS.
19. STORMWATER MANAGEMENT FACILITIES WILL CONFORM TO ALL DPW AND PFM REQUIREMENTS, UNLESS WAIVED.
20. PRIVATE STREETS WILL BE ON COMMON HOMEOWNERS ASSOCIATION (HOA) PROPERTY AND WILL BE OWNED AND MAINTAINED BY THE HOA.

Concurrent w/RZ 2003-PR-014
Application No. RZ/CDPA/FDPA 2002-PR-008 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8-19-03
Date of (BOS) (PC) approval 9-15-03
Sheet 2 of 10

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE
01-10-03
01-27-03
02-10-03
05-20-03
08-18-03

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
DAVID T. McCLEARY
No. 022048
PROFESSIONAL ENGINEER

NOTES & TABULATIONS

BRIARWOOD TRACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JAN. 2003
SCALE: 1"=50'
C.I. 2'

SHEET 2 OF 10

FILE No. MISC-1317-A

REQUESTED WAIVER MODIFICATIONS–PARCEL 7:

1. WAIVER TO MODIFY ARTICLE 6–107 OF THE ZONING ORDINANCE REQUIRING A MINIMUM DISTRICT SIZE OF 2 ACRES FOR A PDH ZONING DISTRICT.

WAIVER MODIFICATIONS GRANTED PER RZ #2002–008 & FDP #2002–PR–008:

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3. MODIFY REQUIREMENTS PER PFM SEC. 7–0502.1A TO ALLOW CURB AND GUTTER ON ONE SIDE ONLY FOR PRIVATE STREETS.

ZONING TABULATION–CDPA/FDPA

TOTAL LAND AREA	±13.83 Ac.
PROPOSED NUMBER OF DWELLING UNITS	62 SFD
EXISTING ZONING	PDH–5
PROPOSED DENSITY	4.48 DU/Ac.
PROPOSED COMP. PLAN RANGE	4–5 DU/Ac.
AVERAGE LOT AREA	±5,000 S.F.
OPEN SPACE PROVIDED	±2.95 Ac.(21%)
OPEN SPACE REQUIRED	21% OF SITE (PER MODIFICATION)
PARKING SPACES PROVIDED	201
PARKING SPACES REQUIRED	124

ZONING TABULATION–PARCEL 7:

TOTAL LAND AREA	10,197 S.F. OR .23 Ac.
PROPOSED NUMBER OF DWELLING UNITS	1 SFD
PROPOSED ZONING	PDH–5
PROPOSED DENSITY	4.34 DU/Ac.
PROPOSED COMP. PLAN RANGE	4–5 DU/Ac.
AVERAGE LOT AREA	±5,000 S.F.
OPEN SPACE PROVIDED	±.12 AC. (51%)
OPEN SPACE REQUIRED	.072 AC.(31%)
PARKING SPACES PROVIDED	3
PARKING SPACES REQUIRED	2

ZONING TABULATION–CDPA/FDPA COMBINED WITH PARCEL 7

TOTAL LAND AREA	±14.06 Ac.
PROPOSED NUMBER OF DWELLING UNITS	63 SFD
PROPOSED ZONING	PDH–5
PROPOSED DENSITY	4.48 DU/Ac.
PROPOSED COMP. PLAN RANGE	4–5 DU/Ac.
AVERAGE LOT AREA	±5,000 S.F.
OPEN SPACE PROVIDED	±3.27 Ac.(23%)
OPEN SPACE REQUIRED	21% OF SITE (PER MODIFICATION)
PARKING SPACES PROVIDED	204
PARKING SPACES REQUIRED	126

PARKING TABULATION–CDPA/FDPA: COMBINED WITH PARCEL 7

TOTAL # OF UNITS	63
PARKING SPACES REQ'D	63 X 2.0 = 126
PARKING SPACES PROVIDED	
SURFACE	15
GARAGE & DRIVEWAY SPACES	189
TOTAL=	204> 126 : O.K.

FINAL PARKING COUNT SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS

Amendment w/RZ 2003-PR-014
Application No. RZ/FDPA 2002-PR-008 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Sheet 3 of 10

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
2.	5/20/03	WIDEN ALLEY WIDTHS TO 24'			
1.	5/14/03	REVISE HSE TYPE-LOT 87			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
01-10-03
01/27/03
02/10/03
05/14/03
05/20/03
08/18/03

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
08/18/03
PROFESSIONAL ENGINEER

RZ / CDPA / FDPA LAYOUT

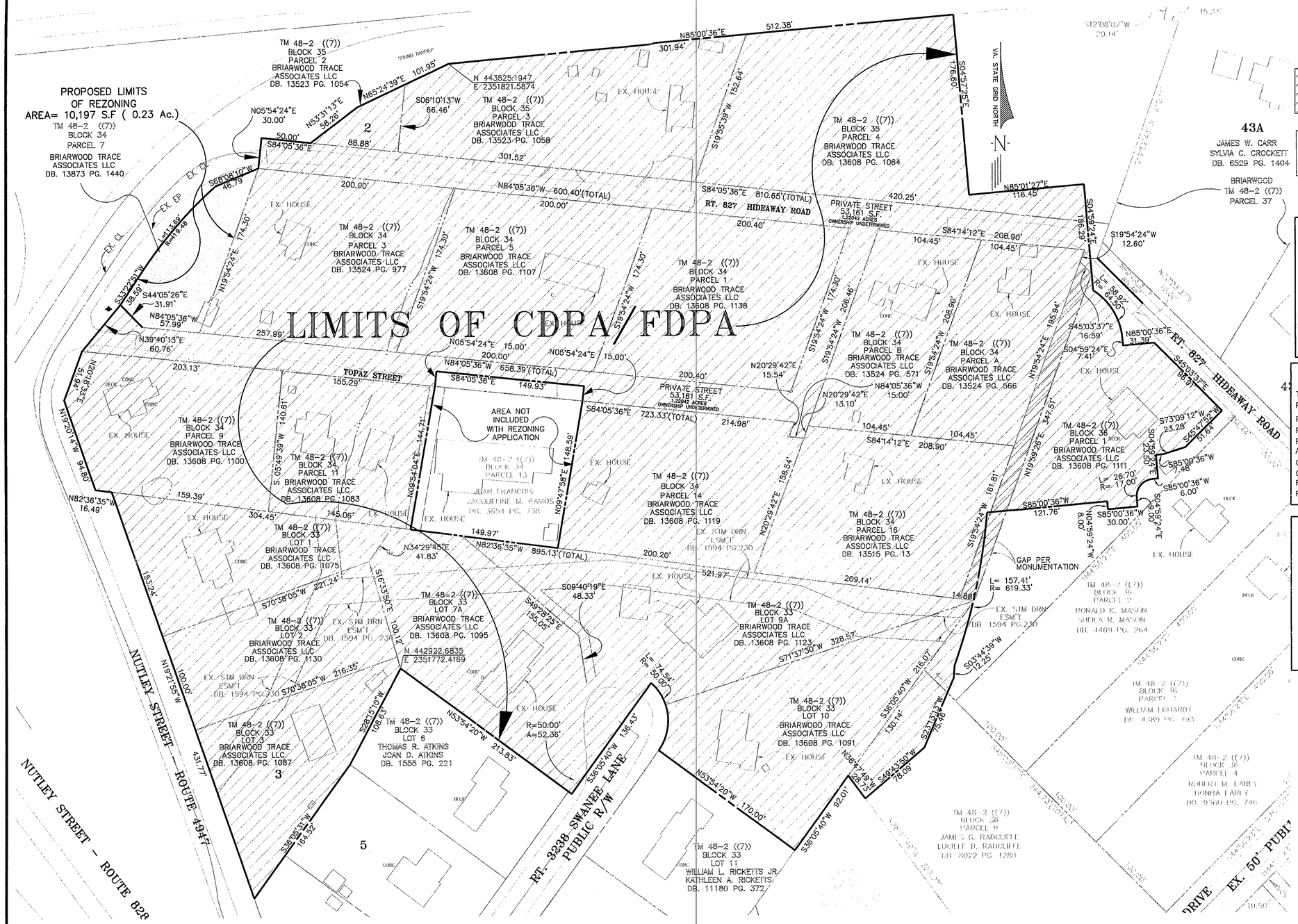
BRIARWOOD TRACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. 2' DATE: JAN. 2003

SHEET 3 OF 10

FILE No. MISC-1317-A



LEGEND

–REPRESENTS AREA OF EXISTING PDH–5 ZONING DISTRICT.

–PROPOSED PARCEL ADDITION TO PDH–5 ZONING DISTRICT.

ZONING TABULATION–CDPA/FDPA

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FINAL PARKING COUNT SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS

NOTES

1. THE SUBJECT PROPERTY DEINEATED HEREON ARE LOCATED ON FAIRFAX COUNTY TAX MAP 48–2–((7))–(BLOCK 33) PARCELS: 1,2,7A,9A,10;(BLOCK 34) PARCELS:1,3,5,7,9,11,16,B,A; (BLOCK 35) PARCELS:2,3,4, AND (BLOCK 36) PARCEL 1.
2. BOUNDARY INFORMATION AS SHOWN IS BASED ON FIELD RUN BOUNDARY SURVEY BY URBAN ENGINEERING AND ASSOCIATES, INC.
3. TOTAL AREA OF REZONING: .23 ACRES
4. PROPOSED ZONING: PDH–5
   PROPOSED USE: RESIDENTIAL – SINGLE FAMILY DETACHED
5. A TITLE REPORT HAS NOT BEEN PROVIDED, SUCH REPORT MAY REFLECT RIGHT–OF–WAY, EASEMENTS OR OTHER CIRCUMSTANCES AFFECTING THE PROPERTY SHOWN.

concurrent w/RZ 2003-PR-014
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PLAN DATE
01-10-03
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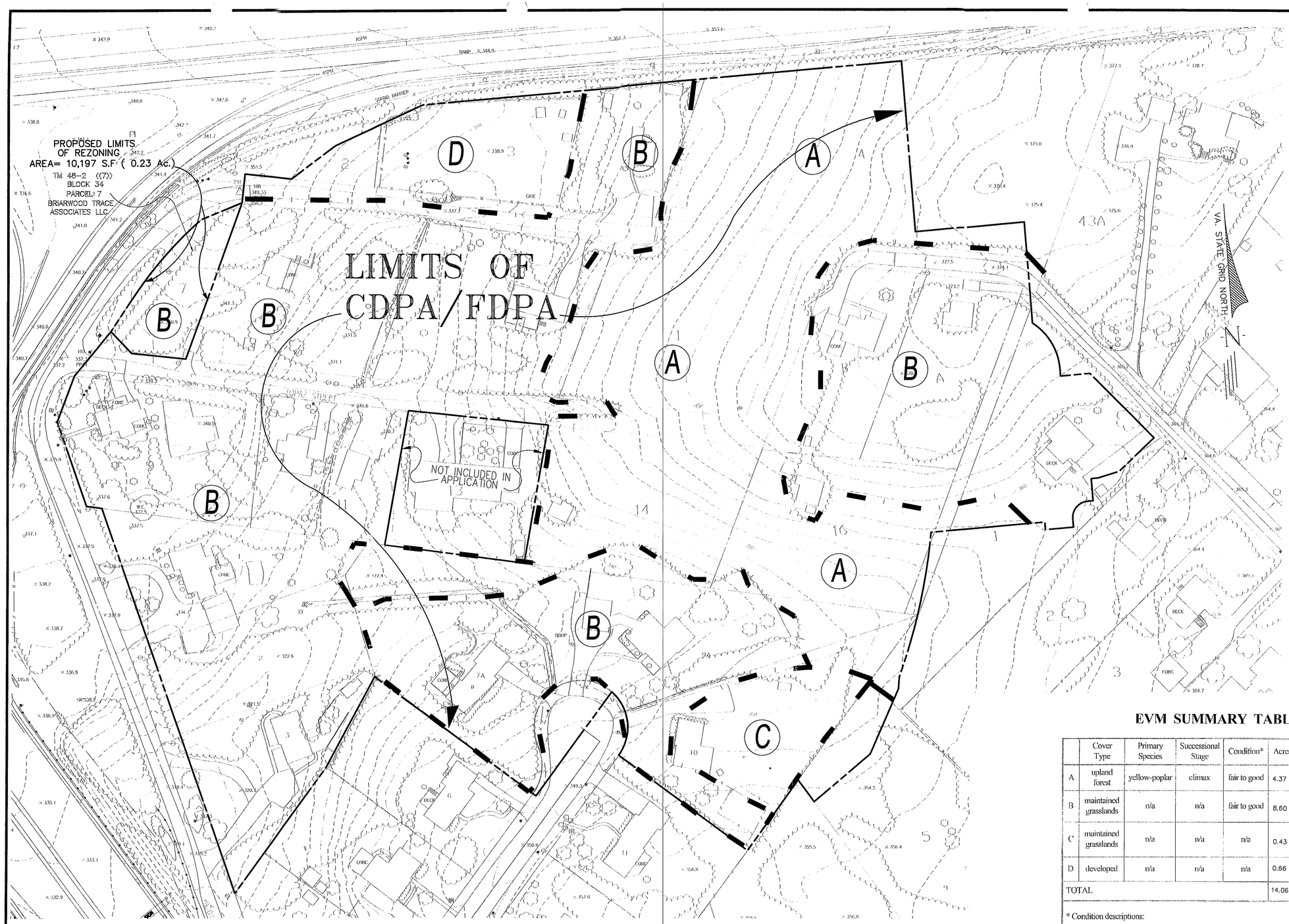
COMMONWEALTH OF VIRGINIA DAVID T. McCLEARY No. 9-3-03 PROFESSIONAL ENGINEER

REZONING PLAT
BRIARWOOD TRACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. N/A DATE: JAN.2003

SHEET 4 OF 10

FILE No. MISC-1317-A



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Sheet 5 of 10

EVM SUMMARY TABLE

	Cover Type	Primary Species	Successional Stage	Condition*	Acreage	Comments
A	upland forest	yellow-poplar	climax	fair to good	4.37 AC.	see descriptions
B	maintained grasslands	n/a	n/a	fair to good	8.60 AC.	see descriptions
C	maintained grasslands	n/a	n/a	n/a	0.43 AC.	mowed lawn area
D	developed	n/a	n/a	n/a	0.66 AC.	open parking area, asphalt
TOTAL					14.06 AC.	

* Condition descriptions:

Cover type A: Forested area consisting of yellow-poplar, black oak.. white oak, southern red oak, hickory, and scattered pin oak, blackgum, and red maple. Sizes range from 12" to 30" DBH. Conditions are variable with some trees in poor condition but the majority of the trees are in fair to good condition. Heavy vines (honeysuckle, poison ivy, greenbrier) throughout.

Cover type B: This cover type contains vegetation located in lawn areas around existing homes. Some ornamental plantings including Japanese maple, eastern hemlock, white pine, Lombardy polar, and hollies exist, but the majority of trees are native white oak, red oak, hickory, and yellow-poplar. These trees are from 12 to 26" DBH and are in fair to good condition. Some large dead trees are located in this cover type. Existing, structures, roads, and driveways are included in this cover type.

Cover type lines are estimates based on field observations.
Prepared by: Edward Kowalski, Zimar & Associates, Inc.

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
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PROFESSIONAL ENGINEER
08/18/03

EXISTING VEGETATION MAP
BRIARWOOD TRACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. 2' DATE: JAN., 2003

SHEET 5 OF 10

FILE No. MISC-1317-A

PROPOSED LIMITS OF REZONING
AREA= 10,197 S.F (0.23 Ac.)

TM 48-2 ((7))
BLOCK 54
PARCEL 7
BRIARWOOD TRACE ASSOCIATES LLC
DB. 13873 PG. 1440

AREA TO BE DEDICATED FOR FUTURE VDOT R.O.W.

AREA TO BE DEDICATED FOR FUTURE VDOT R.O.W.

PICNIC PAVILLION TO BE FIELD LOCATED TO PRESERVE TREES

PLAY GROUND

MULTI-PURPOSE COURT

TREE SAVE AREA

OPEN SPACE

4' TRAIL

B.R.L.

PRIVATE STREET

PRIVATE STREET ESM'T 2' SPACES

EX. HOUSE TO REMAIN

NOT INCLUDED IN APPLICATION

D/W CONT.

ONE WAY

46' PUBLIC R/W

NUTLEY STREET

PUBLIC R/W

SWM / BMP POND

EX. VEGETATION TO BE PRESERVED TO THE EXTENT POSSIBLE OTHERWISE SUPPLEMENTAL TREES WILL BE PROVIDED

ENTRY FEATURE

CLEARING & GRADING ON LOT 18 ONLY AS REQ'D FOR UTILITY PLACEMENT

EX. HOUSE TO REMAIN

CLEARING & GRADING ON LOT 47 ONLY AS REQ'D FOR UTILITY PLACEMENT

PROPOSED SFD

VA STATE GRID NORTH

LANDSCAPE LEGEND:

- TREE SAVE AREA
- APPROXIMATE LIMITS OF CLEARING & GRADING
- DENOTES OPEN SPACE
- STREET TREES/ LARGE CANOPY TREES 2"– 2 1/2" CALIPER
- MEDIUM EVERGREEN TREE 6'–8' HEIGHT

Concurrent w/RZ 2003-PR-014
Application No. PCA/CDPA 2002-PR-007B Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8-19-03
Date of (BOS) (PC) approval 9-15-03
Sheet 6 of 10

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
1.	5/20/03	REVISE HSE TYPE-LOT 87			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN	DATE
01-10-03	
01/27/03	
02/10/03	
05/14/03	
05/20/03	
08/18/03	

URBAN ENGINEERING & ASSOC., INC.
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7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

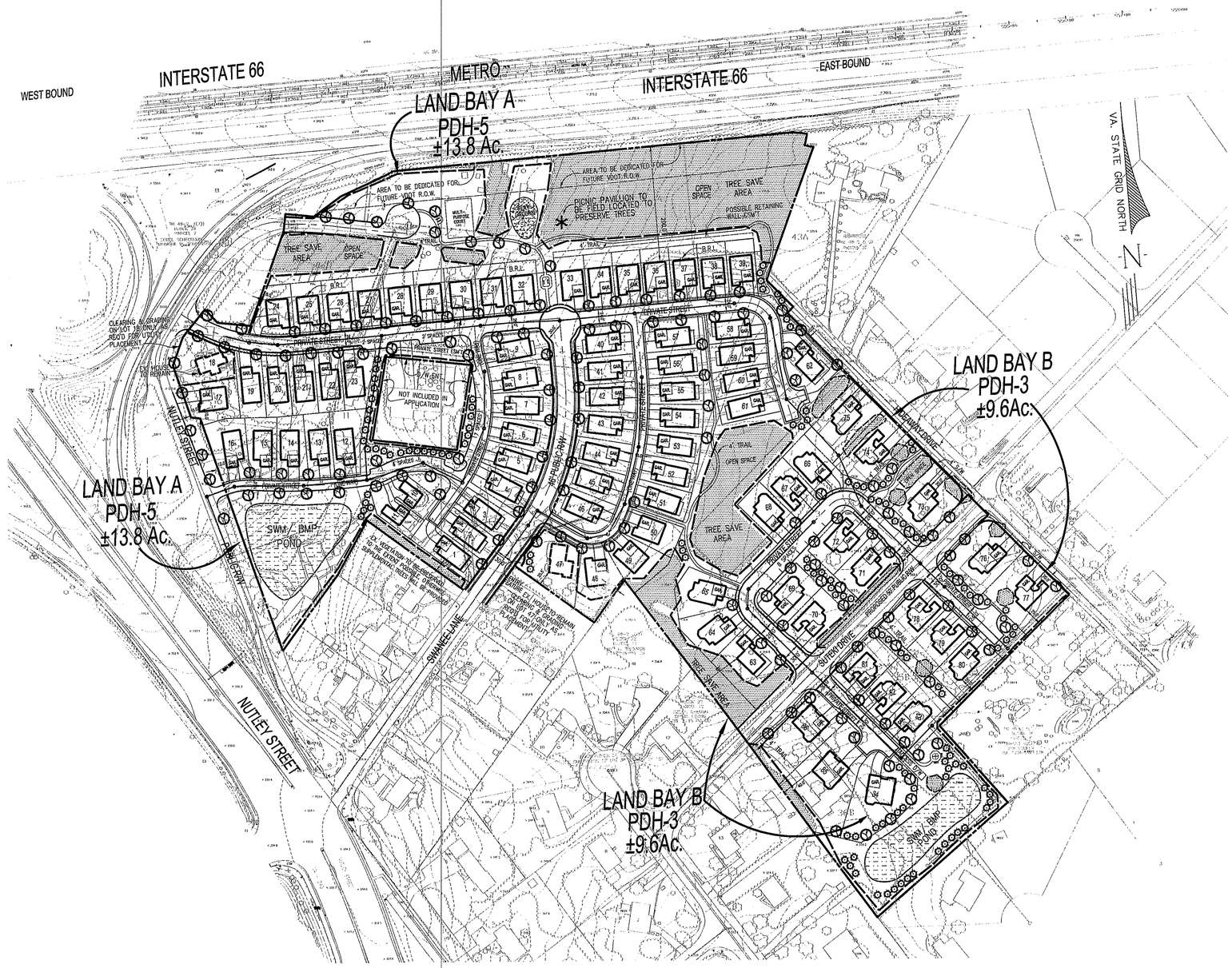
COMMONWEALTH OF VIRGINIA
DAVID K. BECKER
No. 040 645
PROFESSIONAL ENGINEER
08/18/03

LANDSCAPE PLAN
BRIARWOOD TRACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. 2' DATE: JAN., 2003

SHEET 6 OF 10

FILE No. MISC-1317-A



LANDSCAPE LEGEND:

- TREE SAVE AREA
- APPROXIMATE LIMITS OF CLEARING & GRADING
- DENOTES OPEN SPACE
- STREET TREES/ LARGE CANOPY TREES 2"– 2 1/2" CALIPER
- MEDIUM EVERGREEN TREE 6'–8' HEIGHT

Concurrent w/RZ 2003-PR-014
Application No. PCA/CDPA 2002-PR-008 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8-19-03
Date of (BOS) (PC) approval 9-15-03
Sheet 7 of 10

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE 08-18-03

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ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
PROFESSIONAL ENGINEER

CDP/FDP LANDSCAPE PLAN

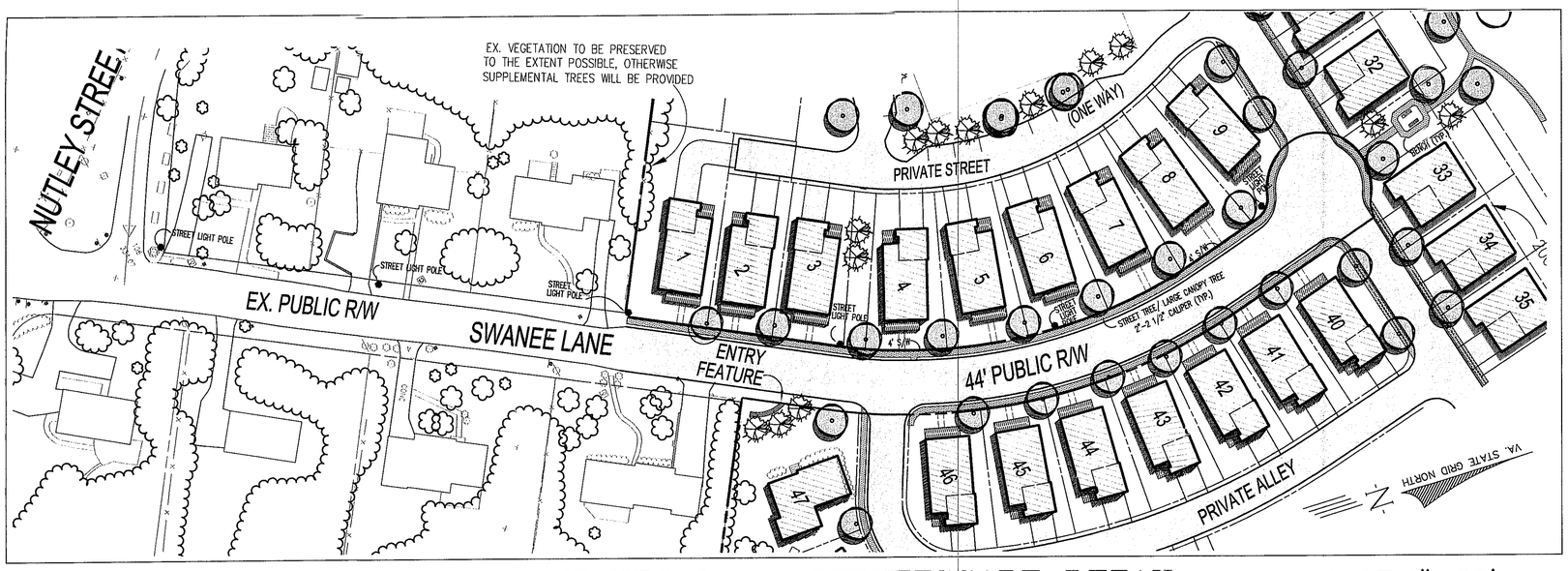
BRIARWOOD TRACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. 2' DATE: AUG., 2003

SHEET 7 OF 10

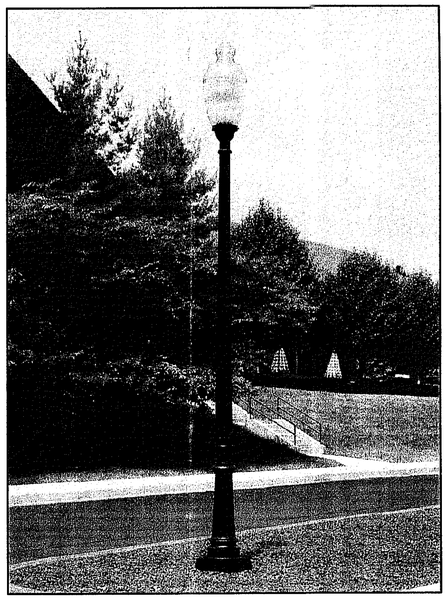
FILE No. MISC-1317-A



SWANEE LANE STREETSCAPE DETAIL

SCALE: 1"=50'

STREETLIGHT LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE UPON FINAL ENGINEERING.

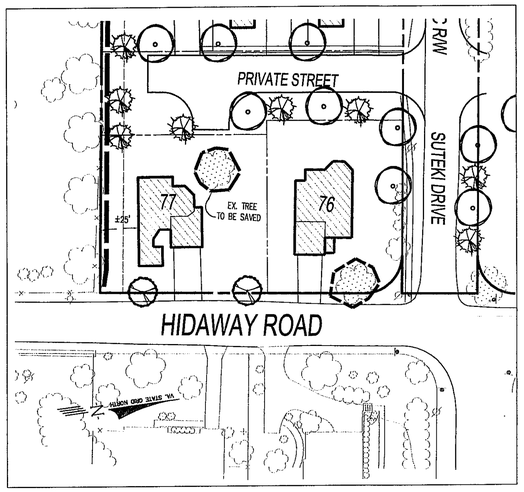


POLE LIGHT

VICTORIAN V POLE WITH ACORN V LAMP
HADCO
100 CRAFTWAY
PO BOX 128
LITTLESTOWN, PA 17340
717-359-7131
(OR APPROVED EQUAL)

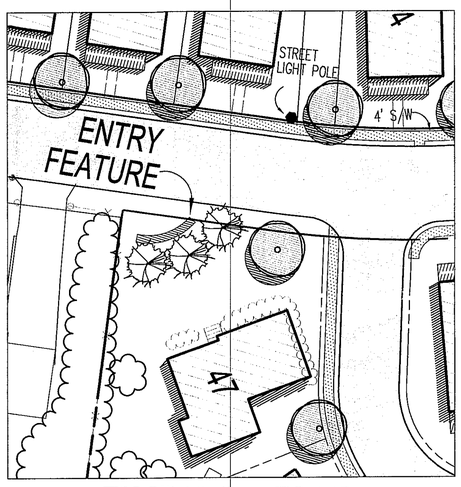
NOTE

1. DESIGNS/DETAILS ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS.



LANDSCAPE DETAIL- LOTS 76 & 77

SCALE: 1"=50'

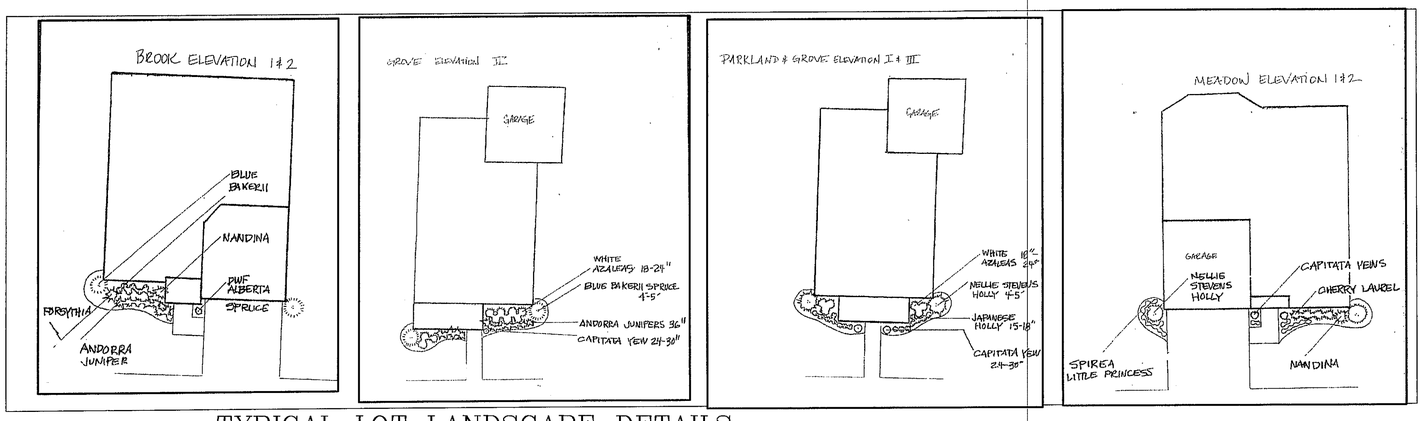


ENTRANCE PLAN

SCALE: 1"=30'

BENCH DETAIL

VICTORIAN PARK BENCH-4030 PC
MEL NORTHEY
303 GULF BANK ROAD
HOUSTON, TEXAS 77037-2499
281-445-3485
(OR APPROVED EQUAL)



TYPICAL LOT LANDSCAPE DETAILS

FINAL LOT LANDSCAPING SUBJECT TO CHANGE WITH OVERLOT GRADING PLANS
THIS INFORMATION IS FOR CONCEPT PURPOSES, ONLY.

NOT TO SCALE

Concurrent w/ RZ 2003-PR-014
Application No(s): CDPA 2002-PR-008 Staff: C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8-19-03
Date of (BOS) (PC) approval 9-15-03
Sheet 8 of 10

No.	DATE	DESCRIPTION
1.	8/07/02	ADDLOT LANDSCAPING DETAIL

PLAN DATE 12-21-01 08/18/03

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
08/18/03
PROFESSIONAL ENGINEER

LANDSCAPE DETAILS
BRIARWOOD TRACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 8 OF 10

FILE No. MISC-1317-A

The Parkland
Front Elevation 7

The Parkland
Front Elevation 2

The Grove
Front Elevation 4

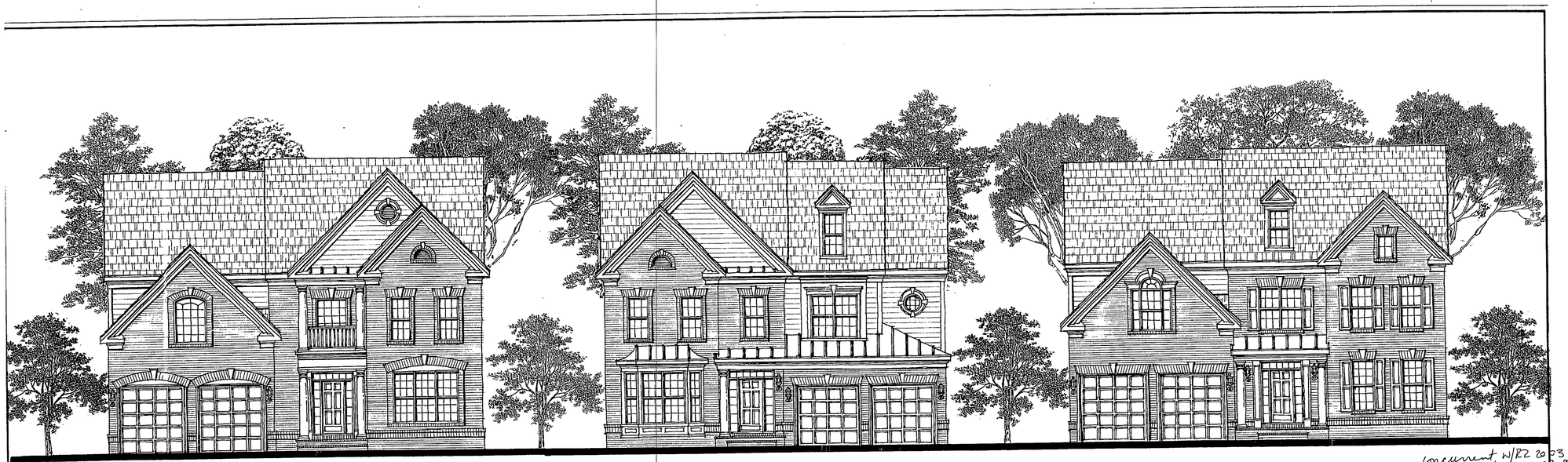
The Grove
Front Elevation 5

BRIARWOOD TRACE

CONCEPTUAL STREET SCAPE

THE CHRISTOPHER COMPANIES
11150 MAIN STREET, SUITE 400
FAIRFAX, VIRGINIA 22030
(703)352-5950 Fax(703)352-0910

SNYDER • EGBUE
Associates
architecture • interiors • marketing • land planning
703-218-8404 Fax 703-218-8402
Email sea80@erols.com



The Meadow
Front Elevation 2

The Brook
Front Elevation 2

The Meadow
Front Elevation 1

Concurrent w/RZ 2003-PR-014
Application No. PCA/FDPA 2002-PR-008 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
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PLAN DATE
01-10-03
01/27/03
02/10/03
05/20/03
08/18/03

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
PROFESSIONAL ENGINEER

ARCHITECTURAL ELEVATIONS

BRIARWOOD
TRACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: NTS
C.L. N/A
DATE: JAN., 2003

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OF
10

FILE No.
MISC-1317-A

CONCEPTUAL REAR STREETSCAPE

CONCEPTUAL REAR STREETSCAPE

Concurrent w/ RZ 2003-PR-014
Application No. PCA/FDPA 2002-PR-008 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
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No. 022048
08/18/03
PROFESSIONAL ENGINEER

ARCHITECTURAL ELEVATIONS
BRIARWOOD TRACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: NTS C.I. N/A DATE: JAN., 2003

SHEET 10 OF 10

FILE No. MISC-1317-A