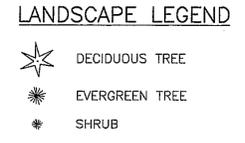
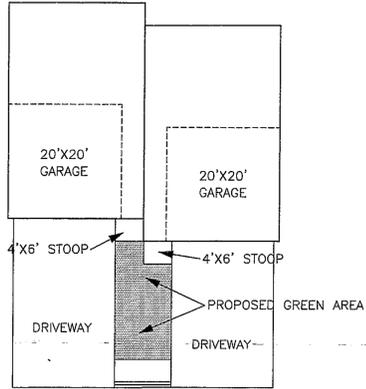


Application No. **RZ 2002-MV027** Staff **F. Brnarszynski**
 APPROVED DEVELOPMENT PLAN
 (DP) **(GDP)** (CDP) (FDP)
 SEE PROFFERS DATED **3/11/03**
 Date of **(GOS)** (PC) approval **4/23/03**
 Sheet _____ of _____

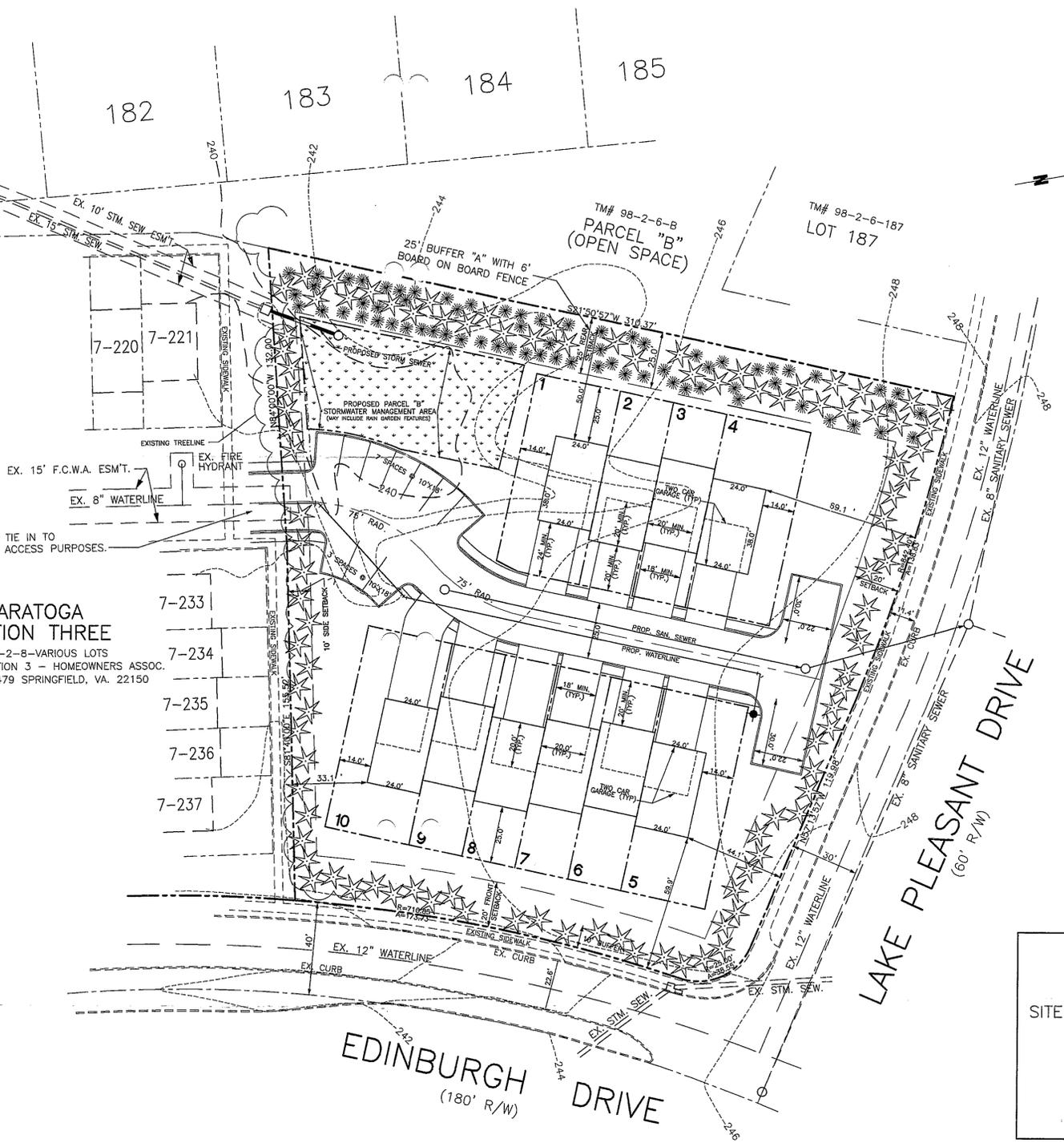
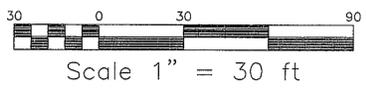


THE PROPOSED TRAVELWAY TO TIE IN TO THE EXISTING TOWNHOUSE SECTION FOR ACCESS PURPOSES.

SARATOGA SECTION THREE
 TM# 98-2-8-VARIOUS LOTS
 SARATOGA SECTION 3 - HOMEOWNERS ASSOC.
 P.O. BOX 479 SPRINGFIELD, VA. 22150



TYPICAL UNIT DETAIL
 N.T.S.

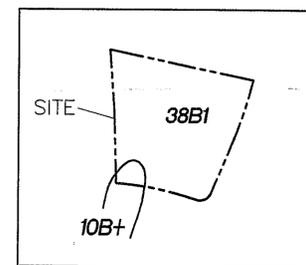


GENERAL NOTES:

1. THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN AVAILABLE RECORDS.
2. THE PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 98-2-8-G.
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE AIR SURVEY RECORDS ON FILE AT FAIRFAX COUNTY.
4. THE PROPERTY IS ZONED R-8.
5. THE PROPOSED USE OF THE PROPERTY IS RESIDENTIAL TOWNHOUSES.
6. THIS PROPERTY IS LOCATED OUTSIDE THE 100-YEAR FLOODPLAIN AS DEPICTED ON THE FAIRFAX COUNTY FLOODPLAIN MAPS.
7. STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROLS WILL BE PROVIDED FOR THE PROPERTY, BY MEANS OF POND OR UNDERGROUND FACILITY, PROVIDED THAT THE REQUIRED DETENTION AND QUALITY CONTROLS HAVE NOT ALREADY BEEN ACCOUNTED FOR WITH THE SARATOGA DEVELOPMENT, OR BY A REGIONAL FACILITY.
8. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
9. THIS DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER.
10. ALL EXISTING WELLS AND/OR SEPTIC SYSTEMS LOCATED ON THE PROPERTY SHALL BE ABANDONED WITH THE APPROVAL OF THE FAIRFAX COUNTY HEALTH DEPARTMENT.
11. EROSION AND SEDIMENT CONTROL MEASURES WILL BE PROVIDED IN ACCORDANCE WITH THE CURRENT EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
12. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THIS PROPERTY.
13. THERE ARE NO TRAILS REQUIRED.
14. CLEARING LIMITS ARE APPROXIMATE ONLY, AND SHALL BE DETERMINED WITH FINAL PLANS.
15. OPEN SPACE AREAS ARE APPROXIMATE ONLY, AND SHALL BE DETERMINED WITH FINAL PLANS.
16. LANDSCAPING SHOWN IS APPROXIMATE IN LOCATION, AND NUMBERS OF PLANTS. THE ACTUAL SPECIES, LOCATION AND NUMBERS OF PLANTS SHALL BE DETERMINED WITH FINAL CONSTRUCTION PLANS. FINAL PLANS SHALL CONFORM TO ARTICLE 13 OF THE ZONING ORDINANCE. WHERE POSSIBLE, EXISTING VEGETATION WILL BE PRESERVED TO MEET AND/OR SUPPLEMENT BUFFERING AND LANDSCAPING REQUIREMENTS.
17. EXISTING NATURAL VEGETATION MAY BE SUBSTITUTED FOR PROPOSED BUFFER PLANTINGS.
18. THIS SITE IS CLASSIFIED AS UPLAND FOREST PER THE EXISTING VEGETATION MAP MANUAL. AS THIS IS THE ONLY COVER TYPE AN EVM IS NOT REQUIRED. THE APPROXIMATE AREA OF UPLAND FOREST IS 1.6 ACRES.
19. THE PROPOSED SWM FACILITY WILL CONTAIN RAIN GARDEN FEATURES, IF POSSIBLE.
20. WHERE POSSIBLE, TREE PRESERVATION AREA WILL BE PROVIDED AROUND THE PERIMETER OF THE SITE AT TIME OF FINAL ENGINEERING.
21. DRIVEWAYS WILL BE A MINIMUM OF 18' IN LENGTH AND WIDTH.
22. IF STORMWATER MANAGEMENT IS WAIVED THEN PARCEL "B" WILL BECOME UNDISTURBED OPEN SPACE EXCEPT AS IS NECESSARY TO INSTALL UTILITIES.

ZONING TABULATIONS:

Site Area: 1.62± Ac. (70,444± S.F.)
 Zoning: R-8
 Use: Townhouse (Single Family Attached Dwelling)
 Maximum Building Height: 35 Feet
 Setbacks:
 Front: 20'
 Side: 10'
 Rear: 25'
 Density Permitted: 8 x 1.62 = 12.96 or 12 Units (7.41 du/ac)
 Density Provided: 10 Units (6.17 du/ac)
 Open Space Required (20%): 14,089 S.F.
 Open Space Provided (47.4%): 33,379 S.F. 23 Spaces
 Parking Required (2.3 Spaces Per Unit): 26 Spaces
 Parking Provided: 50 Spaces (Includes Garage Spaces)



SOILS MAP
 SCALE: 1"=200'

SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT RECD
38B1	BELTSVILLE LOAM	MARGINAL	MARGINAL	MOD	MOD	YES
10B+	GLENVILLE SILT LOAM	MARGINAL	MARGINAL	LOW	MOD	YES

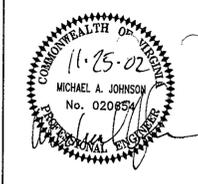
ALTERNATIVE B

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

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	9-12-02
REVISED PER COUNTY COMMENTS	10-12-02
REVISED PER COUNTY COMMENTS	11-21-02

FIELD BOOKS

HARD COPIES



Civil Design Services, Inc.
 Engineering and Surveying Services
 8807 Sudley Road, Suite 203 - Manassas, Virginia 22110
 Phone: (703)368-9116 Fax: (703)368-2120

DESIGNED BY: MAJ	DATE: 11/12/01
CHECKED BY: MAJ	
SCALE 1" = 30'	

GENERALIZED DEVELOPMENT PLAN
SARATOGA TOWNS
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

JOB NUMBER:
SHEET 1 OF 1 SHEETS