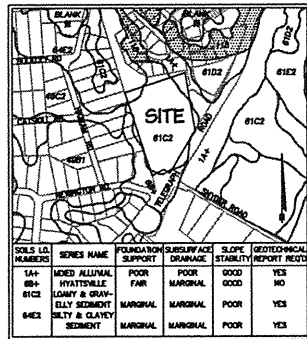


# CONCEPTUAL / FINAL DEVELOPMENT PLAN

# LEATHERLAND PROPERTY

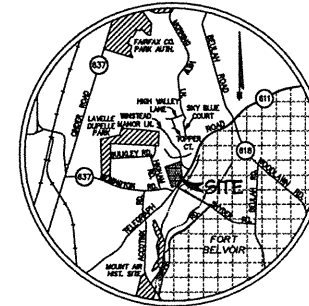
MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

RZ 2007-MV-011



SOILS MAP/DATA  
SCALE: 1" = 500'

- NOTES**
- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 99-4(11) PARCELS 32 & 33. THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED ZONING IS PDH-2.
  - THE PROPERTY HEREON IS CURRENTLY UNDER THE OWNERSHIP OF MARY ANN G. LEATHERLAND, TRUSTEE OF THE MARY ANN G. LEATHERLAND FAMILY TRUST, DATED SEPTEMBER 25, 2000, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
  - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED NOVEMBER 2006. CONTOUR INTERVAL EQUALS TWO FEET USGS NOV 1929.
  - THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
  - THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON-SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
  - TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SOILING ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
  - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
  - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
  - ANY EXISTING WELLS AND/OR PRIVATE SEPTIC SYSTEMS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
  - SEE SHEET 6 FOR A DESCRIPTION OF EXISTING VEGETATION.
  - EXISTING STRUCTURES ARE TO BE REMOVED. THE EXISTING DWELLING WAS CONSTRUCTED IN 1940.
  - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 305; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; 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.
  - THERE ARE NO ZONING OVERLAY DISTRICTS ON THIS SITE.
  - THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
  - NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-306.
  - STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMPs) ARE BEING PROVIDED FOR THIS PROJECT AS FOLLOWS:  
THE PROPOSED SUBDIVISION IS PROVIDING "ONE-YEAR, 24-HOUR DETENTION" IN ACCORDANCE WITH PUBLIC FACILITIES MANUAL ARTICLE 6-0203.3. THE ADEQUACY OF A WATERCOURSE OR PIPES CAN BE VERIFIED BY THE "DETENTION METHOD" (ARTICLE 6-0203.40).  
THE PFM STATES:  
"6-0203.42(2) IT SHALL BE PRESUMED THAT NO ADVERSE IMPACT AND A PROPORTIONAL IMPROVEMENT WILL OCCUR IF ON-SITE DETENTION IS PROVIDED AS FOLLOWS AND THE OUTFALL IS DISCHARGING INTO A DEFINED CHANNEL OR MAN-MADE DRAINAGE FACILITY:  
6-0203.42(1)(i) EXTENDED DETENTION OF THE ONE-YEAR STORM VOLUME FOR A MINIMUM OF 24 HOURS."  
BY COMPLYING WITH THE PROVISIONS OF THE PFM AND IMPLEMENTING THE "ONE-YEAR, 24-HOUR" DETENTION METHOD, AN ADEQUATE OUTFALL IS PROVIDED. PERFORMING THE ADDITIONAL OUTFALL ANALYSIS FOR A DRAINAGE AREA 100 TIMES THE SITE AREA WILL NOT PROVIDE ANY FURTHER "ADEQUACY" OF THE OUTFALL SINCE THAT IS ACHIEVED BY DETENTION.
  - IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 1.61 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED BELOW:  
A. A MODIFICATION OF PFM TS-2 (TYPICAL SECTION FOR UNIMPROVED STREETS) FOR A 47' RIGHT-OF-WAY TO "TAPER TO 44'", TO ALIGN WITH THE EXISTING RIGHT-OF-WAY STUDDED INTO THIS PROPERTY (SEE SHEET 4 FOR DETAIL).
  - PROPOSED PUBLIC IMPROVEMENTS:  
A. WATER SERVICE TO BE PROVIDED BY AN EXISTING MAIN LOCATED IN WHINSTEAD MANOR LANE.  
B. SANITARY SEWER SERVICE TO BE PROVIDED BY AN EXISTING MAIN LOCATED IN WHINSTEAD MANOR LANE.
  - THERE ARE NO RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT.
  - SPECIAL AMENITIES ARE NOT PROPOSED WITH THIS PLAN.
  - A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
  - SEE SHEET 5 FOR ARCHITECTURAL ELEVATIONS.
  - AN EXISTING TYPE I TRAIL IS LOCATED ALONG TELEGRAPH ROAD. NO OTHER TRAILS ARE REQUIRED BY THE FAIRFAX COUNTY TRAILS PLAN.
  - PARCEL "A" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
  - MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE CDP/UDP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 16-403.



VICINITY MAP  
SCALE: 1" = 2000'

## MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

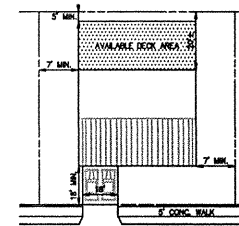
- ☒ 1. Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- ☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodates the stormwater management facility(ies), storm drainage pipe systems and outlet production, pond spillways, access roads, site setbacks, energy dissipation devices, and stream stabilization measures as shown on Sheet 3.
- ☒ 3. Provide:  
Facility Name/Type & No. On-site area served (acres) Off-site area served (acres) Drainage area (acres) 100-year Floodpeak Volume (cf) Storage Volume (cf) If pond, dam height (ft)
- | Facility Name/Type & No. | On-site area served (acres) | Off-site area served (acres) | Drainage area (acres) | 100-year Floodpeak Volume (cf) | Storage Volume (cf) | If pond, dam height (ft) |
|--------------------------|-----------------------------|------------------------------|-----------------------|--------------------------------|---------------------|--------------------------|
| 1. Dry Pond              | 0.002                       | 0.002                        | 0.002                 | 18,000                         | 98,000              | 118                      |
- ☒ 4. Outlet drainage channels, outfalls, and pipe systems are shown on Sheet 3.
- ☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3.
- ☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.
- ☒ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 3.
- ☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 3 (see notes 18 on this sheet).
- ☒ 9. A description of how the outlet requirements, including stream channel to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 3.
- ☒ 10. Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet 3.
- ☒ 11. A submission number is requested for see note 18 on this sheet
- ☐ 12. Stormwater management is not required because N/A

## SITE TABULATIONS

SITE AREA:	
LOT AREA	131,814 ± (3.025 Ac)
PARCEL "A"	153,532 ± (3.571 Ac)
RIGHT-OF-WAY DEDICATION	37,562 ± (0.862 Ac)
TOTAL	324,908 ± (7.458 Ac)

## PDH-2 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	12 SINGLE-FAMILY DETACHED
DENSITY	2 DU/AC (MAX.)	1.61 DU/AC
MINIMUM LOT AREA	N/R	10,000 ±
AVERAGE LOT AREA	N/R	10,000 ±
MAXIMUM BUILDING HEIGHT	N/R	40'
MINIMUM YARDS	N/R	SEE DETAIL
OPEN SPACE	20%	40%
PARKING	3 SPACES / UNIT (36 TOTAL SPACES)	3 SPACES / UNIT (36 TOTAL SPACES)



TYPICAL LOT LAYOUT



DEVELOPER  
CARRHOUSES, LLC  
3110 FAIRVIEW PARK DRIVE  
SUITE 1150  
FALLS CHURCH, VIRGINIA 22044  
(703) 558-6060

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2. EXISTING CONDITIONS PLAN
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4. CROSS-SECTIONS
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7. PRELIMINARY OUTFALL ANALYSIS & ON-SITE DRAINAGE DIVIDE MAP

**CPJ** Charles P. Johnson & Associates, Inc.  
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS  
3000 POWER BLVD. SUITE 200 FAIRFAX, VIRGINIA 22030 (703) 558-6060  
BLVD. 2000, 10

DATE: JANUARY 18, 2007  
REVISED: JUNE 15, 2007  
JULY 19, 2007  
AUGUST 22, 2007

SHEET 1 OF 7

LEATHERLAND PROPERTY

FILE # 06-584