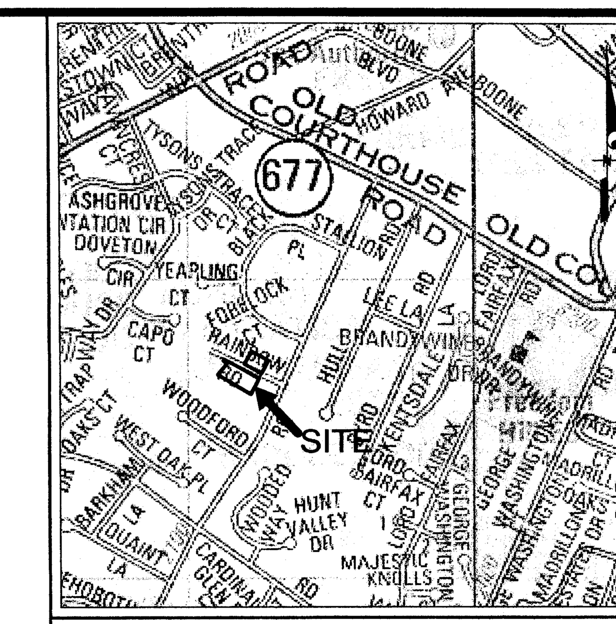
WYANT / YOUNG REZONING
GENERALIZED DEVELOPMENT PLAN
Providence District
Fairfax County, Virginia



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VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

THE SUBJECT PARCELS ARE SITUATED ON FAIRFAX COUNTY TAX MAP 39-1((1)) 0046 AND 39-1((1)) 0049 AND ARE ZONED R-1.

1. THE PROPERTIES ARE OWNED BY DAVID YOUNG AND JOYCE H. AND ERIC H. WYANT. REZONING IS REQUESTED BY SAME.
2. EXISTING TOPOGRAPHY IS BASED ON FAIRFAX COUNTY TOPOGRAPHIC MAP, SHEET 39-1. BOUNDARY INFORMATION IS FROM DEED COMPILATION AND DOES NOT REPRESENT A FIELD RUN SURVEY BY LOIEDERMAN SOLTESZ ASSOCIATES, INC.
3. NO CHANGES TO THE PUBLIC RIGHT-OF-WAY ARE PROPOSED.
4. THE SUBJECT PROPERTY IS SITUATED OUTSIDE A 100-YEAR FLOODPLAIN AND ALSO LIES OUTSIDE ANY RESOURCE PROTECTION AREAS. THERE ARE NO ENVIRONMENTAL QUALITY CORRIDORS ON OR NEAR THE SITE.
5. LOCATION OF EXISTING VEGETATION IS APPROXIMATE.
6. LOIEDERMAN SOLTESZ ASSOCIATES, INC. HAS NO KNOWLEDGE OF EXISTING EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER OR UNDERGROUND UTILITY EASEMENTS OF ANY WIDTH ON THE SITE.
7. LOIEDERMAN SOLTESZ ASSOCIATES, INC. HAS NO KNOWLEDGE OF GRAVES OR OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL ON THE SITE.
8. THERE ARE NO ADVERSE EFFECTS ANTICIPATED UPON THE ADJACENT AND NEIGHBORING PROPERTIES BY THE PROPOSED DEVELOPMENT.
9. THE PROPOSED DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
10. IF ANY WAIVER, EXCEPTION OR VARIANCE IS SOUGHT BY THE APPLICANT, SUCH SHALL BE SPECIFICALLY NOTED WITH THE JUSTIFICATION FOR SUCH MODIFICATION.
11. A CONSTRUCTION SCHEDULE HAS NOT BEEN ESTABLISHED AT THIS TIME. CONSTRUCTION MAY COMMENCE SHORTLY AFTER ALL APPROVALS AND PERMITS ARE RECEIVED AND MAY BE COMPLETED IN ONE PHASE.
12. LOIEDERMAN SOLTESZ ASSOCIATES, INC. HAS NO KNOWLEDGE OF HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355; OR HAZARDOUS WASTE AS SET FORTH IN VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY HAZARDOUS WASTE MANAGEMENT REGULATIONS; 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 KNOWN EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
13. IN ACCORDANCE WITH SECTION 18-204, PARAGRAPH 5 OF THE FAIRFAX COUNTY ZONING ORDINANCE, MINOR MODIFICATIONS IN RESPONSE TO ISSUES OF TOPOGRAPHY, DRAINAGE, UNDERGROUND UTILITIES, STRUCTURAL SAFETY, LAYOUT, DESIGN, VEHICULAR CIRCULATION, OR REQUIREMENTS OF VDOT OR FAIRFAX COUNTY, OR ACCESSORY USES OR STRUCTURES, OR MINOR BUILDING ADDITIONS AS PERMITTED IN PARAGRAPH 5A(6) OF SECTION 18-204 MAY BE PERMITTED WITHOUT RESUBMITTAL OR AMENDMENT TO THIS GDP.
14. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 13 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
15. THE LIMITS OF CLEARING AND GRADING AND SHOWN ON THE PLANS ARE PRELIMINARY AND SUBJECT TO MODIFICATION, IN STRICT ACCORDANCE WITH THE PROFFERS, DURING FINAL ENGINEERING.
16. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
17. PUBLIC WATER AND SEWER SHALL BE PROVIDED. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY A PRIVATE WASTE DISPOSAL SERVICE.
18. A WAIVER OF STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP) REQUIREMENTS SHALL BE REQUESTED THROUGH DPWES, IF SUBJECT TO THE SUBDIVISION ORDINANCE.
19. IF DPWES DETERMINES THAT THIS SITE IS SUBJECT TO THE SUBDIVISION ORDINANCE, ALL APPLICABLE REQUIREMENTS OF THE SUBDIVISION ORDINANCE SHALL BE MET PRIOR TO ISSUANCE OF BUILDING PERMITS.

ZONING AND AREA TABULATION

TOTAL AREA (BASED ON DEEDS) =	39,805.13 S.F. OR 0.9138 AC
EXISTING ZONING	R-1
PROPOSED ZONING	R-3
PROPOSED LOTS	2
DENSITY	2/0.91 = 2.19 DU/AC
AVERAGE LOT AREA	+/- 19,902 S.F.
HEIGHT REQUIREMENT	35 FEET
PROPOSED UNIT HEIGHT	35 FEET
CONVENTIONAL MIN. YARD REQUIREMENTS	
FRONT YARD	30 FEET
SIDE YARD	12 FEET
REAR YARD	25 FEET
REQUIRED PARKING =	2.0 SP./UNIT * 2 UNITS = 4 SPACES
PROVIDED PARKING =	4 SPACES (DRIVEWAY/GARAGE)

OWNERS:

TM 039-1-((1))-0046
JOYCE H. & ERIC H. WYANT
14349 BERLIN TURNPIKE
LOVETTESVILLE, VA 20180

TM 039-1-((1))-0049
DAVID YOUNG
12501 CROSS COUNTRY LANE
RESTON, VA 20191

DRAWING LIST

1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN

SOIL MAP
SCALE: 1" = 500'

Application No RZ 2004-PR-007 Staff CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9/15/04
~~Date of (BOS) (PC) approval~~ 10/18/04
Sheet 1 of 2

RECEIVED
Department of Planning & Zoning
AUG 1 9 2004
Zoning Evaluation Division

Loiederman Soltesz Associates, Inc.
Civil Engineering
Land Planning
Land Surveying
Environmental Sciences
www.lsassociates.net

1390 Piccard Drive, Suite 100, Rockville, Maryland 20850, 301-948-2750, Fax: 301-948-9067
4266 Forbes Boulevard, Lanham, Maryland 20706, 301-794-7555, Fax: 301-794-7656
7 North Market Street, Suite 300, Frederick, Maryland 21701, 301-696-1240, Fax: 301-831-4865
401 Post Office Road, Suite 103, Waldorf, Maryland 20602, 301-870-2166, Fax: 301-870-2884
12500 Fair Lakes Circle, Suite 160, Fairfax, Virginia 22033, 703-631-6650, Fax: 703-631-6652

NO.	REVISIONS	BY	DATE
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			/ /

Date: 9/26/2003 | Co. Project No.: | Designed: BAS | Technician: KJC | Checked: BAS

PLAN STATUS

DATE:	DESCRIPTION:
10/02/03	SUBM. TO DPZ
10/14/03	ISSUED TO CLIENT
10/23/03	ISSUED TO CLIENT
11/04/03	ISSUED TO CLIENT
07/12/04	ISSUED TO ATTNY.
/ /	
/ /	
/ /	

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
No.033994
7/12/04
PROFESSIONAL ENGINEER

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

COVER SHEET

WYANT / YOUNG REZONING
GENERAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

ONE INCH
1" = N/A

SHEET 1 OF 2

PROJECT NO.
2067-00

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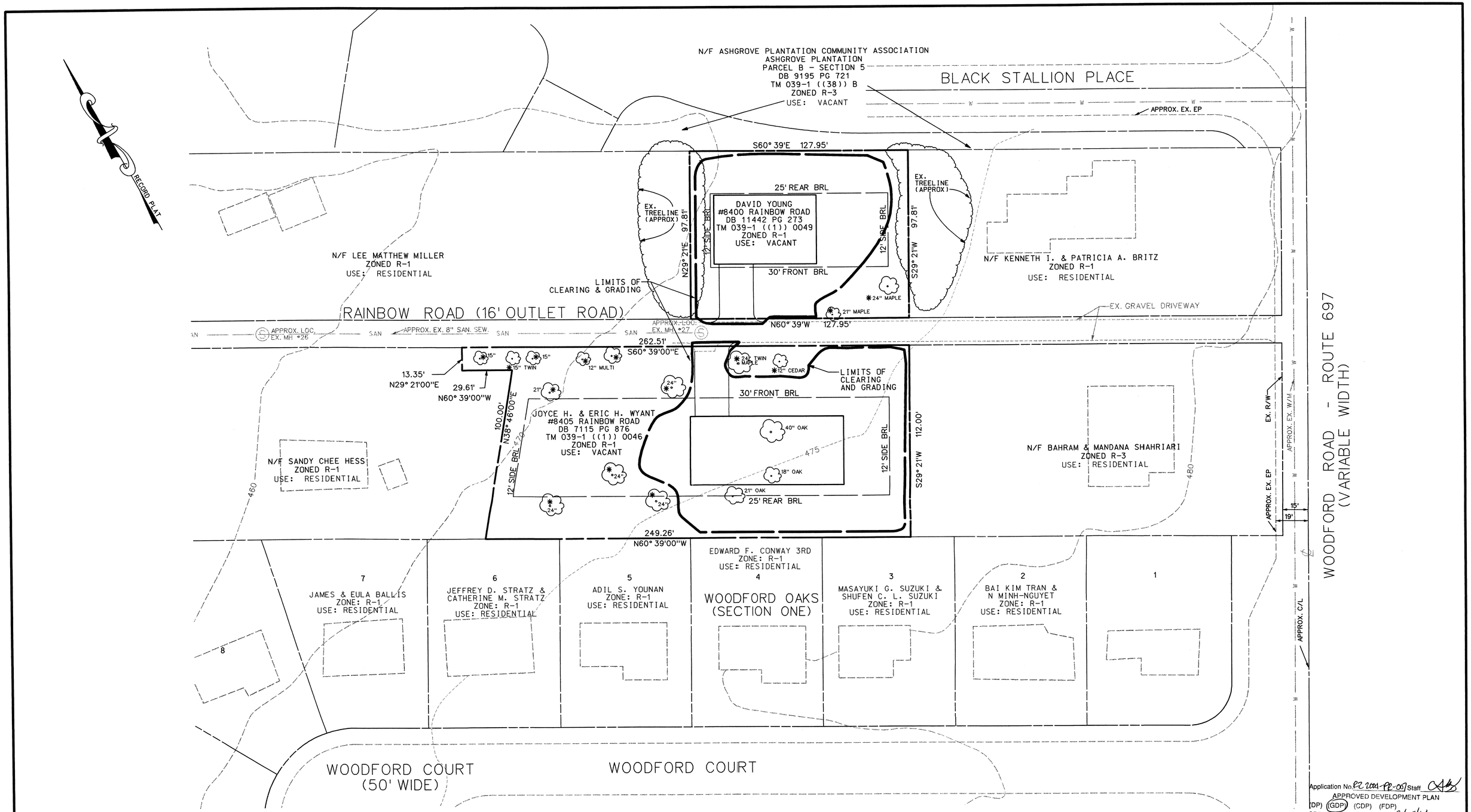

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APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9/15/04
Date of (BOS) (PC) approval 10/18/04
Sheet 2 of 2

* TREES TO BE PRESERVED!

NOTE:

EXISTING TREES GREATER THAN 12" IN CALIPER WILL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE WITHOUT THE LOSS OF BUILDABLE SQUARE FOOTAGE. THOSE TREES MARKED WITH AN ASTERISK WILL REMAIN PRESERVED.

0 25 50
SCALE IN FEET

GENERALIZED DEVELOPMENT PLAN

WYANT / YOUNG REZONING GENERAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

ONE INCH 1" = 25'

SHEET 2 OF 2

PROJECT NO. 2067-00

Loiederman Soltesz Associates, Inc.

Civil Engineering
Land Planning
Land Surveying
Environmental Sciences

www.lsassociates.net

1390 Piccard Drive, Suite 100, Rockville, Maryland 20850, 301-948-2750, Fax: 301-948-9067
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