GREAT FALLS WOODS

CONCEPTUAL / FINAL DEVELOPMENT PLAN

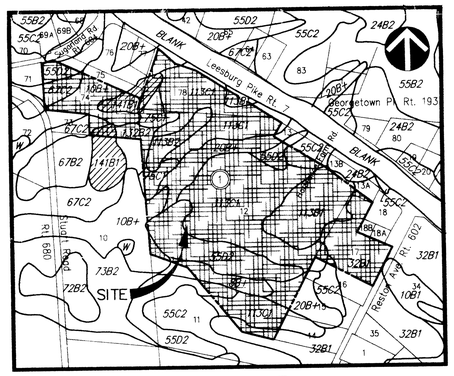
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ-98-HM-020

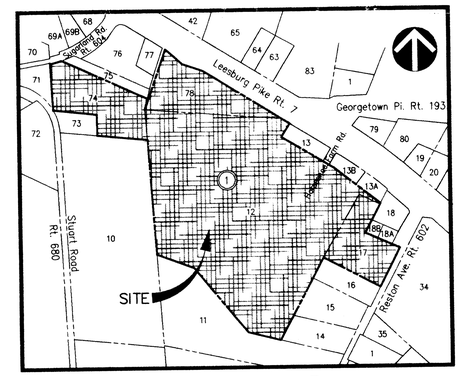
RZ 1998-HM-020
Application No. _____ Staff LS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-28-99
Date of (BOS) (PC) approval 3-8-99
Sheet 1 of 7

SHEET INDEX

1. COVER SHEET
2. NOTES/TABULATIONS
3. CONCEPTUAL/FINAL DEVELOPMENT PLAN
4. LANDSCAPE PLAN



SOIL MAP
SCALE: 1"=500'
(METRIC 1 : 6000)



VICINITY MAP
SCALE: 1"=500'
(METRIC 1 : 6000)

SOILS DATA

SOIL ID. NUMBER	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY
8	WORSHAM	POOR-W	POOR-B,W,C	GOOD	SLIGHT
10	GLENVILLE	MARGINAL-W	FAIR-B,W	GOOD	MODERATE
20	MEADOWVILLE	MARGINAL-W	FAIR-B,W	GOOD	MODERATE
24	ELIOAK	GOOD	GOOD	GOOD	SEVERE
32	FAIRFAX (SIL)	FAIR-P	GOOD-P	GOOD	SEVERE
55	GLENELG	GOOD	GOOD	GOOD	SEVERE
67	PENN FSL	FAIR-R	GOOD	GOOD	SEVERE
75	PENN (1)	POOR-R	GOOD-R	GOOD	SEVERE
113	FAIRFAX (GR SIL)	FAIR-P	GOOD-P	GOOD	MODERATE
132	MAYODAN	FAIR-C,P	GOOD	GOOD	MODERATE
141	ROCKY LAND (ORANGE)	MARGINAL	MARGINAL	GOOD	MODERATE

OWNER
MR. WARREN K. MONTOURI, TR
2440 VIRGINIA AVENUE NW
SUITE 801
WASHINGTON DC. 20037

APPLICANT/DEVELOPER
COSCAN/WASHINGTON, INC.
8521 LEESBURG PIKE
SUITE 200
VIENNA, VIRGINIA
CONTACT: MR. NEIL PATEL
(703)356-9090

ENGINEER
VIKA, INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: MR. JOHN AMATETTI, PE
(703) 442-7800

LANDSCAPE ARCHITECT/PLANNER
LAND DESIGN CONSULTANTS, INC.
8569-E SUDLEY ROAD
MANASSAS, VIRGINIA 20110
CONTACT: MR. PAUL R. JEANNIN,JR, CLA
(703) 631-8387

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 1 1998
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
JOHN AMATETTI
No. 11447
PROFESSIONAL ENGINEER
7/31/98

REV. OCT. 1, 1998
REV. SEPT. 1, 1998
REV. JULY 31, 1998
REV. JUNE 11, 1998
MARCH 24, 1998
SHEET 1 OF 4

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CDP/FDP SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAPS NO. 006-4-((1)) AS PARCELS 0074A & 0078 AND 011-2-((1)) AS PARCELS 0012 & 0017.
2. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1.
3. THE HORIZONTAL DATUM IS TIED TO THE VIRGINIA STATE PLANE GRID NAD '83 (1991) THROUGH A GEOGRAPHICAL POSITIONING SYSTEM SURVEY PERFORMED BY VIKA, INC. DATED 11-19-97.
4. THE VERTICAL DATUM IS TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 THROUGH A GEOGRAPHICAL POSITIONING SYSTEM SURVEY PERFORMED BY VIKA, INC. DATED 11-19-97.
5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN AN AERIAL SURVEY COMPILED BY AIR SURVEY CORPORATION FOR VIKA, INC. AND DATED 12-8-97.
6. THE CONTOUR INTERVAL SHOWN IS 0.5 METERS.
7. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD RUN BOUNDARY SURVEY PERFORMED ON THE GROUND BY VIKA, INC. AND DATED DECEMBER, 1997.
9. THE PROPERTY SHOWN HEREON IS IN THE NAME OF WARREN K. MONTOURI, TRUSTEE AS RECORDED IN THE FOLLOWING FOUR (4) CONVEYANCES DEED BOOK 5637 PAGE 1362, DEED BOOK 5637 PAGE 1367, DEED BOOK 6086 PAGE 1627 AND DEED BOOK 6357 PAGE 560 ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
10. THE SUBJECT PROPERTY IS SHOWN ON THE GENERAL LOCATOR MAP AND IS LISTED AS RECOMMENDATION #7 (LAND ON THE PERIPHERY OF RESTON) OF THE UP5 RESTON COMMUNITY PLANNING SECTOR OF THE UPPER POTOMAC PLANNING DISTRICT OF THE AREA III COMPREHENSIVE PLAN OF FAIRFAX COUNTY. RECOMMENDATION #7 (LAND ON THE PERIPHERY OF RESTON) IS PLANNED FOR RESIDENTIAL USE AT 0.5-1 DWELLING UNITS PER ACRE.
11. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE OR WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
12. STORM WATER MANAGEMENT FACILITIES WILL BE PROVIDED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DEM. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED. THE SUBJECT PROPERTY LIES WITH THE SUGARLAND RUN WATERSHED. ALL SWM/BMP PONDS PROVIDED HEREON SHALL BE MAINTAINED BY THE DEPARTMENT OF PUBLIC WORKS. IF THE PONDS ARE WAIVED THE LAND AND TREES CONTAIN THEREIN WILL BE PRESERVED TO THE EXTENT POSSIBLE AS OPEN SPACE, FOR AREA WEST OF LOTS 19 & 20. THE LAND WEST OF LOTS 32 & 33 WILL BE ADDED TO THE LOTS AND RECREATIONAL AREA.
13. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
14. TO THE BEST OF OUR KNOWLEDGE HAZARDOUS AND TOXIC SUBSTANCES ARE NOT KNOWN TO EXIST ON THE SUBJECT PROPERTY.
15. THERE ARE EXISTING STRUCTURES ON THE SUBJECT PROPERTY WHICH SHALL BE RAZED TO ACCOMMODATE THIS DEVELOPMENT. DATE OF CONSTRUCTION OF EXISTING DWELLING IS 1949.
16. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A RPA ZONE IN ACCORDANCE WITH FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREAS MAPS.
17. AN ENVIRONMENTAL QUALITY CORRIDOR HAS BEEN PROPOSED / DELINEATED ON THIS CONCEPTUAL / FINAL DEVELOPMENT PLAN. THE EQC HAS BEEN PRESERVED TO THE EXTENT FEASIBLE AS A SCENIC ASSET AND NATURAL FEATURE.
18. THE SUBJECT PROPERTIES LIES WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515525 0050 D, IN ADDITION THERE ARE NO FAIRFAX COUNTY DEFINED FLOOD PLAINS ON THIS PROPERTY.
19. TRAILS HAVE BEEN INDICATED ON THE CONCEPTUAL / FINAL DEVELOPMENT PLAN IN ACCORDANCE WITH FAIRFAX COUNTY COMPREHENSIVE TRAIL PLAN.
20. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL GENERALLY CONFORM TO THE LIMITS OF CLEARING AND GRADING SHOWN ON THE CDP/FDP SUBJECT TO THE INSTALLATION OF TRAILS AND UTILITY LINES AS NECESSARY, AS APPROVED BY D.E.M..
21. SEE MAXIMUM BUILDING HEIGHT IN SITE TABULATION THIS SHEET. THE ANGLES OF BULK PLANE FOR BUILDINGS ADJACENT TO THE SITE PERIMETER ARE INDICATED ON THE PERIMETER BULK PLANE DETAIL SHOWN ON THIS SHEET.
22. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. TIMING OF THE BUILD-OUT WILL DEPEND ON MARKET DEMAND FOR THE RESIDENTIAL USE.
23. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED BELOW.
24. THE LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE / SUBDIVISION PLAN WHICH WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPE FEATURES PRESENTED HEREON.
25. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, SIDEWALKS OPEN SPACE AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. MODIFICATIONS SHALL NOT REDUCE PERIMETER BUILDING SETBACKS FROM PROPERTY LINES AS SHOWN ON THE CDP/FDP.
26. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES. FEATURES SUCH AS OPTIONAL ROOMS (TYPICAL LOT LAYOUT), DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS MAY BE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING. THE STAIRS AND STOOPS SHOWN ON THE CDPA/FDPA ARE FOR ILLUSTRATIVE PURPOSES ONLY; THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED. ANY MODIFICATIONS MUST BE DEEMED IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP BY THE ZONING ADMINISTRATOR.
27. ADDITIONAL SITE FEATURES SUCH AS SUN ROOMS, GAZEBOS, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED. ANY MODIFICATIONS MUST BE DEEMED IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP BY THE ZONING ADMINISTRATOR.
28. THE DEVELOPER RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER DURING CONSTRUCTION OF THIS PROJECT IN ACCORDANCE WITH SECTION 8-808.20 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
29. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
30. ALL EASEMENTS IN EXCESS OF 25 FEET IN WIDTH, WHICH VIKA, INC. HAS BEEN ADVISED OR IS AWARE OF HAVE BEEN SHOWN.
31. OWNER RESERVES THE RIGHT TO INSTALL ENTRY GATES AND PERIMETER FENCING WITH THE FINAL SITE PLAN.
32. ALL INTERNAL ROADS WILL BE PRIVATE STREETS WITHIN PUBLIC INGRESS, EGRESS EASEMENTS ON A SEPARATE PARCEL AND WILL BE OWNED AND MAINTAINED BY THE DESIGNATED HOMEOWNER'S ASSOCIATION.
33. THE OPEN SPACE PARCELS SHOWN HEREON SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
34. TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. TMG1177 EFFECTIVE DATE: AUGUST 1, 1997, HAS BEEN INCORPORATED IN THIS CDP/FDP.
35. THE APPLICANT INTENDS TO CONSTRUCT THE TRAIL ALONG RESTON AVENUE AND PURSUE A WAIVER OF THE OTHER TRAIL REQUIREMENTS AS SHOWN ON THE CDP/FDP AND PROVIDE ESCROW IN LIEU OF CONSTRUCTION.
36. THE 40' SLOPE EASEMENT RECORDED IN D.B.2666 PG.149 CONTAINS THE FOLLOWING VERBIAGE AND APPEARS TO STILL BE IN AFFECT:
"SAID EASEMENT DOES NOT CREATE ANY RIGHTS WHATSOEVER IN THE GRANTEE OTHER THAN THE RIGHT TO REDUCE THE GRADE OF SAID LAND AND AT SUCH TIME IN THE FUTURE AS GRANTORS, THEIR SUCCESSORS OR ASSIGNS SHALL FURTHER REDUCE THE GRADE OF SAID LAND, THIS EASEMENT SHALL THEREUPON BECOME NULL AND VOID."
"FURTHER, GRANTORS RESERVE FULL RIGHTS TO THE USE OF THE LAND OVER WHICH SAID EASEMENT IS GRANTED AND THE GRANTING OF SAID EASEMENT SHALL NOT IN ANY WAY INTERFERE WITH ANY FUTURE DEVELOPMENT THEREOF BY GRANTORS, THEIR SUCCESSORS OR ASSIGNS, INCLUDING THE CHANGING OF THE GRADE OR OTHERWISE."

REQUESTED WAIVERS AND MODIFICATIONS

1. IN ACCORDANCE WITH ARTICLE 11-301 PARAGRAPH 1 A WAIVER OF THE 600 FOOT MAXIMUM LENGTH FOR PRIVATE STREETS IS REQUESTED.
2. IN ACCORDANCE WITH ARTICLE 13-304 PARAGRAPH 3 A MODIFICATION OF THE TRANSITIONAL SCREENING AROUND THE CHILD CARE CENTER, EAST, SOUTH AND WEST PROPERTY LINES IS HEREBY REQUESTED TO THAT WHICH IS SHOWN ON THIS PLAN SEE LANDSCAPE NOTES, NOTE 2 AND SCREENING MODIFICATION ON SHEET 4.
3. IN ACCORDANCE WITH ARTICLE 13-304 PARAGRAPH 12 A WAIVER OF THE BARRIER REQUIREMENT ALONG THE EAST SIDE OF THE CHILD CARE CENTER IS HEREBY REQUESTED.
4. APPLICANT REQUESTS A WAIVER TO PROVIDE AN ESCROW IN LIEU OF CONSTRUCTION FOR THE TRAILS ALONG LEESBURG PIKE, SURGARLAND ROAD AND STUART ROAD.
5. APPLICANT REQUESTS A WAIVER OF THE LEESBURG PIKE, (RTE. 7), SERVICE ROAD.

SITE TABULATIONS

EXISTING ZONING:	R-1
PROPOSED ZONING:	PDH-1
TOTAL SITE AREA:	2,140,567 SQ.FT. (198,865.2 SQ.M) OR 49.14065 ACRES (19.88652 HA)
USE:	48 SINGLE FAMILY DETACHED LOTS/DWELLINGS PLUS 1 CHILD CARE CENTER LOT
MAXIMUM DENSITY PERMITTED:	1 DWELLING UNIT PER ACRE (0.4047 HA)
PROVIDED:	1 DWELLING UNIT PER ACRE (0.4047 HA) (SEE BELOW FAR FOR CHILD CARE CENTER)
OPEN SPACE REQUIRED:	25% OR 12.29 ACRES (4.9738 HA)
PROVIDED:	35% OR 17.20 ACRES (6.9608 HA) (1.80 ACRES (0.7285 HA) DEVELOPED)
AREA OF STREET DEDICATION:	±0.88 ACRES (0.3561 HA)
AREA OF PRIVATE STREET (PARCEL E):	±3.27 ACRES (1.3234 HA)
MINIMUM LOT AREA REQUIRED:	N/A
PROVIDED:	16,000 SQ.FT. (1,486 SQ.M.)
AVERAGE LOT AREA PROVIDED:	22,200 SQ.FT. (2,062 SQ.M.)

RESIDENTIAL SETBACKS (INTERIOR)

MINIMUM LOT WIDTH REQUIRED:	NONE
MINIMUM FRONT YARD REQUIRED:	NONE
PROVIDED:	18' (5.5M)
MINIMUM SIDE YARD REQUIRED:	NONE
PROVIDED:	5' (1.5M)
MINIMUM REAR YARD REQUIRED:	NONE
PROVIDED:	20' (6.0M)
MAXIMUM BUILDING HEIGHT:	35' (10.7M) SINGLE FAMILY DETACHED

SETBACKS (PERIMETER)

YARD REQUIREMENTS PERIMETER: (SEE DETAILS THIS SHEET)

NON-RESIDENTIAL SETBACKS (CHILD CARE CENTER)

LOT SIZE PROVIDED:	1.14 ACRES (0.46 HA)
MAXIMUM BUILDING HEIGHT:	25'DAY CARE (7.6M) (SEE BULK PLANE DETAIL THIS SHEET)
FAR PERMITTED:	N/A
FAR PROVIDED:	0.169

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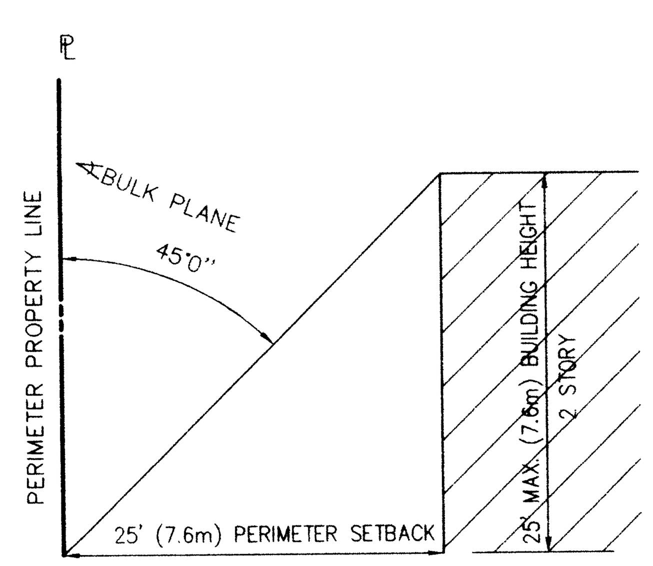
Sheet 2 of 4

PARKING TABULATION (SINGLE FAMILY):

PARKING SPACES REQUIRED (SINGLE FAMILY DETACHED):	96
PARKING SPACES PROVIDED (SINGLE FAMILY DETACHED):	96

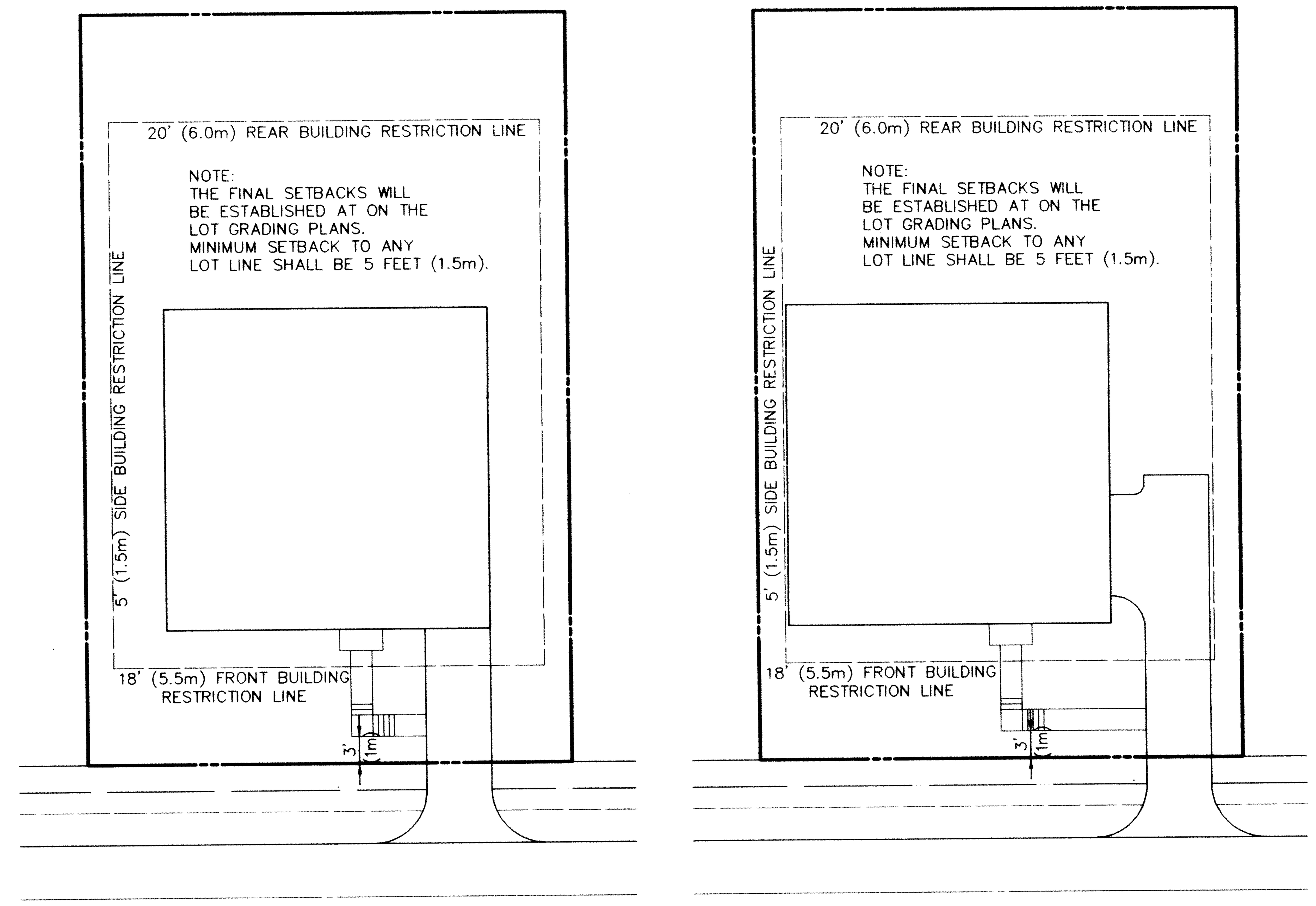
PARKING TABULATION (CHILD CARE CENTER):

PARKING SPACES REQUIRED:	29 SPACES = (0.16 "PER CHILD" X 180 "CHILDREN")
PROVIDED:	29 SPACES (INCLUDES HANDICAP SPACES)
HANDICAP SPACES REQUIRED:	2 SPACES
PROVIDED:	2 SPACES (VAN SPACES PROVIDED)
LOADING SPACES REQUIRED:	N/A



PERIMETER BULK PLANE DETAIL REAR OF CHILD CARE CENTER

NOT TO SCALE



TYPICAL LOT LAYOUTS

NOT TO SCALE

TREE COVER CALCULATIONS:

TOTAL SITE AREA = 2,139,477 SQ.FT. (198,757.41 SQ.M.)

DEDUCTIBLE - 48 LOTS @ 18,550 SQ.FT. (1,723.30 SQ.M.) = 890,400 SQ.FT. (82,718.16 SQ.M.)

DEDUCTIBLE (BUILDING FOOTPRINT = 8,400 SQ.FT. (780 SQ.M.)

ADJUSTED SITE AREA = 1,240,677 SQ.FT. (115,263 SQ.M.)

20% TREE COVER REQUIRED = 248,135 SQ.FT. (23,052 SQ.M.)

EXISTING TREE COVER PRESERVED (X1.25) = 840,000 SQ.FT. (78,036 SQ.M.)

TREE COVER TO BE PLANTED (PARTIAL) = 43,320 SQ.FT. (4,016 SQ.M.)

TREE COVER REQUIREMENTS ARE MET

TREE COVER TO BE PLANTED AS TABULATED HEREIN:

TREE COVERAGE SHOWN ON SHEET 3 OF 5

55 LARGE DECIDUOUS STREET TREES - 2.5" (6 CM) TO 3" (8 CM) CALIPER, 250 SQ.FT. EACH (23 SQ.M.)

39 MEDIUM/LARGE EVERGREEN TREES - 8' (2.5M) HEIGHT, 75 SQ.FT. EACH (7 SQ.M.)

TREE COVERAGE SHOWN ON SHEET 4 OF 5 @ DAY CARE AND ENTRY FEATURE

48 SHADE TREES - 2.5" (6 CM) TO 3" (8 CM) CALIIPER, 250 SQ.FT. EACH (23 SQ.M.)

42 FLOWERING TREES - 8' (2.5 M) TO 10' (3 M) HEIGHT, 40 SQ.FT. EACH (4 SQ.M.)

22 LARGE EVERGREEN TREES - 6' (1.8 M) TO 8' (2.5 M) HEIGHT, 125 SQ.FT. EACH (12 SQ.M.)

68 MEDIUM EVERGREEN TREES - 6' (1.8 M) TO 8' (2.5 M) HEIGHT, 75 SQ.FT. EACH (7 SQ.M.)

67 SMALL EVERGREEN TREES - 5' (1.5 M) TO 7' (2 M) HEIGHT, 75 SQ.FT. EACH (7 SQ.M.)

LANDSCAPE NOTES:

1) TREE COVERAGE CALCULATIONS INCLUDE INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING FOR THE CHILD CARE CENTER WILL BE PROVIDED TO MEET ZONING ORDINANCE.

2) IN ACCORDANCE WITH THE ZONING ORDINANCE, TRANSITIONAL SCREENING ONE WITH BARRIER D, E, OR F IS REQUIRED AROUND THE PERIMETER OF THE CHILD CARE CENTER. AS SHOWN ON SHEET 4 , THE APPLICANT REQUESTS A WAIVER/MODIFICATION OF THE TRANSITIONAL SCREENING ORDINANCE BY THE BOARD OF SUPERVISORS TO THAT SHOWN ON SHEET 4 . THE APPLICANT BELIEVES A TALLER MORE MATURE SCREEN WITH APPROPRIATE PLANT SPACING WILL BETTER SATISFY THE INTENT OF THE ZONING ORDINANCE. THE DECIDUOUS TREES WILL PROVIDE GREATER HEIGHT AND SHADE DURING THE SUMMER MONTHS IN ADDITION TO ADDED TEXTURE AND ATTRACTIVE FALL COVER.

THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVER/MODIFICATION OF THE BARRIER REQUIREMENT.

COMMONWEALTH OF VIRGINIA
No. 11447
10/1/98
PROFESSIONAL ENGINEER

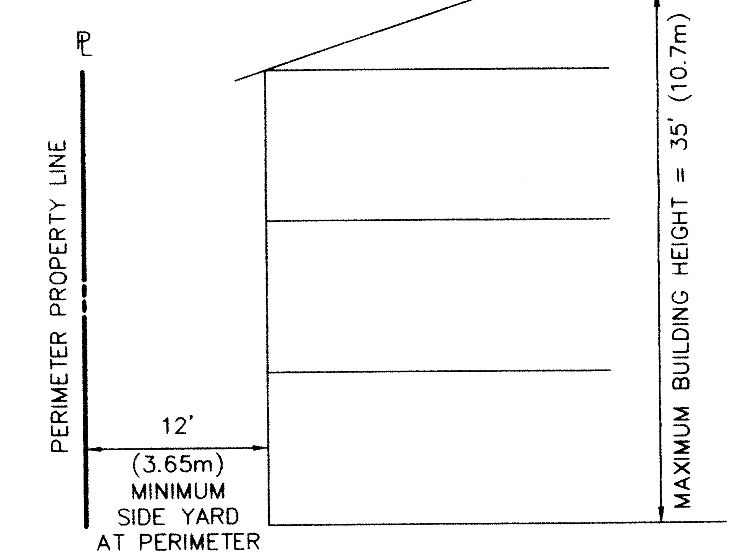
PRIVATE ROAD NARRATIVE:

THE PRIVATE ROAD SHALL BE IN THE FORM OF AN EASEMENT RECORDED AS A SEPARATE PARCEL. THE INDIVIDUAL LOT PROPERTY LINES SHALL TERMINATE AT THE PARCEL LINE OF THE PRIVATE ROAD.

MAINTENANCE OF THE PRIVATE ROAD SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. THE FUNDING FOR THE COSTS ASSOCIATED WITH THE MAINTENANCE AND REPAIR/REPLACEMENT OF THE PRIVATE ROAD SHALL BE IN ACCORDANCE WITH THE ASSOCIATION BUDGET WHICH SHALL INCLUDE SPECIFIC BUDGET LINE ITEMS FOR THE PRIVATE ROADS MAINTENANCE, AND REPAIR/REPLACEMENT.

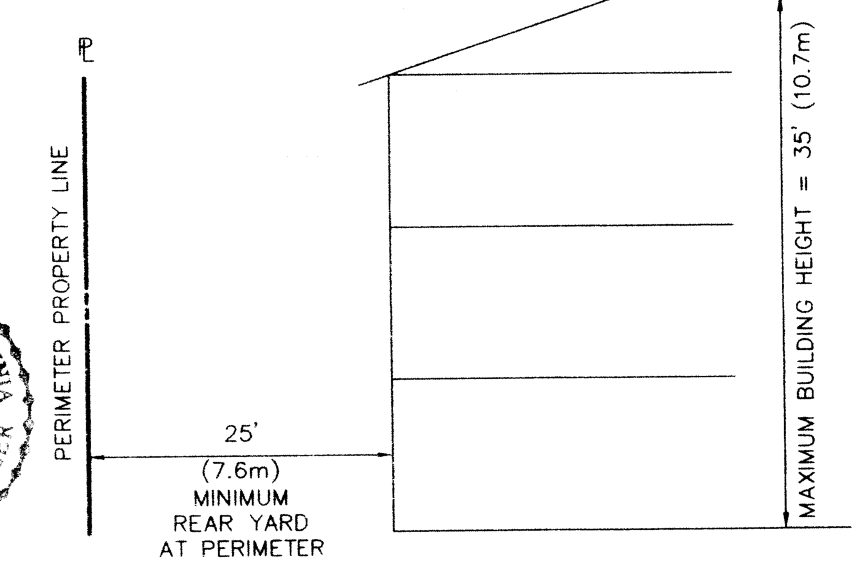
IN ADDITION, THE ASSOCIATION DOCUMENTS SHALL CLEARLY STATE THAT THE PRIVATE ROAD, IS NOT STATE MAINTAINED, BUT THE SOLE RESPONSIBILITY OF THE ASSOCIATION.

ALL OF THE HOMES (47), INCLUDING HOMES ON THE PUBLIC ROAD, BUT EXCLUDING LOT 48, IN THE GREAT FALLS WOODS COMMUNITY SHALL BE RESPONSIBLE FOR THEIR PRO-RATA SHARE OF THE MAINTENANCE AND REPAIR/REPLACEMENT OF THE PRIVATE ROAD.



PERIMETER SINGLE FAMILY SIDE YARD SETBACK DETAIL

NOT TO SCALE



PERIMETER SINGLE FAMILY REAR YARD SETBACK DETAIL

NOT TO SCALE

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA BETHESDA, MD

GREAT FALLS WOODS
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES, TABULATIONS AND DETAILS

VIKA REVISIONS

REV. OCT. 1, 1998
REV. SEPT. 1, 1998
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REV. JUNE 11, 1998
DATE: MARCH 24, 1998

DES. JFA	DWN. CADD
SCALE: AS SHOWN	
PROJECT/FILE NO. 6095	
SHEET NO. 2 OF 4	

DWG: 6095312R

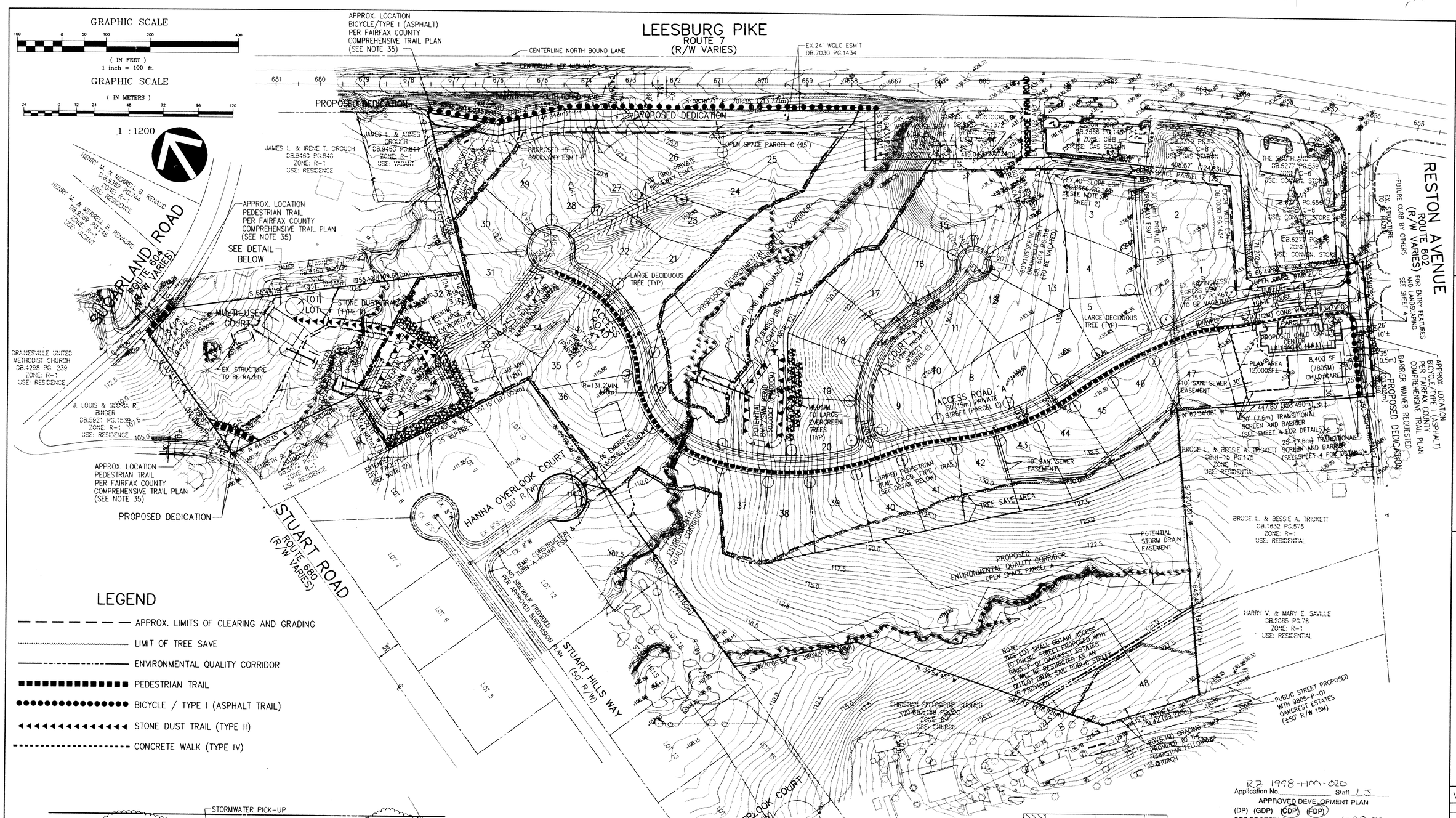
GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

GRAPHIC SCALE

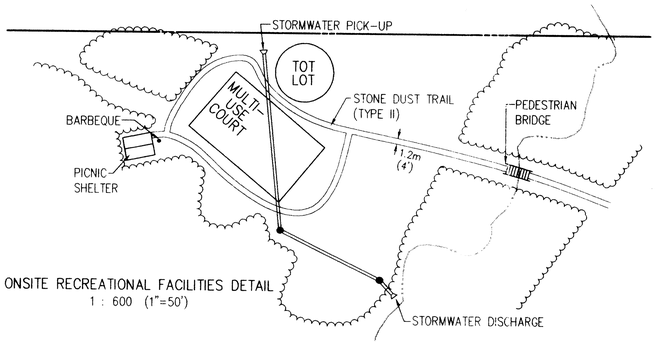
(IN METERS)

1 : 1200



LEGEND

- APPROX. LIMITS OF CLEARING AND GRADING
- LIMIT OF TREE SAVE
- ENVIRONMENTAL QUALITY CORRIDOR
- PEDESTRIAN TRAIL
- BICYCLE / TYPE I (ASPHALT TRAIL)
- STONE DUST TRAIL (TYPE II)
- CONCRETE WALK (TYPE IV)



ONSITE RECREATIONAL FACILITIES DETAIL
1 : 600 (1"=50')

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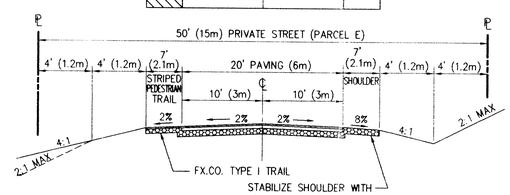
STRIPED PEDESTRIAN TRAIL (FX.CO. TYPE I TRAIL)



PRIVATE STREET & PEDESTRIAN TRAIL
NO SCALE

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
10/1/98
PROFESSIONAL ENGINEER

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS

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REV. SEPT. 1, 1998
REV. JULY 31, 1998
REV. JUNE 11, 1998
DATE: MARCH 24, 1998

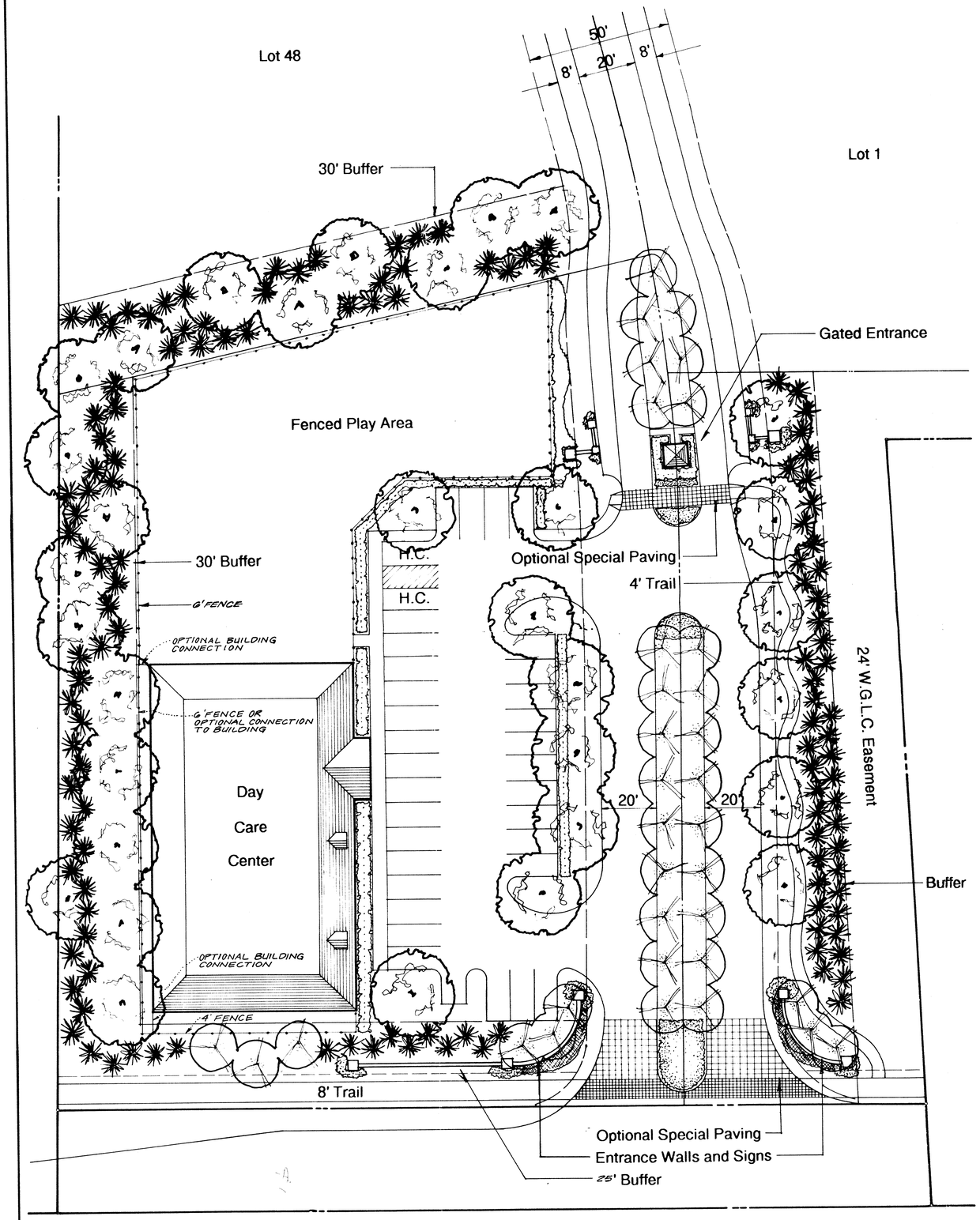
DES. JFA	DWN. CAD
SCALE: 1"=100' (METRIC 1 : 1200)	
PROJECT/FILE NO 6095	
SHEET NO. 3 OF 4	

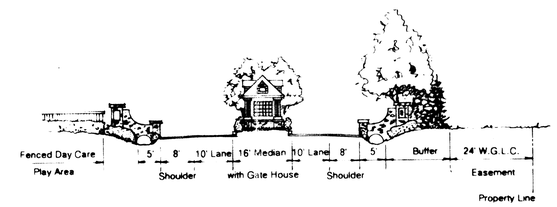
DWG: 6095020R
DATE: 10-1-98

GREAT FALLS WOODS

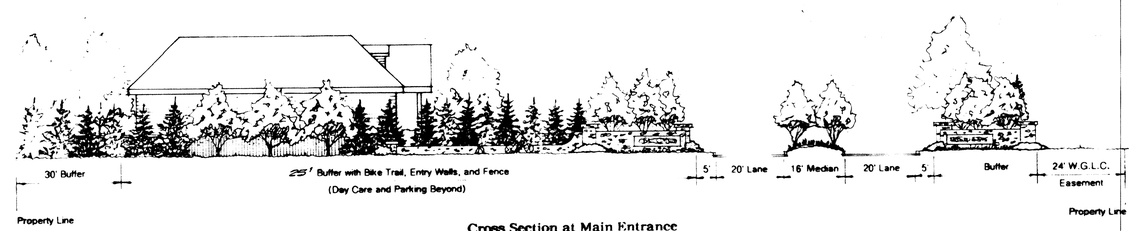
ENTRANCE AND GATEWAY SKETCH PLAN

SCALE: 1" = 20' 8/3/98 LPDG





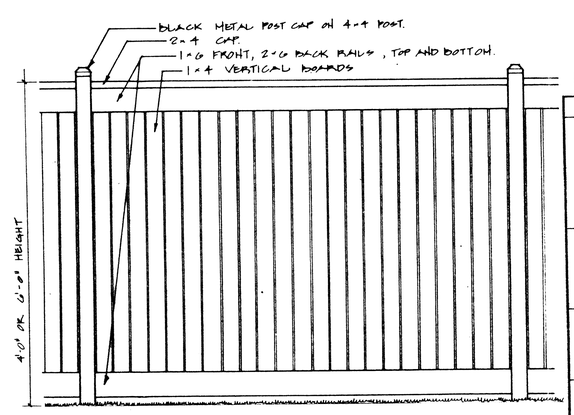
Cross Section at Gated Entrance



Cross Section at Main Entrance

RZ 1998-HM-020
Application No. _____ Staff L.S.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-28-99
Date of (BOS) (PC) approval 3-8-99
Sheet 4 of 4

COMMONWEALTH OF VIRGINIA
No. 11407
7/31/98
PROFESSIONAL ENGINEER



Solid Privacy Fence Detail

Not to Scale

LEGEND

SYMBOL	PLANT MATERIAL	QUANTITY	SIZE
	SHADE TREE	32	21/2" - 3" Cal.
	ORNAMENTAL TREE	34	8' - 10' Ht.
	EVERGREEN TREE	128	6' - 8' Ht.
	SHRUB AND/OR FLOWER MASS	N.A.	N.A.

REV. OCT. 1, 1998
REV. SEPT. 1, 1998
REV. JULY 31, 1998