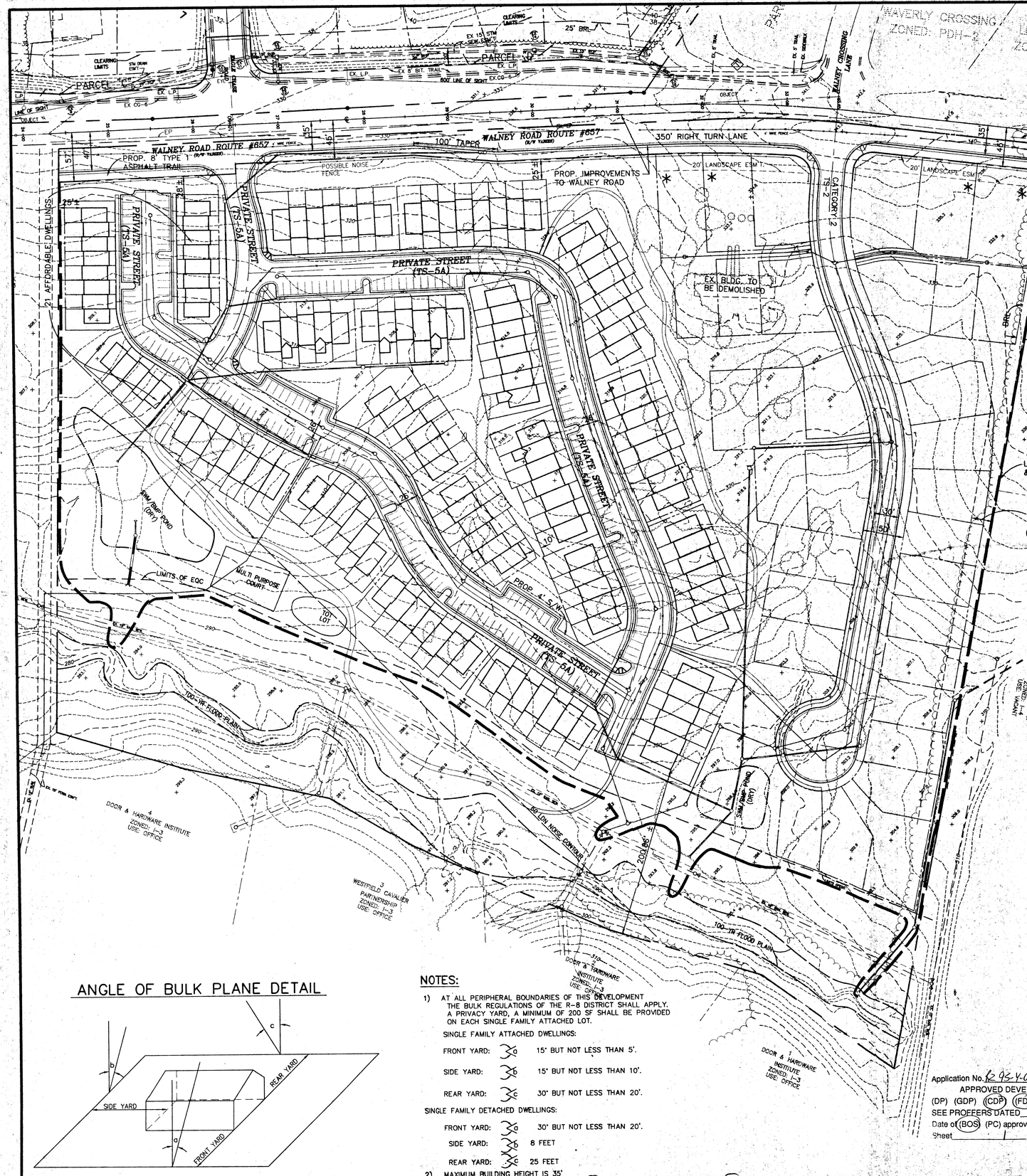
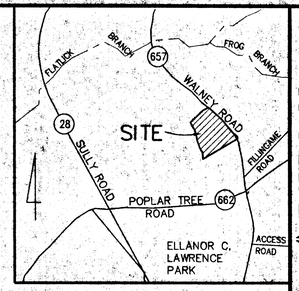




VICINITY MAP
SCALE: 1" = 2000'

* DENOTES A LOT WHICH HAS FRONTAGE ON WALNEY ROAD AND IS NOT DEEMED TO BE A PIPESTEM LOT. HOUSES ON THESE LOTS WILL HAVE DRIVEWAY ACCESS FROM THE COMMON (IE "PIPESTEM) DRIVEWAY AND THE FRONT OF THE HOUSE WILL FACE THE COMMON DRIVEWAY.

SITE TABULATIONS

SITE AREA	22.28
PROPOSED ZONING	PDH-8
PERMITTED DENSITY	8.00 D.U./AC.=178 D.U.
PROPOSED NO. OF MARKET RATE DWELLINGS	147 D.U.
33 MARKET RATE SFD LOTS	
114 MARKET RATE TOWNHOUSE LOTS	
21 AFFORDABLE DWELLING UNITS (ADU'S) (12.5% OF TOTAL)	
TOTAL NUMBER OF DWELLING UNITS	168 D.U.
MINIMUM LOT SIZE (DETACHED LOTS)	4,392 S.F.
PROPOSED DENSITY WITHOUT ADU'S	6.60 D.U./AC
PROPOSED DENSITY WITH ADU'S	7.54 D.U./AC.
REQUIRED OPEN SPACE	22% = 4.90 AC.
PROVIDED OPEN SPACE	33% = 7.35 AC.
AREA OF DEVELOPED RECREATIONAL OPEN SPACE	= 15,000 S.F.

PARKING TABULATION

REQUIRED PARKING

33 SFD LOTS @ 2.0 SPS	= 66 SPACES
135 SFA LOTS @ 2.3 SPS	= 311 SPACES
TOTAL REQUIRED SPS	377 SPACES

PROVIDED PARKING

33 SFD LOTS @ 2.0 SPS	= 66 SPACES
56 GARAGE TOWNHOUSES @ 2.0 SPS	= 112 SPACES
PARKING AREAS	= 199 SPACES
TOTAL PROVIDED SPS	377 SPACES

NOTES: 1) THE RIGHT IS RESERVED TO PROVIDE A GREATER NUIMBER OF SPACES THAN THE MINIMUM REQUIREMENT. IF IN SUBSTANTIAL CONFORMANCE WITH ELEMENTS OF PLAN. (I.E. OPEN SPACE).

2.) THE PROVIDED SPACES INCLUDES A MINIMUM OF 2 SPACES ON EACH SINGLE FAMILY DETACHED LOT.

3.) THE NUMBER OF GARAGE TOWNHOUSE UNITS MAY IINCREASE OR DECREASE WITH FINAL ENGINEERING. ADEQUATE PAIRKING WILL BE IN CONFORMANCE WITH ARTICLE II PROVIDED THAT ANY CHANGE IN NUMBER SHARE WILL NOT DECREASE THE AMOUNT OF OPEN SPACE.

NOTES:

1. THE PROPERTY DELINEATED BY THIS PLAT IS LOCATED ON TAX MAP NO. 44-2-((1))-PARCEL 6A, AND IS CURRENTLY ZONED I-3 AND R-1. DEED BOOK 1714 PAGE 555.
2. THE APPLICANT/OWNER IS:
   M/I SCHOTTENSTEIN HOMES, INC.
   (AN OHIO CORPORATION)
   8081 WOLFTRAP ROAD, SUITE 300
   VIENNA, VIRGINIA 22182
   (703) 641-7955
   (703) 641-1269/FAX
3. TOTAL SITE AREA IS 970,553 S.F. OR 22.28 AC.
4. TOPOGRAPHY (2' CONTOUR INTERVAL) AND BOUNDARY INFORMATION SHOWN HAS BEEN SUPPLIED BY CLIENT.
5. MAXIMUM HEIGHT OF SINGLE FAMILY ATTACHED DWELLINGS IS 35'.
6. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
7. THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE SULLY DISTRICT, THE FLATLICK RUN SANITARY SEWER DISTRICT, AND THE CUB RUN WATERSHED. PUBLIC WATER AND SEWER SHALL BE PROVIDED THROUGH EXISTING FACILITIES.
8. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES PER CHAPTER 118 SHALL BE PROVIDED IN ON-SITE DETENTION PONDS UNLESS WAIVED OR MODIFIED BY D.E.M. THE ESTIMATED SIZE OF THE PONDS IS AS SHOWN ON THE PLAN. DOWNSTREAM DRAINAGE IMPROVEMENTS ARE BELIEVED TO BE ADEQUATE.
9. THERE IS A MINOR FLOODPLAIN AND ENVIRONMENTAL QUALITY CORRIDOR (E.Q.C.) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN LOCATED ON THE PROPERTY IN THE APPROXIMATE LOCATION SHOWN.
10. THERE ARE NO KNOWN HAZARDOUS WASTE MATERIALS, TOXIC SUBSTANCES, EXISTING STORAGE TANKS, OR CONTAINERS ON-SITE.
11. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT FOR THE FOLLOWING:
    A. APPROVAL IS HEREBY REQUESTED FOR A WAIVER OF THE REQUIREMENT THAT PRIVATE STREETS NOT EXCEED 600 FEET IN LENGTH (11-302-2 OF THE ZONING ORDINANCE).
    B. APPROVAL IS HEREBY REQUESTED TO ALLOW FOR PRIVATE STREETS AS SHOWN HEREON (11-301 OF THE ZONING ORDINANCE).
    C. APPROVAL IS HEREBY REQUESTED FOR A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG A PORTION OF THE NORTHERN PROPERTY LINE AS SHOWN HEREON (13-304-12 OF THE ZONING ORDINANCE).
    D. APPROVAL IS HEREBY REQUESTED TO ALLOW 21.2% OF LOTS TO BE PIPESTEM LOTS. (2-0103-2 OF THE PUBLIC FACILITIES MANUAL)
    E. APPROVAL IS HEREBY REQUESTED TO ALLOW THE CONFIGURATION OF PIPESTEM LOTS AS SHOWN HEREON. (2-0103.D OF THE PUBLIC FACILITIES MANUAL)
12. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES, AND THOSE SHOWN ARE APPROXIMATE.
13. PROPOSED UTILITIES ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY, AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING.
14. THE FOOTPRINTS, SIZES, AND LOCATIONS OF THE BUILDINGS REPRESENTED HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, STAIRS AND STEPS ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED ON THE PLANS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS.
15. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE.
16. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES.
17. THERE IS AN EXISTING STREAM ON THE SITE THAT WILL BE PROTECTED BY ESTABLISHING A SETBACK AREA, DELINEATED AS E.Q.C. ON THE PLAN.
18. THE PROPOSED DEVELOPMENT CONFORMS TO THE RECOMMENDATIONS SET FORTH IN THE LAND USE FOR THE DULLES EAST SUBURBAN CENTER, AND IS IN ACCORD WITH THE ADOPTED COMPREHENSIVE PLAN FOR FAIRFAX COUNTY.
19. THE LDN 60 NOISE CONTOUR SHOWN ON THIS PLAN IS BASED UPON INFORMATION SUPPLIED BY THE FAIRFAX COUNTY OFFICE OF COMPREHENSIVE PLANNING.
20. DEVELOPMENT SCHEDULE OF THIS PROJECT IS CONTINGENT UPON PLAN APPROVAL.
21. LOCATION AND MATERIALS OF THE TOT LOT AND MULTI-USE COURT ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
22. DECKS MAY ENCROACH INTO THE MINIMUM SETBACK AREAS PER THE PROVISIONS CONTAINED IN 2-412 OF THE FAIRFAX COUNTY ZONING ORDINANCE. DECKS WILL NOT ENCROACH INTO THE OPEN SPACE AREAS.

LEGEND

- 15" RCP — PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- 10" SAN — PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- —W— PROPOSED WATER MAIN
- EXISTING WATER MAIN
- 40 EXISTING CONTOUR
- 40 PROPOSED CONTOUR
- EXISTING TREELINE
- PROPOSED CLEARING LIMITS
- EXISTING EQC LINE
- 100-YR FLOOD PLAIN

ANGLE OF BULK PLANE DETAIL

NOTES:

1) AT ALL PERIPHERAL BOUNDARIES OF THIS DEVELOPMENT THE BULK REGULATIONS OF THE R-8 DISTRICT SHALL APPLY. A PRIVACY YARD, A MINIMUM OF 200 SF SHALL BE PROVIDED ON EACH SINGLE FAMILY ATTACHED LOT.

SINGLE FAMILY ATTACHED DWELLINGS:

FRONT YARD:	a	15' BUT NOT LESS THAN 5'.
SIDE YARD:	b	15' BUT NOT LESS THAN 10'.
REAR YARD:	c	30' BUT NOT LESS THAN 20'.

SINGLE FAMILY DETACHED DWELLINGS:

FRONT YARD:	a	30' BUT NOT LESS THAN 20'.
SIDE YARD:	b	8 FEET
REAR YARD:	c	25 FEET

2) MAXIMUM BUILDING HEIGHT IS 35'

Application No. 6 93-Y-003 Staff JP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/4/97
Date of (BOS) (PC) approval 11/24/97
Sheet 1 of 3

BOWMAN CONSULTING GROUP
ENGINEERS • PLANNERS • SURVEYORS
BOWMAN CONSULTING GROUP, P.C.
3863 CENTERVIEW DRIVE, SUITE 100
FAIRFAX, VIRGINIA 22030-2840
PHONE: (703)385-5000 FAX: (703)385-5096

CONCEPTUAL / FINAL DEVELOPMENT PLAN

WALNEY VILLAGE

FAIRFAX COUNTY, VIRGINIA

SULLY DISTRICT

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
OCT 13 1997
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
GARY P. BOWMAN
No. 15248
PROFESSIONAL ENGINEER
10/13/97

PLAN STATUS	
3/14/97	ISSUED FOR 1st SUB
7/24/97	REVISED LAYOUT
8/18/97	REVISED UTILITIES
8/26/97	REVISED NOTES
9/16/97	REVISED LAYOUT
10/1/97	REVISED LAYOUT & UTILITIES
10/9/97	COUNTY COMMENTS

DATE	DESCRIPTION

GPB DESIGN	JO DRAWN	GPB CHKD

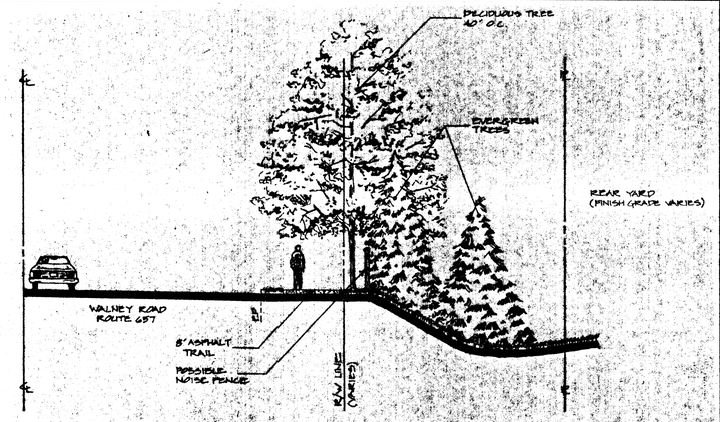
SCALE H: 1" = 60' V:

JOB No. 97120

DATE OCT. 14, 1997

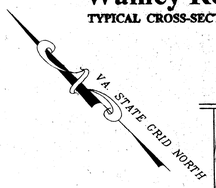
SHEET 1 OF 3

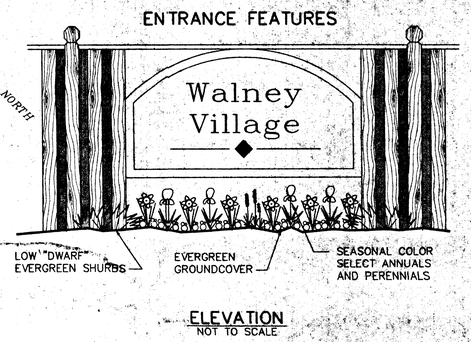
H:\97120\FDP\R-CONCEP Mon Oct 13 11:54:53 1997 STA '10' JOEY



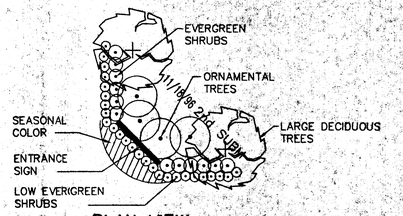
Walney Road Streetscape

TYPICAL CROSS-SECTION 1" = 10'

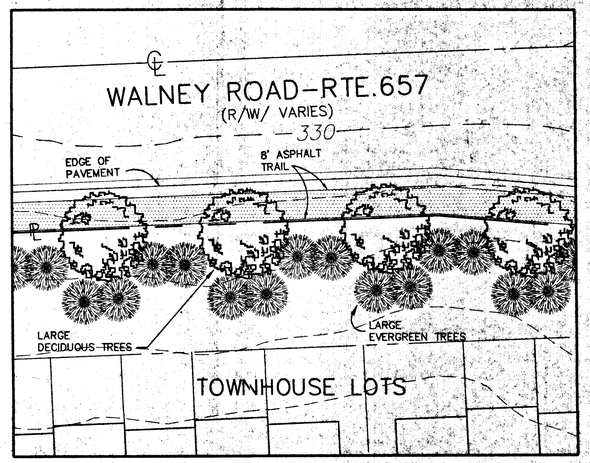




ELEVATION
NOT TO SCALE



PLAN VIEW
NOT TO SCALE



WALNEY ROAD STREETSCAPE
SCALE: 1"= 20'

LANDSCAPING LEGEND

- DECIDUOUS SHADE TREE (2" CAL. MIN.)
- ORNAMENTAL TREE (1-1/2" CAL. MIN.)
- LARGE EVERGREEN TREE (6-7' HT. MIN.)
- STREET LIGHT * (SEE DETAIL-SHEET 3)
- BENCH* (SEE DETAIL-SHEET 3)

* LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

TREES TO CONSIST OF BUT NOT LIMITED TO:

SHADE TREES
- ACER SACCHARUM
- GLEDITSIA TRIACANTHOS VAR. INERMIS "SKYLINE"
- QUERCUS PHELLOS
- QUERCUS RUBRA
- PLANTANUS OCCIDENTIALIS
- ZELKOVA SERRATA

ORNAMENTAL TREES
- CERCIS CANADENSIS
- CORNUS FLORIDA
- MAGNAIA SOLILAF GIANT
- PRINUS YEDOENSIS

EVERGREEN TREES
- CUPRESSOCYPARIS LEYLANDII
- ILEX ATTENUATA FOSTERI
- PINUS NIGRA
- PSEUDOTSUGA MENZIESII
- TSUGA CANADENSIS

Application No. RZ 95-4-003 Staff [illegible]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/11/97
Date of (BOS) (PC) approval 11/24/97
Sheet 2 of 3

BOWMAN CONSULTING GROUP
ENGINEERS • PLANNERS • SURVEYORS
BOWMAN CONSULTING GROUP, P.C.
10530 ROSEHAVEN STREET, SUITE 100
FAIRFAX, VIRGINIA 22030-2840
PHONE: (703)385-5000 FAX: (703)385-5096

LANDSCAPE PLAN

WALNEY VILLAGE

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

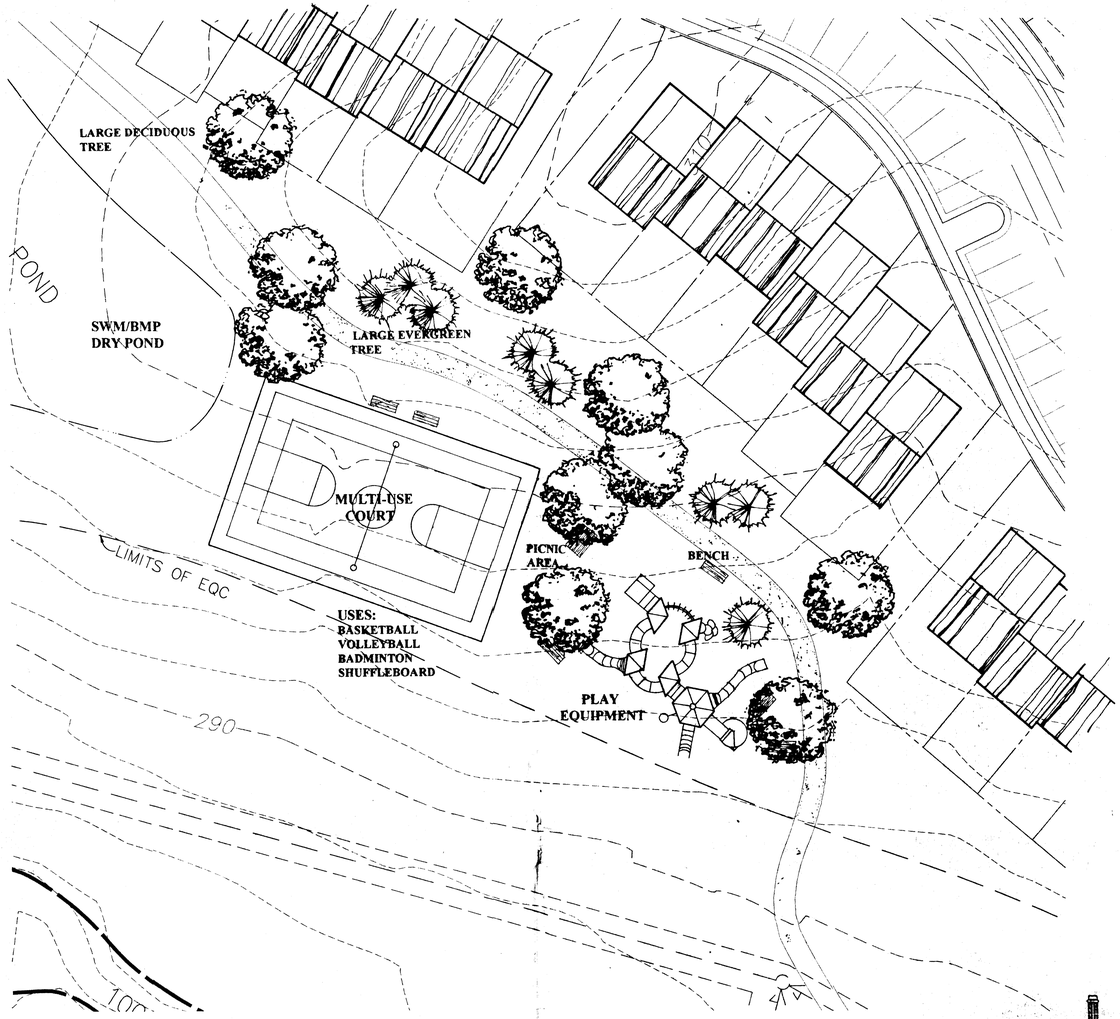
COMMONWEALTH OF VIRGINIA
GARY P. BOWMAN
No. 15248
10/13/97
PROFESSIONAL ENGINEER

PLAN STATUS	
8/18/97	REVISED UTILITIES
8/26/97	ADDED DETAILS
9/16/97	REVISED LAYOUT
10/1/97	REVISED LAYOUT
10/9/97	COUNTY COMMENTS

DATE	DESCRIPTION	
KLK DESIGN	JO DRAWN	GPB CHKD
SCALE H: 1" = 60' V:		
JOB No. 97120		
DATE OCT. 14, 1997		
SHEET 2 OF 3		

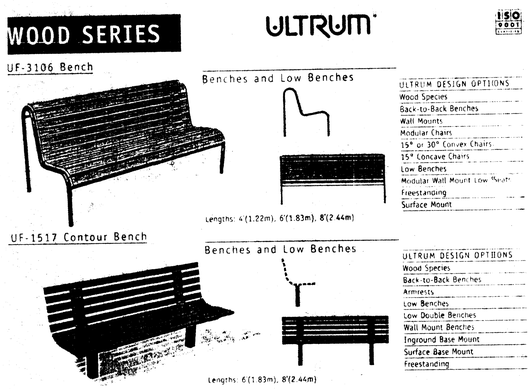
A-171

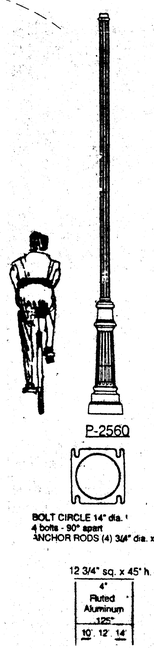
H:\97120\FDP\R-LNDSCP Mon Oct 13 11:07:32 1997 STA "10" JOEY



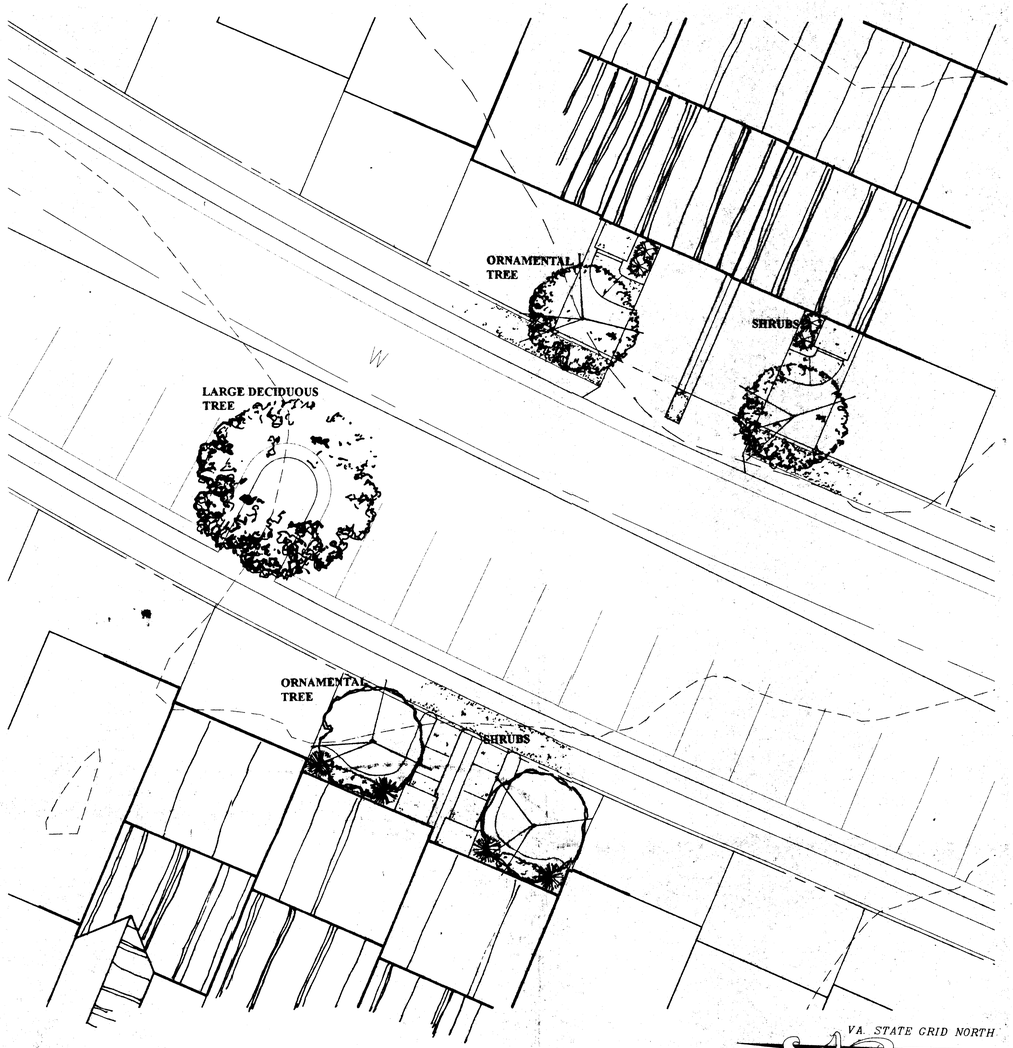
MULTI–USE COURT AND TOT LOT DETAIL

THE LOCATION OF THE MUTI-USE COURT, TOT -LOT AND RELATED FACILITIES MAY BE ADJUSTED AT THE TIME OF FINAL DESIGN; HOWEVER ANY NEW LOCATION WILL NOT ENCROACH UPON THE EQC.



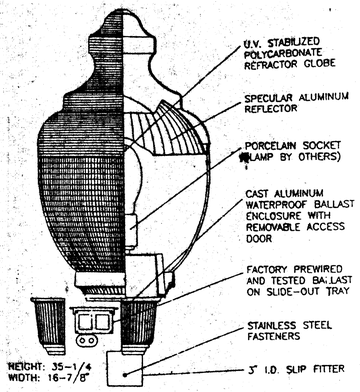


VICTORIAN TYPE III
REFRACTOR GLOBE
MODEL #V737
by HADCO or equal



TYPICAL TOWNHOUSE LANDSCAPING

THE LANDSCAPING SHOWN HEREON FOR ILLUSTRATIVE PURPOSES ONLY. THE TYPE AND LOCATION OF THE PLANT MATERIAL WILL BE DETERMINED AT FINAL DESIGN.



BOWMAN CONSULTING GROUP
ENGINEERS • PLANNERS • SURVEYORS
BOWMAN CONSULTING GROUP, P.C.
10530 ROSEHAVEN STREET, SUITE 100
FAIRFAX, VIRGINIA 22030
PHONE: (703)385-5000 FAX: (703)385-5098

SITE AMENITIES PLAN

WALNEY VILLAGE

FAIRFAX COUNTY, VIRGINIA

SULLY DISTRICT

COMMONWEALTH OF VIRGINIA
GARY P. BOWMAN
No. 15248
PROFESSIONAL ENGINEER
9/13/97

PLAN STATUS

DATE	DESCRIPTION

KLK DESIGN	JO DRAWN	GPB CHKD

SCALE H: NO SCALE V:

JOB No. 97120

DATE OCTOBER 1997

SHEET 3 OF 3

Application No. 82-95-4-03 Staff

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/11/97
Date of (BOS) (PC) approval 11/24/97
Sheet 3 of 3

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H:\97120\FDP\AMENITIES Wed Oct 1 09:30:26 1997 BOS STA-3