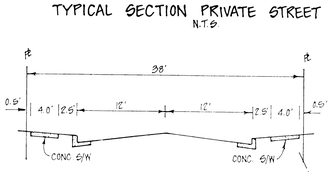
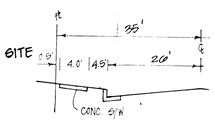
NOTES:

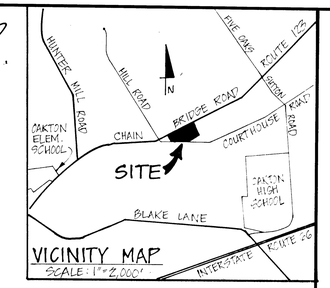
1. THIS PLAN DOES NOT SHOW ALL COVENANTS, EASEMENTS OR DEDICATIONS OF RECORD WHICH MAY EXIST IN THE CHAIN OF TITLE. NO TITLE REPORT FURNISHED.
2. AREA OF REZONING APPLICATION = 6.9295 ACRES.
3. CONTRACT OWNER AND DEVELOPER: J.A. LOVELESS HOMES II, INC.
   OWNER PARCELS 31 & 32 — CLARENCE NORDAN, SR
   OWNER PARCELS 29, 30, 33 + 34A — J A LOVELESS HOMES II, INC.
   8615 WESTWOOD CENTER DR. SUITE 101 VIENNA, VA. 22182
4. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX ASSESSMENT MAP #48-1-001-29, 30, 31, 32, 33 AND 34A.
5. PARCEL 29 IS RECORDED IN DEED BOOK 8132 AT PAGE 802, PARCEL 30 IS IN DEED BOOK 1679 AT PAGE 332, PARCEL 31 IS IN DEED BOOK 683 AT PAGE 127, PARCEL 32 IS IN DEED BOOK M12 AT PAGE 48, PARCEL 33 IS IN DEED BOOK 1616 AT PAGE 36 AND PARCEL 34A IS IN DEED BOOK 8083 AT PAGE 414.
6. THIS PROPERTY IS CURRENTLY ZONED R-1.
7. **BOUNDARY INFORMATION (SEE LAYOUT PLAN) AND TOPOGRAPHIC INFORMATION (SEE LANDSCAPE PLAN) FROM FIELD SURVEY PERFORMED BY THIS FIRM IN JULY OF 1994.**
8. THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE NOTED. SEE NOTE #23
9. THIS PLAN CONFORMS TO THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
10. THIS PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SEWER FACILITIES.
11. LOT CONFIGURATION AND UTILITY LOCATIONS ARE SUBJECT TO FINAL ENGINEERING CONSIDERATIONS.
12. ALL EXISTING BUILDINGS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
13. PROPOSED TREE LOCATIONS, LIMITS OF CLEARING AND GRADING, AND AREA OF EXISTING VEGETATION TO BE PRESERVED ARE SHOWN ON THE LANDSCAPE PLAN AND ARE SUBJECT TO ADJUSTMENT DUE TO FINAL ENGINEERING (SEE SHEET 2).
14. ACCORDING TO THE 1990 COUNTYWIDE TRAILS PLAN, NO TRAILS ARE REQUIRED ON THIS SITE.
15. ACCORDING TO FEMA MAPPING FOR FAIRFAX COUNTY, THIS SITE CONTAINS NO FLOODPLAINS.
16. APPROXIMATE LOCATION OF PROPOSED STORMWATER MANAGEMENT FACILITIES ARE SHOWN AND SUBJECT TO ADJUSTMENT DUE TO FINAL ENGINEERING.
17. ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE SHOWN.
18. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION, EXCEPT AS SHOWN.
19. NO BURIAL PLACES ARE KNOWN TO BE ON-SITE.
20. FINAL LOT CONFIGURATION TO BE DETERMINED DURING SUBDIVISION PLAT REVIEW, BUT SHALL REMAIN IN SUBSTANTIAL ACCORD AS DEPICTED.
21. AT THIS TIME, IT IS ANTICIPATED THAT DEVELOPMENT OF THE PROPERTY WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS ARE OBTAINED. HOWEVER, THIS IS SUBJECT TO CHANGE BASED ON MARKET CONDITIONS.
22. THE STORM DRAINAGE OUTFALL FOR THIS DEVELOPMENT WILL BE A 18" CULVERT CROSSING UNDER OLD COURTHOUSE ROAD CONNECTING TO AN ADEQUATE STORM DRAINAGE OUTFALL AS PROVIDED AS PART OF OAKTON PLANTATION, 8829-SP-01, AND AN EXISTING 15" CULVERT CROSSING UNDER CHAIN BRIDGE ROAD TO AN ADEQUATE DRAINAGE OUTFALL.
23. CONCURRENT WITH THIS REZONING APPLICATION THE APPLICANT REQUESTS WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE #123.
24. APPLICANT REQUESTS WAIVER OF 600-FOOT **LENGTH RESTRICTION FOR PRIVATE STREET.**

TYPICAL SECTION PRIVATE STREET
N.T.S.

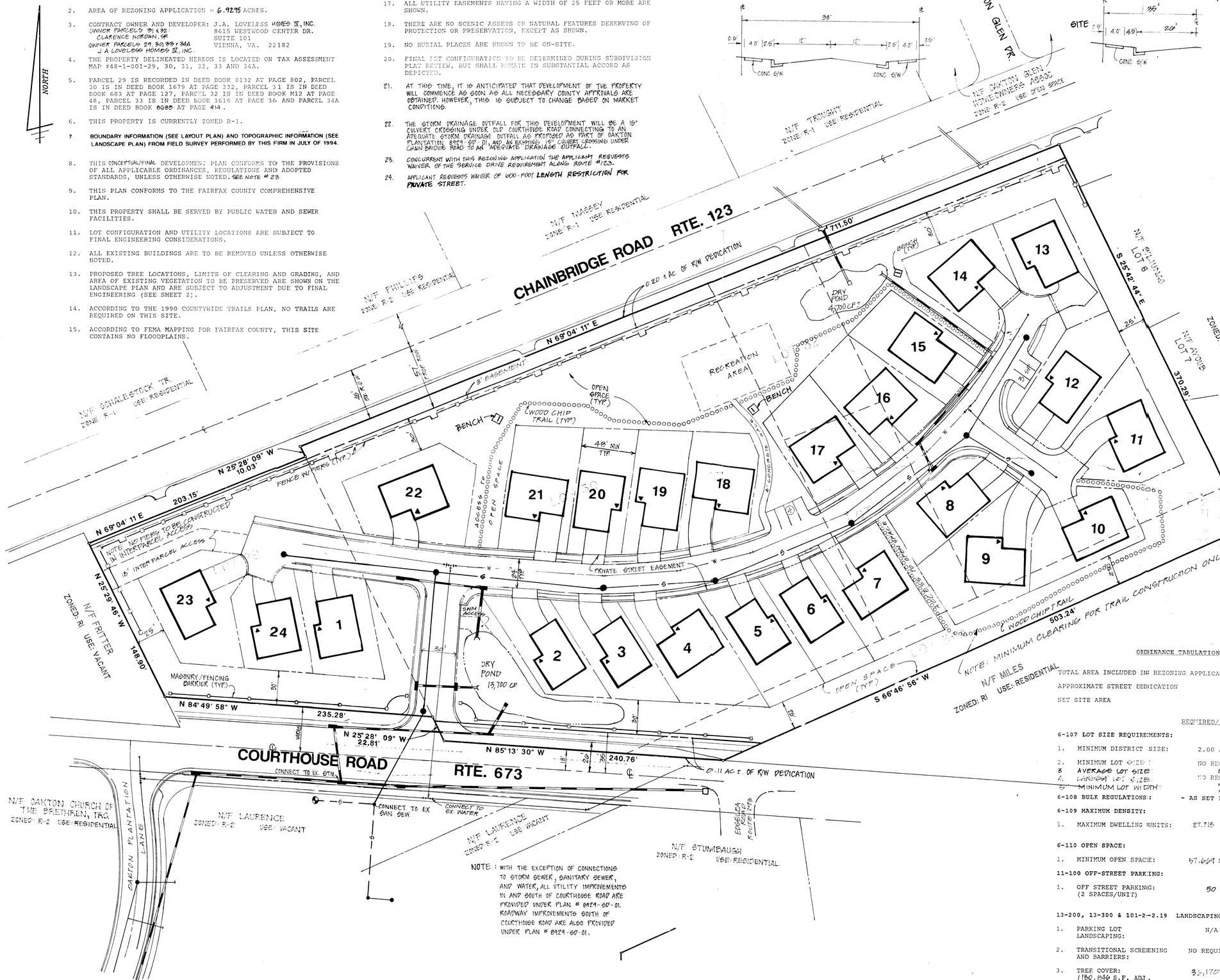


TYPICAL SECTION COURTHOUSE ROAD
N.T.S.





VICINITY MAP
SCALE: 1" = 2,000'



NOTE: WITH THE EXCEPTION OF CONNECTIONS TO STORM SEWER, SANITARY SEWER, AND WATER, ALL UTILITY IMPROVEMENTS IN AND SOUTH OF COURTHOUSE ROAD ARE PROVIDED UNDER PLAN # 8829-SP-01. ROADWAY IMPROVEMENTS SOUTH OF COURTHOUSE ROAD ARE ALSO PROVIDED UNDER PLAN # 8829-SP-01.

ORDINANCE TABULATION - PDH-4 DISTRICT

TOTAL AREA INCLUDED IN REZONING APPLICATION	=	6.9295 ACRES
APPROXIMATE STREET DEDICATION	=	0.31 ACRES
NET SITE AREA	=	6.6195 ACRES

	REQUIRED/PERMITTED	PROVIDED
6-107 LOT SIZE REQUIREMENTS:		
1. MINIMUM DISTRICT SIZE:	2.00 AC.	6.6195 AC.
2. MINIMUM LOT SIZE:	NO REQUIREMENT	4,500±S.F.
3. AVERAGE LOT SIZE:	"	5,550± S.F.
4. MINIMUM LOT SIZE:	NO REQUIREMENT	7,500± SF
5. MINIMUM LOT WIDTH:	"	" 48 FT
6-108 BULK REGULATIONS:	- AS SET FORTH IN PART 1 OF ARTICLE 16 -	
6-109 MAXIMUM DENSITY:		
1. MAXIMUM DWELLING UNITS:	27.716 (4 UNITS/AC.)	24 (3.47) UNITS/AC.)
6-110 OPEN SPACE:		
1. MINIMUM OPEN SPACE:	67,669 S.F. (20%)	82,950 SF COMMON LANDSCAPE 7,750 SF COMMON USABLE 90,400± SF TOTAL (30%)
11-100 OFF-STREET PARKING:		
1. OFF STREET PARKING: (2 SPACES/UNIT)	50	57
13-200, 13-300 & 101-2-2.19 LANDSCAPING AND SCREENING		
1. PARKING LOT LANDSCAPING:	N/A	N/A
2. TRANSITIONAL SCREENING AND BARRIERS:	NO REQUIREMENT	SEE LANDSCAPING PLAN
3. TREE COVER: (160,646 S.F. ADJ. SITE AREA)	36,170 S.F. (20%)	61,148 S.F. (34%)

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 23 1994
ZONING EVALUATION DIVISION

Application No. A 92-91-P-044
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERED CONDITIONS
Date of (BOS) (PC) approval 12-05-94
Staff
Sheet 1 of 2

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

SCALE: 1" = 40'
DATE: 6-29-94
REV.: 8-2-94
DRAWN: JKT

LAYOUT PLAN

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

CONCEPTUAL/FINAL DEVELOPMENT PLAN

COURTHOUSE COMMONS

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

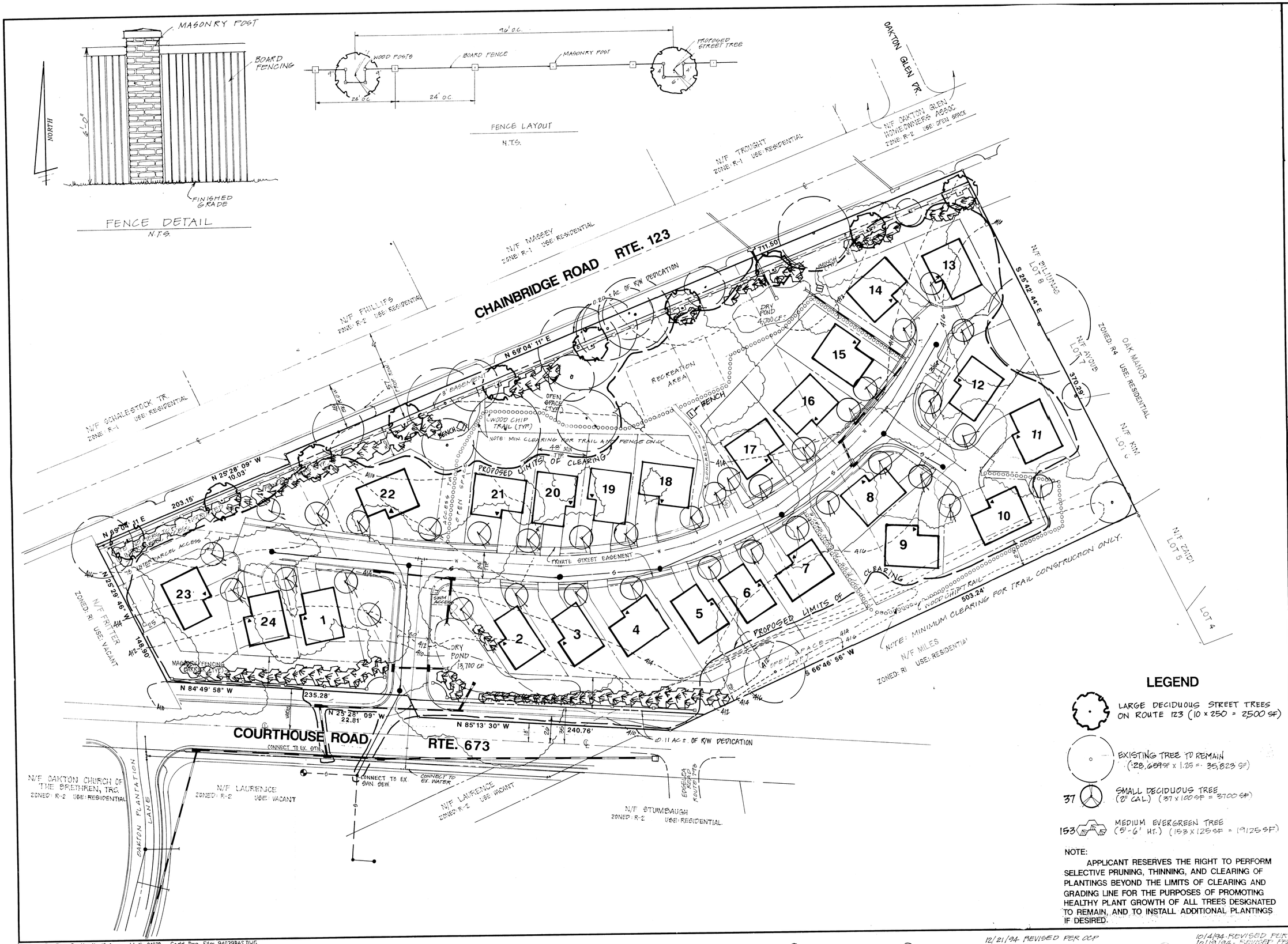
File No. FN-17 Tax Map No. 48-1 Job No. 94039 Cadd Dwg. File: 94039BAS.DWG

12/21/94 REVISED PER DCP

10/14/94-REVISED PER DCP COMM.
10/19/94- REVISED PER DCP COMM.
11/4/94- [illegible]

SHEET: 1 OF 2

SHEET 6 OF 7



LEGEND

LARGE DECIDUOUS STREET TREES ON ROUTE 123 (10 x 250 = 2,500 SF)

EXISTING TREE TO REMAIN (28,659 SF x 1.25 = 35,823 SF)

37 SMALL DECIDUOUS TREE (2" CAL.) (37 x 100 SF = 3700 SF)

153 MEDIUM EVERGREEN TREE (5'-6' HT.) (153 x 125 SF = 19125 SF)

NOTE:

APPLICANT RESERVES THE RIGHT TO PERFORM SELECTIVE PRUNING, THINNING, AND CLEARING OF PLANTINGS BEYOND THE LIMITS OF CLEARING AND GRADING LINE FOR THE PURPOSES OF PROMOTING HEALTHY PLANT GROWTH OF ALL TREES DESIGNATED TO REMAIN, AND TO INSTALL ADDITIONAL PLANTINGS IF DESIRED.

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

SCALE: 1" = 40'
DATE: 6-29-94
DRAWN: JKT
REV. 8-2-94 PRELIM. SUB: 10-21-94

LANDSCAPE PLAN
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

CONCEPTUAL/FINAL DEVELOPMENT PLAN

COURTHOUSE COMMONS

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET: 2 OF 2

File No. FN-17 Tax Map No. 48-1 Job No. 94039 Cadd Dwg. File: 94039BAS.DWG

12/21/94 REVISED PER OCP

10/4/94 - REVISED PER OCP COMM.
10/19/94 - REVISED PER OCP COMM.
11/4/94 - CORRECTED OWNER

SHEET 6 OF 7