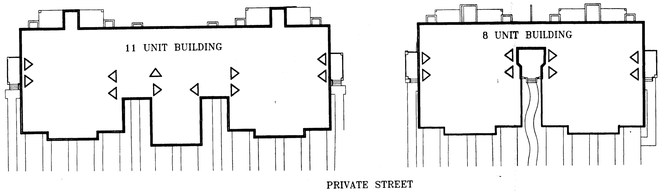

▷ PRIMARY ACCESS TO UNIT

BUILDING ACCESS DIAGRAM

NOT TO SCALE

TABULATION

EXISTING ZONING	R-1
PROPOSED ZONING	PRM-12
TOTAL SITE AREA	12.82± AC
PROPOSED NUMBER OF MULTIPLE FAMILY DWELLING UNITS	165*
BASE UNITS	150
BONUS UNITS	4*
AFFORDABLE DWELLING UNITS	11*
PROPOSED DENSITY WITHOUT AFFORDABLE DWELLING UNITS AND BONUS UNITS	11.70 DU/AC
PROPOSED DENSITY WITH AFFORDABLE DWELLING UNITS AND BONUS UNITS	12.87 DU/AC
OPEN SPACE REQUIRED (27%)	3.46± AC
OPEN SPACE PROVIDED (51%)	6.51± AC
DEVELOPED RECREATIONAL OPEN SPACE	20,300± SF
PARKING SPACES REQUIRED @ 1.6 SPACES/UNIT	264
PARKING SPACES PROVIDED	318
1.9 SPACES PER UNIT	314
2 SPACES PER TENNIS COURT	4
MAXIMUM BUILDING HEIGHT	40 FT (MAX. 4 STORIES)

* THE AFFORDABLE DWELLING UNITS AND BONUS UNITS ARE PROPOSED IN ACCORDANCE WITH THE PROVISIONS OF SECT. 2-804 OF THE ZONING ORDINANCE.

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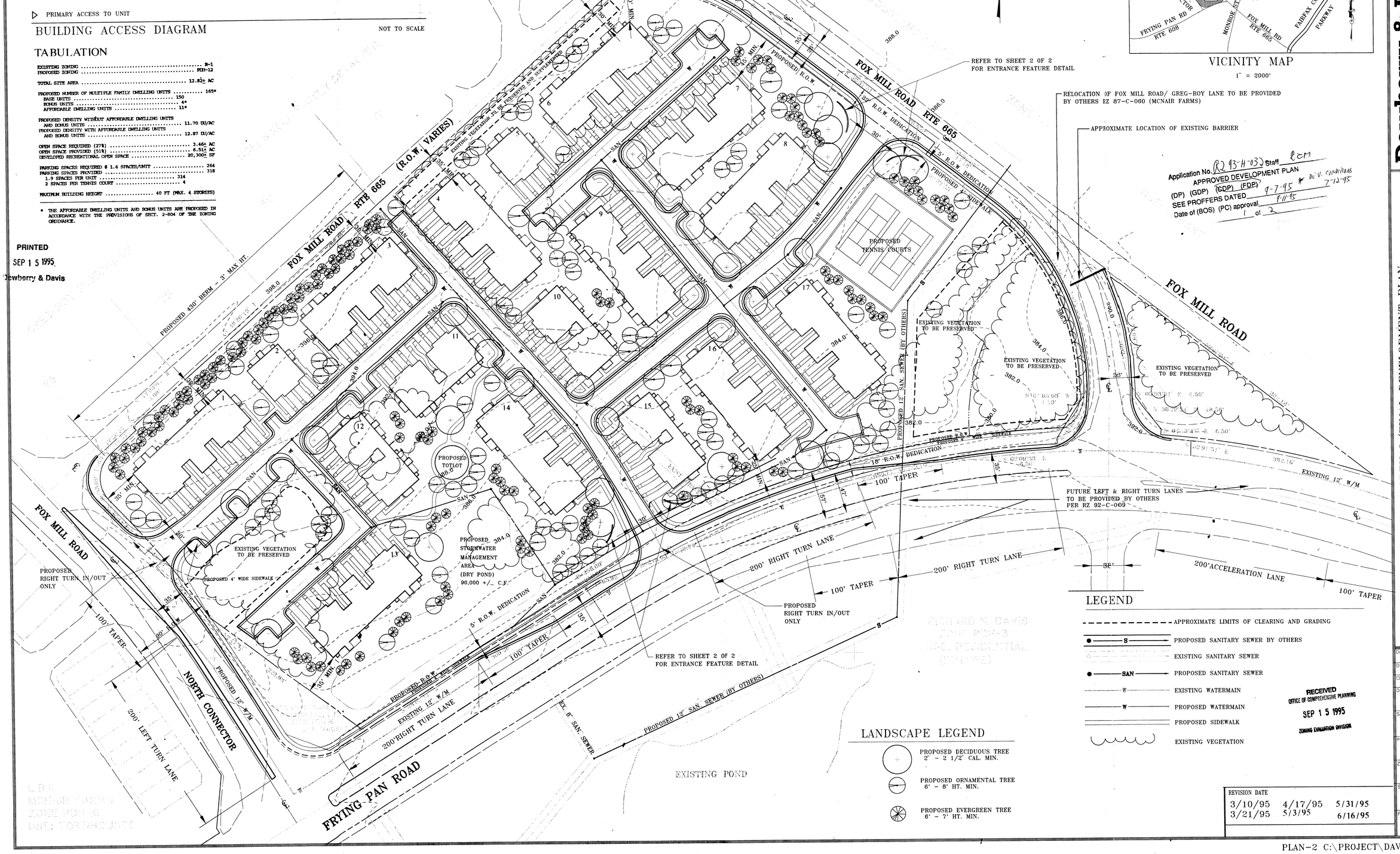
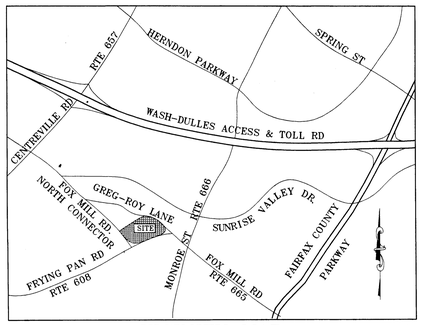




VICINITY MAP
1" = 2000'

Application No. RZ 93-H-032 Staff ECM
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-7-95 ★ BZ V. CONDITIONS 7-12-95
Date of (BOS) (PC) approval 7-11-95
1 of 2

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
SEP 1 5 1995
ZONING EVALUATION DIVISION

REVISION DATE		
3/10/95	4/17/95	5/31/95
3/21/95	5/3/95	6/16/95

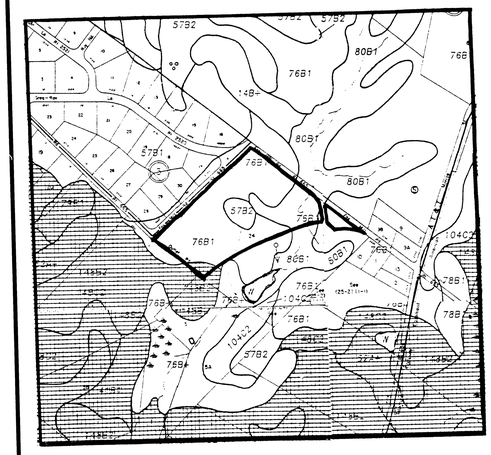
Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

CONCEPTUAL/FINAL DEVELOPMENT PLAN
DAVIS/FRYING PAN ROAD
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn by:	JAB/BGB
Designed by:	JAB
Checked by:	PGY
Date	9-13-94
Scale	1" = 50'
Plan number	DZ908 PLAN E5151 CFDP
Zoned	
Sheet	1 of 2
File number	M-9017-A

PLAN-2 C:\PROJECT\DAVIS\DAVIS JAB

SOILS MAP 1" = 500'



57B2	BRECKNOCK LOAM, UNDULATING PHASE
76B1	CALVERTON LOAM, UNDULATING PHASE
80B1	CROTON SILT LOAM, UNDULATING PHASE
148B2	IREDELL MECKLENBURG SILT LOAM, UNDULATING PHASE

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 16-3 ((1)) 24 (PART) AND 16-4 ((1)) 30. THE OWNER AND APPLICANT OF THE PROPERTY IS RICHARD N. DAVIS, TRUSTEE.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS BY DEWBERRY & DAVIS (D&D).

3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET BY AIR SURVEY BY DEWBERRY & DAVIS (D&D).

4. STORMWATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVER. AT THIS TIME, IT IS ANTICIPATED THAT STORMWATER MANAGEMENT/ BEST MANAGEMENT PRACTICE REQUIREMENTS FOR THE PROPERTY WILL BE SATISFIED THROUGH AN EXTENDED STORMWATER MANAGEMENT DRY POND. THE VOLUME REPRESENTED FOR THE DETENTION FACILITY SHOWN HEREON IS BASED ON PRELIMINARY ENGINEERING AND IS APPROXIMATE. THE DETENTION VOLUME IS SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.

5. THE FOOTPRINTS OF THE BUILDINGS SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND DESIGN IN ACCORDANCE WITH PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE. IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO BUILD FEWER DWELLING UNITS THAN THE TOTAL REPRESENTED IN THE TABULATION AND REDUCE THE BUILDING FOOTPRINTS AND ASSOCIATED PARKING SPACES ACCORDINGLY.

6. IT IS TO BE UNDERSTOOD THAT SOME OF THE MULTIPLE FAMILY DWELLING UNITS MAY HAVE INDIVIDUAL EXTERIOR ENTRANCES.

7. PLANS AND ELEVATIONS OF THE PROPOSED MULTIPLE FAMILY DWELLINGS ARE REPRESENTED ON THE GRAPHIC. BUILDINGS 1 THROUGH 6 WILL HAVE A MAXIMUM HEIGHT OF 35 FEET AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, THE SIDES OF THESE SIX BUILDINGS THAT FACE THE GREG ROY SUBDIVISION WILL HAVE THE SAME MATERIALS AND ARCHITECTURAL EMBELLISHMENTS AS ARE USED ON THE BUILDING FRONTS.

8. IN ACCORDANCE WITH PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS/TRAILS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

9. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.

10. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS CARPORTS, GAZEBOS, TRELLISES, PLANTERS, ENTRANCE SIGNS AND/OR WALLS AND LIGHT STANDARDS NOT REPRESENTED HEREON MAY BE PROVIDED. THE LIGHT STANDARDS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT TO PROVIDE A SAFE ENVIRONMENT AND WILL BE SO DESIGNED TO CONFORM WITH THE GLARE PERFORMANCE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.

11. AT THIS TIME, IT IS PLANNED THAT TRASH PICK UP FROM INDIVIDUAL UNITS WILL BE PROVIDED FOR THIS DEVELOPMENT. IT IS TO BE UNDERSTOOD, HOWEVER, THAT A FUTURE DECISION MAY BE MADE TO USE DUMPSTERS AND IF SO, THE NUMBER AND LOCATION OF DUMPSTERS WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION.

12. LANDSCAPING WILL BE PROVIDED IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING SHOWN HEREON SUBJECT TO FINAL ENGINEERING AND DESIGN.

    A MODIFICATION OF THE TRANSITIONAL SCREENING AND THE BARRIER REQUIREMENTS ALONG THE NORTHWESTERN AND NORTHEASTERN PROPERTY LINES IS REQUESTED PURSUANT TO PARAGRAPHS 3 AND 5 OF SECT. 13-304 OF THE ZONING ORDINANCE.

    A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG FOX MILL ROAD NORTH CONNECTOR AND FRYING PAN ROAD IS REQUESTED PURSUANT TO PAR. 3 OF SECT. 13-304 OF THE ZONING ORDINANCE.

13. TWO TENNIS COURTS AND A TOT LOT ARE PROPOSED AS COMMUNITY FACILITIES AND SPECIAL AMENITIES TO SERVE THE RESIDENTS OF THE PROPOSED DEVELOPMENT. THE TENNIS COURTS MAY BE ENCLOSED WITH A CHAIN LINK FENCE AS HIGH AS TEN (10) FEET ON THE TWO ENDS AND THE COURTS MAY BE LIGHTED FOR EVENING PLAY. IF LIGHTED, THE LIGHT STANDARDS WILL BE SO DESIGNED AND EQUIPPED WITH SHIELDS SO AS TO CONFORM WITH THE GLARE PERFORMANCE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.

14. THERE IS A CLUSTER OF OAK TREES ON THE WESTERN PORTION OF THE SITE THAT IS A SCENIC ASSET AND NATURAL FEATURE DESERVING OF PROTECTION AND PRESERVATION WHICH THE APPLICANT PROPOSES TO DO AS REPRESENTED ON THE GRAPHIC.

15. THE NUMBER OF REQUIRED AND PROVIDED PARKING SPACES REPRESENTED IN THE TABULATION IS BASED ON THE PROPOSED NUMBER OF DWELLING UNITS. IT IS TO BE UNDERSTOOD THAT THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THE NUMBER REPRESENTED IN THE TABULATION AND ON THE GRAPHIC AS LONG AS THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION IS PROVIDED AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. A FINAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND AT LEAST A MINIMUM NUMBER WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

16. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

17. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.

18. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY, OR FAIRFAX COUNTY OR ANY RESOURCE PROTECTION AREA LOCATED ON THE SUBJECT PROPERTY.

    IT IS OUR JUDGMENT THAT THE EXISTING STREAM CHANNEL LOCATED ON THE EASTERN PORTION OF THE SUBJECT PROPERTY IS NOT AN ENVIRONMENTAL QUALITY CORRIDOR GIVEN THAT IT HAS BEEN DISTURBED AS A RESULT OF PUBLIC ROAD IMPROVEMENTS AND NO LONGER BENEFITS HABITAT QUALITY, CONNECTEDNESS, AESTHETICS OR POLLUTION REDUCTION. THIS AREA WILL BE PRESERVED, HOWEVER, AS REPRESENTED ON THE GRAPHIC.

19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE(S) WILL COMPLY WITH ALL CURRENT APPLICABLE STATE REGULATIONS REGARDING THE UTILIZATION, STORAGE, TREATMENT OR DISPOSAL OF SUCH SUBSTANCES ON THE PROPERTY.

20. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.

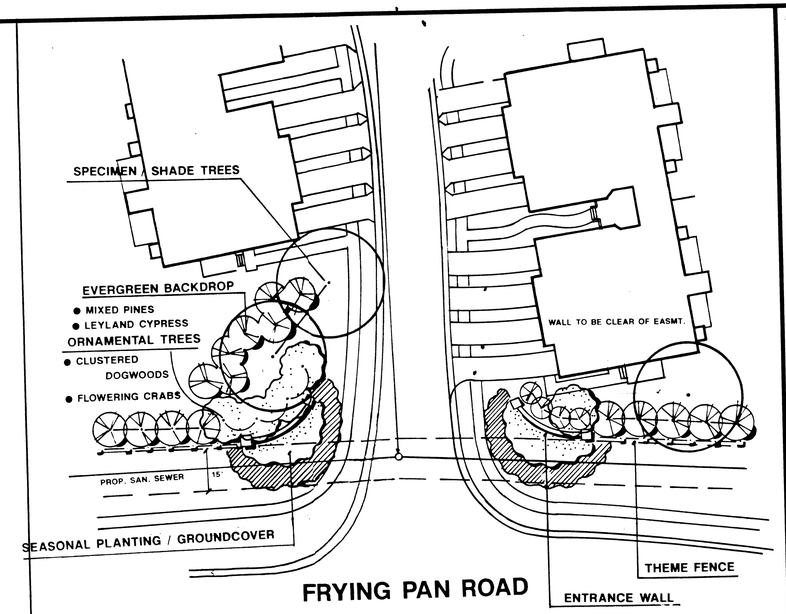
21. A DEVELOPMENT SCHEDULE HAS NOT BEEN ESTABLISHED BY THE APPLICANT AT THIS TIME.

22. THE PROPERTY IS LOCATED IN SUB-UNIT B-2 OF THE RESTON-HERNDON SUBURBAN CENTER OF THE UPPER POTOMAC PLANNING DISTRICT OF AREA III OF THE COMPREHENSIVE PLAN AND IS PLANNED FOR RESIDENTIAL USE AT 8-12 DWELLING UNITS PER ACRE. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THAT RECOMMENDATION.

23. THE COMPREHENSIVE PLAN RECOMMENDS A TRAIL ON THE SOUTHERN SIDE OF FRYING PAN ROAD THAT WILL BE CONSTRUCTED BY OTHERS. SIDEWALKS WILL BE PROVIDED AS REPRESENTED ON THE GRAPHIC. IN ADDITION, IF REQUIRED BY THE DIRECTOR, IN CONSULTATION WITH APPROPRIATE STAFF OF THE SCHOOL BOARD, AT TIME OF SITE PLAN SUBMISSION A FOUR (4) FOOT WIDE ASPHALT TRAIL WILL BE PROPOSED TO ACCOMMODATE OFF-SITE PEDESTRIAN TRAFFIC ORIENTED TO THE NEARBY ELEMENTARY SCHOOL. SAID TRAIL WILL BE LOCATED WITHIN THE RIGHT-OF-WAY OF THAT SECTION OF FOX MILL ROAD THAT BORDERS THE NORTHWESTERN EDGE OF THE SITE IF SAID TRAIL CAN BE DESIGNED IN A SAFE ALIGNMENT GIVEN NO IMPROVEMENT TO THE EXISTING CROSS-SECTION OF FOX MILL ROAD.

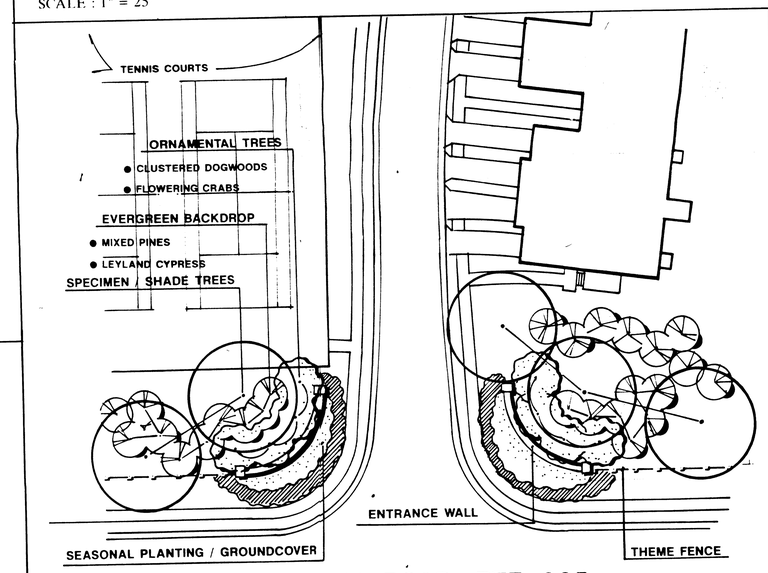
24. A STATEMENT OF THE PUBLIC IMPROVEMENTS THAT ARE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION AND AN ESTIMATE OF THE TIMING OF PROVIDING SUCH IMPROVEMENTS WILL BE SPECIFIED IN THE PROFFERS.

25. EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.



TYPICAL ENTRANCE FEATURE / LANDSCAPE CONCEPT

SCALE : 1" = 25'



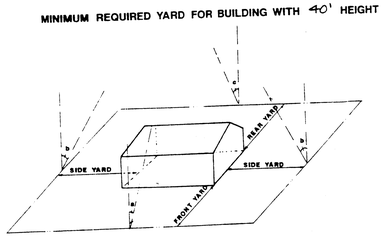
TYPICAL ENTRANCE FEATURE / LANDSCAPE CONCEPT

SCALE : 1" = 25'

Application No. RZ 93-H-032 Staff 10/3
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-7-95
Date of (BOS) (PC) approval 5-11-95
2 of 2

TYPICAL ELEVATION - ARCHITECTURAL DESIGN CONCEPT

MINIMUM REQUIRED YARD FOR BUILDING WITH 40' HEIGHT



FRONT YARD : 25' WITH A BUILDING HEIGHT OF 40' THE FRONT YARD = 19' BUT NOT LESS THAN 20'

SIDE YARD : 25' WITH A BUILDING HEIGHT OF 40' THE SIDE YARD = 19' BUT NOT LESS THAN 10'

REAR YARD : 25' WITH A BUILDING HEIGHT OF 40' THE REAR YARD = 19' BUT NOT LESS THAN 25'

NOTE: The illustrations/details shown on this sheet are intended to convey project design character and overall community design concept. Site features are illustrative, however, and represent the general character of the proposed development. Specific features are subject to final architectural design and engineering.

Dewberry & Davis
Architects Engineers Planners Surveyors

APPLICATION NO. RZ 93-H-032

DAVIS / FRYING PAN ROAD

FAIRFAX COUNTY, VIRGINIA

HUNTER MILL DISTRICT

Revision Date
3-10-95
3-21-95
4-17-95
5-3-95
5-31-95
6-16-95

Drawn By	CG
Designed By	
Checked By	PGY
Date	9-13-94
Scale	
Plan Number	
Zoned	
Sheet	2 of 2
File Number	M-9017A