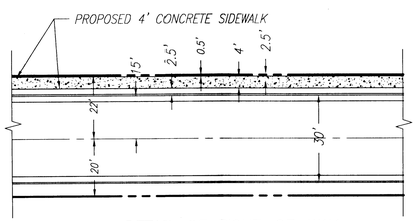
95-119-H

# SITE TABULATIONS

TOTAL SITE AREA: 8.4118 ACRES OR 366,417 SQ. FT.
EXISTING ZONING: R-1
PROPOSED ZONING: R-3 CLUSTER
NUMBER OF UNITS: 23 SFD - DETACHED
DENSITY: 2.734 DU/ACRE
OPEN SPACE REQUIRED: 54,963 SQ. FT. (15%)
OPEN SPACE PROVIDED: 72,473 SQ. FT. (19.78%)
STREET DEDICATION: 54,837 SQ. FT. OR 1.2589 ACRES
AVERAGE LOT SIZE: 10,396 SQ. FT. OR 0.2387 ACRES
MAXIMUM HOUSE HEIGHT: 35 FEET
REQUIRED PARKING: 46 SPACES
PROPOSED PARKING: MIN. OF 46 SPACES

LOT SIZE REQUIREMENTS:
MINIMUM DISTRICT SIZE FOR CLUSTER: 7 ACRES
AVERAGE LOT AREA: NO REQUIREMENT
MINIMUM LOT AREA: 8,500 SQ. FT.
MINIMUM LOT WIDTH: CLUSTER SUBDIVISION
(1) INTERIOR LOT: NO REQUIREMENT
(2) CORNER LOT: 80 FEET
MINIMUM YARD REQUIREMENTS: CLUSTER
(a) FRONT YARD: 20 FEET
(b) SIDE YARD: 8 FEET. BUT A TOTAL MIN. OF 20 FEET.
(c) REAR YARD: 25 FEET




DETAIL OF RIGHT-OF-WAY
WHERE SIDEWALK IS PROPOSED
ADJACENT TO STREET

## GENERAL NOTES

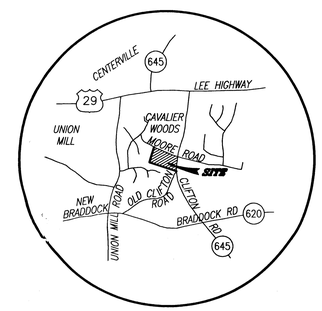
1. THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP 55-3 ((3)) PARCELS 27A, 34B, 25, 25A AND 26.
2. PARCEL 27A IS IN THE NAME OF JACK W. CARNEY AND WILLIAM J. McMENAMIN
   PARCEL 25 IS IN THE NAME OF OMAR B. AND ADELA J. FEBRES
   PARCEL 34B IS IN THE NAME OF BARRY E. AND SUSAN R. WOOD
   PARCEL 25A IS IN THE NAME OF FREDERICK R. AND VALARIE K. EBERLE III
   PARCEL 26 IS IN THE NAME OF ALVIN R. AND MAXINE W. SYNSTAD
3. THE APPLICANT IS THE CONTRACT OWNER OF THE ABOVE REFERENCED PROPERTIES.
4. THE PROPERTY IS PRESENTLY ZONED R-1.
5. THE TOPOGRAPHY SHOWN IS A RESULT OF A FIELD RUN SURVEY PERFORMED BY RINKER-DETWILER AND ASSOCIATES, P.C. IN DECEMBER OF 1995 AND APRIL OF 1996. CONTOUR INTERVAL IS TWO FEET.
6. THE BOUNDARY SHOWN IS A RESULT OF A FIELD RUN SURVEY PERFORMED BY RINKER-DETWILER AND ASSOCIATES, P.C. IN APRIL OF 1996.
7. NO TITLE REPORT HAS BEEN FURNISHED.
8. BASED ON REVIEW OF THE FEMA, USGS AND FAIRFAX COUNTY MAPPING, NO PORTION OF THIS SITE LIES WITHIN A FLOODPLAIN AREA, RESOURCE PROTECTION AREA OR EQC AREA. BY VIRTUE THAT THE PROPERTY LIES IN FAIRFAX COUNTY, THE PROPERTY IS CONSIDERED TO BE A RESOURCE MANAGEMENT AREA.
9. THIS PROPOSED DEVELOPMENT WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER. APPROXIMATE LAYOUT OF THESE PROPOSED UTILITIES IS SHOWN HEREON AND ARE SUBJECT TO FINAL REVIEW AND APPROVAL AT TIME OF SUBDIVISION DESIGN.
10. BASED ON A FIELD INSPECTION OF THIS PROPERTY THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES THAT INDICATE PLACE OF BURIAL WITHIN THE BOUNDARIES OF THIS SITE.
11. STORMWATER MANAGEMENT AND BMP'S WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY STANDARDS AND SPECIFICATIONS UNLESS WAIVED OR MODIFIED AT TIME OF FINAL SUBDIVISION REVIEW. THE PROPOSED METHOD OF STORMWATER QUALITY CONTROL WILL BE VIA AN ONSITE BMP/DETENTION FACILITY (DRY POND) AND OPEN SPACE WHICH THE MAJORITY WILL BE SET INTO A CONSERVATION EASEMENT.
    A PORTION OF LOT 34B WILL SHEETFLOW TO THE SOUTHWEST AND WILL BE TRIBUTARY TO A EXISTING ADEQUATE STORM SEWER SYSTEM CONSTRUCTED WITH CAVALIER WOODS SECTION 3.
12. THE SITE IS PREDOMINATELY WOODED WITH A LARGE PORTION OF THE TREES BEING QUALITY HARDWOODS. IT IS THE INTENT OF THIS REZONING TO THE R-3 CLUSTER CATEGORY AND THIS LAYOUT TO MAXIMIZE SAVING AS MANY TREES AS POSSIBLE. THIS GENERALIZED DEVELOPMENT PLAN HAS BEEN PREPARED SO AS TO MAXIMIZE TREE SAVE AREAS, THUS THE PERIMETER OF THE SITE IS DESIGNATED AS THE OPEN SPACE TO BUFFER THE ADJACENT NEIGHBORS. THE LAYOUT AS SHOWN HEREON WILL MEET THE COUNTY REQUIREMENTS IN TERMS OF TREE CANOPY.
13. THE COMPREHENSIVE PLAN DESIGNATES THIS AREA TO BE RESIDENTIAL USE, WITH A RECOMMENDED DENSITY BETWEEN TWO AND THREE DWELLING UNITS PER ACRE. THIS PLAN PROPOSES A DENSITY OF 2.734 DU/ACRE WHICH IS IN CONFORMANCE WITH THE ADOPTED COMPREHENSIVE PLAN.
14. THE OPEN SPACE SHOWN WILL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION.
15. EXCEPT AS REQUESTED BELOW, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT SHOWN OF THIS PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

    A. A WAIVER IS TO BE REQUESTED TO REDUCE THE RIGHT-OF-WAY WIDTH ON A CATEGORY 1 TERTIARY STREET OF 50' TO 40' (TS-1,). THE JUSTIFICATION OF THIS REQUEST IS BASED ON THE FACT THAT THIS SHORT CUL-DE-SAC STREET HAS ONLY SIX SINGLE FAMILY DETACHED UNITS, EXCLUDING THE CORNER LOTS, NO SIDEWALK IS REQUIRED. SECONDLY, THIS 40' ROW WILL SUPPORT THE PROPOSED 30' FACE OF CURB TO FACE OF CURB TYPICAL ROAD SECTION THAT IS CONSISTENT WITH THE PFM, THE 40' ROW IS CONSISTENT WITH THE NEWLY ADOPTED SUBDIVISION STREET STANDARDS PREPARED BY VDOT, AND FINALLY THAT THE REDUCED ROW WIDTH WILL ALLOW AN ADDITIONAL 10' TO 20' STRIP OF TREES TO BE SAVED. WE REQUEST THE DIAMETER OF THE CUL-DE-SAC AT THE ROW BE 50' IN LIEU OF 55' FOR THE SAME IREASONS STATED ABOVE. THE DISTANCE FROM THE CENTER OF THE CUL-DE SAC TOI THE FACE OF CURB WILL MEET THE CURRENT REQUIREMENT OF 45'.

    B. A WAIVER IS TO BE REQUESTED TO NOT HAVE TO CONSTRUCT ANY ROADWAY ALONG CLIFTON ROAD. THE REASONS RELATE TO THE FACT THAT IN ORDER TO CONSTRUCT CLIFTON ROAD TO ITS ULTIMATE HORIZONTAL AND VERTICAL ALIGNMENT, SUBSTANTIAL CONSTRUCTION WOULD HAVE TO TAKE PLACE ON THE OPPOSING SIDE OF THE ROAD, INCLUDING DEDICATION. THIS PROJECT DESIGNATES THE NECESSARY RIGHT-OF-WAY DEDICATION ALONG CLIFTON ROAD IN ACCORDANCE WITH THE PRELIMINARY DESIGN PROVIDED BY THE FAIRFAX COUNTY OFFICE OF ROADS PROGRAM MANAGEMENT. (45' FROM FUTURE CONSTRUCTION CENTERLINE)

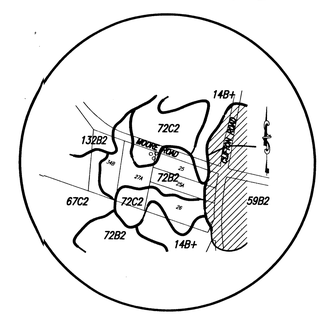
    C. A WAIVER IS TO BE REQUESTED OF SECTION 2-309.4 OF THE FAIRFAX COUNTY ZONING ORDINANACE. THE BASIS OF THIS REQUEST IS THAT THE PROPOSED DEVELOPMENT CAN NOT OBTAIN A REASONABLE NOR FEASIBLE DENSITY SHOULD A MINIMUM 50 FOOT OPEN SPACE BE REQUIRED.

    D. A VARIANCE WILL BE REQUESTED ON PROPOSED LOT 9 OF THIS SUBDIVISION. THE VARIANCE REQUEST IS TO ALLOW THE EXISTING HOUSE ON PROPOSED LOT 9 TO BE WITHIN 9.5' OF THE NEWLY PROPOSED REAR LOT LINE.
16. NO BONUS DENSITY IS PROPOSED WITH THIS DEVELOPMENT.
17. THE BASIS OF THIS REQUEST TO REZONE TO THE R-3 CLUSTER IS TO ATTEMPT TO DEVELOP THIS PROPERTY CONSISTENT WITH THE SURROUNDING COMMUNITIES. THIS DEVELOPMENT IS INTENDED TO BE IN HARMONY WITH THE ADJACENT NEIGHBORS, AND IS INTENDED TO MAXIMIZE TREE SAVE AREAS. THIS DEVELOPMENT WILL NOT ADVERSELY IMPACT ADJACENT OWNER'S AND WILL FURTHER UPGRADE THE QUALITY OF THIS GROWING COMMUNITY. THIS PROPERTY IS UNIQUE IN THAT A REASONABLE DENSITY CAN BE ACHIEVED WITH A MINIMAL DISTURBANCE TO THE NATURAL ENVIRONMENT.
18. NO TRAILS ARE REQUIRED ON THIS PROJECT IN ACCORDANCE WITH THE COMPREHENSIVE PLAN.
19. THIS GDP HAS SHOWN A GENERIC BUILDING ENVELOPE OF 60' X 40', WHICH IS A TYPICAL ENVELOPE FOR THIS NEIGHBORHOOD. IT IS UNDERSTOOD THAT FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, STAIRS, AND STOOPS ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED ON THE PLANS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS IN ACCORDANCE WITH THE ZONING ORDINANCE.
20. IN ACCORDANCE WITH PAR. 4 ARTICLE 16-403 OF THE ZONING ORDINANCE, THE SINGLE FAMILY DETACHED BUILDING FOOTPRINTS SHOWN HEREON ARE APPROXIMATE. DEVIATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS, AND LOCATIONS OF DWELLINGS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. MINOR DEVIATIONS TO THE LOT SIZES, DIMENSIONS AND LIMITS OF CLEARING MAY ALSO RESULT WITH THE FINAL ENGINEERING.
21. THE PROJECT SCHEDULE FOR THIS DEVELOPMENT IS THE FALL OF 1996 THROUGH THE FALL OF 1997. CONSTRUCTION WILL COMMENCE ON THIS DEVELOPMENT AS SOON AS ALL NECESSARY PLANS AND PERMITS ARE OBTAINED THROUGH DEM, HOWEVER THIS SCHEDULE COULD CHANGE DEPENDING ON MARKET CONDITIONS.
22. TO THE BEST OF OUR KNOWLEDGE AND BELIEFS, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED OR LOCATED ON THIS PROPERTY, NOR WILL THE PROPOSED USE GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES.
23. A SOILS REPORT WILL BE PREPARED, SUBMITTED AND APPROVED IN CONJUNCTION WITH THIS DEVELOPMENT.
24. RINKER-DETWILER AND ASSOCIATES, P.C. HAS PERFORMED A TREE LOCATION SURVEY FOR ALL TREES OF 8" CALIPER AND LARGER. THE INTENT OF THIS TREE LOCATION SURVEY IS TO ATTEMPT TO SAVE AS MANY TREES AS POSSIBLE. INDIVIDUAL TREES TO BE SAVED WILL BE SHOWN ON THE FINAL HOUSE GRADING PLANS.
25. THE APPLICANT HEREBY REQUESTS THE BOARD OF SUPERVISORS TO ALLOW CONCURRENT PROCESSING OF THE PRELIMINARY PLAN AND FINAL SUBDIVISION PLANS CONSISTENT WITH THIS G.D.P.




VICINITY MAP
SCALE: 1" = 2000'

Application No. RZ 95-Y-031 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 11-7-96
SEE PROFFERS DATED 10-2-96
Date of (BOS) (PC) approval 12-2-96
Sheet 1 of 2




SOILS MAP
SCALE: 1" = 500'

72 B2 BUCKS LOAM - UNDULATING PHASE (PROBLEM CLASS C)
72 C2 BUCKS LOAM - ROLLING PHASE (PROBLEM CLASS C)
67 C2 PENN FINE SANDY LOAM - ROLLING PHASE (PROBLEM CLASS C)
132 B2 MAYODAN SILT LOAM - UNDULATING PHASE (PROBLEM CLASS C)
14 B+ MANASSAS SILT LOAM (PROBLEM CLASS B)
59B2 ORANIGE SILT LOAM, UNDULATING PHASE (PROBLEM CLASS A)

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
OCT 7 1996
ZONING ADMINISTRATION DIVISION


RINKER-DETWILER & ASSOCIATES, P.C.
ENGINEERING SURVEYING LAND PLANNING
9240-B MOSBY STREET, MANASSAS, VIRGINIA 22110
PHONE : (703) 368-7373 METRO : (703) 591-6812 TOLL FREE: 1-800-296-4444


COMMONWEALTH OF VIRGINIA
EDWARD C. SINER, JR.
No. 025560
10/4/96
PROFESSIONAL ENGINEER

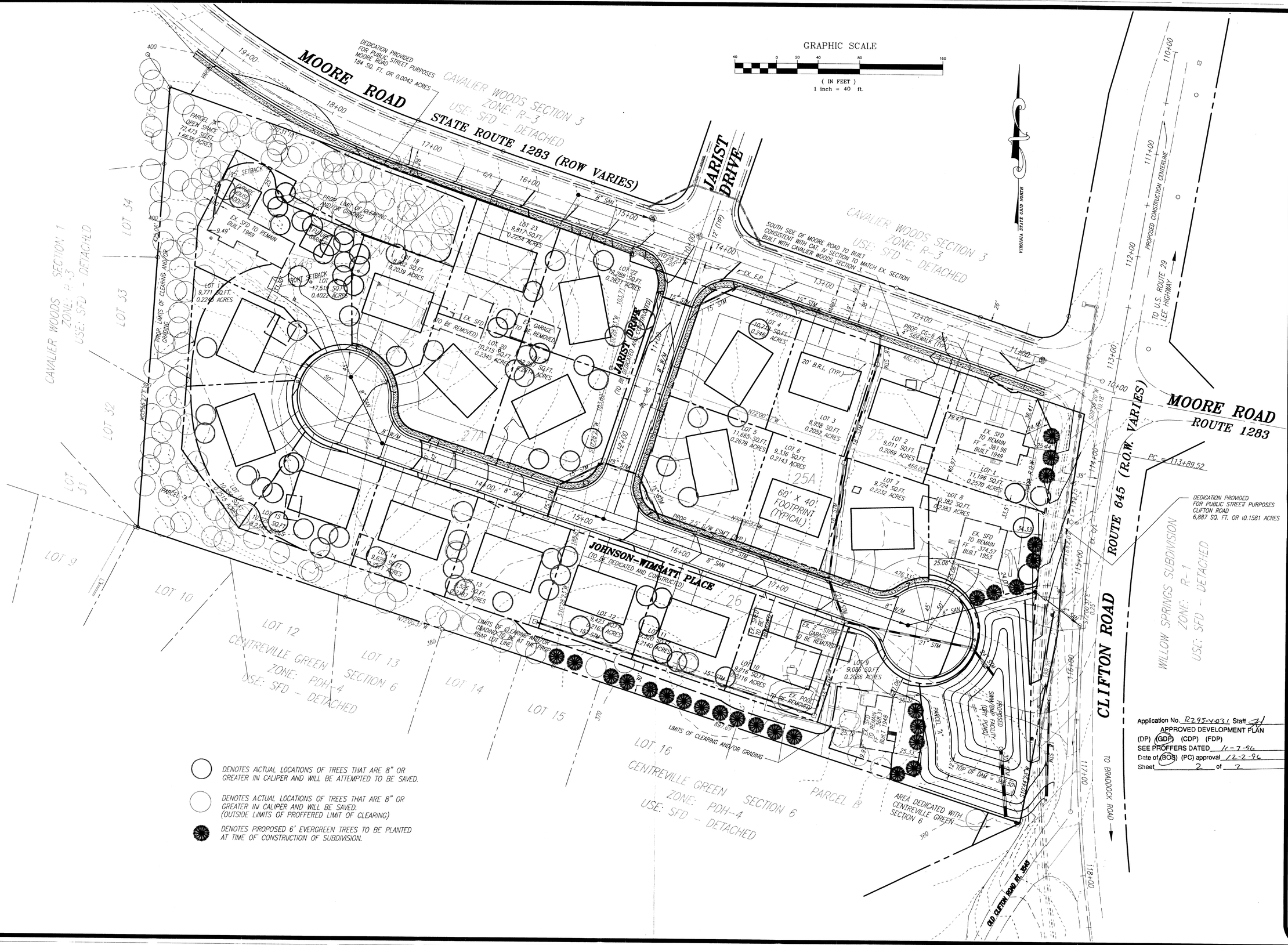
GDP
MOORE'S HAMLET
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:
REVISED SEPT. 18, 1996
REVISED R.O.W. AND LOT SIZES
REVISED DETAIL AND TABS.
SO SIDEWALK ON ONE SIDE IS INSIDE R.O.W.

DATE: APRIL 1996
SCALE: N/A
DESIGN: EBS
DRAFT: CADD
CHECKED BY: EC
ARCH: N/A
JOB NUMBER: 95-119H
SHEET 1 OF 2

DRAWING NAME:M:\WORK\95119\GDP 10-7-96 8:00:54 am EST

95-119-H




Application No. RZ95-Y-031 Staff [illegible]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11-7-96
Date of (BOS) (PC) approval 12-2-96
Sheet 2 of 2

rda

RINKER-DETWILER & ASSOCIATES, P.C.
ENGINEERING SURVEYING LAND PLANNING
9240-B MOSBY STREET, MANASSAS, VIRGINIA 22110
PHONE : (703) 368-7373 METRO : (703) 591-6812 TOLL FREE: 1-800-296-4444

COMMONWEALTH OF VIRGINIA
EDWARD C. DETWILER, JR.
No. 13660
10/14/96
PROFESSIONAL ENGINEER

GDP
MOORE'S HAMLET
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:
REVISED SEPT. 18, 1996
REVISED R.O.W. AND LOT SIZES SO PROP. SIDEWALK ON ONE SIDE IS IN R.O.W.
REVISED OCTOBER 4, 1996
REVISED LIMITS OF CLEARING AND GRADING - CHANGED
TREE LEGEND - ADDED
SETBACK LINES TO LOT 18.

DATE: APRIL 1996
SCALE: 1" = 40' H
DESIGN: EBS
DRAFT: CADD
CHECKED BY: EC
ARCH: N/A
JOB NUMBER: 95-119H
SHEET 2 OF 2

DRAWING NAME:M:\WORK\95119\GDP 10-7-96 8:00:54 am EST