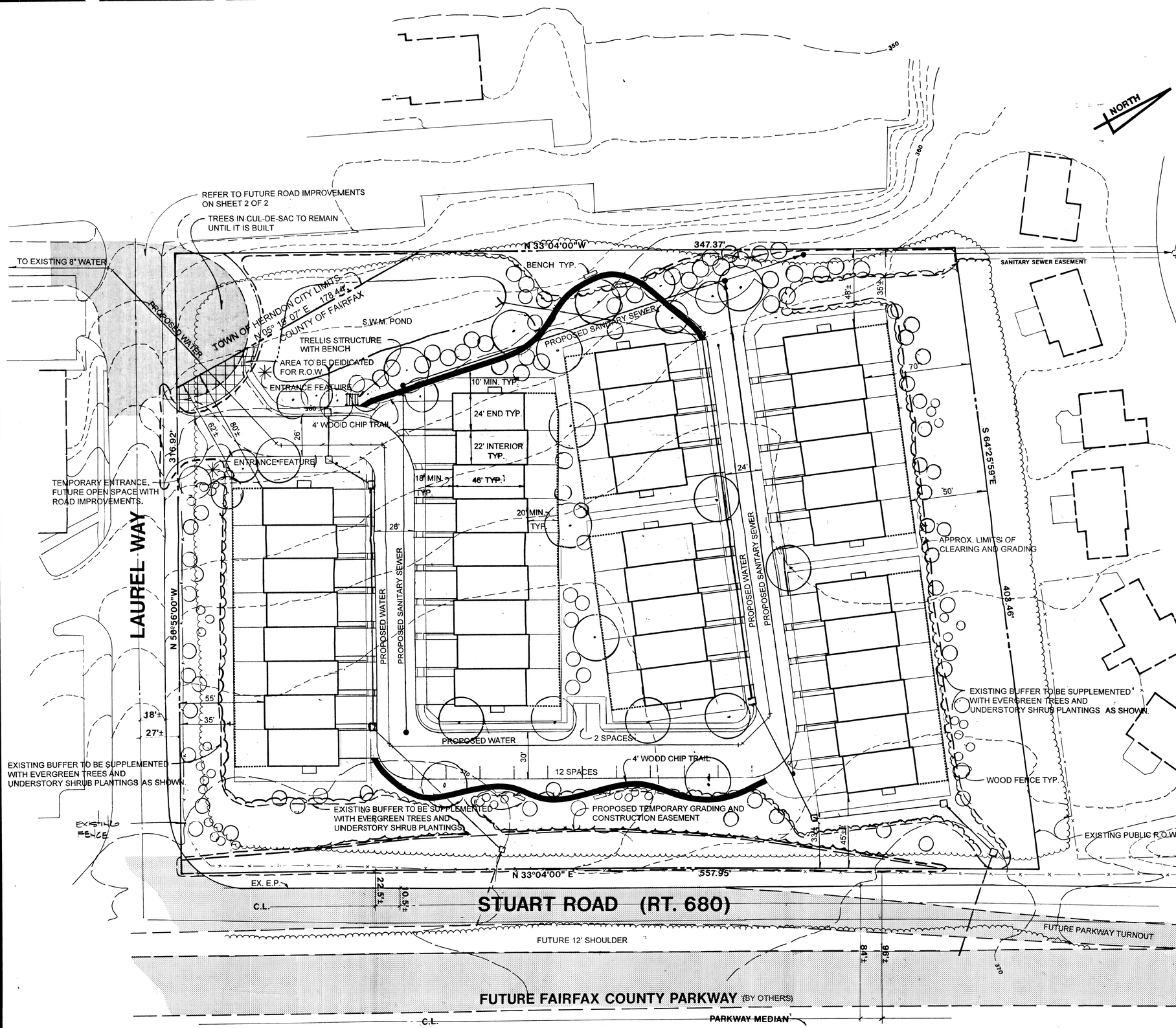
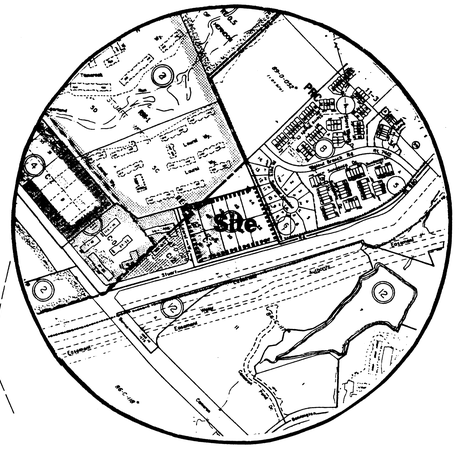




Vicinity Map

Scale: 1"=500'

Application No. 94-D-046 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/10/97
Date of (BOS) (PC) approval 3/10/97
Sheet 1 of 2

Buffer plantings to be chosen from the list below:

EVERGREEN TREES

Cupressocyparis leylandii	Leyland Cypress
Ilex opaca	American Holly
Ilex x 'Nellie R Stevens'	Nellie Stevens Holly
Pinus nigra	Austrian Pine
Pinus strobus	White Pine

EVERGREEN SHRUBS

Prunus laurocerasus	Cherry Laurel
Rhododendron catawbiense	Catawba Rhododendron
Viburnum rhytidophyllum	Leatherleaf Viburnum

RECEIVED
FEB 18 1997
OFFICE OF COMPREHENSIVE PLANNING
ZONING EVALUATION DIVISION

TREE LEGEND:

- SHADE TREE (2" - 2 1/2" CAL.)
- ORNAMENTAL TREE (2" - 2 1/2" CAL.)
- EVERGREEN TREE (6' - 8')
- LARGE EVERGREEN SHRUB (24" - 36")

The BC Consultants

Planners • Engineers • Surveyors • Landscape Architects

12700 Fair Lakes Circle, Suite 100, Fairfax, Virginia 22033
Phone: (703) 449-8100 Fax: (703) 449-8108
Bccon@bccon.com

COMMONWEALTH OF VIRGINIA
JAMES L. SOWLOW
No. 016193
12-2-96
PROFESSIONAL ENGINEER

PRELIMINARY PLAN/GDP
K.HOVNANIAN AT STUART ROAD
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

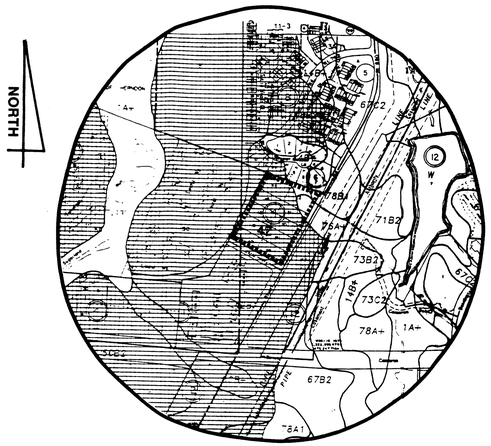
B.C. Revisions	
12-2-96	REVISED LAYOUT
12-3-96	REVISED LAYOUT
12-6-96	REV. LAYOUT
2-11-97	REV. LAYOUT, NOTES, ADD PLANT LIST
Owner	

Designed By:	
Drafted By:	
Checked By:	
Date:	11/27/96
Scale: HOR.	1"=30'
VERT.	
Sheet 1 Of	2
Co. No.:	
File No.:	14013.11

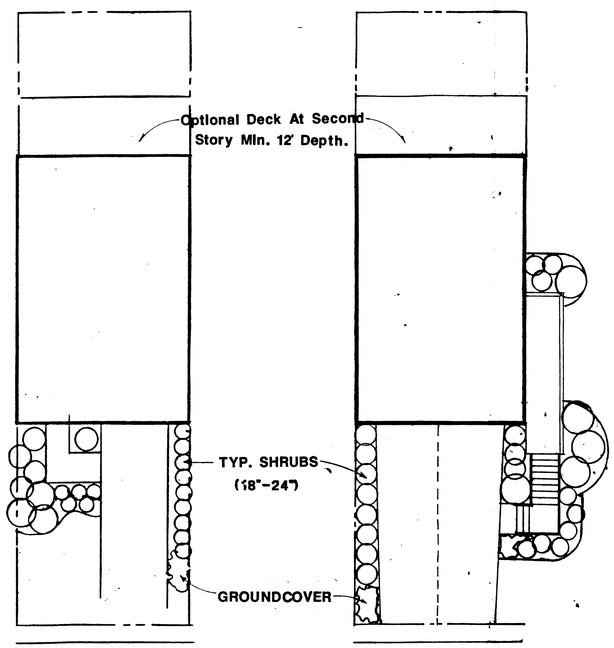
Application No. 94-D-016 Staff 32
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/10/97
Date of (BOS) (PC) approval 3/10/97
Sheet 2 of 2

SOIL MAP

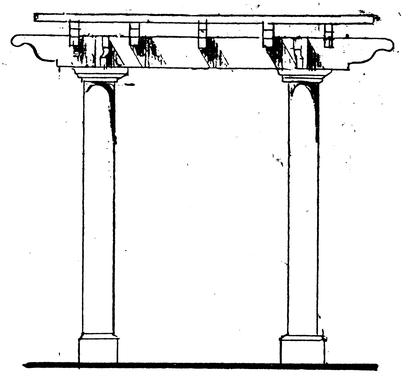
SCALE: 1"=500'



SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEOTECHNICAL REPORT REQD.
14	Manassas Silt Loam	Fair - B.W.R.	Marginal - W, R	Good	Moderate	B, Y.
42	Very Rocky Land	Marginal - B, C, P, R	Marginal - C, P, R	Good	Moderate	A, Y.
76	Calverton Loam	Poor - B, W, C, R	Marginal - W, R	Good	Slight	A, Y.
78	Calverton Silt Loam	Poor - B, W, C, R	Marginal - W, R	Good	Slight	A, -



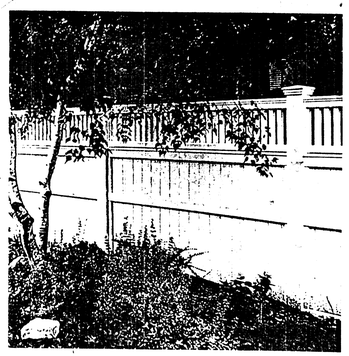
TYPICAL TOWNHOUSE PLANTING



CONCEPTUAL TRELLIS STRUCTURE

NO SCALE

BENCH



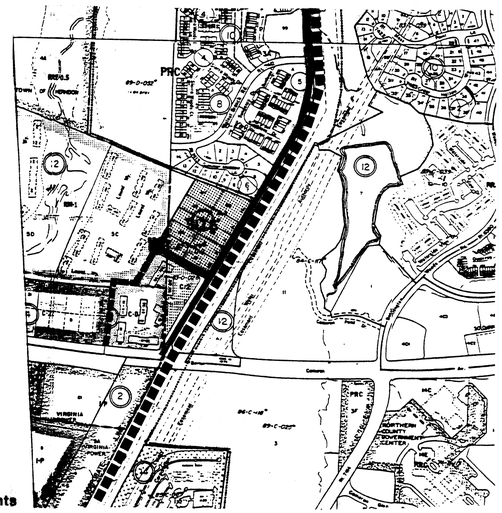
WOOD FENCE

COMMUNITY RECREATION ELEMENTS

LEGEND

- Fairfax Co. Parkway
- Stuart Road (romoved)
- Proposed Road Improvements

Future Road Improvement



In conjunction with the improvements to Fairfax Co. Parkway (removal of Stuart Road along frontage) VDOT will construct these road improvements as shown with dashes. The money for construction of the private street on site will be escrowed until the necessary VDOT improvements are completed.

TABULATIONS

Total Site Area		4.88 ± AC.
Site Area (Rezoning Application)		4.73 ± AC. (206,090.01 SF)
Existing Zone		R-1 And C3
Proposed Zoning		R-12
Maximum Building Height		35'
Total number of dwelling units		38
Overall Density		8.03 Units/AC.
Parking Spaces		
Single Family Attached		
Req. (2.3 spaces x 38)	88	
Prov.	88	
Open Space Required (25%) (Rezoning Application)		1.18 AC ± (51,522 ± SF)
Open Space Provided (40.7% ±) (Rezoning Application)		1.93 AC ± (83,904 ± SF)
Public R.O.W. Dedication on this application		0.02 AC ± (984± SF)

(14013TAB.DOC)

TREE COVERAGE

Application Area (4.73 AC.)	206,090.01 SF
Building Footprints (Total)	-39,560.00 SF
Adjusted Site Area	166,530.01 SF
REQUIRED TREE COVERAGE (15%)	24,979.50 SF
PROVIDED TREE COVERAGE (32.9%)	54,870.00 ± SF
• Existing Trees (30,596 SF X 1.25)	38,245.00 ± SF
• Proposed Trees	16,625.00 ± SF

NOTE: The amount of proposed trees may be reduced if additional tree preservation can be achieved at preliminary/site plan stage.

(14013TRE.DOC)

GDP Submission Requirements 18-202

10. A. Shown on plan
    B. Location of all proposed dwellings shown on plan. Maximum height: 35'.
    C. There is no trails required for this site.
    D. Shown on plan.
    E. Sanitary sewer and water shown on plan.
    F. N/A.
    G. Refer to tabulations.
    H. See note No. 2.
    I. Tree preservation areas are shown on the plan.
    J. Peripheral yards are shown on the plan. Proposed plantings are shown on plan.
    K. N/A.
    L. N/A
    M. Refer to tabulations.
    N. N/A.
    Q. Shown on the plan.
    P. Development schedule and phasing to be determined as market conditions allow.
    Q. Shown on plan.
    R. Shown on plan.
    S. Shown on plan. Transitional screening will utilize 25' of existing trees.
    T. No known graves or burial sites exist on property.
    U. Owners:
    Owner: FWB Bank (Parcels 18, 19, 40 & 41)
    Address: 1800 Rockville Pike, Suite 700, Rockville, MD 20852
    Owner: Doris L. Stickles (Parcels 20, 21, 22, & 42, 43, 44)
    Address: 1116 N. Roosevelt Street, Arlington, VA 22205
11. Proposed development is not in compliance with the current comprehensive plan.
12. To the best of our knowledge, no hazardous or toxic substances exist on site. If found, methods for disposal will adhere to state or federal laws.
13. The proposed development conforms to the provisions of all applicable ordinances regulations and adopted standards except as noted:
    A. Barrier waiver along the Northeast property line as stated in Article 13-304, justification No. 13.
    B. Waiver of the 600 foot limitation on the length of a private street.

(V:\PROJECT\14013\DOCUMENT\GDP.DOC)

NOTES

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 17-1 ((4)) PARCELS 18 THRU 22 AND 40 THRU 44.
2. THE TOPOGRAPHY SHOWN HEREON IS FROM AIR SURVEY CORP. AT CONTOUR INTERVALS OF TWO (2) FEET. BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPO INFORMATION SHOWN HEREON.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A DEED SURVEY BY BC CONSULTANTS.
4. THE FOOTPRINTS, SIZES AND LOCATIONS OF THE BUILDINGS REPRESENTED HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN, SO LONG AS IN SUBSTANTIAL COMPLIANCE WITH APPROVED PLAN. FEATURES SUCH AS SUNROOMS, 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.
5. ALL STREETS WITHIN THE TOWNHOUSE AREAS ARE TO BE PRIVATELY MAINTAINED.
6. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY AS MAY BE APPROPRIATE.
7. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES.
8. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
9. ACTUAL NUMBER OF PARKING SPACES IN EACH PARKING BAY IS SUBJECT TO FINAL ENGINEERING.
10. THE PROPERTY SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN IS IN THE CENTREVILLE SERVICE DISTRICT. THE BLUE PLAINS SEWER DISTRICT AND THE SUGARLAND RUN WATER SHED.
11. IF ADDITIONAL TREE SAVE AREAS ARE PROVIDED. TREES PLANTED IN THOSE AREAS MAY BE REDUCED.
12. TREE LINE IS SUBJECT TO CHANGE WITH VDOT IMPROVEMENTS.
14. TOWNHOUSES MAY HAVE ONE CAR GARAGE OR TWO.

(V:\PROJECT\14013\DOCUMENT\NOTES.DOC)

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Phone: (703) 449-8100 Fax: (703) 449-8108
bcconts@bccon.com

COMMONWEALTH OF VIRGINIA — JAMES H. SCHLOW — 016193 — 7/1/94 — PROFESSIONAL ENGINEER

Note and Tabulation
K. Hovnanian at Stuart Road
Centreville District
Fairfax County, VA

B.C. Revisions
1-27-97 REVISED NOTES & DETAILS
11-2-96 REVISED NOTES
12-2-96 REVISED TAB. & TREE CVR. CALCS.
7/28/94 ADDITIONAL DWELLING MAX. HEIGHT
7/11/94 ADDITIONAL BOUNDARY
7/11/94 TOTAL SITE AREA REQUIREMENT
7/11/94 TOWNHOUSE UNITS, NOTES & TABULATIONS REVISED
2/17/94 REVISED NOTES, SUB. REQ'MTS & TREE CVR. CALCS.

Owner

Designed By:
Drafted By:
Checked By:
Date: 06/17/94
Scale: HOR. ____ VERT. ____
Sheet 2 Of 2
Co. No.:
File No.: 14013