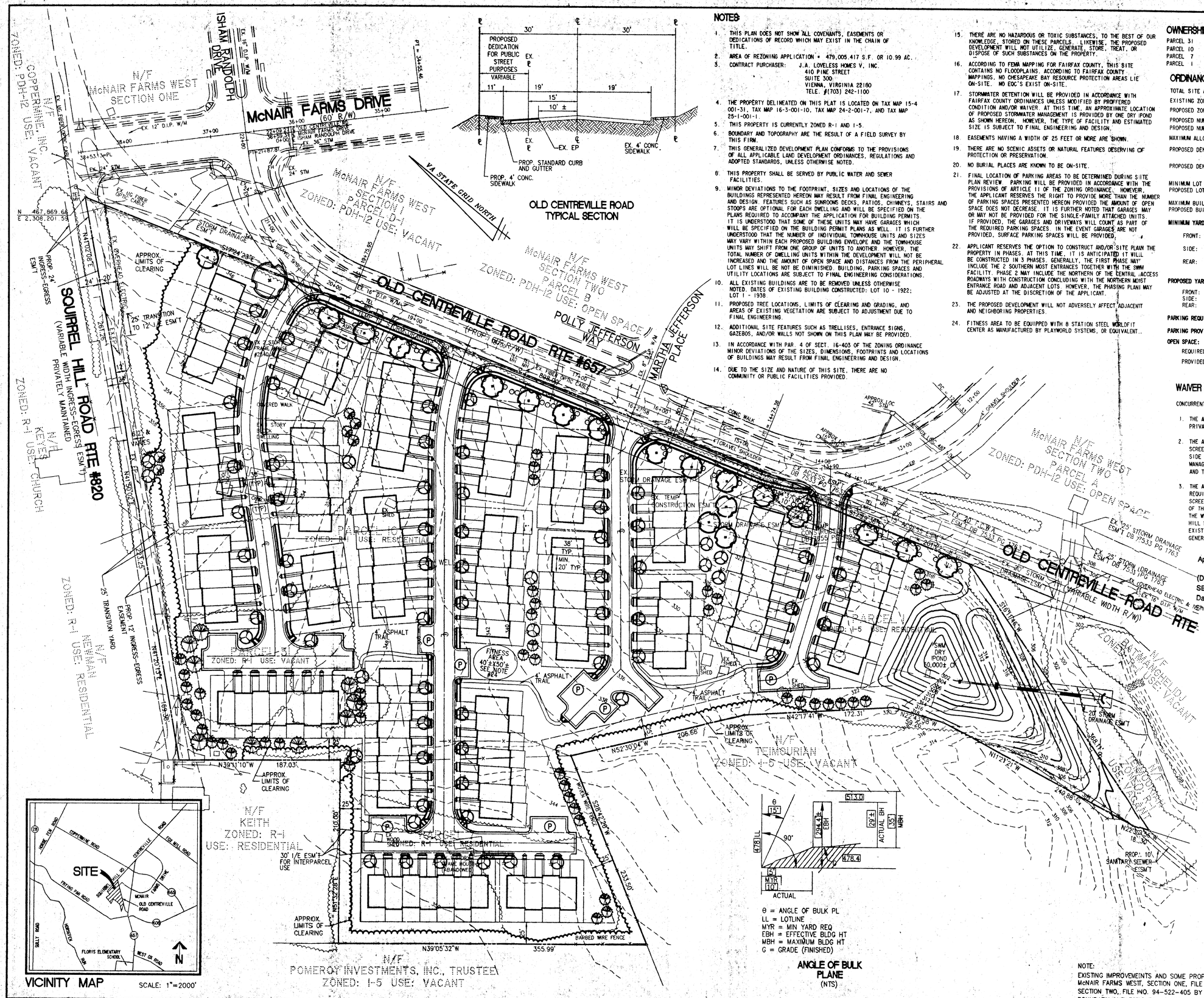


NOTES:

1. THIS PLAN DOES NOT SHOW ALL COVENANTS, EASEMENTS OR DEDICATIONS OF RECORD WHICH MAY EXIST IN THE CHAIN OF TITLE.
2. AREA OF REZONING APPLICATION = 479,005.417 S.F. OR 10.99 AC.
3. CONTRACT PURCHASER: J.A. LOVELESS HOMES V, INC.
   410 PINE STREET
   SUITE 300
   VIENNA, VIRGINIA 22180
   TELE. #(703) 242-1100
4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX MAP 15-4 001-31, TAX MAP 16-3-001-10, TAX MAP 24-2-001-7, AND TAX MAP 25-1-001-1
5. THIS PROPERTY IS CURRENTLY ZONED R-1 AND I-5.
6. BOUNDARY AND TOPOGRAPHY ARE THE RESULT OF A FIELD SURVEY BY THIS FIRM.
7. THIS GENERALIZED DEVELOPMENT PLAN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE NOTED.
8. THIS PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SEWER FACILITIES.
9. MINOR DEVIATIONS TO THE FOOTPRINT, SIZES AND LOCATIONS OF THE BUILDINGS REPRESENTED HEREON MAY RESULT FROM FINAL ENGINEERING AND DESIGN. 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 APPLICATION FOR BUILDING PERMITS. IT IS UNDERSTOOD THAT SOME OF THESE UNITS MAY HAVE GARAGES WHICH WILL BE SPECIFIED ON THE BUILDING PERMIT PLANS AS WELL. IT IS FURTHER UNDERSTOOD THAT THE NUMBER OF INDIVIDUAL TOWNHOUSE UNITS AND SIZES MAY VARY WITHIN EACH PROPOSED BUILDING ENVELOPE AND THE TOWNHOUSE UNITS MAY SHIFT FROM ONE GROUP OF UNITS TO ANOTHER. HOWEVER, THE TOTAL NUMBER OF DWELLING UNITS WITHIN THE DEVELOPMENT WILL NOT BE INCREASED AND THE AMOUNT OF OPEN SPACE AND DISTANCES FROM THE PERIPHERAL LOT LINES WILL BE NOT BE DIMINISHED. BUILDING, PARKING SPACES AND UTILITY LOCATIONS ARE SUBJECT TO FINAL ENGINEERING CONSIDERATIONS.
10. ALL EXISTING BUILDINGS ARE TO BE REMOVED UNLESS OTHERWISE NOTED. DATES OF EXISTING BUILDING CONSTRUCTED: LOT 10 - 1922; LOT 1 - 1938
11. PROPOSED TREE LOCATIONS, LIMITS OF CLEARING AND GRADING, AND AREAS OF EXISTING VEGETATION ARE SUBJECT TO ADJUSTMENT DUE TO FINAL ENGINEERING.
12. ADDITIONAL SITE FEATURES SUCH AS TRELLISES, ENTRANCE SIGNS, GAZEBOS, AND/OR WALLS NOT SHOWN ON THIS PLAN MAY BE PROVIDED.
13. IN ACCORDANCE WITH PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE MINOR DEVIATIONS OF THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS MAY RESULT FROM FINAL ENGINEERING AND DESIGN.
14. DUE TO THE SIZE AND NATURE OF THIS SITE, THERE ARE NO COMMUNITY OR PUBLIC FACILITIES PROVIDED.
15. THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES, TO THE BEST OF OUR KNOWLEDGE, STORED ON THESE PARCELS. LIKEWISE, THE PROPOSED DEVELOPMENT WILL NOT UTILIZE, GENERATE, STORE, TREAT, OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.
16. ACCORDING TO FEMA MAPPING FOR FAIRFAX COUNTY, THIS SITE CONTAINS NO FLOODPLAINS. ACCORDING TO FAIRFAX COUNTY MAPPINGS, NO CHESAPEAKE BAY RESOURCE PROTECTION AREAS LIE ON-SITE. NO EQC'S EXIST ON-SITE.
17. STORMWATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVER. AT THIS TIME, AN APPROXIMATE LOCATION OF PROPOSED STORMWATER MANAGEMENT IS PROVIDED BY ONE DRY IPOND AS SHOWN HEREON. HOWEVER, THE TYPE OF FACILITY AND ESTIMATED SIZE IS SUBJECT TO FINAL ENGINEERING AND DESIGN.
18. EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE SHOWN.
19. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.
20. NO BURIAL PLACES ARE KNOWN TO BE ON-SITE.
21. FINAL LOCATION OF PARKING AREAS TO BE DETERMINED DURING SITE PLAN REVIEW. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. HOWEVER, THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THE AMOUNT OF OPEN SPACE DOES NOT DECREASE. IT IS FURTHER NOTED THAT GARAGES MAY OR MAY NOT BE PROVIDED FOR THE SINGLE-FAMILY ATTACHED UNITS. IF PROVIDED, THE GARAGES AND DRIVEWAYS WILL COUNT AS PART OF THE REQUIRED PARKING SPACES. IN THE EVENT GARAGES ARE NOT PROVIDED, SURFACE PARKING SPACES WILL BE PROVIDED.
22. APPLICANT RESERVES THE OPTION TO CONSTRUCT AND/OR SITE PLAN THE PROPERTY IN PHASES. AT THIS TIME, IT IS ANTICIPATED IT WILL BE CONSTRUCTED IN 3 PHASES. GENERALLY, THE FIRST PHASE MAY INCLUDE THE 2 SOUTHERN MOST ENTRANCES TOGETHER WITH THE SWM FACILITY. PHASE 2 MAY INCLUDE THE NORTHERN OF THE CENTRAL ACCESS ROADWAYS WITH CONSTRUCTION CONCLUDING WITH THE NORTHERN MOST ENTRANCE ROAD AND ADJACENT LOTS. HOWEVER, THE PHASING PLAN MAY BE ADJUSTED AT THE DISCRETION OF THE APPLICANT.
23. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT ADJACENT AND NEIGHBORING PROPERTIES.
24. FITNESS AREA TO BE EQUIPPED WITH 8 STATION STEEL WORLDFIT CENTER AS MANUFACTURED BY PLAYWORLD SYSTEMS, OR EQUIVALENT.

OWNERSHIP SUMMARY

PARCEL 31	RUBY C. MARTIN	DB 7973 PG 0088
PARCEL 10	RUBY C. MARTIN	DB 7973 PG 0088
PARCEL 7	RUBY C. MARTIN	DB 7973 PG 0088
PARCEL 1	J.A. LOVELESS HOMES V, INC.	DB 9819 PG 1520

ORDINANCE TABULATION

TOTAL SITE AREA:	10.99 AC.
EXISTING ZONE:	R-1, I-5
PROPOSED ZONE:	R-12 - SINGLE FAMILY ATTACHED
PROPOSED NUMBER OF UNITS:	126 DWELLINGS - ADU
PROPOSED NUMBER OF ADU'S:	16
MAXIMUM ALLOWABLE DENSITY:	14.4 UNITS PER ACRE OR 158 UNITS
PROPOSED DENSITY INCLUDES ADU'S AND BONUS UNITS:	11.5 UNITS PER ACRE OR 126 UNITS
PROPOSED DENSITY EXCLUDES ADU'S AND BONUS UNITS:	9.5 DWELLING UNITS PER ACRE
MINIMUM LOT WIDTH:	14 FEET
PROPOSED LOT WIDTH:	20 FEET (MIN.)
MAXIMUM BUILDING HEIGHT:	40 FEET
PROPOSED BUILDING HEIGHT:	40 FEET (MAX.)

MINIMUM YARD REQUIREMENTS:

FRONT:	CONTROLLED BY A 15° ANGLE OF BULK PLANE BUT NOT LESS THAN 5 FEET.
SIDE:	CONTROLLED BY A 15° ANGLE OF BULK PLANE BUT NOT LESS THAN 8 FEET.
REAR:	CONTROLLED BY A 15o ANGLE OF BULK PLANE BUT NOT LESS THAN 16 FEET

PROPOSED YARDS:

FRONT:	5 FEET
SIDE:	8 FEET
REAR:	16 FEET

PARKING REQUIRED: 290

PARKING PROVIDED: 290 MIN.

OPEN SPACE:

REQUIRED:	20% OR 2.1 AC
PROVIDED:	32% OR 3.4 AC.

WAIVER AND MODIFICATION NOTES:

CONCURRENT WITH THIE REZONING APPLICATION:

1. THE APPLICANT REQUESTS A WAIVER OF THE 600' MAXIMUM PRIVATE STREET LENGTH REQUIREMENT.
2. THE APPLICANT REQUESTS A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON THE EASTERN SIDE OF THE PROPERTY ALONG THE PROPOSED STORM WATER MANAGEMENT DRY POND, ADJACENT TO THE BATMANGHELIDJ AND TEIMOURIAN PROPERTIES.
3. THE APPLICANT REQUESTS A WAIVER OF THE BARRIER REQUIREMENTS AND A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ON THE WEST, SOUTHWEST CORNER OF THE PROPERTY ADJACENT TO THE KEITH PROPERTY, AND THE WESTERN BOUNDARY OF THE SITE ADJACENT TO SQUIRREL HILL ROAD TO ALLOW THE PROPOSED PLANTING AND EXISTING VEGETATION TO REMAIN AS SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN.

Application No. 2296-H-010 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/21/97
Date of (BOS) (PC) approval 3/24/97
Sheet 1 of 2

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 24 1997
ZONING EVALUATION DIVISION

LEGEND

(TYP) TYPICAL
EXISTING OVERHEAD WIRES
(P) VISITOR PARKING

LANDSCAPE LEGEND

PROPOSED LARGE DECIDUOUS STREET TREE (2 1/2" CAL. MIN.)
PROPOSED LARGE EVERGREEN TREE (7-8' HT. MIN.)
PROPOSED LARGE FLOWERING TREE (2" CAL. MIN.)
PROPOSED UNDERSTORY PLANTING (BUSHES)

NOTE:
EXISTING IMPROVEMENTS AND SOME PROPOSED IMPROVEMENTS PER SITE PLAN FOR McNAIR FARMS WESTT, SECTION ONE, FILE NO. 94-521-406 AND McNAIR FARMS WEST, SECTION TWO, FILE NO. 94-522-405 BY CHARLES P. JOHNSON & ASSOCIATES, INC. BOUNDARY AND TOPO BY WALTER L. PHILLIPS, INC.

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" = 50'
DATE: 3-19-96, REVISED 6-25-96
REV. 1-3-97, 2-14-97
DRAWN: KJC/JKT/SO/AJC

COMMONWEALTH OF VIRGINIA
DAVID K. OLIVER
NO. 01743
2-18-97
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

GENERALIZED DEVELOPMENT PLAN

SQUIRREL HILL

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET: 1 OF 2

File No. FU-22 Tax Map No. 15-4,16-3 Job No. 95101 Cadd Dwg. File: 95101GD4.DWG

Elevation 1

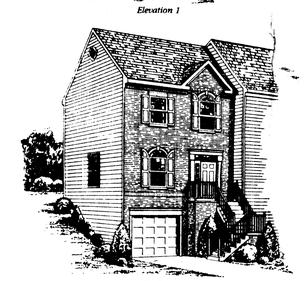
Elevation 2

Elevation 1

Elevation 2

Elevation 3

Elevation 4



Elevation 3

Elevation 4

CONCEPTUAL BUILDING ELEVATIONS

Application No. R296-H-010 Staff Signature
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/21/97
Date of (BOS) (PC) approval 3/24/97
Sheet 2 of 2

WALTER L. PHILLIPS
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CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1801

SCALE 1" = 50'
DATE: 3-19-96, REVISED 6-25-96
DRAWN: KJC/JKT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

GENERALIZED DEVELOPMENT PLAN

SQUIRREL HILL
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

File No. FU-22 Tax Map No. 15-4,16-3 Job No. 95101 Codd Dwg. File: 95101GD3.DWG