18-202 COMMENTS:

10. A. SHOWN ON PLAN.
    B. SHOWN ON PLAN. MAXIMUM HEIGHT IS 35'.
    C. N/A
    D, SHOWN ON PLAN.
    E. SANITARY SEWER IS SHOWN ON PLAN. A WAIVER FOR STORMWATER MANAGEMENT HAS BEEN REQUESTED.
    F. SHOWN ON PLAN.
    G. SEE SITE TABULATIONS.
    H. SHOWN ON PLAN. SEE NOTE 2 BELOW.
    I. N/A
    J. TRANSITIONAL SCREENING YARD WHERE REQUIRED IS SHOWN ON THE PLAN.
    MINIMUM FRONT YARD: CONTROLLED BY A 15° ANGLE OF BULK PLANE, BUT NOT LESS THAN 5'.
    MINIMUM SIDE YARD: CONTROLLED BY A 15° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10'.
    MINIMUM REAR YARD: CONTROLLED BY A 15° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20'.
    K. ALL EXISTING STRUCTURES ARE TO BE REMOVED.
    L. N/A
    M. SEE SITE TABULATIONS.
    N. A COMMUNITY RECREATION AREA IS PROPOSED WITH THE DEVELOPMENT OF THIS SITE.
    O. PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE, THAT ARE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION ARE AS SHOWN ON THE SITE PLAN. TIMING OF PROVIDING SUCH IMPROVEMENTS WILL BE DETERMINED AT SITE PLAN.
    P. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
    Q. THERE ARE NO AREAS OF FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDORS OR RESOURCE PROTECTIONS AREAS ON SITE.
    R. SHOWN ON PLAN.
    S. SHOWN ON PLAN.
    T. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
    U. OWNER: MILDRED AND HERMAN FRANKLIN
    CONTRACT PURCHASER, DEVELOPER AND APPLICANT: BATAL BUILDERS, INC.
11. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
12. THERE ARE NO KNOW HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
13. THIS PLAN WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS, WITH THE FOLLOWING WAIVERS REQUESTED:
    a. MODIFICATION OF THE TRANSITIONAL SCREEN AND BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY BOUNDARY IN ACCORDANCE WITH ARTICLE 13, PART 3, SECTION 13-304, NO. 4. (AS SHOWN ON PLAN)
    b. WE HEREBY REQUEST A WAIVER FOR STORMWATER MANAGEMENT AND BMP REQUIREMENTS. WE HAVE HAD MEETINGS WITH PUBLIC WORKS ON THIS ISSUE. AN ALTERNATIVE PROPOSAL WILL BE SPELLED OUT IN THE PROFERS.
    c. WE HEREBY REQUEST A WAIVER TO THE MINIMUM DISTRICT SIZE.

NOTES:

1. THE PROPERTY THAT IS SUBJECT OF THE GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ASSESSMENT MAP AS 48-1-((1)) PARCEL 107.
2. THE TOPOGRAPHY SHOWN HEREON IS AT THE CONTOUR INTERVAL OF FIVE (5) FEET FROM THE COUNTY OF FAIRFAX TOPOGRAPHICAL MAP SERIES. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC INFORMATION SHOWN HEREON.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD, AND ADJACENT INFORMATION.
4. THE PROPERTY SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN IS IN THE PROVIDENCE DISTRICT, ACCOTINK SEWER DISTRICT (M-1 SUB-DISTRICT) AND THE ACCOTINK CREEK WATER SHED.
5. THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.
6. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
7. THIS PLAN DOES NOT NECESSARILY SHOW UTILITIES AS THEY ARE TO BE CONSTRUCTED FOR EACH INDIVIDUAL BUILDING. INDIVIDUAL PLAN AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. THE BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.
8. ALL PRIVATE STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARDS AND SPECIFICATIONS.
9. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES.
10. EXISTING TREES IDENTIFIED ON THIS PLAN ARE PROPOSED TO BE PRESERVED BUT WILL BE EVALUATED FOR FINAL PRESERVATION AT SITE PLAN PHASE (ADJUSTING FOR FINAL GRADING AND UTILITY LOCATIONS). CREDIT FOR THESE TREES HAS NOT BEEN INCLUDED IN THE TREE COVER CALCULATIONS. CREDIT WILL BE TAKEN AT SITE PLAN PHASE WHEN EXACT TREES FOR PRESERVATION IS DETERMINED. PROPOSED PLANT MATERIAL WILL BE REDUCED ACCORDINGLY. THE APPLICANT WILL WORK WITH THE URBAN FORESTRY OFFICE TO SAVE AS MANY TREES AS POSSIBLE AND COORDINATE FINAL TREE COVER CALCULATIONS. FINAL TREE COVER PROVIDED WILL NOT BE LESS THAN THE 12,950 S.F. AS PROFFERED WITH THIS PLAN..
11. PROPOSED BUILDING FOOTPRINTS ARE APPROXIMATE AND ARE SUBJECT TO MINOR CHANGE AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
12. IF THE WAIVER FOR STORMWATER MANAGEMENT AND BMP REQUIREMENTS IS DENIED THEN A SWM POND WILL REPLACE THE COMMUNITY SITTING AREA AS DEFINED IN THE PROFFERS.
13. THE 6' SOLID MASONRY WALL (WITH STUCCO AND WOOD) AT THE MODIFIED TRANSITIONAL SCREEN SHALL BE COORDINATED WITH THE WALL AT THE EDGEMOORE DEVELOPMENT (ACROSS EDGELEA ROAD). DETAILS WILL BE SUBMITTED AT SITE PLAN PHASE.

VEGETATIVE LEGEND:

SHADE TREE 3" CAL.

ORNAMENTAL TREE 8'-10'

EVERGREEN TREE 6'

EVERGREEN TREE 6'

EX. TREE TO BE PRESERVED (SEE NOTE 10.)

MODIFIED TRANSITIONAL SCREENING YARD W/6' SOLID MASONRY WALL.

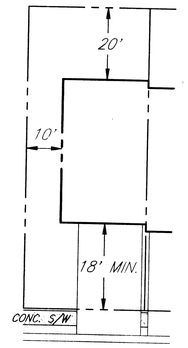
TREE COVER CALCULATIONS: **

APPLICATION SITE AREA:	86,161 S.F.
TOTAL BUILDING FOOTPRINT AREA:	15,360 S.F.
ADJUSTED SITE AREA:	70,191 S.F.
TREE COVER REQUIRED (15%):	12,924 S.F.
TREE COVER PROVIDED (15%):	12,950 S.F.
EXISTING TREES:	0 S.F.
PROPOSED TREES:	12,950 S.F.

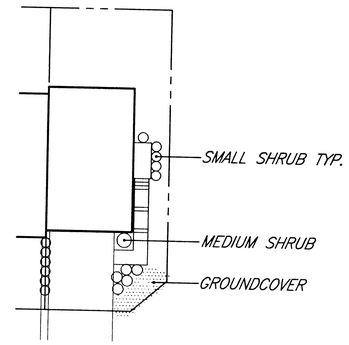
** SEE NOTE 10.

SITE TABULATIONS:

APPLICATION SITE AREA:	86,161 S.F. OR 1.97799 AC.
EXISTING ZONE:	R-1
PROPOSED ZONE:	R-12
PROPOSED NUMBER OF UNITS:	16
ALLOWABLE DENSITY:	12 DU/AC.
PROPOSED DENSITY:	8.09 DU/AC.
OPEN SPACE REQUIRED:	25% OR 21,540 S.F.
OPEN SPACE PROVIDED:	28% OR 24,104 S.F.
PARKING SPACES REQUIRED:	37 SPACES (2.3 SP./DU x 16 DU)
PARKING SPACES PROVIDED:	43 SPACES
PARKING BREAKDOWN:	16 SPACES IN GARAGE
	16 SPACES IN DRIVEWAY
	11 SPACES ELSEWHERE

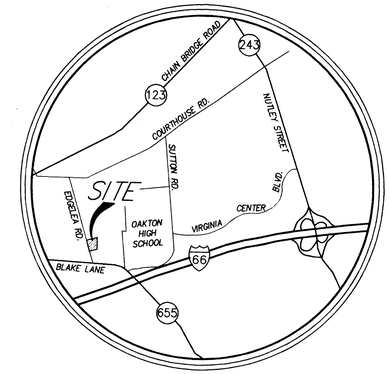


TYPICAL LOT LAYOUT



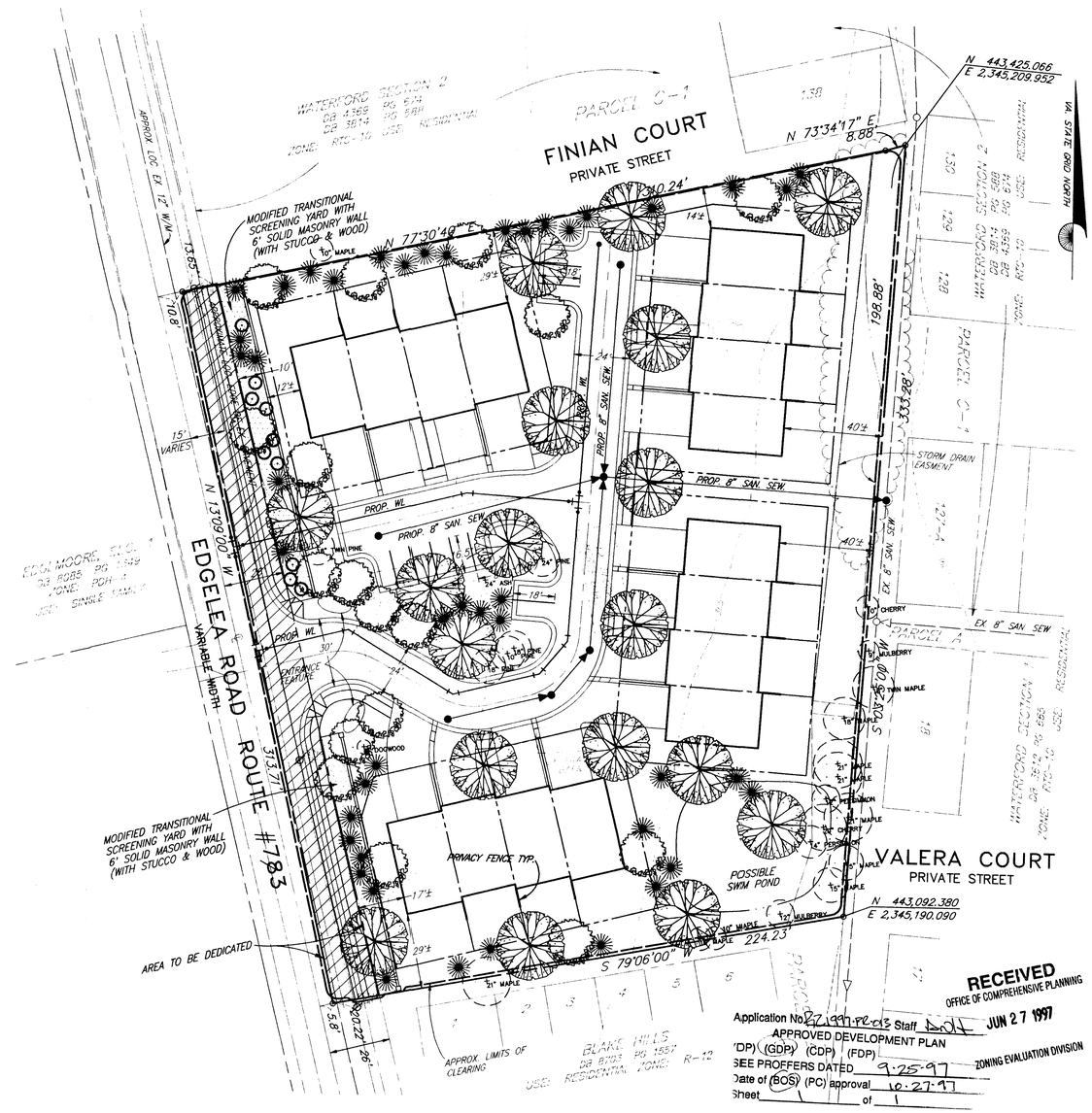
LOT PLANTING PLAN

FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT AND QUANTITIES MAY CHANGE WITH FINAL ENGINEERING. INTENT IS TO SHOW QUALITY ONLY.



VICINITY MAP

SCALE: 1" = 2,000'



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OFFICE OF COMPREHENSIVE PLANNING
JUN 27 1997

Application No. 27.1997-PR-013 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-25-97
Date of (BOS) (PC) approval 10-27-97
Sheet of 1
ZONING EVALUATION DIVISION

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA
MICHAEL R. TUCKER
No. 21267
6/27/97
PROFESSIONAL ENGINEER

GENERALIZED DEVELOPMENT PLAN
BATAL AT EDGELEA ROAD

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS 05/15/97 ADDRESS PRE-STAFFING COMMENTS 06/27/97 ADDRESS STAFFING COM'TS	OWNER: CONTRACT PURCHASER: BATAL BUILDERS, INC. 3930 WALNUT STREET SUITE 204 FAIRFAX, VA
DESIGNED BY: PLR	
DRAFTED BY: WK	
CHECKED BY:	
DATE: JANUARY, 1997	
SCALE: HOR. 1" = 30' VERT.	
SHEET 1 OF 1	
CO. NO. 0000-XX-00	
FILE NO. 95038.01-	
CADD NAME: PEDGGDP2.DWG	

PLOTTED: 06/27/97
XREFS: PEDGBAS2