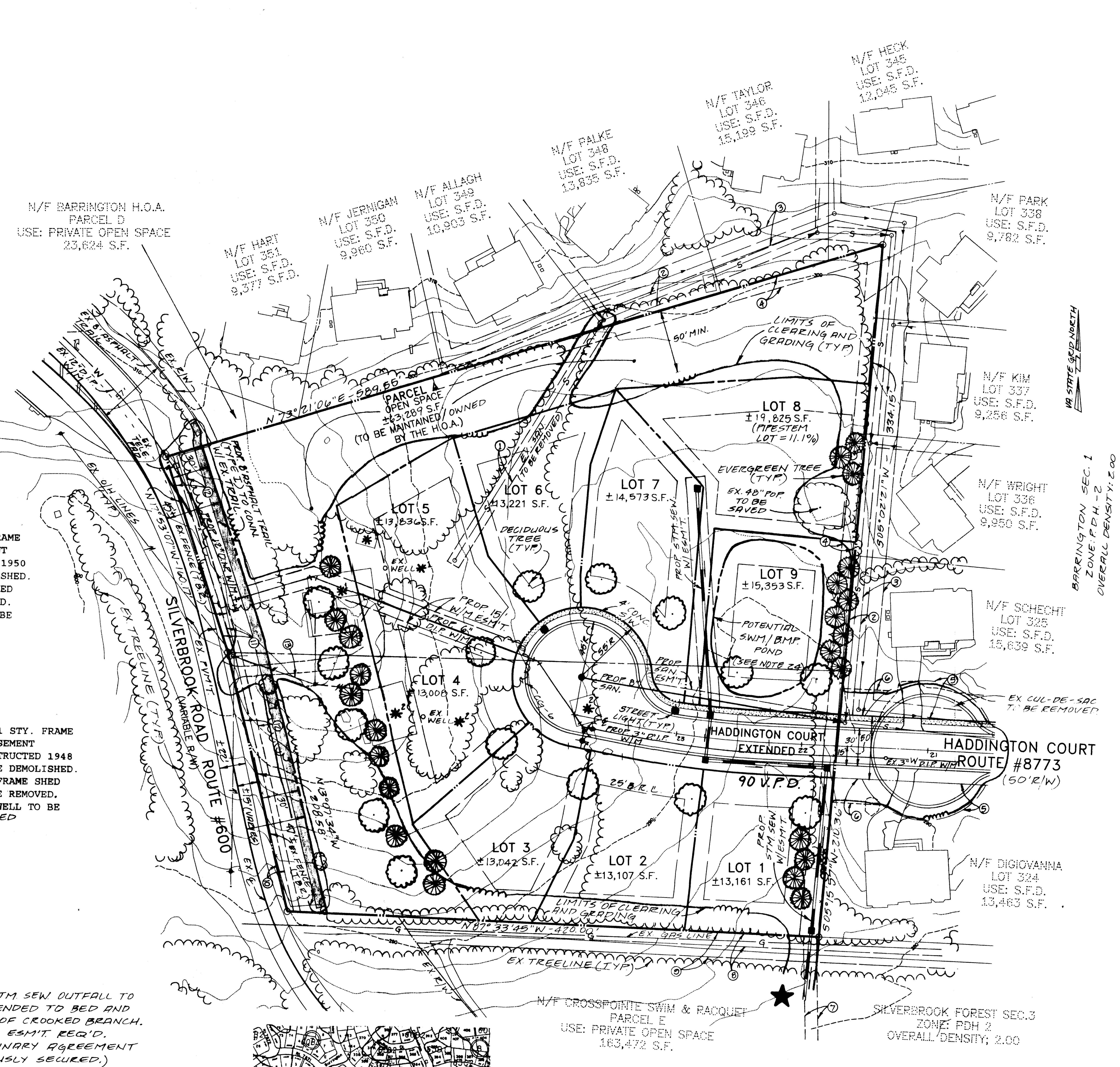
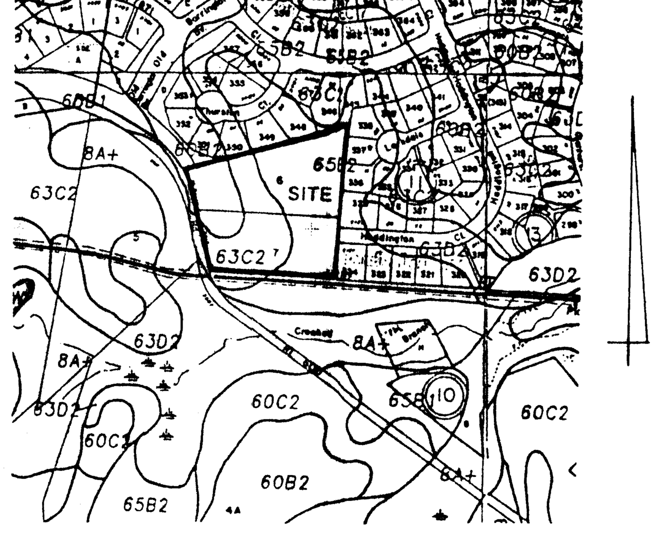


*[1] EX. 1 STY. FRAME WITH BASEMENT CONSTRUCTED 1950 TO BE DEMOLISHED. EX. FRAME SHED TO BE REMOVED. EX. WELL TO BE CAPPED

*[2] EX. 1 STY. FRAME W/BASEMENT CONSTRUCTED 1948 TO BE DEMOLISHED. EX. FRAME SHED TO BE REMOVED. EX. WELL TO BE CAPPED

★ PROP. STM. SEW. OUTFALL TO BE EXTENDED TO BED AND BANKS OF CROOKED BRANCH. OFFSITE ESM'T. REQ'D. (PRELIMINARY AGREEMENT PREVIOUSLY SECURED.)

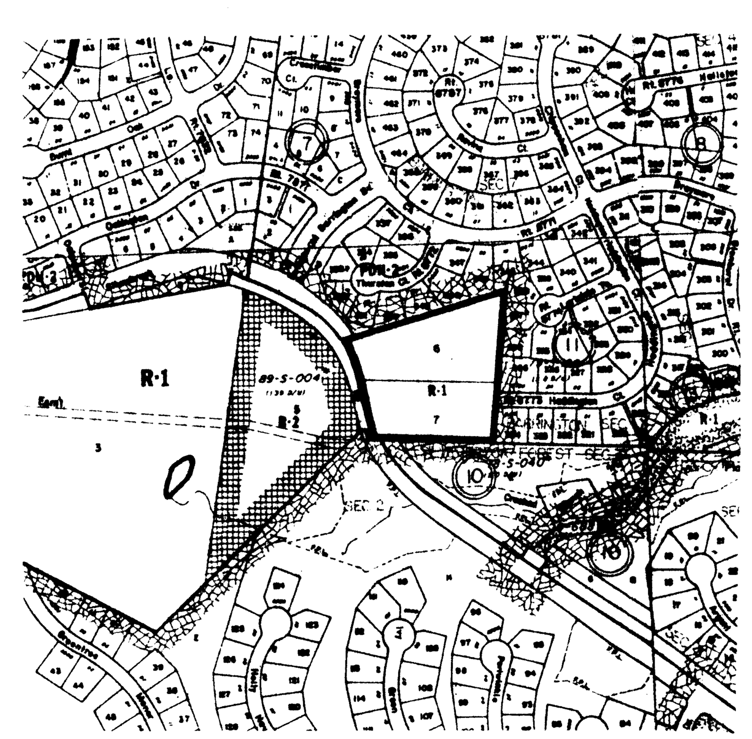


SOILS MAP

1" = 500'

SOILS INFORMATION

SOIL NO	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL	OTHER NOTES
60	APPLING	C	GOOD	GOOD	SEVERE	---
63	LOUISBURG	C	GOOD	GOOD	SEVERE	---
65	COLFAX	B	MARGINAL	MARGINAL	MODERATE	---



VICINITY MAP

1" = 500'

TABULATIONS:

SITE AREA	=	221,547 S.F. / 5.0860 ACRES
EXISTING ZONING	=	R-1
PROPOSED ZONING	=	R-2 CLUSTER
AVERAGE LOT AREA		
REQUIRED	=	NO REQUIREMENT
PROVIDED	=	± 14,347 S.F.
MINIMUM LOT AREA		
REQUIRED	=	13,000 S.F.
PROVIDED	=	± 13,042 S.F.
MINIMUM LOT WIDTH		
INTERIOR	=	NO REQUIREMENT
CORNER	=	100 FEET
MAXIMUM BUILDING HEIGHT	=	35 FEET
MINIMUM YARD REQUIREMENTS		
FRONT YARD	=	25 FEET
SIDE YARD	=	8 FEET, BUT A TOTAL MINIMUM OF 24 FEET
REAR YARD	=	25 FEET
OPEN SPACE		
REQUIRED (15% OR 1 AC MIN)	=	43,560 S.F.
PROVIDED	=	± 63,289 S.F. (28%)
PARKING		
REQUIRED (2SP/UNIT)	=	18 SPACES
PROVIDED (2SP/UNIT)	=	18 SPACES
DENSITY		
PERMITTED (10 UNITS)	=	2.00 DU/AC
PROPOSED (9 UNITS)	=	1.77 DU/AC

TREE COVER CALCULATIONS

SITE AREA	=	221,547 S.F.
DEDUCTIBLE (9 LOTS X 11050 S.F.)	=	99,450 S.F.
ADJUSTED SITE AREA	=	122,097 S.F.
TREE COVER REQUIRED (20%)	=	24,419 S.F.
TREE COVER PRESERVED	=	± 29,500 S.F.
TREE COVER PLANTED	=	± 5,625 S.F.
TREE COVER PROVIDED	=	± 35,125 S.F.

PLANT LIST

25 = EVERGREEN TREES (6 FT TO 8 FT HEIGHT)
15 = DECIDUOUS SHADE TREES (2.5" TO 3" CALIPER)

THE APPLICANT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO THE LOCATION OF THE LANDSCAPING AS SHOWN HEREON FOR THE PURPOSES OF IMPROVING APPEARANCE AND / OR AVOIDING CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.

EXISTING EASEMENT LEGEND

1. EX. 10' SAN. SEW. EASEMENT DB. 7385, PG. 293 (TO BE VACATED)
2. EX. 10' SAN. SEW. EASEMENT DB. 7224, PG. 1466
3. EX. 15' STORM DRAINAGE EASEMENT DB. 7224, PG. 1466
4. EX. TEMP. 10' CONSTRUCTION EASEMENT. DB. 7163, PG. 1947 (PREV VACATED)
5. EX. TEMPORARY TURN-A-ROUND, PUBLIC INGRESS/EGRESS, DRAINAGE AND GRADING EASEMENT DB. 7224, PG. 1466 (TO BE VACATED AT COMPLETION OF CONSTR.)
6. EX. 20' TEMP. CONSTRUCTION EASEMENT DB. 7224, PG. 1466 (TO BE VACATED AT COMPLETION OF CONSTR.)
7. EX. 10' SANITARY SEWER EASEMENT DB. 7674, PG. 9796
8. EX 10' TRAIL EASEMENT DB. 7674, PG. 976
9. EX 20' PLANTATION PIPELINE EASEMENT DB. 2483, PG. 384
10. EX 5' CONTEL OF VIRGINIA UTILITY EASEMENT DB. 6171, PG. 176
11. EX. 5' CONTEL OF VIRGINIA UTILITY EASEMENT DB. 6171, PB. 177
12. EX. 10' WASHINGTON GAS LIGHT COMPANY EASEMENT DB. 7699, PG. 368
13. EX. VEPCO EASEMENT DB. 1829, PG. 476

NOTE: EX ESM'TS 10 THRU. 13 WILL BE QUITCLAIMED DUE TO THERE LOCATION WITHIN THE PROPOSED R/W.

NOTES:

1) THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP # 97-3 ((1)) PARCELS 6 AND 7.

2) THE CURRENT OWNERSHIP IS LISTED AS FOLLOWS:

PARCEL	CURRENT OWNER	DEED BOOK/PAGE
6	LURA F. WALTHALL	0670/0057 WB 377/482
7	LURA F. WALTHALL	0538/0072 WB 364/1793

3) APPLICANT/DEVELOPER:
HADDON GROUP, INC.
5618 OX ROAD, SUITE E
FAIRFAX STATION, VA 22039 703-250-0901

4) BOUNDARY INFORMATION IS BASED ON A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS, INC. (LDC) PERFORMED IN JANUARY 1997.

5) TOPOGRAPHIC INFORMATION IS BASED ON AN AIR RUN SURVEY COMPILED BY LDC IN JANUARY, 1997

6) A TITLE REPORT HAS BEEN FURNISHED BY AMERICAN PIONEER TITLE INSURANCE COMPANY, CASE # W9601524, EFFECTIVE MAY 25, 1996 FOR THE SUBJECT PROPERTY.

7) ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN.

A WAIVER OF THE STORM WATER DETENTION REQUIREMENTS AND BEST MANAGEMENT PRACTICES WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM) CONCURRENTLY WITH THIS REZONING APPLICATION (SEE NOTE 24).

ADDITIONALLY, THE APPLICANT HEREBY REQUESTS THAT THE BOARD OF SUPERVISORS GRANT A WAIVER OF THE REQUIRED MINIMUM DISTRICT SIZE FOR A CLUSTER SUBDIVISON IN THE R-2 ZONING DISTRICT.

THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVER OR MODIFICATION AT THE TIME OF SUBDIVISION PLAT PREPARATION / REVIEW.

8) EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.

9) ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND.

10) AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.

11) THE SITE SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. ALL DWELLING UNITS WITHIN THIS DEVELOPMENT SHALL BE SERVED BY GRAVITY FLOW AS NO PUMPING SHALL BE ALLOWED.

12) THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 1 TO 2 DWELLING UNITS PER ACRE

13) NO 100-YEAR FLOOD PLAIN, RESOURCE PROTECTION AREA (RPA) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) EXISTS ON SITE.

14) IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN AND PUBLIC FACILITIES MANUAL (PFM), AN EIGHT FEET WIDE, TYPE 1, ASPHALT BICYCLE TRAIL WILL BE CONSTRUCTED ALONG SILVERBROOK ROAD AS SHOWN HEREON.

15) LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.

16) ALL PUBLIC STREETS SHOWN ON THIS PROPERTY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND DEDICATED / CONVEYED IN FEE SIMPLE TO THE BOARD OF SUPERVISORS FOR PUBLIC STREET PURPOSES.

17) SOLID WASTE SHALL BE PICKED UP TWICE WEEKLY BY A PRIVATE REFUSE COMPANY AND DISCARDED AT AN APPROVED FAIRFAX COUNTY LANDFILL.

18) A GEOTECHNICAL REPORT WILL BE SUBMITTED WITH FINAL SUBDIVISION PLAN, IF REQUIRED BY DEM

19) NO HAZARDOUS OR TOXIC SUBSTANCES TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR/ DISPOSED OF ON THE SITE HAVE BEEN OBSERVED.

20) DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER/DEVELOPER.

21) A SIDEWALK IS REQUIRED IN ACCORDANCE WITH THE PFM ALONG THE FRONTAGE OF THE SUBJECT PROPERTY. HOWEVER, THE DEVELOPER WILL CONSTRUCT THE BICYCLE TRAIL INSTEAD AS DESCRIBED IN NOTE #14. THE CONSTRUCTION OF THE TRAIL SUPERSEDES THE REQUIREMENT FOR A SIDEWALK AND A SIDEWALK WILL NOT BE CONSTRUCTED. ACCORDINGLY, THE APPLICANT IS NOT REQUIRED TO APPLY FOR A WAIVER OF THIS PFM REQUIREMENT.

22) A FOUR FEET WIDE CONCRETE SIDEWALK IS PROPOSED IN ACCORDANCE WITH THE PFM ALONG ONE SIDE OF HADDINGTON COURT WITHIN THE SUBJECT PROPERTY.

23) NO LOTS SHOWN HEREON SHALL HAVE DIRECT ACCESS VIA A DRIVEWAY TO SILVERBROOK ROAD.

24) AS DESCRIBED IN NOTE #7 ABOVE, WAIVERS OF THE ONSITE STORM WATER DETENTION AND BMP REQUIREMENTS SHALL BE SUBMITTED. IF APPROVED, THEN LOT #9 AS SHOWN HEREON SHALL REMAIN AS IS AND A POND SHALL NOT BE PROVIDED. HOWEVER, IF ONE OR BOTH OF THE WAIVERS ARE DISAPPROVED, THEN LOT 9 SHALL BECOME OUTLOT A FOR THE PURPOSE OF PROVIDING REQUIRED DETENTION AND BMPS.

Application No. RZ 1997-SP-014 Staff Greg Riegle
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/21/97
Date of (BOS) (PC) approval 9/8/97
Sheet 1 of 1

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUN 6 1997
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
PAUL R. JEANNIN, JR.
NO. 477
2-10-97
CERTIFIED LANDSCAPE ARCHITECT

COMMONWEALTH OF VIRGINIA
MICHAEL S. KITCHEN
NO. 019279
2/10/97
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
JOHN L. MARSHALL
1375B
2/10/97
LAND SURVEYOR

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
6/5/97	PRJ	2	REV. R/W DED. & SHOW 48" POPLAR, REV. LOTS 3,4,5,7,8 & 9.			
2/10/97	PRJ	1	REV. LANDSCAPING			
ENGINEER			REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

LAND Design CONSULTANTS
8569-E SUDLEY ROAD
MANASSAS, VA. 20110
(703) 631-8387
http://www.landdesignconsultants.com
ENGINEERS
PLANNERS
SURVEYORS

GENERALIZED DEVELOPMENT PLAN

SILVERBROOK ROAD PROPERTY

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS

SCALE: 1" = 50'

SHEET 1 OF 1

DATE: FEB. 1997

FILE NUMBER: 96045-03B