NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 97-4 ((1)) 22 AND 23. THE GDP ACCOMPANIES AN APPLICATION TO AMEND THE PROFFERS (PCA) APPROVED IN CONJUNCTION WITH THE APPROVAL OF RZ 93-V-008 AND AN APPLICATION TO REZONE A PORTION OF THE SUBJECT PROPERTY (LOT 23) FROM THE R-1 TO THE R-3 DISTRICT.

2. THE TOPOGRAPHY SHOWN HEREON IS BY LEONARD SURVEYS, INC. AT A CONTOUR INTERVAL OF TWO (2) FEET. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

3. THE BOUNDARY INFORMATION SHOWN HEREON IS BY LEONARD SURVEYS, INC.. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.

4. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

5. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

6. WATER, TELEPHONE AND ELECTRICITY ARE PRESENTLY AVAILABLE TO THE SITE. AS SHOWN ON THE GRAPHIC, THE NEAREST SANITARY SEWER MANHOLE THAT WILL SERVE THE PROPOSED DEVELOPMENT IS LOCATED APPROXIMATELY 650 FEET TO THE SOUTH OF THE SUBJECT PROPERTY.

7. THERE IS AN EXISTING FRAME DWELLING AND RELATED ACCESSORY STRUCTURES LOCATED ON PARCEL 97-4 ((1)) 23. THE DWELLING WAS CONSTRUCTED IN 1950. ALL EXISTING STRUCTURES AND RELATED SITE IMPROVEMENTS WILL BE REMOVED.

8. AS SHOWN ON THE GRAPHIC THERE IS AN EXISTING 30-FOOT WIDE AT&T OVERHEAD TELEPHONE LINE EASEMENT THAT TRAVERSES THE SUBJECT PROPERTY.

9. THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION LOCATED ON THE SUBJECT PROPERTY.

10. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY AND THERE IS NO RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR LOCATED ON THE SUBJECT PROPERTY.

11. THE COMPREHENSIVE PLAN RECOMMENDS THIS PARCEL FOR TWO TO THREE DWELLING UNITS PER ACRE. THE PROPOSED DENSITY IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

12. GIVEN THE SCALE AND NATURE OF THE PROPOSED DEVELOPMENT AND THE FACT THAT IT CAN BE CONSIDERED COMPATIBLE INFILL, THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.

13. STORMWATER MANAGEMENT WILL BE PROVIDED IN THE FORM OF A DRY POND WITH BEST MANAGEMENT PRACTICES (BMPs) AS SHOWN HEREON. THE VOLUME SHOWN FOR THE DETENTION DRY POND FACILITY IS BASED ON PRELIMINARY ENGINEERING AND IS APPROXIMATE. THE DETENTION VOLUMES ARE SUBJECT TO REVISION AT TIME OF FINAL ENGINEERING.

14. THE MINIMUM YARDS WILL BE IN ACCORDANCE WITH THE BULK REGULATIONS FOR A R-3 DISTRICT CONVENTIONAL SUBDIVISION AS PRESENTED IN SECT. 3-307 OF THE ZONING ORDINANCE AND AS FOLLOWS:

FRONT YARD:	30 FEET
SIDE YARD:	12 FEET
REAR YARD:	25 FEET

A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS NOT APPLICABLE. GIVEN THE NATURE OF THE PROPOSED DEVELOPMENT, THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIREMENT.

15. VEHICULAR ACCESS WILL BE LIMITED TO ONE POINT ON HOOES ROAD BY WAY OF A PUBLIC STREET.

16. AS SHOWN ON THE GRAPHIC, HOOES ROAD WILL BE IMPROVED TO A WIDER CROSS-SECTION IN AN EXPANDED RIGHT-OF-WAY ACROSS THE FRONTAGE OF THE SUBJECT PROPERTY. SUCH DEDICATION AND CONSTRUCTION WILL BE COMPLETED IN CONJUNCTION WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.

17. A WAIVER OF THE CONSTRUCTION OF THE TRAIL ALONG THE AT&T EASEMENT REQUIRED BY THE COUNTYWIDE TRAILS PLAN WILL BE REQUESTED AT TIME OF SITE PLAN SUBMISSION.

18. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, PLANTERS, FENCES AND/OR WALLS AND LIGHT STANDARDS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.

19. GIVEN THE SCALE AND NATURE OF THE PROPOSED DEVELOPMENT, THERE ARE NO PROPOSED COMMUNITY OR PUBLIC FACILITIES ON THE SITE, AND THERE ARE NO PROPOSED SPECIAL AMENITIES.

20. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS PROVIDED ON AN AFFIDAVIT TO BE SUBMITTED SEPARATELY.

21. IT IS CURRENTLY EXPECTED THAT DEVELOPMENT WILL COMMENCE WHEN ALL NECESSARY APPROVALS ARE OBTAINED. HOWEVER, THE SPECIFIC TIMING OF THE DEVELOPMENT WILL BE DEPENDENT UPON MARKET CONDITIONS.

22. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

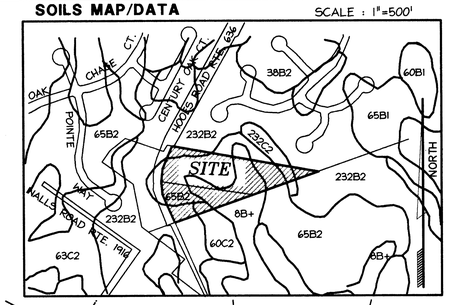
TABULATION:

EXISTING ZONING	R-3/R-1
PROPOSED ZONING	R-3
LAND AREA	5.03 AC + 2.00 AC = 7.03 AC
PROPOSED NUMBER OF DWELLING UNITS	16
PROPOSED DENSITY	2.28 DU/AC
MINIMUM LOT SIZE	10,500 SF
AVERAGE LOT SIZE	13,874 SF
OPEN SPACE REQUIRED	NONE
OPEN SPACE PROVIDED	NONE
PARKING SPACES REQUIRED/PROVIDED	32

SOILS MAP/DATA

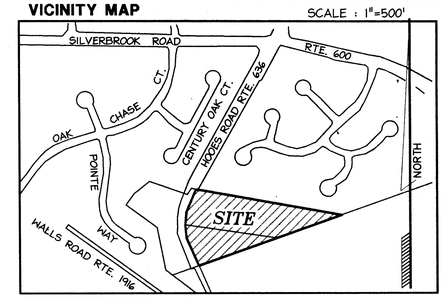
SCALE : 1"=500'

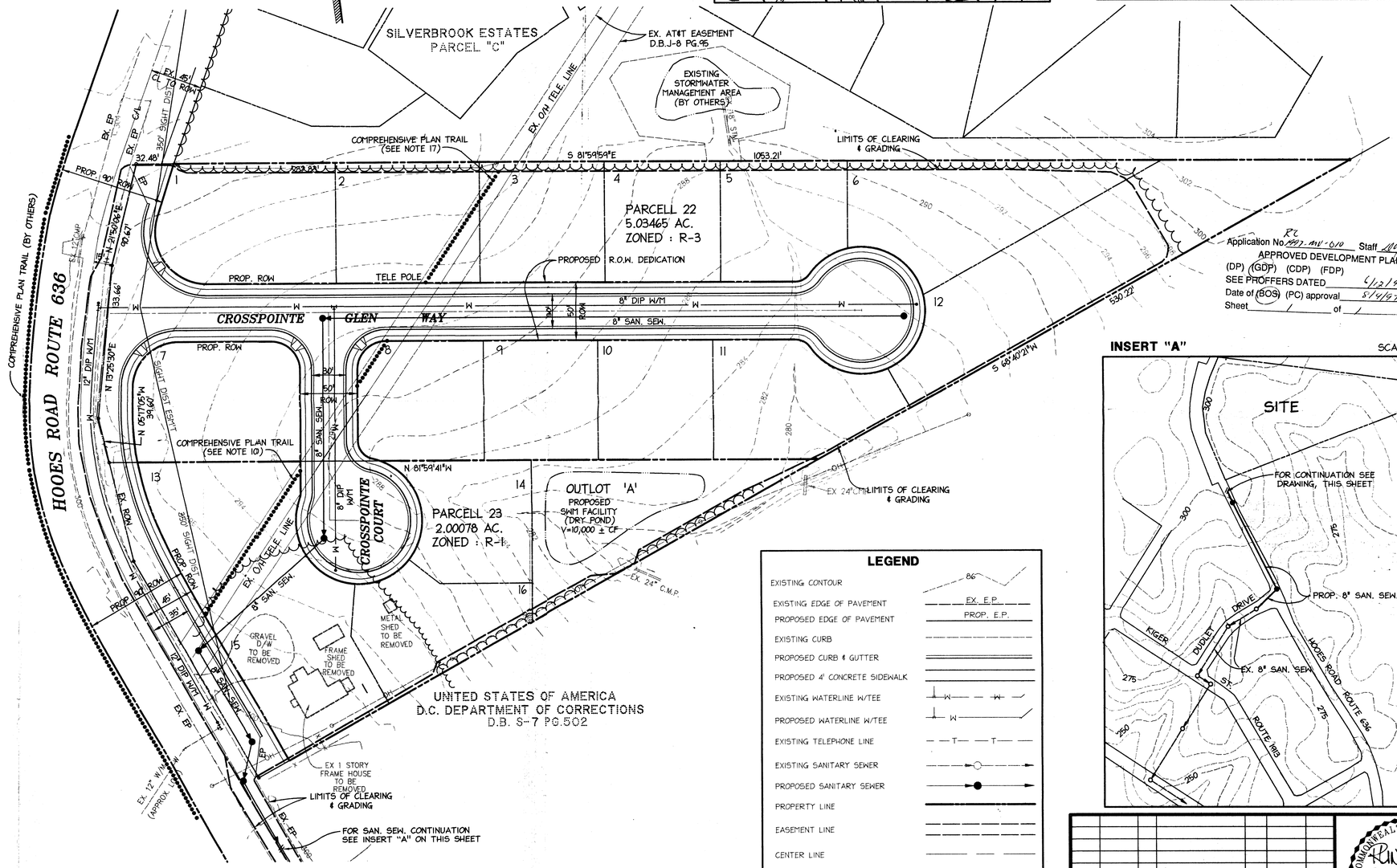
232C2	FAIRFAX LOAM, ROLLING PHASE
232B2	FAIRFAX LOAM, UDULATING PHASE
65B2	COLFAX LOAM, UNDULATING PHASE
8B+	WORSHAM SILT LOAM



VICINITY MAP

SCALE : 1"=500'

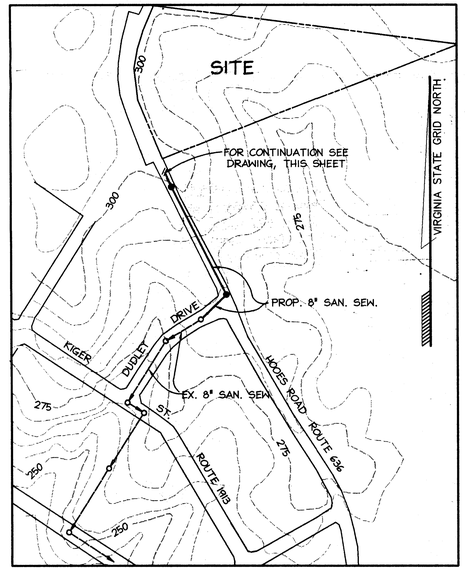




Application No. RZ 97-MV-010 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/23/97
Date of (BOS) (PC) approval 5/4/97
Sheet / of /

INSERT "A"

SCALE : 1"=250'



LEGEND

EXISTING CONTOUR	86
EXISTING EDGE OF PAVEMENT	EX. E.P.
PROPOSED EDGE OF PAVEMENT	PROP. E.P.
EXISTING CURB	
PROPOSED CURB & GUTTER	
PROPOSED 4' CONCRETE SIDEWALK	
EXISTING WATERLINE W/TEE	W
PROPOSED WATERLINE W/TEE	W
EXISTING TELEPHONE LINE	T
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
PROPERTY LINE	
EASEMENT LINE	
CENTER LINE	
LIMITS OF CLEARING & GRADING	
EXISTING TREE LINE	
PROPOSED TREE LINE	
COMPREHENSIVE PLAN TRAIL	

DATE	DESIGNER	NO.	DESCRIPTION	REV. BY	APPROVED	DATE
ENGINEER			REVISION APPROVED BY: DIVISION OF DESIGN REVIEW			

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
5/27/97
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX(703) 849-0518

GENERALIZED DEVELOPMENT PLAN
CROSSPOINTE GLEN

FAIRFAX COUNTY, VIRGINIA

MOUNT VERNON DISTRICT

PLOTTED MAY 27 1997 Dewberry & Davis

Drawn By	RMAC
Designed By	JFK
Checked By	JFK
Date	JAN. 1997
Scale	1"=50'
Plan Number	
Zoned	R-1
SHEET	1 OF 1
File Number	M-832DA

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAY 30 1997
ZONING EVALUATION DIVISION

P:\PROJECT\F96-078\FE078\DELV078\D78gd01 Fri May 23 15:18:33 1997 HOA