# NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 98-3 ((1)) 6A.

2. THE GENERALIZED DEVELOPMENT PLAN (GDP) ACCOMPANIES AN APPLICATION TO REZONE THE PROPERTY FROM THE R-1 DISTRICT TO THE R-3 CONVENTIONAL DISTRICT. THE DEVELOPMENT PROGRAM PROPOSES EIGHT (8) SINGLE FAMILY DETACHED LOTS.

3. THE TOPOGRAPHY INFORMATION SHOWN HEREON IS AT A CONTOUR INTERVAL OF FIVE (5) FEET FROM FAIRFAX COUNTY TOPOGRAPHICAL MAPS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

4. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPUTED FROM EXISTING RECORDS BY DEWBERRY AND DAVIS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

5. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM). AT THIS TIME IT IS ANTICIPATED THAT SWM/BMP REQUIREMENTS WILL BE SATISFIED BY AN ONSITE DRY POND IN THE GENERAL LOCATION AS SHOWN HEREON AND BY UNDISTURBED OPEN SPACE PLACED WITHIN CONSERVATION EASEMENTS. THE EXACT LOCATION, SIZE AND SHAPE OF THE POND WILL BE DETERMINED WITH FINAL ENGINEERING.

6. THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THE SITE.

7. THE MINIMUM YARD REQUIREMENTS SET FORTH FOR THE R-3 DISTRICT FOR SINGLE FAMILY CONVENTIONAL SUBDIVISION LOTS ARE AS FOLLOWS:

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

8. THE SHAPE AND SIZE OF THE PROPOSED LOTS ARE APPROXIMATE AND SUBJECT TO MODIFICATION BASED ON FINAL ENGINEERING DESIGN.

9. THERE ARE NO PUBLIC IMPROVEMENTS PROPOSED WITH THIS APPLICATION. HOWEVER, DEDICATION OF RIGHT-OF-WAY FOR PUBLIC STREET PURPOSES IS PROPOSED AS IS A PUBLIC STREET AND CUL-DE-SAC TO SERVE THE PROPOSED LOTS.

10. PUBLIC WATER AND SEWER WILL BE EXTENDED TO THE SITE AS SHOWN HEREON. THE LAYOUT OF THE UTILITIES SHOWN HEREON IS PRELIMINARY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN.

11. THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED, HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS.

12. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SITE. THERE IS NO ENVIRONMENTAL QUALITY OR RESOURCE PROTECTION AREA ON THE SITE.

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

14. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN THE SAME IS SUBMITTED IN A SEPARATE ASSOCIATED DOCUMENT.

15. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.

16. THE SUBJECT PROPERTY IS LOCATED IN THE BURKE LAKE COMMUNITY PLANNING SECTOR (P7), POHICK PLANNING DISTRICT OF AREA III OF THE ADOPTED FAIRFAX COUNTY COMPREHENSIVE PLAN. THE PLAN RECOMMENDS THE SUBJECT PROPERTY FOR RESIDENTIAL USE WITH A DENSITY RANGE OF 2-3 DWELLING UNITS PER ACRE. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THIS RECOMMENDATION.

17. THERE IS AN EXISTING STRUCTURE LOCATED ON THE SUBJECT PROPERTY. IT WAS CONSTRUCTED IN 1935 AND IT WILL BE DEMOLISHED.

18. THE COMPREHENSIVE PLAN SHOWS A BICYCLE TRAIL ALONG THE NORTH SIDE OF SILVERBROOK ROAD. IT WILL BE CONSTRUCTED AS SHOWN ON THE GRAPHIC.

19. GIVEN THE NATURE AND SIZE OF THIS APPLICATION, THERE ARE NO COMMUNITY OR PUBLIC FACILITIES OR SPECIAL AMENITIES PROPOSED.

20. THE PROPOSED DEVELOPMENT CONSISTS OF SINGLE FAMILY DETACHED LOTS. THERE ARE EXISTING SINGLE FAMILY ATTACHED HOUSES LOCATED TO THE NORTHEAST AND NORTHWEST, AND A CHURCH LOCATED TO THE SOUTHEAST OF THE SUBJECT PROPERTY. THE DISTRICT OF COLUMBIA'S CORRECTIONAL FACILITY IS LOCATED TO THE SOUTHWEST OF THE PROPERTY. THERE WILL BE NO ADVERSE EFFECTS PROMPTED BY THE PROPOSED DEVELOPMENT ON THE ADJACENT AND NEIGHBORING PROPERTIES.

21. THERE IS NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENT FOR THIS DEVELOPMENT.

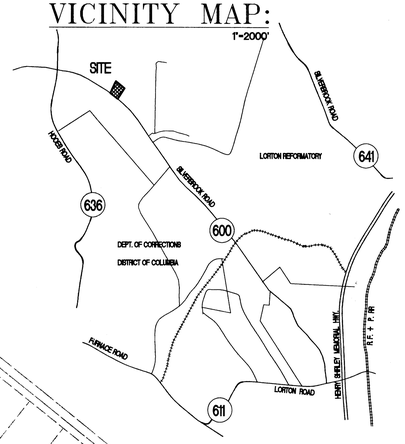
22. EXCEPT AS NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL CONFORM TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

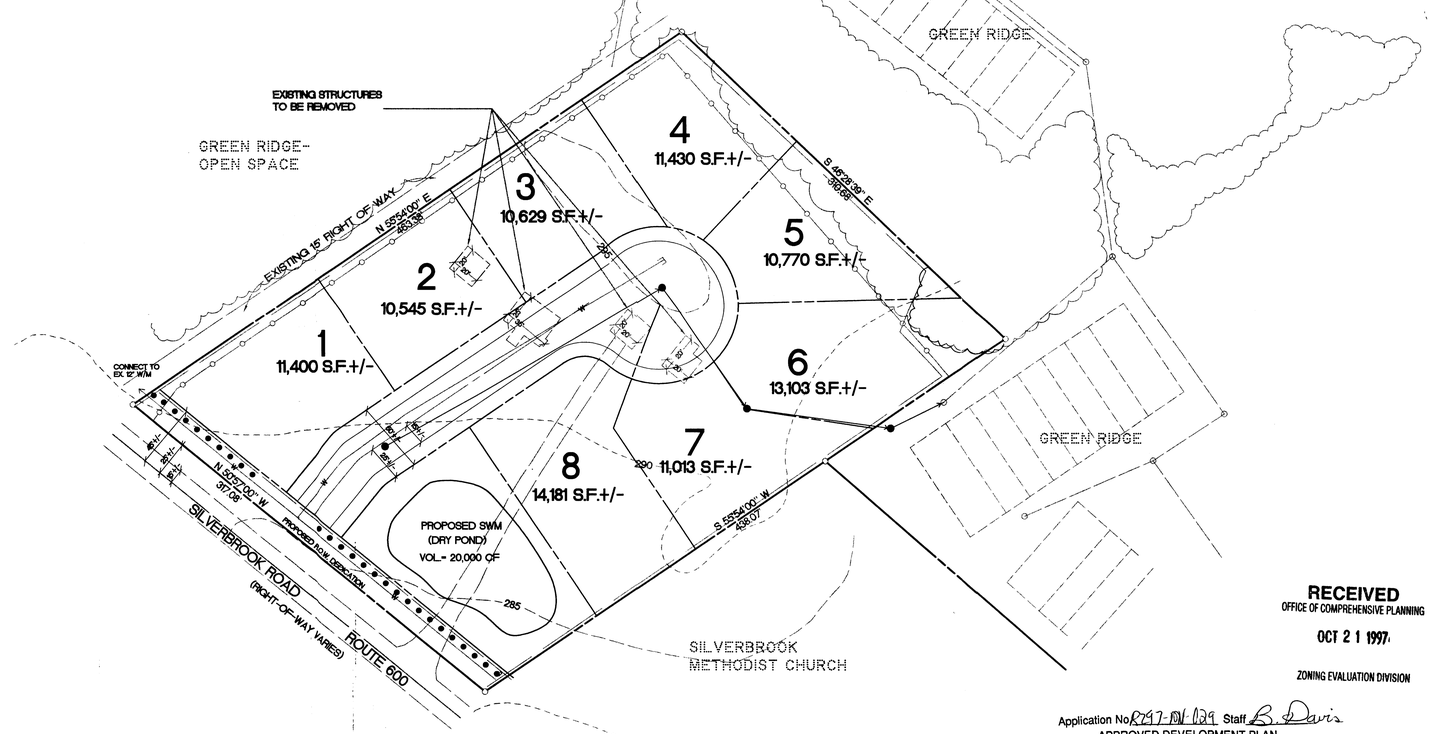
# TABULATIONS:

| | |
|---|---|
| EXISTING ZONING | R-1 |
| PROPOSED ZONING | R-3 |
| AREA OF GDP | 3.14 AC * |
| TOTAL NUMBER OF UNITS PROPOSED | 8 |
| MAXIMUM PERMITTED DENSITY | 3 DU/AC |
| PROPOSED DENSITY | 2.54 DU/AC |
| PARKING SPACES REQUIRED/PROPOSED | 18 |

* THIS AREA INCLUDES THE 6,340± SF TO BE DEDICATED FOR PUBLIC STREET PURPOSES.

# VICINITY MAP:

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(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11-25-97
Date of (BOS) (PC) approval 1-12-98
Sheet / of 1

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## LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE PRESERVED
- APPROX. LIMITS OF CLEARING AND GRADING
- PROPOSED 8' COMP PLAN TRAIL

COMMONWEALTH OF VIRGINIA
RICHARD F. POLK
No. 025252
10/21/97
PROFESSIONAL ENGINEER

10-20-97
8-5-97
8-4-97


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GENERALIZED DEVELOPMENT PLAN
SULLENBERGER / SILVERBROOK ROAD
MT. VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

| | |
|---|---|
| Drawn By | MWT |
| Designed By | MWT |
| Checked By | LAM |
| Date | MAY 20, '97 |
| Scale | 1"=50' |
| Plan Number | |
| Zoned | |
| Sheet | 1 of 1 |
| File Number | M-9609 |