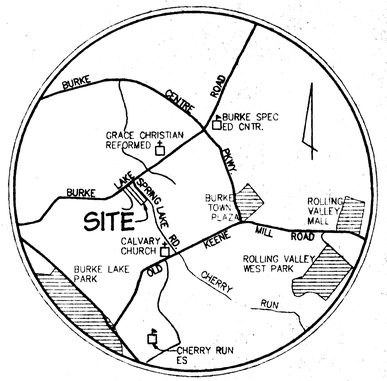
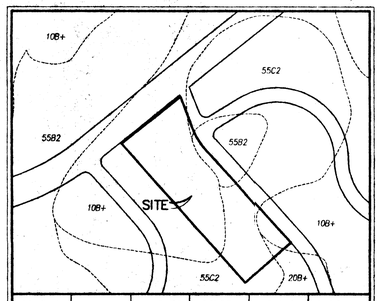
GENERALIZED DEVELOPMENT PLAN
SPRING LAKE FARMS
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA
RZ 97-SP-022

Application No. RZ 97-SP-022 Staff. B. Dwyer
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-21-98
Date of (BOS) (PC) approval 4-27-98
Sheet 1 of 2



VICINITY MAP
SCALE : 1" = 2000'



SOILS I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	GEOTECHNICAL REPORT REQ'D
10B+	GLENVILLE	FAIR	MARGINAL	GOOD	MAYBE
20B+	MEADOWVILLE	FAIR	MARGINAL	GOOD	NO
55B2	GLENELG	GOOD	GOOD	GOOD	NO
55C2	GLENELG	GOOD	GOOD	GOOD	NO

SOILS MAP/DATA
SCALE : 1" = 250'

GENERAL NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP # 78-3 ((3)) PARCEL 2A. THE PARCEL IS CURRENTLY ZONED R-1. THE PROPOSED ZONING IS R-3 CLUSTER.
2. NO TITLE REPORT FURNISHED.
3. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE OWNERSHIP OF: DOROTHY P. McCLINTOCK DEED BOOK 1991 PAGE 664.
4. BOUNDARY INFORMATION TAKEN FROM A FIELD STUDY BY CHARLES P. JOHNSON AND ASSOCIATES.
5. TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY BY CHARLES P. JOHNSON AND ASSOCIATES. CONTOUR INTERVAL EQUALS 2 FEET.
6. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT.
7. THERE ARE NO DENSITY REDUCTIONS REQUIRED BY ZONING ORDINANCE ARTICLE 2-308.2 AND 4.
8. THERE ARE NO 100-YEAR FLOODPLAINS, RESOURCE PROTECTION AREAS (RPAs) AND EQCs LOCATED ON THIS SITE.
9. THE MAXIMUM NUMBER OF PROPOSED SINGLE-FAMILY DETACHED UNITS IS 8. THE PROPOSED DENSITY FOR THE SITE IS 2.53 UNITS PER ACRE.
10. PROPOSED PUBLIC IMPROVEMENTS:
    a) WATER SERVICE TO BE PROVIDED FROM AN EXISTING 6" MAIN LOCATED IN SPRING LAKE ROAD.
    b) SANITARY SERVICE TO BE PROVIDED BY A CONNECTION TO AN EXISTING 8" SANITARY SEWER IN SPRING LAKE ROAD.
11. ALL COMMON OPEN SPACE (PARCEL A) WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
12. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL.
13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN THE TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4 AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON SITE.
14. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES FOR PRESERVATION. SPECIAL AMENITIES ARE NOT PROPOSED WITHIN THE DEVELOPMENT.
15. THE DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
16. THE PROPOSED DEVELOPMENT WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS NOTED.
    - A WAIVER OF STORMWATER MANAGEMENT IS REQUESTED.
    - A WAIVER FOR THE MINIMUM DISTRICT SIZE IS REQUESTED.
17. MINOR DEVIATIONS MAY RESULT FROM FINIAL ENGINEERING SUCH AS THE LOCATION OF UTILITIES AND THE LIMITS OF CLEARING AND GRADIING.
18. BEST MANAGEMENT PRACTICES WILL BE PROVIDED ON-SITE AS VEGETATED OPEN SPACE.
19. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
20. THERE IS NO SCREENING REQUIRED BY ARTICLE 13. THE LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN.
21. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.
22. NO TRAILS ARE REQUIRED PER THE COMPREHENSIVE PLAN.
23. EXISTING ON SITE STRUCTURES AND DRIVEWAYS ARE TO BE REMOVED.
24. THERE IS NO OTHER INFORMATION REQUIRED BY ARTICLE 7.

SITE TABULATIONS

SITE AREA = 3.157 ACRES
MINIMUM DISTRICT SIZE FOR CLUSTER IS 7 ACRES.

	R-3 CLUSTER REQUIRED	PROVIDED
NUMBER OF UNITS	–	8 SINGLE-FAMILY DETACHED
DENSITY	3 DU/AC. MAX.	2.53 DU/AC.
MINIMUM LOT SIZE	8,500 sq. ft.	8,500 sq. ft. ±
AVERAGE LOT SIZE	NONE	9,267 sq. ft. ±
MINIMUM LOT WIDTH	0' INTERIOR LOT 80' CORNER LOT	0' INTERIOR LOT 80' CORNER LOT
MAXIMUM BUILDING HEIGHT	35'	35'
FRONT SETBACK	20'	20'
REAR SETBACK	25'	25'
SIDE SETBACK	8' MIN. WITH A TOTAL 20'	8' MIN. WITH A TOTAL 20'
OPEN SPACE (PARCEL "A")	15%	46% ± OR 1.44 ACRES±
RIGHT-OF-WAY DEDICATION	N/A	643 sq. ft. ±

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
8.27.97
PROFESSIONAL ENGINEER

RECEIVED
SEP 3 1997
OFFICE OF COMPREHENSIVE PLANNING
ZONING EVALUATION DIVISION

DEVELOPER
CLARK L. MASSIE, TRUSTEE
11529 SUNRISE VALLEY DRIVE
RESTON, VIRGINIA 22091

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2. GENERALIZED DEVELOPMENT PLAN

CPJ
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

DATE : MARCH 21, 1997,
REVISED : AUGUST 26, 1997

Acad Dwg: 00-G060†

Application No R1997-SP-022 Staff B Dunn
APPROVED DEVELOPMENT PLAN
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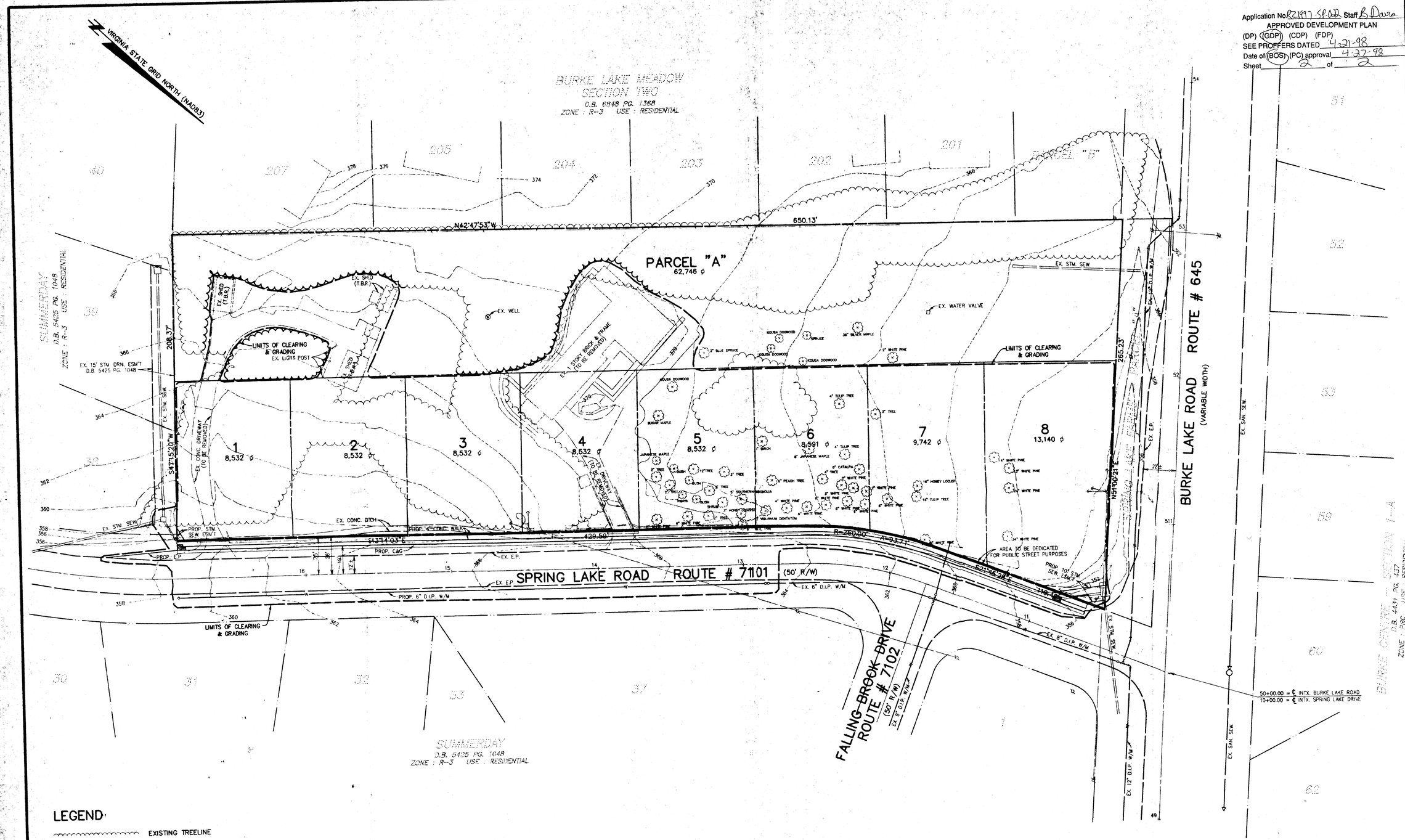

LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE
- LIMITS OF CLEARING AND GRADING
- PROPOSED 8" SANITARY SEWER & 10' SANITARY SEWER EASEMENT
- EXISTING 8" SANITARY SEWER & 10' SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN & 10' STORM SEWER EASEMENT
- EXISTING STORM DRAIN & 10' STORM SEWER EASEMENT
- PROPOSED WATERLINE & 15' F.C.W.A. EASEMENT

GENERALIZED DEVELOPMENT PLAN

SPRING LAKE FARMS

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	REVISION PRIOR TO APPROVAL
1	3-26	PER DEVELOPMENT PLAN REVIEW

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD. FAX (703)273-8595

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 019450
8-27-97
REGISTERED PROFESSIONAL ENGINEER

NO.	DESCRIPTION	BY	APPROVED	DATE
	REVISIONS			

DESIGN	DRAFT	DATE	SCALE
HMF	DGH	MARCH, 1997	HORZ: 1" = 30' VERT:
APPROVED			

SHEET 2 OF 2

FILE NO.: 96-542-202