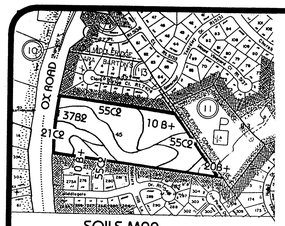
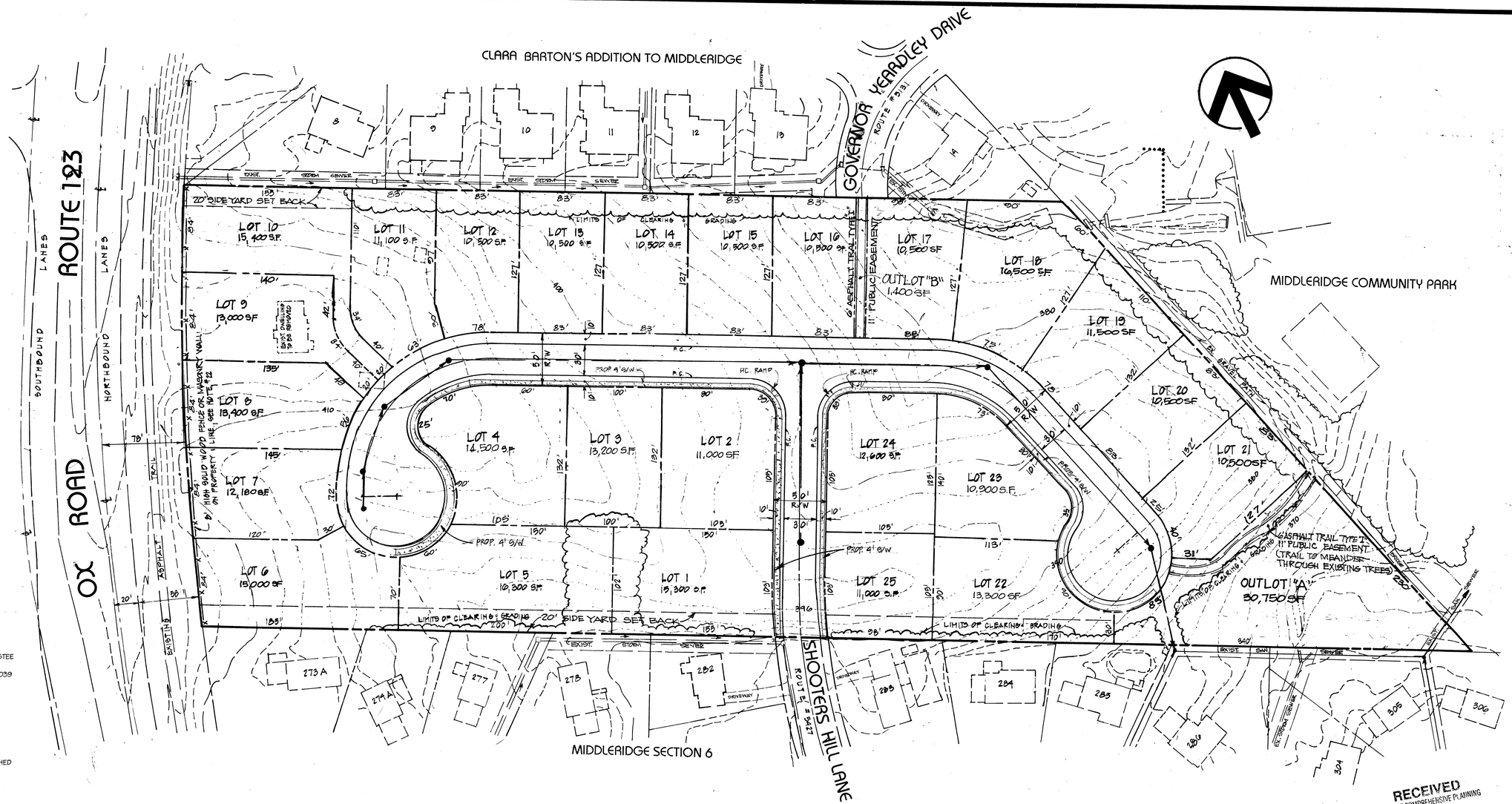


SOILS MAP

SCALE: 1" = 500'

LEGEND:

108+ Glenville Silt Loam
208+ Meadowville Silt Loam
21C2 Manor Silt Loam, Rolling Phase
3782 Beltsville Silt Loam, Undulating Phase
55C2 Glenelg Silt Loam, Rolling Phase



TABULATION

OWNER	ROBERT J. BATAL, TRUSTEE P.O. BOX 7069 BURKE STATION, VA 22039
SITE AREA	9.78 ACRES - OR - 425,867 SQUARE FEET
ZONE	
EXISTING	R-1
PROPOSED	R-3 CONVENTIONAL
PROPOSED USE	25 DWELLINGS, SINGLE FAMILY DETACHED
AVERAGE LOT AREA	
REQUIRED	11,500 S.F.
PROVIDED	12,500 S.F.
MINIMUM LOT AREA	
REQUIRED	10,500 S.F.
PROVIDED	10,500 S.F.
MINIMUM LOT WIDTH	
INTERIOR LOT	80'
CORNER LOT	105'
MAXIMUM BUILDING HEIGHT	35'
MINIMUM YARD	
FRONT	30'
SIDE	12'
REAR	25'
F.A.R.	NONE REQUIRED
DENSITY	
ALLOWED	3.00 D.U.'S PER ACRE
PROPOSED	2.56 D.U.'S PER ACRE
OPEN SPACE	NONE REQUIRED
OFF-STREET PARKING	
REQUIRED	2 SPACES PER UNIT
PROVIDED	2 SPACES PER UNIT

TREE COVER CALCULATIONS

SITE AREA	425,867 S.F.
TREE COVER REQUIRED @ 20%	85,173 S.F.
BUILDING FOOTPRINT	(50,000 S.F.)
NET TREE COVER REQUIRED	35,173 S.F.
TREE COVER PROVIDED	64,250 S.F.

(51,400 S.F. OF EXISTING TREES TO BE SAVED @ 125%)

NOTES

1. THE PROPERTY SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS LOCATED ON FAIRFAX COUNTY TAX MAP 68-3 ((1)) PARCEL 45.
2. THE BOUNDARY SHOWN ON THIS PLAN IS FROM EXISTING FAIRFAX COUNTY LAND RECORDS AND IS NOT A RESULT OF A FIELD SURVEY.
3. THE EXISTING TOPOGRAPHY SHOWN IS FROM AN AERIAL SURVEY AND IS NOT THE RESULT OF A FIELD SURVEY. THE CONTOUR INTERVAL SHOWN IS 2 FEET.
4. THE SUBJECT PROPERTY IS LOCATED IN THE P - 2 PLANNING SECTOR OF THE POHICK PLANNING DISTRICT OF AREA III. THE COMPREHENSIVE PLAN RECOMMENDS THE PROPERTY FOR RESIDENTIAL USE AT TWO TO THREE DWELLING UNITS PER ACRE. THE PROPOSED DEVELOPMENT IS IN CONFORMANCEWITH THAT RECOMMENDATION.
5. A STATEMENT CONFIRMING THE OWNERSHIP OF THIS SITE AND THE NATURE OF THE APPLICANT'S INTEREST IS PROVIDED SEPARATELY.
6. NO ADVERSE EFFECTS ON ADJACENT AND NEIGHBORING PROPERTIES ARE ANTICIPATED.
7. PUBLIC IMPROVEMENTS: ON-SITE PUBLIC STREETS, WATER, SIDEWALK, SANITARY SEWER, AND STORM DRAINAGE FACILITIES WILL BE PROVIDED.
8. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THIS SITE.
9. THE DENSITY PENALTY PROVISIONS SET FORTH IN PAR.2 SECTION. 2-308 OF THE ZONING ORDINANCE ARE NOT APPLICABLE TO THE SUBJECT PROPERTY.
10. NO BONUS DENSITY IS PROPOSED WITH THIS APPLICATION.
11. TO OUR BEST KNOWLEDGE AND BELIEF, THERE ARE NO GRAVE SITES, OR HAZARDOUS OR TOXIC SUBSTANCES STORED OR LOCATED ON THIS PROPERTY. NOR WILL THE PROPOSED USE GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES.
12. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING PROTECTION.
13. EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
14. CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS.
15. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY, OR FAIRFAX COUNTY; OR ANY ENVIRONMENTAL QUALITY CORRIDOR (EQC); OR RESOURCE PROTECTION AREAS DESIGNATED ON THE SUBJECT PROPERTY.
16. MINOR DEVIATIONS TO THE LOT SIZES, LOT DIMENSIONS, AND THE LIMITS OF CLEARING MAY RESULT WITH THE FINAL ENGINEERING.
17. THE EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY WILL BE DEMOLISHED AND REMOVED.
18. ANY SINGLE FAMILY DETACHED DWELLING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED ON THE PLATS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS IN ACCORDANCE WITH THE ZONING ORDINANCE.
19. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. IT IS TO BE NOTED THAT GARAGES MAY OR MAY NOT BE PROVIDED FOR THE SINGLE FAMILY DETACHED UNITS AND, IF PROVIDED, THE GARAGES WILL COUNT AS PART OF THE REQUIRED PARKING SPACES.
20. WAIVERS OF PROVIDING STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES HAS BEEN GRANTED.
21. AN 8' HIGH SOLID WOOD FENCE (SIMILAR TO THE EXISTING FENCE ALONG THE ROUTE 123 FRONTAGE OF MIDDLERIDGE) OR MASONRY WALL, WILL BE INSTALLED ALONG THE ROUTE 123 PROPERTY LINE OF THIS SITE.
22. THE GEOMETRY OF THE PUBLIC STREETS SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IN CONFORMANCE WITH THE CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS. WE HEREBY REQUEST A MODIFICATION OF THE FAIRFAX COUNTY PUBLIC FACILITY MANUAL (PFM) STREET STANDARD TS-2 TO THE CURRENT VDOT DESIGN STANDARDS IF THE VDOT STANDARDS ARE NOT ADOPTED BY FAIRFAX COUNTY PRIOR TO THE RE-ZONING.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
OCT 22 1997
ZONING EVALUATION DIVISION

Application No. RZ 1997-BR-017 Staff B. Davis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-30-97
Date of (BOS) (PC) approval 11-17-97
Sheet ___ / ___ of ___ / ___

CERTIFIED CORRECT

COMMONWEALTH OF VIRGINIA
TINA WOODS-SMITH
NO. 000451
LANDSCAPE ARCHITECT

GENERALIZED DEVELOPMENT PLAN
BATAL PROPERTY
FAIRFAX COUNTY, VIRGINIA

10/20/97	
9/30/97	
7/22/97	
REVISIONS	

BZI
LAND PLANNING
LANDSCAPE ARCHITECTURE
2042 PEACH ORCHARD DRIVE
SUITE G-50
FALLS CHURCH VA 22043
(703) 847-1775

DATE	3/10/97
SCALE	1" = 50'
SHEET	1 OF 2
	KP - 01

KP-01 ALT "B"