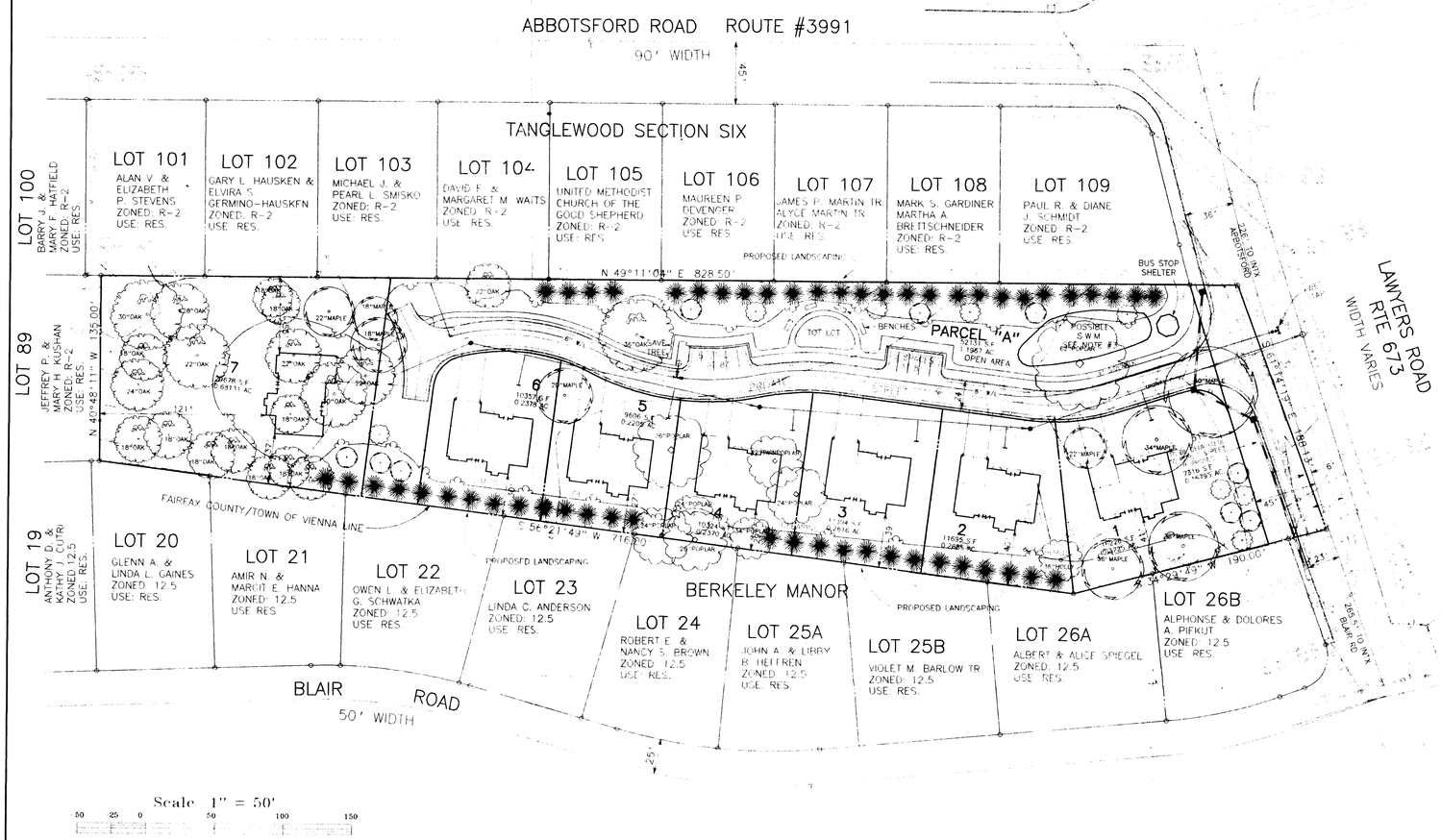

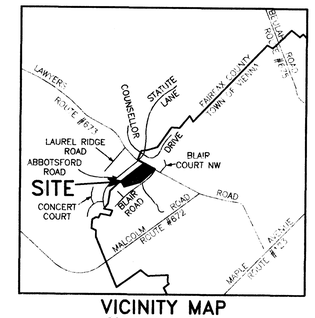

VICINITY MAP
SCALE : 1" = 2000'

NOTES

1. THE PROPERTY SHOWN HEREON CONTAINS 3.6439 ACRES AND IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS 38-1-001-31 AND IS ZONED R-1.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION BY HUNTLEY, NYCE & ASSOCIATES, LTD. TOPOGRAPHY IS FIELD RUN AND SHOWN WITH 2' CONTOUR INTERVALS.
3. A WAIVER APPLICATION FOR ON-SITE STORM WATER DETENTION AND ON-SITE BEST MANAGEMENT PRACTICES WILL BE REQUESTED FROM D.E.M. AT SUCH TIME AS THE PRELIMINARY PLAN IS SUBMITTED. IF THE WAIVER IS DENIED, A SUITABLE LOCATION PER D.E.M. WILL BE PROVIDED FOR A STORM WATER MANAGEMENT FACILITY.
4. THIS DEVELOPMENT SHALL CONFORM TO ALL CURRENT AND APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT FOR THOSE WAIVERS, MODIFICATIONS AND/OR VARIANCES REQUESTED AND APPROVED.
5. THIS SITE IS TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
6. THE LANDSCAPING SHOWN HEREON MAY CHANGE WITH FINAL DESIGN AND ENGINEERING, BUT WILL MEET OR EXCEED CODE REQUIREMENTS AND IN SUBSTANTIAL COMPLIANCES WITH CDP/FDP. LANDSCAPE SCREENING WILL BE PROVIDED TO ADJACENT PROPERTIES.
7. THE SINGLE FAMILY DETACHED HOUSE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. FEATURES AS BAY ROOMS, DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED ON THE PLANS REQUIRED TO ACCOMPANY THE APPLICATION FOR BUILDING PERMITS.
8. THE PROPOSED STREET WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. THE LIMITS OF CLEARING AND GRADING SHOWN ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND LOCATION OF PROPOSED UTILITIES.
10. TO THE BEST OF OUR KNOWLEDGE THERE IS NO PHYSICAL EVIDENCE OF HAZARDOUS OR TOXIC SUBSTANCES OR MATERIALS ON THIS SITE.
11. TO THE BEST OF OUR KNOWLEDGE THERE IS NO PHYSICAL EVIDENCE OF A GRAVE OR BURIAL SITE ON THIS PARCEL.
12. THERE ARE NO DELINEATED FLOOD PLAINS OR ENVIRONMENTAL QUALITY CORRIDORS/RESOURCE PROTECTION AREAS WITHIN THIS SITE.
13. THE PROPOSED USES AND DEVELOPMENT ARE COMPATIBLE WITH AND WILL HAVE NO ADVERSE IMPACT ON THE NEIGHBORING PROPERTIES.
14. ALL OF THE EXISTING BUILDINGS, STRUCTURES ON SITE WILL BE REMOVED. EXISTING WELL WILL BE CAPPED OR REMOVED IN ACCORDANCE WITH THE FAIRFAX COUNTY HEALTH DEPARTMENT REGULATIONS.
15. EXISTING DEBRIS IN SAVE OR CONSTRUCTION AREAS TO BE REMOVED AND DISPOSED OF PROPERLY.
16. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES, EXCEPT TREES, DESERVING OF PRESERVATION ON THIS SITE.
17. PUBLIC IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF LAWYERS ROAD, ROUTE 673, WILL BE BUILT AS PART OF THIS DEVELOPMENT AND SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND/OR VDOT REQUIREMENTS, STANDARDS AND SPECIFICATIONS.
18. PARCEL "A" IS PROPOSED AS OPEN SPACE AREA.
19. THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE ON THIS PROPERTY.
20. THIS PROPERTY LIES ENTIRELY WITHIN THE RMA AND OUTSIDE OF ANY DESIGNATED FLOODPLAIN.
21. THIS PROPERTY DOES NOT LIE IN A MARKED SOILS AREA.
22. THE PROPOSED REZONING AND SUBDIVISION IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN FOR THIS AREA.

AREA TABULATION

AREA IN LOTS	= 99,280 SQ. FT.	OR 2.2792 AC.
AREA IN RIGHT-OF-WAY	= 7,315 SQ. FT.	OR 0.1680 AC.
AREA OPEN SPACE	= 37,450 SQ. FT.	OR 0.8597 AC.
PRIVATE STREET AREA	= 14,681 SQ. FT.	OR 0.3370 AC.
TOTAL AREA	= 158,726 SQ. FT.	OR 3.6439 AC.

SITE TABULATION

TOTAL SITE AREA	=	3.6439 ACRES
EXISTING ZONING	=	R-1
PROPOSED ZONING	=	PDH-2
TAX MAP REFERENCE	=	38-1-001-31
PROPOSED NO. OF DU'S	=	7

DENSITY= 7 DU'S/3.6439 AC. = 1.92 DU'S/PER AC.

PARKING
REQUIRED = 7 SINGLE FAMILY DETACHED
2 SPACES PER LOT = 14 SPACES REQ.
PARKING PROVIDED = 38 SPACES.
(2 SPACES IN GARAGE + 2 SPACES IN DRIVEWAY = 28 SPACES
+ 10 VISITOR SPACES
= 38 SPACES)

NOTE: APPLICANT WILL PROVIDE PARKING IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS. APPLICANT RETAINS THE RIGHT TO PROVIDE EXCESS OF PARKING SPACES WITH FINAL ENGINEERING.

OPEN SPACE
REQUIRED = 20% OF THE GROSS AREA
0.7288 AC. OR 31,745 SQ. FT.
PROVIDED
0.86 AC. OR 37,450 SQ. FT. = 23.60%
MAXIMUM BUILDING HEIGHT = 35 FEET

OWNER

FERN E. JACKSON
9631 LAWYERS ROAD
VIENNA, VIRGINIA 22181-3228
DB.2928 PG.239

RECOMMENDED PLANT LIST

	DECIDUOUS CANOPY TREES: 3" CAL. AUTUMN FLAME MAPLE, MARSHALL'S SEEDLESS ASH, OCTOBER GLORY MAPLE
	ORNAMENTAL TREES: 1" CAL. CHEROKEE PRINCESS DOGWOOD, WINTER KING HAWTHORN, YOSHINO CHERRY
	EVERGREEN TREES: 1" CAL. AUSTRIAN PINE, NORWAY SPRUCE, WHITE PINE

WAIVER REQUEST

1. APPLICANT REQUEST A WAIVER OF A BICYCLE TRAIL ALONG THE SOUTH SIDE OF LAWYERS ROAD AS SHOWN ON FAIRFAX COUNTY PLANNED SYSTEM.

Application No. PDH-416 Staff P. Wilson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval 6/23/97
Sheet 1 of 1

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 12 1997
ZONING EVALUATION DIVISION

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
7202 POPLAR ST
ANNANDALE, VIRGINIA 22003
703-750-3400
45150 RUSSELL BRANCH PARKWAY
SUITE 100
ASHBURN, VIRGINIA 22011
703-729-0145 METRO 478-1051
COPYRIGHT © HUNTLEY NYCE AND ASSOCIATES, Ltd.

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFIED
LAND SURVEYOR

JACKSON PROPERTY
(REZONING TO PDH-2)
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN

SCALE: 1" = 50'
DATE: 11-22-96
REVISIONS:
REV 02-13-97
REV 02-28-97
REV 03-12-97

SHEET 1 OF 1
FILE NO PI-3055