NOTES

1. THE PROPERTY DELINEATED BY THIS PLAT IS LOCATED ON TAX MAP NO. 46-1-((1)), PARCELS 36-57 AND INCLUDES AVERY ROAD RIGHT-OF-WAY TOTALLING 1.31 AC. TO BE VACATED.

2. TOLL BROTHERS, INC IS THE CONTRACT PURCHASER OF ALL THE EXISTING LOTS. OWNERS OF EACH LOT ARE AS FOLLOWS:

TM 46-1-((1))-36	CHARLES A. & PATSY A. McCAULEY
37	WILLIAM R. CROUCH, JR.
38	BENJAMIN WHITE, JR.
39	VED P. GUPTA & AJAIB S. TOOR
40	ROBERT J. GARDNER & LORNA MULLEN GARDNER
41	REX & MARILYN L. RINER
42	JOHANNA R. PALUMBO
43	EARL C. & ALMA I. McWHORTER
44	DONALD M. & ETHEL L. MEREDITH
45	SAMUEL K. & LISA D. WORFLAR
46	PEGGY ANN HATTON
47	PARVIZ & JALEH SAHANDY
48	ALICE L. DORTZBACH
49	VED P. GUPTA & AJAIB F. TOOR
50	NED F. & DOROTHY VIRGINIA WILLIAMS
51	DORIS CROSSMAN
52	COLVIN M. & KATHLEEN J. GORDON
53	EUGENE L. GRAUMANN
54 & 55	SHIRLEY MARIE KIDWELL
56	GIOVANNI & KAREN DiSANDRO
57	GLADYS B. McCAULEY

3. TOPOGRAPHY IS COUNTY AERIAL TOPOGRAPHY; CONTOUR INTERVAL IS 5'. BOUNDARY INFORMATION IS TAKEN FROM EXISTING RECORDS AND IS NOT THE RESULT OF A FIELD SURVEY.

4. MAXIMUM HEIGHT OF DWELLINGS IS 35'.

5. A TYPE I ASPHALT BIKE TRAIL IS REQUIRED ALONG WEST OX ROAD AND IS SHOWN WITHIN THE PROPOSED RIGHT-OF-WAY FOR VDOT PROJECT #0608-029-301, C-502

6. A WAIVER OF THE REQUIREMENT TO PROVIDE ON-SITE STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES HAS BEEN SUBMITTED TO DEM. DETENTION/BMP IS PROVIDED IN REGIONAL POND #1200.

7. THE SITE HAS AREAS OF OLD FOREST THAT ARE PROPOSED TO BE SAVED AS OPEN SPACE.

8. ALL PERIPHERAL YARDS FOR THE DETACHED DWELLINGS WILL ADHERE TO THE MINIMUM SETBACKS FOR R-3 CLUSTER AFFORDABLE DWELLING UNIT DEVELOPMENT, I.E.
   FRONT: 20'
   SIDE: 8'
   REAR: 25'

9. MOST OF THE EXISTING HOUSES WERE BUILT IN THE 1940'S AND 1950'S. THE OLDEST HOUSE WAS BUILT IN 1930 AND IS LOCATED ON TM 46-1-((1))-55. ALL EXISTING STRUCTURES WILL BE DEMOLISHED.

10. SPECIAL AMENITIES PROPOSED INCLUDE TREE PRESERVATION, ADDITIONAL LANDSCAPING, COMPREHENSIVE SIDEWALK SYSTEM, A RECREATION FACILITY, AND CONNECTION TO EXISTING TRAIL TO THE NORTH IN FAIR OAKS ESTATES.

11. PROPOSED PUBLIC IMPROVEMENTS INCLUDE ON-SITE SANITARY SEWER, STORM SEWER, WATER, CONSTRUCTION OF LEFT AND RIGHT-TURN DECEL LANES, AND DEDICATION FOR THE EXPANSION OF WEST OX ROAD. PROPOSED UTILITIES, TREE SAVE, AND LOT LINES ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY, AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING.

12. DEVELOPER WISHES TO PURSUE SUBDIVISION PLAN PROCESSING IN AN EXPEDITIOUS MANNER, WITH PERMITTING AND CONSTRUCTION AS MARKET CONDITIONS PERMIT.

13. THERE IS NO FLOODPLAIN, RPA, OR ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN.

14. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.

15. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON-SITE.

16. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL FAIRFAX COUNTY APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS, AND ADOPTED COMPREHENSIVE PLAN, EXCEPT FOR THE FOLLOWING:

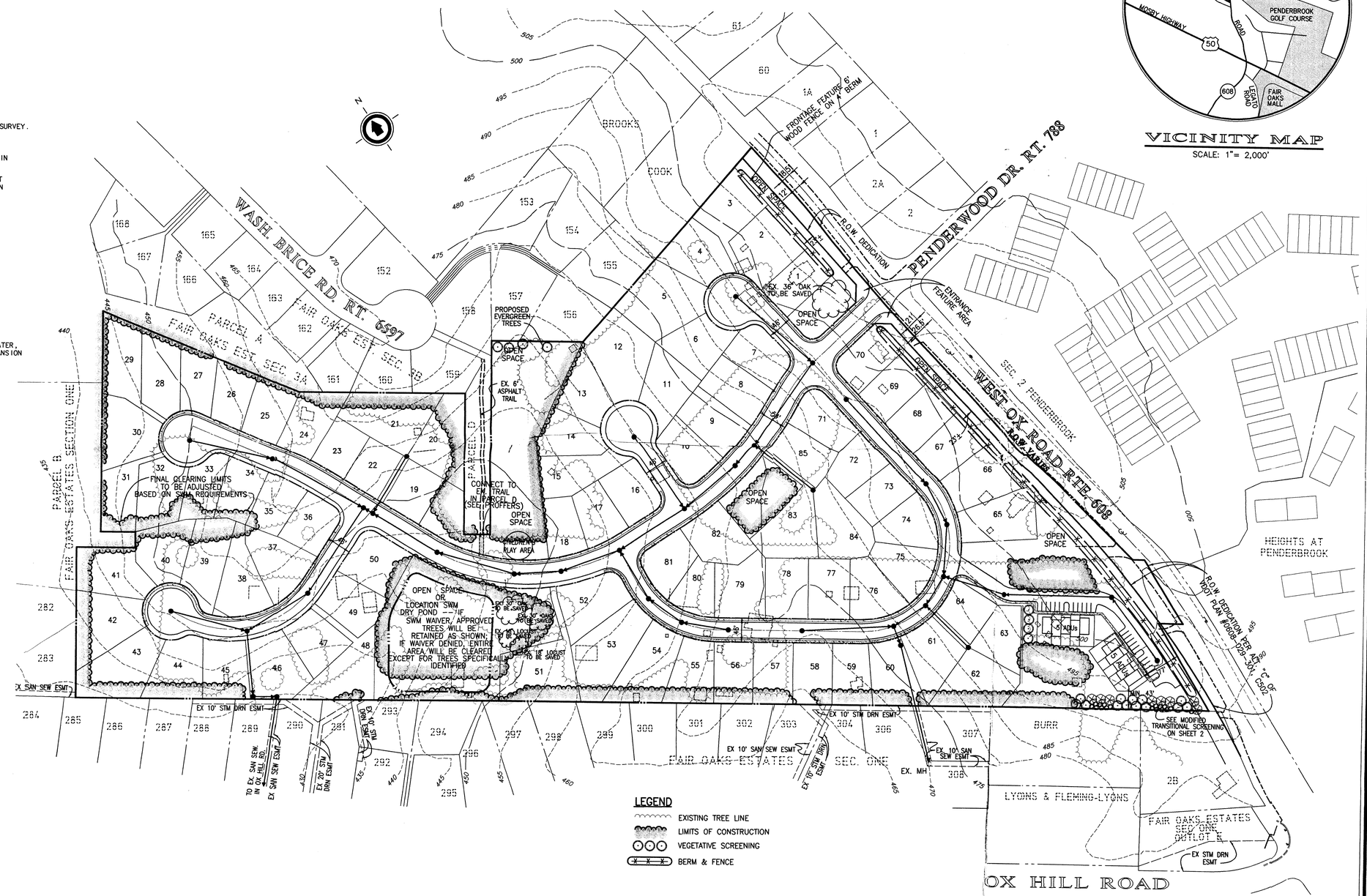
   a) APPLICANT HEREBY REQUESTS A WAIVER OF PFM SUBDIVISION STREET DESIGN CRITERIA IN FAVOR OF A 46' ROW/120' MIN. CENTERLINE RADIUS FOR STREETS WITH 400 VPD OR LESS & 54' ROW/180' MIN. CENTERLINE RADIUS FOR STREETS BETWEEN 401 & 1000 VPD.

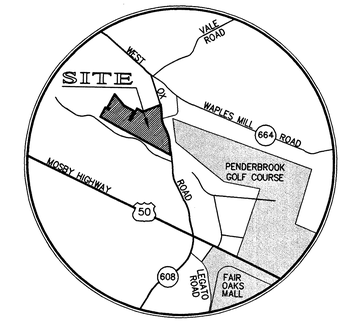
   b) APPLICANT REQUESTS THE BOARD OF SUPERVISORS TO GRANT CONCURRENT PROCESSING OF THE SUBDIVISION PLAN AND VACATION PLAT FOR AVERY ROAD & WEST OX ROAD.

   c) APPLICANT REQUESTS TO ESCROW CONSTRUCTION OF THE REQUIRED TRAIL ALONG WEST OX ROAD IN LIEU OF BUILDING IT AND HAVING IT REMOVED DURING CONSTRUCTION OF THE VDOT PROJECT.

   d) APPLICANT REQUESTS WAIVER OF THE SEC. 2-309 PAR. 4 REQUIREMENT THAT THE MINIMUM ONE ACRE OF OPEN SPACE HAVE NO DIMENSION OF LESS THAN 50', IN ORDER TO PROVIDE OPEN SPACE CONTIGUOUS TO OPEN SPACE PARCEL D BELONGING TO FAIR OAKS ESTATES.

   e) APPLICANT REQUESTS MODIFICATION OF THE TRANSITIONAL SCREENING & WAIVER OF BARRIER REQUIREMENT IN FAVOR OF RETAINING EXISTING TREES OR PLANTING ON 4' BERM, AS SHOWN. APPLICANT FURTHER REQUESTS MODIFICATION OF TRANSITIONAL SCREENING WITHIN THE SITE TO PROVIDE A ROW OF LARGE EVERGREEN TREES BETWEEN THE PROPOSED ATTACHED AND DETACHED UNITS.





VICINITY MAP

SCALE: 1" = 2,000'

TABULATION

TOTAL GROSS SITE AREA:	31.73 AC. 31.65 AC. (INCL. AVERY RD. VACATION) (EXCL. 0.08 AC. WEST OX RD. VACATION)
PROPOSED ZONING:	R-3 CLUSTER
SINGLE FAMILY DETACHED:	85
ADU'S:	10 (10.5%)
TOTAL D.U.'S:	95
DENSITY W/O ADUs:	2.69 D.U./Ac.
DENSITY W/ ADUs:	3.00 D.U./Ac.
MAX. DENSITY ALLOWED:	3.60 D.U./Ac. (3.0 D.U./Ac.x120%)
MINIMUM LOT SIZE:	6,990 S.F. (EXCL. ADUs)
AVERAGE LOT SIZE:	10,406 S.F. (EXCL. ADUs)
OPEN SPACE REQUIRED:	12%
OPEN SPACE PROVIDED:	5.20 Ac.(16.4%)
PIPESTEMS PROVIDED:	11 (12.9%)
MAX. PIPESTEMS ALLOWED:	20%
PARKING REQUIRED:	85 LOTS x 2.0 SP./LOT= 170 10 ADU'S x 2.3 SP./LOT= 23 193
PARKING PROVIDED:	MIN OF 193 SPACES

ADU CALCULATION

$$\frac{3.00 \text{ (PROP. DENSITY)} - 2 \text{ (LOW END OF DENSITY RANGE)}}{3.6 \text{ (HIGH END ADU DENSITY RANGE)} - 2.4 \text{ (LOW END OF ADU RANGE)}} = 0.833 \times 12.5$$

ADUs REQUIRED = 10.4 %

LEGEND

- EXISTING TREE LINE
- LIMITS OF CONSTRUCTION
- VEGETATIVE SCREENING
- BERM & FENCE

Application No. 1997-SU-046 Staff L. JOHNSON
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/27/98
Date of (BOS) (PC) approval 4/27/98
Sheet 1 of 2

GRAPHIC SCALE
100 0 50 100 200
(in feet)
1 inch = 100 ft.

REV. 4/6/98
REV. 3/9/98
REV. 1/12/98
REV. 12/03/97
REV. 11/19/97
REV. 10/23/97

COMMONWEALTH OF VIRGINIA
PETER J. HIGBY, JR.
019746
4/6/98
PROFESSIONAL ENGINEER

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PACIULLI, SIMMONS AND ASSOCIATES, LTD.
- ENGINEERING - PLANNING - SURVEYING - LANDSCAPE ARCHITECTURE
1821 Michael Faraday Drive, Reston, Virginia 20190-5348 (703) 742-7870

AVERY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ-1997-SU-046 GENERALIZED DEVELOPMENT PLAN

SCALE: 1" = 100'
DATE: 7/20/97
DRN: SK
CKD: NJC
SHEET 1 OF 2

FILE NO: 97F-2781-3

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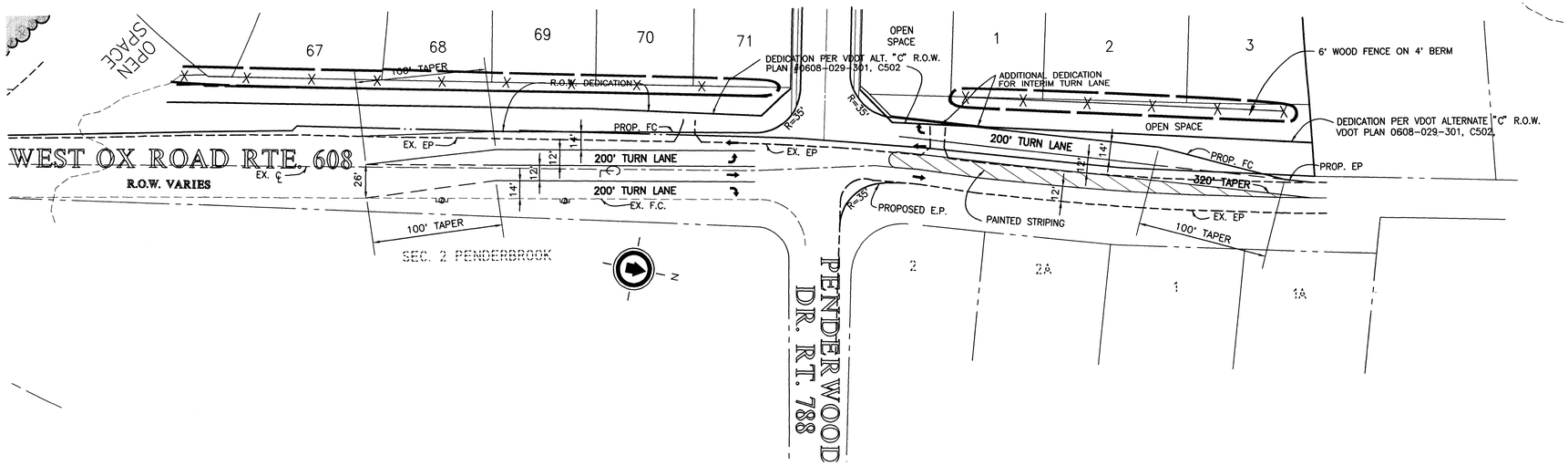
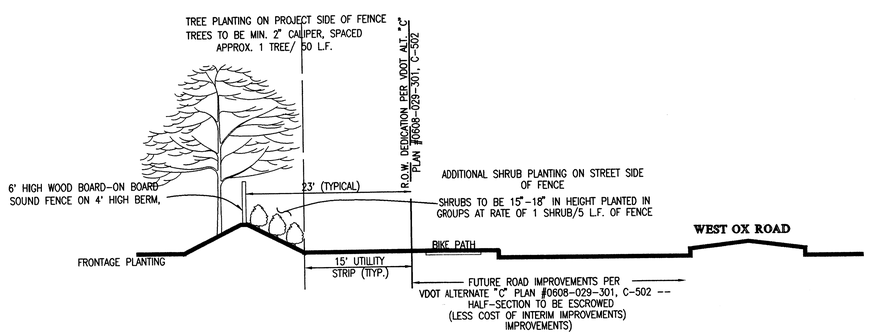


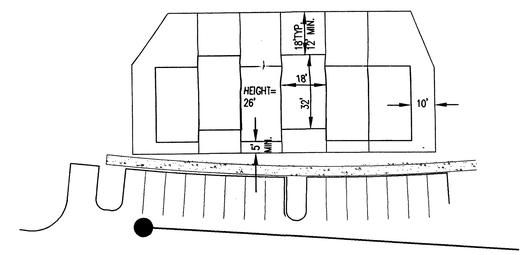
WEST OX ROAD IMPROVEMENTS

SCALE: 1"=50'



TYPICAL CROSS SECTION
OF LANDSCAPE TREATMENT ALONG WEST OX ROAD FRONTAGE

SCALE: 1"=10'



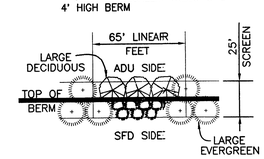
TYPICAL ADU DIMENSIONS

SCALE: 1"=30'

Application No. 1997-SU-046 Staff L. JOHNSON
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/27/98
Date of (BOS) (PC) approval 4/27/98
Sheet 2 of 2

PROPOSED:

3 LARGE EVERGREEN TREES @ 8'
3 LARGE DECIDUOUS TREES @ 2 1/2"
7 SMALL EVERGREEN TREES @ 6'
4' HIGH BERM



TYPICAL ADU SCREENING MODIFICATION

(NO SCALE)

REV. 4/6/98
REV. 3/9/98
REV. 1/12/98

COMMONWEALTH OF VIRGINIA
PETER J. RIGBY, JR.
019766
4/6/98
PROFESSIONAL ENGINEER

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AVERY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ-1997-SU-046
GENERALIZED DEVELOPMENT PLAN

SCALE: AS SHOWN
DATE: 12/3/97
DRN: SK
CKD: NJC
SHEET 2 OF 2

FILE NO:
97F-2781-3

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