INTERSTATE ROUTE 66

E.P.

W.B.L.

H.O.V.

E.B.L.

EX. R.O.W.

BOBANN DRIVE (ROUTE 1258)
(R.O.W. VARIES)

PART OF LOT 30

S79°06'49"E

865.39' (263.77M) 8'

LOT 29

LOT 28

ANNA MOHR ESTATES
SECTION 3

200 FOOT MINIMUM DISTANCE PRESCRIBED BY SECT. 2-414 OF THE ZONING ORDINANCE

LIMITS OF CLEARING & GRADING

OPEN SPACE

CONSERVATION ESM'T
15,275 SF ±
(1,420 SM ±)

200' SETBACK

SWM/BMP FACILITY
(DRY POND)
REQ'D VOL. = 106,412 C.F. ±
(3,013 C.M. ±)

EX. 50' COLONIAL PIPELINE CO. ESM'T
(DB 2321 PG 248)

EX. 100' VEPCO ESM'T
(DB 5112 PG 537)

S13°10'42"E

407.777 (124.29M)

LOT 33
WESTBROOK
SECTION 2

LOT 14
CECIL D. HILTON'S
SUBDIVISION

EXIST DWELLING

VIRGINIA STATE GRID NORTH

R=175.00' (53.34M)
L=212.50' (64.77M)

EX. EP

PROP. 8" W/M

EX. 8" SAN

DED R/W
(BY OTHERS)

EXTEND EX W/M

PROP. FB

S58°46'37"W

S11°09'57"W

WESTBROOK DRIVE
52' ROW (ROUTE 1258)

WHISPER WILLOW DR
52' ROW

181

187

PROP. 4' S/W

END ROAD & S/W

PROP. AMENITY AREA (SEE CONCEPTUAL LAYOUT ON SHEET 2)

PROP. FH

PROP. CG-12

20' BRL

PROP. 6' ASPH. TRAIL

TREE SAVE

CONSERVATION ESM'T
8,219 SF ±
(764 SM ±)

CONSERVATION ESM'T
6,442 SF ±
(598 SM ±)

OPEN SPACE

PARCEL K
MARSHALL FARMS
SECTION 1
4.19 AC.

PARCEL K
MARSHALL FARMS
SECTION 1

459.64' (140.07M)

STREET TREE (TYP.)

POSSIBLE ENTRY FEATURE

POOL

CONC.

EXIST DWELLING

1 16,047 SF ± (1,491 SM ±)
2 16,263 SF ± (1,418 SM ±)
3 16,624 SF ± (1,544 SM ±)
4 9,400 SF ± (873 SM ±)
5 8,716 SF ± (810 SM ±)
6 8,702 SF ± (808 SM ±)
7 11,140 SF ± (1,035 SM ±)
8 11,480 SF ± (1,066 SM ±)
9 13,068 SF ± (1,214 SM ±)
10 8,719 SF ± (810 SM ±)
11 8,640 SF ± (803 SM ±)
12 8,600 SF ± (799 SM ±)
13 8,600 SF ± (799 SM ±)
14 8,600 SF ± (799 SM ±)
15 8,632 SF ± (802 SM ±)
16 9,685 SF ± (890 SM ±)

LEGEND

- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- EXISTING VEGETATION
- POSSIBLE TREE SAVE
- LIMITS OF CLEARING & GRADING
- PROP. STREET TREE
- PROP. SMALL EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVER/ ANNUALS/PERENNIALS

Application No. RZ 1997-SU-047 Sheet 1
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP)
SEE PROFFERS DATED 3/2/98
Date of BOS (PC) approval 3/9/98
Sheet 1 of 2

RECEIVED
MAR 3 1998
OFFICE OF COMPREHENSIVE PLANNING
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
2/27/98
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

REVISIONS
10/31/97
12/5/97
12/19/97
2/27/98

Drawn By	JMC
Designed By	JE
Checked By	PGY
Date	9/8/97
Scale	1" = 50'
Plan Number	
Zoned	M-9662
Sheet	1 of 2
File Number	M-9662

WESTBROOK ASSOCIATES PROPERTY

FAIRFAX COUNTY, VIRGINIA

SULLY DISTRICT

GENERALIZED DEVELOPMENT PLAN
RZ 1997-SU-047
ADJUSTED PER VDOT MEETING ON
FEBRUARY 26, 1998

Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
☎(703) 849-0100 FAX(703) 849-0518

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 55-1 ((8)) K.

2. THE BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY DEWBERRY & DAVIS.

3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET BY AIR SURVEY.

4. THE LOCATION OF THE 115± FOOT WIDE UTILITY EASEMENT SHOWN HEREON IS BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORD, NOT FROM ACTUAL FIELD LOCATION OR TITLE SEARCH, AND THUS SHOULD NOT BE REGARDED AS AN ACTUAL LOCATION. AS NOTED, THE EASEMENT WIDTH IS 115± FEET.

5. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.

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

7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED DEVELOPMENT WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

8. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY, OR FAIRFAX COUNTY ON THE SUBJECT PROPERTY. THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR OR RESOURCE PROTECTION AREA SHOWN ON THE CHESAPEAKE BAY PRESERVATION AREA MAPS DATED MARCH 1993 ON THE PROPERTY.

9. THE OWNER OF THE SUBJECT PROPERTY IS WESTBROOK ASSOCIATES, L.P. THE PETERSON COMPANIES L.C. IS AUTHORIZED TO ACT AS AGENT ON BEHALF OF THE OWNER/APPLICANT AS PER THE OWNER'S STATEMENT, A SEPARATE, ASSOCIATED DOCUMENT.

10. PURSUANT TO PAR. 5 OF SECT. 18-204 OF THE ZONING ORDINANCE, IT IS UNDERSTOOD THAT MINOR MODIFICATIONS FROM THE GDP MAY BE PERMITTED AS DETERMINED BY THE ZONING ADMINISTRATOR.

11. THE SUBJECT PROPERTY IS LOCATED IN THE M-1 SUB-UNIT OF THE FAIRFAX CENTER AREA IN AREA III OF THE COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDS LOW DENSITY RESIDENTIAL USE FOR THE SUBJECT PROPERTY AT A DENSITY OF 2.5 DWELLING UNITS PER ACRE AT THE OVERLAY LEVEL. THE PLAN FURTHER RECOMMENDS THAT NOISE MITIGATION METHODS SHOULD BE EMPLOYED TO BUFFER IMPACTS FROM INTERSTATE 66 AND VISUAL BUFFERING SHOULD ALSO BE INCORPORATED INTO DEVELOPMENT PLANS FOR PARCELS ADJACENT TO INTERSTATE 66. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THIS RECOMMENDATION.

12. THERE ARE NO TRAILS RECOMMENDED BY THE COMPREHENSIVE PLAN IN THE VICINITY OF THE SUBJECT PROPERTY.

13. THE TREE SAVE AREAS SHOWN ON THE GRAPHIC WILL BE PRESERVED TO THE EXTENT FEASIBLE SUBJECT TO FINAL ENGINEERING AND DESIGN.

14. STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES. AT THIS TIME, THE PROPOSED STORMWATER MANAGEMENT FACILITY IS ANTICIPATED TO BE A DRY FACILITY. HOWEVER, THE TYPE OF FACILITY AND THE ESTIMATED SIZE AS SHOWN HEREON IS SUBJECT TO FINAL ENGINEERING AND DESIGN.

    THE VOLUME SHOWN FOR THE DETENTION FACILITY IS BASED ON PRELIMINARY ENGINEERING AND IS APPROXIMATE. THE DETENTION VOLUME IS SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.

15. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION LOCATED ON THE SUBJECT PROPERTY.

16. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER.

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

18. THE PROPOSED OPEN SPACE WILL BE COMMON OPEN SPACE TO BE DEEDED TO A HOMEOWNERS ASSOCIATION. THE PROPOSED USE OF THE OPEN SPACE WILL BE PASSIVE RECREATION AND STORMWATER MANAGEMENT. THERE IS A PROPOSED AMENITY AREA AND LANDSCAPED ENTRY FEATURE(S) AS REPRESENTED BY THE CONCEPTUAL LAYOUTS ON THIS SHEET 2 OF THE GENERALIZED DEVELOPMENT PLAN.

19. SINCE THIS IS A PROPOSED SINGLE FAMILY DETACHED DEVELOPMENT, THERE WILL BE NO ADVERSE EFFECTS PROMPTED BY THE PROPOSED DEVELOPMENT. NO TRANSITIONAL SCREENING OR BARRIER IS REQUIRED AND NO GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS APPLICABLE.

20. THE MINIMUM LOT AREAS ARE REPRESENTED ON THE GRAPHIC. THE LOT AREAS AND CONFIGURATIONS ARE APPROXIMATE AND SUBJECT TO MINOR MODIFICATION AT TIME OF FINAL ENGINEERING. THE MINIMUM YARDS THAT WILL BE PROVIDED ON ALL LOTS TO INCLUDE THE LOTS ON THE PERIPHERY OF THE SUBDIVISION WILL BE THE MINIMUM PRESCRIBED YARDS FOR AN R-3 CLUSTER SUBDIVISION LOT AND NAMELY:

    FRONT YARD: 20 FEET

    SIDE YARD: 8 FEET, BUT A TOTAL MINIMUM OF 20 FEET

    REAR YARD: 25 FEET

21. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.

22. ARCHITECTURAL SKETCHES OF THE PROPOSED UNITS ARE NOT AVAILABLE AT THIS TIME.

23. CONSTRUCTION OF REQUIRED PUBLIC IMPROVEMENTS WILL BE PERFORMED IN CONJUNCTION WITH THE NORMAL APPROVAL AND LAND DEVELOPMENT PROCESS.

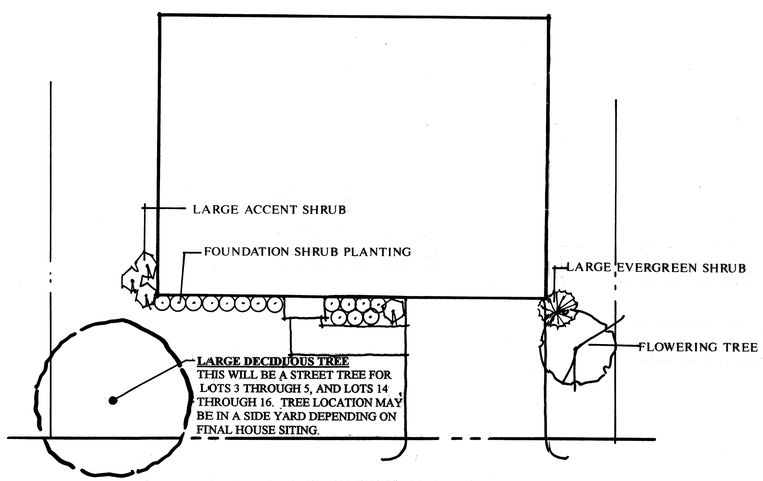
24. AT THIS TIME IT IS ANTICIPATED THAT DEVELOPMENT OF THE SUBJECT PROPERTY WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. IT IS ANTICIPATED THAT THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE CONTINUOUS PHASE.

25. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION:

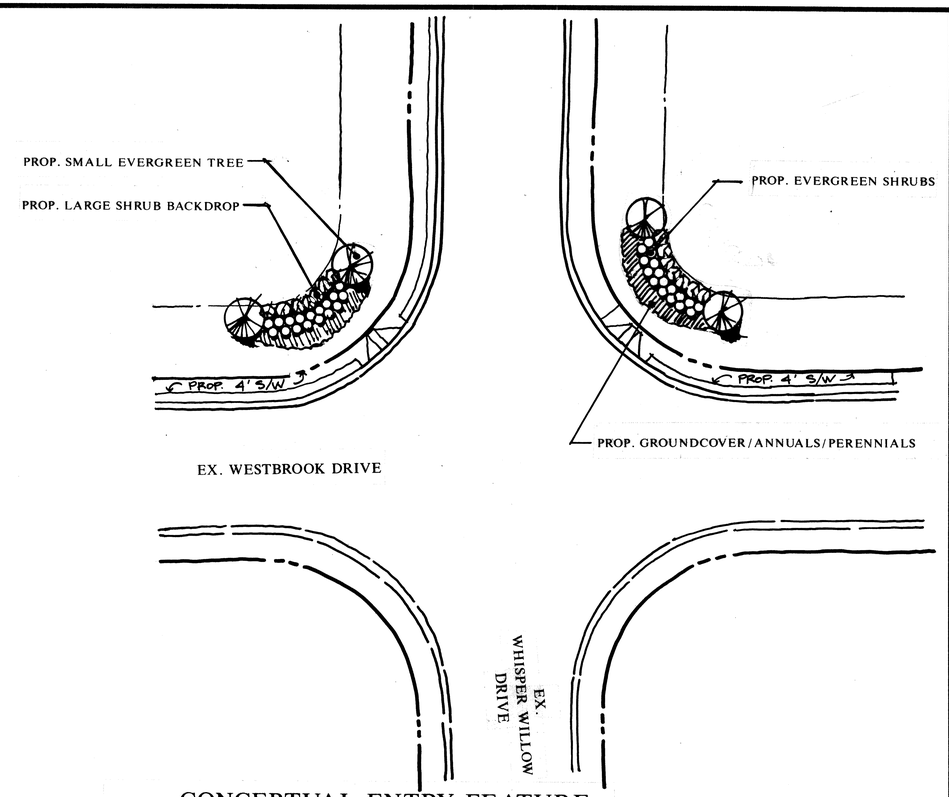
EXISTING ZONING	R-1, WS
PROPOSED ZONING	R-3 (CLUSTER), WS
TOTAL LAND AREA	8.19± AC
LAND AREA IN UTILITY EASEMENT ON AUGUST 14, 1978	0.46 AC
LAND AREA IN UTILITY EASEMENT ADDED AFTER AUGUST 14, 1978	0.60 AC
TOTAL LAND AREA IN UTILITY EASEMENT AUGUST 1997	1.06 AC
PROPOSED NUMBER OF SINGLE FAMILY DETACHED DWELLING UNITS	16
PROPOSED DENSITY (16 DU ÷ (8.19 AC - 0.60 AC = 7.59 AC))	2.10 DU/AC*
PROPOSED LOT SIZES	8,600± SF TO 16,500± SF
OPEN SPACE REQUIRED (15%)	1.23 AC
OPEN SPACE PROVIDED (30%)	2.45± AC*
OPEN SPACE AREA IN UTILITY EASEMENT (46,325 SF X 50% = 23,162 SF OR 0.53 AC)	0.53 AC
OPEN SPACE AREA OUTSIDE OF UTILITY EASEMENT (83,635 SF OR 1.92 AC)	1.92 AC
PARKING SPACES REQUIRED/PROVIDED (2.0 SPACES/UNIT)	32

* THE DENSITY AND OPEN SPACE CALCULATIONS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-308 AND 2-309 OF THE ZONING ORDINANCE.



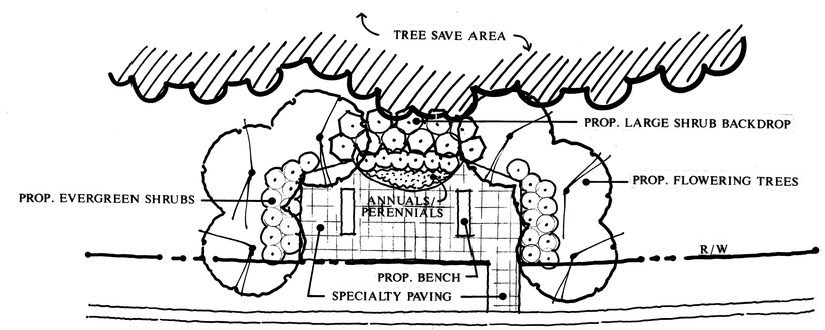
TYPICAL FOUNDATION PLANTING

SCALE: 1" = 10'



CONCEPTUAL ENTRY FEATURE

SCALE: 1" = 20'



AMENITY AREA - CONCEPTUAL LAYOUT

SCALE: 1" = 10'

Application No. 2 (1997-SU-047) Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Date of BOS (PC) approval 3/9/98
Sheet 2 of 2

COMMONWEALTH OF VIRGINIA
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No. 020670
10/30/97
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

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GENERALIZED DEVELOPMENT PLAN
RZ 1997-SU-047
ADJUSTED PER VDOT MEETING ON FEBRUARY 26,1998

WESTBROOK ASSOCIATES PROPERTY
SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

REVISIONS
12/5/97
12/19/97
2/27/98

Drawn By	JMC
Designed By	JE
Checked By	PGY
Date	10/31/97
Scale	N/A
Plan Number	
Zoned	
Sheet	2 of 2
File Number	M-9662

P:\PROJECT\F95-082\PE082\VFILES\sheet2 Thu Oct 30 13:38:11 1997 LANDSCAPE ARCHITECTURE
HP Designjet 650C DND.HPC Hewlett-Packard HP-GL/2 devices. ADI 4.2 - for AutoDesk by HP