Application No. 1997-SU-050 Staff: LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/19/98
Date of (BOS) (PC) approval 3/20/98
Sheet 1 of 4

NORTH STATE GRID NORTH

FAIRFAX COUNTY PARKWAY ROUTE 7100
(R.O.W. VARIES)

VICINITY MAP
SCALE: 1" = 2,000'
1:24,000

LEGEND:
- LARGE DECIDUOUS TREE
- SMALL DECIDUOUS TREE
- LIMITS OF CLEARING (APPROX)
- EVERGREEN TREE

055-2-02-0013
JOHN R. & MARY V. FARMER
DB 7465 PG 1125
ZONE: R-1 USE: VACANT

0155-2-02-0014
JOHN R. & MARY V. FARMER
DB 7465 PG 1125
ZONE: R-1 USE: VACANT

055-2-03-E2
ELSA S. WOODAMAN
SUSAN S. WOODAMAN
& RONALD F.A. WOODAMAN
DB 8046 PG 765
ZONE: R-1 USE: SFD

GARAGE TO BE REMOVED

PROPOSED PATH 4' W ASPHALT BENCH

POLE LIGHT, TYPICAL

TREE SAVE AREA

LIMITS OF CLEARING AND GRADING

SEE TYPICAL INTERSECTION PLANTING

SEE TYPICAL CUL-DE-SAC PLANTING

SEE ENTRANCE FEATURE DETAIL

JURA WAY

MARSHALL DRIVE
50' R.O.W. / PAVEMENT VARIES

BENCHES PARKING RECREATION
COMMON OPEN SPACE

APPROX. EOC LIMITS

PROPOSED TRAIL

APPROXIMATE 100 YR FLOODPLAIN LIMITS

EX. WESTBROOK DRIVE – RTE #1258
50' R.O.W. / PAVEMENT VARIES

055-2-03-P
SIDNEY W. FOULGER, TR, ET AL
DB 9137 PG 861
ZONE: PDH-2 USE: SFD
(PROPOSED FOULGER & BOLDOG SUBDIVISION)

055-2-03-Q
SIDNEY W. FOULGER, TR, ET AL
DB 9137 PG 861
ZONE: PDH-2 USE: SFD

055-2-03-R
DON & KATHERINE A. REDFIELD
DB 7409 PG 1279
ZONE: R-1 USE: VACANT
(PROPOSED REDFIELD SUBDIVISION)

055-2-03-S
SIDNEY W. FOULGER, TR, ET AL
DB 9137 PG 861
ZONE: R-1 USE: VACANT

055-2-03-A1
PRESTON H. & BIRGITTA HAY
DB 5506 PG 1394
ZONE: R-1 USE: VACANT

055-2-03-A
PRESTON H. & BIRGITTA HAY
DB 5506 PG 1394
ZONE: R-1 USE: SFD

Metric Equivalent: 1:720

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 9 1998
ZONING EVALUATION DIVISION

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
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COMMONWEALTH OF VIRGINIA
JAMES H. SCHOOK
No. 016193
3-9-98
PROFESSIONAL ENGINEER

GENERALIZED DEVELOPMENT PLAN
WESTBROOK
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED 12/1/97
REVISED 1/9/98
REVISED 2/9/98
REVISED 3/9/98

OWNER:
CONTRACT OWNER & DEVELOPER
BATAL BUILDERS, INC.
3930 WALNUT STREET
SUITE 240
FAIRFAX, VA 22030

DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: JHS
DATE: MARCH, 1998
SCALE: HOR. 1"=60' VERT.
SHEET 1 OF 4
CO. NO.
FILE NO. 96071.01
CADD NAME: PWB-BSHT.DWG

SITE TABULATION:

EXISTING ZONE:	R-1 (WS)
PROPOSED ZONE:	R-2 Cluster
GROSS SITE AREA (G.S.A.):	22.521 Ac. ± or 981,014.76 S.F. ± (9.11396 hectare ± or 91,139.21 square meter ±)
ALLOWABLE DENSITY:	2 DU/AC
PROPOSED DENSITY:	1.86 DU/AC (4.6 DU/Hectare) ±
PROPOSED NO. OF UNITS:	42 (SFD)
MINIMUM LOT SIZE:	13,001 S.F. (1208 square meter)
YARD SETBACKS:	
Front Yard:	25' (7.62 meter ±)
Side Yard:	8' (Total of 24') or (2.44 meter ±)
Rear Yard:	25' (7.62 meter ±)
REQUIRED OPEN SPACE: (981,014 S.F. x 15%) (91,140 S.M. x 15%)	147,153 SF ± (13,671 square meter ±) 15%
PROPOSED OPEN SPACE:	174,000 SF (16,165 square meter) 17.7%
PARKING REQUIRED (2 spaces/unit):	84 SP
PARKING PROVIDED:	84 SP

TREE COVER TABULATION:

GROSS SITE AREA (G.S.A.):	22.521 Ac. ± or 981,014.76 S.F. ± (9.11369 hectare ± or 91,139.21 square meter ±)
DEDUCTIBLE AREA: (11,033 S.F. X 42) (1,025 square meter X 42)	463,396 S.F. ± (43,050 square meter ±)
ADJUSTED SITE AREA: ((A.S.A.) (981,014 – 463,386 S.F.) (91,139.21 S.M.— 43,050 S.M.)	517,628 S.F. ± (48,090 square meter ±)
TREE COVER REQUIRED: (517,628 S.F. (A.S.A.) x 20%) (48,089.21 S.M. x 20%)	103,526 S.F. ± (20% of A.S.A.) or (9,618sq meter ±)
TREE COVER PROVIDED:	217,200 S.F. ± (42%) or (20,180 S.M. ±)
Ex. Tree Cover:	172,000 S.F. x 1.25 = 215,000 S.F. (15,979 S.M. x 1.25)= 19,974 S.M.
Prop. Tree Cover:	6,750 S.F. ± (627 S.M. ±)

18-202 COMMENTS:

10. A. AS SHOWN ON THE PLAN.
B. N/A
C. AS SHOWN ON THE PLAN.
D. AS SHOWN ON THE PLAN.
E. WATER AND SANITARY SEWER SHOWN ON PLAN. SWM WILL BE PROVIDED OFF SITE VIA REGIONAL POND LOCATED SOUTH OF WESTBROOK DRIVE.
F. THERE ARE NO KNOWN UTILITY EASEMENTS OF 25' OR MORE. ANY OTHER KNOWN UNDERGROUND UTILITY EASEMENTS ARE SHOWN ON THE PLAN.
G. SEE SITE TABULATION.
H. SEE NOTE NO. 3.
I. APPROXIMATE FLOODPLAIN AND EQC LIMITS WILL BE PRESERVED AS SHOWN ON PLAN.
J. AS SHOWN ON THE PLAN.
K. ALL EXISTING STRUCTURES ON THE SITE, WITH THE EXCEPTION OF STRUCTURES LOCATED ON LOT 42 ARE TO BE REMOVED.
L. N/A
M. SEE SITE TABULATION.
N. N/A
O. PUBLIC IMPROVEMENTS AS SHOWN ON THE PLAN. TIMING FOR PROVIDING SUCH IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.
P. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
Q. AS SHOWN ON THE PLAN.
R. AS SHOWN ON THE PLAN.
S. AS SHOWN ON THE PLAN.
T. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
U. OWNERS:

TAX I.D. NO.	PARCEL #	OWNER
055-2-((2))	15A1	George R. & Sarah E. Layne
	15A2	George R., Sarah E. & George P. Layne
055-2-((3))	B	Linda A. Adrian
	C	Hamid M. & Linda R. Al-Abdulla and Abdul-Amir M. Al-Abdulla
	D	Estate of William R. Owens, Jr.

9-615 COMMENTS:

1. A. AS SHOWN ON THE PLAN.
B. SEE SITE TABULATIONS.
C. AS SHOWN ON THE PLAN.
D. SEE SITE TABULATIONS.
E. AS NOTED ON PLANN.
F. SEE SITE TABULATIONS.
G. SEE NOTE NO. 3.
H. AS SHOWN ON THE PLAN.
I. N/A.
J. AS SHOWN ON THE PLAN.
K. ALL EXISTING STRUCTURES ON THE SITE, WITH THE EXCEPTION OF LOT 42 LOCATED ON PARCEL D ARE TO BE REMOVED.
L. SEE NOTES NO. 4 AND 7.
M. MINIMUM LOT AREA ALONG PERIPHERAL LOT LINES AND ADJACENT TO MAJOR THOROUGHFARES IS: 13,001 S.F. (3,963 square meters). TYPICAL YARD SETBACKS AS SHOWN ON SITE TABULATIONS.
N. SEE NOTE NO. 8.
O. AS SHOWN ON THE PLAN.
P. AS SHOWN ON THE PLAN.
Q. N/A.
R. AS SHOWN ON THE PLAN.
S. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
T. AS SHOWN ON THE PLAN.

2. THE PLAN DEMONSTRATES TTHAT CLUSTER DEVELOPMENT WILL PRESERVE THE ENVIRONMENTAL INTEGRITY OF THE SITE BY PROTECTING AND PROMOTING THE PRESERVATION OF STREAM VALLEYS AND EXISTING VEGIETATION.

3. PROPOSED DEVELOPMENT DIOES NOT EXCEED THE MAXIMUM DENSITY SPECIFIED FOR AN R-2 DISTRICT.

4. A CLUSTER SUBDIVISION PLAT, IN CONFORMANCE WITH CLUSTER SUBDIVISION PROVISIONS WITHIN THE ZONING ORDINANCE, WILL BE PROVIDED UPON APPROVAL OF THIS PLAN.

5. N/A

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #55-2-((2)) PARCELS 15A1 AND 15A2, AND TAX ASSESSMENT MAP #55-2-((3)) PARCELS B, C, D. THE PROPERTY IS CURRENTLY ZONED R-1 IN A WATER SHED PROTECTION OVERLAY DISTRICT (WS).

2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD. TITLE REPORT FURNISHED BY STEWART TITLE AND ESCROW INC.

3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF ONE HALF (.5) METER INTERPELATED FROM EXISTING FAIRFAX COUNTY TOPOGRAPHY MAPS. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC INFORMATION SHOWN HEREON.

4. THE PROPERTY SHOWN ON THIS GENERAL DEVELOPMENT PLAN IS IN THE SULLY DISTRICT, THE LITTLE ROCKY S-1 SEWER DISTRICT AND THE LITTLE ROCKY RUN WATER SHED.

5. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS.

6. ACCORDING TO THE COUNTY WIDE TRAILS PLAN THROUGH 1989, THERE IS A TRAIL REQUIREMENT ALONG THE SOUTH EASTERN PORTION OF THIS SITE.

7. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.

8. A WAIVER FOR STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) HAS BEEN REQUESTED DUE TO THE CLOSE PROXIMITY OF A REGIONAL STORM WATER MANAGEMENT POND DOWNSTREAM FROM THE SITE, SOUTH OF WESTBROOK DRIVE.

9. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.

10. THIS PLAN DOES NOT NECESSARILY SHOW UTILITIES AS THEY ARE TO BE CONSTRUCTED. INDIVIDUAL UTILITY PLAN AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. THE BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.

11. THIERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADIHERE TO COUNTY, STATE OR FEDERAL LAW.

12. THIERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.

13. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES.

14. ALL STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS.

15. THE SCALE AND MEASUREMENTS SHOWN ON THIS PLAT ARE IN METRIC. METRIC EQUIVALENTS SHOWN IN PARENTHESES HAVE BEEN CONVERTED USIING A MULTIPLIER BASED ON THE ENGINEERS AND SURVEYORS INSTITUTE METRIC CONVERSION GUIDE, TABLE 7, PRINTED APRIL 1996.

16. PURSUANT TO PAR. 5 OF SECT. 18-204 OF THE ZONING ORDINANCE, MINIOR MODIFICATIONS FROM THE GDP MAY BE PERMITTED AS DETERMINED BY THE ZONING ADMINISTRATOR.

17. ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, ENTRANCE SIGNS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.

Application No. 1997-SU-050 Staff L J
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/19/98
Date of (BOS) (PC) approval 3/30/98
Sheet 4 of 4

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
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(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA
PAUL H. SCHULTE
016193
11-20-97
PROFESSIONAL ENGINEER

NOTES & TABULATION

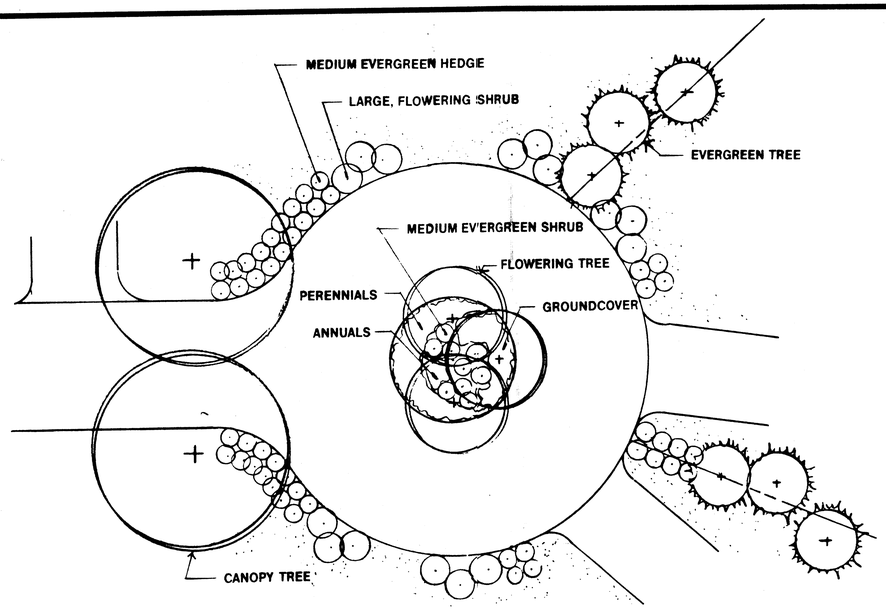
WESTBROOK

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED: 12/1/97
REVISED: 1/9/98
REVISED: 2/9/98
REVISED 3/9/98

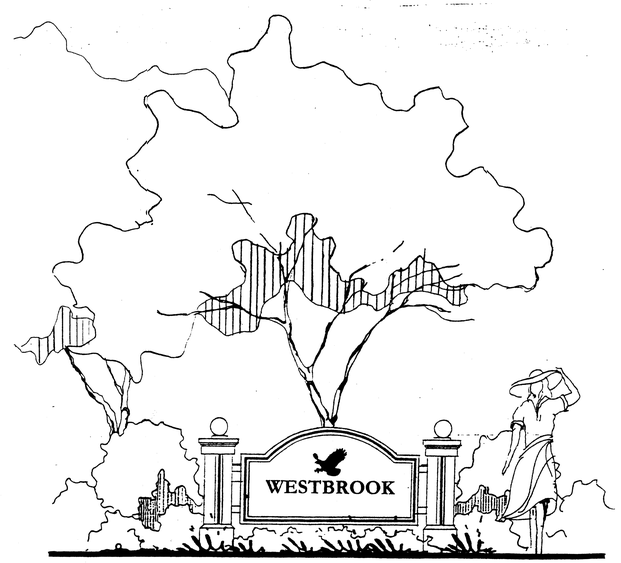
OWNER:
CONTRACT PURCHASER & DEVELOPER:
BATAL BUILDERS, INC.
3930 WALNUT STREET
SUITE 240
FAIRFAX, VIRGINIA 22030

DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: JHS
DATE: NOVEMBER, 1997
SCALE: HOR. N/A VERT. N/A
SHEET 2 OF 4
CO. NO.
FILE NO.96071.01
CADD NAME: PWB-NOT2



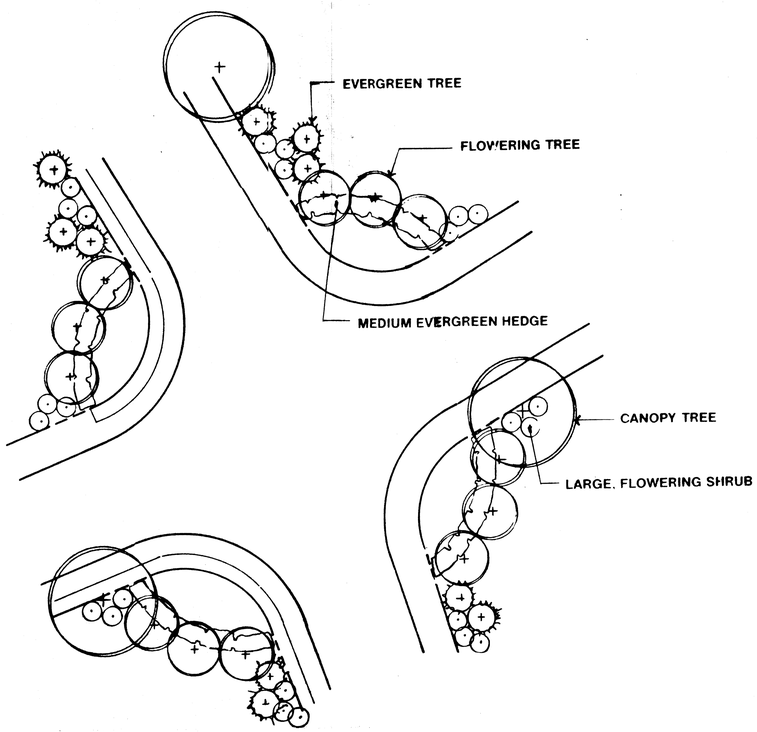
TYPICAL CUL-DE-SAC PLANTING

1"=10' FOR ILLUSTRATIVE PURPOSES ONLY



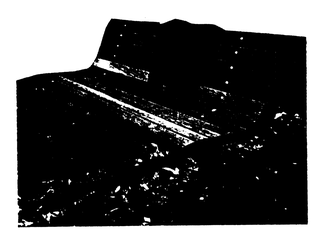
ENTRANCE FEATURE

1/2"=1' FOR ILLUSTRATIVE PURPOSES ONLY



TYPICAL INTERSECTION PLANTING

1"=20' FOR ILLUSTRATIVE PURPOSES ONLY



BENCH

FOR ILLUSTRATIVE PURPOSES ONLY

POLE LIGHT

FOR ILLUSTRATIVE PURPOSES ONLY

Application No. 1997-SU-09 Staff LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/19/98
Date of (BOS) (PC) approval 3/30/98
Sheet 3 of 4

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COMMONWEALTH OF VIRGINIA
JAMES H. SCANLON
No. 016193
11-20-97
PROFESSIONAL ENGINEER

GENERALIZED DEVELOPMENT PLAN
DETAILS
WESTBROOK
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED: 12/1/97
REVISED: 1/9/98
REVISED: 2/9/98
2/9/98

OWNER
CONTRACT OWNER & DEVELOPER
BATAL BUILDERS, INC.
3930 WALNUT STREET
SUITE 240
FAIRFAX, VA 22030

DESIGNED BY: TAL/
DRAFTED BY: CAD
CHECKED BY: JHS
DATE: NOVEMBER, 1997
SCALE: HOR. AS SHOWN VERT.
SHEET 3 OF 4
CO. NO.
FILE NO.96071.01
CADD NAME: PWB-GDP3.DWG

The Lenox Model
(Illustrative Purposes Only)

The Ashton Model
(Illustrative Purposes Only)

The Waterford Model
(Illustrative Purposes Only)

Application No. 1997-SU-056 Staff L.J.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/09/98
Date of (BOS) (PC) approval 3/30/98
Sheet 4 of 4

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(703)449-8100 (703)449-8108 (Fax)
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GENERALIZED DEVELOPMENT PLAN
TYPICAL HOUSE ELEVATIONS (Illustrative Purposes Only)
WESTBROOK
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
5.9.98

OWNER
CONTRACT OWNER & DEVELOPER
BATAL BUILDERS, INC.
3930 WALNUT STREET
SUITE 240
FAIRFAX, VA 22030

DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: JHS
DATE: FEBRUARY 1998
SCALE: HOR. N/A
VERT.
SHEET 4 OF 4
CO. NO.
FILE NO.96071.01
CADD NAME: N/A