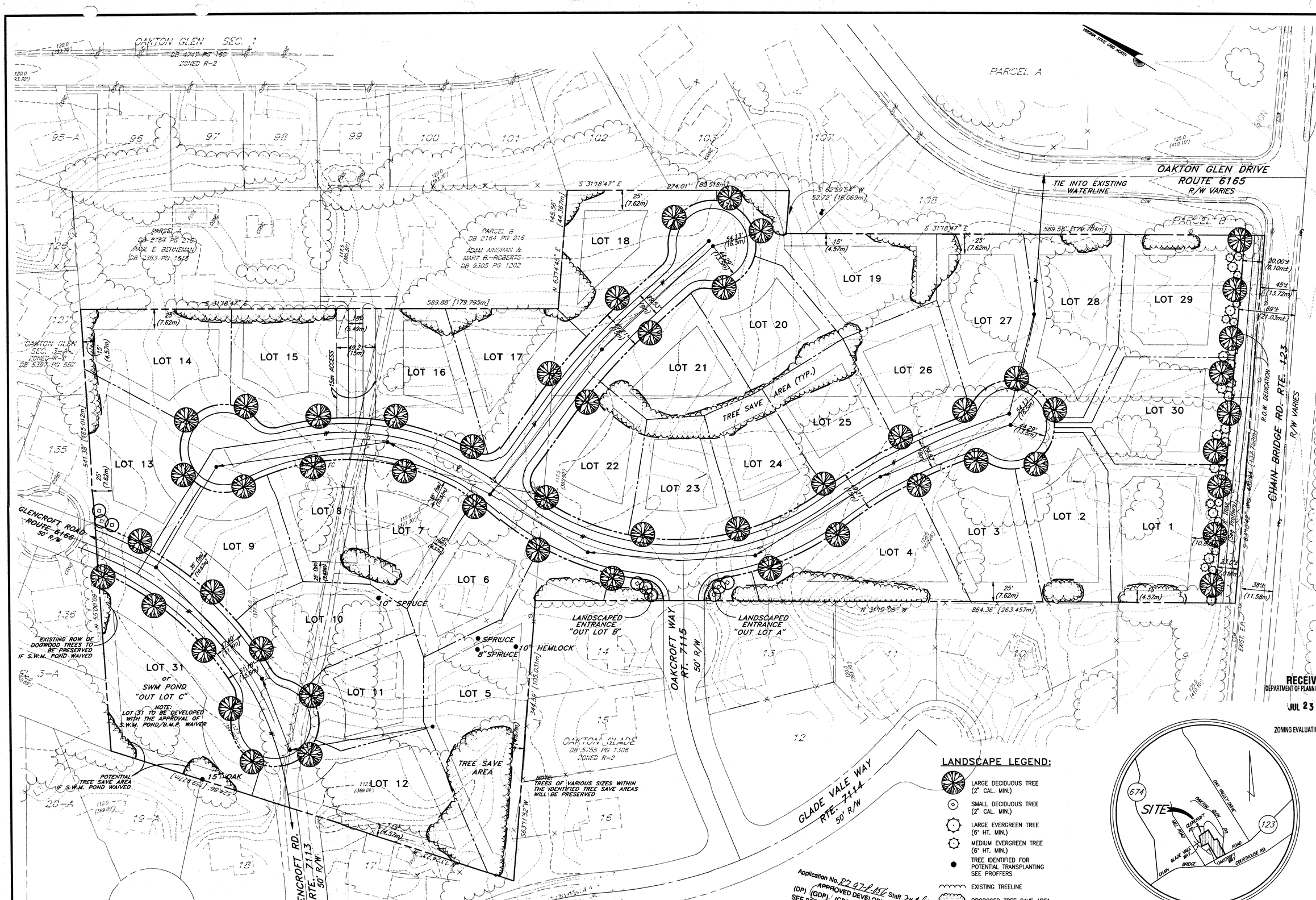

Application No. R2 97-P-056 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/23/98
Date of (BOS) (PC) approval 7/27/98
Sheet 1 of 2

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 23 1998
ZONING EVALUATION DIVISION

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA
MICHAEL R. TUCKER
No. 21267
7-20-98
PROFESSIONAL ENGINEER

GENERAL DEVELOPMENT PLAN

CODY TRACT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED: 25 FEBRUARY 1998
REVISED: 25 MARCH 1998
REVISED: 22 APRIL 1998
REVISED: 11 MAY 1998
REVISED: 20 JULY 1998

OWNER
DEVELOPER/APPLICANT:
Winchester Homes, Inc.
12701 Fair Lakes Circle
Suite 200
Fairfax, Virginia 22033

DESIGNED BY: TAL	
DRAFTED BY: CAD	
CHECKED BY: MRT	
DATE: 17 DECEMBER 1997	
SCALE: HOR. 1"=50' VERT. N/A	
SHEET 1 OF 2	
CO. NO. N/A	
FILE NO. 97049.11	
CADD NAME: PCDYGDP4.DWG	

PLOTTED: 20 JULY 1998

XREF: PCDYBAS4.DWG and GDPTOPO.DWG

GENERAL NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 47-2 ((1)) PARCELS 114 AND 114A, AND MAP 48-1-((1)) PARCELS 26 AND 27. THE SITE IS CURRENTLY ZONED R-1.

2. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF ONE HALF METER (.5M), HIGH FLOWN TOPOGRAPHY FROM AIR SURVEY CORPORATION. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC INFORMATION SHOWN HEREON.

3. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD, AND ADJACENT INFORMATION. NO TITLE REPORT FURNISHED.

4. THE PROPERTY SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN IS IN THE PROVIDENCE DISTRICT, DIFFICULT RUN SEWER DISTRICT (D-3 SUB-DISTRICT) AND THE DIFFICULT RUN WATER SHED.

5. THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.

6. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN UTILITY EASEMENTS OF 25' OR MORE.

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

8. ALL STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARDS AND SPECIFICATIONS.

9. THE PROPOSED LIMITS OF CLEARING AND GRADING AND TREE SAVE AREAS ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES. CLEARING AND GRADING WILL BE IN SUBSTANTIAL CONFORMITY WITH THIS PLAN.

10. IN ACCORDANCE WITH PAR. 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS FROM THE GDP MAY BE PERMITTED AS DETERMINED BY THE ZONING ADMINISTRATOR.

11. ACCORDING TO THE COUNTY WIDE TRAILS PLAN THROUGH 1989, THERE IS A TRAIL REQUIREMENT ALONG THE SOUTH EASTERN BOUNDARY WITHIN THE R.O.W. ALONG CHAIN BRIDGE ROAD - ROUTE 123. A WAIVER OF THIS REQUIREMENT IS REQUESTED.

12. IN THE EVENT A S.W.M. POND / B.M.P. WAIVER IS NOT GRANTED A STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED TO BE IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM). ONE DRY POND IS PROPOSED IN THE NORTH WEST CORNER OF THE PROPERTY, AS INDICATED ON THE PLAIN. HOWEVER, THE TYPE, DESIGN AND SIZE OF THE FACILITY HEREON IS SUIBJECT TO FINAL ENGINEERING.

13. ADDITIONAL SITE FEATURES SUCH AS ENTRANCE SIGNS AND/OR ENTRY WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.

ZONING ORDINANCE 18-202 COMMENTS:

10. A. SHOWN ON PLAN.
    B. N/A
    C. SHOWN ON PLAN.
    D. N/A
    E. SHOWN ON PLAN.
    F. SHOWN ON PLAN. THERE ARE NO KNOWN UTILITY EASEMENTS OF 25' OR MORE.
    G. SEE SITE TABULATIONS.
    H. SHOWN ON PLAN. SEE NOTE #2 OF THE GENERAL NOTES.
    I. N/A
    J. TRANSITIONAL SCREENING YARD IS NOT REQUIRED, YARD SETBACKS ARE AS SHOWN ON THE PLAN OR LISTED BELOW.
       MINIMUM FRONT YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 35'.
       MINIMUM SIDE YARD: CONTROLLED BY A 40° ANGLE OF BULK PLANE, BUT NOT LESS THAN 15'.
       MINIMUM REAR YARD: CONTROLLED BY A 40° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'.
    K. ALL EXISTING STRUCTURES ARE TO BE REMOVED.
    L. N/A
    M. SEE SITE TABULATIONS.
    N. N/A
    O. PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE, THAT ARE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION ARE AS SHOWN ON THE SITE PLAN. TIMING OF PROVIDING SUCH IMPROVEMENTS WILL BE DETERMINED AT SITE PLAN.
    P. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
    Q. THERE ARE NO KNOWN AREAS OF FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDORS OR RESOURCE PROTECTION AREAS ON SITE.
    R. SHOWN ON PLAN.
    S. SHOWN ON PLAN.
    T. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
    U. CURRENT OWNERS:
       Parcel 26: Trought, Walter K, Jr.
       (Executor to the Estate of Mary E. Trought)
       Parcel 27: Massey, Helen Louise
       Parcel 114: Barkley, Mason G. & Clara L. Trustees
       Parcel 114A: Barkley, Mason G. & Clara L. Trustees
       CONTRACT PURCHASER/DEVELOPER AND APPLICANT:
       Winchester Homes, Inc.

11. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
13. THIS PLAN WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS FOR THE COUNTY OF FAIRFAX WITH THE EXCEPTION OF THE FOLLOWING:
    * A WAIVER OF THE SERVICE DRIVE REQUIREMENT FOR CHAIN BRIDGE ROAD IS HEREBY REQUESTED WITH APPROVAL OF THIS GDP.
    * THIS APPLICATION REQUESTS THE BOARD TO DIRECT DEM TO WAIVE THE FAIRFAX COUNTY TRAILS REQUIREMENT.
    * A WAIVER OF THE STORMWATER MANAGEMENT POND REQUIREMENT IS HEREBY REQUESTED WITH APPROVAL OF THIS GDP.

SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	16.7887 Ac. or 731,315.77 S.F. (6.79416 ha or 67,941.429 S.M.)
EXISTING ZONE:	R-1
PROPOSED ZONE:	R-2 Conventional
PROPOSED NO. OF UNITS:	31 (SFD) *
ALLOWABLE DENSITY:	2 DU/AC
PROPOSED DENSITY:	1.85 DU/AC *
MINIMUM LOT AREA REQUIRED:	15,000 S.F. (1,394 S.M.)
MINIMUM LOT AREA PROPOSED:	15,100 S.F. (1,402 S.M.)±
AVERAGE LOT AREA REQUIRED:	18,000 S.F. (1,672 S.M.)
AVERAGE LOT AREA PROPOSED:	19,000 S.F. (1,765 S.M.)±
YARD SETBACKS:	
Front Yard:	35'
Side Yard:	15'
Rear Yard:	25'
LOT WIDTH REQUIRED:	100' INTERIOR (125' CORNER)
LOT WIDTH PROVIDED:	100' INTERIOR (125' CORNER)
PARKING REQUIRED (2 spaces/unit):	62 SP *
PARKING PROVIDED:	62 SP *
PARKING REQUIRED (2 spaces/unit):	
PARKING PROVIDED:	

* WITH APPROVAL OF THE S.W.M. POND AND B. M. P. WAIVER

TREE COVER CALCULATIONS:

GROSS SITE AREA (G.S.A.):	16.7887 Ac. or 731,315.77 S.F. (6.79415 ha or 67,941.429 S.M.)
DEDUCTIBLE AREA: (11,033 S.F. X 31)* or (1,025 S.M. X 31)	342,023 S.F. or (31,775 S.M.)*
ADJUSTED SITE AREA:	389,293 S.F. or (36,166 S.M.)*
TREE COVER REQUIRED: (389,293 S.F. x 20%) or (36,166 S.M. X 20%)**	77,859 S.F. or (7,233 S.M.)*
TREE COVER PROVIDED: Ex. Tree Cover: 59,560 S.F. x 1.25 = 74,450 S.F. (5,533 S.M. x 1.25 = 6,917 S.M.) Tree Cover to be Planted = 17,000 S.F. ±(1,1580 S.M.±)	91,450 S.F. ± or (8,497 S.M.±) (23%)

* WITH APPROVAL OF THE S.W.M. POND AND B. M. P.. WAIVER

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