

VICINITY MAP
SCALE: 1"=2,000'

- NOTES**
- The property delineated hereon is located on assessment map #108-1(11)-19, 20, 21, & 29.
 - The property is currently zoned R-1.
 - Source of topography is Fairfax County topo maps.
 - Proposed use: Single Family Attached dwellings.
 - Proposed development schedule is contingent upon rezoning.
 - The proposed development will be served by public water and sewer.
 - All streets within the development will be privately owned and maintained by a homeowner's association.
 - The proposed zoning of the site is R-8.
 - The comprehensive plan of Fairfax County addresses this site as follows:
 - Parcel 19 - Residential, 5-8 D.U./AC.
 - Parcel 20 - Residential, 5-8 D.U./AC.
 - Parcel 21 - Residential, 5-8 D.U./AC.
 - Parcel 29 - Residential, 5-8 D.U./AC.
 - The maximum building height shall be 35'.
 - The proposed development conforms to the provisions of all applicable ordinances, regulations, and adopted standards with the exception of those for transitional screening, for a service drive along Richmond Highway, for length of private street, and for a private street designed to provide access to an adjacent property. Waivers and/or modifications of the above are hereby requested as described herein.
 - Proposed public improvements consist of onsite water mains, onsite sanitary sewers, and onsite storm drains.
 - A waiver of Section 17-201-3-A of the Zoning Ordinance (i.e., requirement for construction of a service drive along Richmond Highway) is hereby requested. Such a waiver is justified by the fact that other developments along Richmond Highway in this vicinity do not provide service drives. Dedication for a future service drive (to be constructed by others) is proposed as shown. Construction of frontage improvements along Richmond Highway shall be provided by others.
 - A waiver of Sections 13-108 through 13-110 of the Zoning Ordinance (i.e., requirement for transitional screening and barriers) is hereby requested as noted on the plan. Transitional screening waivers are requested in accordance with the provisions of Section 13-111-4 to the fact that the adjacent lands are designated in the adopted comprehensive plan for development as residential at densities of 5-8 D.U./AC.
 - The required transitional screening along Richmond Highway is T.S. #1 (25' wide yard). A modification of this requirement is hereby requested (in accordance with the provisions of Section 13-111-4 of the Zoning Ordinance) to provide a 10' yard with a 6' high brick wall as shown. Within the 10' strip, one large evergreen tree will be provided every 10'.
 - A waiver of Section 11-302 of the Zoning Ordinance is hereby requested. This waiver will allow a private street in excess of 600' long (as shown on the plan).
 - Source of boundary is a boundary survey prepared by this firm. Source of boundary Parcel #20 is available deeds of record.

- Abandoned 30' Right-of-way shown hereon is per recorded deeds of the subject properties along with recorded deeds for adjoining properties. No deed of abandonment is found among the land records. A title search of the property shows no evidence of any conveyance of fee simple interest in the areas of the right-of-way away from the owner(s) of the parent tract(s) of land. Therefore, the current owners of the lots which are the subject of this rezoning application hold the fee simple interest in the areas of the right-of-way shown within such lots.
- There are no known graves on the subject property.
- See sheet #2 for proposed landscaping.
- A modification of transitional screening and barrier requirements adjacent to Parcel #28 hereby requested. Proposed screening shall consist of a ten foot yard with one medium evergreen every ten feet. No barrier is proposed.

Application No. RZ 91-V-003

APPROVED DEVELOPMENT PLAN

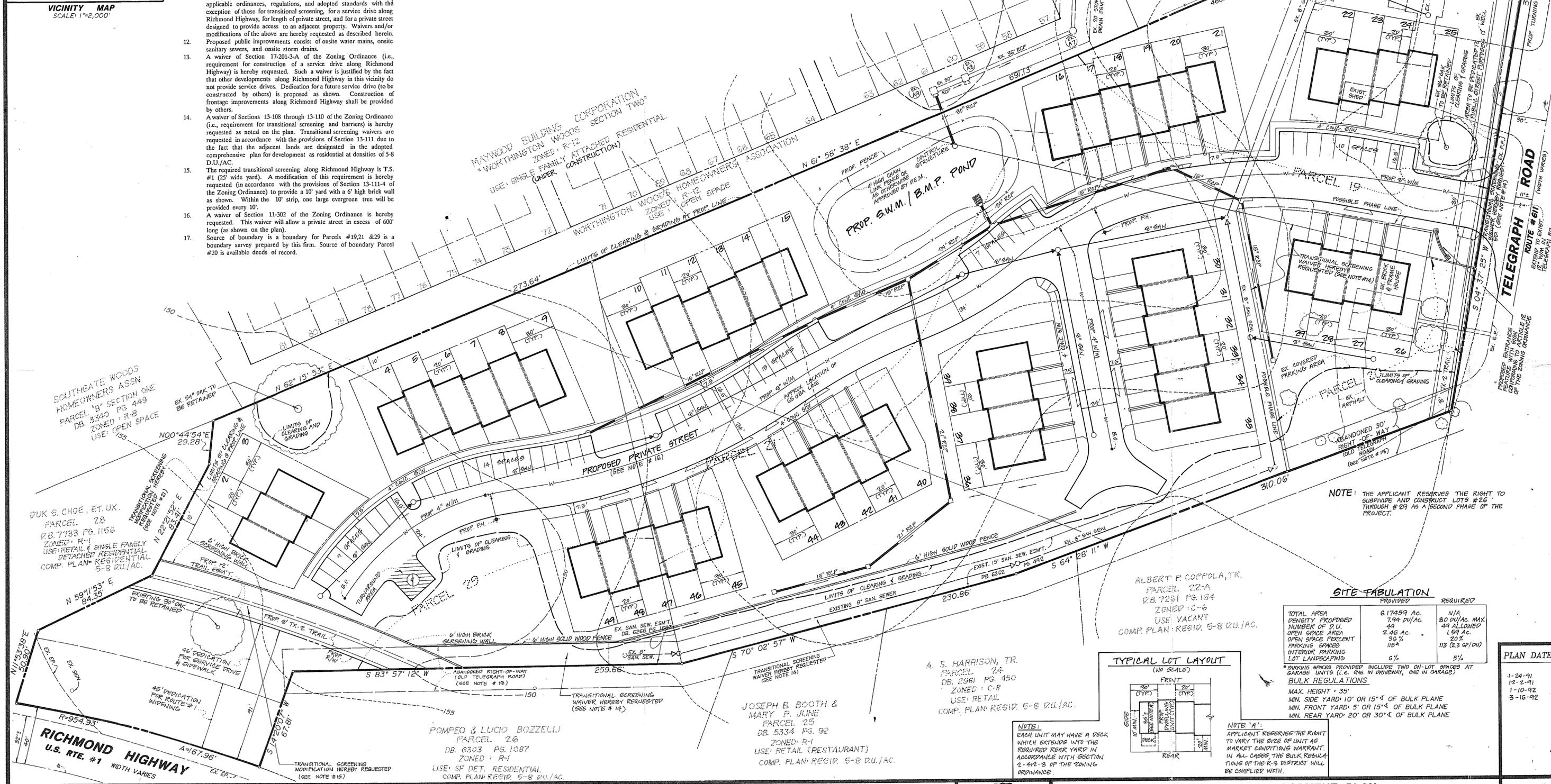
(DP) (GDP) (CDP) (FDP)

SEE PROFFERED CONDITIONS *

Date of (BOS) (PC) approval 6-22-92

Staff Godfrey

Sheet 1 of 2



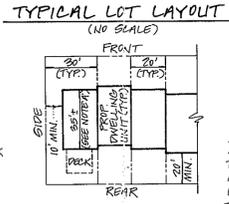
NOTE: THE APPLICANT RESERVES THE RIGHT TO SUBDIVIDE AND CONSTRUCT LOTS #20 THROUGH #29 AS A SECOND PHASE OF THE PROJECT.

ALBERT P. COPPOLA, TR.
PARCEL 22-A
DB. 7281 PG. 184
ZONED: C-6
USE: VACANT
COMP. PLAN: RESID. 5-8 D.U./AC.

SITE TABULATION

	PROVIDED	REQUIRED
TOTAL AREA	6.17459 Ac.	N/A
DENSITY / PROFFERED NUMBER OF D.U.	3.94 DU/AC	80 DU/AC MAX
OPEN SPACE AREA	2.46 Ac.	49 ALLOWED
OPEN SPACE PERCENT	39.7%	1.59 Ac.
PARKING SPACES	115*	20%
INTERIOR PARKING LOT LANDSCAPING	6%	113 (2.3 SF/DU)
		5%

*PARKING SPACES PROVIDED INCLUDE TWO ON-LOT SPACES AT GARAGE UNITS (I.E. ONE IN DRIVEWAY, ONE IN GARAGE).



NOTE 'A': APPLICANT RESERVES THE RIGHT TO VARY THE SIZE OF UNIT AS MARKET CONDITIONS WARRANT. IN ALL CASES, THE BULK REGULATIONS OF THE R-8 DISTRICT WILL BE COMPLIED WITH.

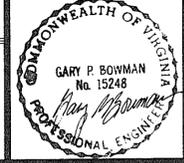
NOTE: EACH UNIT MAY HAVE A DECK WHICH EXTENDS INTO THE REQUIRED REAR YARD IN ACCORDANCE WITH SECTION 2-412.3 OF THE ZONING ORDINANCE.

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW					

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS

7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080



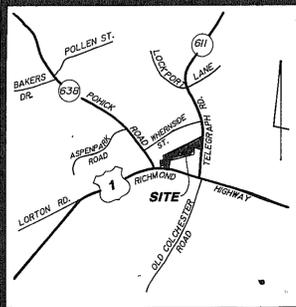
GENERALIZED DEVELOPMENT PLAN

POHICK LANDING
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
OFFICE OF COMMUNITY DEVELOPMENT
MAR 16 1992
ZONING EVALUATION DIVISION

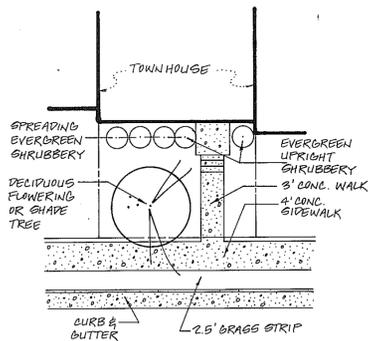
SCALE: 1" = 30' C.I. 5' DATE: JAN. 1992

SHEET
1 OF 2
FILE No. DP-711

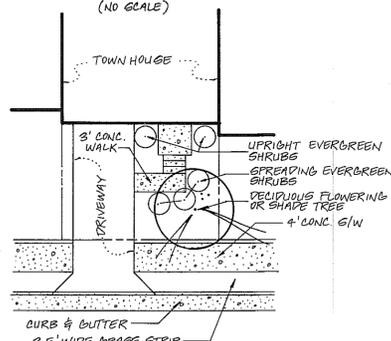


VICINITY MAP
SCALE: 1"=2,000'

TYPICAL FRONT YARD LANDSCAPE PLAN
(NO SCALE)



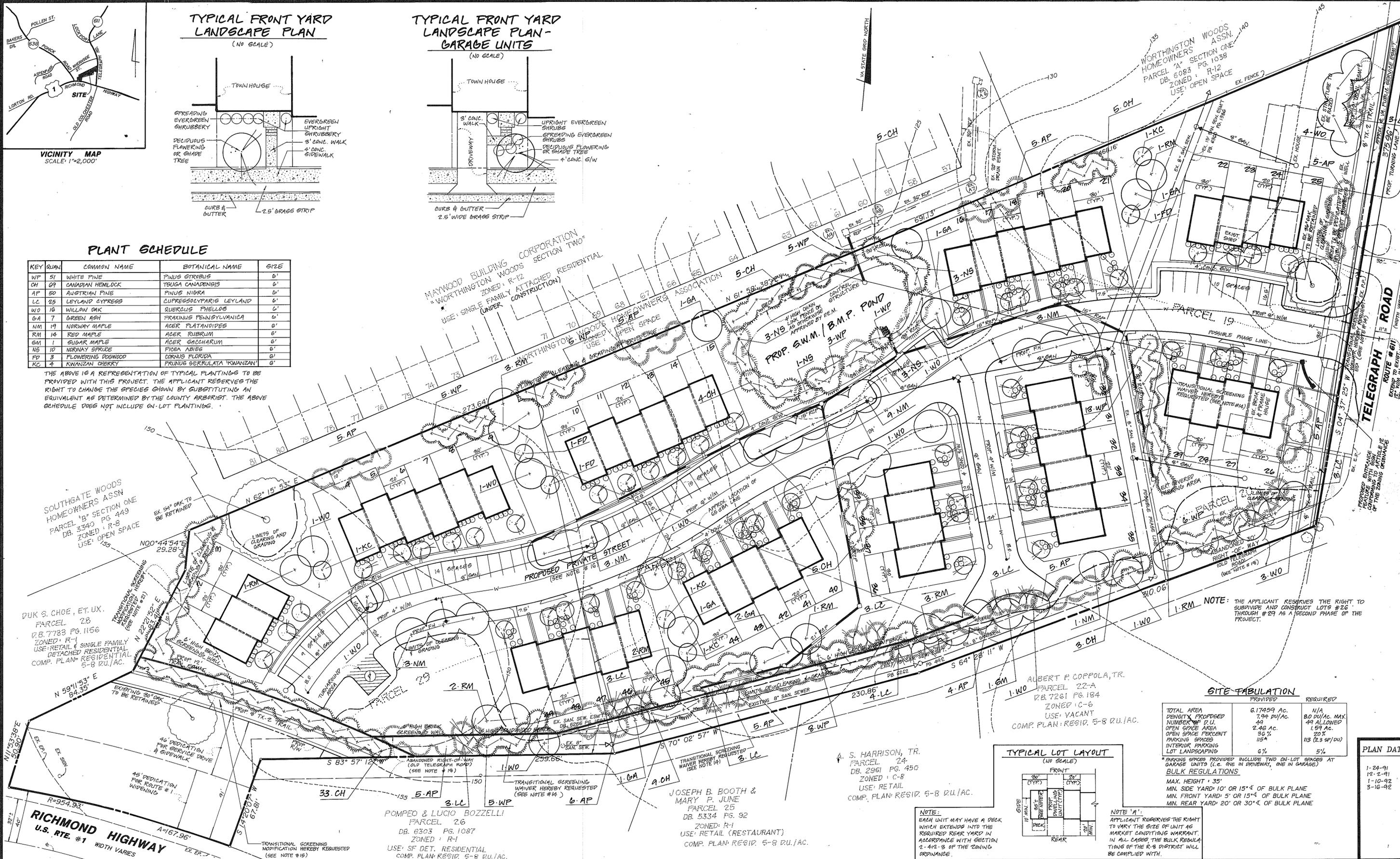
TYPICAL FRONT YARD LANDSCAPE PLAN - GARAGE UNITS
(NO SCALE)



PLANT SCHEDULE

KEY	QUAN	COMMON NAME	BOTANICAL NAME	SIZE
WP	51	WHITE PINE	PINUS STRIATUS	6'
CH	09	CANADIAN HEMLOCK	TSUGA CANADENSIS	6'
AP	50	AUSTRIAN PINE	PINUS NIROA	6'
LC	25	LEYLAND CYPRUS	CUPRESSOLYCARIS LEYLAND	6'
WO	10	WILLOW OAK	QUERULUS PHELLOD	6'
GA	7	GREEN ASH	FRAXINUS PENNSYLVANICA	6'
NM	19	NORWAY MAPLE	ACER PLATANOIDES	6'
RM	14	RED MAPLE	ACER RUBRUM	6'
SM	1	SUGAR MAPLE	ACER SACCHARUM	6'
NS	10	NORWAY SPRUCE	PICEA ABIES	6'
FD	3	FLOWERING DOGWOOD	CORNUS FLORIDA	6'
KC	4	KWANZANI CHERRY	PRUNUS BERRULATA 'KWANZAN'	6'

THE ABOVE IS A REPRESENTATION OF TYPICAL PLANTINGS TO BE PROVIDED WITH THIS PROJECT. THE APPLICANT RESERVES THE RIGHT TO CHANGE THE SPECIES SHOWN BY SUBSTITUTING AN EQUIVALENT AS DETERMINED BY THE COUNTY ARBORIST. THE ABOVE SCHEDULE DOES NOT INCLUDE ON-LOT PLANTINGS.



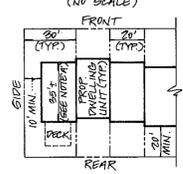
1-RM NOTE: THE APPLICANT RESERVES THE RIGHT TO SUBDIVIDE AND CONSTRUCT LOTS #26 THROUGH #29 AS A SECOND PHASE OF THE PROJECT.

SITE TABULATION

	PROVIDED	REQUIRED
TOTAL AREA	6,174.59 AC.	N/A
DENSITY PROPOSED	7.94 DU/AC.	8.0 DU/AC. MAX.
NUMBER OF P.U.	49	49 ALLOWED
OPEN SPACE AREA	2.46 AC.	1.57 AC.
OPEN SPACE PERCENT	39%	25%
INTERIOR PARKING	115*	113 (2.3 SF/DU)
LOT LANDSCAPING	6%	5%

* PARKING SPACES PROVIDED INCLUDE TWO ON-LOT SPACES AT GARAGE UNITS (I.E. ONE IN DRIVEWAY, ONE IN GARAGE)

TYPICAL LOT LAYOUT
(NO SCALE)



NOTE 'A': APPLICANT RESERVES THE RIGHT TO VARY THE SIZE OF UNIT AS MARKET CONDITIONS WARRANT. IN ALL CASES, THE BULK REGULATIONS OF THE R-3 DISTRICT WILL BE COMPLIED WITH.

NOTE: EACH UNIT MAY HAVE A DECK WHICH EXTENDS INTO THE REQUIRED REAR YARD IN ACCORDANCE WITH SECTION 2-412.3 OF THE ZONING ORDINANCE.

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LANDSCAPE PLAN
POHICK LANDING
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' C.I. 5' DATE: JAN. 1992

SHEET 2 OF 2
FILE No. DP-711