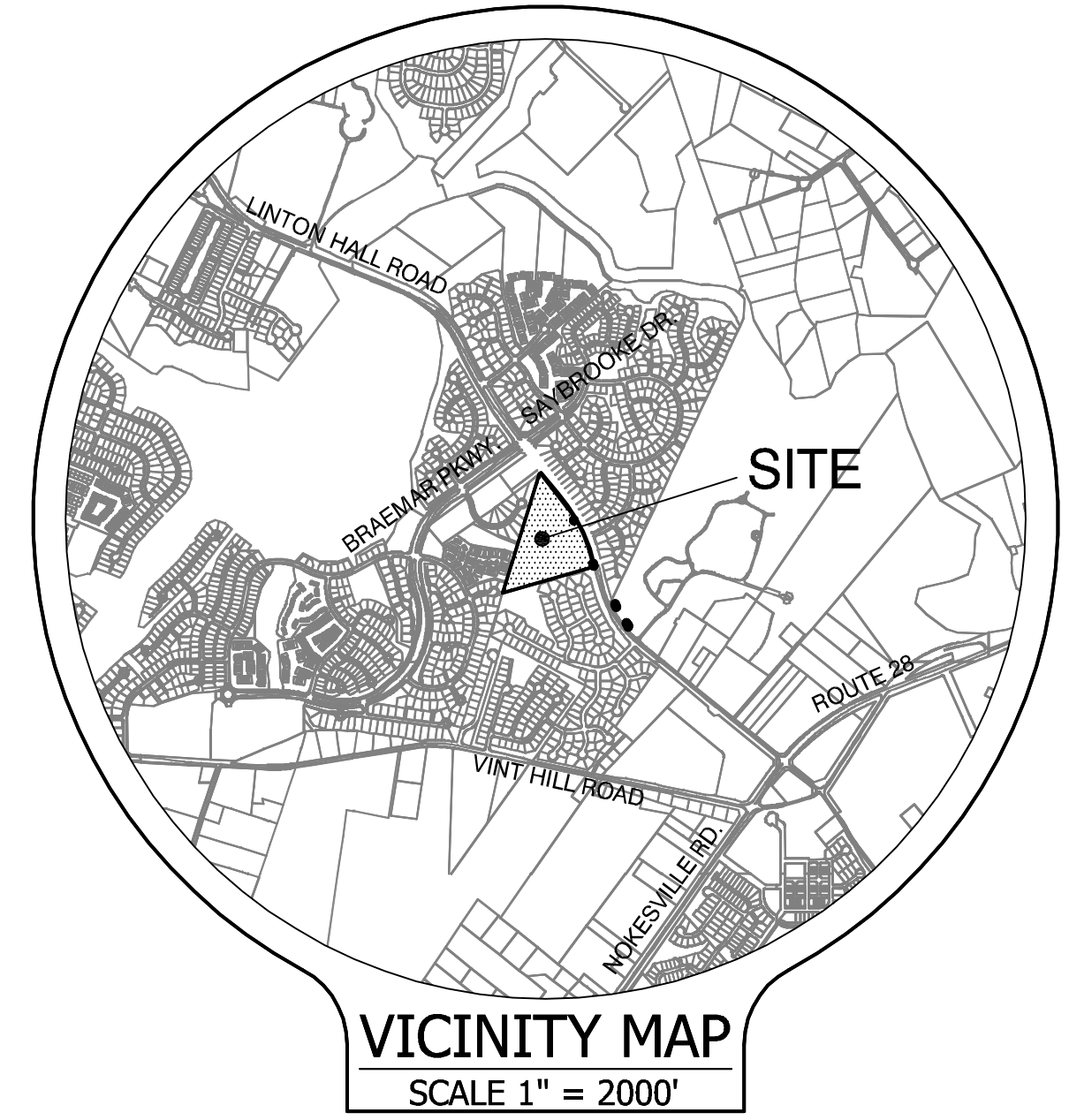
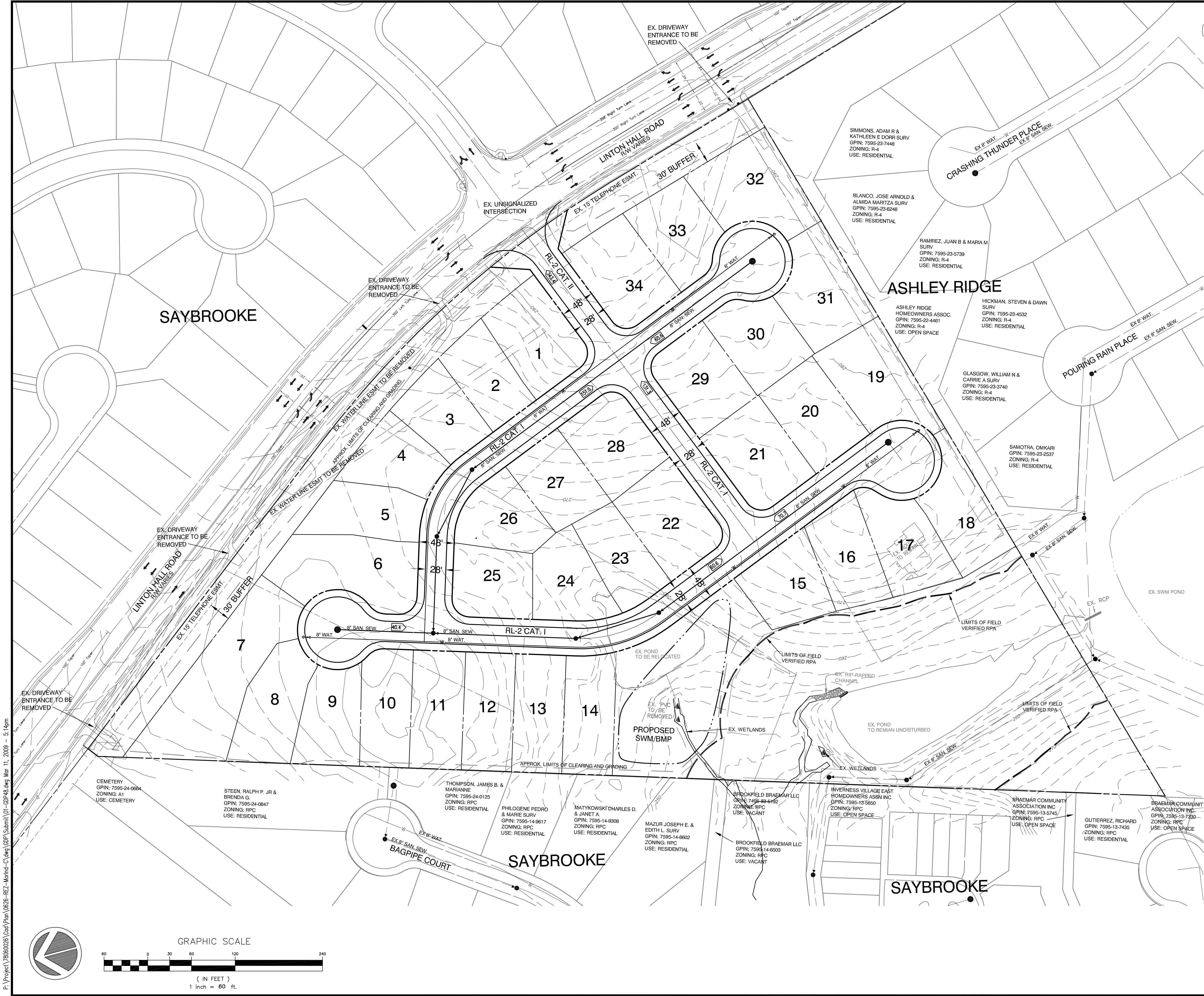


P:\Project\75060026\04\Plan\624-REZ-Maind-C\dwg\GDP\Submit\01-GDP.dwg Mar 11, 2009 - 5:14pm



- ### NOTES:
1. SITE OWNERS: HUGH F. ETAL ROLLINS, GGFS/MORELAND MEADOWS LLC, MARGARET Z. MORELAND, JOSEPH A. MORELAND III & DENISE L. MORELAND
 2. GPIN(S): 7595-24-2249, 7595-24-2411, 7595-24-5509, 7595-23-2977, 7595-23-4452
 3. TOTAL SITE AREA: 17.5 AC
 4. EXISTING ZONING: A-1
 5. PROPOSED ZONING: R-4
 6. THE AREAS FOR REZONING AS SHOWN HEREON WERE PREPARED BY DEWBERRY AND ARE BASED UPON DEEDS OF RECORD.
 7. 2' TOPOGRAPHIC SHOWN HEREON PREPARED BY TARGET SPRING 2006
 8. SUBJECT DEVELOPMENT WILL BE SERVED BY PUBLIC SEWER AND WATER. CONNECTION POINTS TO BE DETERMINED AT FINAL ENGINEERING.
 9. NO 100 YEAR FLOOD LIMITS ON-SITE PER FEMA MAP NO. 51153C0156 D DATED JANUARY 5, 1995.
 10. FIELD LOCATED RPA LIMITS SHOWN HEREON ARE FROM APPROVED P.A.S.A. #06-00110
 11. FIELD LOCATED WETLAND LOCATIONS SHOWN HEREON ARE FROM APPROVED P.A.S.A. #06-00110

- ### TABULATIONS:
1. TOTAL LOTS PROPOSED: 34
 2. ALL DWELLING UNITS (DU) TO BE SINGLE FAMILY DETACHED
 3. PROPOSED DENSITY = (DU / SITE AREA)
(34DU / 17.5 AC.) = 1.9 DU/AC.
 4. PROPOSED NET DENSITY = (DU / SITE AREA - RPA AREA)
(34DU / 17.5 AC. - 2.7 AC.) = 2.3 DU/AC.
 5. MIN LOT AREA: 10,000 SF
 6. MIN LOT FRONTAGE: 70' (100' FOR CORNOR LOTS)
 7. SETBACKS: FRONT - 30'
REAR - 25'
SIDE - 10'
 8. MAX. BUILDING HEIGHT: 35'
 9. MAX. LOT COVERAGE: 40%

MORELAND MEADOWS GENERAL DEVELOPMENT PLAN

PLAN # _____ DATE: 03/02/09
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

