

HWY 151 (WILLIAMS BOULEVARD)

BEVERLY ROAD



FINAL TREE AND SHRUB LOCATIONS, SIZE, AND SPECIES TO BE PREPARED BY A LANDSCAPE PROFESSIONAL FOR APPROVAL. LANDSCAPING SHOWN ON THIS SHEET IS ILLUSTRATIVE.

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EXISTING ZONING: 4 RM
 THE PROPERTY IS CURRENTLY VACANT. PROPOSED USE WILL BE FOR MULTI-FAMILY WITH 44 UNITS ANTICIPATED.

THE 24-FOOT WIDE DRIVE SERVING THIS DEVELOPMENT AS WELL AS STORM SEWER AND STORMWATER MANAGEMENT WILL BE PRIVATELY OWNED AND MAINTAINED. ALL UNITS WILL BE COMBINED INTO ONE HOUSING ASSOCIATION AND WILL BE RESPONSIBLE FOR THE UPKEEP AND MAINTENANCE OF THESE PRIVATE IMPROVEMENTS.

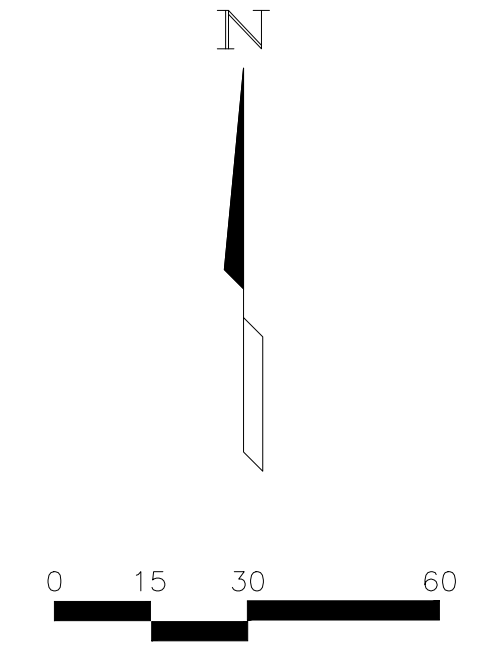
SANITARY SEWER AND WATER MAIN WILL BE PUBLIC AND EASEMENTS ARE PROVIDED.

SETBACKS FOR 4 RM ZONING:
 FRONT YARD 20 FEET
 INTERIOR SIDE YARD 6 FEET
 CORNER SIDE YARD 20 FEET
 REAR YARD 20 FEET

MIN LOT AREA PER DWELLING - 4,500 SQUARE FEET
 AT 44 UNITS - 198,000 SQ FT = 4.55 ACRES. SITE IS 5.76 ACRES.

PARKING:
 REQUIRED AND PROVIDED: TWO SPACES PER DWELLING UNIT

LOT AREA USAGE:
 BUILDING AREA = 81,840 SQ. FT.
 PAVING = 55,669 SQ. FT.
 TOTAL HARD SURF. = 137,509 SQ. FT. - 54.7%
 OPEN AREA = 113,684 SQ. FT. - 45.3%



Drawn:	DLS	5/23/14	3.
Checked:			2.
Reviewed:			1.
Scale: 1" = 30'			No.
Title: SITE PLAN			Date
MEADOW OAK ADDITION - FAIRFAX			Revision
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Project No.	446214-10		