



**COMPREHENSIVE PLAN
DEVELOPMENT SUMMARY:**

GPIN.....7794-47-1430, 7794-37-9831
 TOTAL SITE AREA.....±5.2 AC
 LAND USE DISTRICTS.....RN T-2
 TARGET MIX OF USES:
 RESIDENTIAL.....90%-100%
 NON-RESIDENTIAL.....0-10%
 CIVIC.....5%
 MINIMUM OPEN SPACE.....30%
 T-2 TARGET DENSITY.....1-4 DU/AC
 T-2 NET FAR.....0.05-0.23
 T-2 TARGET HEIGHT.....1-3 STORIES

ZONING SUMMARY:

EXISTING ZONE.....A-1
 PROPOSED ZONE.....R-4
 MINIMUM LOT SIZE.....10,000 SQ. FT.
 MIN. LOT FRONTAGE.....70', 100' CORNER
 MAX. LOT COVERAGE.....40%
 PROPOSED USE.....SINGLE FAMILY DETACHED
 PROPOSED LOTS.....14 LOTS
 MAX. DENSITY.....4 DU/AC
 PROP. DENSITY.....±2.7 DU/AC
 SETBACKS:
 FRONT.....30'
 SIDE.....10'
 REAR.....25'

NOTES:

- 1) THE LAYOUT, AS SHOWN HEREON, IS CONCEPTUAL, SUBJECT TO MODIFICATIONS BASED ON ADDITIONAL RESEARCH INTO EXISTING SITE CONDITIONS, PRINCE WILLIAM COUNTY ZONING/DESIGN STANDARDS AND FINAL ENGINEERING.
- 2) THIS LAYOUT HAS NOT BEEN REVIEWED FOR PRELIMINARY ENGINEERING ISSUES. POTENTIAL SWM/BMP AREA, AS SHOWN HEREON, IS PRELIMINARY, SUBJECT TO MODIFICATIONS WITH FINALE ENGINEERING.

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HAGGLE COURT

HARMONIC LANE

GODWIN DRIVE
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