

Clark House at Barcroft Mews Preferred Park

Dedicated with RZ 86-M-075
 BOS Approval date May 4, 1987

SITE DATA

CLARK PROPERTY - 104-86

EXISTING ZONING: R-3

PROPOSED ZONING: R-8

AREA OF SITE: 6.1957 AC. OR 269,884.69 SQ. FT.

AREA DEDICATED FOR RIGHT OF WAY: NONE

NET ACREAGE: 5.23 AC

MAXIMUM UNITS ALLOWED: 49.57 or 7.75 D.U./AC DENSITY

PROPOSED UNITS: 48 PLUS HISTORIC HOUSE

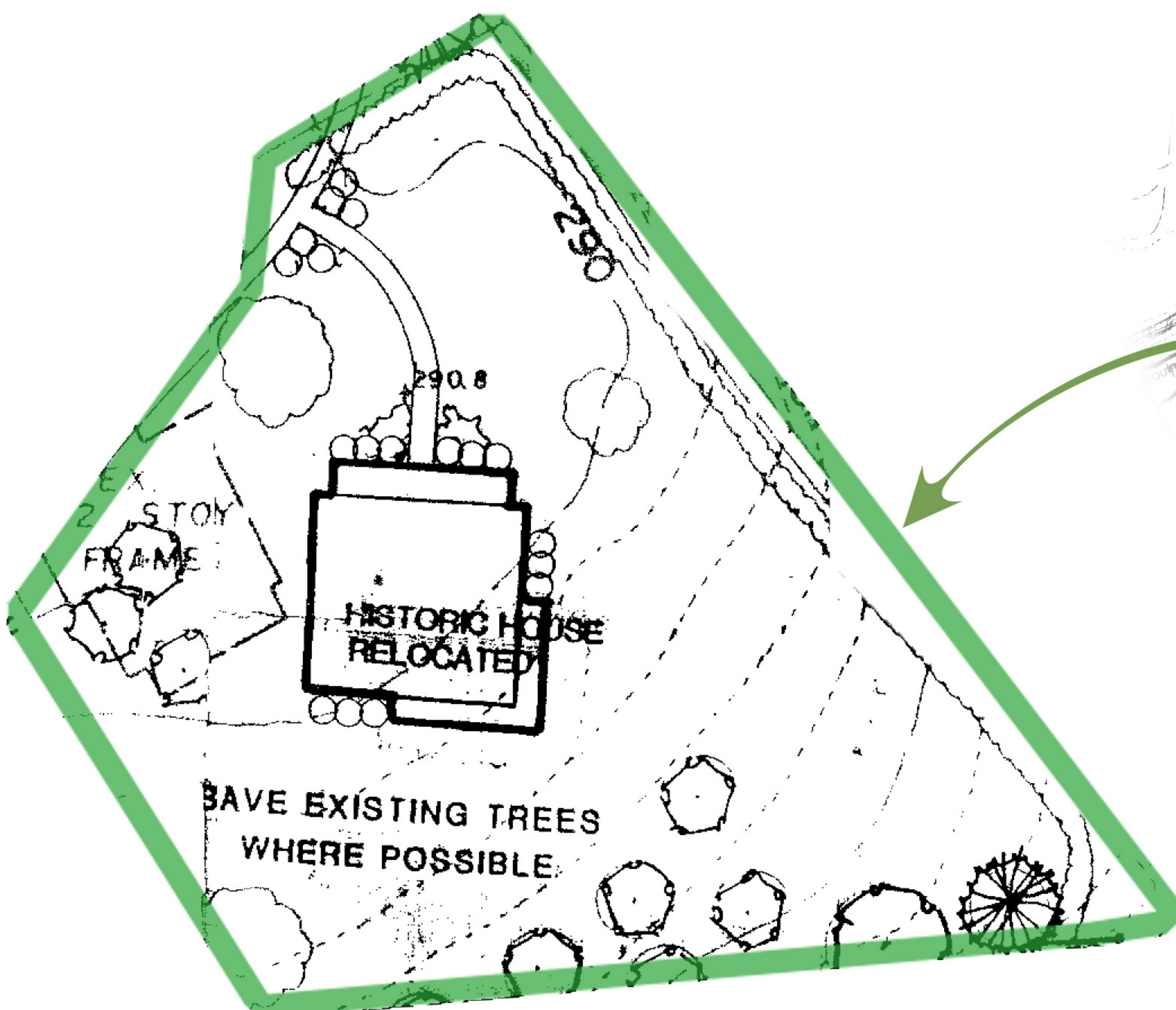
PARKING REQUIRED: 2.04/TH UNIT OR 97.92 + 16 FOR HISTORICAL HOUSE = 113.9 SPACES

PARKING PROVIDED: 114 TANDEM SPACES (WITH GARAGE)
 8 STANDARD 8.5 x 18 FT.
 16 STANDARD SPACES FOR HISTORICAL HOUSE
 138 TOTAL

OPEN SPACE: MINIMUM REQUIRED 20% OF GROSS AREA

LOTS & UNITS:			
ROADS: 1,775 LF x 24'	=	42,600 SQ. FT.	2.52 AC.
PARKING: 24 SPACES @ 8.5' x 18'	=	3,672 SQ. FT.	
HISTORIC HOUSE	=	2,675 SQ. FT.	
PROPOSED COVERAGE:		48,947 SQ. FT.	1.12 AC.
	TOTAL:		3.64 AC. OR 58.8%

PROPOSED OPEN SPACE 2.56 AC. OR 41%



GENERALIZED DEVELOPMENT PLAN MARCH 16, 1987

The BC Consultants
 ENGINEERS
 8389 Old Courthouse Road, Suite 120, Vienna, Virginia 22180
 (703) 827-8333

BARCROFT MEWS
 CLARK PROPERTY
 MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

BC Revisions
 Owner
 Designed By
 Drafted By dvc
 Checked By
 Date APRIL 1986
 Scale 1" = 30'
 Sheet
 Of
 Co. No.
 File No.