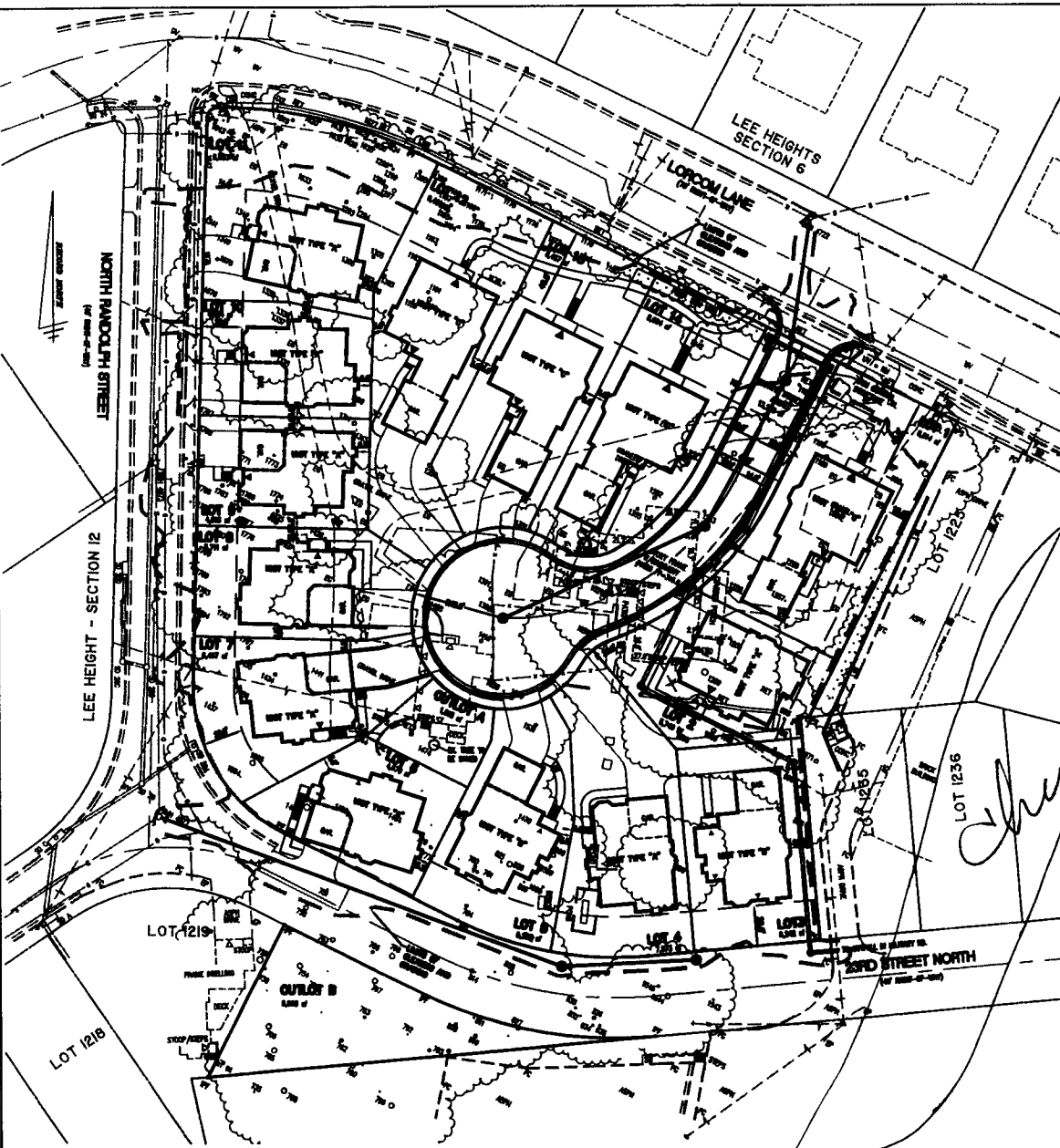
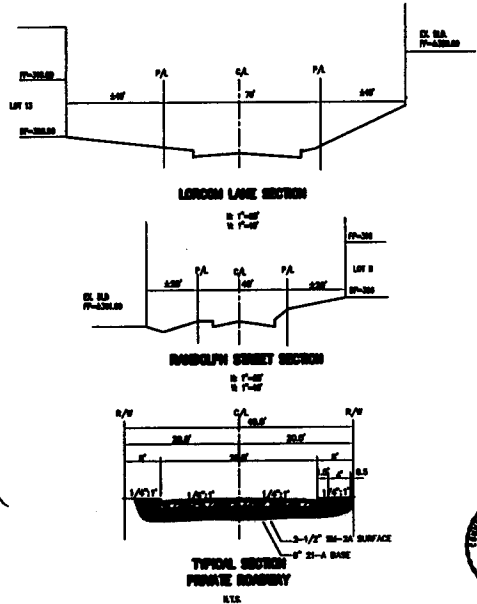
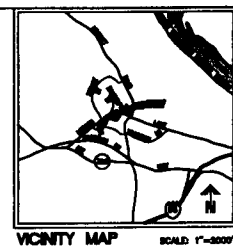


# DRAFT U.R.D.



ZONING TABULATION	R-4 MINIMUM REQUIRED UNLESS SPECIFIED	R-8 MINIMUM REQUIRED UNLESS SPECIFIED	UNIFIED PROVIDED
TOTAL SITE AREA	118,810 SF OR 2.68 AC.	70,587 SF OR 1.62 AC.	103,821 SF OR 2.34 AC.
TOTAL LOT AREA	\$1,214 SF OR 1.18 AC.	70,587 SF OR 1.62 AC.	103,821 SF OR 2.34 AC.
LOT AREA	8000 SF	8000 SF	8000 SF
LOT WIDTH	80 FEET	80 FEET	80 FEET
MAXIMUM BUILDING HEIGHT	36 FEET	36 FEET	36 FEET
YARD REQUIREMENTS:			
FRONT	25 FT.	25 FT.	1' MINIMUM
SIDE	15 FT. TOTAL	15 FT. TOTAL	15 FT. TOTAL
REAR	15 FT. (MIN.)	15 FT. (MIN.)	15 FT. (MIN.)
NEAR	25 FT. (INTERIOR LOT)	25 FT. (INTERIOR LOT)	25 FT. (INTERIOR LOT)
COVERAGES:	15% (CORNER LOT) 20% OR 25,000 SF	15% (CORNER LOT) 20% OR 25,000 SF	37% OR 43,200 SF (TOTAL SITE = 48,180 SF)
PARKING REQUIRED:	1.52 PARKING SPACES PER DWELLING UNIT = 36 SPACES AT LEAST 1 SPACE SHALL BE OFF-STREET		
PARKING PROVIDED:	36 SPACES		
AVERAGE GRADE:	303.7		

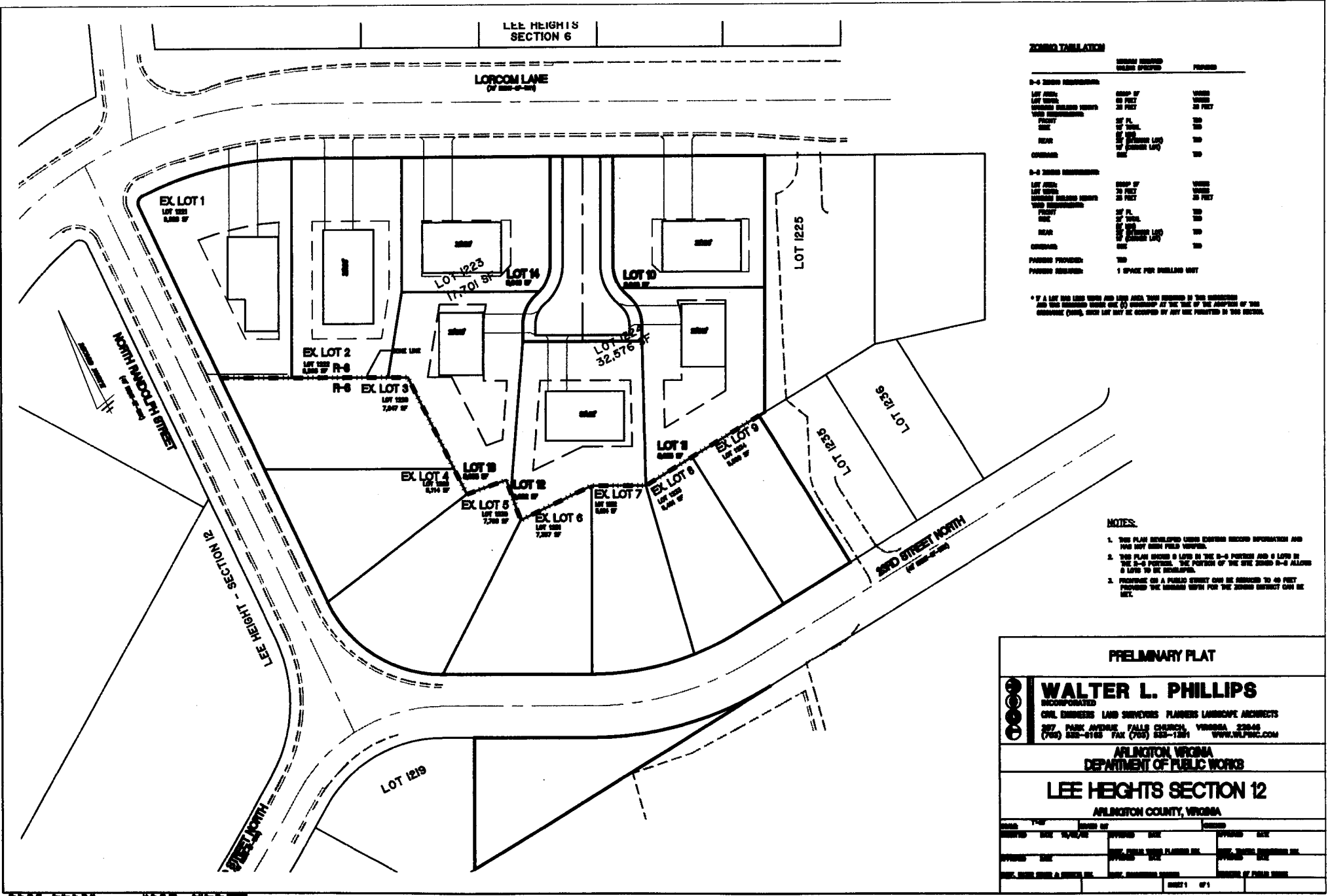


### SHEET INDEX

1. UNIFIED RESIDENTIAL DEVELOPMENT USE PERMIT PLAN
2. PRELIMINARY SUBDIVISION PLAT
3. LANDSCAPE PLAN
4. CERTIFIED SURVEY PLAT
5. CERTIFIED SURVEY PLAT

UNIFIED RESIDENTIAL DEVELOPMENT USE PERMIT PLAN		
<b>WALTER L. PHILLIPS</b> INCORPORATED CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS 287 PARK AVENUE FALLS CHURCH, VIRGINIA 22048 (703) 833-6153 FAX (703) 833-1301 WWW.WLPHINC.COM		
ARLINGTON, VIRGINIA DEPARTMENT OF PUBLIC WORKS <b>LEE HEIGHTS SECTION 12</b> LOTS 1220 - 1224 AND 1225 - 1234 ARLINGTON COUNTY, VIRGINIA		
BOARD: T-10 DESIGNED: DATE 01-2-05 DRAWN: DATE 01-20-05	CHECKED: DATE DATE DATE	CHECKED: DATE DATE DATE
PROJECT: LEE HEIGHTS SECTION 12 DRAWN: WALTER L. PHILLIPS CHECKED: WALTER L. PHILLIPS	PROJECT: LEE HEIGHTS SECTION 12 DRAWN: WALTER L. PHILLIPS CHECKED: WALTER L. PHILLIPS	PROJECT: LEE HEIGHTS SECTION 12 DRAWN: WALTER L. PHILLIPS CHECKED: WALTER L. PHILLIPS
SHEET 1 OF 3		

# BY-RIGHT DRAFT PRELIMINARY PLAT



LEE HEIGHTS SECTION 6

LORCOM LANE  
(OF 200'-0" W)

NORTH HANCOCK STREET  
(OF 200'-0" W)

LEE HEIGHTS - SECTION 12

2ND STREET NORTH  
(OF 200'-0" W)

**ZONING TABULATION**

	MINIMUM REQUIRED SETBACKS (FEET)	MINIMUM SPACING
<b>R-6 ZONING REQUIREMENTS:</b>		
LOT AREA:	8,000 SQ FT	10,000 SQ FT
LOT WIDTH:	30 FEET	30 FEET
MINIMUM REQUIRED FRONT YARD SETBACKS:	10 FEET	10 FEET
FRONT YARD:	10 FEET	10 FEET
REAR YARD:	5 FEET	5 FEET
COURTYARD:	5 FEET	5 FEET
<b>R-8 ZONING REQUIREMENTS:</b>		
LOT AREA:	8,000 SQ FT	10,000 SQ FT
LOT WIDTH:	30 FEET	30 FEET
MINIMUM REQUIRED FRONT YARD SETBACKS:	10 FEET	10 FEET
FRONT YARD:	10 FEET	10 FEET
REAR YARD:	5 FEET	5 FEET
COURTYARD:	5 FEET	5 FEET
PARKING PROVIDED:	10	10
PARKING REQUIRED:	1 SPACE PER DWELLING UNIT	

\* IF A LOT HAS LESS YARD AND SIDE AREA THAN REQUIRED BY THE REQUIREMENTS AND THIS INDICATED UNDER ONE (1) CATEGORY AT THE TIME OF THE ADOPTION OF THE ORDINANCE (DATE), SUCH LOT MAY BE OCCUPIED BY ANY USE PERMITTED BY THE ZONING.

- NOTES:**
1. THIS PLAN DEVELOPED USING EXISTING RECORD INFORMATION AND THIS NOT BEING FIELD VERIFIED.
  2. THIS PLAN SHOWS 6 LOTS IN THE R-6 ZONING AND 6 LOTS IN THE R-8 ZONING. THE PORTION OF THE SITE ZONED R-6 ALLOWS 6 LOTS TO BE DEVELOPED.
  3. PROVISION FOR A PUBLIC STREET CAN BE REDUCED TO 40 FEET PROVIDED THE MINIMUM WIDTH FOR THE ZONING DISTRICT CAN BE MET.

**PRELIMINARY PLAT**

**WALTER L. PHILLIPS**  
INCORPORATED  
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
(703) 532-0165 FAX (703) 532-1291 WWW.WLPHILLIPS.COM

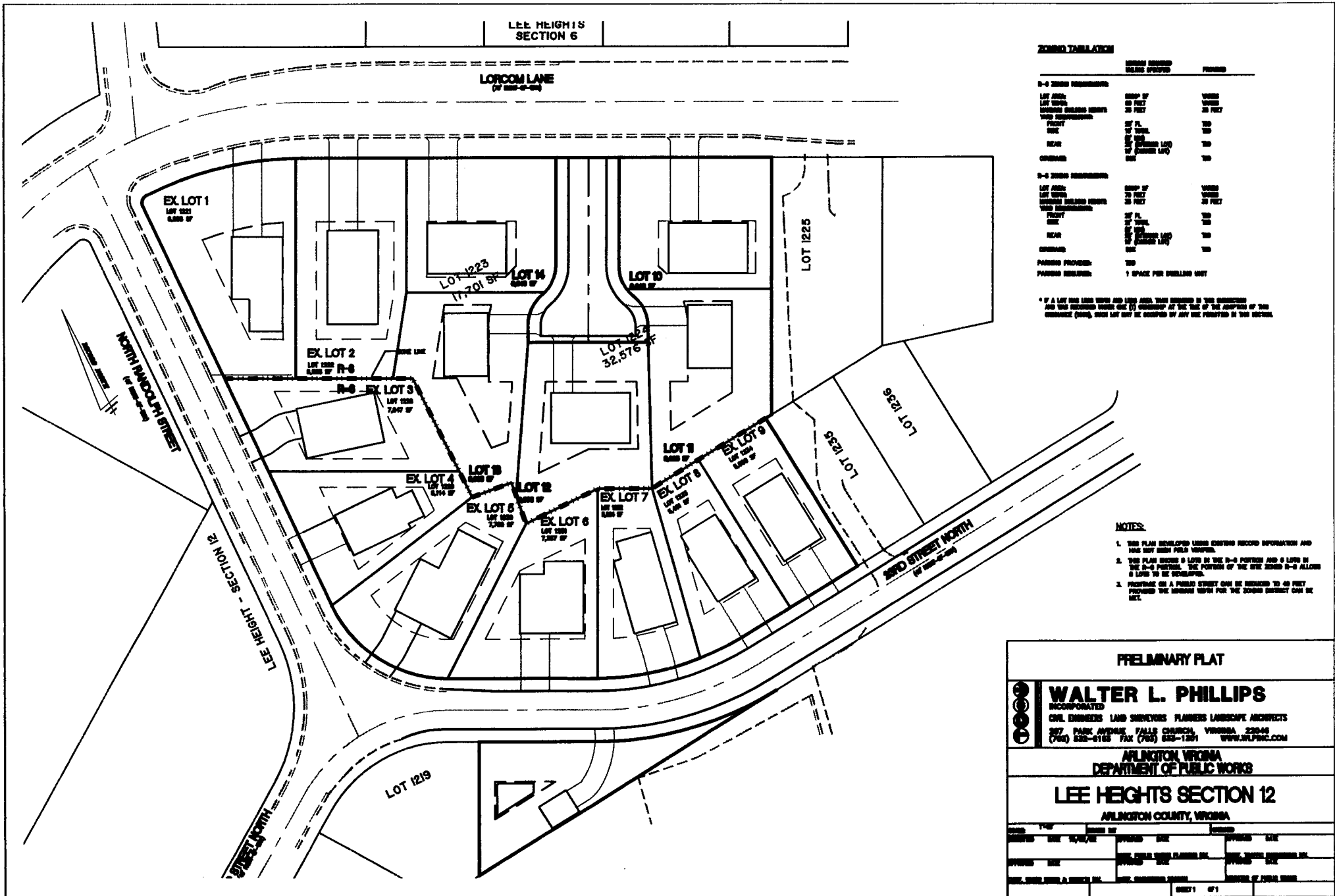
ARLINGTON-VIRGINIA  
DEPARTMENT OF PUBLIC WORKS

**LEE HEIGHTS SECTION 12**  
ARLINGTON COUNTY, VIRGINIA

DATE: 7-18	ISSUED BY:	ISSUED DATE:	ISSUED DATE:
DESIGNED BY: WLP/ML	DESIGNED BY:	DESIGNED BY:	DESIGNED BY:
PROJECT: 000	SCALE: 1"=40'	SCALE: 1"=40'	SCALE: 1"=40'
DATE: 7-18-12	DATE: 7-18-12	DATE: 7-18-12	DATE: 7-18-12
BY: WALTER L. PHILLIPS	BY: WALTER L. PHILLIPS	BY: WALTER L. PHILLIPS	BY: WALTER L. PHILLIPS

SHEET 1 OF 1

# DRAFT BY - RIGHT



### ZONE TABULATION

MINIMUM REQUIRED	MINIMUM PERMITTED	PERMITTED
<b>D-D ZONE REQUIREMENTS:</b>		
LOT AREA	MIN. 4,000 SF	MIN. 4,000 SF
LOT WIDTH	MIN. 30 FEET	MIN. 30 FEET
MINIMUM REAR YARD	MIN. 10 FEET	MIN. 10 FEET
MINIMUM SIDE YARD	MIN. 5 FEET	MIN. 5 FEET
FRONT YARD	MIN. 5 FEET	MIN. 5 FEET
REAR YARD	MIN. 5 FEET	MIN. 5 FEET
OVERHEAD	MIN. 10 FEET	MIN. 10 FEET
<b>D-S ZONE REQUIREMENTS:</b>		
LOT AREA	MIN. 4,000 SF	MIN. 4,000 SF
LOT WIDTH	MIN. 30 FEET	MIN. 30 FEET
MINIMUM REAR YARD	MIN. 10 FEET	MIN. 10 FEET
MINIMUM SIDE YARD	MIN. 5 FEET	MIN. 5 FEET
FRONT YARD	MIN. 5 FEET	MIN. 5 FEET
REAR YARD	MIN. 5 FEET	MIN. 5 FEET
OVERHEAD	MIN. 10 FEET	MIN. 10 FEET
PERMITTED PROVIDED:	MIN. 10 FEET	MIN. 10 FEET
PERMITTED REQUIRED:	MIN. 10 FEET	MIN. 10 FEET
1 SPACE PER BUILDING UNIT		

\* IF A LOT HAS LESS WIDTH AND LESS AREA THAN REQUIRED IN THIS SCHEDULE AND THIS DISTRICT MEETS ONE (1) CATEGORY OF THE USE OF THE DISTRICT OF THE ORDINANCE (2008), SUCH LOT MAY BE ZONED BY ANY USE PERMITTED IN THIS DISTRICT.

### NOTES:

1. THIS PLAN DEVELOPED UNDER EXISTING RECORD INFORMATION AND HAS NOT BEEN FIELD VERIFIED.
2. THIS PLAN SHOWS 9 LOTS IN THE D-S PORTION AND 4 LOTS IN THE D-D PORTION. THE PORTION OF THE SITE ZONED D-S ALLOW 8 LOTS TO BE DEVELOPED.
3. PROVISION FOR A PUBLIC STREET CAN BE REQUESTED TO 40 FEET PROVIDED THE MINIMUM WIDTH FOR THE ZONING DISTRICT CAN BE MET.

### PRELIMINARY PLAT

**WALTER L. PHILLIPS**  
 INCORPORATED  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 632-0185 FAX (703) 632-1261 WWW.WLPHILLIPS.COM

ARLINGTON, VIRGINIA  
 DEPARTMENT OF PUBLIC WORKS

**LEE HEIGHTS SECTION 12**  
 ARLINGTON COUNTY, VIRGINIA

DATE	TITLE	SCALE	DATE	SCALE	DATE

001 OF 1