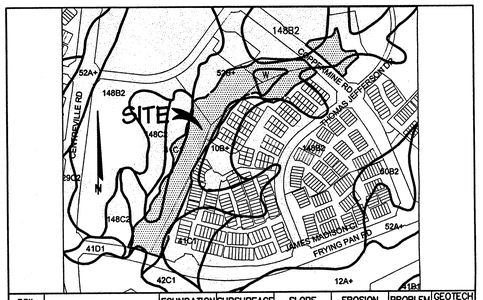
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

McNAIR FARMS

PONDS A, B, C & D

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA 87-C-060-11
FDPA 87-C-060-17-02



SOIL #	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	PROBLEM CLASS	GEOTECH REPORT REQ'D
10B+	GLENVILLE	FAIR	MARGINAL	GOOD	MODERATE	B	NO
41C1	ROCKY LAND–IREDELL	MARGINAL	MARGINAL	GOOD	MODERATE	A	YES
52B+	ELBERT–IREDELL	POOR	POOR	GOOD	LOW	A	YES
148B2	IREDELL–MECKLENBERG	POOR	MARGINAL	GOOD	MODERATE	A	YES

SOILS MAP/DATA

SCALE : 1" = 500'

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 16–3((1)) PART OF PARCELS 35H, 35J & 37A, ((9)) PART OF PARCEL B1, 25–1((1)) PART OF PARCEL 3J, AND ((20)) PART OF PARCELS A AND C. THE SITE IS CURRENTLY ZONED PDH–16. THE AREA OF THE SITE IS 440,686 SF, OR 10.117 ACRES.

2. THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF :
   16–3 ((1)) 35H – WESLEY COPPERMINE, LTD. IN DEED BOOK 13581 AT PAGE 870
   16–3 ((1)) 35J – McNAIR FARMS COMMUNITY ASSOCIATION, INC. IN DEED BOOK 9165 AT PAGE 94 AND DEED BOOK 9553 AT PAGE 1105
   16–3 ((1)) 37A – JEFFERSON COMMONS, LP, VHDA HOUSING MANAGEMENT DIVISION IN DEED BOOK 9517 AT PAGE 229
   16–3 ((9))(6) B1 – McNAIR FARMS COMMUNITY ASSOCIATION, INC. IN DEED BOOK 10526 AT PAGE 1096
   25–1 ((20)) 3J – TEACHERS REA, LLC IN DEED BOOK 11539 AT PAGE 1188
   25–1 ((20))(6) A – McNAIR FARMS COMMUNITY ASSOCIATION, INC. IN DEED BOOK 9900 AT PAGE 932
   25–1 ((20))(6) A – McNAIR FARMS COMMUNITY ASSOCIATION, INC. IN DEED BOOK 9900 AT PAGE 932
   25–1 ((20))(2) C – McNAIR FARMS LANDBAY SIX, SECTION TWO HOMEOWNERS ASSOCIATION, INC. IN DEED BOOK 10175 AT PAGE 909

3. BOUNDARY INFORMATION TAKEN FROM EXISTING RECORDS AND IS NOT THE RESULT OF A FIELD RUN SURVEY.

4. EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED AUGUST 2003. CONTOUR INTERVAL EQUALS TWO FEET USGS NGVD 1929.

5. THERE IS A 100–YEAR FLOODPLAIN ON–SITE. A FLOODPLAIN STUDY IS REQUIRED FOR THIS PROJECT.

6. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) ON THE SITE. THERE IS AN ENVIRONMENTAL QUALITY CORRIDOR (EQC). A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED. ALL EQCs SHOWN ARE FROM PREVIOUSLY APPROVED SITE PLANS.

7. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.

8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.

9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.

10. AN EXISTING VEGETATION MAP HAS BEEN PROVIDED UNDER SEPARATE COVER.

11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672–10–1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON–SITE.

12. THERE ARE NO ZONING OVERLAY DISTRICTS.

13. THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.

14. NO RESIDENTIAL CONSTRUCTION IS PROPOSED WITH THIS PLAN. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED CDPA/FDPA WILL PROVIDE OPEN SPACE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES AND REGULATIONS.

15. PUBLIC WATER AND SEWER SERVICE IS NOT REQUIRED FOR THIS PLAN.

16. THERE IS NO PARKING REQUIRED FOR THIS CDPA/FDPA. PARKING HAS BEEN PROVIDED BY THE SITE PLANS FOR THE INDIVIDUAL LANDBAYS. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED, AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

17. NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2–308.

18. THERE ARE NO RECREATIONAL FACILITIES PROPOSED WITH THIS CDPA/FDPA.

19. SPECIAL AMENITIES ARE NOT PROPOSED WITH THIS PLAN.

20. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.

21. ARCHITECTURAL SKETCHES ARE NOT REQUIRED FOR THIS CDPA/FDPA.

22. A TRAIL IS NOT REQUIRED FOR THIS CDPA/FDPA. TRAILS HAVE BEEN PROVIDED BY THE SITE PLANS FOR THE INDIVIDUAL LANDBAYS.

23. MODIFICATIONS TO THE POND FOOTPRINTS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN.

VICINITY MAP

SCALE : 1" = 2000'

Copyright © 2002 ADC The Map People ® and GIS Integrated Solutions, LLC.

PCA-87-C-060-11
Application No. FDPA-87-C-060-17-2 Staff Maryland
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) Dev Cond
SEE PROFFERS DATED 6-8-04 / 6-9-04
Date of (BOS) (PC) Approval 7-26-04 / 6-24-04
Sheet 1 of 2

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
5.20.04
PROFESSIONAL ENGINEER

DEVELOPER

BATMAN CORPORATION
46950 COMMUNITY PLAZA
SUITE 201
STERLING, VIRGINIA 20164
(703) 406–1800

TABLE OF CONTENTS

1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385–7555
SILVER SPRING, MD FAX(703)273–8595

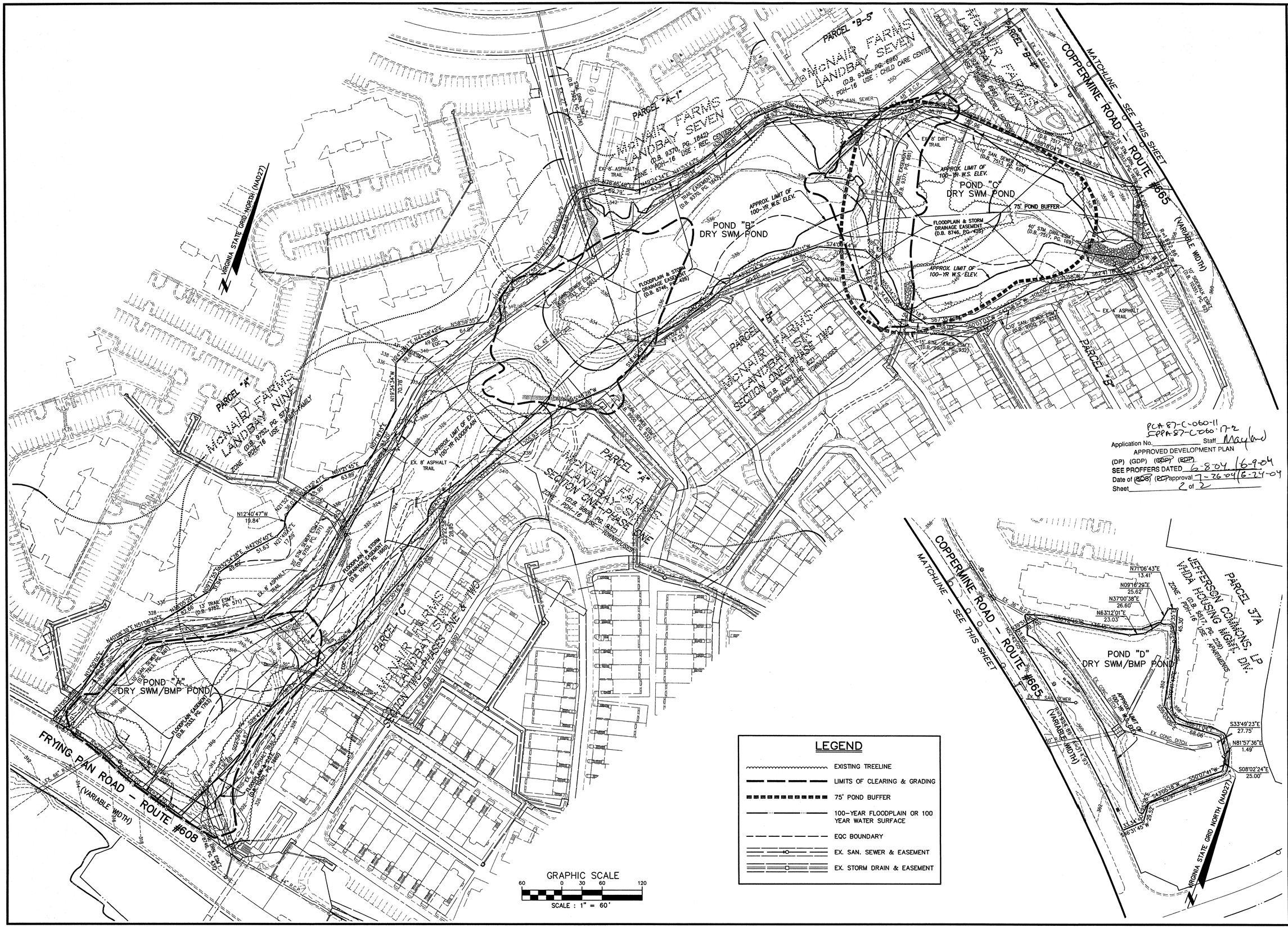
DATE : AUGUST 8, 2003
REVISED : SEPTEMBER 3, 2003
JANUARY 2, 2004
MAY 20, 2004

RECEIVED
Department of Planning & Zoning
MAY 21 2004
Zoning Evaluation Division

SHEET 1 OF 2

McNAIR FARMS PONDS A, B, C & D

Plotted: 5/20/04 16:19 Acad Dwg: N:\94590\DWG\00-FD001.DWG



LEGEND

- EXISTING TREELINE
- LIMITS OF CLEARING & GRADING
- 75' POND BUFFER
- 100-YEAR FLOODPLAIN OR 100 YEAR WATER SURFACE
- EQC BOUNDARY
- EX. SAN. SEWER & EASEMENT
- EX. STORM DRAIN & EASEMENT

PCA 87-C-060-11
SPPA 87-C-060-17-2
Application No. _____ Staff Maybird
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (~~CDP~~) (~~FDP~~)
SEE PROFFERS DATED 6-8-04 / 6-9-04
Date of (~~SDS~~) (~~PC~~) approval 7-26-04 / 6-24-04
Sheet 2 of 2

NO.	DATE	REVISION PRIOR TO APPROVAL
2.	5-20-04	REVISED LCG & POND DESIGN (KJV)
1.	1-2-04	REVISED LCG & POND DESIGN (KJV)

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT

McNAIR FARMS
PONDS A, B, C & D

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
5-20-04
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVISIONS	REVIEW BY	APPRVD.	DATE

DESIGN KJV | DRAFT KJV | APPROVED HMF | DATE JULY 2003 | SCALE HORIZ: 1" = 60' VERT: ---

SHEET 2 OF 2

FILE NO.: 94-590-202

PCA 87-C-060-11 / FDPA 87-C-060-17-02

Plotted: 5/20/04 16:41 Acad Dwg: N:\94590\DWG\00-F0601.DWG