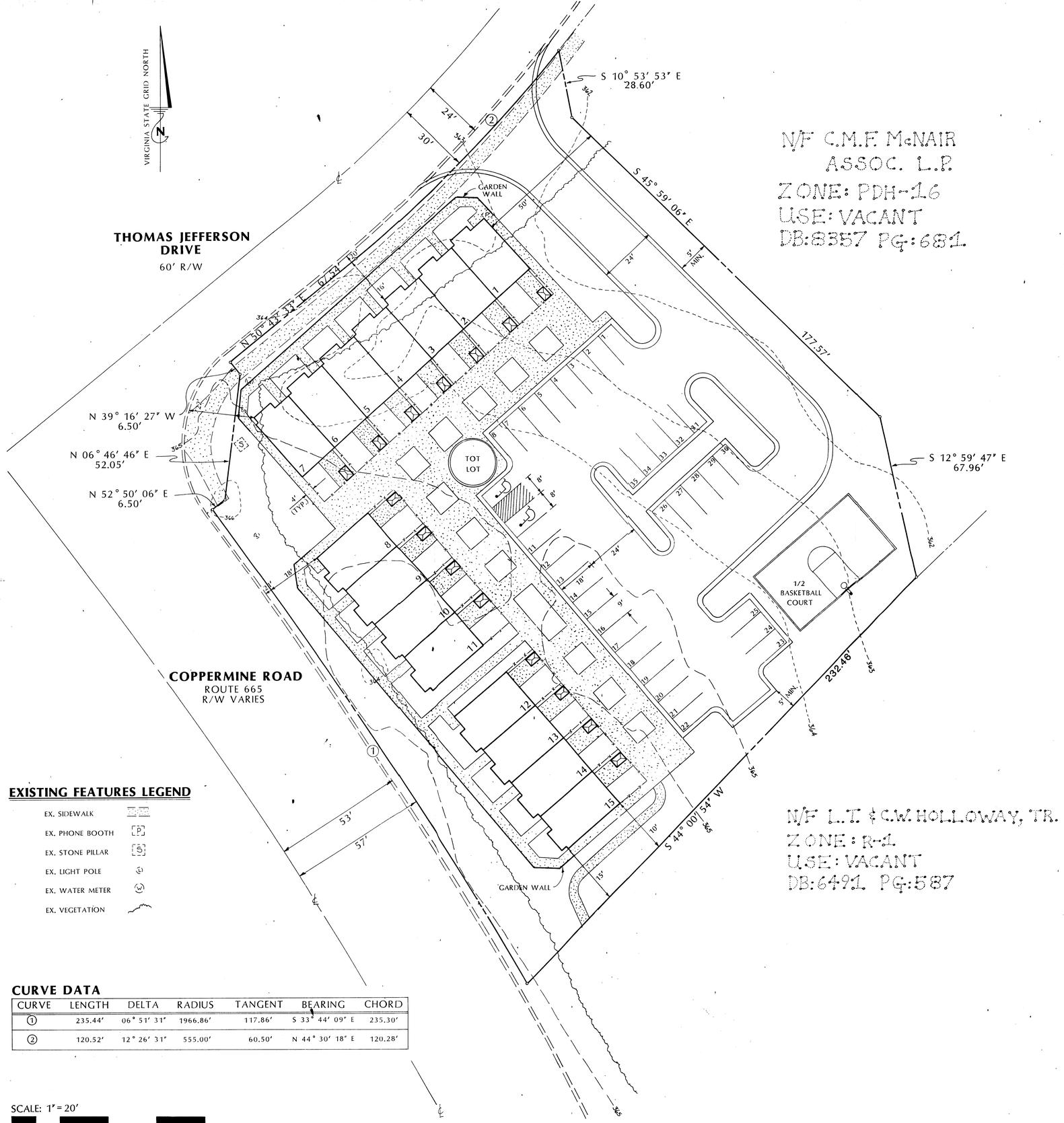

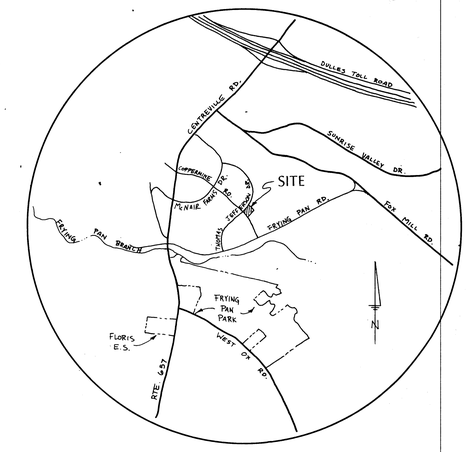

VICINITY MAP

1" = 2000'

GENERAL NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS FOUND ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 16-3 ((1)) - PART OF PARCEL 15A. IT ENCOMPASSES 1.38578 ACRES AND IS ZONED PDH-16 PURSUANT TO BOARD OF SUPERVISORS APPROVAL OF RZ 87-C-060. THE PROFFERS APPROVED WITH RZ 87-C-060 AND ALL SUBSEQUENT AMENDMENTS THERETO ARE SUBMITTED UNDER SEPARATE COVER.

2. BOUNDARY INFORMATION SHOWN HEREON FROM A SURVEY PREPARED BY PRICE SURVEYS, DATED MARCH 1994. TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A FIELD SURVEY PREPARED BY PRICE SURVEYS, DATED DECEMBER 3, 1993. TOPOGRAPHIC INFORMATION IS AT A ONE (1) FOOT CONTOUR INTERVAL. GREENHORNE & O'MARA, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES RESULTING FROM INACCURACIES IN SAID BOUNDARY OR TOPOGRAPHIC INFORMATION.

3. NO TITLE REPORT FURNISHED. THEREFORE, THE LOCATION OF ANY EASEMENTS SHOWN HEREON IS BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORD, NOT FROM ACTUAL FIELD SURVEYS OR TITLE SEARCHES, AND THUS SHOULD NOT BE CONSIDERED AS FINAL OR EXACT LOCATIONS.

4. A SIX (6) FOOT WIDE BRICK SIDEWALK EXISTS ALONG THE THOMAS JEFFERSON DRIVE FRONTAGE OF THE SITE AND ALONG THE CURVE FRONTAGE OF THE RIGHT-TURN LANE FROM COPPERMINE ROAD TO THOMAS JEFFERSON DRIVE. NO ADDITIONAL TRAILS ARE REQUIRED NOR ARE ANY PROPOSED.

5. NO DESIGNATED FLOODPLAIN OR ENVIRONMENTAL QUALITY CORRIDOR EXISTS ON THE SITE. APPROXIMATELY 95% OF THE SITE IS COVERED WITH A HARDWOOD ASSOCIATION OF RED, WHITE, BLACK AND PIN OAKS.

6. THE SUBJECT PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. A PUBLIC WATER CONNECTION WILL BE MADE TO THE EXISTING 8" WATERMAIN LOCATED WITHIN THE THOMAS JEFFERSON DRIVE RIGHT-OF-WAY; A SANITARY SEWER CONNECTION WILL BE MADE TO THE EXISTING 10" SANITARY SEWER LOCATED APPROXIMATELY 400 FEET TO THE WEST; IN THE PARCEL DIRECTLY ACROSS THOMAS JEFFERSON DRIVE FROM THE SUBJECT PROPERTY; PROVIDED, HOWEVER, THAT ALTERNATE MEANS OF SANITARY SEWER CONNECTION MAY BE PURSUED IN THE EVENT THAT CONNECTION TO THE EXISTING 10" LINE CANNOT FEASIBLY BE MADE DUE TO ENGINEERING CONSIDERATIONS.

7. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP's) FOR THIS SITE HAVE BEEN PROVIDED FOR IN THE APPROVED OVERALL MCNAIR FARMS STORMWATER MANAGEMENT PLAN (COUNTY PLAN #7693-PI-06). THEREFORE, NO ON-SITE SWM IS PROPOSED. A WAIVER OF ON-SITE SWM REQUIREMENTS WILL BE REQUESTED FROM THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM). IN THE EVENT THAT A BMP WAIVER IS REQUIRED, A CHESAPEAKE BAY EXCEPTION REQUEST SHALL ALSO BE PROCESSED WITH DEM.

8. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, NO GRAVES EXIST ON THE SUBJECT SITE.

9. NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302.4 AND 355, NOR HAZARDOUS WASTES AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR: 672 10-1, NOR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40 CODE OF FEDERAL REGULATIONS PART 280 WILL BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THE SUBJECT SITE.

10. THE PROPOSED RESIDENTIAL USE IN COMPLIANCE WITH THE ADOPTED MCNAIR FARMS CONCEPTUAL DEVELOPMENT PLAN, AS AMENDED, AND THE ADOPTED FAIRFAX COUNTY COMPREHENSIVE PLAN.

11. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED RESIDENTIAL USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS, EXCEPT AS MAY OTHERWISE BE NOTED HEREON.

12. PROPOSED BUILDING LOCATION AND PARKING FACILITIES MAY CHANGE WITH FINAL ENGINEERING DESIGN, AS PERMITTED BY PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE. IT IS UNDERSTOOD THAT MINOR DEVIATIONS TO THE SIZE, DIMENSIONS AND FOOTPRINT OF THE RESIDENTIAL STRUCTURES MAY OCCUR WITH FINAL ENGINEERING DESIGN.

13. PURSUANT TO PARAGRAPH 1T OF SECTION 16-502 OF THE FAIRFAX COUNTY ZONING ORDINANCE, IT IS TO BE UNDERSTOOD THAT THE SUBJECT PROPERTY IS ANTICIPATED TO BE DEVELOPED IN A SINGLE PHASE, PROVIDED HOWEVER THAT MULTIPLE PHASES MAY BE WARRANTED BY FUTURE MARKET CONDITIONS.

14. HANDICAPPED PARKING SPACES, AS SHOWN HEREON, SHALL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ZONING ORDINANCE, PUBLIC FACILITIES MANUAL REQUIREMENTS AND THE AMERICANS WITH DISABILITIES ACT.

15. WITH THE EXCEPTION OF THE DEVELOPED RECREATIONAL FACILITIES OF ONE (1) TOT LOT AND ONE (1) HALF (1/2) BASKETBALL COURT, AS GENERALLY SHOWN HEREON, NO TREATMENT OR IMPROVEMENT OF OPEN SPACE AREAS IS PROPOSED.

SITE TABULATION

GROSS SITE AREA:	1.38578 ACRES
PROPOSED DWELLING UNITS:	15 DU's (TOWNHOUSES)
PROPOSED RESIDENTIAL DENSITY:	10.8 DU/AC
TOTAL AREA IN OPEN SPACE:	16,631 S.F. (27.6%)*
TOTAL AREA IN DEVELOPED RECREATIONAL OPEN SPACE:	1,875 S.F.
PARKING SPACES REQUIRED:	35 SPACES (2.3 SPACES/DU)
PARKING SPACES PROPOSED: (INCLUDES 2 HANDICAPPED SPACES PER ADA STANDARDS)	35 SPACES (2.3 SPACES/DU)
INTERIOR PARKING LOT LANDSCAPING REQUIRED:	864 S.F. (5.0%)
INTERIOR PARKING LOT LANDSCAPING PROPOSED:	1,168 S.F. (6.7%)

* (SEE CUMULATIVE OPEN SPACE TABULATIONS BELOW)

LAND BAY	AREA	OPEN SPACE REQUIRED	*PROVIDED ON-SITE	PROVIDED OFF-SITE
5	12.05 AC.	35%	32%	3% (0.36 AC)
11	17.46 AC.	35%	31%	4% (0.70 AC)
SUBTOTAL				1.06 AC.

OPEN SPACE PROVIDED PER CDPA:	54.70 AC.
OPEN SPACE CREDIT "USED" FOR LAND BAYS 5 AND 11:	1.06 AC.
REMAINING OPEN SPACE:	53.64 AC.

FCR&HA SITE:	1.38578 AC.	35%	27.6 %	7.4 % (0.10 AC)

LESS FCR&HA SITE DEFICIT:	0.10 AC.
REMAINING OPEN SPACE:	53.54 AC.

EXISTING FEATURES LEGEND

- EX. SIDEWALK
- EX. PHONE BOOTH
- EX. STONE PILLAR
- EX. LIGHT POLE
- EX. WATER METER
- EX. VEGETATION

CURVE DATA

CURVE	LENGTH	DELTA	RADIUS	TANGENT	BEARING	CHORD
1	235.44'	06° 51' 31"	1966.86'	117.86'	S 33° 44' 09" E	235.30'
2	120.52'	12° 26' 31"	555.00'	60.50'	N 44° 30' 18" E	120.28'

SCALE: 1" = 20'

0 10' 20' 40' 60' 80'

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 3 1994
ZONING EVALUATION DIVISION

PRINTED
MAR 1 1994
GREENHORNE & O'MARA, INC.
FAIRFAX

FINAL DEVELOPMENT PLAN

FCR&HA / MCNAIR FARMS

(A PROJECT OF THE FAIRFAX COUNTY REDEVELOPMENT & HOUSING AUTHORITY)

HUNTER MILL DISTRICT — FAIRFAX COUNTY, VIRGINIA

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS

GREENHORNE & O'MARA, INC.

11211 WAPLES MILL ROAD, FAIRFAX, VIRGINIA 22030

(703) 385-9800

ANNAPOLIS, MD • ATLANTA, GA • AURORA, CO • BALTIMORE, MD • CULPEPER, VA • DULUTH, GA • EXPORT, PA • GREENBELT, MD
LEESBURG, VA • MANASSAS, VA • ORLANDO, FL • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	2/18/94	REV. CONFIGURATION OF FDP	MGR

DESIGN	MGR	SCALE	1" = 20'
DRAWN	MGR	1 OF 2	
CHECKED	MBM	SHEET	
DATE	1/14/94	JOB No.	FILE No. M-1123

This Plan is for Landscaping Purposes Only

VIRGINIA STATE GRID NORTH

N

THOMAS JEFFERSON DRIVE
60' R/W

COPPERMINE ROAD
ROUTE 665
R/W VARIES

N/F C.M.F. McNAIR ASSOC. L.P.
ZONE: PDH-16
USE: VACANT
DB:8357 PG:681

N/F L.T & C.W. HOLLOWAY, TR.
ZONE: R-1
USE: VACANT
DB:6491 PG:587

S 10° 53' 53" E
28.60'

S 45° 59' 06" E
177.57'

S 12° 59' 47" E
67.96'

N 50° 47' 33" E 67.32'

N 39° 16' 27" W
6.50'

N 06° 46' 46" E
52.05'

N 52° 50' 06" E
6.50'

S 47° 00' 54" W

TOT LOT

1/2 BASKETBALL COURT

6' FENCE

PROPOSED LIMITS OF CLEARING AND GRADING

24'
30'
53'
57'
232.46'

EXISTING FEATURES LEGEND

- EX. SIDEWALK
- EX. PHONE BOOTH
- EX. STONE PILLAR
- EX. LIGHT POLE
- EX. WATER METER
- EX. VEGETATION

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LANDSCAPE LEGEND

DECIDUOUS TREES *

LARGE SHADE TREES SUCH AS:

LONDONPLANE
WILLOW OAK
RED MAPLE

(2" CALIPER)

ORNAMENTALS SUCH AS:

DOGWOOD
REDBUD

(1-1.5" CALIPER)

EVERGREEN TREES *

EVERGREENS SUCH AS:

WHITE PINE
AUSTRIAN PINE
LEYLAND CYPRESS

EX. VEGETATION TO BE SAVED

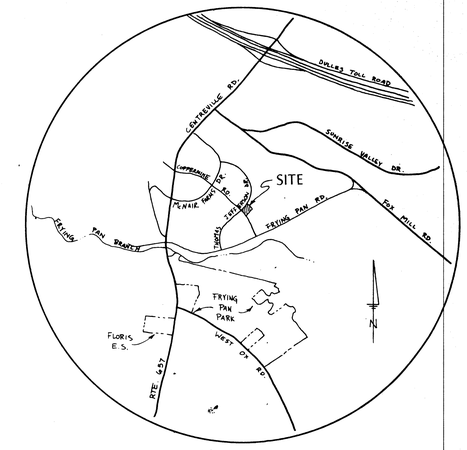
* EXACT SPECIES, LOCATION AND QUANTITIES OF PLANTINGS SHOWN ON THIS CONCEPTUAL LANDSCAPE PLAN ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN SUBJECT TO COUNTY ARBORIST APPROVAL.

TREE COVER CALCULATION

GROSS SITE AREA:	60,365 S.F.
BUILDING AREA:	8,250 S.F. (15 DU's @ 550 S.F.)
	300 S.F. (15 SHEDS @ 20 S.F.)
ADJUSTED SITE AREA:	51,815 S.F.
TREE COVER REQUIRED (@ 15%):	7,772 S.F.
EXISTING TREES TO BE SAVED:	1,772 S.F.
10-YEAR MATURITY CREDIT:	x 1.25
	2,215 S.F.
TREES TO BE PLANTED *:	6,850 S.F.
TOTAL TREE COVER PROVIDED:	9,065 S.F.
EXCESS TREE COVER PROVIDED:	+ 1,293 S.F.

* EXACT SPECIES, QUANTITY AND LOCATION OF PROPOSED PLANTINGS MAY CHANGE WITH FINAL ENGINEERING DESIGN SUBJECT TO COUNTY URBAN FORESTER APPROVAL.

23 DECIDUOUS TREES @ 200 S.F. / TREE = 4,600 S.F.
10 ORNAMENTAL TREES @ 75 S.F. / TREE = 750 S.F.
12 EVERGREEN TREES @ 125 S.F. / TREE = 1,500 S.F.
TOTAL TREE COVER FOR PLANTED TREES 6,850 S.F.



VICINITY MAP
1" = 2000'

PRINTED
MAR 1 1994
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FAIRFAX

CONCEPTUAL LANDSCAPE PLAN

FCR&HA / MCNAIR FARMS

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