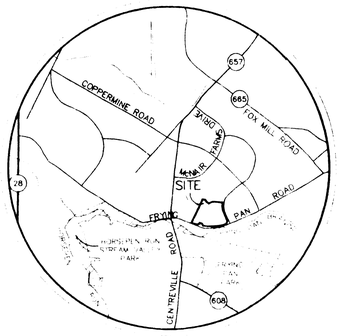
ACAD DRAWING NAME : 063E0001

Plotted: 10/8/96 10:58

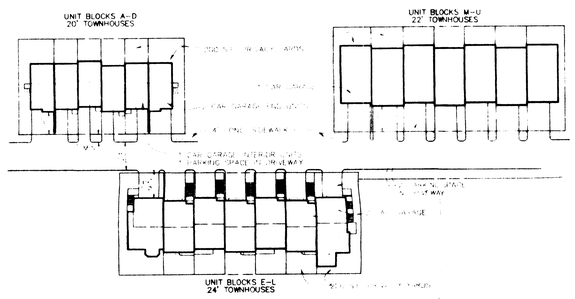
FINAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN AMENDMENT

McNAIR FARMS
LANDBAY 6
SECTION TWO

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
SCALE : 1" = 2000'



TYPICAL TOWNHOUSE DETAILS

NOT TO SCALE

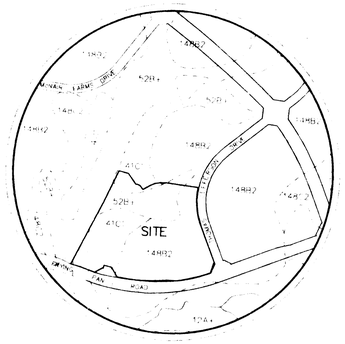
- THE 18' DRIVEWAY DIMENSION IS REQUIRED IN ORDER TO PROVIDE A PARKING SPACE ON THE LOT. IT IS NOT A ZONING SETBACK.

24' TOWNHOUSES (UNIT BLOCKS E-L)

NOT TO SCALE - ILLUSTRATIVE ONLY

22' TOWNHOUSES (UNIT BLOCKS A-D)

NOT TO SCALE - ILLUSTRATIVELY



SOILS MAP

SCALE : 1" = 500'

SOILS ID #	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	GEOTECHNICAL REPORT
52B+	ELBEIRT SILT LOAM	POOR	POOR	GOOD	REQUIRED
14HB2	IREDELL-MECKLENBURG SILT LOAM	POOR	MARGINAL	GOOD	REQUIRED
41C1	ROCKYLAND (MAFIC)	MARGINAL	MARGINAL	GOOD	REQUIRED

SITE TABULATIONS

Site Area = 11.92 ac. or 519,140 s.f.
(0.69 ac. FDPA)
(11.23 ac. FDP)

	PDH-16 REQUIRED	PROVIDED
Number of units	–	132 single-family attached
Density	12 du/ac. max.**	11.07 du/ac.(See Note 9)
Maximum building height	N/A	35'
Front Setback	N/A	N/A
Rear Setback	N/A	N/A
Side Setback	N/A	N/A
Open Space	35%	188,488 s.f. or 36%±
Parking	2.3 spaces per unit or 304 spaces	20 spaces in bays 442 spaces in driveways & garages 462 total

** per the Conceptual Development Plan

LANDBAY SIX DENSITY TABULATIONS

	SECTION 1	SECTION 2	OVERALL
SITE AREA	9.43 AC	11.92 AC	21.35 AC
MAX. # UNITS	116	132	248
DENSITY DU/AC	12.3	11.07	11.62

PARKING TABULATION

24' Units :	2 garage spaces 2 driveway spaces 4 spaces x 52 units = 208 spaces
20' End units :	2 garage spaces 2 driveway spaces 4 spaces x 8 units = 32 spaces
20' Interior units :	1 garage space 1 driveway space 2 spaces x 14 units = 28 spaces
22' Units :	1 garage space 2 driveway spaces 3 spaces x 58 units = 174 spaces
	Other parking 20 spaces
	Total 462 spaces

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP 25-1 ((1)) PART OF PARCEL 3F AND IS CURRENTLY ZONED PDH-16.
2. NO TITLE REPORT FURNISHED.
3. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE OWNERSHIP OF BATMAN McNAIR ASSOCIATES L.P. RECORDED IN DEED BOOK 7280 AT PAGE 69.
4. BOUNDARY INFORMATION IS FROM A PLAT PREPARED BY CHARLES P. JOHNSON AND ASSOC.
5. TOPOGRAPHIC INFORMATION WAS PREPARED BY DEWBERRY AND DAVIS. CONTOUR INTERVAL EQUALS 2 FEET. VERTICAL DATUM IS USGS NGVD.
6. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT.
7. THERE ARE NO DENSITY REDUCTIONS REQUIRED BY ZONING ORDINANCE ARTICLE 2-308.
8. THE PROPOSED DEVELOPMENT WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT AS NOTED. (SEE NOTE 20)
9. THE MAXIMUM NUMBER OF PROPOSED SINGLE-FAMILY ATTACHED UNITS IS 132. THE PROPOSED DENSITY FOR THE SITE IS 11.07 DU/AC. LANDBAY 6 OVERALL WILL NOT EXCEED 12 DU/AC FOR TOWNHOUSES. REFER TO DENSITY TABULATIONS.
10. PROPOSED PUBLIC UTILITIES:
    A. WATER SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN BEING EXTENDED FROM THOMAS JEFFERSON DRIVE BY LANDBAY SIX SECTION 1 AND AN EXISTING 12" MAIN IN FRYING PAN ROAD.
    B. SANITARY SERVICE TO BE PROVIDED BY THE EXISTING 10" SEWER LOCATED IN McNAIR FARMS LANDBAY 9.
11. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED IN POND "A" WHICH IS PARTIALLY OFF-SITE. POND "A" IS APPROVED AND CONSTRUCTED.
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES MARKING A BURIAL SITE.
13. THE DEVELOPMENT SCHEDULE IS NOT DETERMINED AT THIS TIME.
14. PRELIMINARY ARCHITECTURAL SKETCHES ARE ON SHEET 1 FOR 20' AND 24' TOWNHOUSES. ARCHITECTURE IS NOT AVAILABLE FOR THE 22' TOWNHOUSES.
15. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 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 REGULATIONS; OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, TO BE GENERATED, UTILIZED, STORED, TREATED OR DISPOSED OF ON SITE.
16. PURSUANT TO PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, M DEVIATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF THE BUILDINGS, AND PARKING AREA(S) MAY RESULT FROM FINAL ENGINEERING AND THE TION OF UTILITIES AND TRAILS. IN ADDITION, THE LOCATION OF UTILITIES AND THE LIMITS EARING AND GRADING MAY CHANGE AT TIME OF FINAL ENGINEERING AND DESIGN.
17. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF AR 11 OF THE ZONING ORDINANCE. A TOTAL OF 462 PARKING SPACES IN THE TABULATIONS ARE NATED AS GARAGE AND DRIVEWAY PARKING SPACES. SHOULD THE QUANTITY OF GARAGE AND WAY SPACES DECREASE OR BE ELIMINATED, PARKING WILL BE PROVIDED AT THE RATE OF 2.3 SPAC UNIT MINIMUM.
18. ENVIRONMENTAL QUALITY CORRIDORS (EQC) AND 100 YEAR FLOOD PLAIN AR TED ON-SITE. THERE ARE NO RESOURCE PROTECTION AREAS (RPA) ON-SITE AND NO MAJOR FILL POSED IN THE FLOOD PLAIN.
19. SPECIAL AMENITIES PROPOSED WITHIN THE DEVELOPMENT INCLUDE A 360 SF± SEATING AREA AND A 6' ASPHALT TRAIL THROUGH THE OPEN SPACE AREA ADJACENT TO THE PONDS
20. THE FOLLOWING WAIVERS ARE REQUESTED:
    - WAIVER OF THE PFM REQUIREMENT FOR SIDEWALK ON TWO SIDES OF THE STREET IS BEING REQUESTED.
    - A WAIVER OF THE PFM REQUIREMENT THAT PRIVATE STREETS NOT EXCEED 600' EBY REQUESTED.
21. AFFORDABLE DWELLING UNITS (ADUs) REQUIRED WITHIN McNAIR FARMS ARE NOT BE ADUs WILL BE PROVIDED ON LANDBAY ONE. VIDED ON THIS SITE.
22. SOLID WASTE WILL BE PICKED UP TWICE WEEKLY BY A PRIVATE REFUSE COLLECTION HOUSEHOLD CONTAINERS, THEREFORE NO DUMPSTERS WILL BE PROVIDED FROM INDIVIDUAL

TABLE OF CONTENTS

1. COVER SHEET
2. FINAL DEVELOPMENT PLAN

DEVELOPER

BATMAN McNAIR ASSOCIATES, L.P.
P.O. BOX 17194
WASHINGTON, D.C. 20041

MAY 26, 1996
JUNE 7, 1996
JULY 31, 1996
SEPTEMBER 13, 1996
OCTOBER [illegible], 1996

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE

BARNEY BATMAN CHELLO

OWNER/DEVELOPER BATMAN/McNAIR ASSOCIATES, L.P. LIMITED PARTNER
NAME TITLE

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
NOV 18 1996
ZONING EVALUATION DIVISION

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
1959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX (703)273-8595

FDP 87-C-060-16 & FDPA 87-C-060-15

LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE
- LIMITS OF CLEARING AND GRADING
- PROPOSED 8" SANITARY SEWER & 10' SANITARY SEWER EASEMENT
- EXISTING 8" SANITARY SEWER & 10' SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN & 10' STORM SEWER EASEMENT
- EXISTING STORM DRAIN & 10' STORM SEWER EASEMENT
- PROPOSED WATERLINE & 15' F.C.W.A EASEMENT
- 100 YEAR FLOOD PLAIN
- EQC BOUNDARY
- OPEN SPACE BOUNDARY PER FDP 87-C-060-15
- SHADE TREE
- EVERGREEN TREE
- FLOWERING TREE
- ANNUAL COLOR
- SHRUB MASS
- GROUND COVER
- PROPOSED SIDEWALKS
- EXISTING SIDEWALKS
- 6' PRIVACCY FENCE

VIRGINIA STATE GRID NORTH (NAD27)

FLOOD PLAIN & STM DRG. ESMT D.B. 8746 PG. 426

PROPOSED 5' ASPHALT TRAIL

EX. LIMITS OF 100-YEAR FLOODPLAIN

EXISTING SWM POND "A" (DRY POND) EX. FLOOD PLAIN ESMT. D.B. 7133 PG. 1783

100 YR. FLOOD PLAIN

EX. 12" DRAIN

EX. 8" WATER LINE

EX. 12" DRAIN

EX. 8" WATER LINE

EX. 8" SANITARY SEWER

EX. 12" DRAIN

EX. 8" SANITARY SEWER

EX. 8" WATER LINE