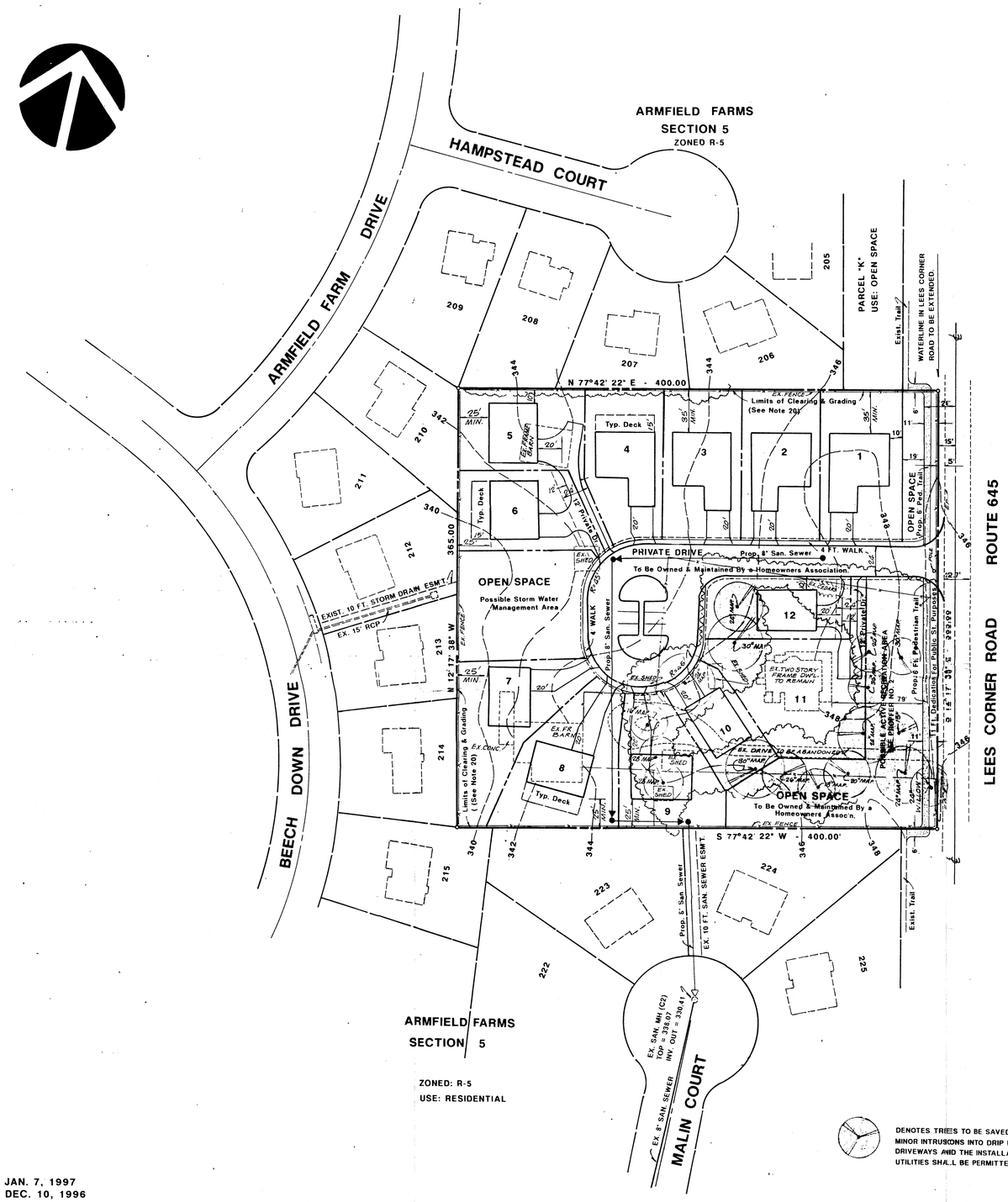
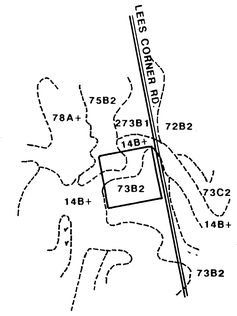


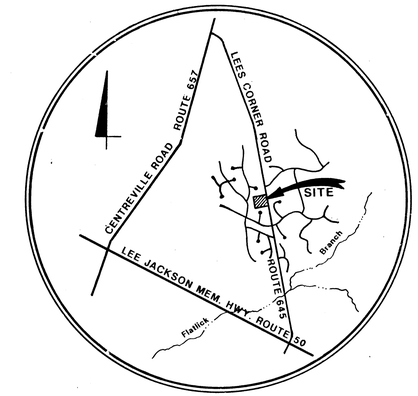
DENOTES TREES TO BE SAVED.
MINOR INTRUSIONS INTO DRIP LINES FOR DRIVEWAYS AND THE INSTALLATION OF UTILITIES SHALL BE PERMITTED.

PLAN REVISED: JAN. 7, 1997
PLAN REVISED: DEC. 10, 1996
PLAN REVISED: NOV. 12, 1996
PLAN REVISED: OCT. 15, 1996



14B2 - MANASSAS SILT LOAM
73B2 - PENN SILT LOAM UNDULATING PHASE
75B2 - PENN LOAM UNDULATING PHASE

SOILS MAP
1" = 500'



VICINITY MAP
1" = 2,000'

Application No. RZ 97-Y-030 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/21/97
Date of (BOS) (PC) approval 5/21/97
Sheet 1 of 2

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX ASSESSMENT MAP 35-3-003-06.
2. THE PROPERTY IS ZONED R-1.
3. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. EXISTING FACILITIES WILL BE EXTENDED.
4. NO GRAVE, OBJECT, OR STRUCTURE MARKING A PLACE OF BURIAL IS KNOWN WITHIN THE BOUNDARIES OF THIS SITE.
5. THE TOPOGRAPHY SHOWN ON MAP 35-3-003 LOT 6 IS THE RESULT OF A FIELD SURVEY DONE BY ANDREW P. DUNN, CERTIFIED LAND SURVEYOR. CONTOUR INTERVAL IS 2 FEET.
6. LOCATION OF EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORD, NOT FROM ACTUAL FIELD LOCATIONS, AND THUS SHOULD NOT BE REGARDED AS CORRECT OR FINAL LOCATIONS.
7. BOUNDARY SURVEY BY ANDREW P. DUNN, CERTIFIED LAND SURVEYOR.
8. THE RANGE OF LOT SIZES SHOWN IS APPROXIMATELY 4,740 SF TO 9,540 SF.
9. OPEN SPACE SHOWN WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
10. EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
11. SEE PROFFER NUMBER 2.
12. THE COMPREHENSIVE PLAN RECOMMENDS THE PROPERTY FOR RESIDENTIAL USE AT 3 TO 4 DWELLING UNITS PER ACRE. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THAT RECOMMENDATION.
13. NO BONUS DENSITY IS PROPOSED WITH THIS APPLICATION.
14. TO OUR BEST KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED OR LOCATED ON THIS PROPERTY, NOR WILL THE PROPOSED USE GENERATE, UTILIZE, STORE, TREAT, OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES.
15. CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS.
16. THE LIMITS OF CLEARING AND GRADING AND THE LOCATION OF THE PROPOSED UTILITIES SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND DESIGN.
17. IN ACCORDANCE WITH PAR. 4 ARTICLE 16-403 OF THE ZONING ORDINANCE, THE SINGLE FAMILY DETACHED BUILDING FOOTPRINTS SHOWN HEREON ARE APPROXIMATE. DEVIATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS, AND LOCATIONS OF BUILDINGS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. MINOR DEVIATIONS TO THE LOT SIZES, DIMENSIONS AND LIMITS OF CLEARING MAY ALSO RESULT WITH THE FINAL ENGINEERING.
18. IT IS TO BE UNDERSTOOD THAT FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, STAIRS, AND STOOPS ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED ON THE PLATS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS IN ACCORDANCE WITH THE ZONING ORDINANCE.
19. STORMWATER DETENTION AND/OR RETENTION WILL BE PROVIDED IN ACCORDANCE WITH LAWFUL FAIRFAX COUNTY POLICIES AND ORDINANCES UNLESS WAIVED BY DEM.
20. THE SITE IS GENERALLY CLEARED WITH SOME LARGE QUALITY HARDWOODS. SPECIAL EFFORTS WILL BE MADE TO PRESERVE EXISTING HARDWOODS WHEREVER POSSIBLE, SUBJECT TO FINAL ENGINEERING. SEE TREE SAVE AREA ON PROFFERED LANDSCAPE PLAN.
21. A TRAIL IS REQUIRED ALONG THE WEST SIDE OF LEES CORNER ROAD AND WILL BE BUILT TO COUNTY STANDARDS.
22. EXCEPT FOR THE EXISTING DWELLING AS SHOWN, ALL OTHER STRUCTURES WILL BE ELIMINATED.
23. ALL TREES SHOWN ARE FIELD LOCATED.

TABULATION

TOTAL TRACT AREA	3.3517 AC. (146,000 SF)
EXISTING ZONING	R-1
PROPOSED ZONING	PDH-4
NUMBER OF UNITS	12 S.F. DETACHED UNITS
DENSITY	3.58 UNITS/AC.
OPEN SPACE REQUIRED	29,000 S.F. (20%)
OPEN SPACE PROVIDED	31,720 S.F. ± (22%)
DEVELOPED OPEN SPACE	SEE PROFFER NO. 2
PARKING REQUIRED	24 SPACES
PARKING PROVIDED	MIN. OF 30 SPACES

RZ 96-Y-030

TAX MAP# 35-3-003-6.

SCALE: 1 = 50 FT.
DATE: 8/5/96

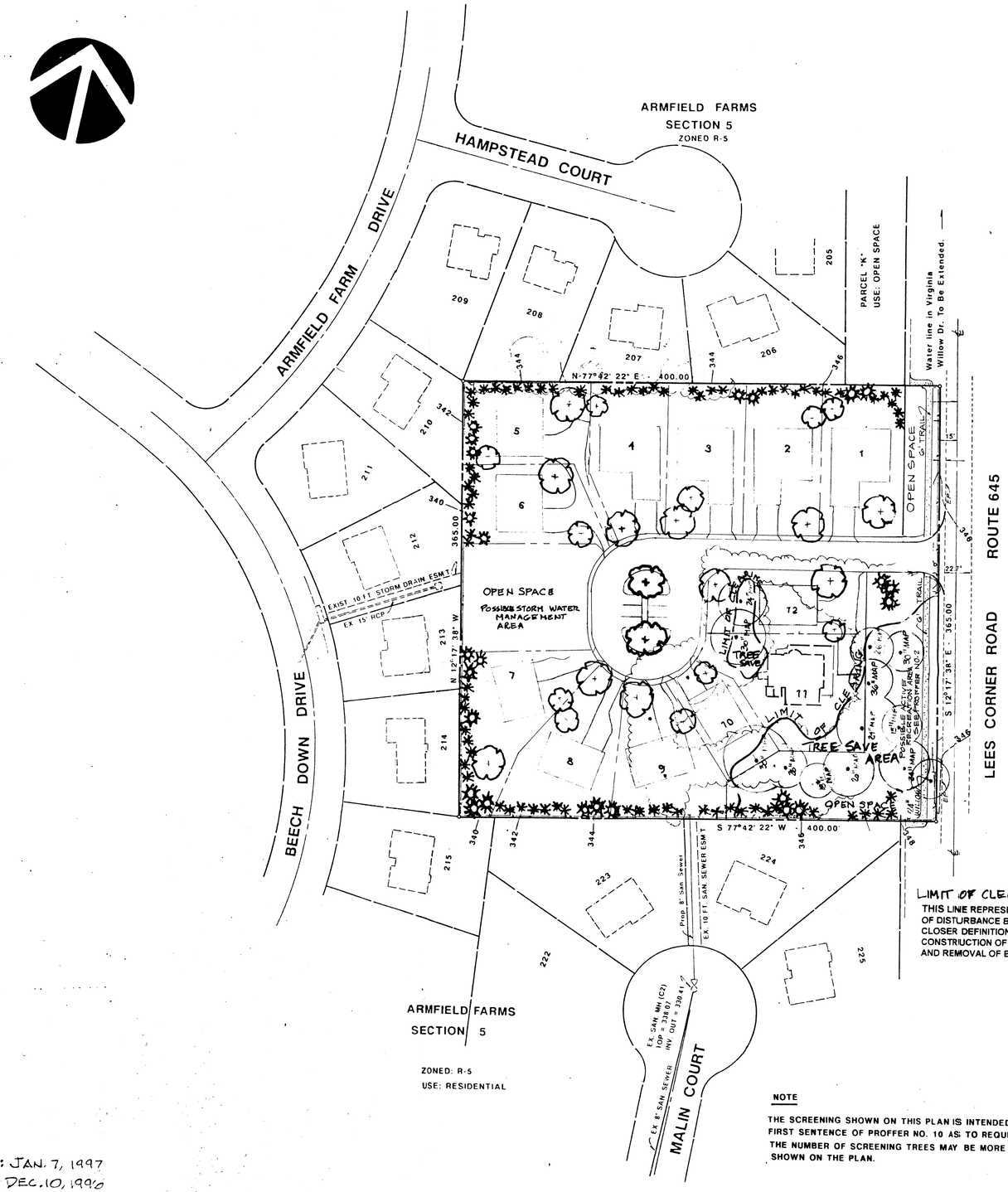
CONCEPTUAL/FINAL DEVELOPMENT PLAN

ROBIN MACK COURT

FAIRFAX COUNTY, VIRGINIA

OWNER
LEES CORNER L.L.C.
144 Church Street Vienna, virginia 22180
703-255-6200

Land Use Planners - Urban Designers
LEIGH A. CONRAD & ASSOCIATES, Inc.
6845 ELM STREET McLEAN, VIRGINIA 22101-3820

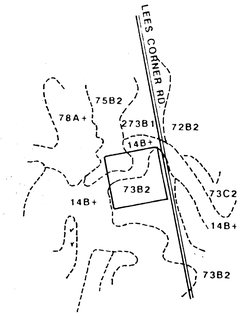


LIMIT OF CLEARING
THIS LINE REPRESENTS ANTICIPATED LIMIT OF DISTURBANCE BUT WILL BE SUBJECT TO CLOSER DEFINITION TO ALLOW CONSTRUCTION OF SEWER LINE AND TRAIL AND REMOVAL OF EXISTING DRIVEWAY.

NOTE

THE SCREENING SHOWN ON THIS PLAN IS INTENDED TO COMPLY WITH THE FIRST SENTENCE OF PROFFER NO. 10 AS TO REQUIRED EXPENDITURES. THE NUMBER OF SCREENING TREES MAY BE MORE OR LESS THAN SHOWN ON THE PLAN.

REVISED: JAN. 7, 1997
REVISED: DEC. 10, 1996



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73B2 - PENN SILT LOAM UNDULATING PHASE
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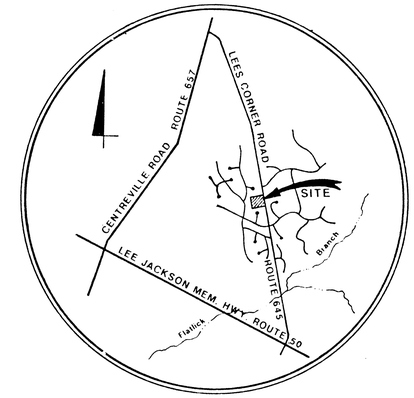
SOILS MAP
1" = 500'



VICINITY MAP
1" = 2,000'

TREE COVER CALCULATIONS

(1)	Gross site area:	146,000 SF
(2)	Number of buildable lots:	12
	Building pad deduction: 12 x 4,300	51,600 SF
(3)	Adjusted site area:	94,400 SF
(4)	20% tree cover required:	18,880 SF

TREE COVER PROVIDED **21,900 SF**

(1) existing vegetation: 12,775 SF
classification: open field with buffering from street and ornamental plantings around house and outbuildings. Existing vegetation to be saved covers 15,225 SF. Construction of utilities may impact an additional 30% more than anticipated, saving only 10,665 SF. Ten year growth of these trees = 12,775 SF.

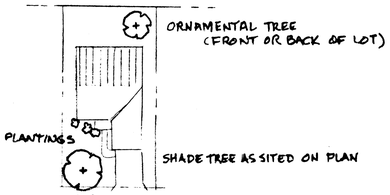
(2) proposed plant material: 9,125 SF

buffer plantings	75 MED EVERGREEN TREES @ 1"cal	3,000 SF coverage
	25 LG EVERGREEN TREES @ 1" cal	1,875 SF
lot plantings	13 SHADE TREES @ 2" cal	2,600 SF
	11 FLOWERING TREES @ 1" cal	1,650 SF
	foundation plantings	

PLANTING SCHEDULE

Key	Botanical Name	Common Name	Quantity	Size	Remarks
Large Shade Tree					
	Fraxinus americana	Marshall's Seedless Ash		2" cal	B&B
	Acer rubrum	Red Maple		2" cal	B&B
	Pyrus calleryana	Callery Pear, Autumn Blaze		2" cal	B&B
	or approved equal				
Medium Evergreen Tree - planted 10' OC					
	Juniperus virginiana	Eastern Redcedar		1" cal	B&B
	Ilex aquifolia	English Holly		1" cal	B&B
	Thuja occidentalis	Dark Green Am. Arborvitae		1" cal	B&B
	or approved equal				
Large Evergreen Tree - planted 15' OC					
	Cupressocyparis leylandi	Leyland Cyprus		1" cal	B&B
	Tsuga canadensis	Canadian Hemlock		1" cal	B&B
	or approved equal				
Flowering Trees					
	Cornus mas	Corneliancherry Dogwood		1" cal	B&B
	Cornus kousa	Kousa Dogwood		1" cal	B&B
	Sorbus alnifolia	Mountain Ash		1" cal	B&B
	or approved equal				

Application No. RZ97-Y-030 Staff DM
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/21/97
Date of (BOS) (PC) approval 3/24/97
Sheet 2 of 2



TYPICAL LOT PLANTING

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JAN 7 " 1997
ZONING EVALUATION DIVISION

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PARKING PROVIDED	MIN. OF 29 SPACES

RZ 96-Y-030

TAX MAP# 35-3-003-6.

SCALE: 1 = 50 FT.
DATE:

LANDSCAPE PLAN

ROGER MACK COURT

SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA

Landscape Architect
Linda Winter
1710 Farragut Avenue Rockville, MD
301-279-0946

Contract Owner
DAKOTA DEVELOPMENT, INC.
144 Church Street Vienna, virginia 22180
703-255-6200