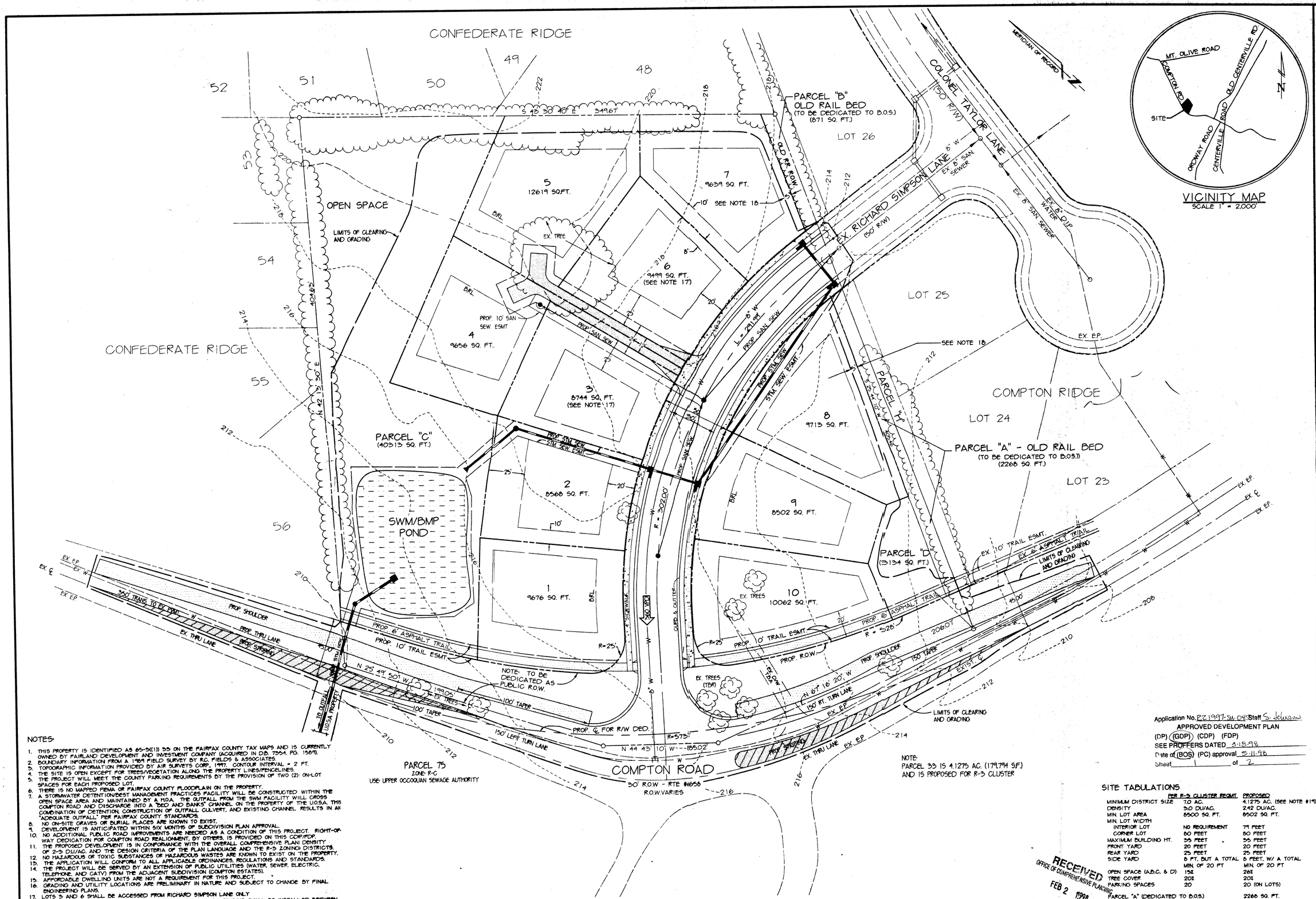

NOTES:

1. THIS PROPERTY IS IDENTIFIED AS 65-3((1)) 33 ON THE FAIRFAX COUNTY TAX MAPS AND IS CURRENTLY OWNED BY FAIRLAND DEVELOPMENT AND INVESTMENT COMPANY (ACQUIRED IN D.B. 7354, PG. 1561).
2. BOUNDARY INFORMATION FROM A 1989 FIELD SURVEY BY R.G. FIELDS & ASSOCIATES.
3. TOPOGRAPHIC INFORMATION PROVIDED BY AIR SURVEYS CORP., 1997. CONTOUR INTERVAL = 2 FT.
4. THE SITE IS OPEN EXCEPT FOR TREES/VEGETATION ALONG THE PROPERTY LINES/FENCELINES.
5. THE PROJECT WILL MEET THE COUNTY PARKING REQUIREMENTS BY THE PROVISION OF TWO (2) ON-LOT SPACES FOR EACH PROPOSED LOT.
6. THERE IS NO MAPPED FEMA OR FAIRFAX COUNTY FLOODPLAIN ON THE PROPERTY.
7. A STORMWATER DETENTION/BEST MANAGEMENT PRACTICES FACILITY WILL BE CONSTRUCTED WITHIN THE OPEN SPACE AREA AND MAINTAINED BY A HOA. THE OUTFALL FROM THE SWM FACILITY WILL CROSS COMPTON ROAD AND DISCHARGE INTO A "DED AND BANKS" CHANNEL ON THE PROPERTY OF THE U.O.S.A. THIS COMBINATION OF DETENTION, CONSTRUCTION OF OUTFALL CULVERT, AND EXISTING CHANNEL RESULTS IN AN "ADEQUATE OUTFALL" PER FAIRFAX COUNTY STANDARDS.
8. NO ON-SITE GRAVES OR BURIAL PLACES ARE KNOWN TO EXIST.
9. DEVELOPMENT IS ANTICIPATED WITHIN SIX MONTHS OF SUBDIVISION PLAN APPROVAL.
10. NO ADDITIONAL PUBLIC ROAD IMPROVEMENTS ARE NEEDED AS A CONDITION OF THIS PROJECT. RIGHT-OF-WAY DEDICATION FOR COMPTON ROAD REALIGNMENT, BY OTHERS, IS PROVIDED ON THIS CDP/FDP.
11. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE OVERALL COMPREHENSIVE PLAN: DENSITY OF 2-3 DU/AC. AND THE DESIGN CRITERIA OF THE PLAN LANGUAGE AND THE R-3 ZONING DISTRICTS.
12. NO HAZARDOUS OR TOXIC SUBSTANCES OR HAZARDOUS WASTES ARE KNOWN TO EXIST ON THE PROPERTY.
13. THE APPLICATION WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS AND STANDARDS.
14. THE PROJECT WILL BE SERVED BY AN EXTENSION OF PUBLIC UTILITIES (WATER, SEWER, ELECTRIC, TELEPHONE, AND CATV) FROM THE ADJACENT SUBDIVISION (COMPTON ESTATES).
15. AFFORDABLE DWELLING UNITS ARE NOT A REQUIREMENT FOR THIS PROJECT.
16. GRADING AND UTILITY LOCATIONS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BY FINAL ENGINEERING PLANS.
17. LOTS 5 AND 6 SHALL BE ACCESSED FROM RICHARD SIMPSON LANE ONLY.
18. A FIVE (5) FOOT MINIMUM CONSTRUCTION BUFFER AND ORANGE FENCING SHALL BE INSTALLED BETWEEN THE BUFFER AND HOUSING DEVELOPMENT PRIOR TO ANY CLEARING OR GRADING TO PROTECT THE ADJACENT RAILROAD BED FROM ANY HEAVY EQUIPMENT.
19. WAIVERS OF THE MINIMUM DISTRICT SIZE AND MINIMUM OPEN SPACE REQUIREMENTS OF 2-309-4 ARE REQUESTED.
20. TREES WITHIN THE PROPOSED COMPTON ROAD R.O.W. WILL BE REMOVED IN ORDER TO OBTAIN THE REQUIRED SIGHT D ANCE FOR THE ENTRANCE.

Application No. RZ 1997-SU-043 Staff S. Johnson

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 3-18-98

Date of (BOS) (PC) approval 5-11-98

Sheet 1 of 2

SITE TABULATIONS

	PER R-3 CLUSTER REQMT.	PROPOSED
MINIMUM DISTRICT SIZE	7.0 AC.	4.1275 AC. (SEE NOTE #19)
DENSITY	3.0 DU/AC.	2.42 DU/AC.
MIN. LOT AREA	8500 SQ. FT.	8502 SQ. FT.
MIN. LOT WIDTH		
INTERIOR LOT	NO REQUIREMENT	74 FEET
CORNER LOT	80 FEET	80 FEET
MAXIMUM BUILDING HT.	35 FEET	35 FEET
FRONT YARD	20 FEET	20 FEET
REAR YARD	25 FEET	25 FEET
SIDE YARD	8 FT. BUT A TOTAL MIN. OF 20 FT	8 FEET, W/ A TOTAL MIN. OF 20 FT
OPEN SPACE (A.D.C. & D)	15%	26%
TREE COVER	20%	20%
PARKING SPACES	20	20 (ON LOTS)
PARCEL "A" (DEDICATED TO B.O.S.)		2268 SQ. FT.
PARCEL "B" (DEDICATED TO B.O.S.)		871 SQ. FT.
PARCEL "C" (COMMON AREA)		40,313 SQ. FT.
PARCEL "D" (COMMON AREA)		3,134 SQ. FT.
R.O.W. DEDICATION		38,465 SQ. FT.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
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ZONING EVALUATION DIVISION

McGettigan & Dalton
Civil Engineering & Land Planning
9100 Church Street, Suite 101 Manassas, Virginia 20110
(703) 368-2175 fax (703) 368-2234

GENERAL DEVELOPMENT PLAN

COMPTON COMMONS

SULLY MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30'

DATE: 1-30-98

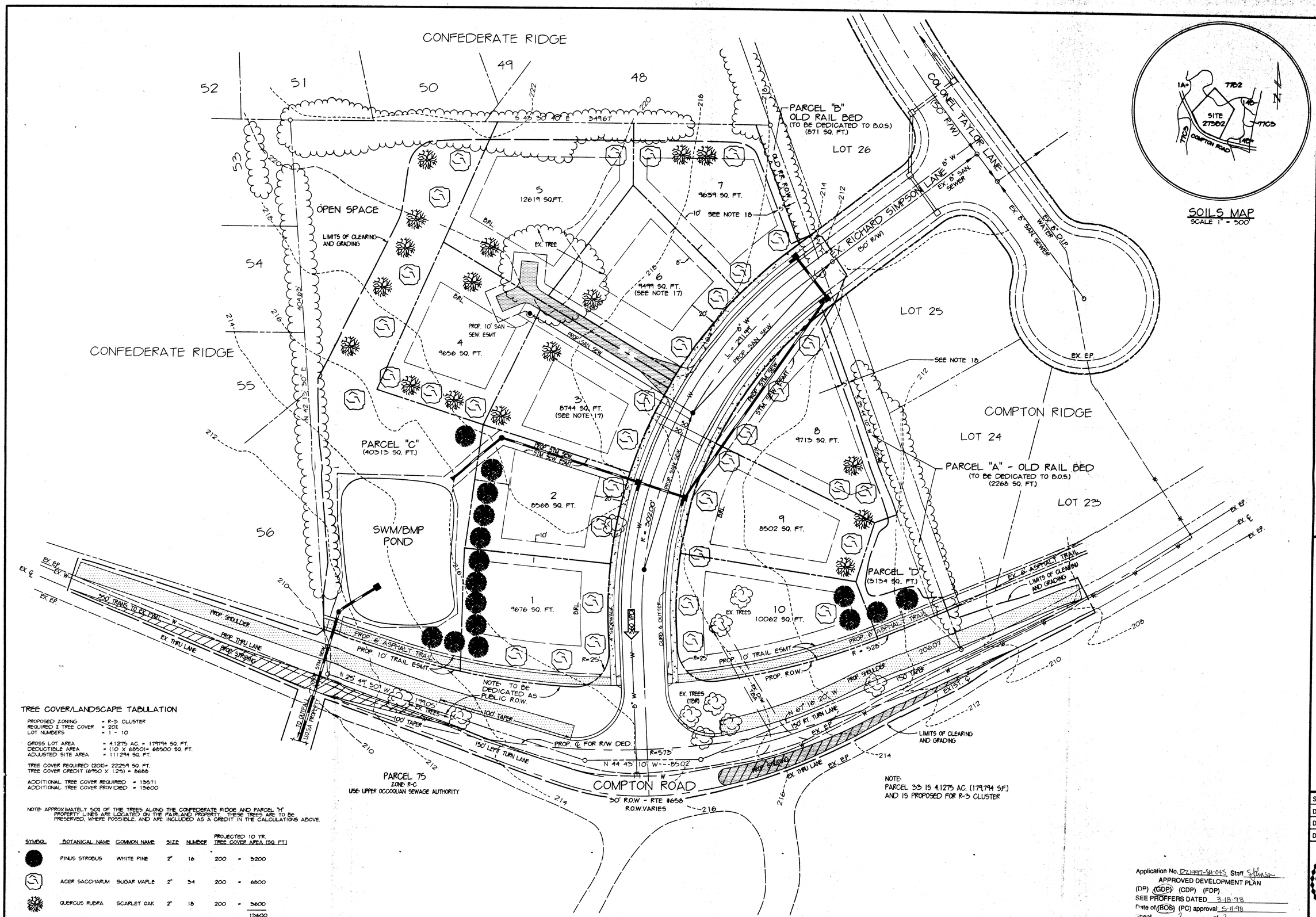
DRAWN BY: JGP

DESIGNED BY: ARD

COMMONWEALTH OF VIRGINIA
1-30-98
ALAN R. DALTON
NO. 11788
PROFESSIONAL ENGINEER

SHEET 1 OF 2

\WORKING\PROJECTS\9210\DRAWINGS\COMPTONG



TREE COVER/LANDSCAPE TABULATION

PROPOSED ZONING = R-3 CLUSTER
REQUIRED % TREE COVER = 20%
LOT NUMBERS = 1 - 10

GROSS LOT AREA = 4.1275 AC. = 179794 SQ. FT.
DEDUCTIBLE AREA = (10 X 68500) = 685000 SQ. FT.
ADJUSTED SITE AREA = 111294 SQ. FT.

TREE COVER REQUIRED (20%) = 22259 SQ. FT.
TREE COVER CREDIT (6950 X 1.25) = 8688

ADDITIONAL TREE COVER REQUIRED = 13571
ADDITIONAL TREE COVER PROVIDED = 13600

NOTE: APPROXIMATELY 50% OF THE TREES ALONG THE CONFEDERATE RIDGE AND PARCEL "H" PROPERTY LINES ARE LOCATED ON THE FAIRLAND PROPERTY. THESE TREES ARE TO BE PRESERVED, WHERE POSSIBLE, AND ARE INCLUDED AS A CREDIT IN THE CALCULATIONS ABOVE.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	PROJECTED 10 YR. TREE COVER AREA (SQ. FT.)
	PINUS STROBUS	WHITE PINE	2"	16	200 = 3200
	ACER SACCHARUM	SUGAR MAPLE	2"	34	200 = 6800
	QUERCUS RUBRA	SCARLET OAK	2"	18	200 = 3600
					13600

Application No. RZ 1997-SU-045 Staff SJohnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-18-98
Date of (BOS) (PC) approval 5-11-98
Sheet 2 of 2

McGettigan & Dalton
Civil Engineering & Land Planning
9100 Church Street, Suite 101 Manassas, Virginia 20110
(703) 368-2175 fax (703) 368-2234

LANDSCAPE PLAN

COMPTON COMMONS

SULLY MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30'
DATE: 1-30-98
DRAWN BY: JHM
DESIGNED BY: ARD

COMMONWEALTH OF VIRGINIA
1-30-98
ALAN R. DALTON
NO. 11789
PROFESSIONAL ENGINEER

SHEET 2 OF 2