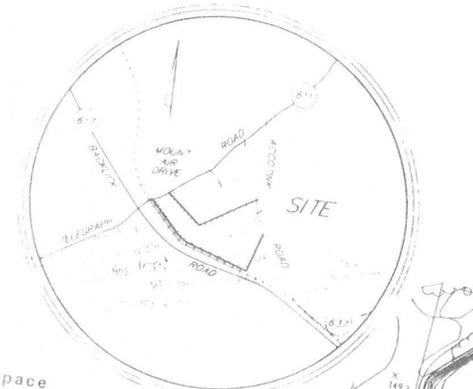
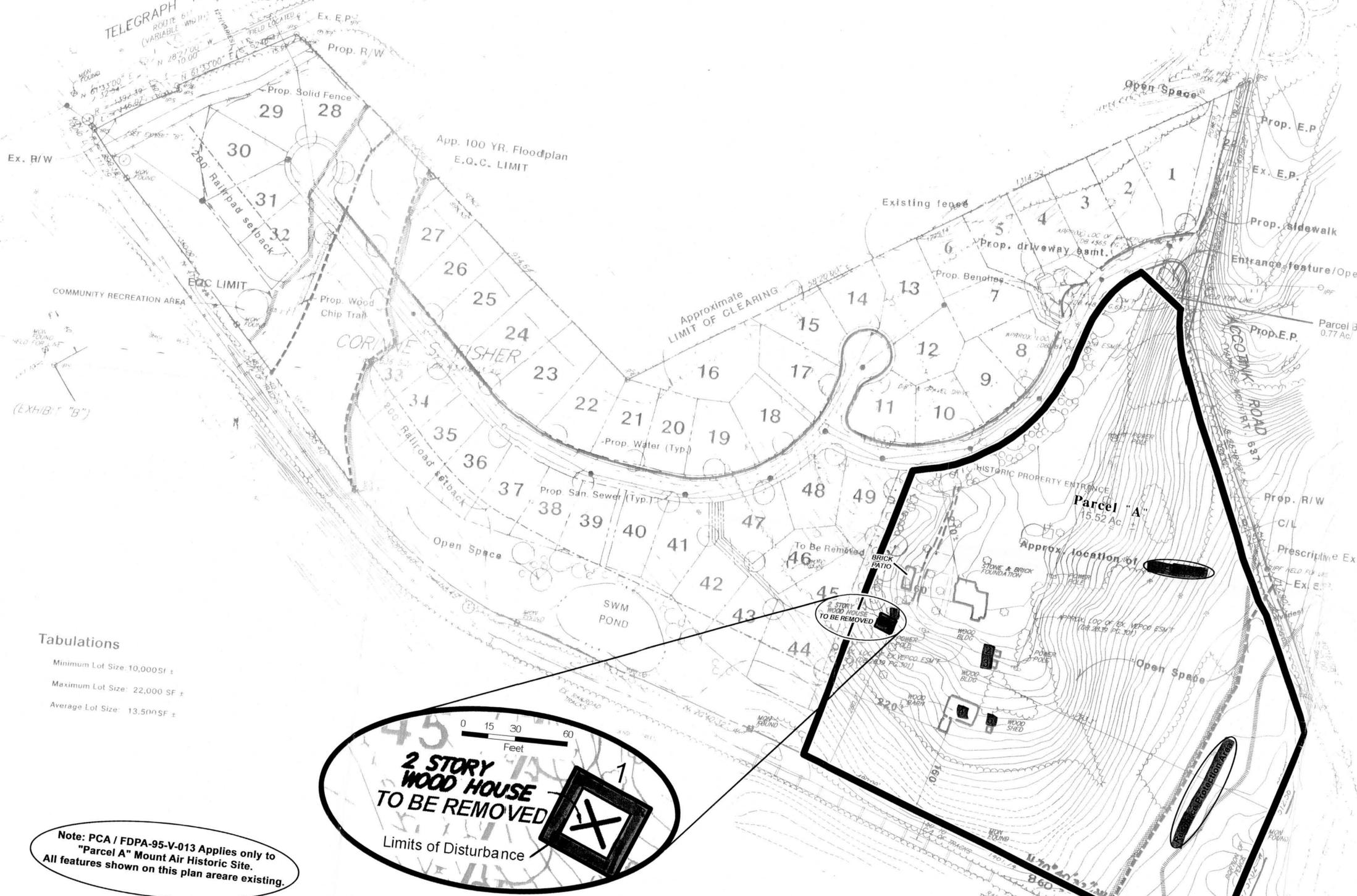
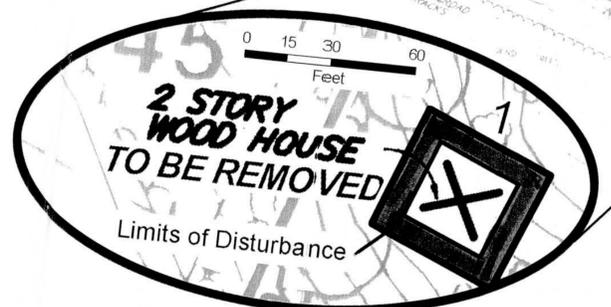


TELEGRAPH ROAD
ROUTE 61
(VARIABLE WIDTH)



Tabulations
Minimum Lot Size: 10,000SF ±
Maximum Lot Size: 22,000 SF ±
Average Lot Size: 13,500SF ±



Note: PCA / FDPA-95-V-013 Applies only to "Parcel A" Mount Air Historic Site. All features shown on this plan are existing.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
1	805.40'	405.49'	207.14'	401.22'	28°50'4"
2	899.18'	111.29'	55.72'	111.22'	07°05'3"
3	322.39'	146.07'	73.10'	146.01'	06°10'15"

- Landscape Tabulation**
- Shade Trees
 - Ornamental Trees
 - Evergreen Trees

	Qty	Size
(I) Buffer Area:		
Shade:	15	2"-2 1/2" Cal
Ornamental:	1	6'
Evergreen:	64	6'
(II) Street Trees:		
Shade:	28	2" 2 1/2"

Prior to issuance of any building permits, all structural alterations must be reviewed and approved by the Architectural Review Board in accordance with Zoning Ordinance Section 7-204.3.

PCA 95-V-013
Application No. EDPA 95-V-013 Staff KGS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDEA) (EDPA)
Date of (BOS) (PC) Approval 7-13-2010
Date of (BOS) (PC) Approval 5-27-2010
SEE PROFFERS DATED 5-27-2010
Sheet 1 of 2
RECEIVED
Department of Planning & Zoning
APR 15 2010
Zoning Evaluation Division

CDPA / FDPA
Mount Air PCA/FDPA 95-V-013

TABULATIONS

Existing Zone: R-1
 Proposed Zone: PDH-2
 Gross Land Area: 43.40594 acres
 Proposed Density: 49 units = 1.13 DU/AC
 Total Open Space Required (20% of gross site area): 8.68 acres
 Total Open Space Provided (46% ±): 20 ± acres

PARKING REQUIRED

Single Family Detached Required: Standard (2.0) 98 spaces
 Provided: Standard (2.0) 98 spaces

(3L27)

GENERAL NOTES:

- The property shown on this conceptual/final development plan is in the Long Branch M8 subshed of the Lower Potomac Sanitary Sewer District and the Occotink Creek watershed.
 - Topo is flown from air survey. Contour interval is 2'.
 - The Fairfax County Water Authority (F.C.W.A.) is the public water supply agency for this development.
 - Boundary is provided by The BC Consultants, Inc.
 - Location of easements shown hereon are based on information available from tax maps and/or deeds of record, not from actual field locations or title search, and thus should not be regarded as a correct or final location.
 - Statement of conditions or commitments and/or statements required pursuant to Section 16-502 and 16-501 are enumerated on this page and titled 16-501 and 16-502 comments.
 - This plan does not purport to show all existing underground utilities and those shown are approximate.
 - This plan does not necessarily show utilities as they are to be constructed for each individual building. Individual plan and profiles will be submitted in the future for construction purposes. The BC Consultants, Inc. assumes no responsibility for construction with these plans.
 - All public streets shall conform to Fairfax County and/or Virginia Department of Highways and Transportation Standards and Specifications.
 - The property delineated by this plat is shown on assessment map as 99-4 ((1)) parcel 47.
 - Public utilities (i.e., sanitary sewer trunk lines, water distribution mains, telephone and electric service) are presently available or accessible to the site and will be constructed or extended by the developer and/or the utility company as may be appropriate.
 - Development schedule and phasing to be determined as market conditions allow.
 - Best Management Practice techniques proposed for this project include dry ponds, as shown on plan.
 - All walk locations are approximate. Exact walk locations are to be determined at site plan stage.
- (3L27)
15. The proposed limits of clearing and grading are approximate and are subject to adjustment at time of final engineering and location of utilities.

16-501 COMMENTS:

- A. Shown on plan.
 - B. Owner: Corine S. Fisher
Care Rosemary F. Corder
30 Cedar Lane
Bridgeport, W. VA 26330
 - Applicant/Agent for: Van Metre Companies
5252 Lyngate Court
Burke, VA 22015
 - C. Refer to general notes No. 2
 - D. Shown on plan.
 - E. N/A
 - F. Shown on plan.
 - G. Shown on plan, refer to tabulations.
 - H. Shown on plan, refer to tabulations.
 - I. Shown on plan.
 - J. E.Q.C., R.P.A. and floodplain areas on the site are shown on plan.
 - K. Shown on plan.
 - L. Shown on plan.
 - M. N/A
 - N. The historic structures and wooded EQC will be preserved on site.
 - O. Burial sites will remain untouched as shown on plan.
 - P. The Fairfax County Comprehensive Plan recommends residential development, at a density of 1-2 DU/AC.
 - Q. See plan.
 - R. Existing structures will be parceled out as Parcel "A".
 - S. N/A.
 - T. See tabulations.
 - U. See tabulations.
 - V. This plan conforms to the provisions of all applicable ordinances, regulations and adopted standards and conditions.
 - W. Refer to proffers.
 - X. Development schedule and phasing to be determined as market conditions allow.
 - (5), copies submitted separately.
 - Shown on plan, statement submitted separately.
 - To the best of our knowledge no hazardous or toxic substances exist on the site. If any substances are found, the methods for disposal shall adhere to county, state or federal law.
 - N/A.
- (3L27)

Project: Mount Air Property
 Prepared By: The BC Consultants, Inc. 1835 Alexander Bell Dr., Reston, VA 22091
 (703) 715-9000

Tree Cover Worksheet

Zoning Category PDH-2

1. Total Site Area (43.40594 ac)	1,890,762.74 S.F.
2. - Buildable Area (Building Footprint or S.F. per lot x no. of buildable lots) 49 @ 11,050 = 541,450	541,450.00 S.F.
3. Exempted Areas	
4. = Adjusted Site Area	1,349,312.75 S.F.
5. = Tree Cover to be Provided (20%)	269,862.55 S.F.
6. Existing Tree Cover Area (x 1.25) (450,000 x 1.25)	562,500.00 ± S.F.
7. Tree Cover to be Provided by Planting Trees	0.00
8. = Tree Cover Provided (41.6% ±)	562,500.00 ± S.F.

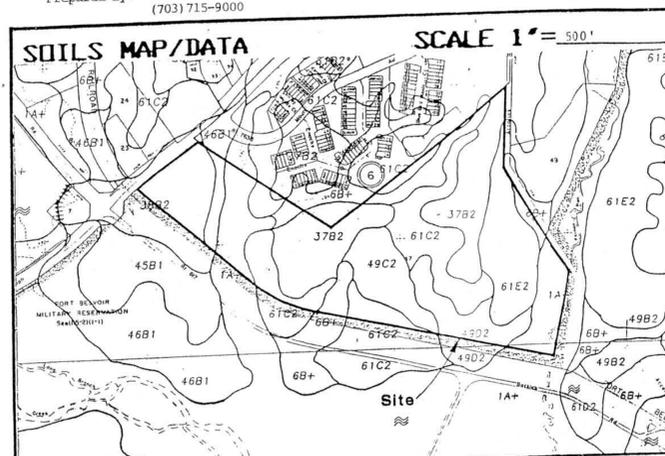
(3L27)

NOTE:
 BASE ON OUR CURRENT BOUNDARY SURVEY, THE TOTAL SITE AREA IS 43.40594 AC.

For Reference Only

16-502 COMMENTS:

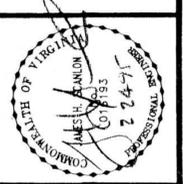
- A. Shown on plan.
 - B. Shown on plan.
 - C. Shown on tabulations.
 - D. Shown on plan.
 - E. Shown on plan.
 - F. Refer to general notes No. 2.
 - G. Shown on plan.
 - H. N/A.
 - I. Shown on plan.
 - J. N/A.
 - K. Shown on plan.
 - L. N/A
 - M. Shown on plan.
 - N. Shown on plan.
 - O. Burial sites will remain untouched as shown on plan.
 - P. Shown on plan.
 - Q. Shown on plan.
 - R. N/A.
 - S. E.Q.C., R.P.A., and floodplain areas on the site are shown on plan
 - T. Development schedule and phasing to be determined as market conditions allow.
 - A. Refer to tabulations.
 - B. Refer to tabulations.
 - C. N/A.
 - D. Refer to tabulations.
 - E. Refer to tabulations.
 - F. Refer to tabulations.
 - G. N/A
 - (5) copies submitted separately.
 - Not available
 - To the best of our knowledge no hazardous or toxic substances exist on the site. If any substances are found, the method for disposal shall adhere to county, state or federal laws.
 - This plan conforms to the provisions of all applicable ordinances, regulations and adopted standards and conditions. No waivers are requested.
 - N/A.
 - N/A.
- (3L27)



SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT REQD.
1A	Mixed Alluvial	Poor-F,W,B	Poor-F,W	Good	Slight	A Y
6B	Hyattsville	Fair-B,W	Marginal-W	Good	Slight	B Y
37,38	Beltsville	Good-P	Marginal-P	Good	Moderate	B Y
46	Mattapex	Marginal-B,C	Marginal-C,P	Good	Moderate	A-B Y
49	Lant	Marginal-B,C	Good	Good	Moderate	A-B Y
61	Dumfries	Marginal-U,C,P	Marginal-C,P	Marginal-U,P	Severe	A-B Y

SOILS WITH IDENTIFICATION NUMBERS 59,66,69,141,142 AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

The BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 1835 Alexander Bell Drive, Suite 120 Reston, Virginia 22091
 Phone: (703) 715-9000 Fax: (703) 715-9000



NOTES AND TABULATIONS
MOUNT AIR
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PR
 DRAFTED BY: JH
 CHECKED BY: JS
 DATE: 12/27/94
 SCALE: HOR. 1"=100'
 VERT.
 SHEET 2 OF 2
 CO. NO.
 FILE NO. 140480
 CADD NAME: 14-048-18

PCA 95-V-013
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