

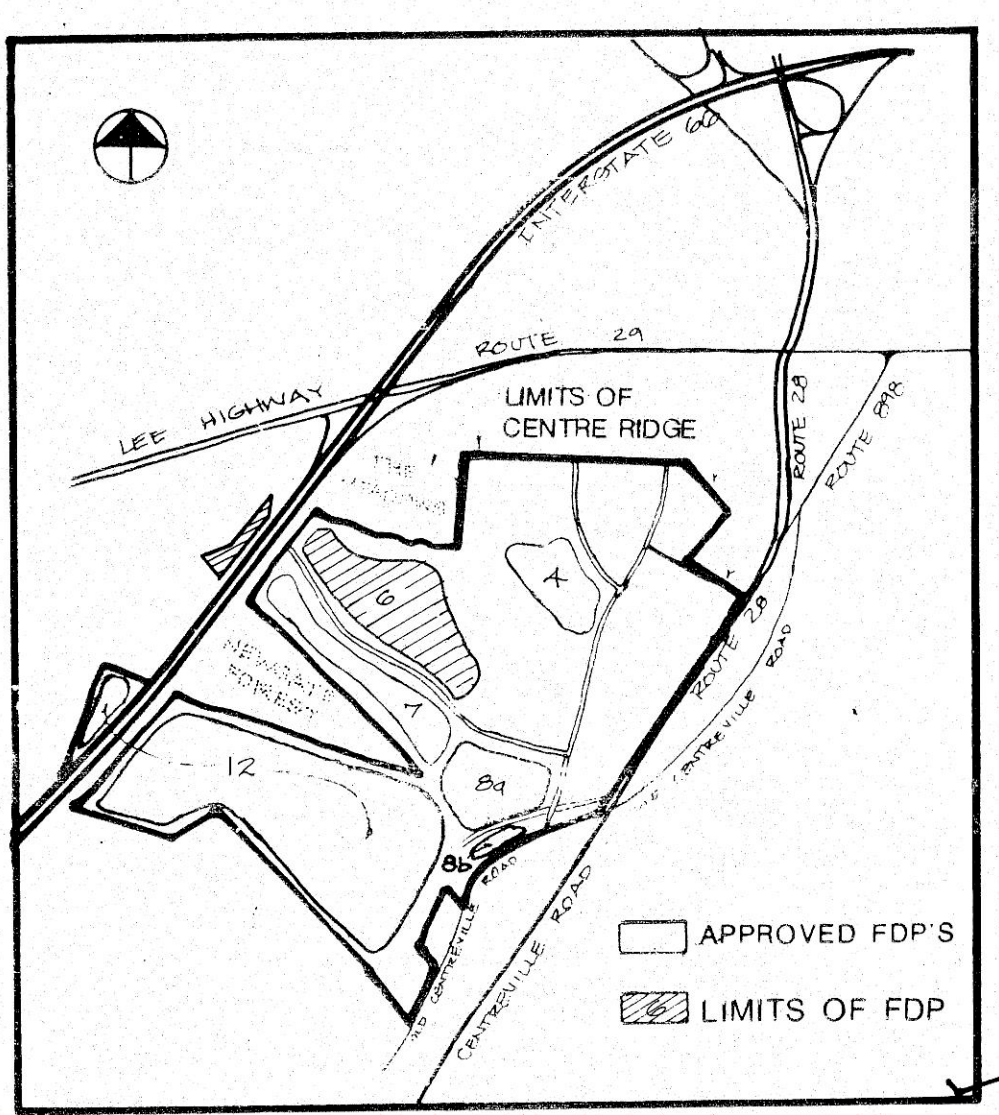
- NOTES**
- The property that is subject of this development plan is identified on the Fairfax County Zoning Map as S-1 (13) 1 (Part).
  - The topography shown hereon is at a contour interval of two (2) feet from survey by others.
  - The boundary information shown hereon is computed from existing records.
  - The location of easements shown hereon is 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.
  - Storm water detention and/or retention and/or Best Management Practices (BMP's) will be provided in accordance with Fairfax County ordinances and policies and may be located within major open space areas as shown on plan.
  - Sidewalks will be provided in front of units and connected to trail system where appropriate per guidelines as established by Public Facilities Manual.
  - Parking and open space will be provided in accordance with the applicable provisions of the Zoning Ordinance.
  - Lake size subject to modification during engineering review.
  - A waiver of the 25' transitional screen and barrier requirement is hereby requested pursuant to Article 12, Section 11, Paragraph 1, & 2 along Field Encampment Road.
  - The 600 foot limitation on private streets has been previously waived (see 1/15/87 letter to the Board from office of the clerk).
  - The single family attached dwelling footprints represented hereon are approximate. 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 plans required to accompany the applications for building permits. It is to be further understood that a portion or all of the single family attached dwellings may have attached or detached garages which will be specified on the building permit plans as well. If provided, the garages will be counted as part of the required parking for the single family attached dwelling units.
  - 1.7 acres (parcel west of 1-66) to be dedicated to Board of Supervisors for park or highway purposes.
  - Landscaping as represented will be provided in general conformance with the landscaping shown hereon subject to final engineering and design. Landscape material will be a mixture of evergreen and deciduous trees and shrubs (see plant legend) planted in such a manner so as to provide screening between side and rear yards where depicted on plan.
  - Landscaping to be provided on either side of property line contingent upon first location of utilities.
  - Proposed limits of clearing are exclusive of any clearing needed for Stormwater Management spillway and channel improvements.
  - Except where noted, the proposed development conforms to all current applicable ordinances, regulations and adopted standards.

**TABULATION**

EXISTING ZONING	PDH-12
FINAL DEVELOPMENT PLAN AREA	46.7 AC.
NO. OF UNITS	280
DENSITY	6.0 DU/AC
PARKING	
REQUIRED	2:1 (560)
PROVIDED	2.3:1 (644)
* OPEN SPACE	
REQUIRED	14.0 AC± (30%)
PROVIDED	26.0 AC± (55%)
* INCLUDES 8 AC. TO BE DEDICATED TO F.C.P.A.	

**LEGEND**

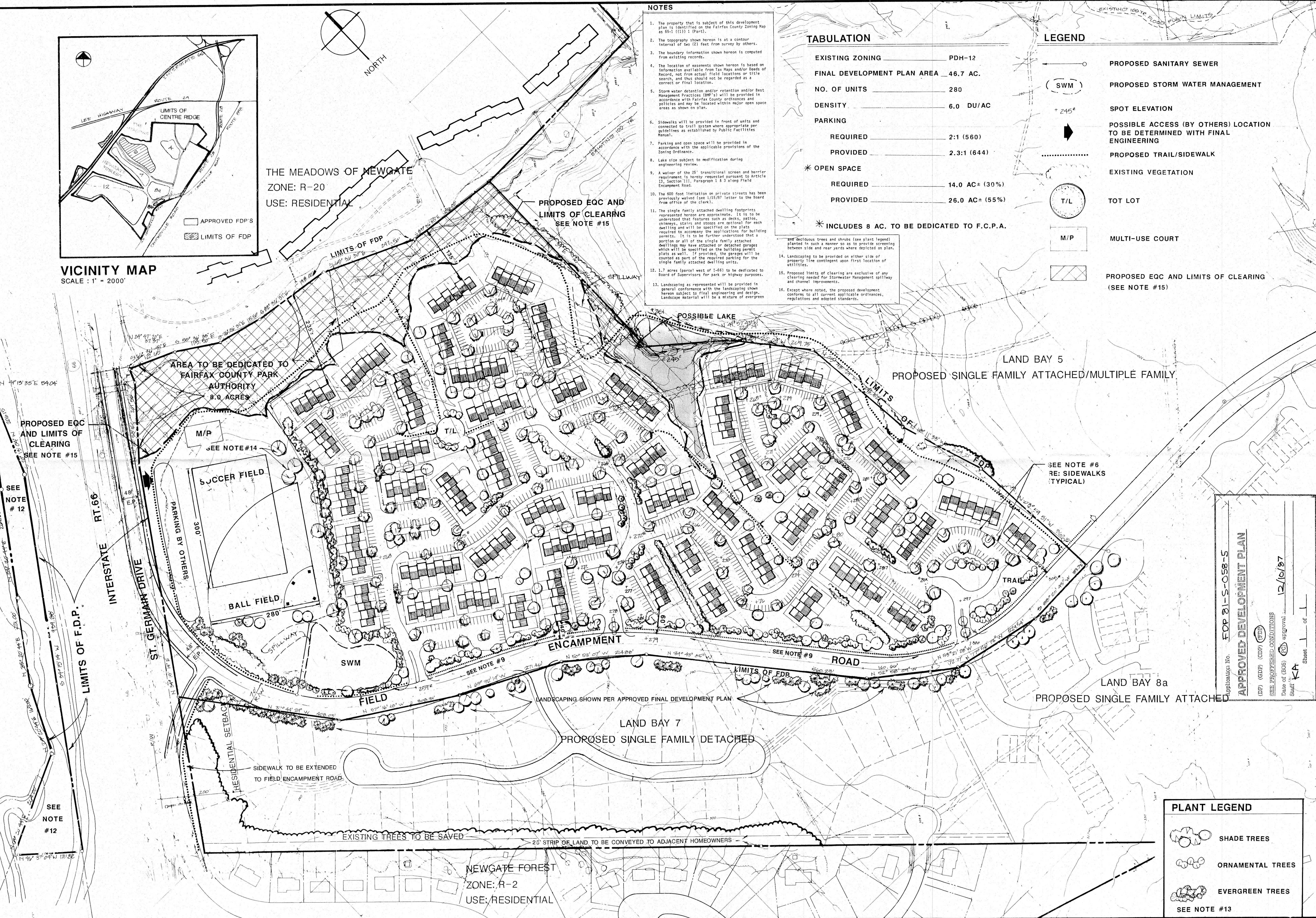
	PROPOSED SANITARY SEWER
	PROPOSED STORM WATER MANAGEMENT
	SPOT ELEVATION
	POSSIBLE ACCESS (BY OTHERS) LOCATION TO BE DETERMINED WITH FINAL ENGINEERING
	PROPOSED TRAIL/SIDEWALK
	EXISTING VEGETATION
	TOT LOT
	MULTI-USE COURT
	PROPOSED EQC AND LIMITS OF CLEARING (SEE NOTE #15)



**VICINITY MAP**  
 SCALE: 1" = 2000'

THE MEADOWS OF NEWGATE  
 ZONE: R-20  
 USE: RESIDENTIAL

PROPOSED EQC AND  
 LIMITS OF CLEARING  
 SEE NOTE #15



PROPOSED EQC  
 AND LIMITS OF  
 CLEARING  
 SEE NOTE #15

SEE  
 NOTE  
 #12

SEE  
 NOTE  
 #12

AREA TO BE DEDICATED TO  
 FAIRFAX COUNTY PARK  
 AUTHORITY  
 9.0 ACRES

M/P  
 SEE NOTE #14

Soccer Field

BALL FIELD

RESIDENTIAL SETBACK

SIDEWALK TO BE EXTENDED  
 TO FIELD ENCAMPMENT ROAD

EXISTING TREES TO BE SAVED

NEWGATE FOREST  
 ZONE: R-2  
 USE: RESIDENTIAL

ENCAMPMENT  
 ROAD

LAND BAY 7  
 PROPOSED SINGLE FAMILY DETACHED

LAND BAY 5  
 PROPOSED SINGLE FAMILY ATTACHED/MULTIPLE FAMILY

LAND BAY 8a  
 PROPOSED SINGLE FAMILY ATTACHED

**PLANT LEGEND**

	SHADE TREES
	ORNAMENTAL TREES
	EVERGREEN TREES
SEE NOTE #13	

Application No. **FDP 81-S-058-5**  
**APPROVED DEVELOPMENT PLAN**  
 (DP) (GDP) (ODP) (FDP)  
 SEE PROPOSED CONDITIONS  
 Date of (BOS) (FDP) approval: 12/18/87  
 Staff: KA