PCA/FDPA 1998-DR-049-2
Application No. _____ Staff PBRAHAM

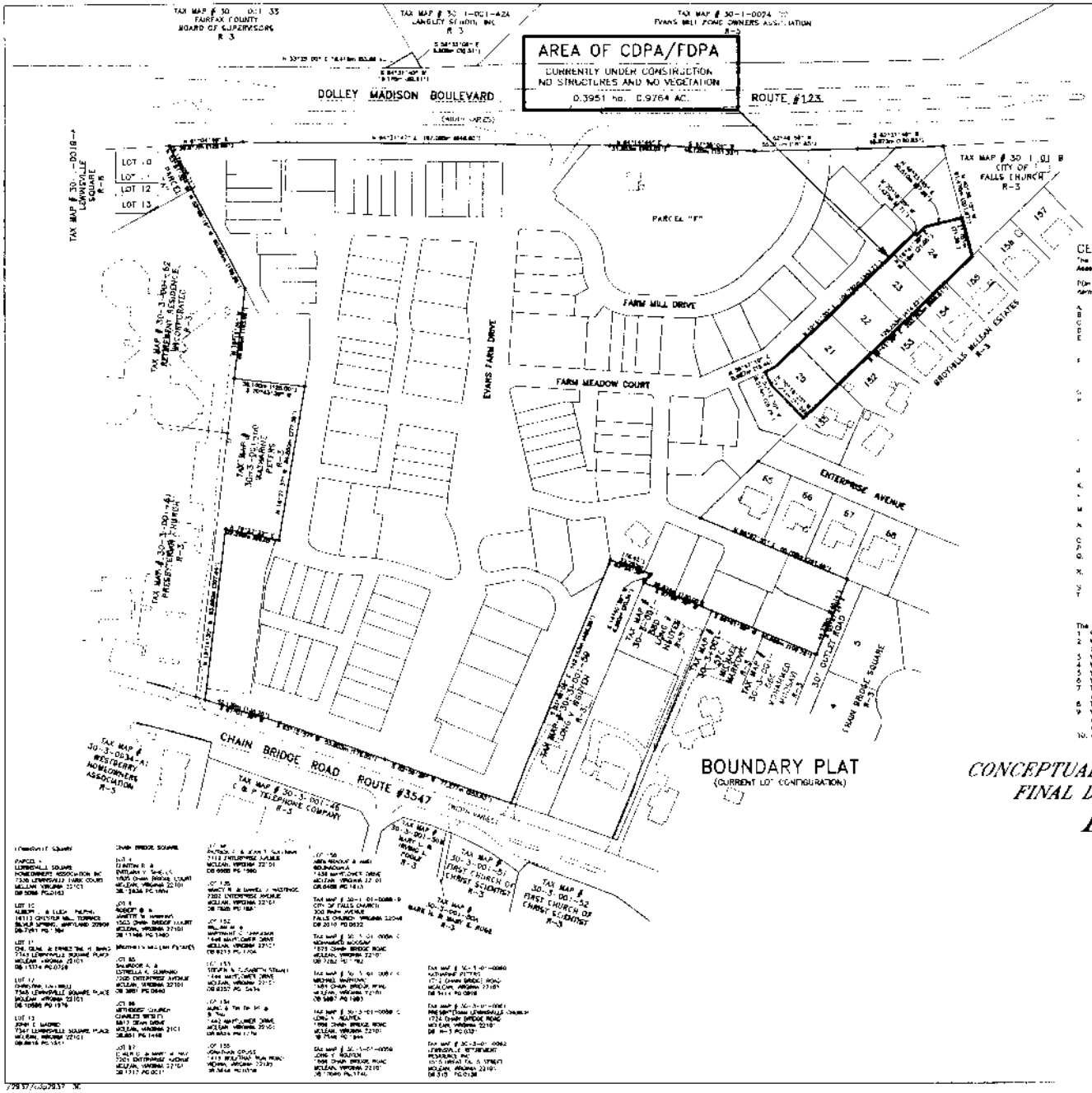
APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 8-19-04

Date of (BOS) (PC) approval 1-10-05

Sheet _____ of 7


AREA OF CDPA/FDPA
CURRENTLY UNDER CONSTRUCTION
NO STRUCTURES AND NO VEGETATION
0.3951 ac. 0.9764 AC.
DOLLEY MADISON BOULEVARD
ROUTE #123
CHAIN BRIDGE ROAD ROUTE #3547
FARM MILL DRIVE
FARM MEADOW COURT
EVANS FARM DRIVE
ENTERPRISE AVENUE
PARCEL "F"
LOT 10
LOT 11
LOT 12
LOT 13
TAX MAP # 30-3-00-46
C & P TELEPHONE COMPANY
R-3
TAX MAP # 30-3-00-52
FIRST CHURCH OF CHRIST SCIENTIST
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TAX MAP # 30-3-00-34-LL
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TAX MAP # 30-3-00-34-LM
WESTBERRY HOMEOWNERS ASSOCIATION
R-3
TAX MAP # 30-3-00-34-LN
WESTBERRY HOMEOWNERS

"TYPICAL STREET SECTION"

NO SCALE

AREA OF CDPA/FDPA

SEE DETAIL SHEET 6 OF 7

TAX MAP # 30-1-00-1-33
FAIRFAX COUNTY
BOARD OF SUPERVISORS
R-3

TAX MAP # 30-1-00-1-42A
LANGLEY SCHOOL INC
R-3

TAX MAP # 30-1-0025-32
EVANS MILL POND OWNERS ASSOCIATION
R-5

DOLLEY MADISON BOULEVARD

ROUTE #123

OPEN SPACE AREA

CHAIN BRIDGE ROAD

ROUTE #123

ENTERPRISE AVENUE

CHAIN BRIDGE SQUARE

SITE TABULATION:

NOTE: NO CHANGE IN OPEN SPACE ASSOCIATED WITH THIS CDPA/FDPA

** CERTAIN ROAD CONFIGURATIONS AND LOCATIONS OF LOT LAYOUTS ARE SLIGHTLY DIFFERENT THAN WERE SHOWN ON THE ORIGINAL APPROVED CDP/FDP. THESE CHANGES ARE A RESULT OF FINAL ENGINEERING AND WERE MADE BY THE PROPERTY OWNER IN RESPONSE TO MANY COMMENTS FROM FAIRFAX COUNTY DURING THE SITE REVIEW PROCESS. THE AREA SHOWN AS THE AREA OF THE CURRENT CDPA/FDPA IS REFLECTIVE OF THE EXISTING LOCATIONS FOR ALL LOT LINES AND STREETS. SEE SHEET 1 FOR CURRENT LOT CONFIGURATION.

TOWNHOUSES

SINGLE FAMILY DETACHED

TOWNHOUSES

SINGLE FAMILY DETACHED

"TYPICAL LOT CONFIGURATION"

NO SCALE

NOTES:

1) ALL DRAWINGS ARE ILLUSTRATIVE IN NATURE AND NOT MEANT TO PRESCRIBE MIN-MUM, MAX MUM, OR AVERAGES.
2) CONNECTIONS BETWEEN UNITS AND GARAGES ARE OPTIONAL.
3) ALL SINGLE-FAMILY DETACHED AND TOWNHOUSE LOTS WILL HAVE A MINIMUM OF 3 PARKING SPACES ON THE LOTS WITH A OPTION FOR 3 PARKING SPACES WHERE SPACE PERMITS.
4) APPLICANT MAY REVISE THE WIDTH OR DEPTH OF LOTS AND UNITS BY-RIGHT WITHOUT APPROVAL OF AN AMENDED CDP/FDP, PROVIDED THAT SUCH CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP AND DO NOT INCREASE THE NUMBER OF UNITS OR DECREASE THE AMOUNT OF OPEN SPACE BELOW THE MINIMUM REQUIRED.
5) THE STAGGER BETWEEN INDIVIDUAL TOWNHOUSE UNITS, IF ANY, TO BE DETERMINED AT SITE PLAN.
6) THE LOCATION AND DETAILS OF OUTLOTS 5 ILLUSTRATIVE IN NATURE. EXACT CONFIGURATION TO BE DETERMINED AT FINAL SITE PLAN.
7) UNITS SHOWN WITH PURCHASE ARE ILLUSTRATIVE IN NATURE AND NOT INTENDED TO DESCRIBE WHICH UNITS WILL HAVE PORCHES.

LAND PLANNING
BY
DUANY PLATER-ZYBERK & COMPANY
ARCHITECTS AND TOWN PLANNERS

Huntley, Nyce & Associates, LTD
CIVIL ENGINEERS • LAND PLANNERS
SURVEYORS
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FAX: (703) 836-1199
ASHBURN: (703) 729-4670
FAX: (703) 729-4671
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FAX: (540) 582-0101
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FAX: (540) 722-9801
WWW.HNA-LTD.COM

EVANS FARM
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDPA/FDPA - LOTS 20 - 24 (HOUSE TYPE CHANGE)

SCALE 1" 1000'

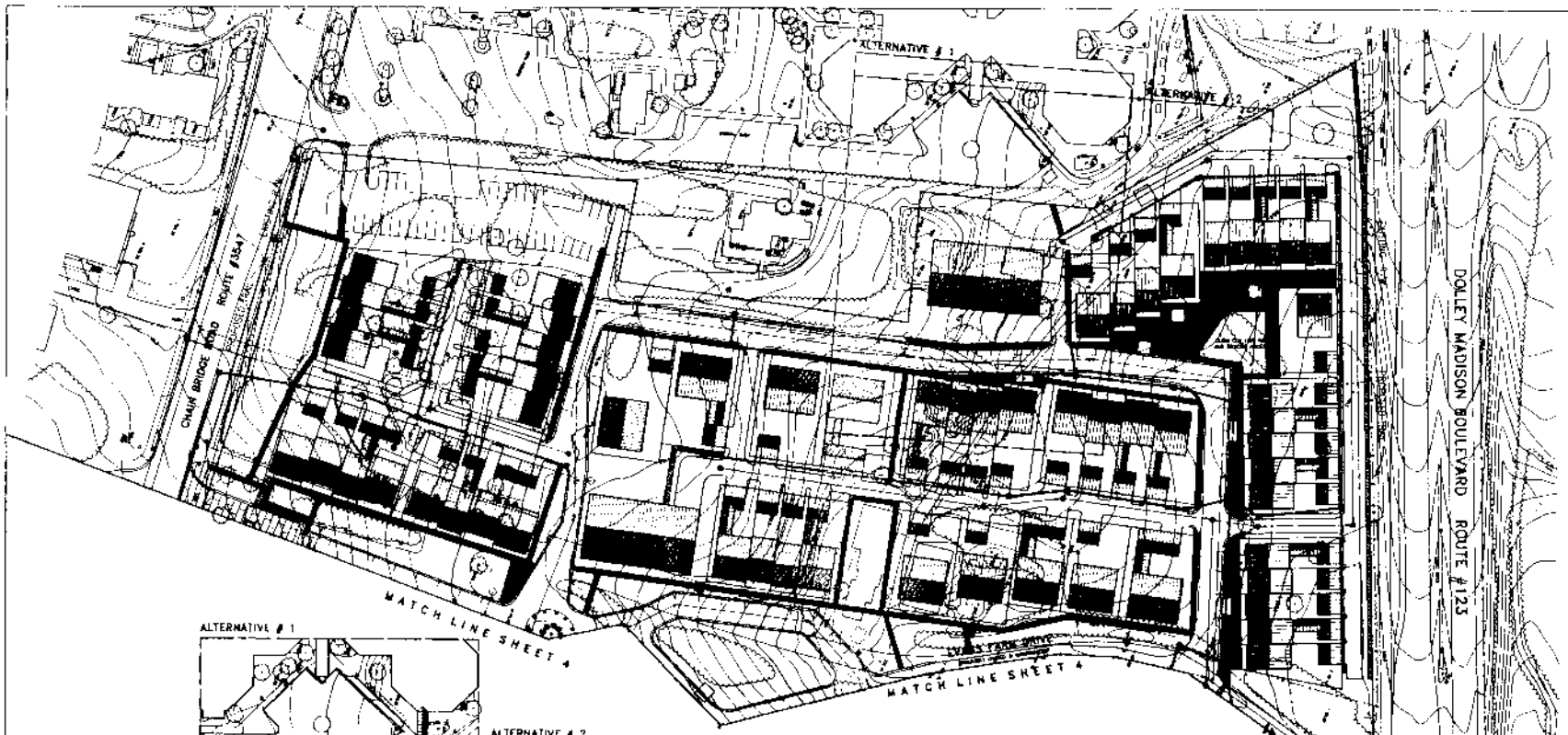
DATE: 07-23-98

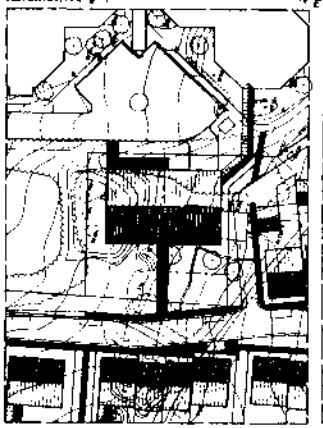
REVISIONS
09-13-98
12-03-98
01-21-99
03-08-99
04-13-99
05-03-99
CDPA/FDPA 00-12-03
CDPA/FDPA 08-26-03
CDPA/FDPA 03-18-04
CDPA/FDPA 09-01-04

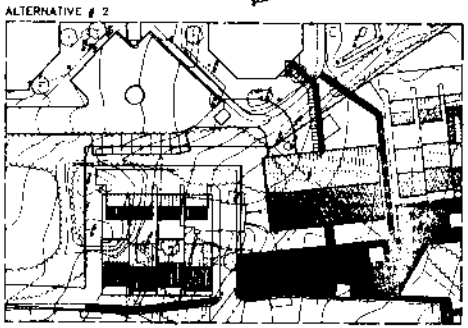
SHEET 2 OF 7

FILE NO. PL-2937

/dmc5/2937/cdp2937 31,32,33,34,35 pl cdp2-2







LEGEND

SPECIAL PARKING AREA

WALKWAYS

WALLS

Scale 1 : 600

FDP NOTES

1. [illegible] TO ENHANCE STORM DETENTION AND WATER QUALITY, THESE MODIFICATIONS WILL INCLUDE BUT ARE NOT LIMITED TO, ACTIVITIES SUCH AS:
   1) DREDGING OF THE POND AND PROVIDING MORE WET VOLUME FOR THE WATER QUALITY
   2) GRADING OF THE AREA AROUND THE POND
   3) INSTALLING A MODIFIED STRUCTURE TO CONTROL THE RUNOFF FROM POND
   4) INSTALLING AN EMERGENCY SPILLWAY ON THE EXISTING EMBANKMENT
   5) ADJUSTING UP OF THE EMBANKMENT HEIGHT REQUIREMENTS
   6) INSTALLING A OUTFALL TUNNEL UNDER THE EMBANKMENT
2. THE BUILDING TO BE MAIN HOUSE FOR AESTHETIC PURPOSES AND MAY OR MAY NOT BE USED AS A MEETING ROOM AND/OR AN OFFICE FOR A COMMUNITY MANAGER. STORE WILL TO BE MAINTAINED FOR VARIOUS PURPOSES
3. EXACT LOCATION OF SPECIAL PARKING AREAS, WALKWAYS, AND WALLS TO BE AS SHOWN ON FINAL SITE PLAN. NOT ALL WALLS OF SPECIAL PARKING AREAS MAY BE PROVIDED AT FINAL SITE PLAN
4. CONSTRUCTION DETAILS OF PARKING LOT ADJACENT TO LEWINSVILLE PRESBYTERIAN CHURCH TO BE DETERMINED AT FINAL SITE PLAN

FOR INFORMATION ONLY

Huntley, Nyce & Associates, LTD

EVANS FARM
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDPA/FDPA – LOTS 20 – 24 (HOUSE TYPE CHANGE)

SCALE: 1 : 600

DATE: 12-03-98

REVISIONS:

01-21-99
02-26-99
03-08-99
04-13-99
05-03-99
CDPA/FDPA 06-12-03
CDPA/FDPA 08-28-03
CDPA/FDPA 03-18-04
CDPA/FDPA 09-01-04

SHEET 3 of 7

FILE NO. PL-2937

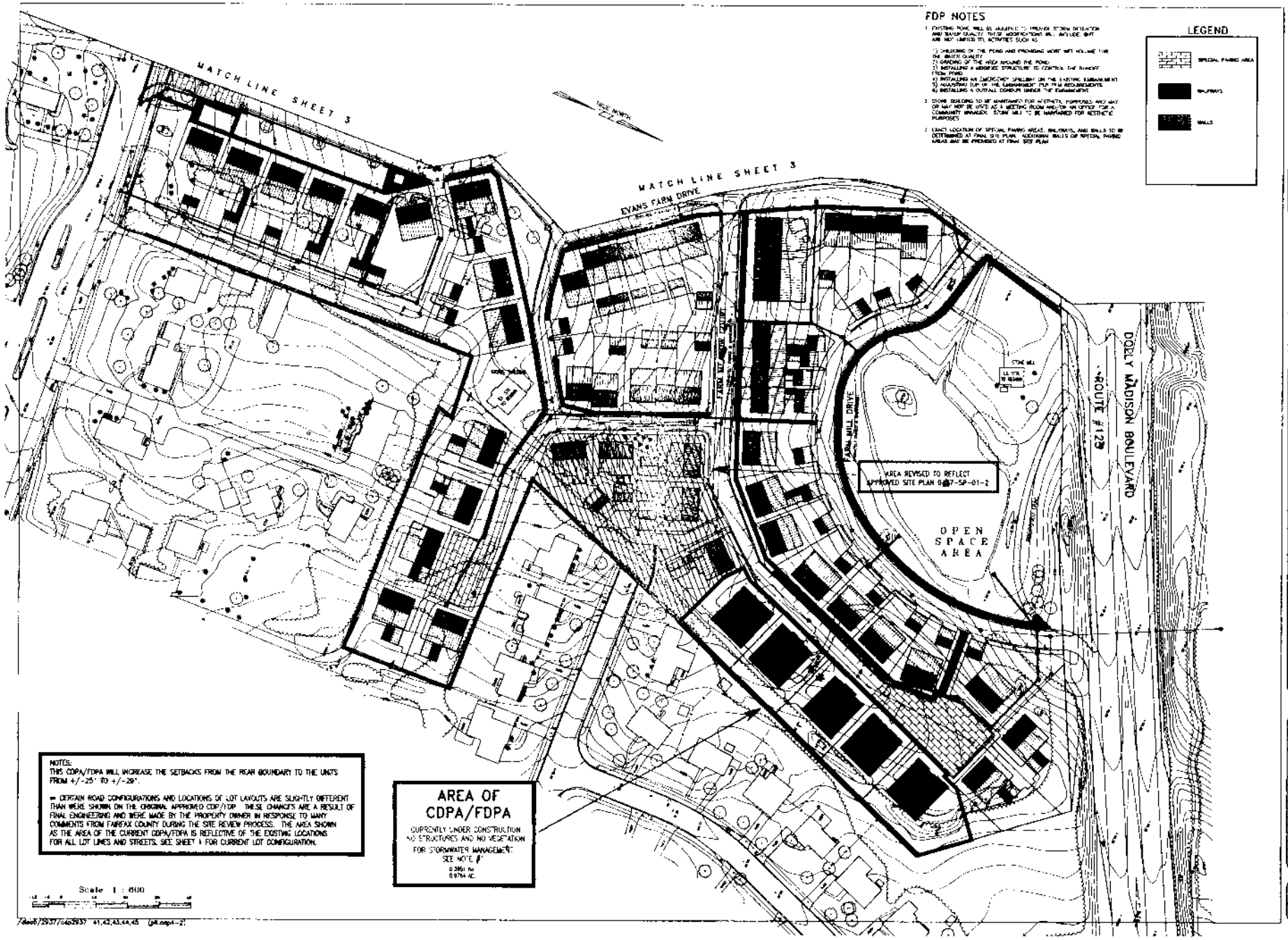
/disc5/2937/map2937 98.12.18.09.40 (pl.cdp3-2)

FDP NOTES

1. EXISTING POND WILL BE MODIFIED TO PROVIDE STORM DETENTION AND WATER QUALITY. THESE MODIFICATIONS MAY INCLUDE BUT ARE NOT LIMITED TO, ACTIVITIES SUCH AS:
   1) UNCLOGGING OF THE POND AND PROVIDING MORE WET VOLUME FOR THE WATER QUALITY
   2) GRADING OF THE AREA AROUND THE POND
   3) INSTALLING A MODIFIED STRUCTURE TO CONTROL THE RUNOFF FROM POND
   4) INSTALLING AN EMERGENCY SPILLWAY ON THE EXISTING EMBANKMENT
   5) MAINTAINING TOP OF THE EMBANKMENT PER FINAL ADJUSTMENTS
   6) INSTALLING A OUTFALL CONDUIT UNDER THE EMBANKMENT
2. STONE BUILDING TO BE MAINTAINED FOR AESTHETIC PURPOSES AND MAY OR MAY NOT BE USED AS A MEETING ROOM AND/OR AN OFFICE FOR A COMMUNITY MANAGER. STONE MILL TO BE MAINTAINED FOR AESTHETIC PURPOSES
3. EXACT LOCATION OF SPECIAL PARKING AREAS, RAILWAYS, AND WALLS TO BE DETERMINED AT FINAL SITE PLAN. ADDITIONAL WALLS OF SPECIAL PARKING AREAS MAY BE PROVIDED AT FINAL SITE PLAN

LEGEND

- SPECIAL PARKING AREA
- RAILWAYS
- WALLS



NOTES:
THIS CDPA/FDPA WILL INCREASE THE SETBACKS FROM THE REAR BOUNDARY TO THE UNITS FROM +/-25' TO +/-28'.

= CERTAIN ROAD CONFIGURATIONS AND LOCATIONS OF LOT LAYOUTS ARE SLIGHTLY DIFFERENT THAN WERE SHOWN ON THE ORIGINAL APPROVED CDP/FDP. THESE CHANGES ARE A RESULT OF FINAL ENGINEERING AND WERE MADE BY THE PROPERTY OWNER IN RESPONSE TO MANY COMMENTS FROM FAIRFAX COUNTY DURING THE SITE REVIEW PROCESS. THE AREA SHOWN AS THE AREA OF THE CURRENT CDPA/FDPA IS REFLECTIVE OF THE EXISTING LOCATIONS FOR ALL LOT LINES AND STREETS. SEE SHEET 1 FOR CURRENT LOT CONFIGURATION.

AREA OF CDPA/FDPA

CURRENTLY UNDER CONSTRUCTION
NO STRUCTURES AND NO VEGETATION
FOR STORMWATER MANAGEMENT:
SEE NOTE #1
0.3961 ha
0.9794 AC.

Scale 1 : 600

7/dwg8/2937/cdp2937 41,42,43,44,45 (pl.cdp4-2)

Huntley, Nyce & Associates, LTD.
PROPERTIES • CIVIL ENGINEERING • LAND PLANNING
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DANVILLE • FREDERICKSBURG • SUITE 101
FAIRFAX, VIRGINIA 22030
(703) 273-7700

EVANS FARM

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDPA/FDPA – LOTS 20 – 24 (HOUSE TYPE CHANGE)

SCALE: 1 : 600

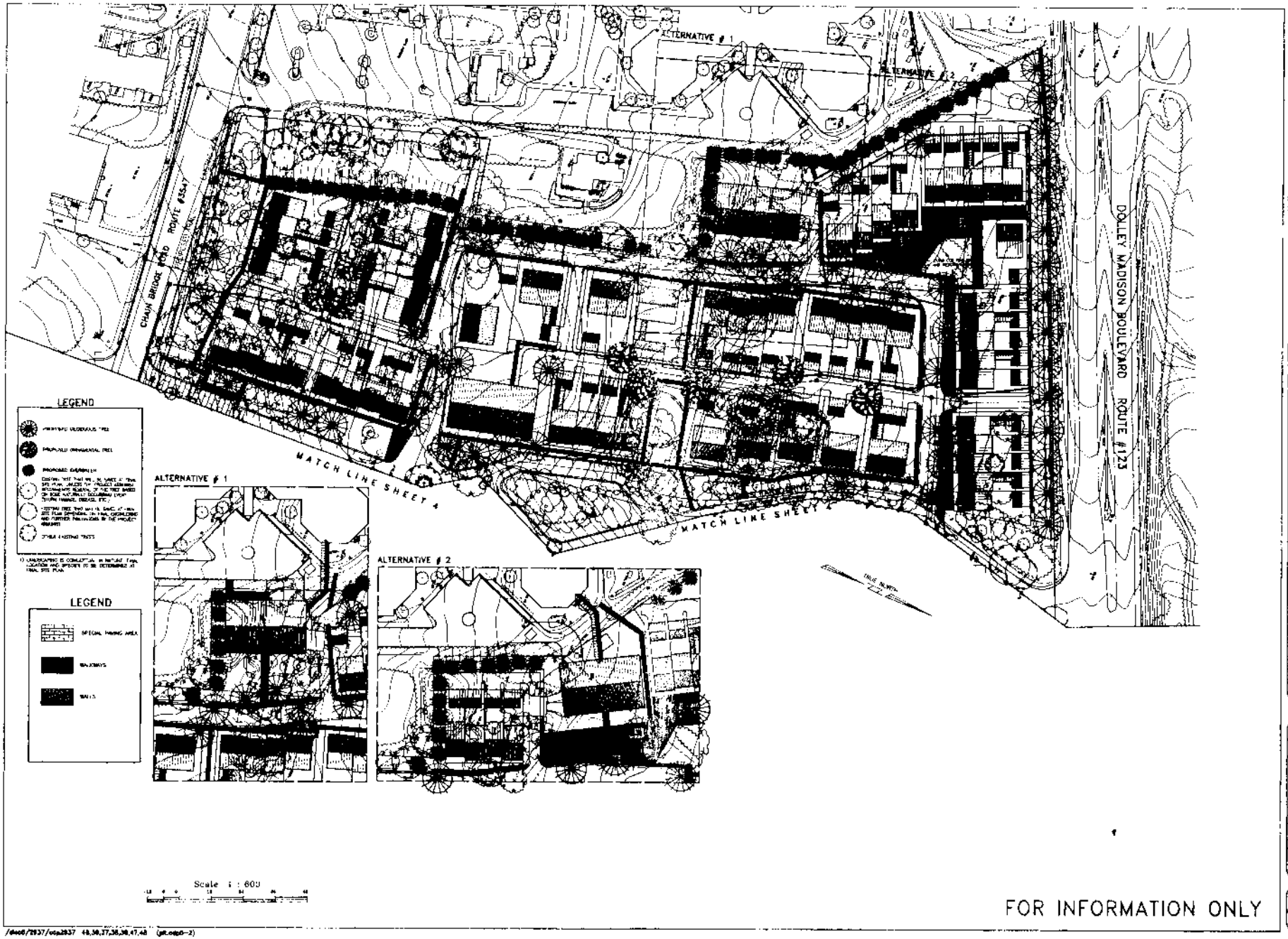
DATE 12-03-98

REVISIONS:

01-21-99
03-09-99
04-13-99
05-03-99
CDPA/FDPA 05-12-03
CDPA/FDPA 06-28-03
CDPA/FDPA 03-18-04
CDPA/FDPA 06-01-04

SHEET 4 OF 7

FILE NO. PL-2937



FOR INFORMATION ONLY

Huntley, Nyce & Associates, LTD

EVANS FARM
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDPA/FDPA (LANDSCAPE) - LOTS 20 - 24 (HOUSE TYPE CHANGE)

SCALE: 1 : 600

DATE: 12-03-98

REVISIONS:

01-21-99
02-26-99
03-09-99
04-13-99
05-03-99
CDPA/FDPA 05-12-03
CDPA/FDPA 06-26-03
CDPA/FDPA 03-18-04
CDPA/FDPA 09-01-04

SHEET 5 of 7

FILE NO. PL-2937

/dec0/2937/cdp2937 48,30,37,38,39,47,48 (plt.cdp0-2)

NOTE:
THIS CDPA/FDPA DOES NOT AFFECT ANY TREE DESIGNATIONS FROM THE APPROVED CDP/FDP. NOR DOES IT ALTER THE LIMITS OF CLEARING AND GRADING.

LEGEND

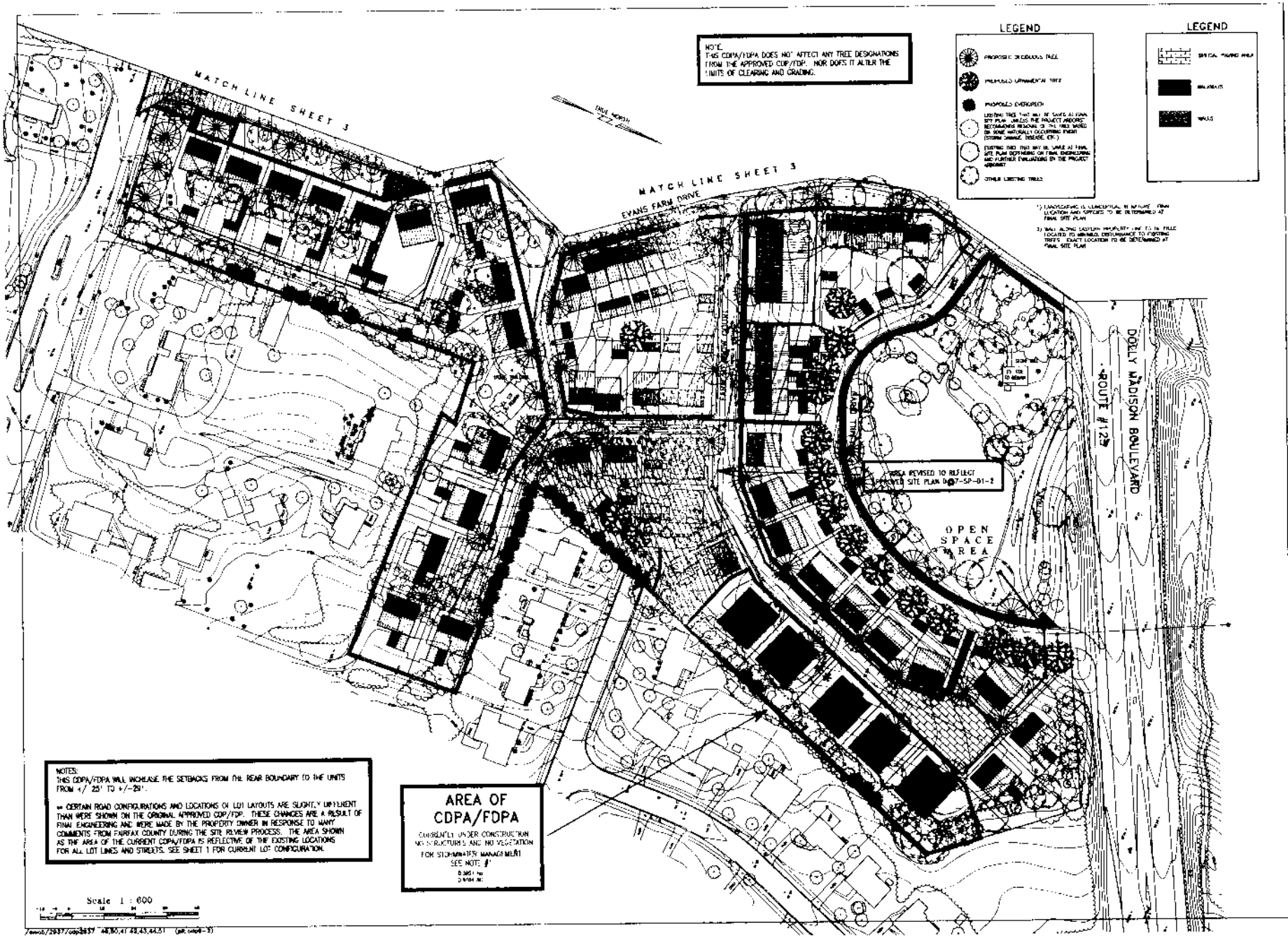
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN
- EXISTING TREE THAT WILL BE SAVED AT FINAL SITE PLAN UNLESS THE PROJECT ARBORIST RECOMMENDS REMOVAL DUE TO THE TREE BEING ON SOME NATURALLY OCCURRING EVENT (STORM DAMAGE, DISEASE, ETC.)
- EXISTING TREE THAT MAY BE SAVED AT FINAL SITE PLAN DEPENDING ON FINAL ENGINEERING AND FURTHER EVALUATION BY THE PROJECT ARBORIST
- OTHER EXISTING TREES

1) LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATION AND SPECIES TO BE DETERMINED AT FINAL SITE PLAN

2) WALL ALONG EASTERN PROPERTY LINE TO BE FULLY LOCATED TO MINIMIZE DISTURBANCE TO EXISTING TREES. EXACT LOCATION TO BE DETERMINED AT FINAL SITE PLAN

LEGEND

- SPECIAL PAVING AREA
- BUILDINGS
- WALKS



NOTES:
THIS CDPA/FDPA WILL INCREASE THE SETBACKS FROM THE REAR BOUNDARY TO THE UNITS FROM +/- 25' TO +/-29'.

** CERTAIN ROAD CONFIGURATIONS AND LOCATIONS ON LOT LAYOUTS ARE SLIGHTLY DIFFERENT THAN WERE SHOWN ON THE ORIGINAL APPROVED CDP/FDP. THESE CHANGES ARE A RESULT OF FINAL ENGINEERING AND WERE MADE BY THE PROPERTY OWNER IN RESPONSE TO MANY COMMENTS FROM FAIRFAX COUNTY DURING THE SITE REVIEW PROCESS. THE AREA SHOWN AS THE AREA OF THE CURRENT CDPA/FDPA IS REFLECTIVE OF THE EXISTING LOCATIONS FOR ALL LOT LINES AND STREETS. SEE SHEET 1 FOR CURRENT LOT CONFIGURATION.

AREA OF CDPA/FDPA

CURRENTLY UNDER CONSTRUCTION
NO STRUCTURES AND NO VEGETATION
FOR STORMWATER MANAGEMENT
SEE NOTE #1
0.3851 ac
0.9164 ac

Scale 1 : 600

Huntley, Nyce & Associates, LTD.

EVANS FARM
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDPA/FDPA (LANDSCAPE) - LOTS 20 - 24 (HOUSE TYPE CHANGE)

SCALE: 1" = 600'

DATE: 12-03-98

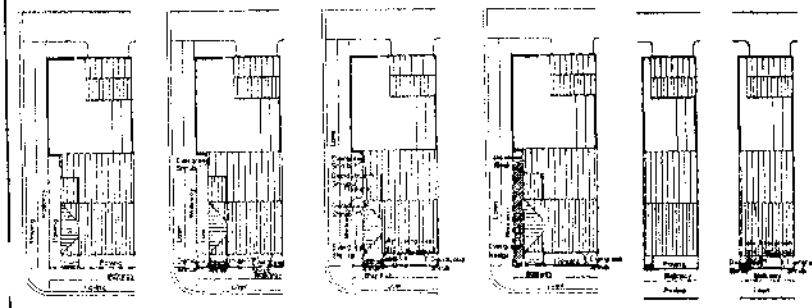
REVISIONS

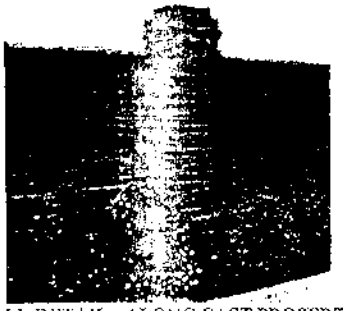
01-21-99
03-08-99
04-13-99
05-03-99
CDPA/FDPA 05-12-03
CDPA/FDPA 08-26-03
CDPA/FDPA 03-18-04
CDPA/FDPA 08-01-04

SHEET 6 of 7

FILE NO. PL-2937

TOWNHOUSE UNITS





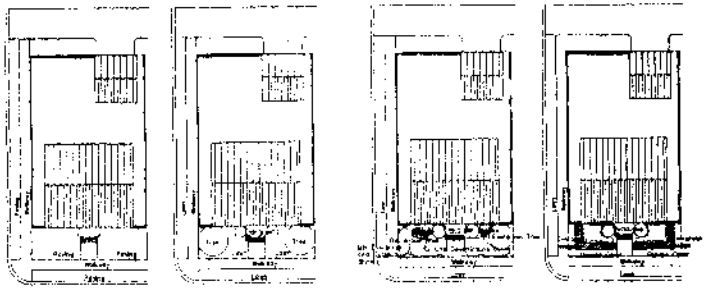
WALL DETAIL - ALONG EAST PROPERTY LINE

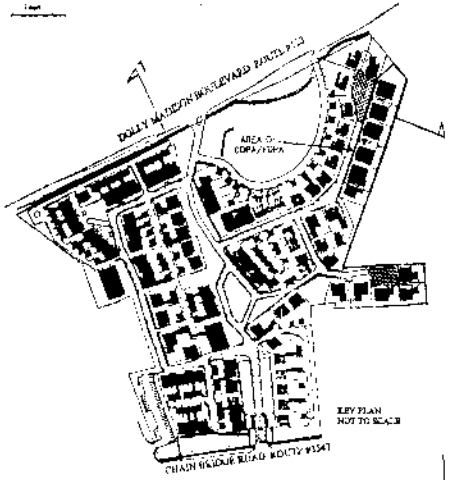
SECTION 1
NOT TO SCALE

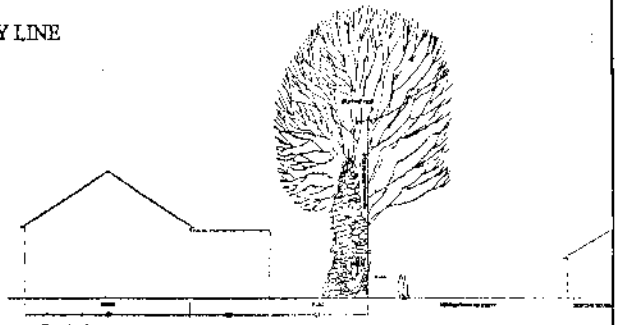
EXACT WALL AND/OR FENCE LOCATION TO BE DETERMINED AT SITE PLAN

NOTES:
1) TYPICAL FOUNDATION PLANTING ARE ILLUSTRATIVE IN NATURE. EXACT FOUNDATION PLANTING PLANS TO BE DETERMINED AT FINAL SITE PLAN.

TYPICAL FOUNDATION PLANTING PLANS



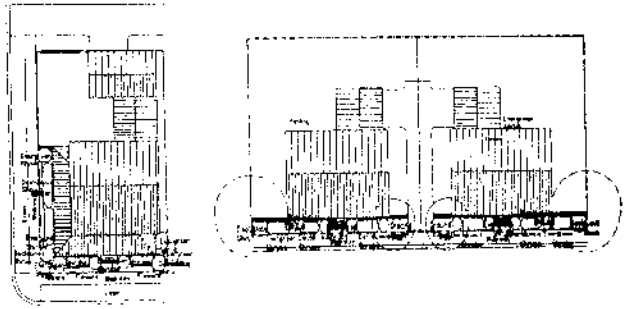




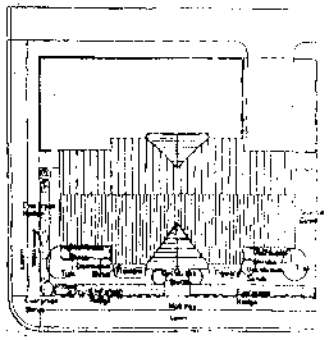
SECTION 2
NOT TO SCALE

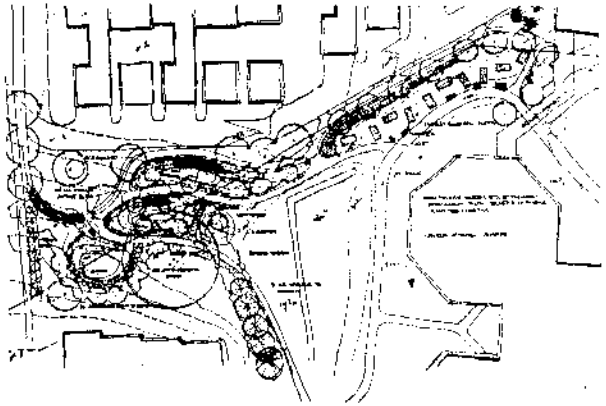
EXACT WALL AND/OR FENCE LOCATION TO BE DETERMINED AT SITE PLAN

SINGLE FAMILY DETACHED UNITS



MULTI-FAMILY UNITS





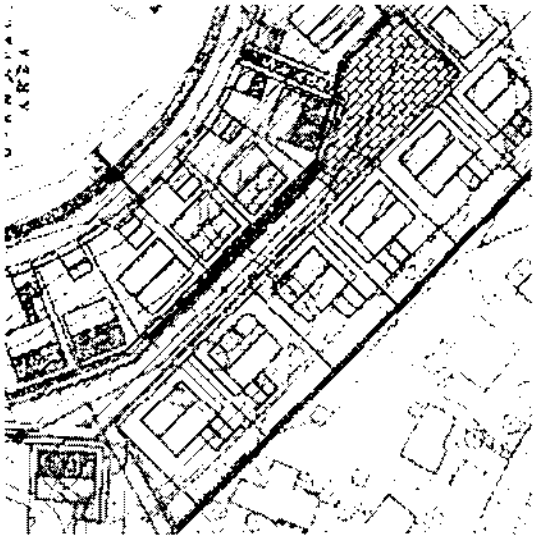
LANDSCAPE DETAIL - NW CORNER OF SITE

EVANS FARM
SHANNON HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
COPA/FDPA - 1031-99 - 79 (PREVIOUS DPD CHANGES)

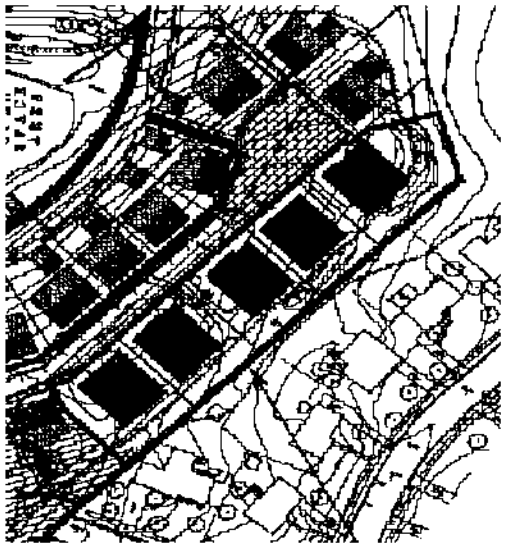
REVISIONS
08-10-98
11-05-98
01-21-99
01-29-99
04-13-99
05-03-99
COPA/FDPA 05-2-02
COPA/FDPA 05-27-03
COPA/FDPA 08-26-03
COPA/FDPA 03-19-04
COPA/FDPA 03-21-04

7 7

PL-2937



Previous Layout



Proposed Layout