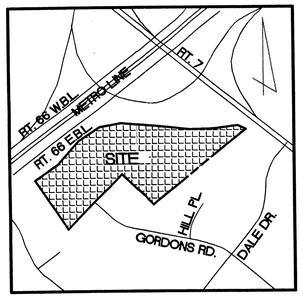
COSCAN – HIGHLAND VIEW

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN



VICINITY MAP
SCALE : 1"= 2000'

R21FDP1997-PR-055
Application No._____ Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/3/99 ; Dev Conds 3/3/99
Date of (BOS) (PC) approval 4/26/99 ; PC 3/18/99
Sheet 1 of 5

APPLICANT:

COSCAN BROOKFIELD HOMES
8521 LEESBURG PIKE, SUITE 200
VIENNA, VIRGINIA 22182

October 15, 1997

Rev. March 11, 1998
Rev. September 3, 1998
Rev. September 29, 1998
Rev. October 9, 1998
Rev. December 10, 1998
Rev. February 16, 1999
Rev. March 3, 1999

SHEET INDEX:

1. COVER SHEET
2. NOTES & TABULATIONS
3. CONCEPTUAL/FINAL DEVELOPMENT PLAN
4. ARCHITECTURAL ELEVATIONS
5. SUPPLEMENTAL PLANTING ILLUSTRATIVE

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
3-03-99
PROFESSIONAL ENGINEER

COSCAN– HIGHLAND VIEW

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL
DEVELOPMENT PLAN

APPLICANT:
COSCAN BROOKFIELD HOMES
8521 LEESBURG PIKE, SUITE 200
VIENNA, VIRGINIA 22182

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAR 3 1999
ZONING EVALUATION DIVISION

Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118
Engineers
Planners
Surveyors
Landscape
Architects

M-9689

\PROJECT\HIGHLAND\Cvr.dwg Wed Mar 03 11:47:37 1999 J. CENA

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 40-3 ((1)) 75.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A FIELD RUN SURVEY BY DEWBERRY & DAVIS DATED APRIL 1997.

3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET AND IS BASED ON AERIAL PHOTOGRAPHY PREPARED BY AIR SURVEY CORPORATION FOR DEWBERRY & DAVIS DATED MARCH 11, 1997.

4. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) REQUIREMENTS FOR THE DEVELOPMENT OF THIS SITE WILL BE PROVIDED ON SITE IN A PROPOSED ABOVE GROUND FACILITY AS GENERALLY SHOWN ON THE GRAPHIC UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM).

   AT THIS TIME, IT IS ANTICIPATED THAT SWM/BMP REQUIREMENTS WILL BE SATISFIED BY THE ONSITE DRY POND IN THE GENERAL LOCATION AS SHOWN HEREON. THE EXACT SIZE, SHAPE AND LOCATION OF THE POND WILL BE DETERMINED WITH FINAL ENGINEERING.

5. PURSUANT TO PAR. 3 OF SECT. 2-414 OF THE ZONING ORDINANCE, A DEVIATION FROM THE REQUIRED 200 FOOT SETBACK FROM THE RIGHT-OF-WAY OF INTERSTATE 66 IS HEREBY REQUESTED.

6. THE LANDSCAPE AND OPEN SPACE AREAS REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13.

7. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS SIGNS, PLANTERS, FENCES, GATES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.

8. OTHER THAN THE PROPOSED PUBLIC STREET TO SERVE THIS PROPERTY, THERE ARE NO OTHER PUBLIC IMPROVEMENTS PROPOSED.

9. SPECIAL AMENITIES FOR THE PROPOSED DEVELOPMENT INCLUDE A SEVENTY-FIVE (75) FOOT UNDISTURBED BUFFER ADJACENT TO INTERSTATE 66.

10. THERE ARE NO PUBLIC FACILITIES PROPOSED WITH THIS DEVELOPMENT.

11. THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING AND DESIGN.

12. TRANSITIONAL SCREENING AND BARRIERS ARE NOT REQUIRED FOR THE PROPOSED DEVELOPMENT.

13. THERE ARE EXISTING SINGLE FAMILY DETACHED DWELLINGS TO THE SOUTH AND WEST OF THIS PROPERTY AND MAJOR ROADWAYS TO THE NORTH AND EAST. THE PROPOSED SINGLE FAMILY DETACHED UNITS WILL NOT POSE ANY ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.

14. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY OR RESOURCE PROTECTION AREA (RPA)/ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY.

15. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.

16. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE WEST FALLS CHURCH TRANSIT AREA OF THE MCLEAN PLANNING DISTRICT OF AREA II. SPECIFICALLY, THE PLAN IDENTIFIES THE PROPERTY IN LAND UNIT J AND RECOMMENDS TWO TO THREE DWELLING UNITS PER ACRE.

17. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES LOCATED ON SITE.

18. SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.

19. THERE ARE FIVE EXISTING STRUCTURES ON SITE FOUR OF WHICH ARE PROPOSED TO BE DEMOLISHED AS PART OF THE DEVELOPMENT PROCESS. THE LARGE DWELLING ON THE EASTERN PORTION OF THE PROPERTY WILL REMAIN PENDING FULFILLMENT OF A PROFFERED CONDITION RELATIVE TO THAT STRUCTURE.

20. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS AND TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302.4 AND 355, HAZARDOUS WASTE AS SET FORTH IN THE COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 VIRGINIA WASTE MANAGEMENT REGULATIONS AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280, EXIST OR WILL BE GENERATED, UTILIZED, STORED, TREATED OR DISPOSED OF ON THE SUBJECT PROPERTY.

21. THERE ARE NO TRAILS REQUIRED BY THE ADOPTED COMPREHENSIVE PLAN ALONG THE SUBJECT PROPERTY.

22. EXCEPT FOR THE DEVIATION OF SECT. 2-414 REQUESTED ABOVE, 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.

TABULATION:

EXISTING ZONING	R-1
PROPOSED ZONING	PDH-3
AREA OF CDP/FDP	11.84 AC
PROPOSED NUMBER OF DWELLING UNITS	28
PERMITTED DENSITY	3.0 DU/AC
PROPOSED DENSITY	2.36 DU/AC
PARKING SPACES REQUIRED/PROVIDED	56
OPEN SPACE REQUIRED (20%)	2.36± AC
OPEN SPACE PROVIDED (26%)	3.07± AC
PROPOSED MAXIMUM BUILDING HEIGHT	35 FT

R-1/FDP 1997-PR-055
Application No. _____ Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/3/99 - Bd. Comb. 3/3/99
Date of (BOS) (PC) approval 9/26/99 - PC 3/3/99
Sheet 2 of 5

COMMONWEALTH OF VIRGINIA
L. ROBERT WINNER, JR.
No. 5905
12-10-98

COMMONWEALTH OF VIRGINIA
RICHARD F. POLK
No. 025252
9/29/98
PROFESSIONAL ENGINEER
10/8/98

REV. DEC. 10, 1998
REV. OCT. 9, 1998
REV. SEPT. 29, 1998
REV. SEPT. 3, 1998
REV. AUG. 3, 1998
REV. MAR. 11,

3-03-99 REV 3/3/99
2-17-99 REV /16/99

Dewberry & Davis
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Architects Engineers Planners Surveyors

NOTES & TABULATIONS
COSCAN BROOKFIELD/HIGHLAND VIEW
FAIRFAX COUNTY, VIRGINIA
PROVIDENCE DISTRICT

Drawn By	TWD/MEH
Designed By	WLO
Checked By	LAM
Date	OCT.15, 1997
Scale	1" = 50'
Plan Number	—
Zoned	PDH-3
Sheet	2 of 5
File Number	M-9689

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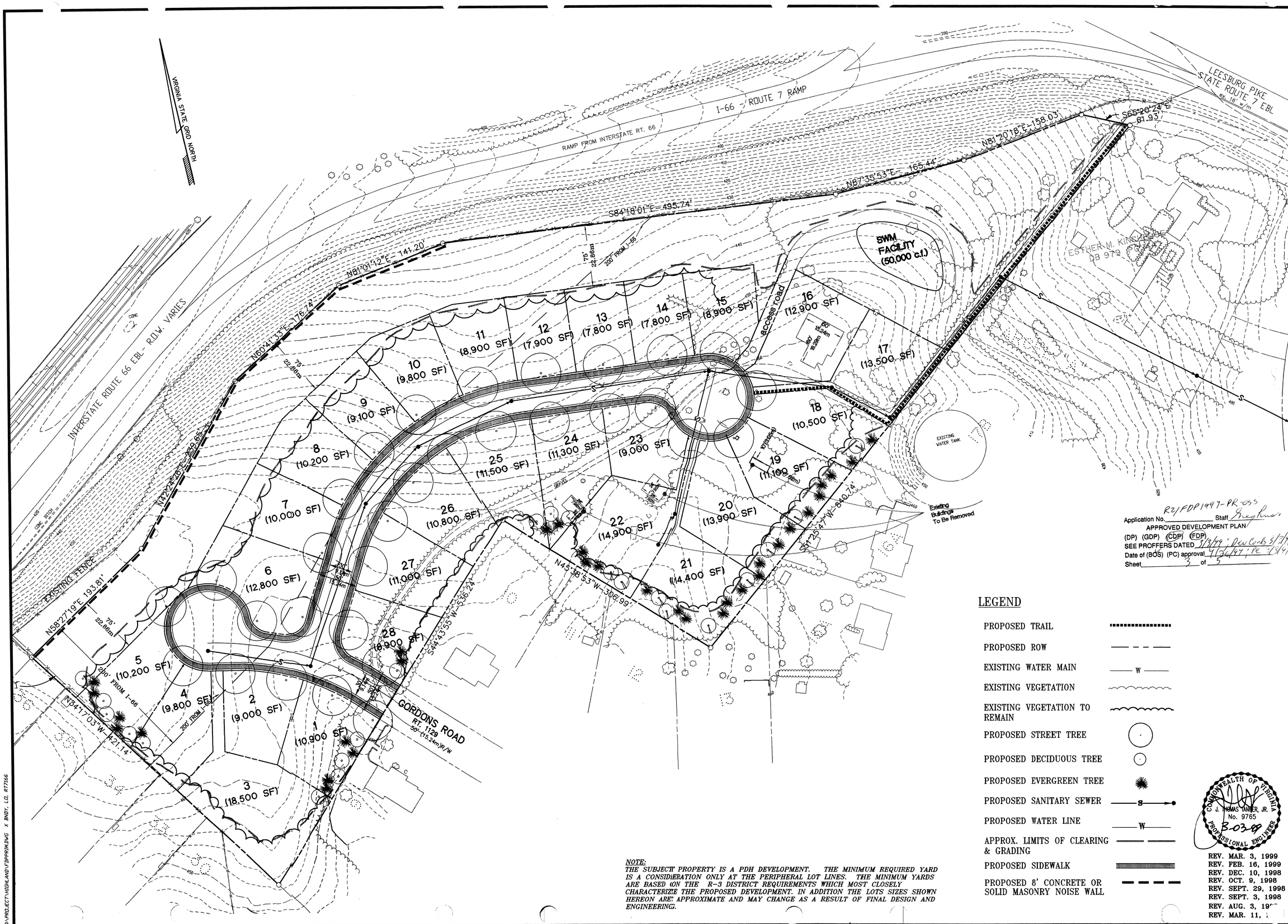

Application No. R2/FDP1997-PR-055 Staff [signature]

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 3/3/99; Dev Conds 3/3/99

Date of (BOS) (PC) approval 4/26/99; PC 3/3/99

Sheet 3 of 5

LEGEND

- PROPOSED TRAIL
- PROPOSED ROW
- EXISTING WATER MAIN — W —
- EXISTING VEGETATION
- EXISTING VEGETATION TO REMAIN
- PROPOSED STREET TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SANITARY SEWER — S —
- PROPOSED WATER LINE — W —
- APPROX. LIMITS OF CLEARING & GRADING
- PROPOSED SIDEWALK
- PROPOSED 8' CONCRETE OR SOLID MASONRY NOISE WALL

NOTE:
THE SUBJECT PROPERTY IS A PDH DEVELOPMENT. THE MINIMUM REQUIRED YARD IS A CONSIDERATION ONLY AT THE PERIPHERAL LOT LINES. THE MINIMUM YARDS ARE BASED ON THE R-3 DISTRICT REQUIREMENTS WHICH MOST CLOSELY CHARACTERIZE THE PROPOSED DEVELOPMENT. IN ADDITION THE LOTS SIZES SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE AS A RESULT OF FINAL DESIGN AND ENGINEERING.

COMMONWEALTH OF VIRGINIA
J. THOMAS TANNER, JR.
No. 9765
PROFESSIONAL ENGINEER
3-03-99

REV. MAR. 3, 1999
REV. FEB. 16, 1999
REV. DEC. 10, 1998
REV. OCT. 9, 1998
REV. SEPT. 29, 1998
REV. SEPT. 3, 1998
REV. AUG. 3, 19[illegible]
REV. MAR. 11, [illegible]

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CONCEPTUAL / FINAL DEVELOPMENT PLAN

COSCAN BROOKFIELD/HIGHLAND VIEW

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

Drawn By	TWD/MEH
Designed By	WLO
Checked By	LAM
Date	OCT. 15, 1997
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Zoned	PDH-3
Sheet	3 of 5
File Number	M-9689

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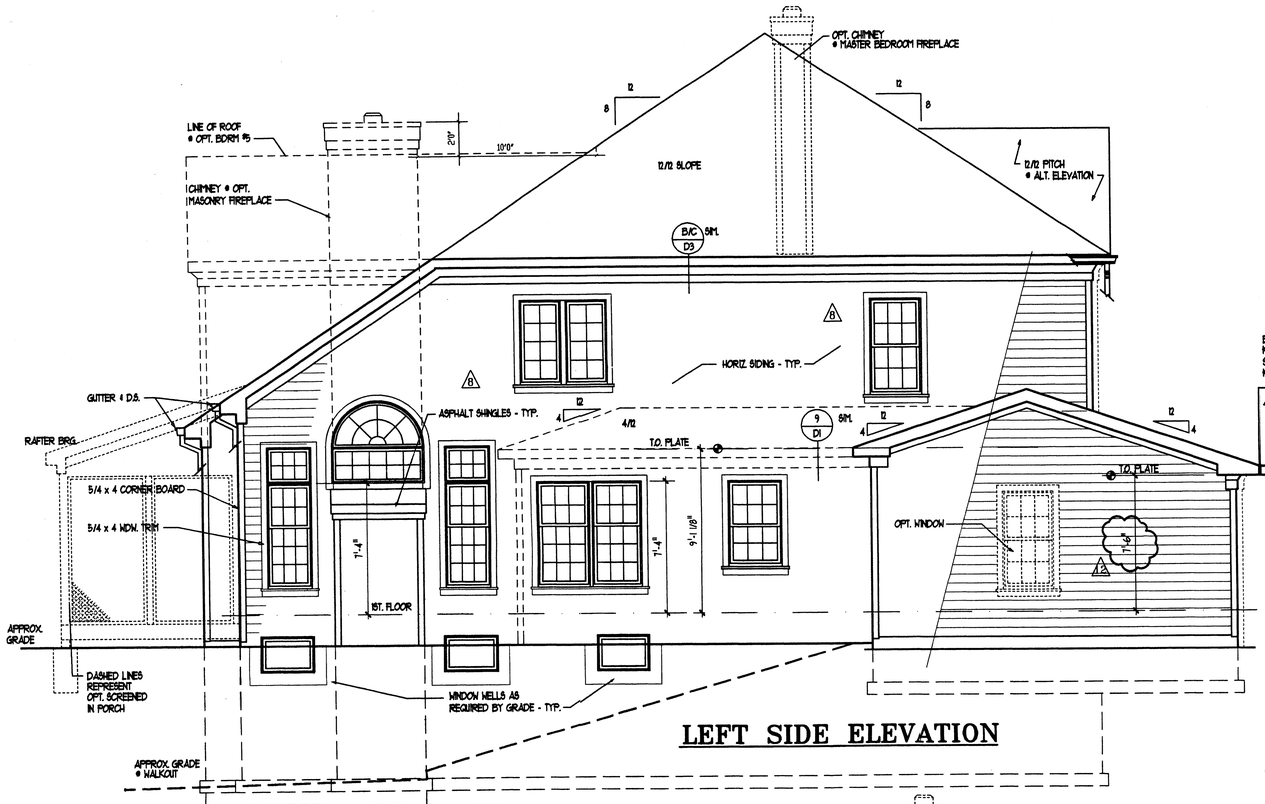
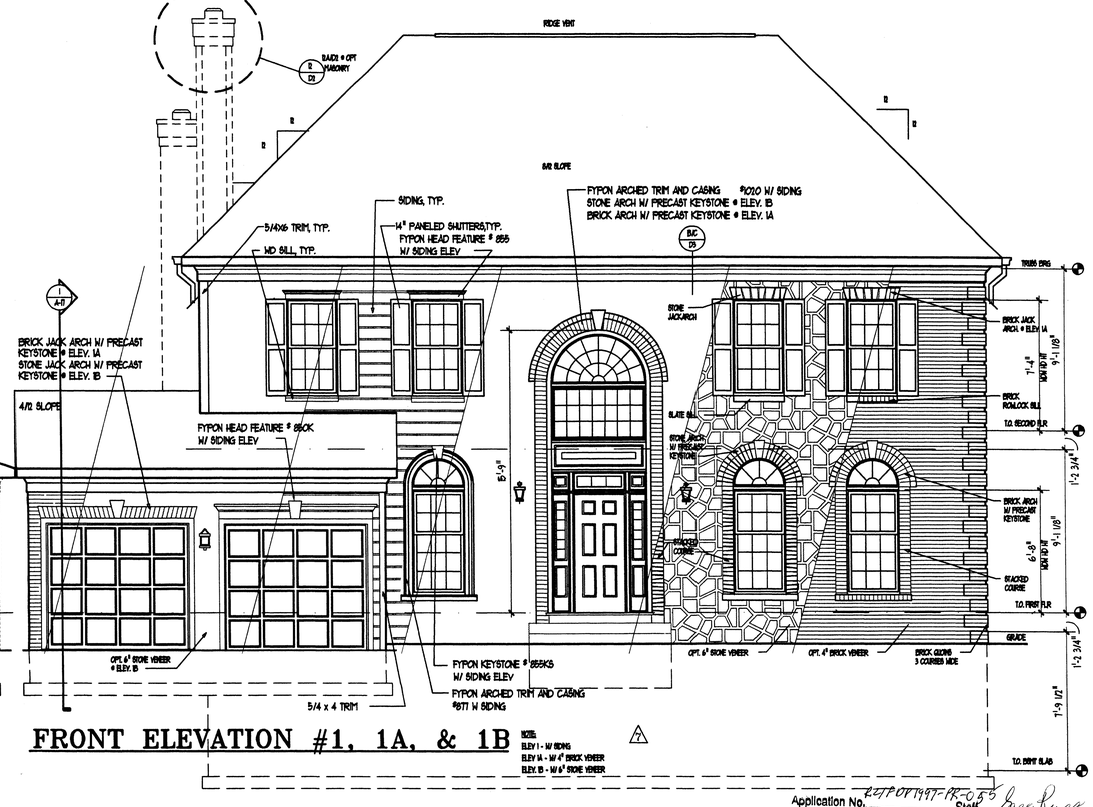
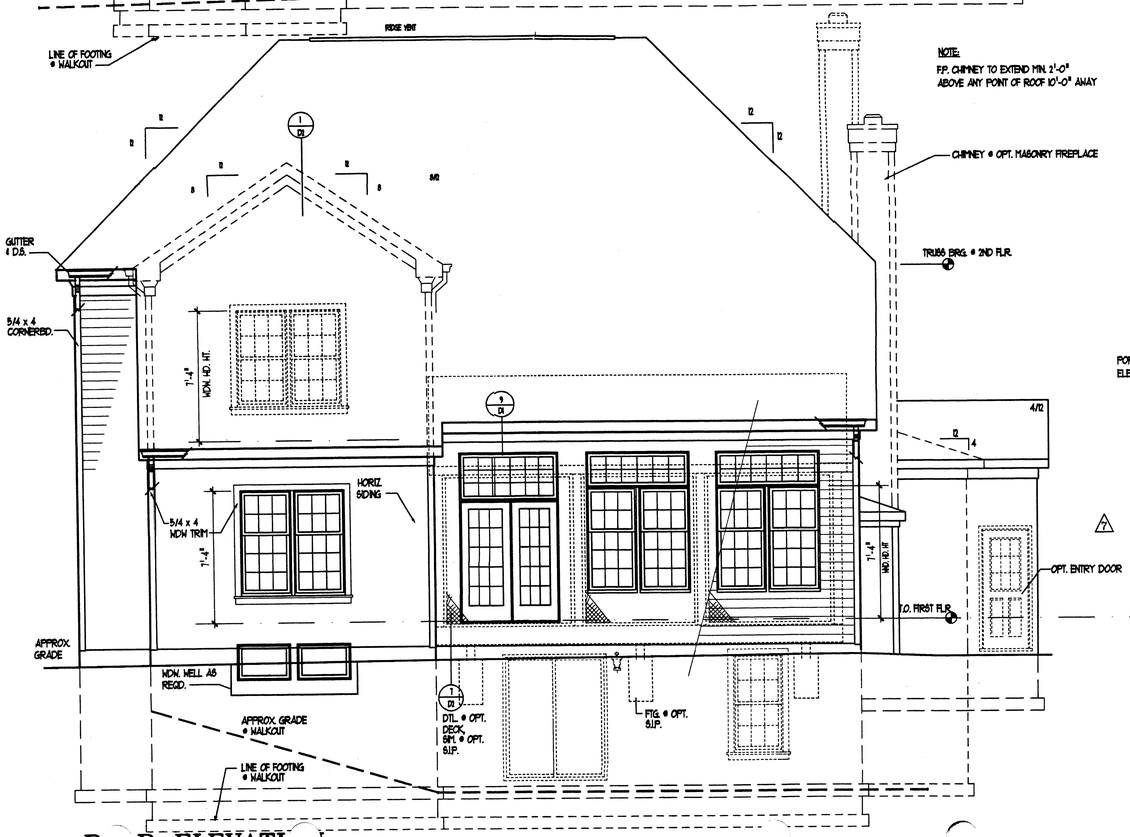


LEFT SIDE ELEVATION

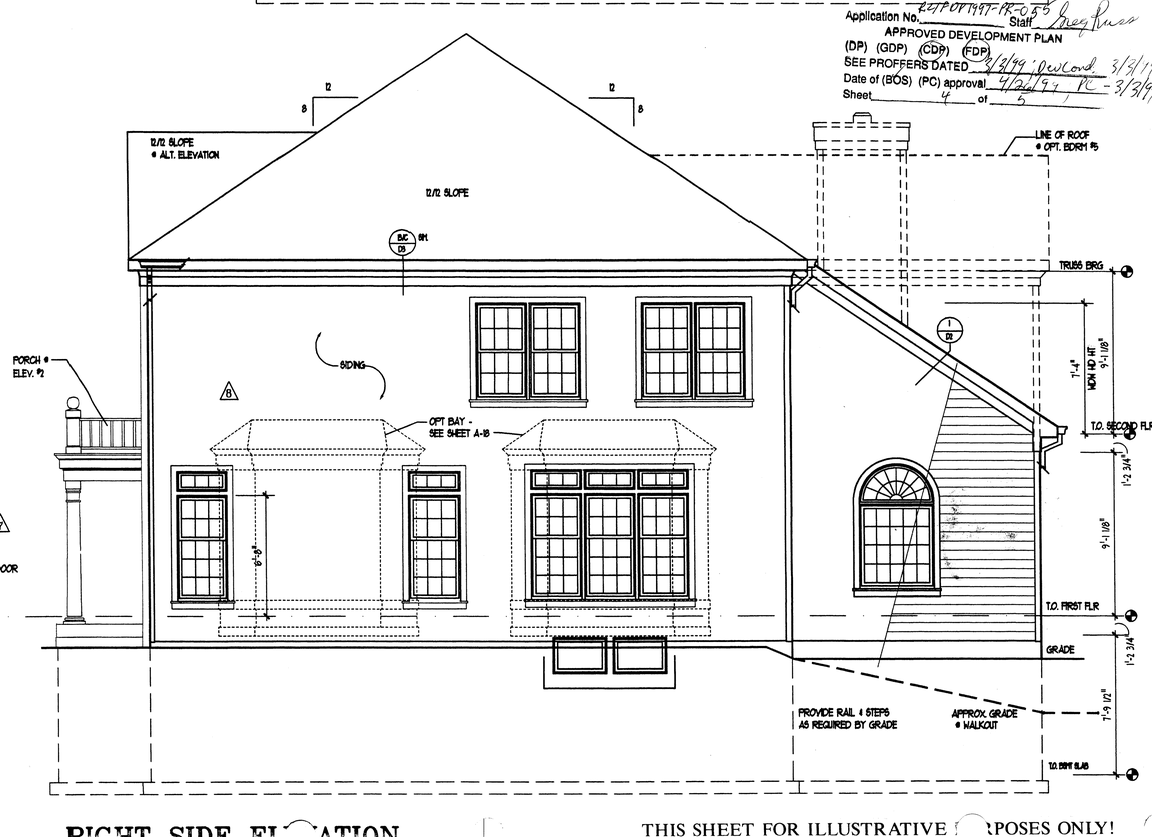


FRONT ELEVATION #1, 1A, & 1B

NOTE:
ELEV I - W/ SIDING
ELEV IA - W/ 4" BRICK VENEER
ELEV. IB - W/ 6" STONE VENEER



REAR ELEVATION



RIGHT SIDE ELEVATION

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!

Application No. RZP 1997-PR-055 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/3/99 DevCond. 3/5/99
Date of (BOS) (PC) approval 4/26/97 PC 3/3/99
Sheet 4 of 5

THE LESSARD ARCHITECTURAL GROUP inc.
8603 WESTWOOD CNTR. DR. ● SUITE 400 ● VIENNA, VA 22182 ● 703/760-9344 ● FAX 703/760-9328

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NO.	REVISION	DATE
	CLIENT COMMENTS	6/23/97
7	(GEN.) CLIENT COMMENTS	12/02/97
8	(GEN.) CLIENT COMMENTS	12/10/98
12	GARAGE WALL	4/28/98

DRAWN BY:

REV. OCT. 9, 1998

12/02/97
1/4" = 1'-0"
COS41

ELEVATIONS
713 UNIT
COSCAN BROOKFIELD HOMES

Sheet 4 of 5
A-16
M-9689

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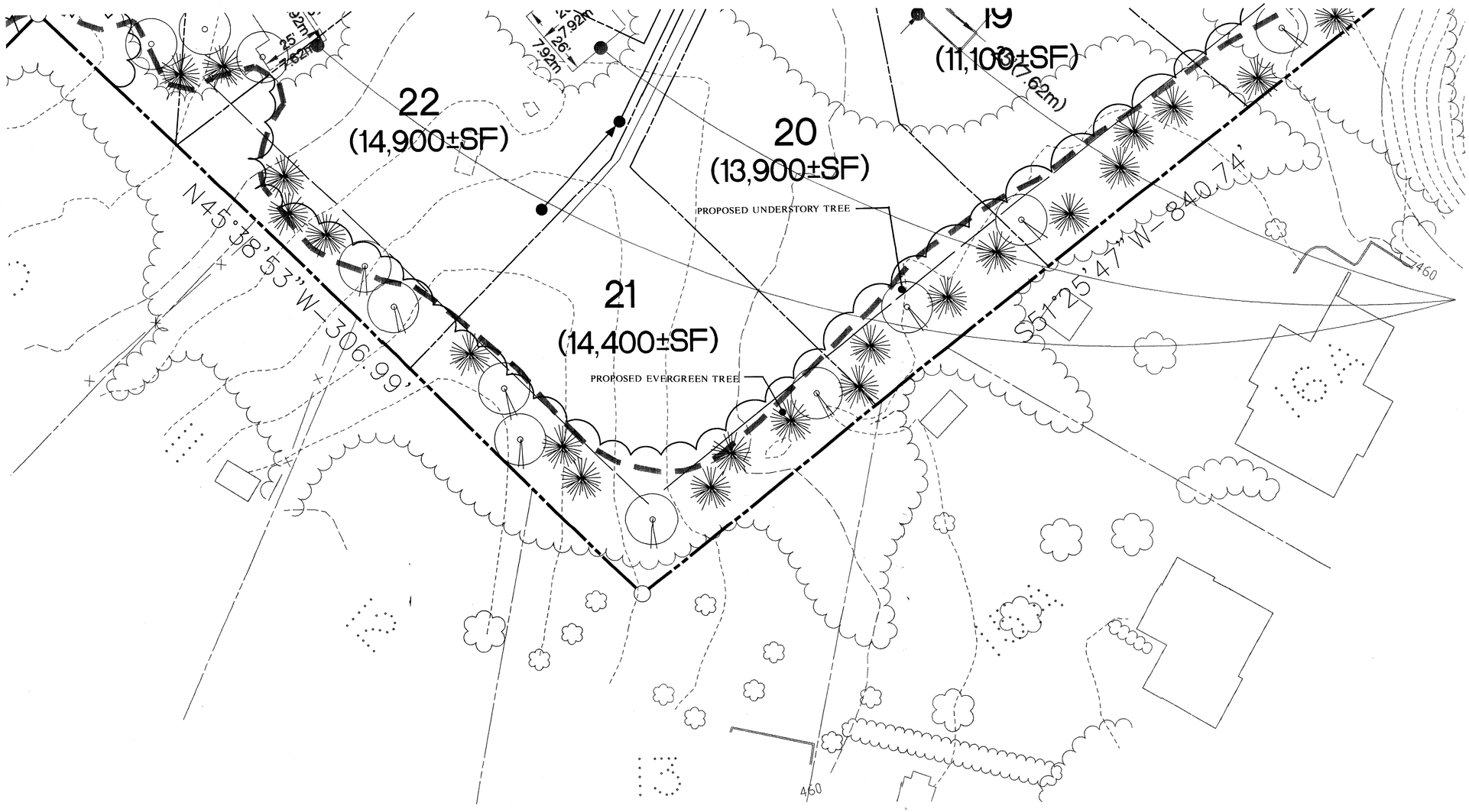
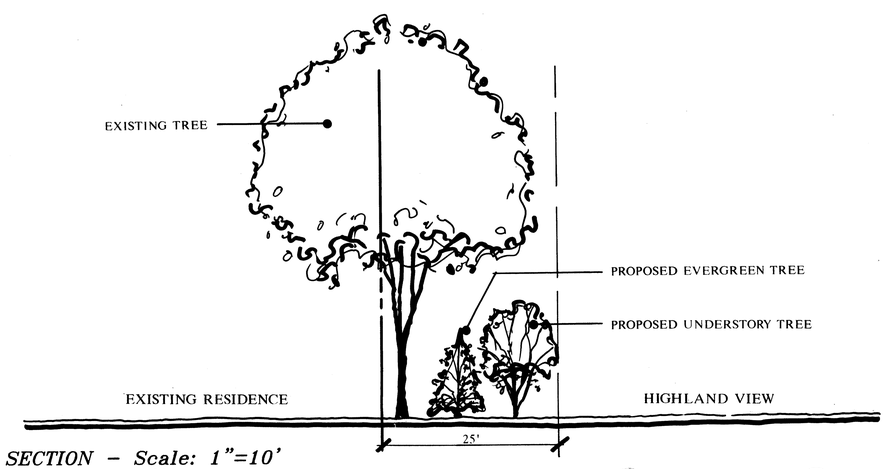


PLAN VIEW - Scale: 1"=20'



SECTION - Scale: 1"=10'
(TYPICAL)

R2/FDP 1997-PR-055
Application No. _____ Staff [signature]
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Sheet 5 of 5

COMMONWEALTH OF VIRGINIA
A. [illegible], JR.
No. 9765
12-10-98
PROFESSIONAL ENGINEER

[signature] 3-03-99 REV. 3/3/99
[signature] 2-17-99 REV. 2/16/99
REV. DEC. 10, 1998

COMMONWEALTH OF VIRGINIA
RICHARD F. POLK
No. 025252
10/8/98
PROFESSIONAL ENGINEER

[illegible]INEER'S SEAL & SIGNATURE

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SUPPLEMENTAL PLANTING ILLUSTRATIVE

COSCAN BROOKFIELD/HIGHLAND VIEW

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

DRAWN BY	JMC
DESIGNED BY	JMC
CHECKED BY	LAM
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ZONED	
SHEET	5 OF 5
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