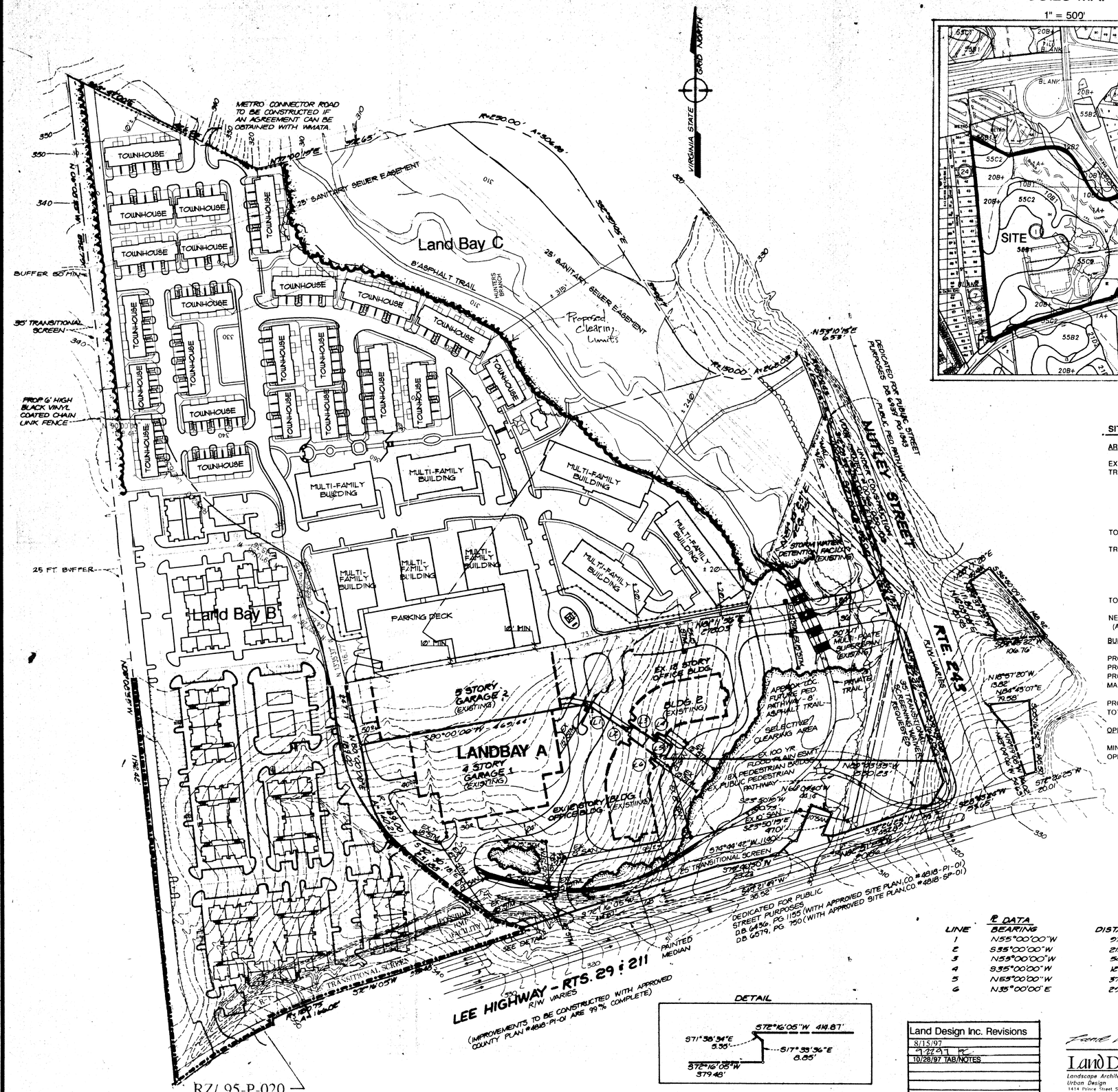
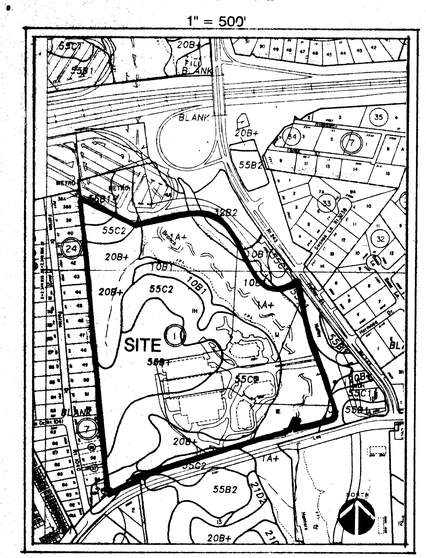
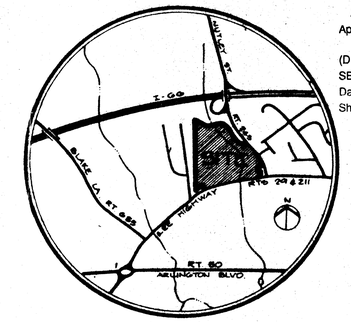


SOILS MAP

1" = 500'





VICINITY MAP

SCALE: 1" = 2000'

PCA 80-P-0395

Application No. 95-P-020 Staff Godfrey

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 5-9-98

Date of (BOS) (PC) approval 5-9-98

Sheet 1 of 1

SITE TABULATION OPTION B - RESIDENTIAL

AREA TABULATION

EXISTING ZONE	PDC
TRACT AREA BY ZONING CASE:	
RZ-80-P-039	51.9693 ACRES
(INCLUDES PART OF PARCEL 1K2, 1A6, 1J1, 1F1, 1E)	
RZ-95-P-020	0.1023 ACRES
(INCLUDES PART OF PARCEL 1K2)	
LEE HIGHWAY DEDICATION	2.0000 ACRES
NUTLEY STREET DEDICATION	3.0000 ACRES
TOTAL TRACT AREA	57.0717 ACRES
TRACT AREA BY LAND BAY	
LAND BAY A	13.90443 ACRES
LAND BAY B	11.21945 ACRES
LAND BAY C	26.94779 ACRES
LEE HIGHWAY DEDICATION	2.00000 ACRES
NUTLEY STREET DEDICATION	3.00000 ACRES
TOTAL TRACT AREA	57.0717 ACRES
NET TRACT AREA AFTER PREVIOUS DEDICATIONS (AREA AFFECTED BY THIS CDPA):	52.0717 ACRES

BUILDING AREA TABULATION

PROPOSED GROSS FLOOR AREA:		
PROP. COMMERCIAL GROSS FLOOR AREA		407,000 S.F.
PROP. FLOOR AREA RATIO		0.18
MAXIMUM F.A.R. PERMITTED		1.50
PROPOSED RESIDENTIAL GROSS FLOOR AREA		1,201,000 S.F.
TOTAL FLOOR AREA:		1,608,000 S.F.

OPEN SPACE

MIN. OPEN SPACE REQUIRED	15%	8.6 ACRES
OPEN SPACE PROVIDED	32%	18.2 ACRES

LEGEND

- PUBLIC PEDESTRIAN PATHWAY
- PRIVATE TRAIL
- PROPOSED CLEARING LIMIT
- ORIGINAL TREE LINE (PER 4/19/81 F.P.)

CDPA NOTES

1. THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA) AFFECTS PROPERTY IDENTIFIED AS TAX MAP 48-4 ((1)). THIS CDPA REFLECTS A CHANGE TO A PORTION OF LAND BAY B, AND THE CREATION OF LAND BAY C FROM A PORTION OF LAND BAY A. NO REVISIONS ARE PROPOSED TO THE CONSTRUCTED PORTIONS OF LAND BAY A.

2. THE OWNER OF TAX MAP 1E, 1G, 1L AND 1M IS FIRST UNION NATIONAL BANK, TRUSTEE (DEED BOOK 7949, PAGE 569); THE OWNER OF TAX MAP 48-4-((1))1E, 1G, 1K1, 1L, 1M IS VIENNA METRO JOINT VENTURE TITLE REPORT NOT PURCHASED

3. THE SUBJECT PROPERTY IS LOCATED WITHIN LAND UNIT A OF THE VIENNA TRANSIT STATION AREA, WITHIN THE VIENNA PLANNING DISTRICT OF AREA II. THE COMPREHENSIVE PLAN RECOMMENDS THE SUBJECT PROPERTY FOR MIXED USE AND RESIDENTIAL DEVELOPMENT WITH AN OVERALL FAR OF .50. THUS THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.

4. NATURAL FEATURES DESERVING OF PROTECTION HAVE BEEN INCLUDED IN THE OPEN SPACE AREAS SHOWN HEREON.

5. UNLESS OTHERWISE REPRESENTED ON THIS CDPA, ALL SUBMISSION REQUIREMENTS (I.E. LOCATION & ARRANGEMENT OF PROPOSED STRUCTURES, TRAFFIC, PROPOSED OPEN SPACE, RECREATION FACILITIES, ETC AS REQUIRED UNDER ARTICLE 16-501, PARA. 1 HAVE BEEN ADDRESSED UNDER A SEPARATE FDPA WHICH IS SUBMITTED WITH THIS APPLICATION.

6. ALL SIGNAGE SHALL BE IN CONFORMANCE WITH THE COMPREHENSIVE SIGN PLAN APPROVED BY THE PLANNING COMMISSION (CSPA-80-P-038) AS MAY BE AMENDED.

7. THE 100 YEAR FLOODPLAIN EASEMENT, RECORDED IN DEED BOOK 6834, PAGE 1352 IS LOCATED ON A PORTION OF LAND BAYS A & C ONLY.

8. THE TOPOGRAPHY IS FROM AERIAL PHOTOGRAPHY BY OTHERS. THE CONTOUR INTERVAL IS TWO (2) FEET. LANDDESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

9. NO IMPROVEMENTS TO THE EXISTING PUBLIC RIGHTS OF WAY ARE PROPOSED.

10. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON THIS SITE.

11. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON THE ADJACENT OR NEIGHBORING PROPERTIES.

12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

13. THE DEVELOPMENT SCHEDULE IS AS FOLLOWS: LAND BAY A IS COMPLETED; LAND BAY B IS CURRENTLY UNDER CONSTRUCTION. CONSTRUCTION OF LAND BAY C WILL COMMENCE ON THE APPROVAL OF THE SITE PLANS AND THE ISSUANCE OF PERMITS FOLLOWING THIS REZONING, AND WILL BE DILIGENTLY PURSUED.

14. A MODIFICATION OF THE REQUIREMENTS FOR SECONDARY USES PER SECTION 6-206 5. OF THE ZONING ORDINANCE IS REQUESTED SUCH THAT THE GROSS FLOOR AREA DEVOTED TO DWELLINGS SHALL NOT EXCEED 75% OF THE GROSS FLOOR AREA OF ALL USES IN THE DEVELOPMENT.

CDPA-95-P-020 CDPA-80-P-039-5

DETAIL

℄ DATA

LINE	BEARING	DISTANCE
1	N55°00'00"W	97.85'
2	S35°00'00"W	21.08'
3	N55°00'00"W	54.85'
4	S35°00'00"W	12.42'
5	N55°00'00"W	37.17'
6	N35°00'00"E	20.86'

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
OCT 29 1997
ZONING EVALUATION DIVISION

Land Design Inc. Revisions
8/15/97
9.22.97
10/28/97 TAB/NOTES

Land Design Inc.
Landscape Architecture Land Planning Urban Design
1414 Prince Street, Suite 400 Alexandria, VA 22314-2815 703/549-7784 Fax: 703/549-4584

8-15-97

Revisions
12/31 REV
1/16 REV
3/20 REV
8/26/80 REV
3/4/81 REVISION
9/14/81 REVISION

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

HUNTERS BRANCH

OPTION B-RESIDENTIAL

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

Survey: D&D	Scale: 1"=100 FEET
Design: D&C/WHGA	
Drawn: A. ZIMMERMAN/R. LEHR	Date: OCTOBER 6, 1980
Checked: A. GEIGER	

Gordon Associates
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS
1806 Robert Fulton Drive Reston, Virginia 22091 (703) 860-3600

Sheet 1 of 1 603-0101

APPR. SUBJECT TO PROFFERS (7/10/80) & DEV. COND. (9/14/80)

Overlay Identification	EX	GEOM	UTIL	DRY CONE
Composite				
Overlay	EX	GEOM	UTIL	DRY CONE
Screen	S			
Project				