WINDY HILL AT LINCOLNIA

CONCEPTUAL / FINAL DEVELOPMENT PLAN

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ-1997-MA-006

Application No. 1997-MA-006 Staff 4
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/30/97
Date of (BOS) (PC) approval 6/9/97
Sheet 1 of 15

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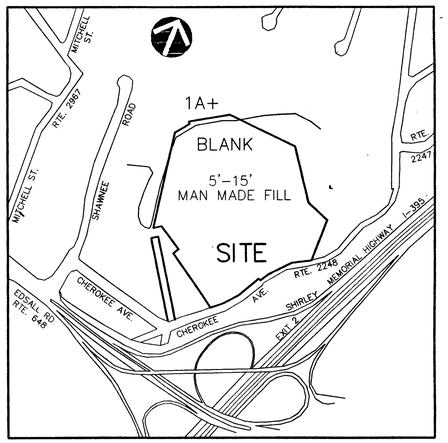
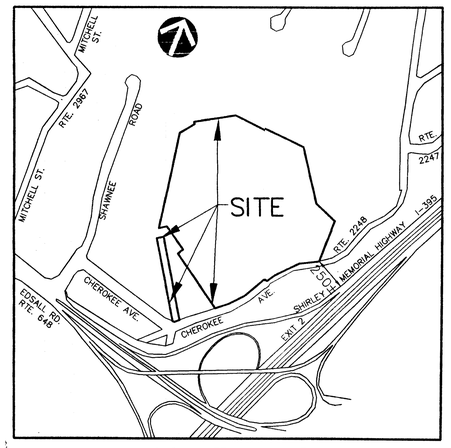


SOIL MAP
SCALE: 1"=500'



VICINITY MAP
SCALE: 1"=500'

SOILS DATA

SOIL NO.	SOIL NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE STABILITY	EROSION POTENTIAL
1A+	MIXED ALLUVIAL	POOR-F,W	POOR-F,B,W	GOOD	SLIGHT
---	MAN MADE FILL	---	---	---	---

OWNER

ATLANTIC RESEARCH CORPORATION
D.B. 9136 P.G. 854 (TM# 081-01-0019A)
(COUNTRY SQUIRE, L.P. AS CONTRACT PURCHASER)
D.B. P.G. (TM# 072-3-01-PT.0017B)
WINDY HILL LIMITED PARTNERSHIP
D.B. P.G. (TM# 072-3-01-PT.0017B)
D.B. P.G. (TM# 081-1-01-0020)

APPLICANT

COUNTRY SQUIRE, L.P.
1350 CONNECTICUT AVE. N.W.
SUITE 800
WASHINGTON, D.C. 20036
(202) 659-0700

ENGINEER

VIKA INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
(703) 442-7800

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11417
5/27/97
PROFESSIONAL ENGINEER

ARCHITECT

DEVEREAUX & ASSOCIATES
14889 CHAIN BRIDGE ROAD, #104
McLEAN, VIRGINIA, 22101
(703) 893-0102

THE LESSARD ARCHITECTURAL GROUP
8229 BOONE BOULEVARD, SUITE 640
VIENNA, VIRGINIA 22182
(703) 760-9344

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUN 2 1997
ZONING EVALUATION DIVISION

LANDSCAPE ARCHITECT

PARKER, RODRIGUEZ
102 S. ALFRED STREET
ALEXANDRIA, VA. 22314
(703) 548-5010

5/23/97
5/12/97
5/5/97
4/24/97
4/02/97
3/14/97

SHEET 1 OF 15

DWG: 5907COV
DATE: 5-23-97
TIME: 10:30 AM

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CDP/FDP SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 072-3-((1))-0017B, 081-1-((1))-0020 AND 081-1-((1))0019A. AND IS CURRENTLY ZONED I-6.

2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH BASED ON DEED BOOK 9136 AT PAGE 854.

3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS A COMPILATION OF AERIAL PHOTOGRAMMETRY, AND FIELD SURVEYS.THE AERIAL WAS PREPARED BY POTOMAC AERIAL SURVEY ON 01/30/97. THE CONTOUR INTERVAL SHOWN IS TWO (2) FEET.

4. BOUNDARY INFORMATION WAS OBTAINED BY A FIELD RUN SURVEY BY VIKA, INC. DATED SEPTEMBER, 1995.

5. *OWNERSHIP OF THE SUBJECT PROPERTIES ARE AS FOLLOWS:*
   072-3-((1))-0017B ATLANTIC RESEARCH CORPORATION BY DEED DATED MAY 23, 1997 RECORDED IN DEED BOOK ____ AT PAGE ____ AND WINDY HILL LIMITED PARTNERSHIP BY DEED DATED MAY 23, 1997 RECORDED IN DEED BOOK ____ AT PAGE ____.
   081-1-((1))-0020 WINDY HILL LIMITED PARTNERSHIP BY DEED DATED MAY 23, 1997 RECORDED IN DEED BOOK ____ AT PAGE ____.
   081-1-((1))-0019A ATLANTIC RESEARCH CORPORATION BY DEED DATED MAY 23, 1997 RECORDED IN DEED BOOK ____ AT PAGE ____.

6. THE PROPERTY IS LOCATED WITHIN LAND UNIT D OF THE BELTWAY SOUTH INDUSTRIAL AREA OF THE AREA I COMPREHENSIVE PLAN. LAND UNIT D IS PLANNED FOR INDUSTRIAL AND OFFICE USES WITH RESIDENTIAL USE AT 8 AND 12 DWELLING UNITS PER ACRE, AS AN ALTERNATIVE TO INDUSTRIAL USE. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THIS COMPREHENSIVE PLAN RECOMMENDATION.

7. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.

8. STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DEM. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED. THE SUBJECT PROPERTY LIES WITH THE CAMERON RUN WATERSHIED.

9. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.

10. TO THE BEST OF OUR KNOWLEDGE HAZARDOUS AND TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY AND ARE CURRENTLY BEING MITIGATED UNDER PERMIT WITH THE STATE DEQ.

11. THERE ARE EXISTING STRUCTURES ON THE SUBJECT PROPERTY, DEMOLITION OPERATIONS ARE CURRENTLY UNDERWAY.

12. THE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE AND AN R.P.A. ZONE. R.P.A. OR AN ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTS ON THIS PROPERTY. A FLOOD PLAIN AND EASEMENT EXISTS ON THE PROPERTY ASSOCIATED WITH INDIAN RUN. THE FLOOD AREA IS LESS THAN 30% OF THE SITE AREA.

13. THERE ARE NO TRAILS INDICATED ALONG THE FRONTAGE OF THIS PROPERTY AS SHOWN ON THE FAIRFAX COUNTY COMPREHENSIVE TRAIL PLAN.

14. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL GENERALLY CONFORM TO THE LIMITS OF CLEARING AND GRADING SHOWN ON THE CDP/FDP SUBJECT TO THE INSTALLATION OF TRAILS AND UTILITY LINES AS NECESSARY, AS APPROVED BY D.E.M..

15. NO ARCHITECTURAL SKETCHES OF TYPICAL PROPOSED STRUCTURES WERE AVAILABLE AT THE TIME OF SUBMISSION.

16. *SEE MAXIMUM BUILDING HEIGHTS IN SITE TABULATION THIS SHEET.* THE ANGLES OF BULK PLANE FOR BUILDINGS ADJACENT TO THE SITE PERIMETER ARE INDICATED ON THE PERIMETER BULK PLANE DETAIL SHOWN ON THIS SHEET.

17. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. TIMING OF THE BUILD-OUT WILL DEPEND ON MARKET DEMAND FOR THIE RESIDENTIAL USE.

18. THE DEVELOPER RESERVES THE RIGHT TO RELOCATE CARPORTS/GARAGES ON THE DEVELOPMENT IN THE PARKING AREAS AS MAY BE NECESSARY DUE TO FINAL ENGINEERING AND DEEMED TO BE IN SUBSTANTIAL COMPLIANCE WITH THE CDP/FDP BY THE ZONING ADMINISTRATOR.

19. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED BELOW.

20. THE LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN WHICH WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPE FEATURES PRESENTED HEREON.

21. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, SIDEWALKS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. MODIFICATIONS SHALL NOT REDUCE PERIMETER BUILDING SETBACKS FROM PROPERTY LINES AS SHOWN ON THE CDP/FDP.

22. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF UNITS IN EACH BUILDING MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES AND ADU'S ACCORDINGLY. FEATURES SUCH AS OPTIONAL ROOMS (TYPICAL LOT LAYOUT), DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS MAY BE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING. THE STAIRS AND STOOPS SHOWN ON THE CDPA/IFDPA ARE FOR ILLUSTRATIVE PURPOSES ONLY; THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED. ANY MODIFICATIONS MUST BE DEEMED IN SUBSTANTIAL COMPLIANCE WITH THE CDP//FDP BY THE ZONING ADMINISTRATOR.

23. ADDITIONAL SITE FEATURES SUCH AS SUNROOMS, GAZEBOS, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED. ANY MODIFICATIONS MUST BE DEEMED IN SUBSTANTIAL COMPLIANCE WITH THE CDP/FDP BY THE ZONING ADMINISTRATOR.

24. THE DEVELOPER RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER DURING CONSTRUCTION OF THIS PROJECT.

25. ADDITIONAL IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY ON OR ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT AND ARE SHOWN ON SHEET 15 OF 15.

26. AFFORDABLE DWELLING UNITS (ADU'S) WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2-800 OF THE ZONING ORDINANCE, AS MAY BE AMENDED. THE NUMBER OF ADU'S TO BE PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. THE LOCATION OF ADU'S WILL BE ESTABLISHED AT THE TIME OF FINAL SITE PLAN.

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

28. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. THE ENCLOSED PARKING CONTEMPLATED IN THE MULTI FAMILY SECTION MAY OR MAY NOT BE PROVIDED, THIE GARAGES IN THE SFA AND SFD SECTIONS AND ANY PARKING SPACE BEHIND THEM WILL COUNT AS PART OF THE REQUIRED PARKING SPACES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING. ON SITE PARKING MAY IBE LOCATED ON THE SURFACE, WITHIN THE BUILDING FOOTPRINT, AND/OR IN FREESTANDING PARKING ENCLOSURES.

29. THERE ARE NO EXISTING EASEMENTS IN EXCESS OF 25' IN WIDTH, OTHER THAN AN EXISTING PRIVATE 28' ACCESS EASEMENT THAT SERVES PARCEL 13, AS SHOWN ON THE CDP/FDP, THAT SHALL BE QUIT CLAIMED WITH THIS DEVELOPMENT.

30. OWNER RESERVES THE RIGHT TO INSTALL ENTRY GATES AND PERIMETER FENCING WITH THE FINAL SITE PLAN.

31. PEDESTRIAN ACCESS WILL BE PROVIDED IN THE FORM OF SIDEWALKS ALONG AT LEAST ONE SIDE OF ALL PRIVATE STREETS WITHIN THE DEVELOPMENT.

32. ALL INTERNAL ROADS WILL BE PRIVATE STREETS WITHIN PUBLIC INGRESS, EGRESS EASEMENTS AND WILL BE OWNED AND MAINTAINED BY THE DESIGNATED HOMEOWNER'S ASSOCIATION.

33. THE SINGLE FAMILY DETACHED LOTS RANGE FROM 3500± S.F. UP TO 4250± S.F. WITH AN AVERAGE SIZE OF THE 28 SFD LOT BEING 3580± S.F.

34. DRIVEWAYS IN SINGLE FAMILY DETACHED SECTION ARE 10' DEEP TYPICAL, THUS DO NOT COUNT AS A PARKING SPACE.

REQUESTED WAIVERS AND MODIFICATIONS

1. A WAIVER OF THE 600 FOOT MAXIMUM LENGTH FOR PRIVATE STREETS IS REQUESTED.
2. A WAIVER OF THE LOADING REQUIREMENT FOR THE MULTI-FAMILY DEVELOPMENT PURSUANT TO SECTION 11-201 OF THE ZONING ORDINANCE IS REQUESTED.
3. WAIVER OF 200 SQUARE FOOT FENCED PRIVACY YARD FOR REAR LOADED TOWNHOMES.
4. WAIVER OF 200 FOOT SETBACK (PER ZONING ORDINANCE SECTION 2-414) FROM RIGHTS OF WAY OF INTERSTATE HIGHWAYS.

SITE TABULATIONS

EXISTING ZONING:	I-6
PROPOSED ZONING:	PDH-12 W/AFFORDABLE DWELLING UNITS
TOTAL SITE AREA:	81-1-((1))0019A - 869,094 SQ. FT. OR 19.95165 ACRES
	81-1-((1))0020 - 30,110 SQ. FT. OR 0.69123 ACRES
	72-3-((1))0017B - 163,932 SQ. FT. OR 3.76336 ACRES
	TOTAL: 1,063,136 SQ. FT. OR 24.40624 ACRES
USE:	MULTI FAMILY, SINGLE FAMILY ATTACHED AND DETACHED
MAXIMUM DENSITY PROVIDED:	11.06 DU/AC
PROPOSED TOTAL NO. OF UNITS:	270 UNITS

BREAKDOWN OF PROVIDED UNITS:

SINGLE FAMILY (SFD) =	28 UNITS
TOWNHOMES (SFA) =	150 UNITS
MULTI-FAMILY =	92 UNITS
TOTAL	270 UNITS

A.D.U. CALCULATION:

28 (SFD) + 150 (SFA) = 178 X (0.125) = 22.2

92 MULTI-FAMILY X 0.0625 = 5.7

REQUIRED ADU'S = 22.2 + 5.7 = 27.9 OR 28
PROVIDED ADU'S = 28

PARKING TABULATION:

REQUIRED PARKING:

150 (SFA) X 2.3/UNITS =	345 SPACES
28 (SFD) X 2.0/UNITS =	56 SPACES
92 MULTIFAMILY X 1.6/UNITS =	148 SPACES
TOTAL: 270 UNITS =	549 SPACES

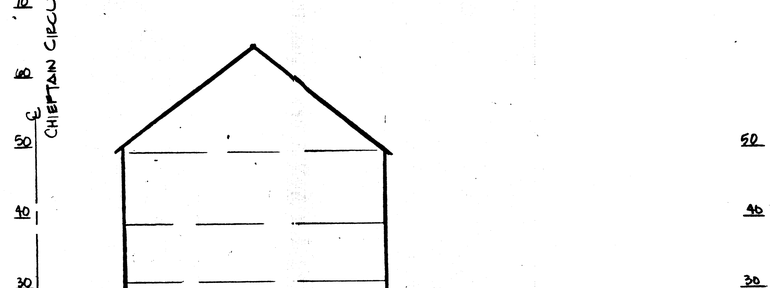
PARKING PROVIDED = *550*
(INCLUDES GARAGE, DRIVEWAY AND SURFACE SPACES. SEE NOTE 28 ON SHEET 3 OF 3.

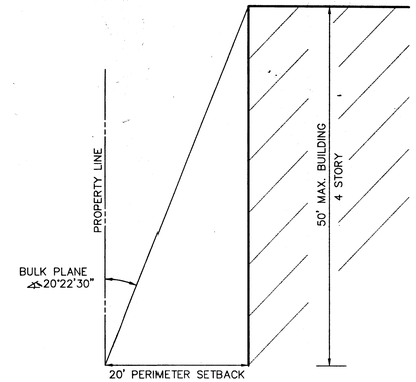
AREA OF STREET DEDICATION:	0.27 AC
MINIMUM LOT AREA REQUIRED:	N/A
LOT AREA PROVIDED:	N/A
MINIMUM LOT WIDTH:	N/A
MAXIMUM BUILDING HEIGHT PROVIDED:	50 FT (4 STORIES) *FOR MULTIFAMILY, 35' SFD & 40' SFA.*
YARD REQUIREMENTS REQUIRED:	PERIMETER SETBACKS AS SHOWN PER CDP/FDP (SEE BULKPLANE)
YARDS PROVIDED:	PERIMETER SETBACKS AS SHOWN PER CDP/FDP (SEE BULKPLANE)
OPEN SPACE REQUIRED:	27% (WITH ADU DEVELOPMENT) OR 6.56 AC.
OPEN SPACE PROVIDED:	35% OR 8.5 AC.

NOTE:
TOTAL SITE AREA IN FLOOD PLAIN AND STEEP SLOPES IS 4.93 ACRES, THE GROSS SITE AREA EQUALS 24.41 ACRES THUS 21% ± OF THE SITE CONSISTS OF FLOOD PLAIN AND STEEP SLOPES.

BUILDING No. 27 - GRADING SECTION

HORZ
VERT 1"=10'





PERIMETER BULK PLANE DETAIL

NOT TO SCALE

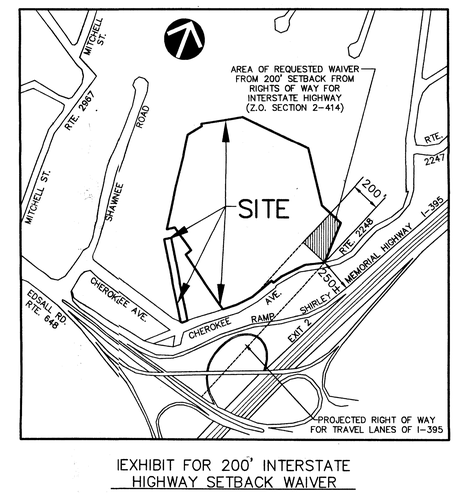
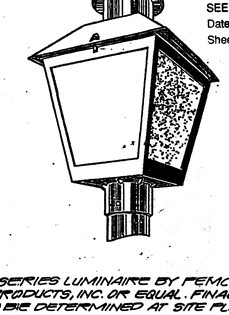


EXHIBIT FOR 200' INTERSTATE HIGHWAY SETBACK WAIVER

SCALE: 1"=500'

Application No. 1997-MA-006 Sta# 4
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/30/97
Date of (BOS) (PC) approval 6/9/97
Sheet 2 of 15



COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
4/2/97
PROFESSIONAL ENGINEER

NOTE: *HERITAGE SERIES LUMINAIRE BY FEMCO LIGHTING PRODUCTS, INC. OR EQUAL. FINAL FIXTURE TO BE DETERMINED AT SITE PLAN.*

TYPICAL SITE LIGHTING DETAIL

NOT TO SCALE

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
BETHESDA, MD

WINDY HILL AT LINCOLNIA
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIKA REVISIONS

MAY 23, 1997
MAY 12, 1997
MAY 5, 1997
APRIL 24, 1997
APRIL 02, 1997
MAR. 14, 1997
DATE: NOV. 5, 1996

DES. JTH	DWN. CR
SCALE: N/A	
PROJECT/FILE NO. 5907	
SHEET NO. 2 OF 15	

DWG: 5907B12
DATE: 3-14-97

JRVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	515.00'	286.46'	147.04'	282.78'	S 67°54'36" W	31°52'10"
C2	475.00'	141.21'	71.13'	140.69'	S 60°29'31" W	17°01'59"
C3	125.00'	53.39'	27.11'	52.99'	N 80°32'24" W	24°28'21"

LEGEND

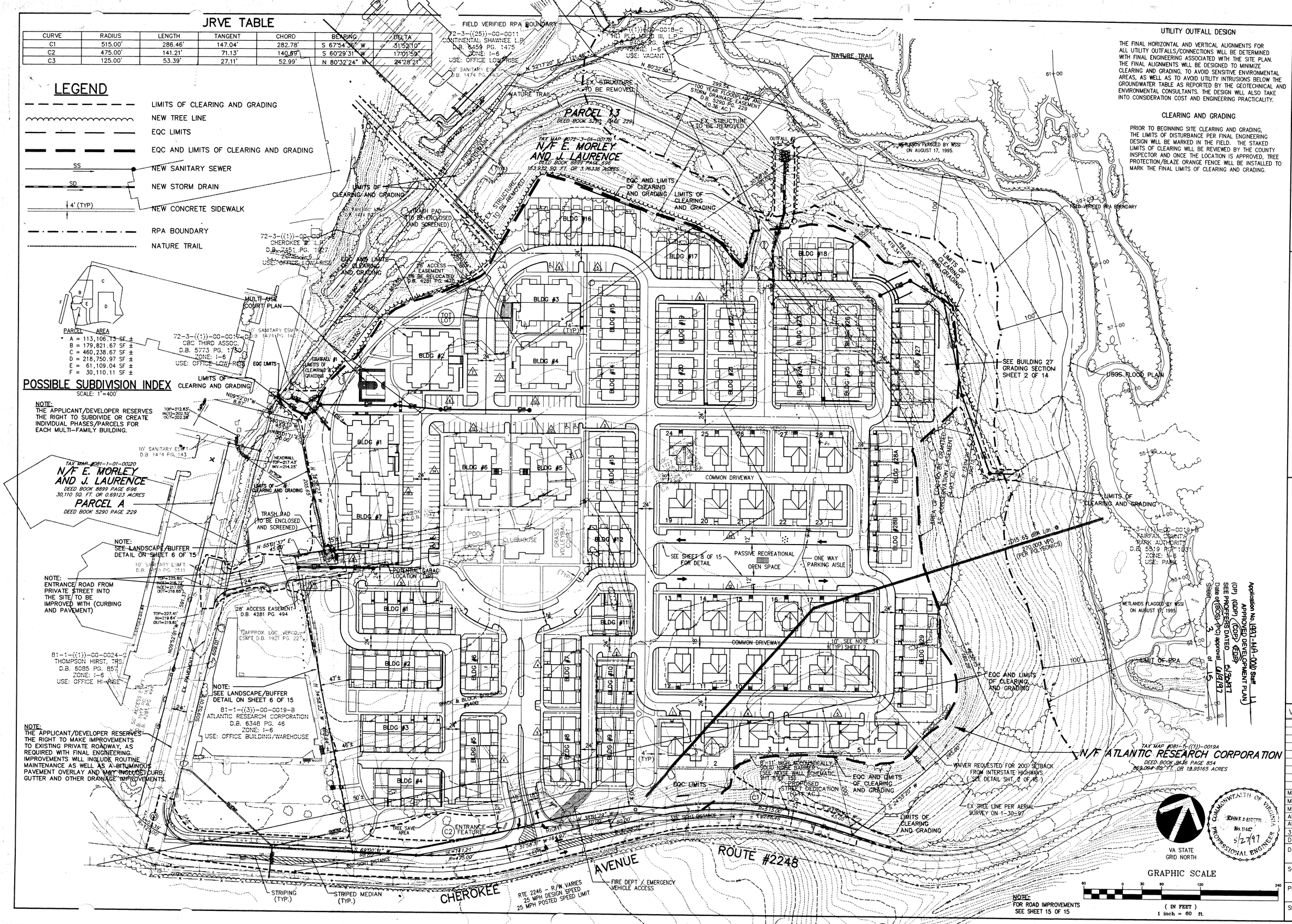
- LIMITS OF CLEARING AND GRADING
- NEW TREE LINE
- EQC LIMITS
- EQC AND LIMITS OF CLEARING AND GRADING
- SS — NEW SANITARY SEWER
- SD — NEW STORM DRAIN
- 4' (TYP) — NEW CONCRETE SIDEWALK
- RPA BOUNDARY
- NATURE TRAIL

PARCEL	AREA
A	= 113,106.13 SF ±
B	= 179,821.67 SF ±
C	= 460,238.67 SF ±
D	= 218,750.97 SF ±
E	= 61,109.04 SF ±
F	= 30,110.11 SF ±

POSSIBLE SUBDIVISION INDEX

SCALE: 1"=400'

NOTE:
THE APPLICANT/DEVELOPER RESERVES THE RIGHT TO SUBDIVIDE OR CREATE INDIVIDUAL PHASES/PARCELS FOR EACH MULTI-FAMILY BUILDING.



UTILITY OUTFALL DESIGN

THE FINAL HORIZONTAL AND VERTICAL ALIGNMENTS FOR ALL UTILITY OUTFALLS/CONNECTIONS WILL BE DETERMINED WITH FINAL ENGINEERING ASSOCIATED WITH THE SITE PLAN. THE FINAL ALIGNMENTS WILL BE DESIGNED TO MINIMIZE CLEARING AND GRADING, TO AVOID SENSITIVE ENVIRONMENTAL AREAS, AS WELL AS TO AVOID UTILITY INTRUSIONS BELOW THE GROUNDWATER TABLE AS REPORTED BY THE GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS. THE DESIGN WILL ALSO TAKE INTO CONSIDERATION COST AND ENGINEERING PRACTICALITY.

CLEARING AND GRADING

PRIOR TO BEGINNING SITE CLEARING AND GRADING, THE LIMITS OF DISTURBANCE PER FINAL ENGINEERING DESIGN WILL BE MARKED IN THE FIELD. THE STAKED LIMITS OF CLEARING WILL BE REVIEWED BY THE COUNTY INSPECTOR AND ONCE THE LOCATION IS APPROVED, TREE PROTECTION/BLAZE ORANGE FENCE WILL BE INSTALLED TO MARK THE FINAL LIMITS OF CLEARING AND GRADING.

VIKA
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8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
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(GDSP) (PC) approval 5/20/97
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VIKA REVISIONS

MAY 23, 1997
MAY 12, 1997
MAY 5, 1997
APRIL 24, 1997
APRIL 2, 1997
3/14/97
DATE: APRIL 2, 1997

DES.	DWN.
CMA, TR	CMA

SCALE: 1"=60'

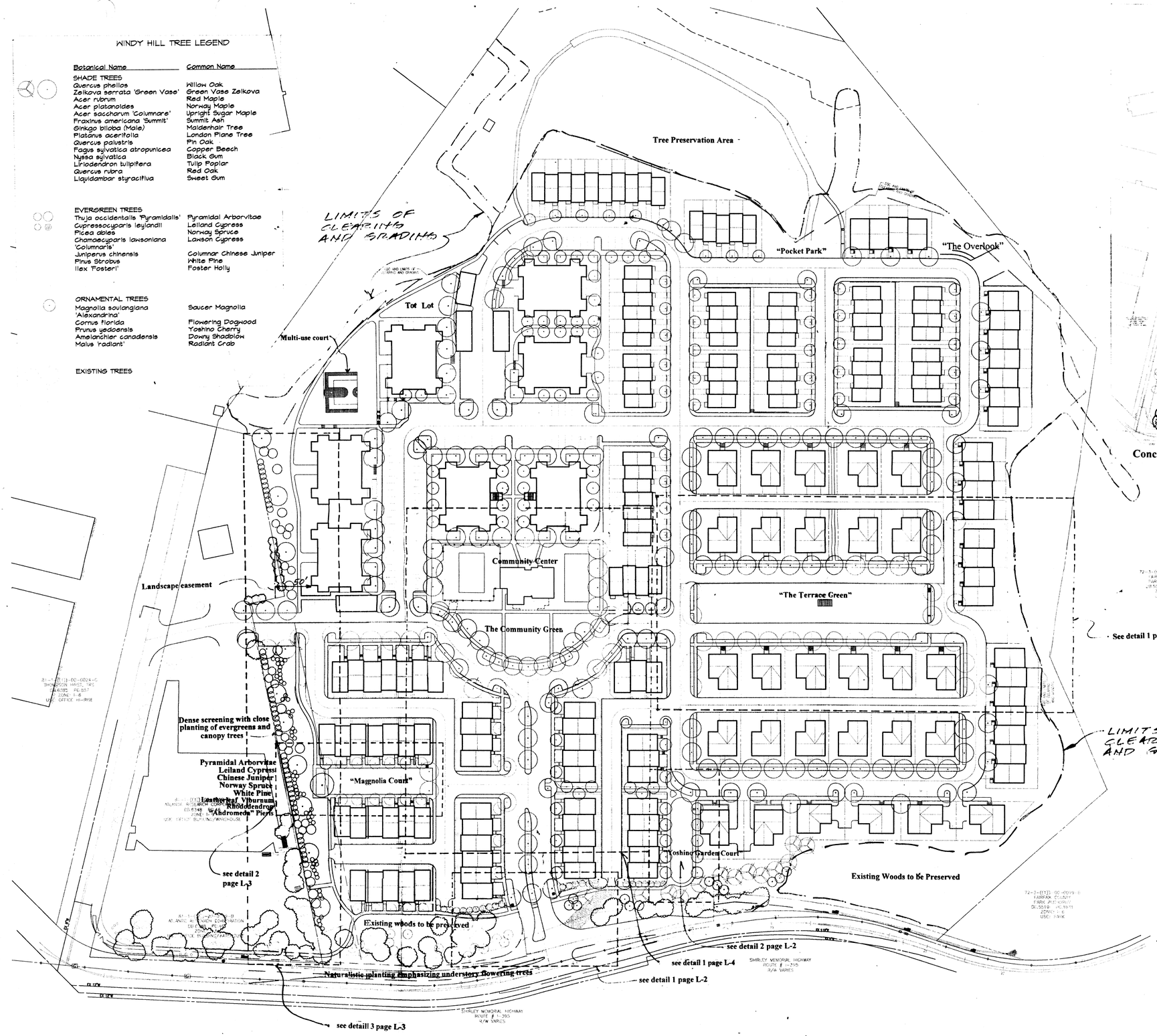
PROJECT/FILE NO. 5907

SHEET NO. 3 OF 15

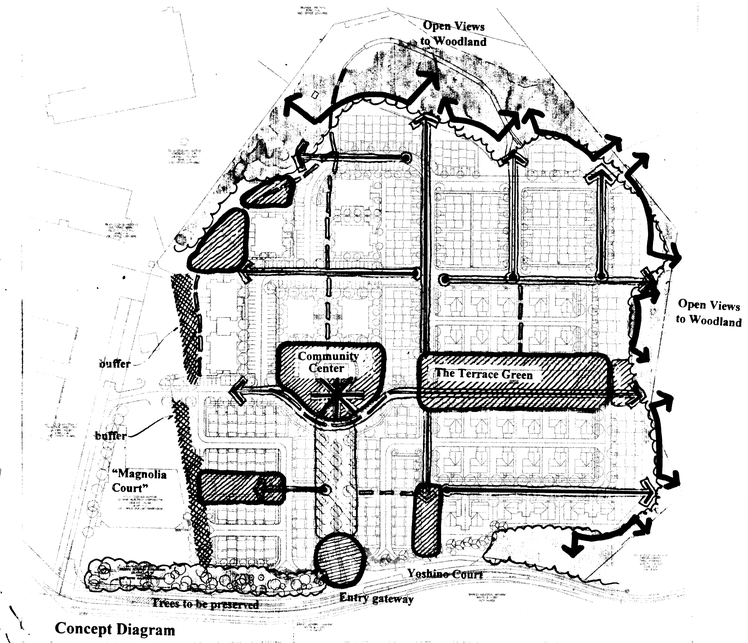
DWG: 5907100A
DATE: 11-30-97
INIT: AJ

WINDY HILL TREE LEGEND

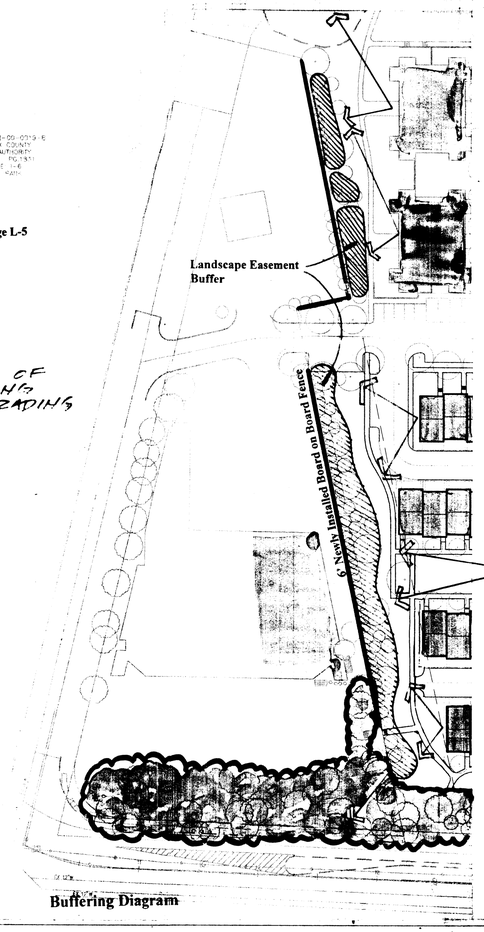
Botanical Name	Common Name
SHADE TREES	
Quercus phellos	Willow Oak
Zelkova serrata 'Green Vase'	Green Vase Zelkova
Acer rubrum	Red Maple
Acer platanoides	Norway Maple
Acer saccharum 'Columnare'	Upright Sugar Maple
Fraxinus americana 'Summit'	Summit Ash
Ginkgo biloba (Male)	Maidenhair Tree
Platanus acerifolia	London Plane Tree
Quercus palustris	Pin Oak
Fagus sylvatica atropunicea	Copper Beech
Nyssa sylvatica	Black Gum
Liriodendron tulipifera	Tulip Poplar
Quercus rubra	Red Oak
Liquidambar styraciflua	Sweet Gum
EVERGREEN TREES	
Thuja occidentalis 'Pyramidalis'	Pyramidal Arborvitae
Cupressocyparis leylandii	Leiland Cypress
Picea abies	Norway Spruce
Chamaecyparis lawsoniana 'Columnaris'	Lawson Cypress
Juniperus chinensis	Columnar Chinese Juniper
Pinus Strobus	White Pine
Ilex 'Fosteri'	Foster Holly
ORNAMENTAL TREES	
Magnolia soulangiana 'Alexandrina'	Saucer Magnolia
Cornus florida	Flowering Dogwood
Prunus yedoensis	Yoshino Cherry
Amelanchier canadensis	Downy Shadblow
Malus 'radiant'	Radiant Crab
EXISTING TREES	



Landscape Plan



Concept Diagram



Buffering Diagram

Application No. 1997-MA-006 Staff
APPROVED DEVELOPMENT PLAN
(PD) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/30/97
Date of (BOS) (PC) approval 6/19/97
Sheet 4 of 15

5/23/97
5/12/97
5/5/97
4/24/97

3/14/97

4/2/97

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Planning
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Alexandria, Virginia 22314
703.548.5010

LANDSCAPE PLAN AND CONCEPT DIAGRAM

WINDY HILL AT LINCOLNIA
FAIRFAX COUNTY VIRGINIA

Revision & Date:
April 2, 1997
April 24, 1997
MAY 5, 1997
MAY 12, 1997
MAY 23, 1997

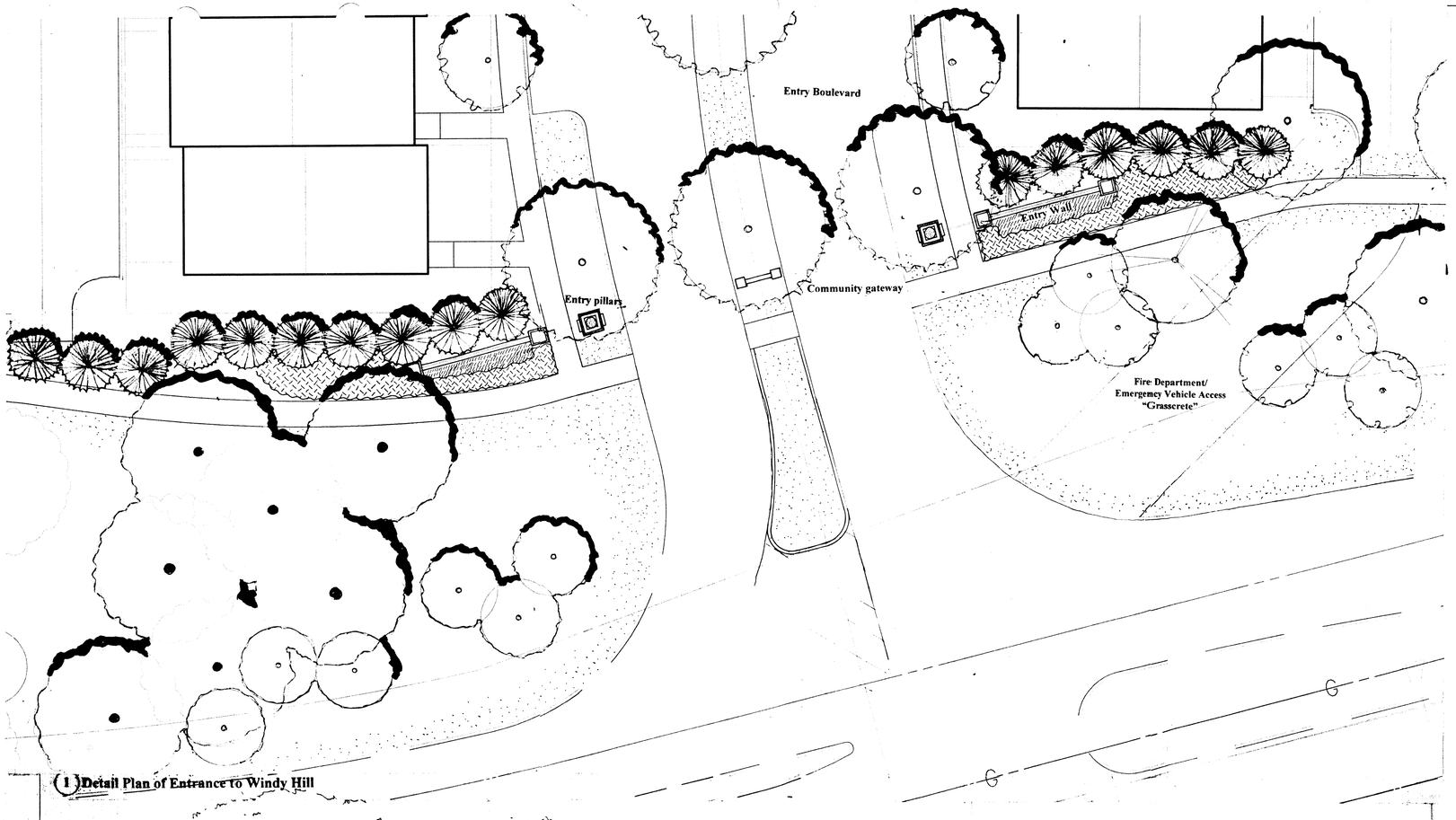
Drawn by: CA
Designed by: TR/CA
Checked by: TR
Date: MARCH 14, 1997
Scale: 1" = 60'

Drawing Number: L-1

Sheet 4 of 15

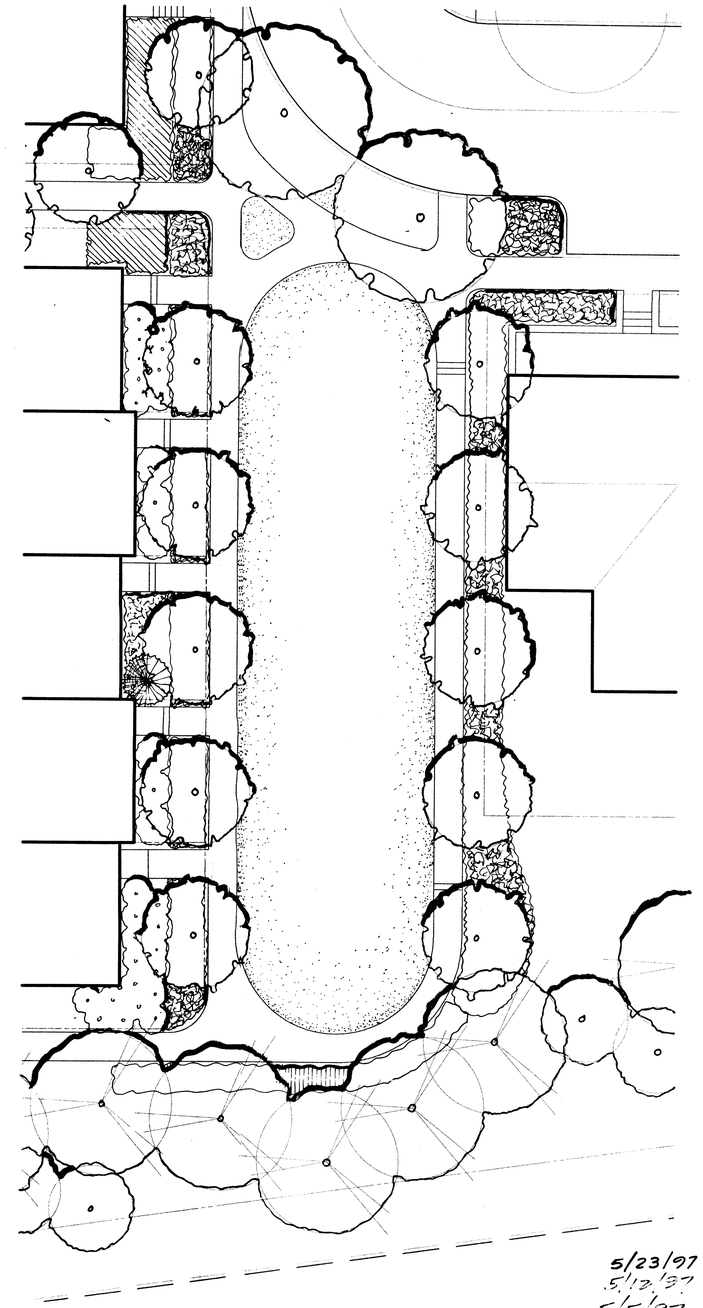
DWG: winla101

4 OF 15



1 Detail Plan of Entrance to Windy Hill

3 Perspective of Entrance to Windy Hill



"Yoshino Garden Court"

2 Detail Plan of Yoshino Garden Court

5/23/97
5/12/97
5/5/97
4/24/97

Application No. 1997-MA-006 Staff LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
E PROFFERS DATED 5/30/97
e of (BOS) (PC) approval 6/9/97
eet 5 of 15

COMMONWEALTH OF VIRGINIA
JOHN F. MATETT
No. 11447
3/14/97
PROFESSIONAL ENGINEER

4/2/97

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ENTRANCE TO WINDY HILL AND "THE YOSHINO GARDEN COURT"

WINDY HILL AT LINCOLNIA
FAIRFAX COUNTY VIRGINIA

Revision & Date:
April 2, 1997
April 24, 1997
MAY 5, 1997
MAY 12, 1997
MAY 23, 1997

Drawn by: CA
Designed by: TR/CA
Checked by: TR
Date: MARCH 14, 1997
Scale: 1" = 10'

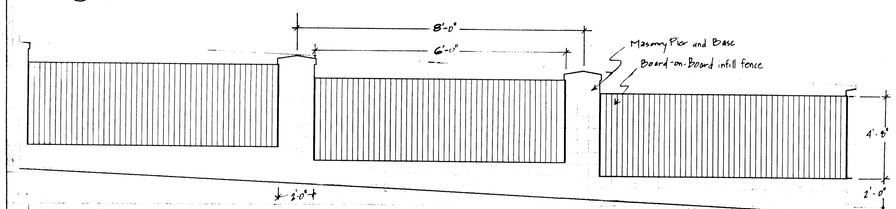
Drawing Number: L-2

Sheet 5 of 15

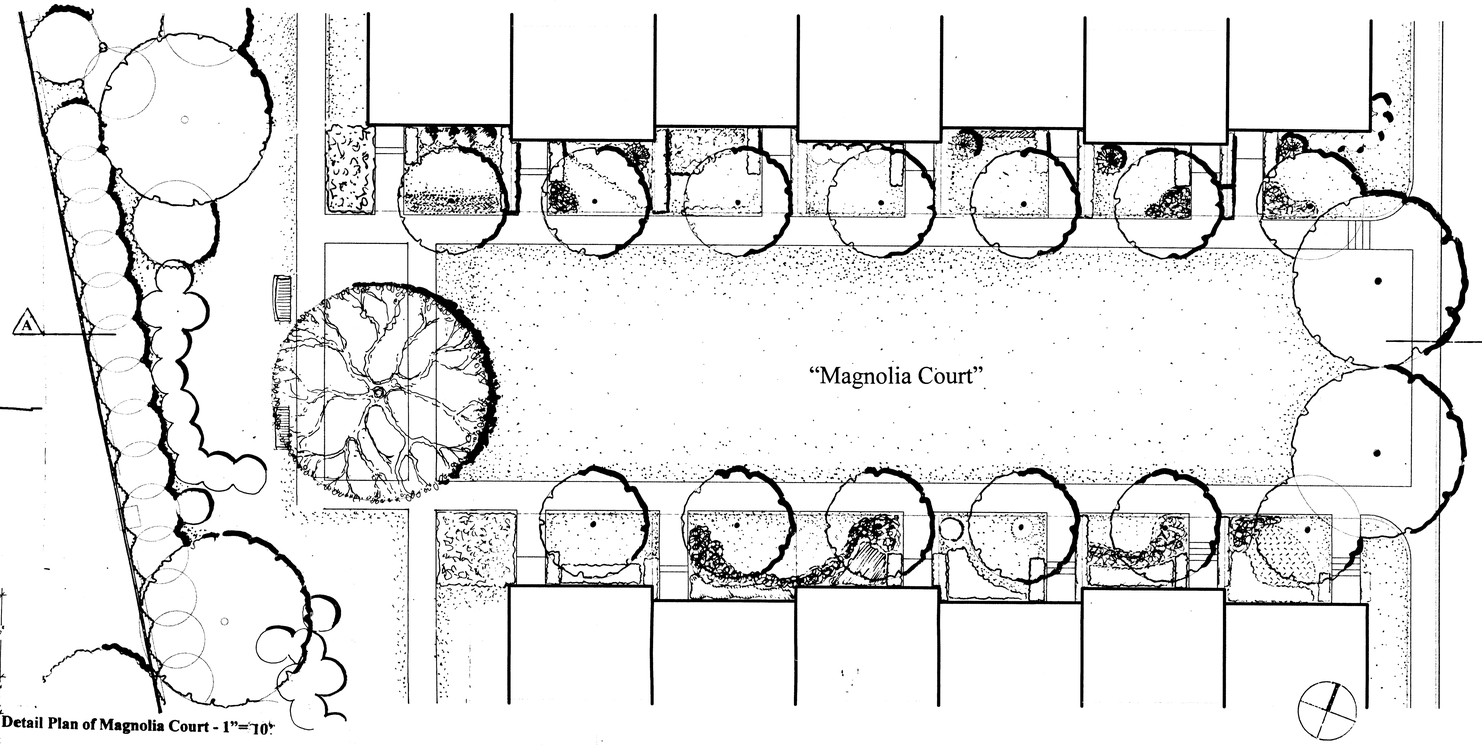
DWG: wind102

5 OF 15

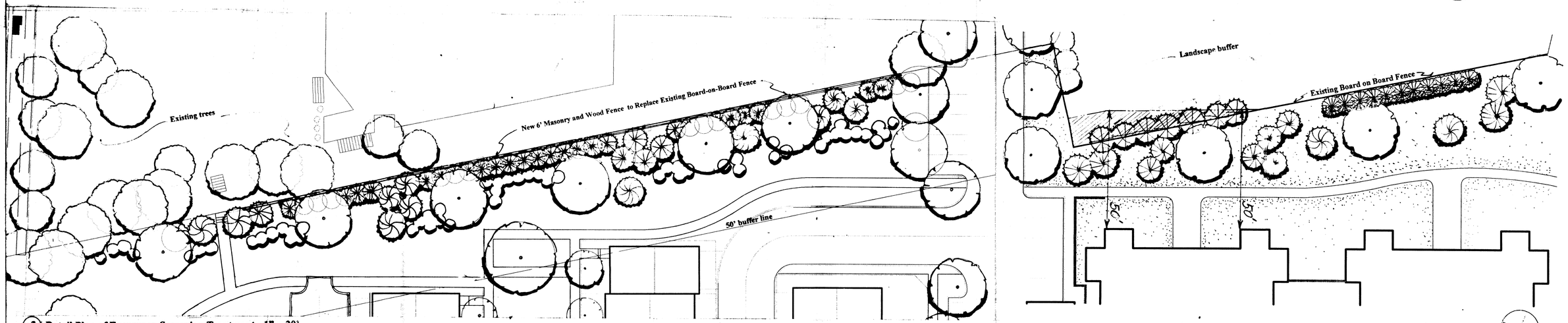
1 Section A-A' through "Magnolia Court"



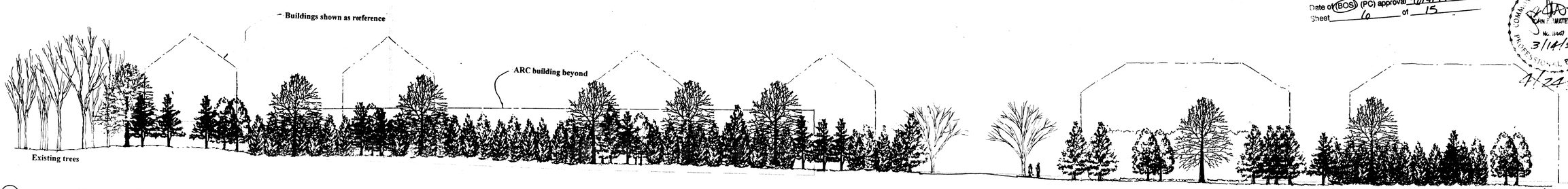
Typical Detail of 6' Masonry and Wood Fence ¼" = 1'-0"



2 Detail Plan of Magnolia Court - 1"= 10'



3 Detail Plan of Evergreen Screening Treatment - 1" = 20'



4 Elevation of Evergreen Screening Treatment - 1" = 20'

Application No. 1997-MA-006 Staff L
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/30/97
Date of (BOS) (PC) approval 6/9/97
Sheet 6 of 15

5/23/97
5/12/97

COMMONWEALTH OF VIRGINIA
JOHN F. MATETTI
No. 11447
PROFESSIONAL ENGINEER
3/14/97
4/24/97

4/2/97

ParkerRodriguez, Inc.

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Landscape Architecture

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703.548.5010

"MAGNOLIA COURT"
AND EVERGREEN SCREENING

WINDY HILL AT LINCOLNIA
FAIRFAX COUNTY VIRGINIA

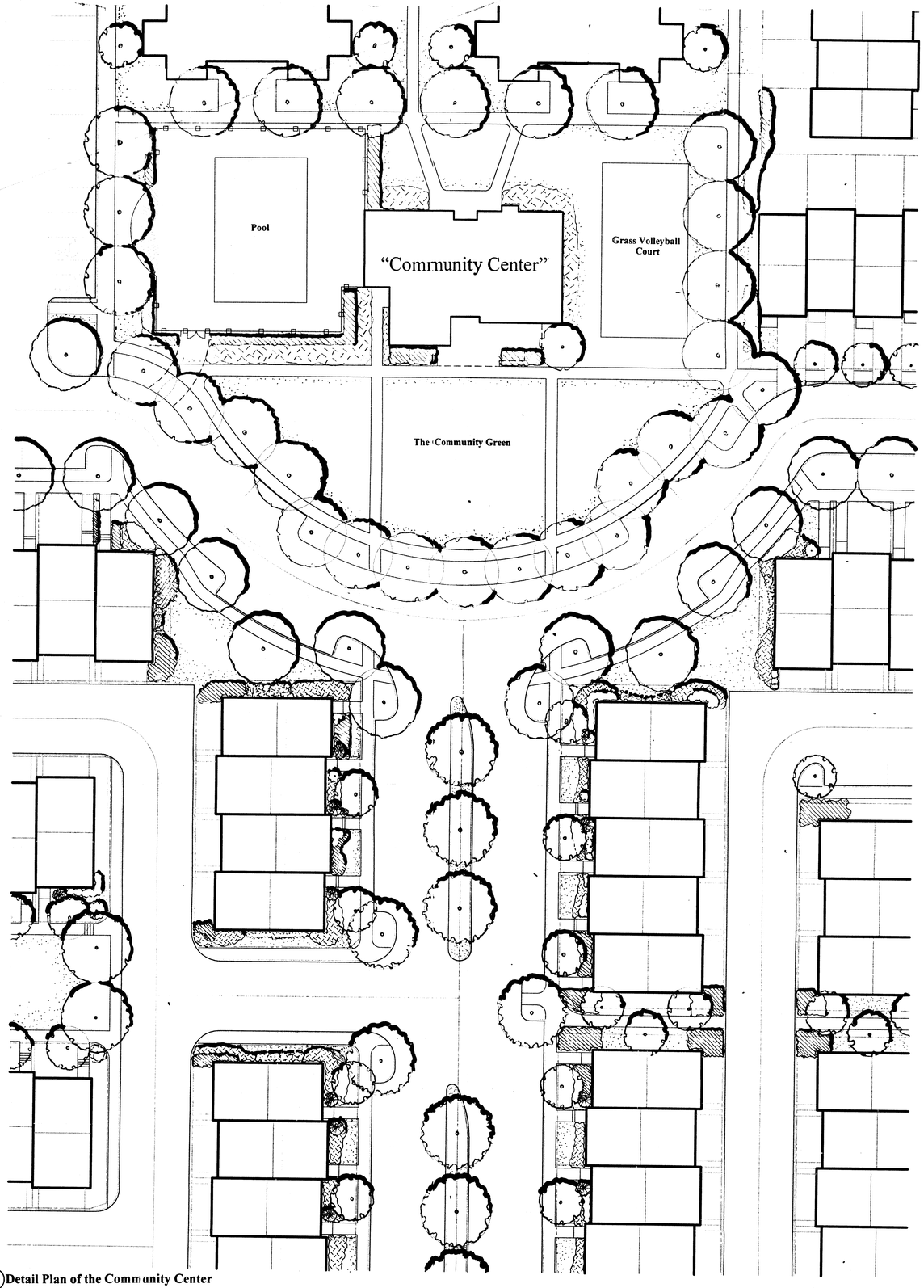
Revision & Date:
April 2, 1997
April 24, 1997
MAY 12, 1997
MAY 23, 1997

Drawn by: CA
Designed by: TR/CA
Checked by: TR
Date: MARCH 14, 1997
Scale: AS NOTED

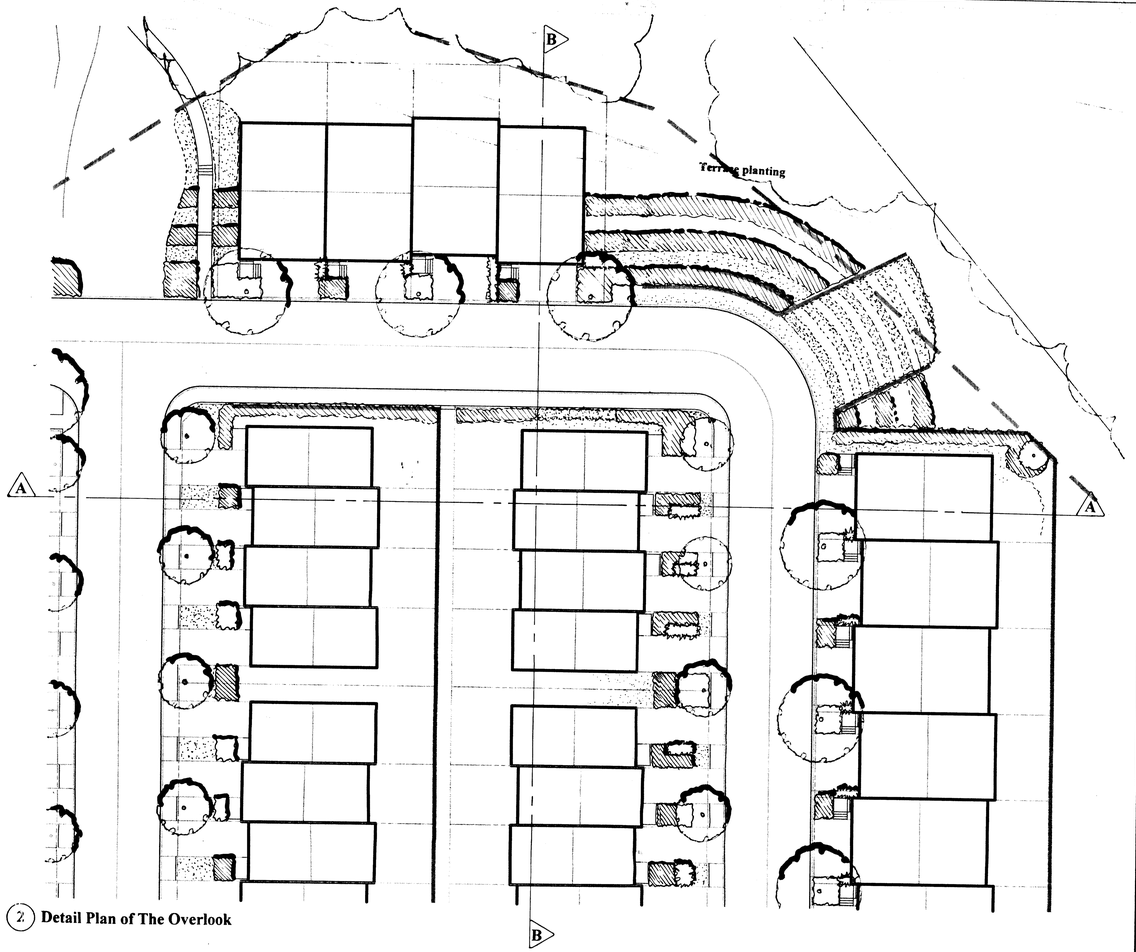
Drawing Number:
L-3

Sheet 6 of 15

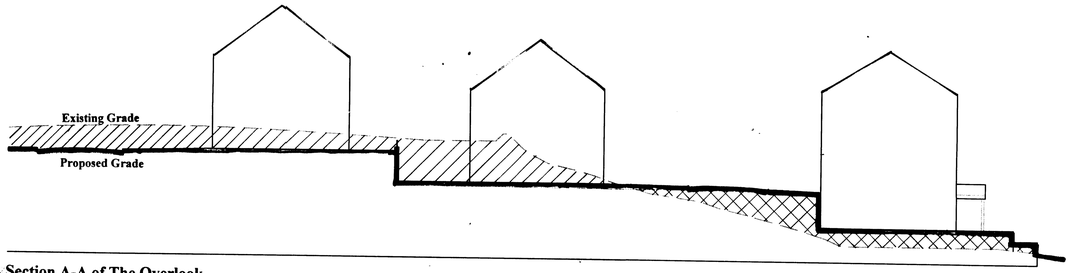
6 OF 15



1 Detail Plan of the Community Center

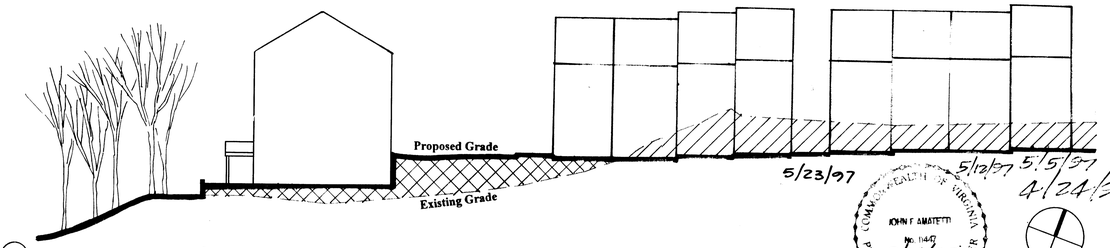


2 Detail Plan of The Overlook



3 Section A-A of The Overlook

Application No. 1997-MA-006 Staff LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/30/97
Date of (BOS) (PC) approval 6/9/97
Sheet 7 of 15



4 Section B-B of The Overlook

5/23/97 5/12/97 5/5/97 4/24/97

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
3/14/97
PROFESSIONAL ENGINEER

4/2/97

ParkerRodriguez, Inc.

Planning
Urban Design
Landscape Architecture

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703.548.5010

"COMMUNITY CENTER" AND "THE OVERLOOK"

WINDY HILL AT LINCOLNIA
FAIRFAX COUNTY VIRGINIA

Revision & Date:
4/2/97
April 24, 1997
MAY 5, 1997
MAY 12, 1997
MAY 23, 1997

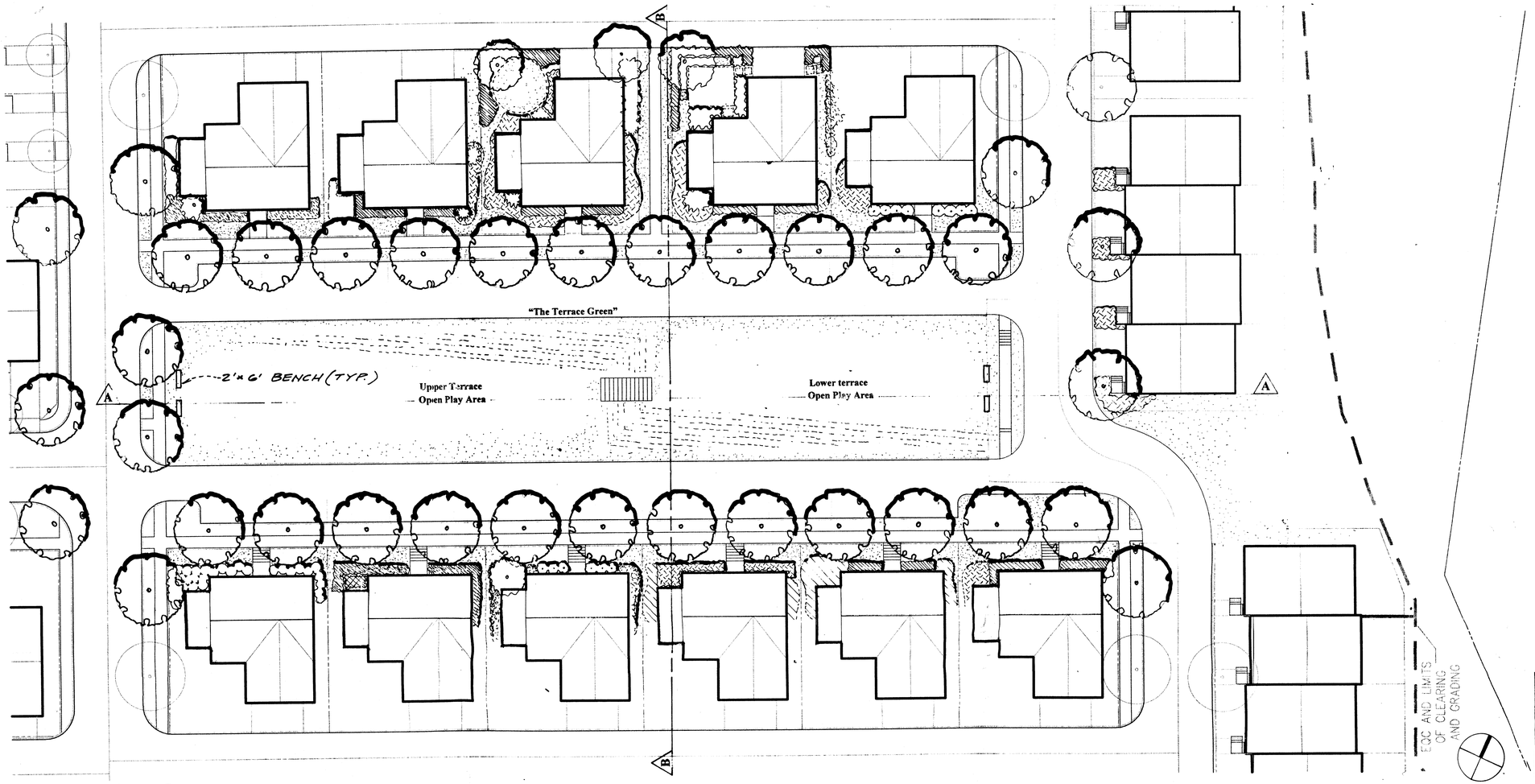
Drawn by: CA
Designed by: TR/CA
Checked by: TR
Date: MARCH 14, 1997
Scale: 1" = 20'

Drawing Number: L-4

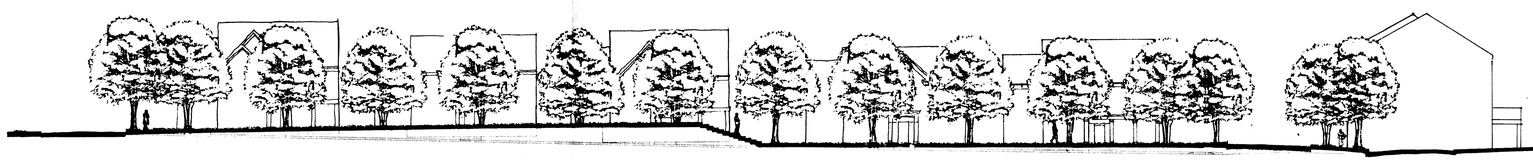
Sheet 7 of 15

DWG: wina104

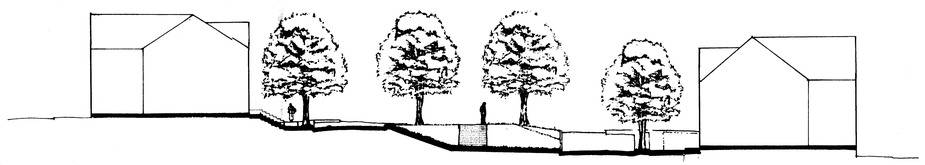
7 OF 15



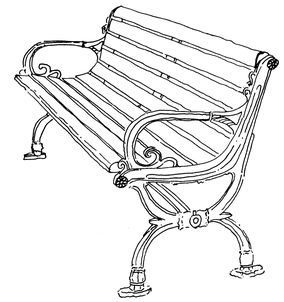
Detail Plan of The Terrace Green



Longitudinal Section A-A'



Transverse Section B-B'



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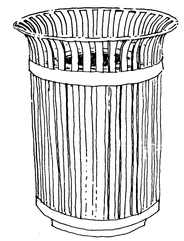
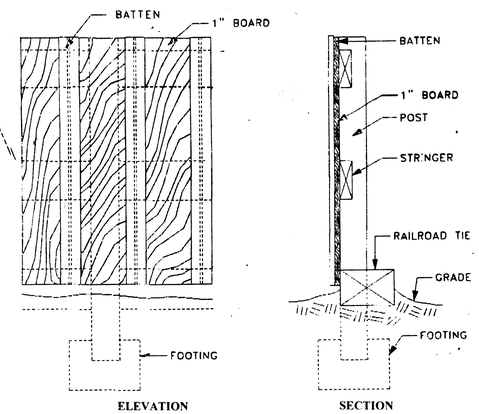
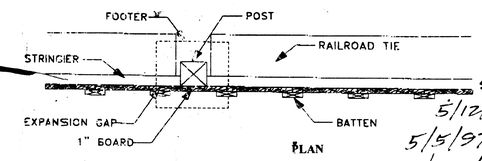


Trash Receptacle

Site Furniture Not to Scale



ELEVATION SECTION



PLAN

5/23/97
5/12/97
5/5/97
4/24/97

Noise Wall Schematic Not to Scale
POLYSONICS INC.

Application No. 1997-MA-006 Staff 4
APPROVED DEVELOPMENT PLAN
(GDP) (CDP) (FDP)
PROFFERS DATED 5/30/97
of (BOS) (PC) approval 6/9/97
Sheet 8 of 15

COMMONWEALTH OF VIRGINIA
JOHN F. MATETTI
No. 11447
3/14/97
PROFESSIONAL ENGINEER

4/2/97

ParkerRodriguez, Inc.

Planning
Urban Design
Landscape Architecture

102 South Alfred Street
Alexandria, Virginia 22314
703.548.5010

"THE TERRACE GREEN"

WINDY HILL AT LINCOLNIA
FAIRFAX COUNTY VIRGINIA

Revision & Date: 4/2/97
April 24, 1997
MAY 5, 1997
MAY 12, 1997
MAY 23, 1997

Drawn by: CA
Designed by: TR/CA
Checked by: TR
Date: MARCH 14, 1997
Scale: 1" = 20'

Drawing Number: L-5

Sheet 8 of 15

DWG: winla105

8 OF 15

Application No. 1997-MA-006 Staff 61
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/30/97
Date of (BOS) (PC) approval 6/9/97
Sheet 9 of 15

5/23/97
5/12/97
5/5/97

FRONT ELEVATION
SINGLE FAMILY DETACHED

DATE: MARCH 12, 1997

NOTE: This conceptual drawing is for illustrative purposes only. It represents the general appearance and character that the final architectural and engineering drawings shall achieve. Minor modifications to the specific details of the elevations and of the final unit design may be required as the final construction documents are developed.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
3/14/97
PROFESSIONAL ENGINEER

4/24/97 4/2/97

SCALE: 1/4" = 1' - 0"

3/14/97

HORNING BROTHERS

WINDY HILL

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Application No. 1997-MA-006 Staff LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/30/97
Date of (BOS) (PC) approval 6/9/97
Sheet 10 of 15

COMMONWEALTH OF VIRGINIA
No. 11447
PROFESSIONAL ENGINEER

5/23/97
5/12/97
5/5/97
4/24/97
4/2/97

FRONT ELEVATION
24'0" TOWNHOMES

NOTE: This conceptual drawing is for illustrative purposes only. It represents the general appearance and character that the final architectural and engineering drawings shall achieve. Minor modifications to the specific details of the elevations and of the final unit design may be required as the final construction documents are developed.

DATE: MARCH 12, 1997

SCALE: 1/4" = 1'-0"

3/14/97

HORNING BROTHERS

WINDY HILL

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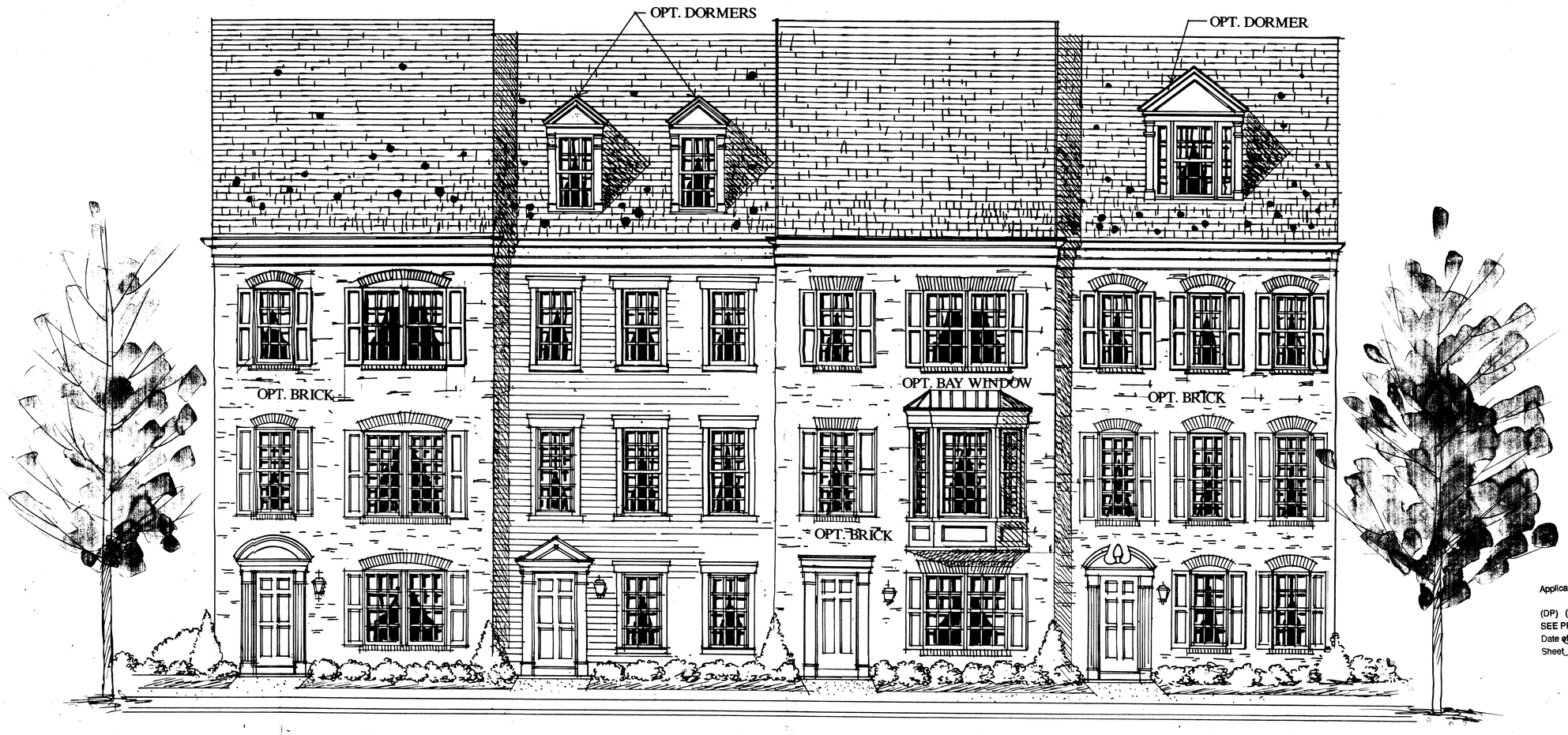

Application No. 1997-MA-006 Staff U
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/30/97
Date of (BOS) (PC) approval 6/9/97
Sheet 11 of 15

FRONT ELEVATION
STANDARD
20'0" REAR LOAD TOWNHOMES

NOTE: This conceptual drawing is for illustrative purposes only. It represents the general appearance and character that the final architectural and engineering drawings shall achieve. Minor modifications to the specific details of the elevations and of the final unit design may be required as the final construction documents are developed.

COMMONWEALTH OF VIRGINIA
JOHN L. AMATETTI
No. 11447
PROFESSIONAL ENGINEER
3/14/97

5/23/97
5/12/97
5/5/97
4/24/97
4/2/97

DATE: MARCH 12, 1997

SCALE: 1/4" = 1'-0"

3/14/97

HORNING BROTHERS

WINDY HILL

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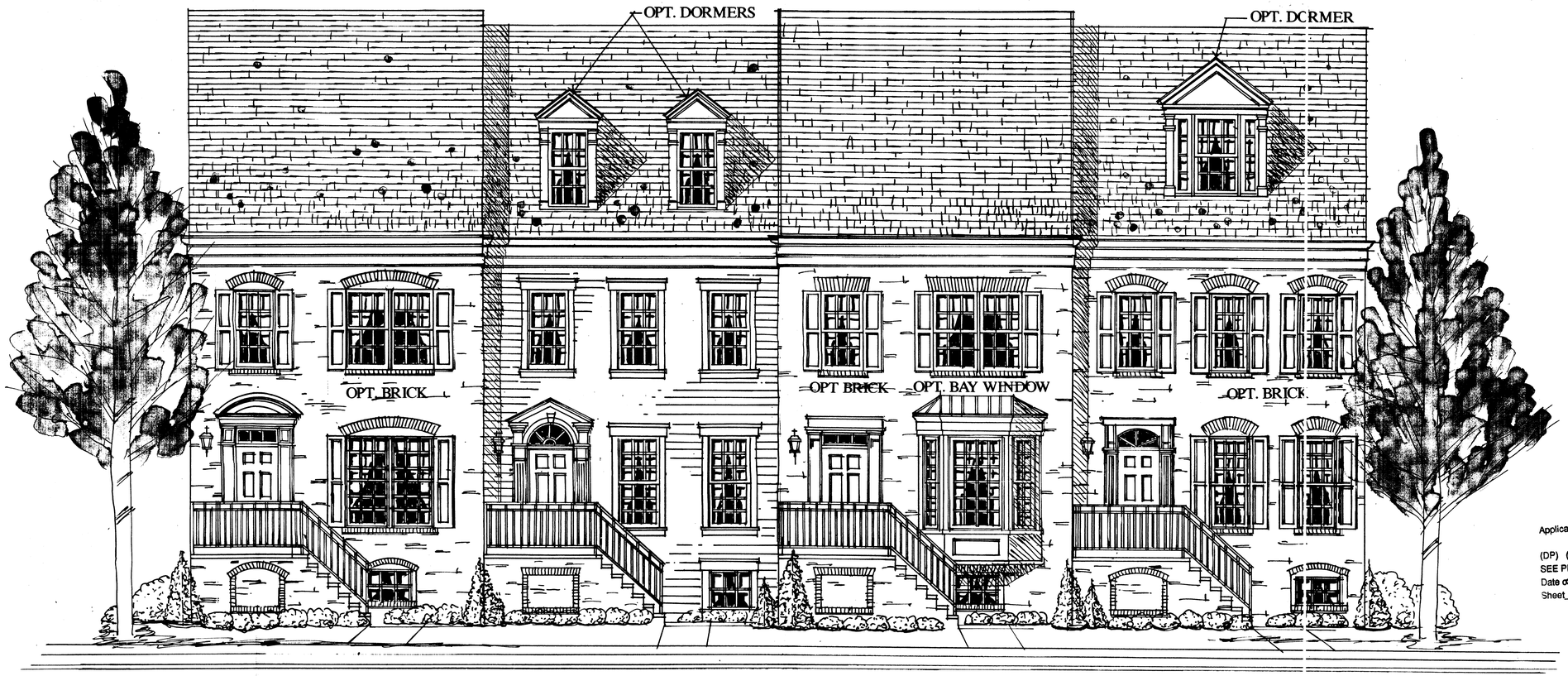

Application No. 1997-MA-006 Staff LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/30/97
Date of (BOS) (PC) approval 6/9/97
Sheet 12 of 15

COMMONWEALTH OF VIRGINIA
JOHN P. AMATETTI
No. 11447
3/14/97
PROFESSIONAL ENGINEER

FRONT ELEVATION
ENGLISH BASEMENT
20'0" REAR LOAD TOWNHOMES

NOTE: This conceptual drawing is for illustrative purposes only. It represents the general appearance and character that the final architectural and engineering drawings shall achieve. Minor modifications to the specific details of the elevations and of the final unit design may be required as the final construction documents are developed.

5/23/97
5/12/97
5/5/97
4/24/97
4/2/97

DATE: MARCH 12, 1997

SCALE: 1/4" = 1'-0"

3/14/97

HORNING BROTHERS

WINDY HILL

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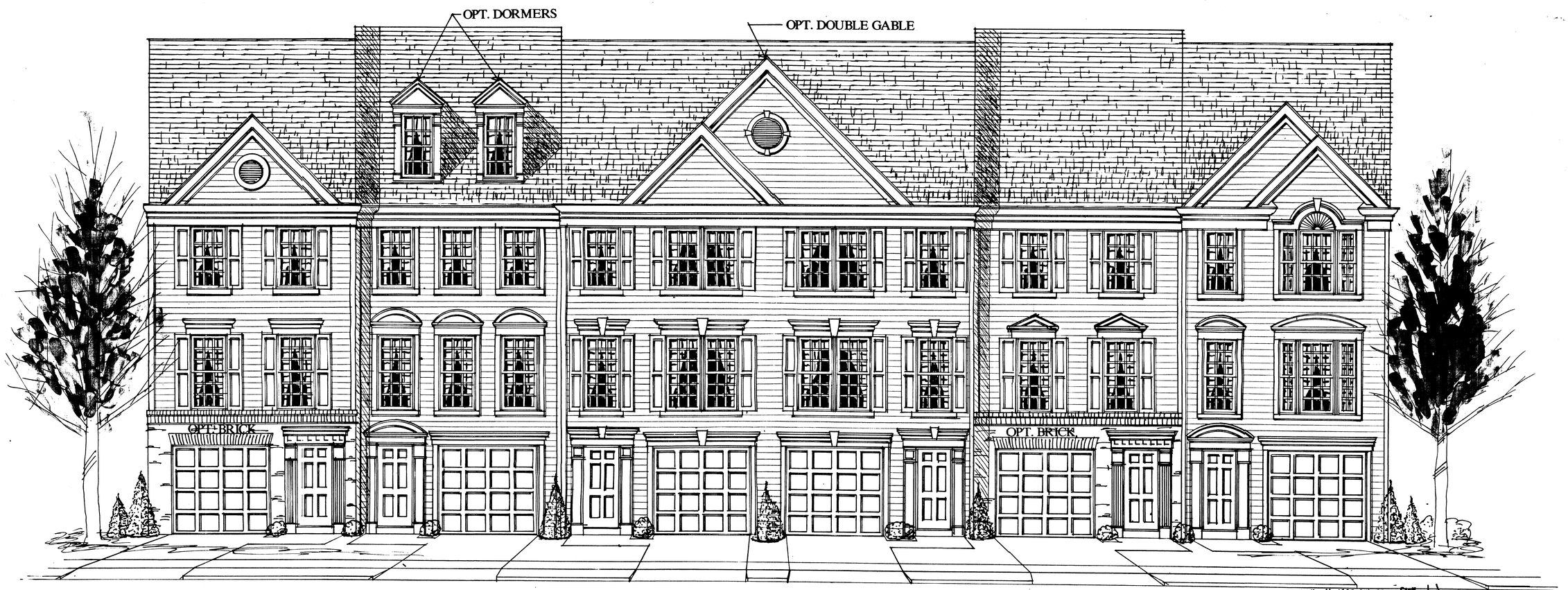

Application No. 1997-MA-0016 Staff 4
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/30/97
Date of (BOS) (PC) approval 6/9/97
Sheet 13 of 15

NOTE: This conceptual drawing is for illustrative purposes only. It represents the general appearance and character that the final architectural and engineering drawings shall achieve. Minor modifications to the specific details of the elevations and of the final unit design may be required as the final construction documents are developed.

COMMONWEALTH OF VIRGINIA
JOHN S. AMATETTI
No. 11447
3/14/97
PROFESSIONAL ENGINEER

5/23/97
5/12/97
5/5/97
4/24/97

FRONT ELEVATION

16'8" TOWNHOMES

DATE: MARCH 12,1997

SCALE: 1/4" = 1'-0"

HORNING BROTHERS

WINDY HILL

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3/14/97
4/2/97

FRONT ELEVATION
MULTI-FAMILY
BUILDINGS

windy hill
at
lincolnia

Application No. 1997-MA-006 Staff 4
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/30/97
Date of (BOS) (PC) approval 6/19/97
Sheet 14 of 15

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
PROFESSIONAL ENGINEER
3/14/97

5/23/97
5/12/97
5/5/97
4/24/97
4/2/97
3/14/97

14 OF 15

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Devereaux & Associates
ARCHITECTS AND PLANNERS

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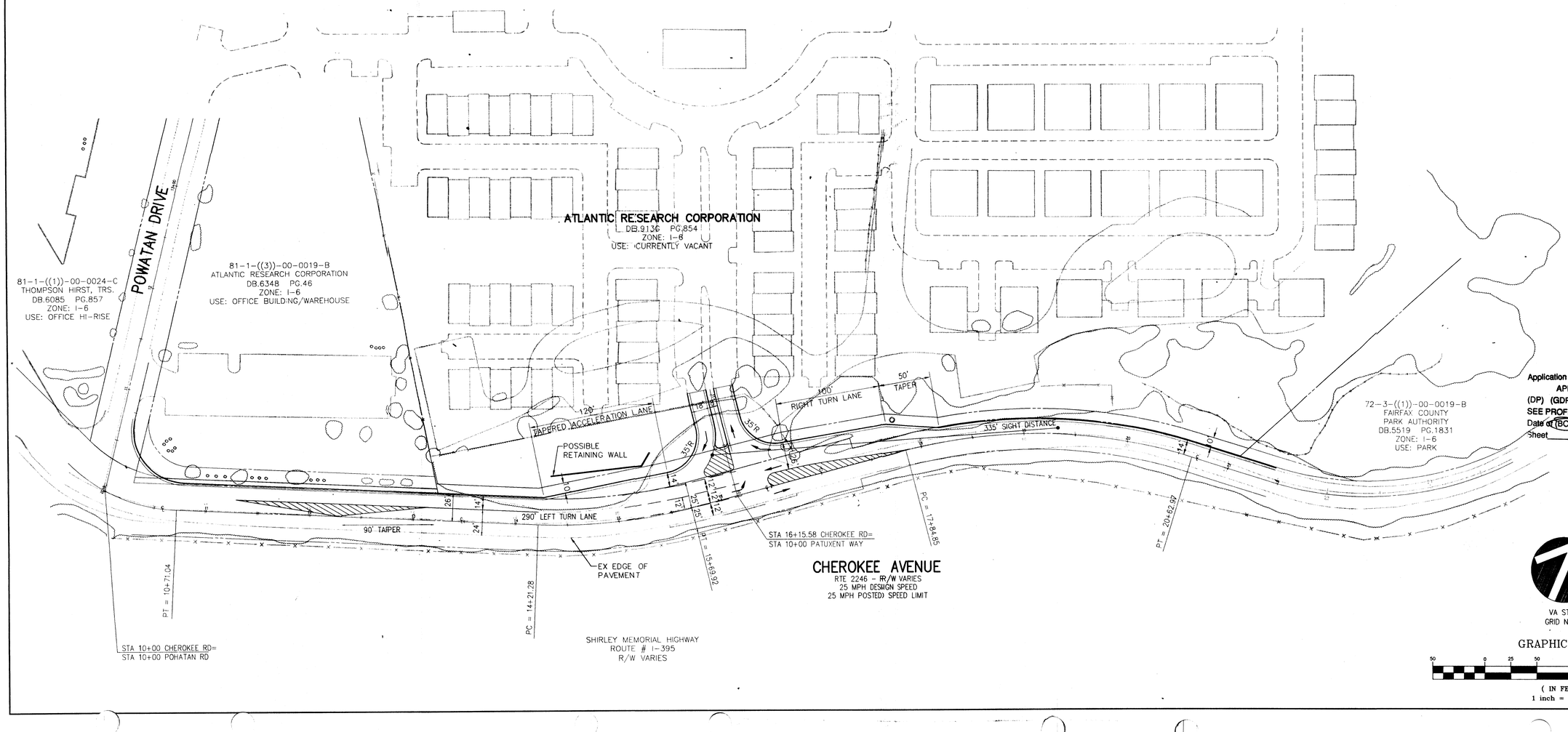
HORNING BROTHERS

03-13-97

preliminary not for construction



Application No. ~~1997-MA-006~~ Staff L
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/30/97
Date of (BOS) (PC) approval 6/9/97
Sheet 15 of 15

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS

VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA BETHESDA, MD

CHEROKEE AVENUE PUBLIC IMPROVEMENT PLAN

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CHEROKEE AVENUE
ROAD IMPROVEMENTS

VIKA REVISIONS

MAY 23, 1997
MAY 12, 1997
MAY 5, 1997
APRIL 24, 1997
APRIL 2, 1997

DATE: APRIL, 1997

DES.	DWN.
JEB	BJ

SCALE: 1"=50'

PROJECT/FILE NO. 5907

SHEET NO. 15 OF 15

DWG. 5907914
DATE: 4-25-97