INTERESTED PARTIES/OWNERSHIP INFORMATION

Hunting Ridge Associates, L.L.C. - Jeffery B. Price Andrew H. Brown, Jr.	7601 Lewinsville Road Suite 200 McLean, Virginia 22102	Applicant/Contract Purchaser of Tax Map 30-3 ((2)) 181-195,210-220, 230-233, 235-247, 251-260 & 272-274 Agent
	1604 LaSalle Avenue McLean, Virginia 22102	Title Owner of Tax Map 30-3 ((2)) 181-185 and 210, Agent/Attorney-in-Fact for Earl R. Allison, Marilyn W. Allison, Phillip B. Wood, Marlene Wood (mtn), Sandra G. Caine, George W. Hensley, Alice E. Hensley, Joseph Patrick Hayes, Margaret E. Hayes, Arthur C. Herbert, and Roberta L. Herbert
Phillip B. Wood Marlene Wood (mtn) Sandra G. Caine	2939 Strathmeade Street Falls Church, Virginia 22042	Title Owners of Tax Map 30-3 ((2)) 186-191
George W. Hensley Alice E. Hensley	1624 LaSalle Avenue McLean, Virginia 22102	Title Owners of Tax Map 30-3 ((2)) 192 and 193
Joseph Patrick Hayes Margaret E. Hayes	1628 LaSalle Avenue McLean, Virginia 22102	Title Owners of Tax Map 30-3 ((2)) 194 and 195
Arthur C. Herbert Roberta L. Herbert	1609 Seneca Avenue McLean, Virginia 22102	Title Owners of Tax Map 30-3 ((2)) 211-214
David W. Ballard Pamela J. Ballard	1619 Seneca Avenue McLean, Virginia 22102	Title Owners of Tax Map 30-3 ((2)) 216, 217 and pt. 218
David W. Ballard	1619 Seneca Avenue McLean, Virginia 22102	Agent/Attorney-in-Fact for David W. Ballard and Pamela J. Ballard
Laurie A. Campbell William P. Campbell Linda K. Campbell Chris L. Campbell Jennifer L. Campbell Bonnie L. Campbell Jeanette Campbell Ballard	1623 Seneca Avenue McLean, Virginia 22102	Title Owners of Tax Map 30-3 ((2)) pt. 218, 219 and 220
William P. Campbell	1623 Seneca Avenue McLean, Virginia 22102	Agent/Attorneys-in-Fact for Laurie A. Campbell, William P. Campbell, Linda K. Campbell, Chris L. Campbell, Jennifer L. Campbell, Bonnie L. Campbell, and Jeanette Campbell Ballard
Haydee F. Baer Florence G. Baer, Executor of the Estate of John C. Baer	1318 Elsinore Avenue McLean, Virginia 22102	Title Owners of Tax Map 30-3 ((2)) 237 - 240
Frederick Daniels (mtn)	1616 Seneca Avenue McLean, Virginia 22102	Title Owner of Tax Map 30-3 ((2)) 241 - 243
Earl R. Allison Marilyn W. Allison	3008 Pecan Valley Temple, Texas 76502	Title Owner of Tax Map 30-3 ((2)) 245 and 246
Caroline Taylor (mtn), Executrix of the Estate of Vera Carter	c/o Abbot Realty 901 Richmond Road Williamsburg, Virginia 23185	Title Owner of Tax Map 30-3 ((2)) 251 - 260 and 272 - 274
Jack B. Ayoub Tammie Ayoub	1622 Seneca Avenue McLean, Virginia 22102	Title Owner of Tax Map 30-3 ((2)) 244
Bradley A. Johnson Kathleen M. Johnson	1628 Seneca Avenue McLean, Virginia 22102	Title Owner of Tax Map 30-3 ((2)) 247
Seneca Avenue L.L.C.	3707 Moss Brooke Court Fairfax, Virginia 22031	Title Owner of Tax Map 30-3 ((2)) 230-233,235 & 236

TABULATIONS

Present Zone : R-1
Proposed Zone: P D H -12
Minimum District Size: 4ac
Gross Site Area: 9.4734ac

	Numbers	Density
Proposed Dwelling Units (Prior to A.D.U. Adjuster):	95 96	10.03 DU/ac
Total Dwelling Units Allowed with 20% A.D.U. Adjustter:	109 104	11.50 DU/ac
Total A.D.U.'s Provided:	14 8	
Total Market Rate Units:	95 (83 towns + 12 singles) 96 (84 + 12)	

UNIT TYPES
Townhomes - 24' x 40', two car garage each (44)
Townhomes - 20' X 38', two car garage each
Single Family Homes
A.D.U.'s

Maximum Building Height: 38'

Parking Required: 2.3 Spaces / Single Family Attached
2 Spaces / Single Family

Total Parking Required: 97
=(97 T.H. x 2.3 spaces) + (12 S.F. x 2 spaces)
=223.1 + 24 = 247.1 232+24
=248 Spaces Total 236

Parking Provided:		
Garage Spaces	200	188
Driveway Spaces	96	87
Surface Spaces	29	35
	335	310

Open Spaces Required: = 27% of Gross Site Area 30 %
= 9.4734 x .27
= 2.5558 AC

Open Spaces Provided: = 30.5% of Gross Site Area 30.1%
= 2.889 AC

TOWNHOMES

	Minimum Proposed	Minimum Required
Min. Front Yard (on periphery only)	15'	15 angle of bulk, min. 5'
Min. Side Yard (on periphery only)	10'	15 angle of bulk, min. 8'
Min. Rear Yard (on periphery only)	16'	25 angle of bulk, min. 16'

SINGLE FAMILY

	Minimum Proposed	Minimum Required
Min. Front Yard (on periphery only)	16'	16'
Min. Side Yard (on periphery only)	8'	8'
Min. Rear Yard (on periphery only)	20'	20'

GENERAL NOTES

1. THE PROPERTY THAT IS SUBJECT TO CDP/FDP IS IDENTIFIED ON FAIRFAX COUNTY ZONING MAP AS PART OF TAX MAP NO. 30 -3((2)) 181-195, 210-220, 230-233, 235-247, 251-260, 272-274

2. HUNTING RIDGE ASSOCIATES, L.L.C IS THE APPLICANT.

3. TOPOGRAPHY IS FROM AVAILABLE COUNTY RECORDS. BOUNDARY IS FROM ACTUAL SURVEY BY RUNYON, DUDLEY, ASSOCIATES, INC., FAIRFAX, VIRGINIA.

4. THE PROPERTY SHOWN ON THIS CDP/FDP IS IN PROVIDENCE DISTRICT.

5. STORM WATER MANAGEMENT WILL BE PROVIDED ON THIS PLAN. BEST MANAGEMENT PRACTICES WILL BE HONORED.

6. NO UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE ARE PRESENT ON THE PROPERTY.

7. SEVERAL STRUCTURES CURRENTLY EXIST ON THE SUBJECT PROPERTY AND ARE SHOWN ON THE CERTIFIED PLAT. THE DATE OF CONSTRUCTION FOR THESE STRUCTURES IS UNKNOWN.

8. THE FOOTPRINTS AND LOT LINES REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF UNITS IN EACH SINGLE FAMILY ATTACHED 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 SELLING 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/FDPA ARE FOR ILLUSTRATIVE PURPOSES ONLY; THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED. ANY MODIFICATIONS MUST BE DEEMED IN SUBSTANTIAL COMPLIANCE WITH THE CDPA/FDPA BY THE ZONING ADMINISTRATOR. IN ANY CASE, THE AMOUNT OF LANDSCAPING WILL NOT BE DIMINISHED.

9. LANDSCAPED OPEN SPACE AREAS SHOWN HERON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING AND DESIGN. HOWEVER, IF IT IS DETERMINED THAT A LANDSCAPED OPEN SPACE AREA(S) CANNOT BE PROVIDED, THEN A COMPARABLE AREA(S) OF LANDSCAPED OPEN SPACE WILL BE SUBSTITUTED ON THE SITE, OR, IF NECESSARY, ADDITIONAL LANDSCAPING WILL BE PROVIDED WITH THE APPROVAL OF DEM.

10. THE APPLICANT SHALL COMPLY WITH THE AFFORDABLE DWELLING UNIT (ADU) PROGRAM AS SET FORTH IN SECTION 2-801 OF THE ZONING ORDINANCE. THE NUMBER OF ADU'S TO BE PROVIDED MAY BE REDUCED BASED ON THE ADOPTION OF A FUTURE AMENDMENT TO THE PROVISIONS OF THE ZONING ORDINANCE.

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

12. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 AND PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS, AND LOCATIONS OF BUILDINGS, SIDEWALKS,, TRAILS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THE CDP/FDP.

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

14. ADDITIONAL RESIDENTIAL SITE FEATURES, SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, DECKS, GATEHOUSES AND/OR WALLS NOT REPRESENTED HERON MAY BE PROVIDED.

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

16. EXCEPT WHERE WAIVERS AND/OR MODIFICATIONS HAVE BEEN REQUESTED, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.

REQUESTED WAIVERS AND MODIFICATIONS

- A WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD IS HEREBY REQUESTED FOR THE ALLEY SERVED SINGLE FAMILY ATTACHED UNITS.

- THE APPLICANT REQUEST A WAIVER OF THE SERVICE DRIVE *REQUIREMENT* ALONG THE SUBJECT PROPERTY'S FRONTAGE WITH THE DULLES AIRPORT ACCESS ROAD ("DAAR").

- THE APPLICANT REQUESTS A WAIVER OF THE COMPREHENSIVE PLAN TRAIL REQUIREMENT ALONG THE EASTERN BOUNDARY OF THE SUBJECT PROPERTY AND A MODIFICATION OF ANY TRAIL REQUIREMENT ALONG THE SUBJECT PROPERTY'S CHAIN BRIDGE ROAD FRONTAGE IN FAVOR OF THE EXISTING SIDEWALK.

- THE APPLICANT REQUESTS A MODIFICATION OF THE PUBLIC FACILITIES MANUAL STANDARDS TO ALLOW A REDUCTION OF RIGHT-OF-WAY WIDTH ON LA SALLE AVENUE FROM FIFTY (50) FEET TO FORTY (40) FEET. THE APPLICANT ALSO SEEKS A MODIFICATION OF RIGHTS-OF-WAY FOR THE PROPOSED CUL-DE-SACS ON COLONIAL LANE AND LASALLE AVENUE TO ALLOW A REDUCTION FROM A FIFTY-FIVE (55) FOOT RADIUS TO A FORTY (40) FOOT RADIUS AND PAVEMENT CONSTRUCTION WITH A THIRTY (30) FOOT RADIUS. THESE REDUCTIONS MEET VDOT REQUIREMENTS FOR TERTIARY STREETS AND HELP ENSURE THAT ADJACENT PROPERTIES HAVE MINIMAL DISTURBANCE.

- THE APPLICANT REQUESTS A WAIVER OF THE 200-FOOT SETBACK FROM INTERSTATE HIGHWAYS AS REQUIRED BY SECTION 2-414 OF THE ZONING ORDINANCE. A NOISE ANALYSIS HAS BEEN PROVIDED.

- APPROVAL IS HEREBY REQUESTED FOR PRIVATE STREETS WHICH EXCEED 600' IN LENGTH AS PROVIDED FOR IN PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE.

- THE APPLICANT REQUEST MODIFICATION OF TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SUBJECT PROPERTY'S BOUNDARIES WITH R-1 AND R-3 ZONED PROPERTY IN FAVOR OF THE LANDSCAPE SCREENING SHOWN ON THE CDP/FDP, PURSUANT TO PARAGRAPHS 3 AND 13 OF SECTION 13-304 OF THE ZONING ORDINANCE.

17. IF AN AMENDMENT TO ANY PORTION OF THIS CDP/FDP BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION WHICH IS AFFECTED BY THE AMENDMENT FOR PLANNING COMMISSION REVIEW AND APPROVAL.

18. DEVELOPER(S) RESERVE(S) THE RIGHT TO LOCATE TEMPORARY SALES/LEASING TRAILER(S) DURING CONSTRUCTION OF THIS PROJECT.

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

Application No. B296-P-009 Staff: Godfrey
APPROVED DEVELOPMENT PLAN
(CDP) (GDP) (FDP)
E PROFFERS DATED 3-9-98
of (BOS) (PC) approval 3-9-98
Sheet 1 of 8

20. PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER.

21. THE NUMBER OF PARKING SPACES PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED.

22. TO THE BEST OF OUR KNOWLEDGE, NO EXISTING STORAGE TANKS, CONTAINERS, HAZARDOUS OR TOXIC SUBSTANCES EXIST ON THE SITE.

23. AS PER THE ENGINEER "RUNYON, DUDLEY ASSOCIATES, INC."

(a) THERE IS NO FLOODPLAIN OR ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN.

(b) THE SITE IS WITHOUT GENERAL AREAS HAVING SCENIC ASSETS OR NATURAL FEATURES WORTHY OF PROTECTION AND PRESERVATION.

24. THE APPLICANT SHALL COORDINATE WITH THE DEM IN AN ATTEMPT TO SAVE TREE AREAS AS SHOWN ON THE FDP/CDP. THE DEM MAY REQUIRE MODIFICATIONS TO THE PRESERVATION PLAN TO THE EXTENT SAID MODIFICATIONS DO NOT ALTER THE NUMBER OF DWELLING UNITS AS SHOWN ON THE PLAN, REDUCE THE SIZE OF THE PROPOSED UNITS, OR REQUIRE THE INSTALLATION OF RETAINING WALLS WHICH EXCEED FOUR FEET (4') IN HEIGHT.

HUNTING RIDGE

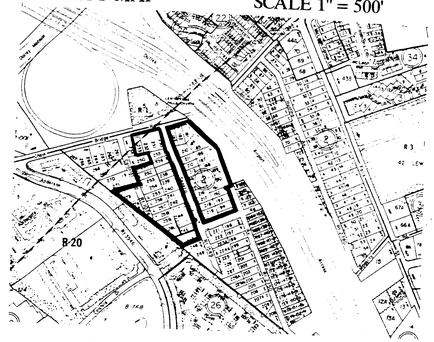
LOTS 181-195, 210-220, 230-233, 235-247, 251-260, 272-274

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

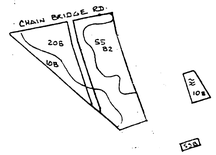
DRAWING INDEX

S-1 TABULATIONS & GENERAL NOTES
S-2 CDP/FDP
S-3 LANDSCAPE PLAN
S-4 ARCHITECTURAL ELEVATIONS & DETAILS
S-5 ARCHITECTURAL ELEVATIONS & DETAILS
S-6 LANDSCAPE DETAILS
S-7 LANDSCAPE DETAILS
S-8 LANDSCAPE DETAILS

VICINITY MAP SCALE 1" = 500'



SOILS MAP PHYSIOGRAPHIC PROVINCE: PIEDMONT



Soil Boundary _____ SOILS MAP Scale 1"=500'

Soil Map Symbol	Soil Series Name	Slope Range Percent	Percent Soil Problem Site	Category
10B	Glenville	2 - 7	20%	B
20B	Meadowville	2 - 7	50%	B
55B	Glenelg	2 - 7	30%	C
≋	FILL			

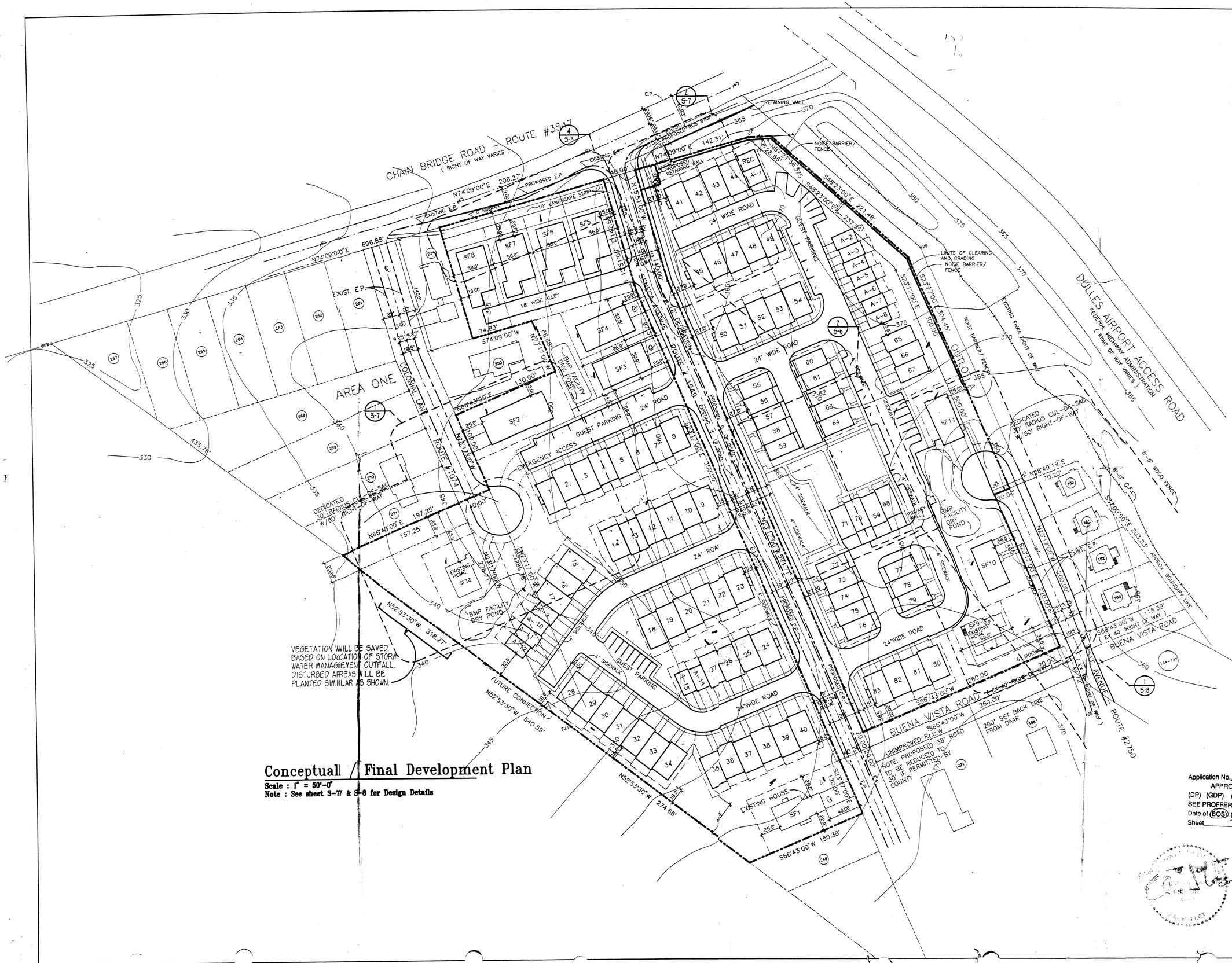
REVISED: OCT 20, 1997
REVISED OCT. 10, 1997
REVISED AUG. 14, 1997
REVISED APRIL 15, 1997
REVISED APRIL 4, 1997
Revised February 11, 1997

REVISED: MARCH 3, 1998
Revised: Jan. 30, 1998
Revised: Jan. 27, 1998
Revised: Nov. 19, 1997
REVISED OCT. 29, 1997

CONCEPTUAL/FINAL DEVELOPMENT PLAN

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 3 1998
ZONING EVALUATION DIVISION

S-1



Conceptual / Final Development Plan

Scale : 1" = 50'-0"

Note : See sheet S-7 & S-8 for Design Details

Application No. RZ 96P009 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 3-9-98
Sheet 2 of 8

TRUE NORTH

THE LESSARD ARCHITECTURAL GROUP Inc.
8229 BOONE BOULEVARD ● SUITE 640 ● VIENNA, VA 22182 ● 703/760-9344 ● FAX 703/760-9328

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Revised : MARCH 3, 1998
Revised : JANUARY 30, 1998

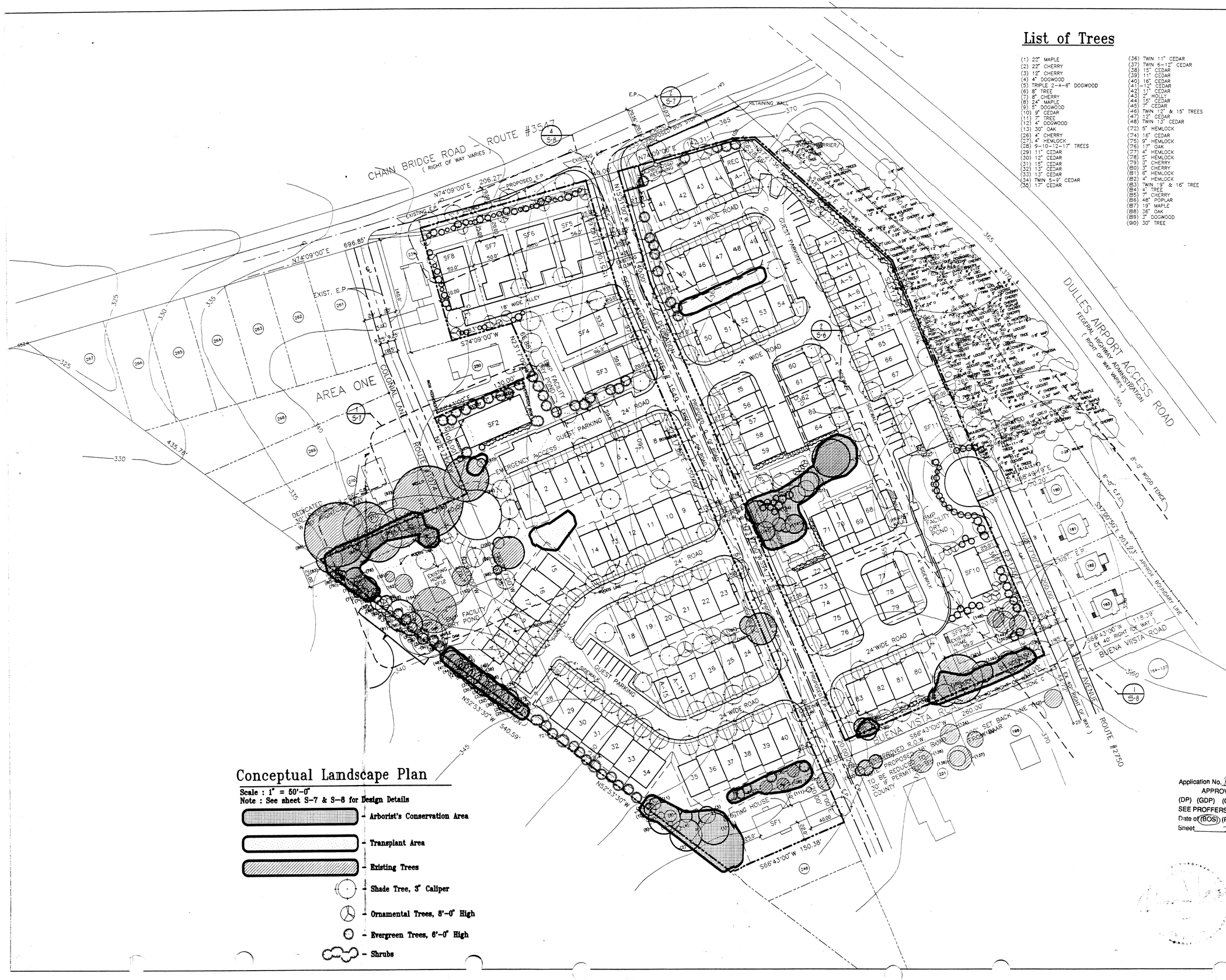
Revised	JANUARY 27, 1998
Revised	November 24, 1997
Revised	November 21, 1997
Revised	November 19, 1997
Revised	October 29, 1997
Revised	October 20, 1997
Revised	October 10, 1997
Revised	September 11, 1997
Revised	August 14, 1997

CDP / FDP

Hunting Ridge

Providence District, Fairfax County, Virginia BUP-01

S-2



List of Trees

(1) 22" MAPLE
(2) 22" CHERRY
(3) 12" CHERRY
(4) 4" DOGWOOD
(5) TRIPLE 2-4-6" DOGWOOD
(6) 8" TREE
(7) 8" CHERRY
(8) 24" MAPLE
(9) 5" DOGWOOD
(10) 9" CEDAR
(11) 7" TREE
(12) 4" DOGWOOD
(13) 30" OAK
(26) 4" CHERRY
(27) 4" HEMLOCK
(28) 9-10-12-17" TREES
(29) 11" CEDAR
(30) 12" CEDAR
(31) 15" CEDAR
(32) 13" CEDAR
(33) 13" CEDAR
(34) TWIN 5-9" CEDAR
(35) 17" CEDAR
(36) TWIN 11" CEDAR
(37) TWIN 6-12" CEDAR
(38) 15" CEDAR
(39) 11" CEDAR
(40) 16" CEDAR
(41) 12" CEDAR
(42) 11" CEDAR
(43) 2" HOLLY
(44) 15" CEDAR
(45) 7" CEDAR
(46) TWIN 12" & 15" TREES
(47) 12" CEDAR
(48) TWIN 13" CEDAR
(72) 5" HEMLOCK
(74) 16" CEDAR
(75) 9" HEMLOCK
(76) 17" OAK
(77) 4" HEMLOCK
(78) 5" HEMLOCK
(79) 3" CHERRY
(80) 3" CHERRY
(81) 6" HEMLOCK
(82) 4" HEMLOCK
(83) TWIN 19" & 16" TREE
(84) 4" TREE
(85) 7" CHERRY
(86) 48" POPLAR
(87) 19" MAPLE
(88) 36" OAK
(89) 3" DOGWOOD
(90) 30" TREE
(91) 17" MAGNOLIA
(92) 9" MAPLE
(93) 54" MAPLE
(94) 3" DOGWOOD
(95) 3" DOGWOOD
(96) 34" POPLAR
(97) 6" DOGWOOD
(98) 6" DOGWOOD
(99) 24" OAK
(100) 8" DOGWOOD
(101) 12" CEDAR
(102) 12" CEDAR
(103) 24" MAPLE
(104) 13" CEDAR
(106) 10" CEDAR
(107) 10" CEDAR
(108) 10" CEDAR
(110) 13" TREE
(111) 4" JAP. MAPLE
(112) 14" CEDAR
(114) 16" PINE
(116) 8" TREE
(119) 14" CEDAR
(120) 10" PINE
(121) 36" POPLAR
(122) 17" CHERRY
(129) 13" CEDAR
(130) 13" CEDAR
(131) TRIPLE 10" MULBERRY
(132) 11" CEDAR
(133) 7" HOLLY
(134) 15" APPLE
(135) 12" APPLE
(136) 17" TREE
(137) 18" HEMLOCK
(138) 12" HEMLOCK
(140) 14" SPRUCE
(141) 7" DOGWOOD
(142) 14" PINE
(143) 10" DOGWOOD
(144) 18" PINE
(145) 17" PINE
(147) 6" DOGWOOD
(148) 8" SPRUCE
(149) 16" SPRUCE
(150) 6" DOGWOOD
(151) 5" DOGWOOD
(152) 9" DOGWOOD
(153) 8" DOGWOOD
(154) 34" OAK

Conceptual Landscape Plan

Scale : 1" = 50'-0"
Note : See sheet S-7 & S-8 for Design Details

- Arborist's Conservation Area
- Transplant Area
- Existing Trees
- Shade Tree, 3" Caliper
- Ornamental Trees, 8'-0" High
- Evergreen Trees, 6'-0" High
- Shrubs

Application No. RZ-96-009 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 3-9-98
Sheet 3 of 8

THE LESSARD ARCHITECTURAL GROUP Inc.
8229 BOONE BOULEVARD ● SUITE 640 ● VIENNA, VA 22182 ● 703/760-9344 ● FAX 703/760-9328

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Revised : MARCH 3, 1998
Revised : JANUARY 30, 1998
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Revised : October 10, 1997
Revised : September 11, 1997
Revised : August 14, 1997

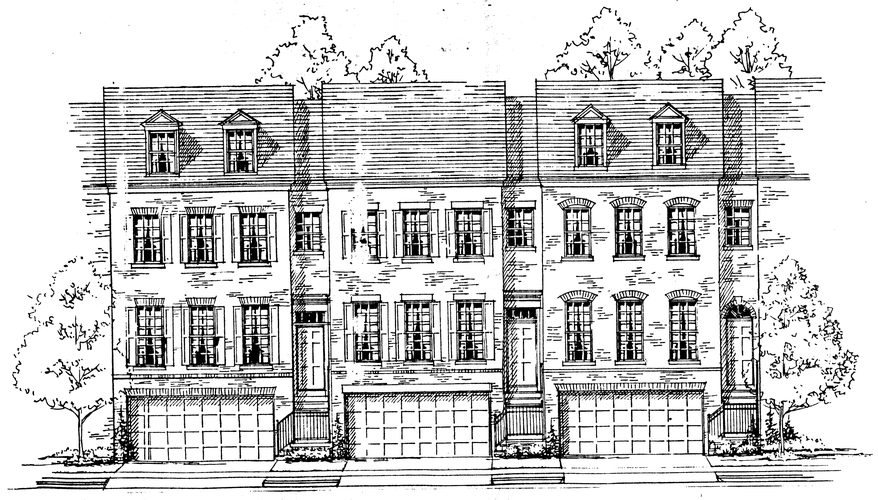
Conceptual Landscape Plan

Hunting Ridge

Providence District, Fairfax County, Virginia BUP-01

S-3

Single Family
Front Elevation
(SEE SHEET S-8 FOR SIDE AND REAR GARAGE CONDITION)



24' Townhomes
Front Elevation

24' Townhouse
Side Elevation

20' Rearload Townhomes
Front Elevation

16'-8" A.D.U.
Front Elevation

Architectural Elevations

SCALE: 1/8" = 1'-0"

FEB. 4, 1997

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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.

REVISED: MARCH 3, 1998
Revised: Jan. 27, 1998
Revised: December 1997
Revised: Nov. 19, 1997
REVISED: OCT. 29, 1997
REVISED: OCT 20, 1997.
REVISED OCT. 10, 1997
Revised August 14, 1997

No.	REVISION	DATE	DRAWN BY

Application No. RZ 96-P-009 Staff GDP/FDP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-9-98
Date of (BOS) (PC) approval 3-9-98
Sheet 4 of 8

THE LESSARD ARCHITECTURAL GROUP inc.
8729 BLOCKER BLVD. • SUITE 640 • VIENNA, VA 22182 • 703/760-9191 • FAX 703/760-9328

Revised: Jan. 30, 1998

ARCHITECTURAL ELEVATIONS & DETAILS
REVISED APRIL 15, 1997
REVISED AUGUST 4, 1997
DATE: FEBRUARY 4, 1997

CDP/FDP

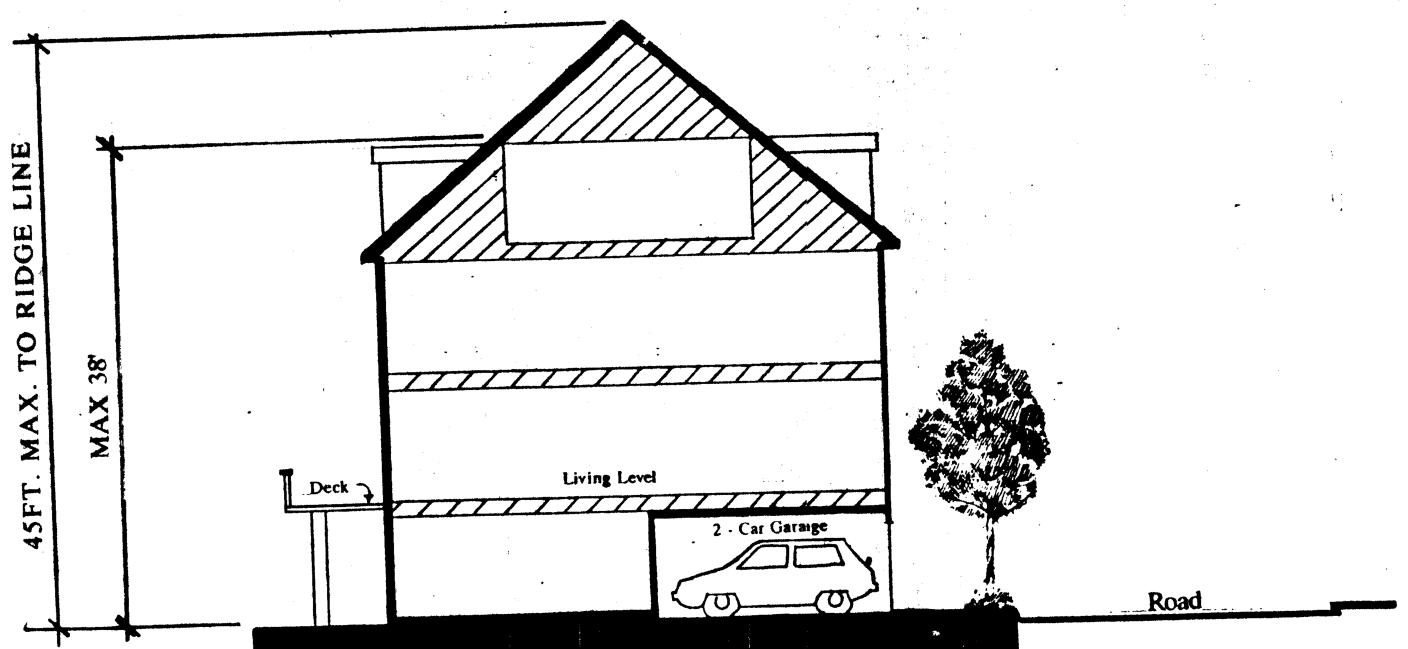
Hunting Ridge

Providence District, Fairfax County, Va

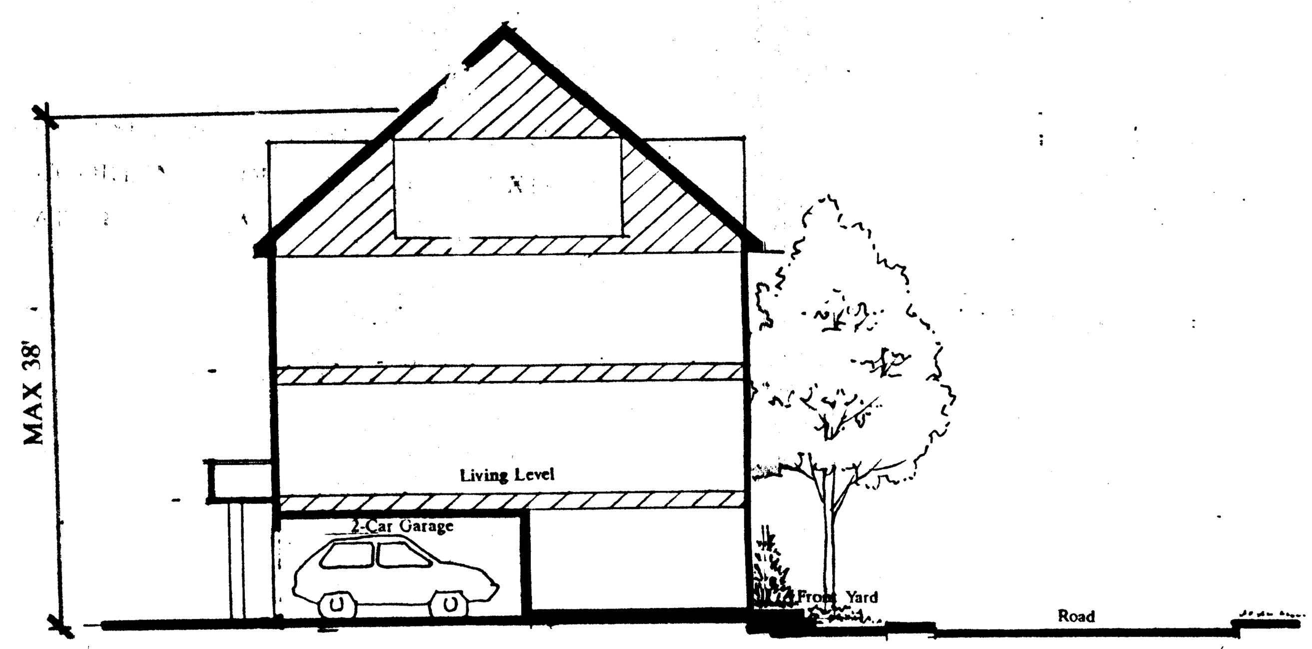
DUP01

S-4

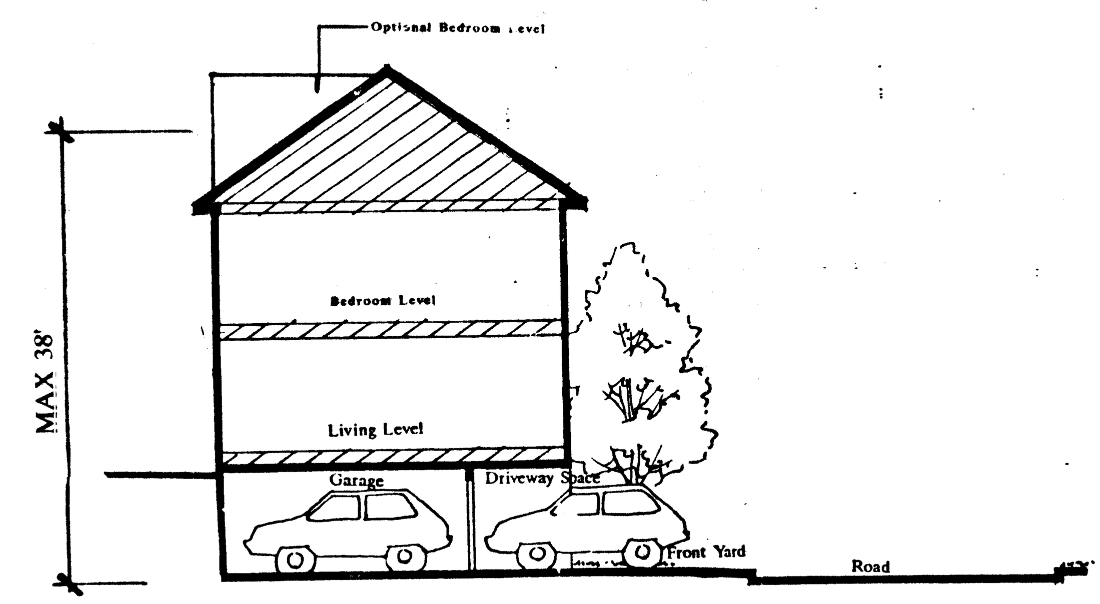
CAD 1 INC. 301-595-1120 569284



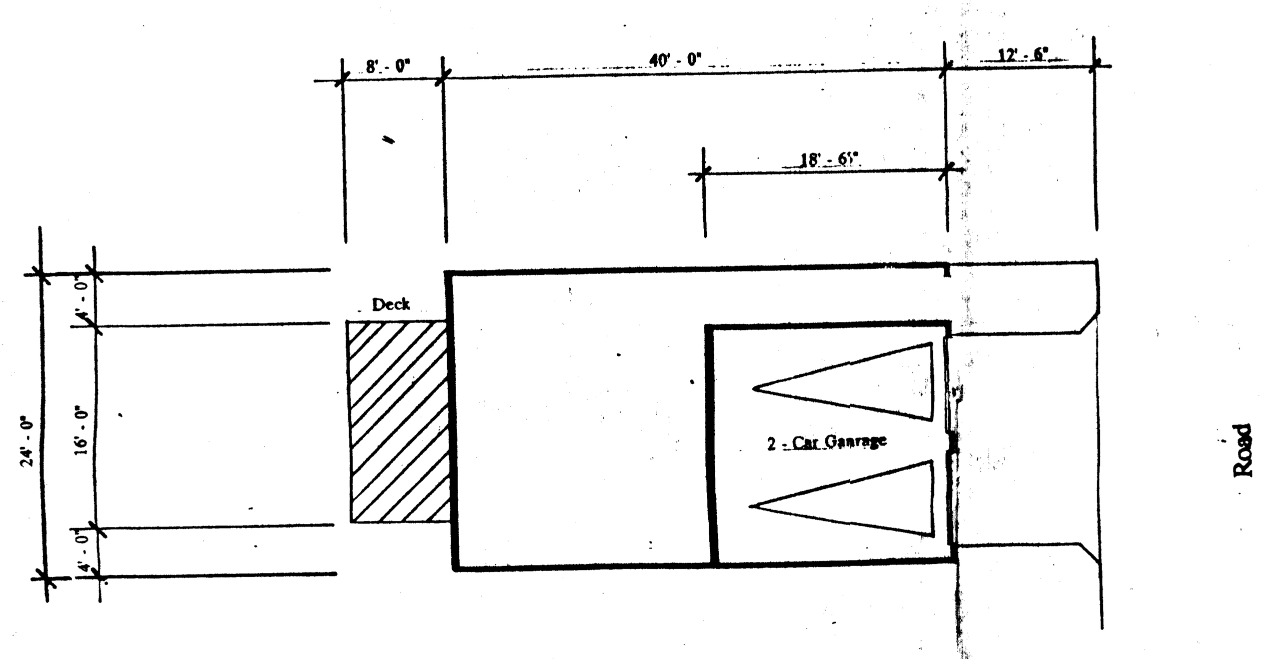
1 / S-5 — Section Thru 24' - 0" x 40' - 0' Unit



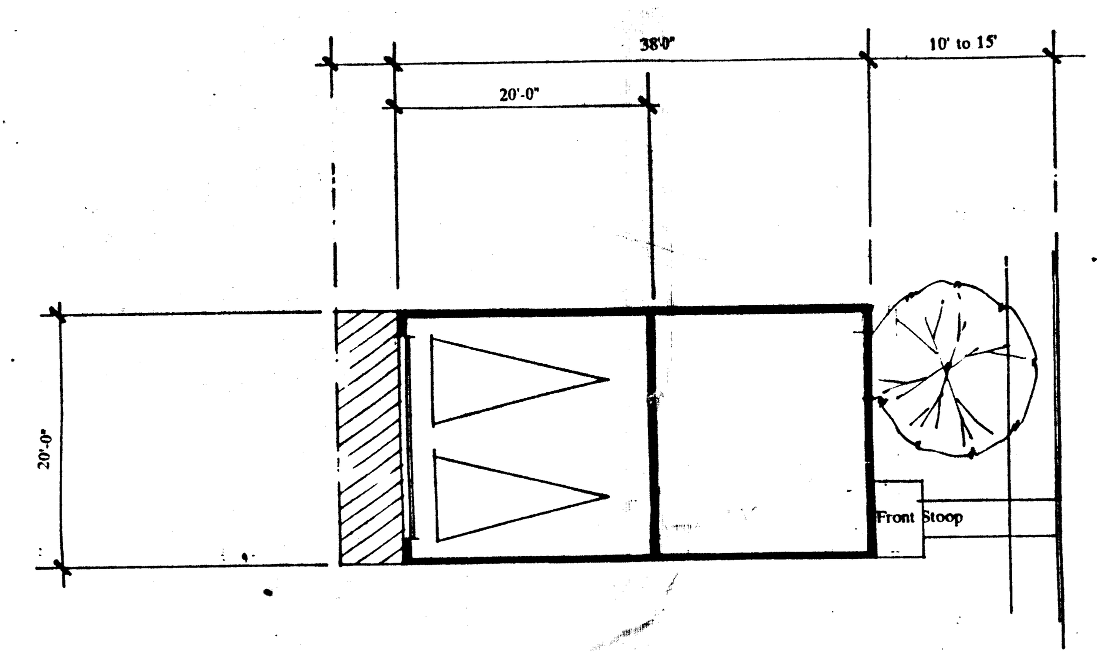
2 / S-5 — Section Thru 20'-0" x 38'-0" Unit



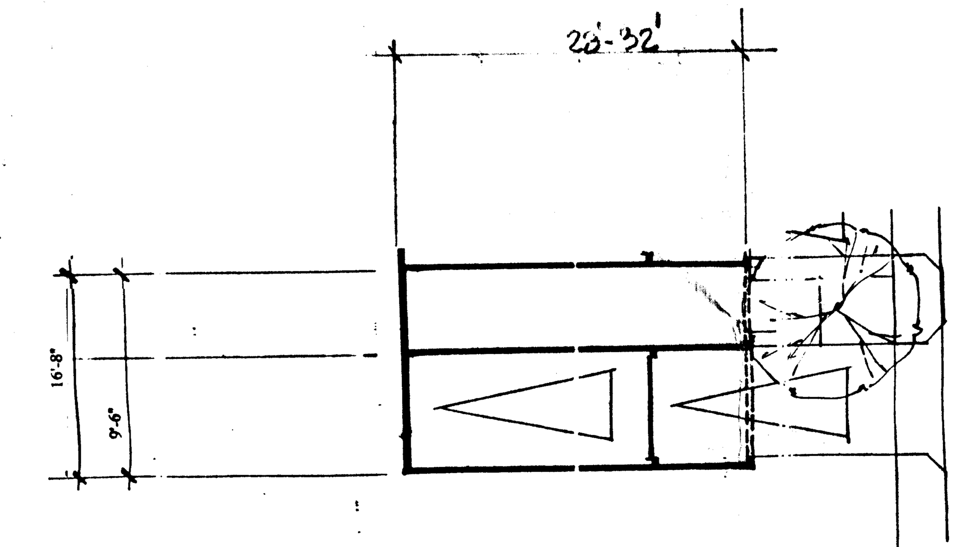
3 / S-5 — Section Thru A.D.U.



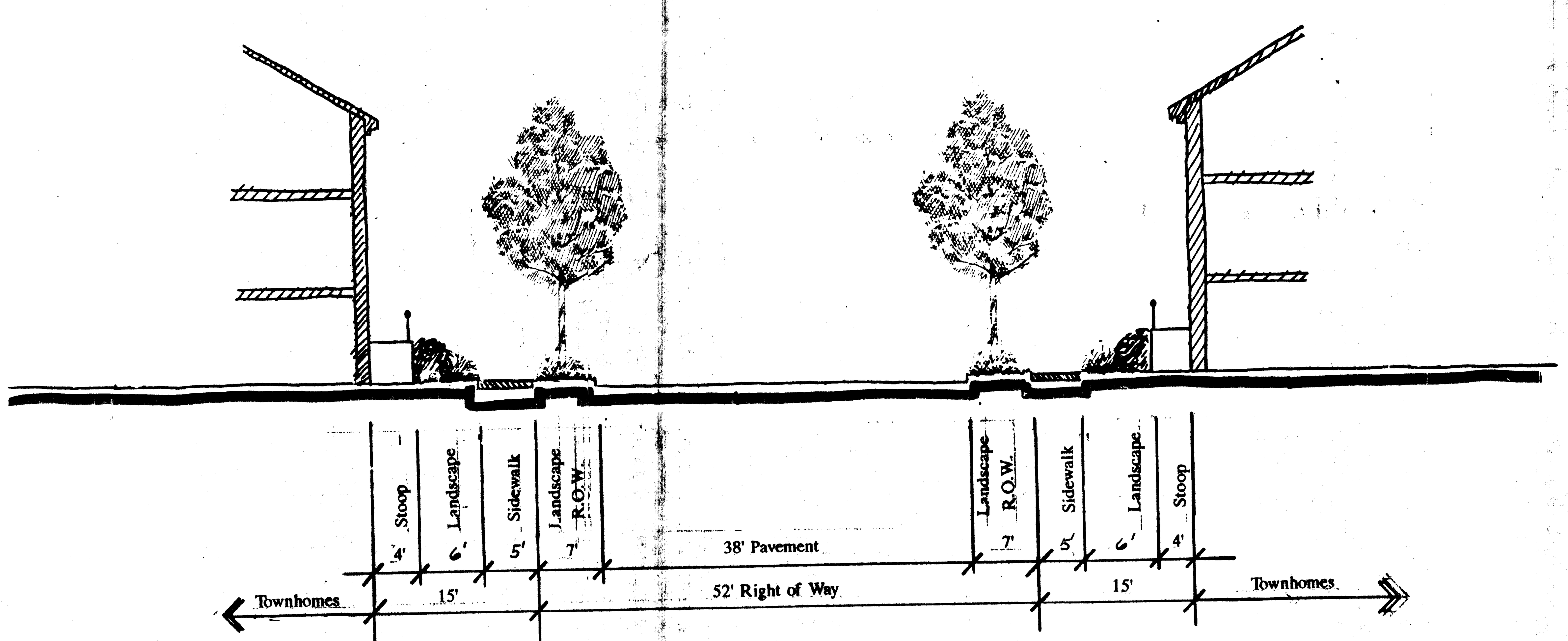
4 / S-5 — Plan of 24' - 0" x 40' - 0" Unit



5 / S-5 — Plan of 20'-0" x 38'-0" Unit

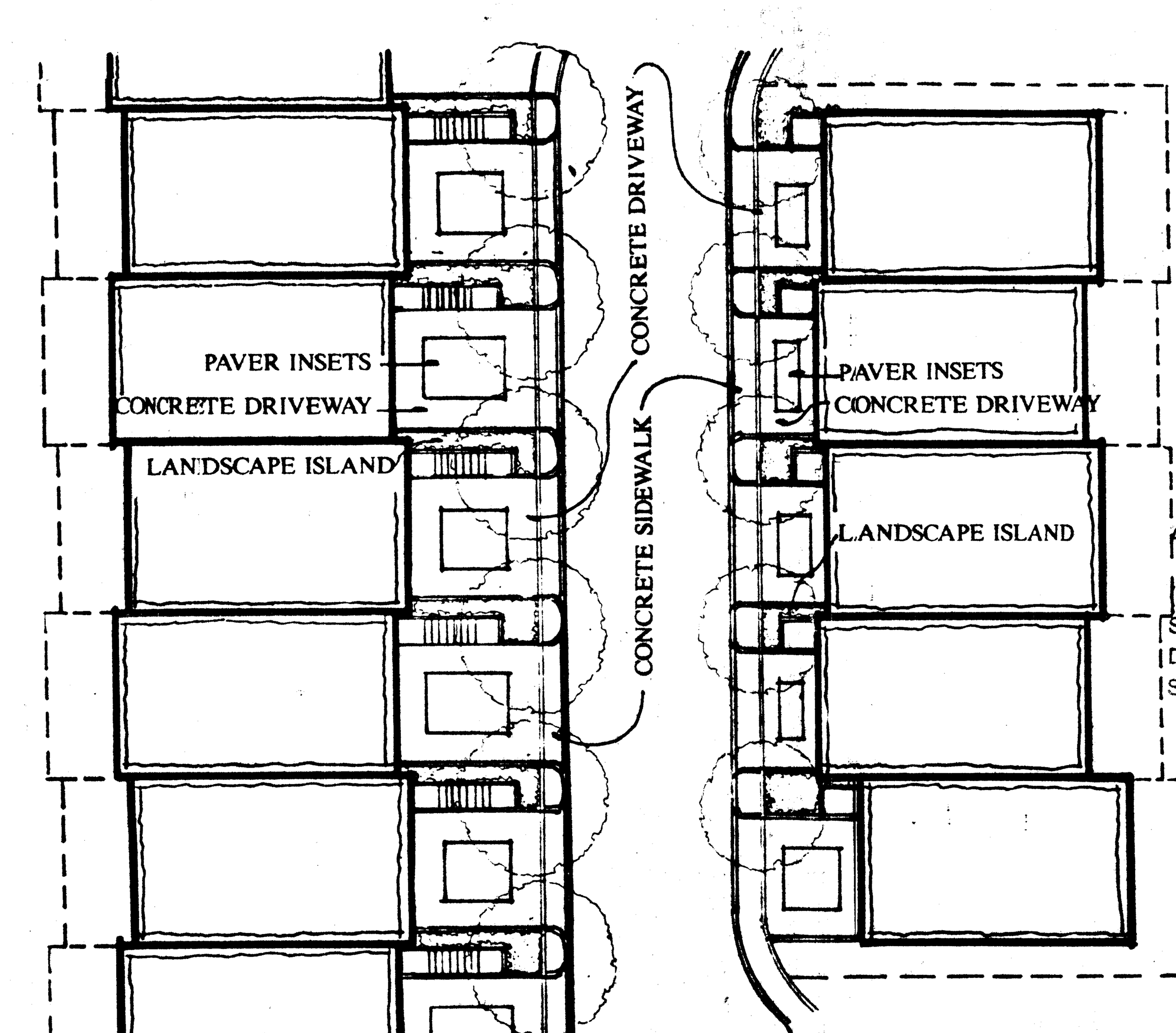


6 / S-5 — Plan Thru A.D.U.



NOTE: Pavement wide to be reduced to 30' if permitted by county.
In such case sidewalk shall be located within the R.O.W.
Tree to be planted in R.O.W. if allowed by V.D.O.T.

7 / S-5 — Typical Streetscape – Seneca Ave.
Scale 1" = 10' - 0"



8 / S-5 — Typical Private Street Plan
SCALE: 1"=20'-0"

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Revised: Jan. 30, 1998

REVISED: MARCH 3, 1998
Revised: Jan. 27, 1998
Revised : 25 November 1997
Revised: Nov. 19, 1997
REVISED OCT. 29, 1997
REVISED OCT 20, 1997
REVISED OCT. 10, 1997
Revise Sep. 11, 1997
Revised August 14, 1997

No.	REVISION	DATE

DATE :
DRAWN BY :

ARCHITECTURAL ELEVATIONS & DETAILS

REVISED APRIL 15, 1997
REVISED APRIL 4, 1997
DATE: FEBRUARY 11, 1997

CDP/FDP

Hunting Ridge

Providence District, Fairfax County, Va.
BUP01

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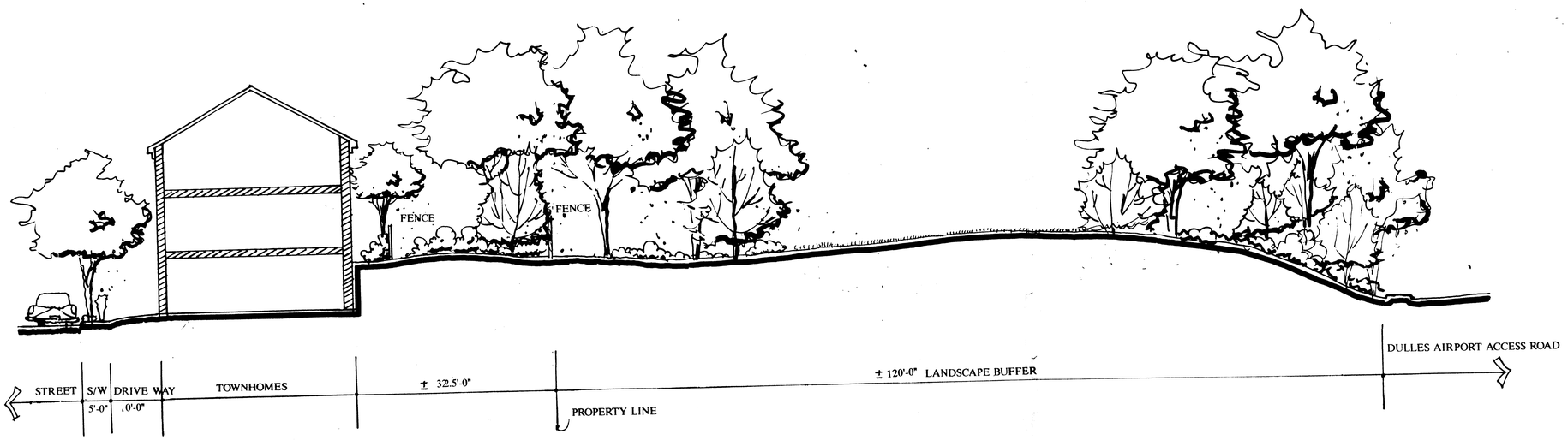
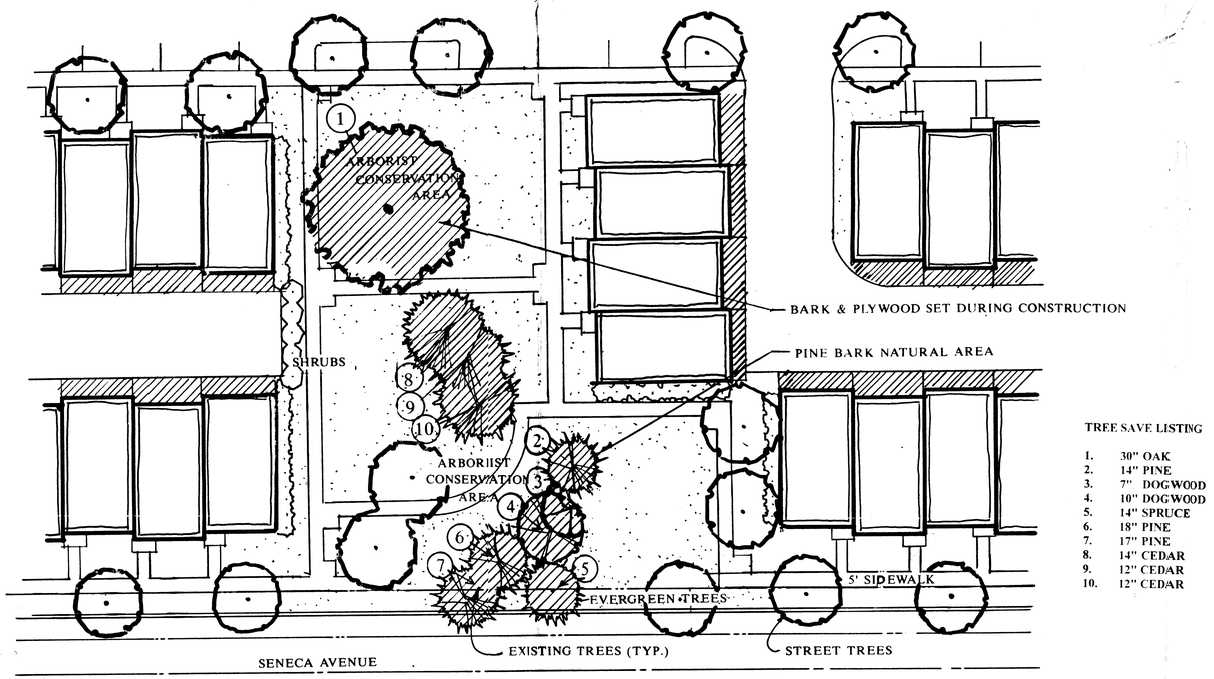
S-5



1 / S-6 **Property Limits**

SCALE: 1"=10'-0"



TREE SAVE LISTING

1. 30" OAK
2. 14" PINE
3. 7" DOGWOOD
4. 10" DOGWOOD
5. 14" SPRUCE
6. 18" PINE
7. 17" PINE
8. 14" CEDAR
9. 12" CEDAR
10. 12" CEDAR

2 / S-6 **Pocket Park @ Seneca Avenue**

Scale: 1"=1'-2'0"

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Application No. RZ-96-P-009 Staff Godfrey
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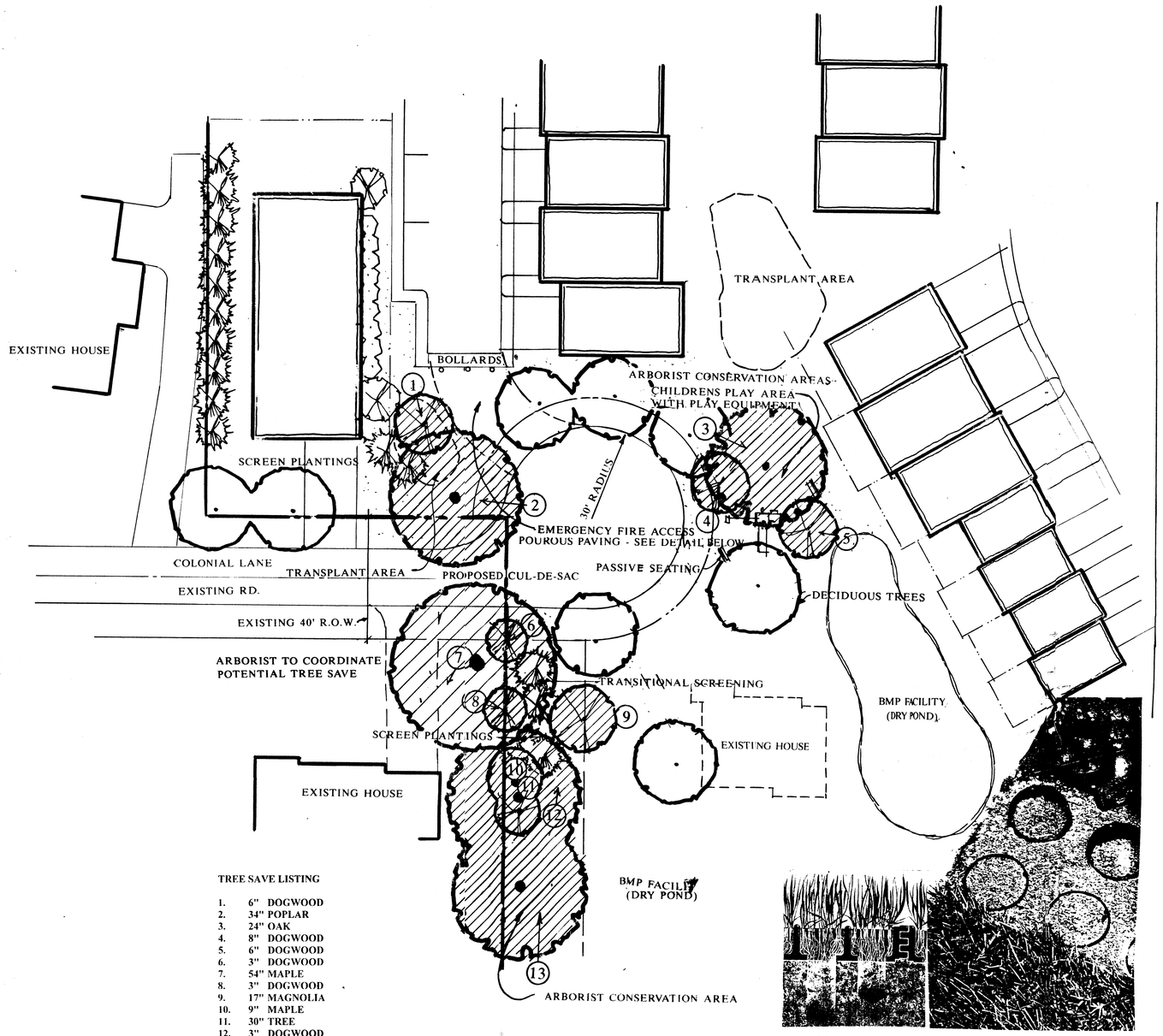


TREE SAVE LISTING

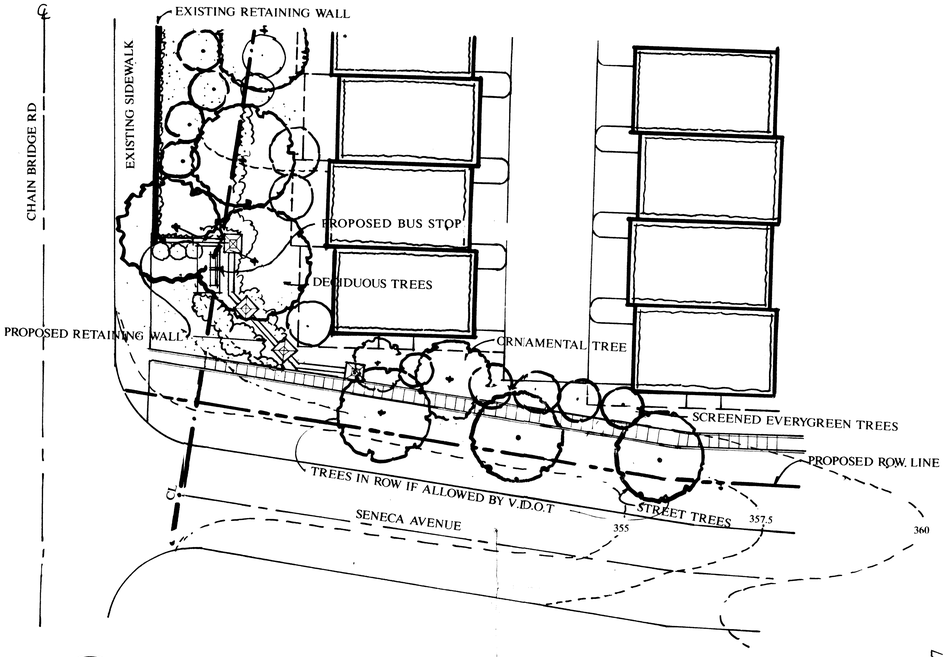
1. 6" DOGWOOD
2. 34" POPLAR
3. 24" OAK
4. 8" DOGWOOD
5. 6" DOGWOOD
6. 3" DOGWOOD
7. 54" MAPLE
8. 3" DOGWOOD
9. 17" MAGNOLIA
10. 9" MAPLE
11. 30" TREE
12. 3" DOGWOOD
13. 36" OAK

Pourous Paving Detail

No Scale

1 / S-7 Proposed Cul-De-Sac Design for Colonial Lane Terminus & Tot Lot & Passive Seatting Area

Scale: 1"=20'-0"



2 / S-7 Proposed Landscaping @ Chain Bridge/Seneca Intersection

SCALE: 1"=20'-0"

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S-7

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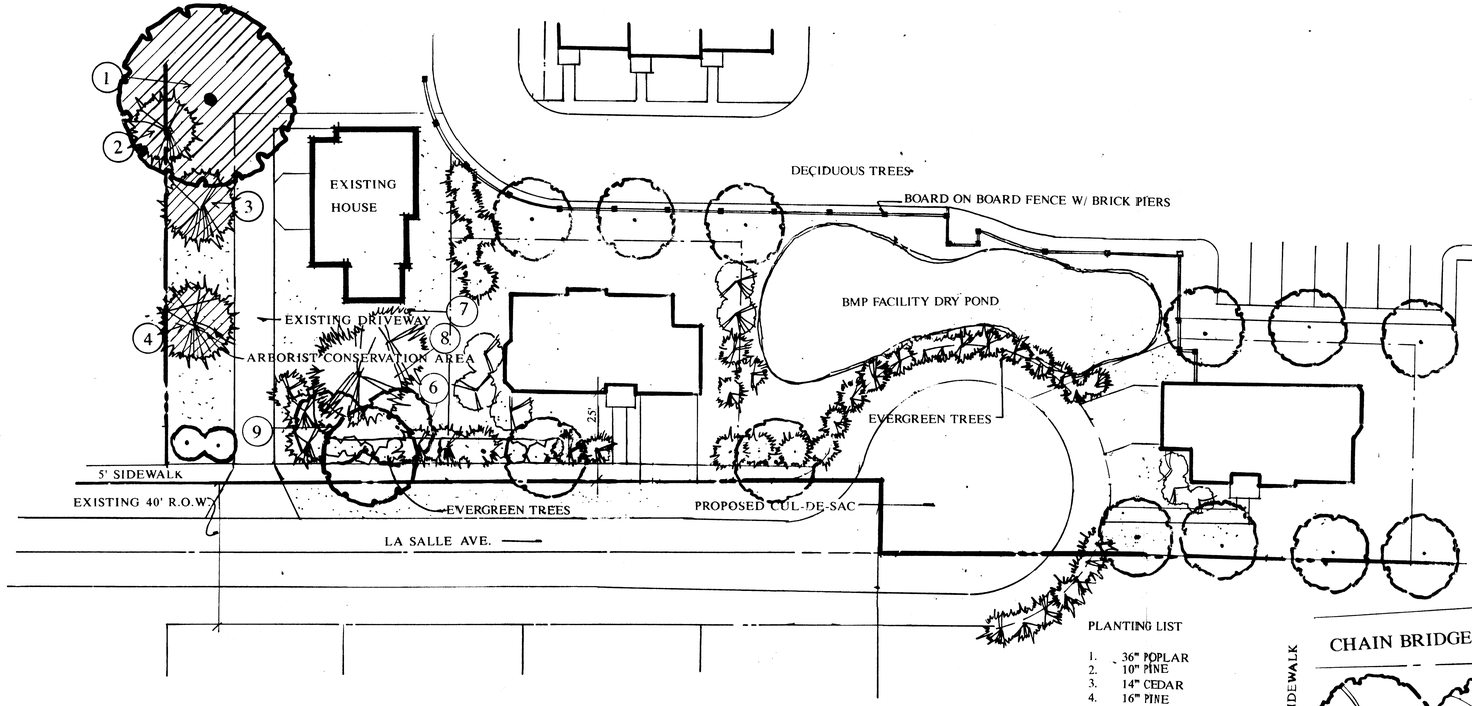
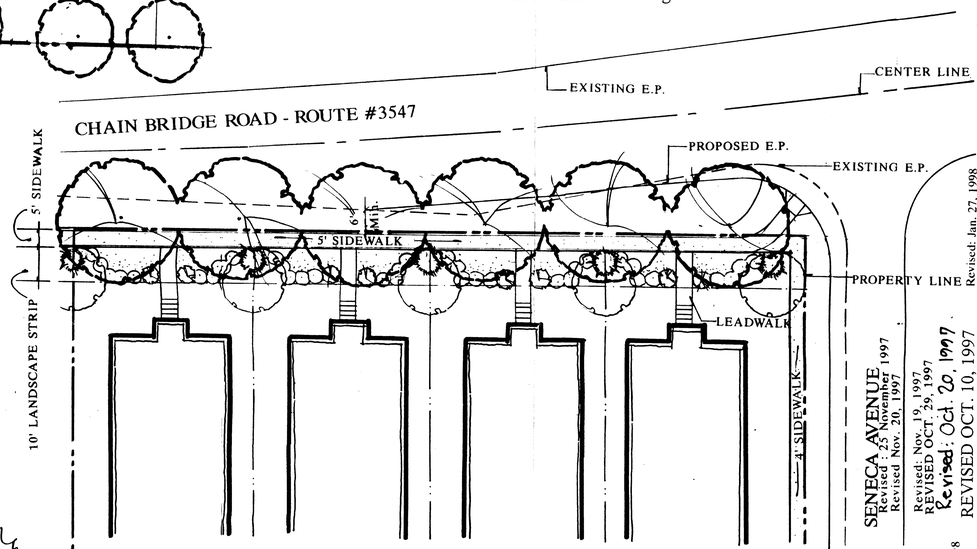


PLANTING LIST

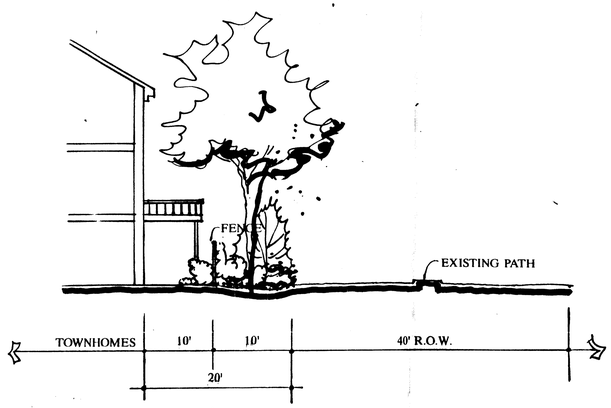
1. 36" POPLAR
2. 10" PINE
3. 14" CEDAR
4. 16" PINE
6. 6" DOGWOOD
7. 8" SPRUCE
8. 16" SPRUCE
9. 6" DOGWOOD

1 / S-8 Proposed Landscaping @ La Salle Ave. Cul-de-Sac
SCALE: 1"=20'-0"

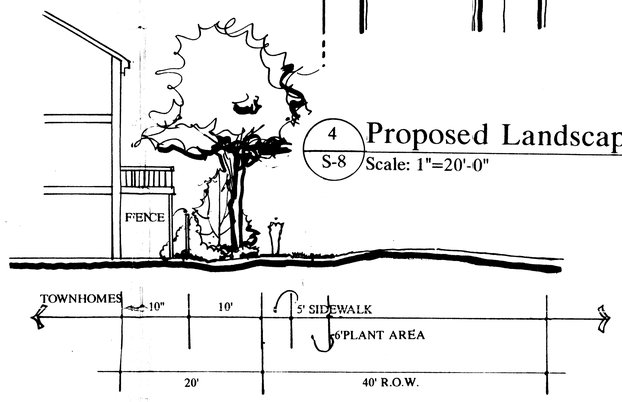
Single Family
Front Elevation
Side or Rear Load Garage



4 / S-8 Proposed Landscaping @ Chain Bridge Road
Scale: 1"=20'-0"



2 / S-8 Buena Vista R.O.W. without Road Construction
SCALE: 1"=10'-0"



3 / S-8 Buena Vista R.O.W. with Road Construction
SCALE: 1"=10'-0"

Application No. RZ-96-P-009 Staff Godfrey
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