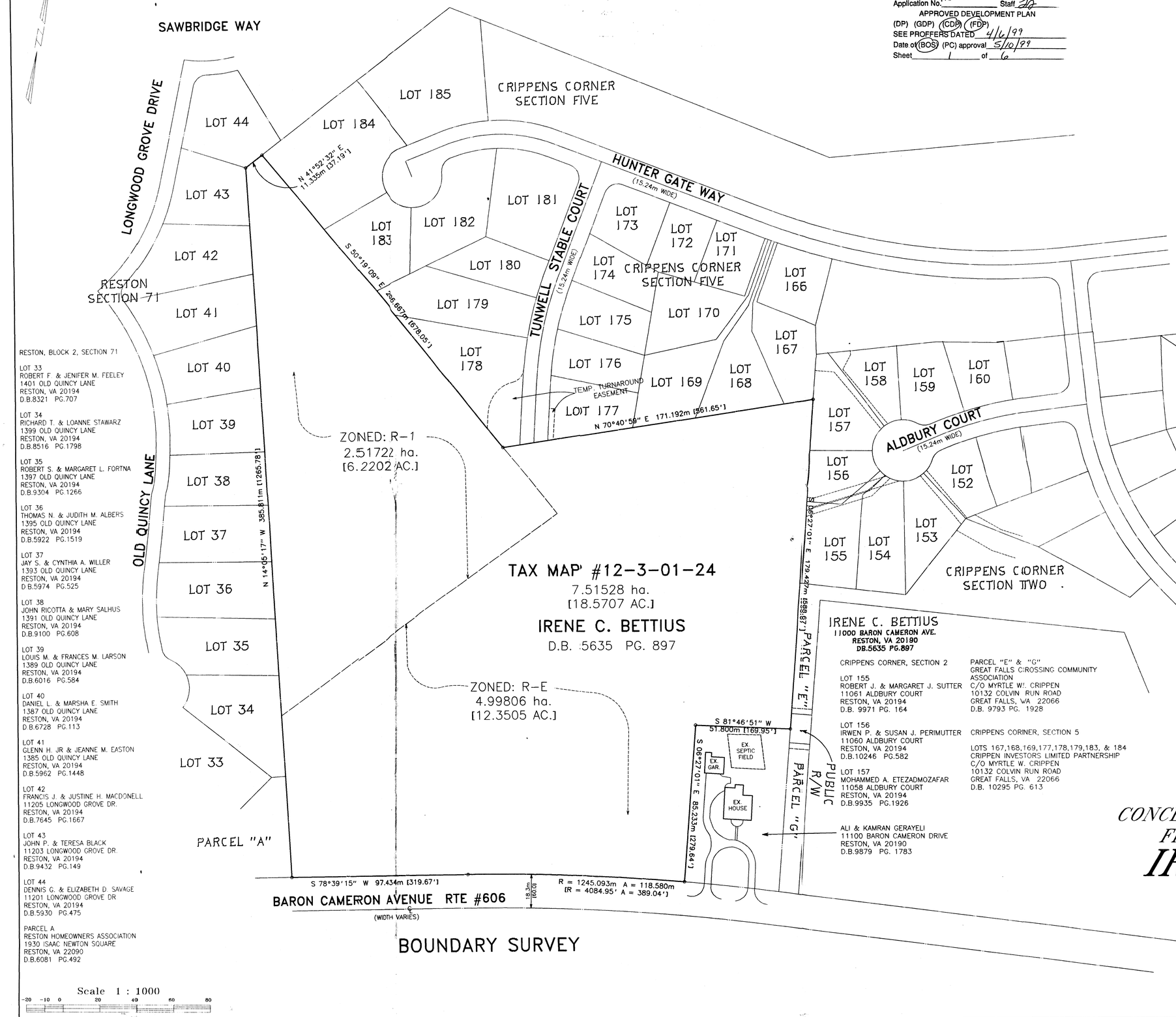
Application No. R2 1998-HM-053 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/6/99
Date of (BOS) (PC) approval 5/10/99
Sheet 1 of 6



RESTON, BLOCK 2, SECTION 71

LOT 33
ROBERT F. & JENIFER M. FEELEY
1401 OLD QUINCY LANE
RESTON, VA 20194
D.B.8321 PG.707

LOT 34
RICHARD T. & LOANNE STAWARZ
1399 OLD QUINCY LANE
RESTON, VA 20194
D.B.8516 PG.1798

LOT 35
ROBERT S. & MARGARET L. FORTNA
1397 OLD QUINCY LANE
RESTON, VA 20194
D.B.9304 PG.1266

LOT 36
THOMAS N. & JUDITH M. ALBERS
1395 OLD QUINCY LANE
RESTON, VA 20194
D.B.5922 PG.1519

LOT 37
JAY S. & CYNTHIA A. WILLER
1393 OLD QUINCY LANE
RESTON, VA 20194
D.B.5974 PG.525

LOT 38
JOHN RICOTTA & MARY SALHUS
1391 OLD QUINCY LANE
RESTON, VA 20194
D.B.9100 PG.608

LOT 39
LOUIS M. & FRANCES M. LARSON
1389 OLD QUINCY LANE
RESTON, VA 20194
D.B.6016 PG.584

LOT 40
DANIEL L. & MARSHA E. SMITH
1387 OLD QUINCY LANE
RESTON, VA 20194
D.B.6728 PG.113

LOT 41
GLENN H. JR & JEANNE M. EASTON
1385 OLD QUINCY LANE
RESTON, VA 20194
D.B.5962 PG.1448

LOT 42
FRANCIS J. & JUSTINE H. MACDONELL
11205 LONGWOOD GROVE DR.
RESTON, VA 20194
D.B.7645 PG.1667

LOT 43
JOHN P. & TERESA BLACK
11203 LONGWOOD GROVE DR.
RESTON, VA 20194
D.B.9432 PG.149

LOT 44
DENNIS G. & ELIZABETH D. SAVAGE
11201 LONGWOOD GROVE DR
RESTON, VA 20194
D.B.5930 PG.475

PARCEL A
RESTON HOMEOWNERS ASSOCIATION
1930 ISAAC NEWTON SQUARE
RESTON, VA 22090
D.B.6081 PG.492

IRENE C. BETTIUS
11000 BARON CAMERON AVE.
RESTON, VA 20190
DB.5635 PG.897

CRIPPENS CORNER, SECTION 2

LOT 155
ROBERT J. & MARGARET J. SUTTER
11061 ALDBURY COURT
RESTON, VA 20194
D.B. 9971 PG. 164

LOT 156
IRWEN P. & SUSAN J. PERIMUTTER
11060 ALDBURY COURT
RESTON, VA 20194
D.B.10246 PG.582

LOT 157
MOHAMMED A. ETEZADMOZAFAR
11058 ALDBURY COURT
RESTON, VA 20194
D.B.9935 PG.1926

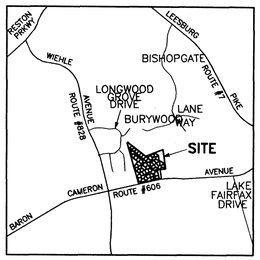
PARCEL "E" & "G"
GREAT FALLS CROSSING COMMUNITY ASSOCIATION
C/O MYRTLE W. CRIPPEN
10132 COLVIN RUN ROAD
GREAT FALLS, VA 22066
D.B. 9793 PG. 1928

CRIPPENS CORNER, SECTION 5

LOTS 167,168,169,177,178,179,183, & 184
CRIPPEN INVESTORS LIMITED PARTNERSHIP
C/O MYRTLE W. CRIPPEN
10132 COLVIN RUN ROAD
GREAT FALLS, VA 22066
D.B. 10295 PG. 613

ALI & KAMRAN GERAYELI
11100 BARON CAMERON DRIVE
RESTON, VA 20190
D.B.9879 PG. 1783

BOUNDARY SURVEY



VICINITY MAP
SCALE : 1 : 24000

GENERAL NOTES:

THE FOLLOWING INFORMATION IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBMISSION REQUIREMENTS FOR REZONING APPLICATION 18-202 PARAGRAPH 10 AND CDP/FDP PLANS SECTION 16-502 PARAGRAPH 1 (A-T)).

1. THE PROPERTY SHOWN HEREON CONTAINS 7.51528 ha [18.57 AC.] AND IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING AND TAX MAPS AS 12-03-001-24.
2. THE GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE IS NOT REQUIRED OF THE APPLICATION BECAUSE THE REZONING REQUESTS SINGLE FAMILY DETACHED DWELLING UNITS. (10.6680m [35 FT.] MAX. BLDG. HTS.)
3. THE PROPOSED TRAFFIC CIRCULATION PLAN AND THE EXISTING PUBLIC RIGHTS-OF-WAY ARE SHOWN HEREON.
4. OPEN AREA IS SHOWN HEREON. A STORM WATER MANAGEMENT AREA IS PROPOSED WITHIN THE OPEN SPACE FOR DPW FAIRFAX COUNTY MAINTENANCE, OWNERSHIP OF OPEN AREA WILL BE CONVEYED TO HOMEOWNERS ASSOCIATION.
5. SANITARY SEWER IS EXISTING ON BOTH SIDES OF THE PROPERTY AND IS ACCESSIBLE BY EXISTING EASEMENTS.
6. THERE ARE NO IKNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 1.52400 METERS [25 FEET] OR MORE.
7. ARTICLE II OF THE ZONING ORDINANCE STIPULATES THAT EACH SINGLE FAMILY DETACHED UNIT MUST HAVE TWO (2) OFFSTREET PARKING SPACES. EACH SINGLE FAMILY DWELLING UNIT WILL HAVE A MINIMUM OF TWO (2) PARKING SPACES.
8. TOPOGRAPHY IS: AERIAL TOPO. PERFORMED IN FEB. 1997 WITH HORIZONTAL AND VERTICAL CONTROL ESTABLISHED BY HUNTLEY, NYCE AND ASSOCIATES, LTD. (HNA) WITH 0.5 METER CONTOURS.
9. A BUFFER OF EXISTING TREES WILL BE PRESERVED AT THE ENTRANCE TO THE SUBDIVISIONS AND AROUND THE SIDES AS MUCH AS POSSIBLE.
10. THE DEVELOPMENT OF THIS SITE UNDER THE PDH-3 ZONING SHOULD NOT PRODUCE ANY ADVERSE EFFECTS ON THE ADJOINING SUBDIVISIONS. SOME BUFFER IS PROPOSED ALONG THE EAST AND WEST BOUNDARIES OF THE SITE WITH A CONNECTION TO BARON CAMERON AVENUE.
11. THERE ARE NO EXISTING STRUCTURES ON THIS WOODED SITE.
12. F.A.R. CALCULATIONS ARE NOT REQUIRED FOR RESIDENTIAL DEVELOPMENT.
13. SEE SITE TABULLATION FOR LOTS, DENSITY AND OPEN SPACE CALCULATIONS.
14. OBSERVATION DECK, MULTI-PURPOSE COURT, AND TRAILS ARE PROPOSED FOR DEVELOPMENT OF THIS PROPERTY.
15. PUBLIC IMPROVEMENTS THAT ARE PROPOSED FOR DEDICATION AND CONSTRUCTION ARE AS FOLLOWS: ALL STREETS ARE TO BE CONSTRUCTED TO V.D.O.T STANDARDS FOR PUBLIC DEDICATION. A DECELERATION LANE WILL BE DEDICATED AND CONSTRUCTED ALONG A PORTION OF BARON CAMERON AVE. FOR ENTRANCE INTO THE SUBDIVISION. PUBLIC WATER AND SANITARY SEWER WILL BE EXTENDED WITHIN THE SITE.
16. THE PROPOSED DEVELOPMENT SCHEDULE IS SUBJECT TO APPROVALS BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS, D.P.W., & E.S., ALSO SUBJECT TO MARKET CONDITIONS.
17. THIS PROPERTY LIES ENTIRELY WITHIN THE RMA AND OUTSIDE OF ANY DESIGNATED FLOOD PLAIN.
18. PROPOSED IMPROVEMENTS TO BARON CAMERON AVE. RT. 606 WILL CONSIST OF A DECELERATION RIGHT TURN LANE INTO THE SITE AND A MEDIAN BREAK WITH LEFT TURN INTO SITE. THE EXISTING RIGHTS-OF-WAY, CENTERLINES AND EDGES PAVEMENT THEREOF ARE SHOWN ON THE PLAN AND DIMENSIONS AS REQUIRED.
19. THE PLAN INDICATES THE PROPOSED LIMITS OF CLEARING, SUBJECT TO FINAL UTILITY LAYOUT AND GRADING TO PROVIDE POSITIVE DRAINAGE. PROPOSED LANDSCAPING IS ALSO SHOWN.
20. THERE ARE NO VISIBLE GRAVES, OBJECTS OR STRUCTURES MARKING PLACE OF BURIAL LOCATED ON THIS PROPERTY.
21. THE PROPOSED REZONING AND SUBDIVISION IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN FOR THIS AREA. THE COMPREHENSIVE PLAN RECOMMENDS A DENSITY RANGE OF 4.9-7.4 LOTS PER HECTARE [2-3 DWELLING UNITS PER ACRE]. THE PROPOSED AMENDMENT TO THE PDH-3 DISTRICT WOULD RESULT IN A DENSITY OF 5.85 LOTS PER HECTARE [2.37 DWELLINGS PER ACRE]
22. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES TO BE GENERATED, UTILIZED, TREATED, STORED AND/OR DISPOSED OF ON SITE
23. LIMITS OF CLEARING AND/OR GRADING SHOWN ARE APPROXIMATE ONLY. FINAL LOCATION OF LIMITS OR CLEARING AND/OR GRADING IS TO BE DETERMINED BY FINAL ENGINEERING DESIGN.
24. THE PROPOSED DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY.
25. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF HOUSES, 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.

CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN

IRENE BETTIUS PROPERTY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

OWNER:
IRENE C. BETTIUS
11000 BARON CAMERON AVE.
RESTON, VA 22090

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAR 12 1999
ZONING EVALUATION DIVISION

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
7202 POPLAR 1ST
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703-750-1490
45150 RUSSELL BRANCH PARKWAY
SUITE 100
ASHBURN, VIRGINIA 22011
703-729-0145 METRO 478-1051

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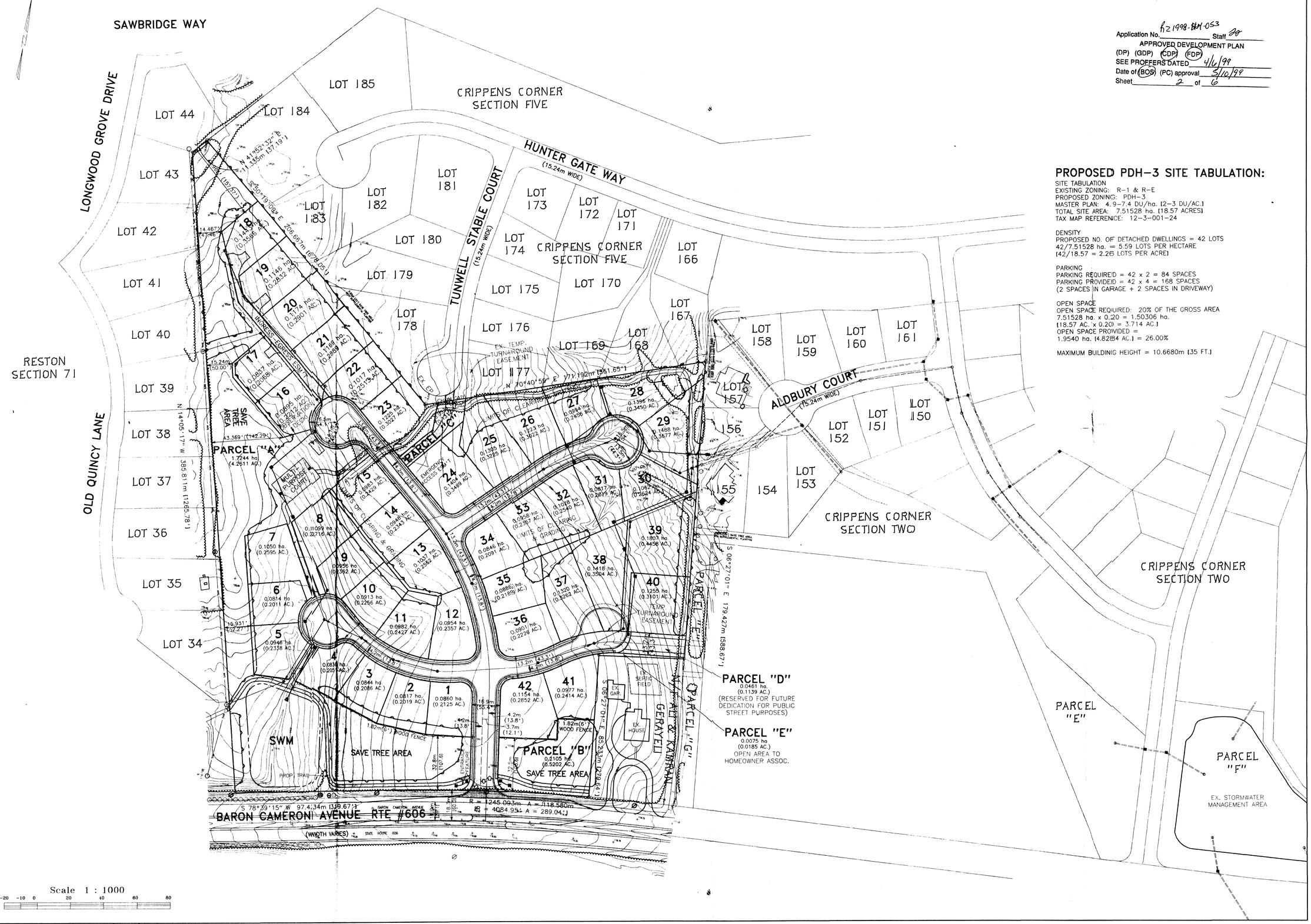
COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE NO. 2-524
LAND SURVEYOR

IRENE BETTIUS PROPERTY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
CDP/FDP - REZONING PLAT

SCALE: 1 : 1000
DATE: 08-18-98
REVISIONS:
12-21-98
01-07-99
02-16-99
02-24-99
03-09-99

SHEET 1 OF 6
FILE NO. PL - 3102

/disc3/3102/m3102 12.17 (plt.m17)



Application No. RZ 1998-SM-053 Staff 20
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/6/99
Date of (BOS) (PC) approval 5/10/99
Sheet 2 of 6

PROPOSED PDH-3 SITE TABULATION:

SITE TABULATION
EXISTING ZONING: R-1 & R-E
PROPOSED ZONING: PDH-3
MASTER PLAN: 4.9-7.4 DU/ha. [2-3 DU/AC.]
TOTAL SITE AREA: 7.51528 ha. [18.57 ACRES]
TAX MAP REFERENCE: 12-3-001-24

DENSITY
PROPOSED NO. OF DETACHED DWELLINGS = 42 LOTS
42/7.51528 ha. = 5.59 LOTS PER HECTARE
[42/18.57 = 2.26 LOTS PER ACRE]

PARKING
PARKING REQUIRED = 42 x 2 = 84 SPACES
PARKING PROVIDED = 42 x 4 = 168 SPACES
(2 SPACES IN GARAGE + 2 SPACES IN DRIVEWAY)

OPEN SPACE
OPEN SPACE REQUIRED: 20% OF THE GROSS AREA
7.51528 ha. x 0.20 = 1.50306 ha.
[18.57 AC. x 0.20 = 3.714 AC.]
OPEN SPACE PROVIDED =
1.9540 ha. [4.8284 AC.] = 26.00%

MAXIMUM BUILDING HEIGHT = 10.6680m [35 FT.]

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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 9688
3-9-99
LAND SURVEYOR

IRENE BETTIUS PROPERTY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP/FDP

SCALE: 1 : 1000
DATE: 08-18-98
REVISIONS:
09-04-98
12-21-98
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02-16-99
02-24-99
03-09-99

SHEET 2 OF 6
FILE NO. PL - 3102

/disc3/3102/m3102 10,14,16,18,21 (plt.m16)

NOTES:

IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-20D OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE LOT SIZES AND DIMENSIONS, FOOTPRINTS, AND LOCATIONS OF HOUSES, SIDEWALKS/ TRAIL AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THIS FDP.

PLANTING SCHEDULES
TYPICAL LANDSCAPING

FLOWERING TREE - 2" CALIPER B & B
PINK FLOWERING DOGWOOD
YOSHINO CHERRY

ACCENT SHRUB - 30" - 36" HEIGHT B & B
SWEET BAY MAGNOLIA
DIANA ROSE OF SHARON
MOHAWK VIBURNUM

LARGE EVERGREEN SHRUB - 3' - 4' HEIGHT B & B
FOSTERS HOLLY
SPEARMINT JUNIPER
EMERALD ARBORVITAE

FOUNDATION SHRUB - 18" - 24" HEIGHT CONTAINER
COMPACT JAPANESE HOLLY
DELAWARE VALLEY WHITE AZALEA
HINO-CRIMSON AZALEA
DENSIFOIMIS YEW

EXISTING HOLLY BUSHES TO BE RELOCATED TO PROPOSED BUFFER AREA.

DETAIL

SCALE 1 : 300

Application No. R21998-HH-053 Staff [illegible]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/6/99
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Sheet 3 of 6

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CERTIFICATE 968B
3-9-99
LAND SURVEYOR

IRENE BETTIUS PROPERTY

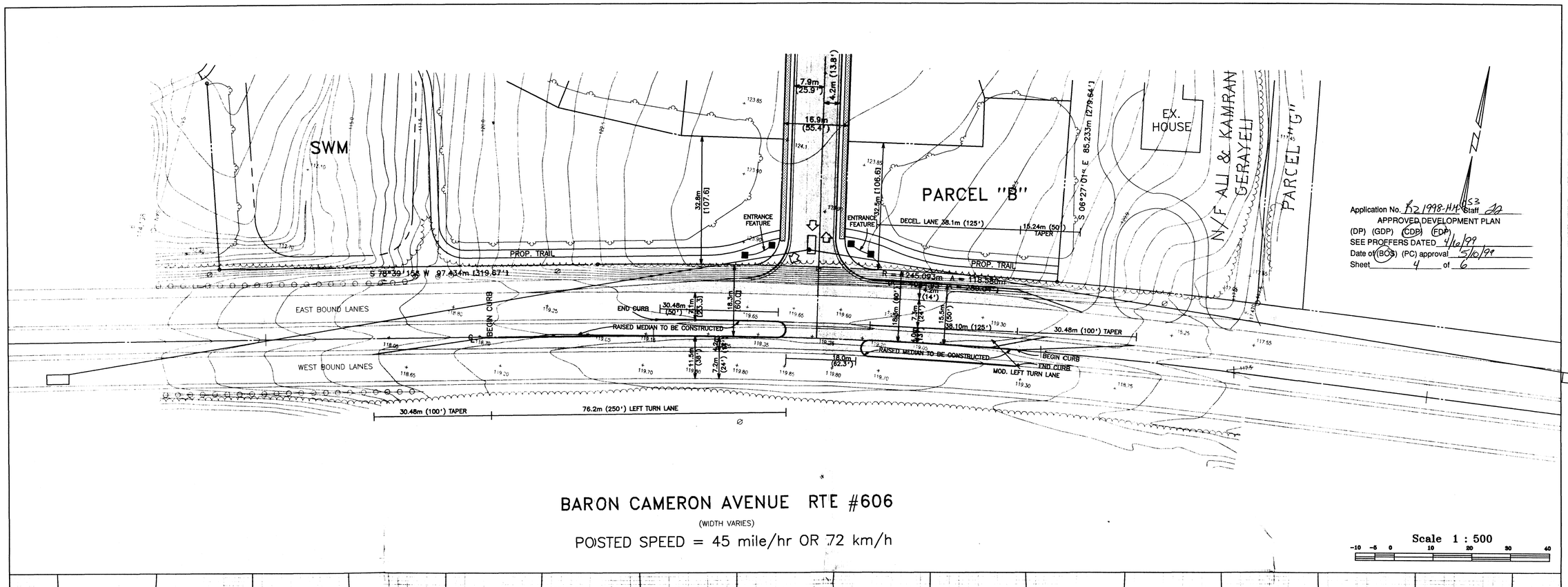
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP/FDP - LANDSCAPE PLAN

SCALE: 1 : 1000
DATE: 08-18-98
REVISIONS:
09-04-98
12-21-98
01-07-99
02-16-99
02-24-99
03-09-99

SHEET 3 OF 6
FILE NO. PL - 3102

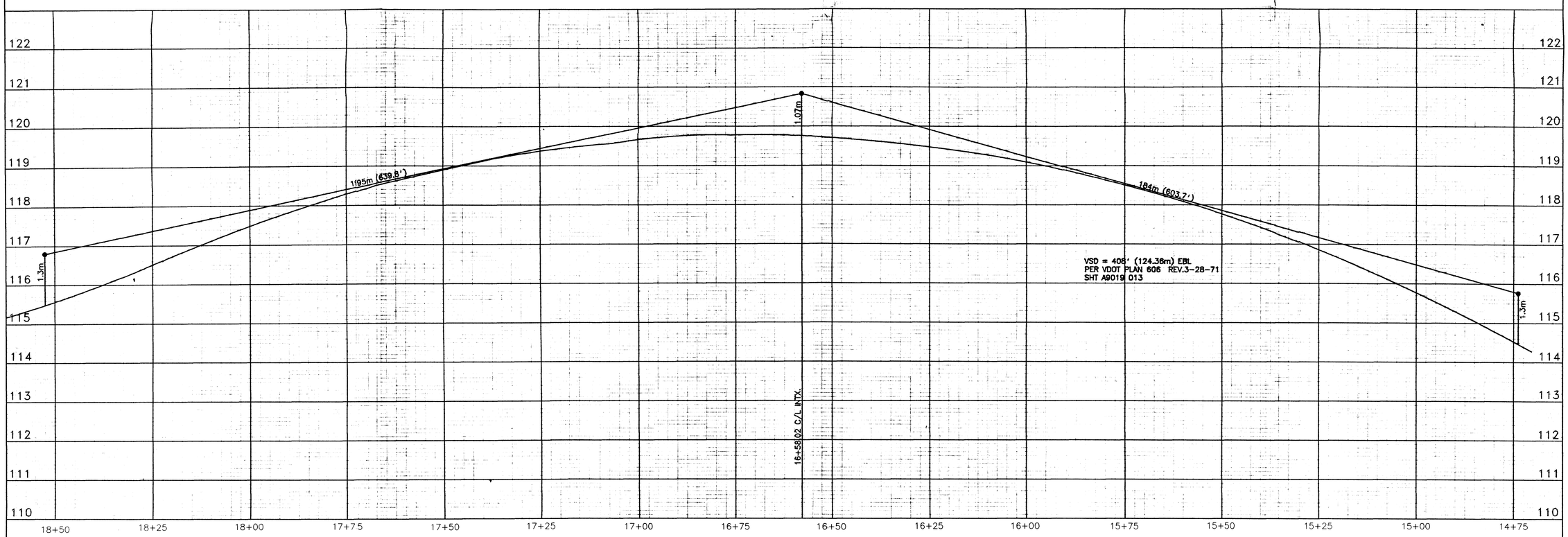
/disc3/3102/m3102 07,20,22,24,25,28,33 (plt.m20)



BARON CAMERON AVENUE RTE #606

(WIDTH VARIES)

POSTED SPEED = 45 mile/hr OR 72 km/h



Application No. RZ 1998-HM-053 Staff JJ

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 4/10/99

Date of (BOS) (PC) approval 5/10/99

Sheet 4 of 6

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CERTIFICATE 9668
2-24-99
CERTIFIED LAND SURVEYOR

IRENE BETTIUS PROPERTY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP/FDP – SIGHT DISTANCE

SCALE: HOR.=1:500
VERT.=1:50

DATE: 08-18-98

REVISIONS:

09-04-98
12-21-98
01-07-99
02-16-99
02-24-99
03-09-99

SHEET 4 OF 6

FILE NO. PL – 3102

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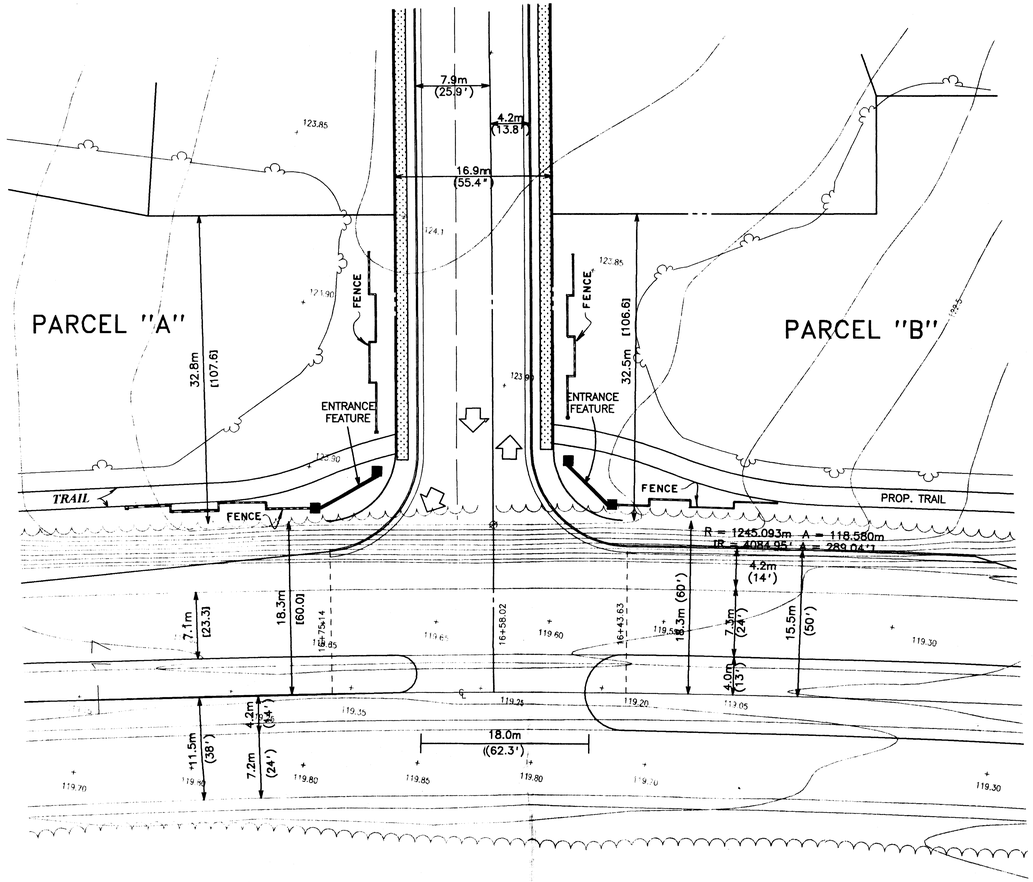
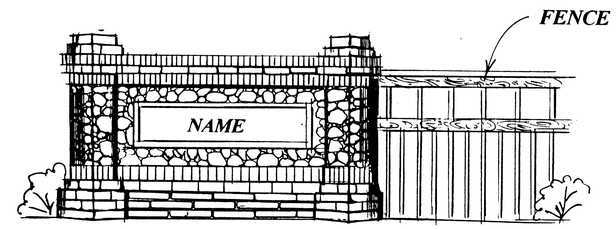


BARON CAMERON AVENUE RTE #606

(WIDTH VARIES)

PLAN VIEW



TYPICAL STONE AND BRICK WALL PANEL AND BOARD & BATTEN FENCE

(NO SCALE)

Application No. R2 1998-HM-053 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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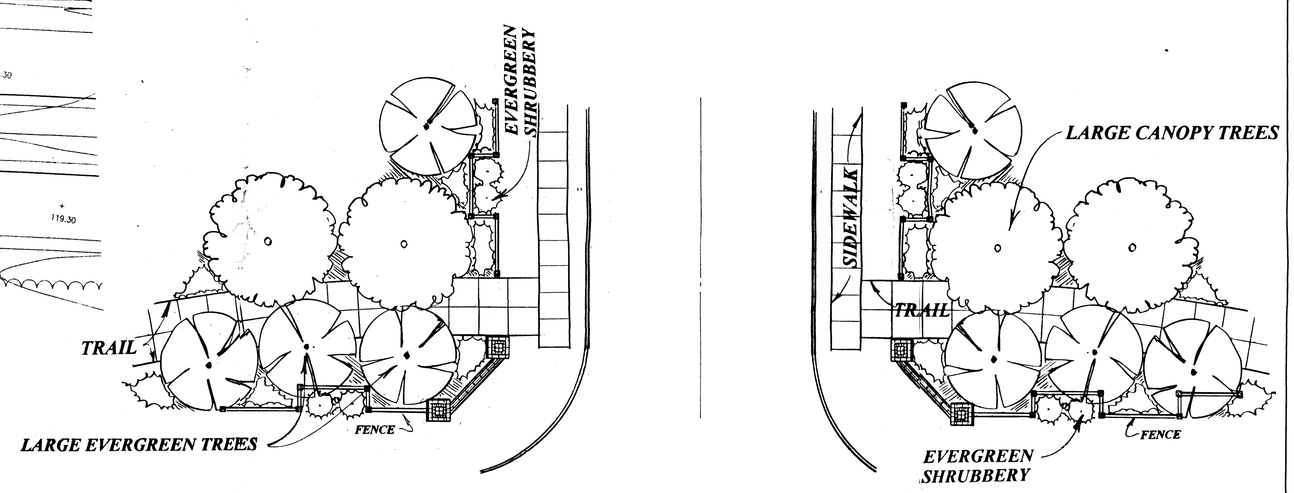
Sheet 5 of 6



TYPICAL ENTRY PLAN

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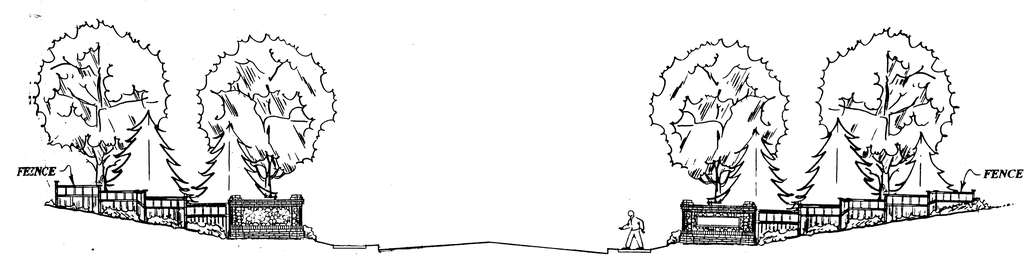

TYPICAL ENTRY ELEVATION

(NO SCALE)

Scale 1 : 300

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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE NO. 968B
LAND SURVEYOR
1-11-99

IRENE BETTIUS PROPERTY
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP/FDP - ENTRY CONCEPT

SCALE: 1 : 300
DATE: 01-05-99
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02-16-99
02-24-99
03-09-99

SHEET 5 OF 6
FILE NO. PL-3102

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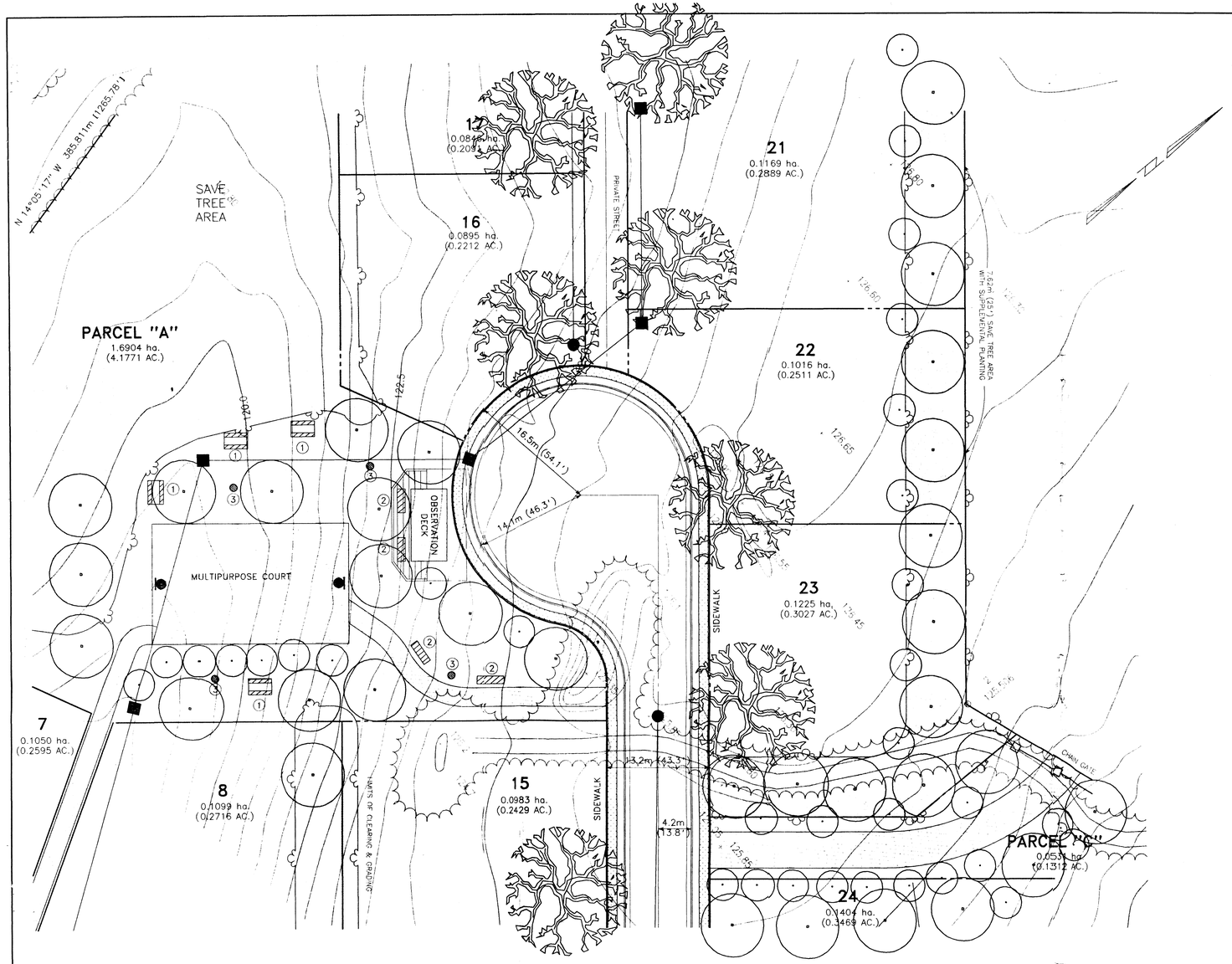

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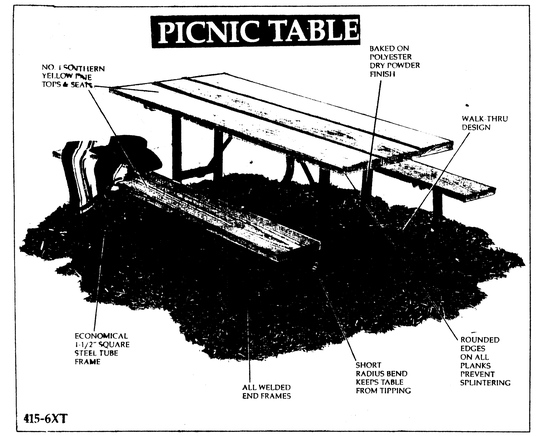
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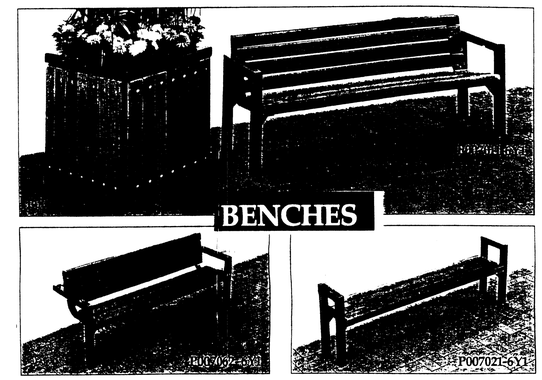
BENCHES

③

LITTER RECEPTACLES

Application No. RZ 1998-HM-053 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Sheet 6 of 6

Scale 1 : 300

-6 -3 0 6 12 18 24

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2-24-99
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IRENE BETTIUS PROPERTY

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP/FDP - RECREATION AREA

SCALE: 1 : 300
DATE: 01-07-99
REVISIONS:
02-16-99
02-24-99
03-09-99

SHEET 6 OF 6
FILE NO. PL-3102

/disc3/3102/m3102 DL 43,44,45,46 plt.m41