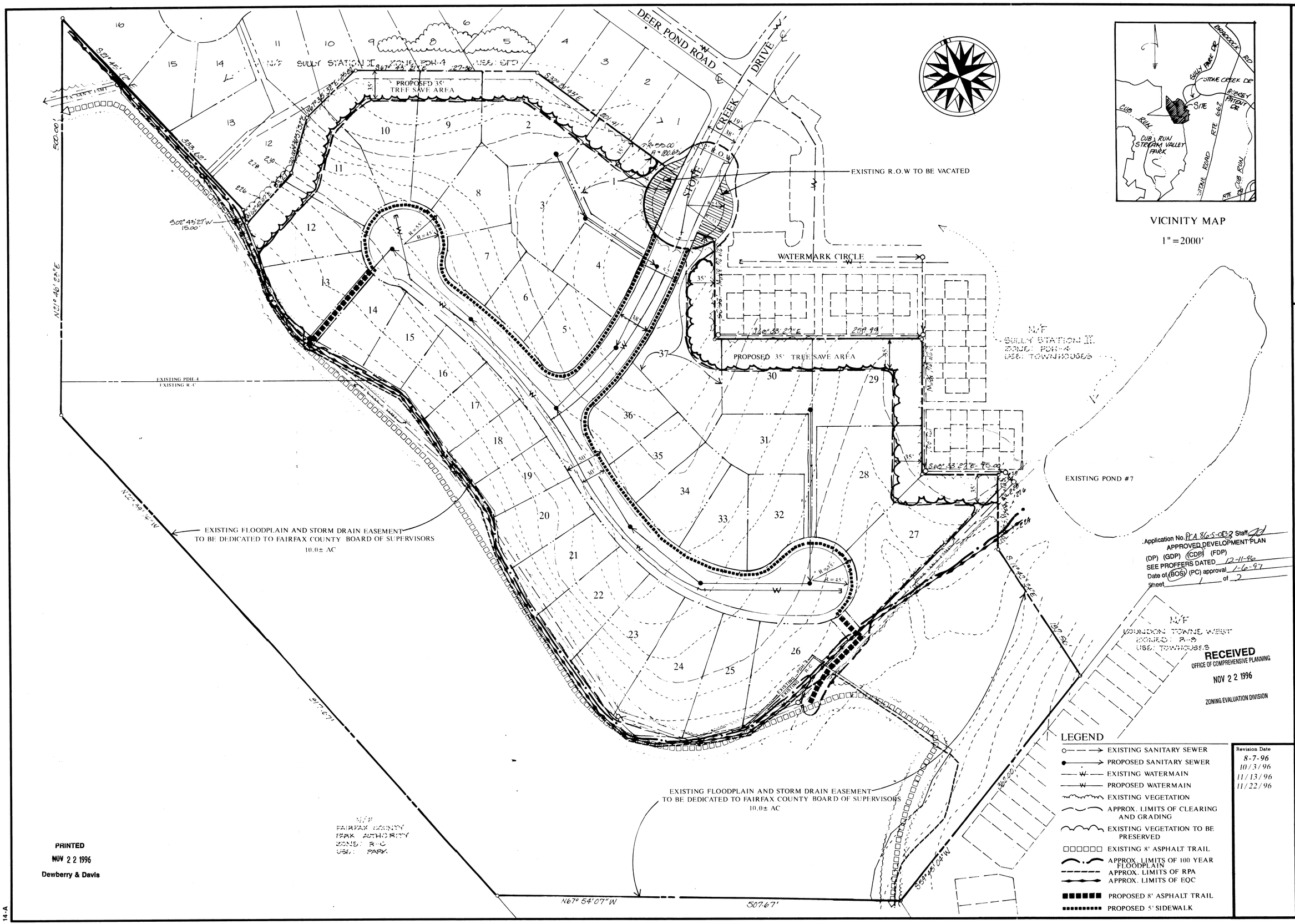

Revision Date
8-7-96
10/3/96
11/13/96
11/22/96

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT 86-S-083-2
PROFFERED CONDITION AMENDMENT 86-S-083-3
CHEVY CHASE / SULLY STATION II
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn By	JMC
Designed By	JPS
Checked By	JPS/LAM
Engineer	
Date	6-21-96
Scale	1" = 50'
Plan Number	
Zoned	
Sheet	1 of 2
File Number	M-9345

14-A

SOILS MAP

1" = 500'

473B2	PENN SILT LOAM, UNDULATING PHASE
73C2	PENN SILT LOAM, ROLLING PHASE
273B1	READINGTON SILT LOAM, UNDULATING PHASE
12A+	ROWLAND SILT LOAM

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 53-2 ((6)) C.
2. THE TOTAL LAND AREA OF THIS FDPA CONSISTS OF 20.12 ACRES.
3. THE PURPOSE OF THE FDPA IS TO REPLACE APPROVED ELDERLY HOUSING UNITS WITH SINGLE FAMILY DETACHED DWELLING LOTS.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY BY DEWBERRY & DAVIS.
5. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AERIAL SURVEY BY OTHERS. DEWBERRY AND DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN AND CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHY.
6. THERE IS A FLOODPLAIN, A RESOURCE PROTECTION AREA (RPA) AND A RELATED ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY AS REPRESENTED ON THE GRAPHIC. THE RPA BOUNDARIES ARE BASED ON THE CHESAPEAKE BAY PRESERVATION AREA MAP ADOPTED BY THE BOARD OF SUPERVISORS ON MARCH 22, 1993 AS REVISED THROUGH MARCH 21, 1994.
7. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (SWM/BMPs) FOR THIS DEVELOPMENT HAS BEEN PREVIOUSLY PROVIDED IN THE EXISTING SULLY STATION DETENTION POND NETWORK CONSTRUCTED UNDER THE SULLY STATION, PHASE II, OVERALL STORMWATER MANAGEMENT PLAN (FFX. CO. #7085- SD-01)
8. THE LIMITS OF CLEARING AND GRADING SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING AND DESIGN.
9. THE LOCATION OF THE PROPOSED UTILITIES SHOWN ON THE GRAPHIC IS PRELIMINARY, AND MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
10. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS ENTRANCE SIGNS, INTERNAL DIRECTIONAL SIGNS AND LIGHT STANDARDS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.
11. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF SINGLE FAMILY DETACHED DWELLING UNITS THAN THE NUMBER REPRESENTED IN THE TABULATION AND SHOWN ON THE GRAPHIC. IN ADDITION, FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED ON THE PLATS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS IN ACCORDANCE WITH THE ZONING ORDINANCE.
12. IT IS TO BE NOTED THAT GARAGES MAY OR MAY NOT BE PROVIDED FOR THE SINGLE FAMILY DETACHED DWELLING UNITS AND, IF PROVIDED, THE GARAGES WILL COUNT AS PART OF THE REQUIRED PARKING SPACES.
13. IF AN AMENDMENT TO ANY PORTION OF THE FDPA 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.
14. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
15. ARCHITECTURAL SKETCHES OF TYPICAL PROPOSED STRUCTURES, LIGHTING FIXTURES AND SIGNS ARE NOT AVAILABLE AT THIS TIME.
16. IT IS CURRENTLY ANTICIPATED THAT THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS.
17. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS THAT HAVE A WIDTH OF TWENTY-FIVE FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.
18. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
19. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE WILL NOT UTILIZE, STORE, TREAT OR DISPOSE ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.
20. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE FLATLICK COMMUNITY PLANNING SECTOR (BR3), BULL RUN PLANNING DISTRICT OF AREA III OF THE COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN MAP RECOMMENDS RESIDENTIAL USE AT 2-3 DWELLING UNITS PER ACRE, PRIVATE OPEN SPACE AND PUBLIC PARK. THE PROPOSED DEVELOPMENT PROGRAM IS IN ACCORDANCE WITH THE COMPREHENSIVE PLAN MAP RECOMMENDATION.

    IT SHOULD BE NOTED THAT THE PROPOSED DEVELOPMENT IS PART OF SULLY STATION II.
21. THERE IS AN EXISTING TRAIL LOCATED WITHIN THE PROPERTY, AS REQUIRED BY THE COMPREHENSIVE PLAN.
22. THE AFFIDAVIT IS FURNISHED UNDER SEPARATE COVER.
23. 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/PROPOSED ZONING	R-C AND PDH-4
TOTAL LAND AREA	20.12 AC
RC DISTRICT	7.21 AC
PDH DISTRICT	12.91 AC
PROPOSED NUMBER OF DWELLING UNITS	37
PERMITTED DENSITY (PER COMPREHENSIVE PLAN)	2-3 DU/AC
PROPOSED OVERALL DENSITY	1.84 DU/AC
PROPOSED DENSITY WITHIN PDH DISTRICT	2.86 DU/AC
MAXIMUM BUILDING HEIGHT	35 FT
PARKING SPACES REQUIRED/PROVIDED (2 SPACES/UNIT)	74*
OPEN SPACE REQUIRED/PROVIDED WITHIN PDH DISTRICT (20%)	2.58± AC
TOTAL OPEN SPACE PROVIDED(49%)	10.00± AC

* SEE NOTE 12

Application No. PCA 86-S-083-3 Staff JD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12-11-96
Date of (BOS) (PC) approval 1-6-97
Sheet 2 of 2

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

FINAL DEVELOPMENT PLAN AMENDMENT
PROFFERED CONDITION AMENDMENT
CHEVY CHASE / SULLY STATION II
SULLY DISTRICT — FAIRFAX COUNTY, VIRGINIA

Revision Date
8-7-96
10-3-96
11/13/96
11/22/96

Drawn By	JMC
Designed By	
Checked By	JPS/LAM
Engineer	
Date	6-21-96
Scale	AS SHOWN
Plan Number	
Zoned	
Sheet	2 of 2
File Number	M-9345

14-A

N085023