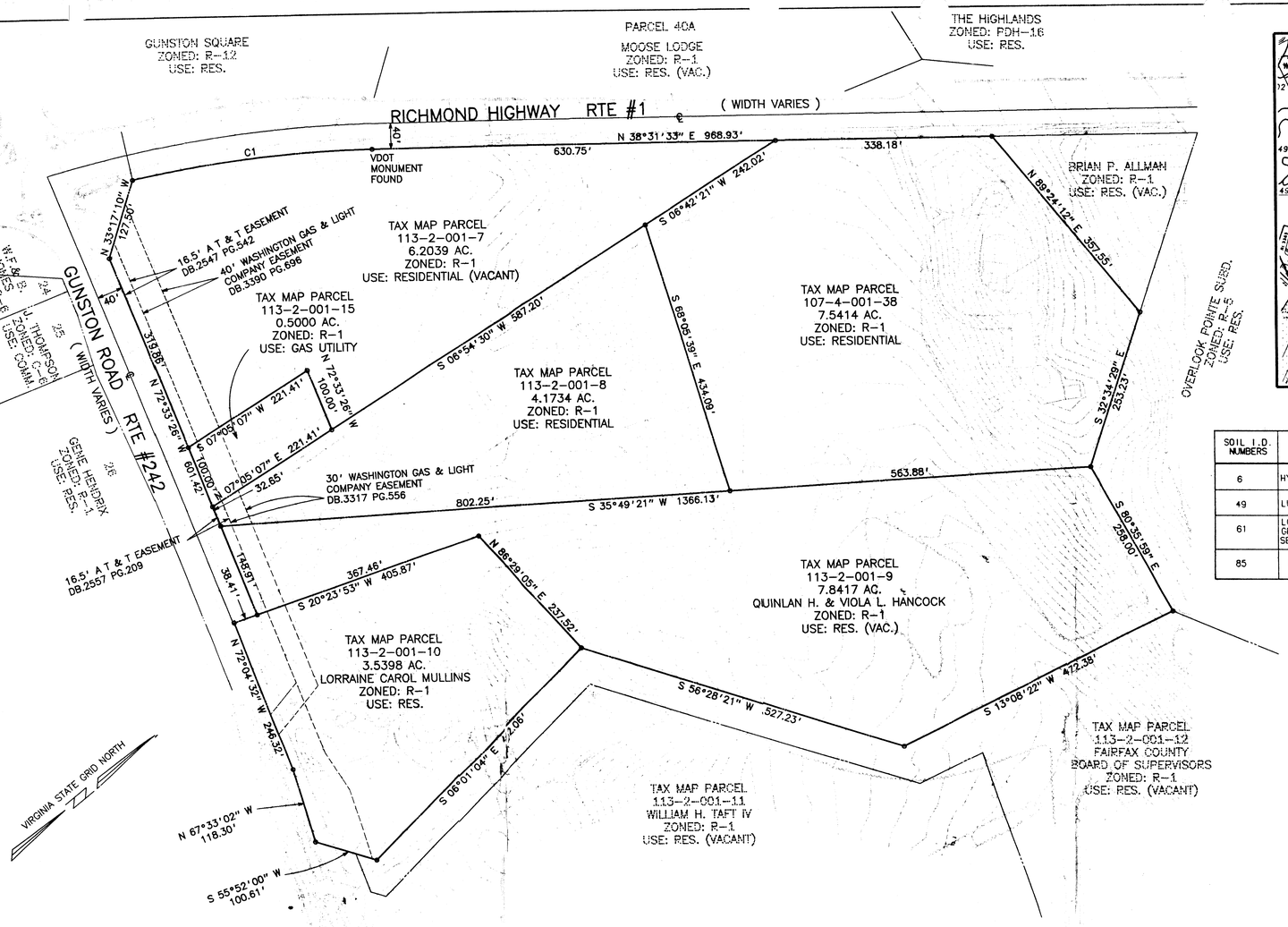
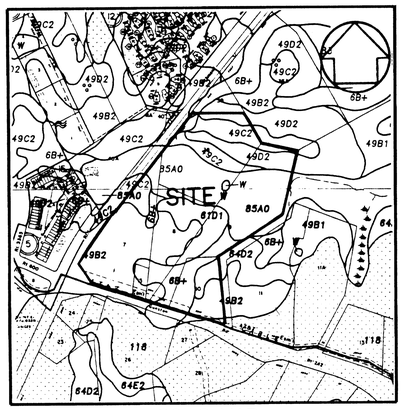
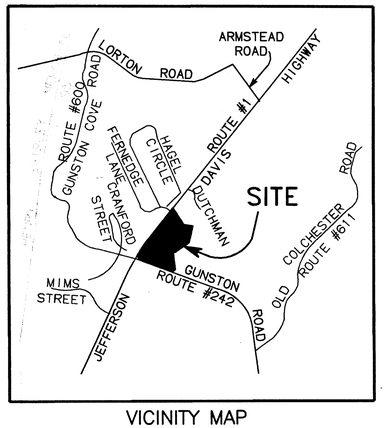




SOILS MAP
1" = 500'

SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEOTECHNICAL REPORT REQD.
6	HYATTSVILLE	FAIR-B,W	MARGINAL-W	POOR-W	LOW	NO
49	LUNT(fsl)	MARG-U,B,C,P	FAIR-C,P	MARG-U,C,P	MODERATE	YES
61	LOAMY/ GRAVELLY SEDIMENTS	MARG-U,C,P	MARG-C,P	MARG-U,C,P	HIGH	YES
85	ELKTON	POOR-B,W,C	POOR-W,C	POOR-W,C	LOW	YES



VICINITY MAP
1" = 2000'

NOTES

1) THE PROPERTY SHOWN HEREON CONTAINS 29.8002 ACRES AND IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS 107-4-001-38 AND 113-2-001-7,8,9,10,15 AND IS ZONED R-1.
2) BOUNDARY AND TOPOGRAPHIC INFORMATION BY HUNTLEY, NYCE AND ASSOCIATES, LTD. TOPOGRAPHY IS FIELD RUN AND SHOWN WITH 2' CONTOUR INTERVALS.(PARCELS 9&10 FROM RECORD INFORMATION)
3) ON-SITE STORM WATER DETENTION AND ON-SITE BEST MANAGEMENT PRACTICES WILL BE PROVIDED AS INDICATED ON THIS PLAN. FINAL LOCATION OF STORM WATER MANAGEMENT FACILITIES MAY VARY SOMEWHAT AS A RESULT OF ENGINEERING CONSTRAINTS.
4) THIS DEVELOPMENT SHALL CONFORM TO ALL CURRENT AND APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT FOR THOSE WAIVERS, MODIFICATIONS AND/OR VARIANCES REQUESTED AND APPROVED.
5) THIS SITE IS TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
6) THE LOCATION OF EASEMENTS SHOWN HEREON IS BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR TITLE SEARCH, AND THUS SHOULD NOT BE REGARDING AS A CORRECT OR FINAL LOCATION.
7) SEE SHEET 2 FOR LANDSCAPE PLAN.
8) THE SINGLE FAMILY DETACHED AND ATTACHED DWELLINGS FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. FEATURES AS SUN ROOMS, DECKS, PATIOS, CHIMNEYS,, STAIRS AND STOOPS, ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED ON THE PLANS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS. A PORTION OR ALL OF THE ATTACHED DWELLINGS MAY HAVE GARAGES WHICH WILL BE SPECIFIED AT TIME OF FINAL SITE PLAN ENGINEERING.
9) ALL PROPOSED STREETS AND TRAVELWAYS LOCATED OUTSIDE OF THE RIGHTS OF WAY WILL BE PRIVATELY OWNED AND MAINTAINED.
10) THE LIMITS OF CLEARING AND GRADING SHOWN ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND LOCATION OF PROPOSED UTILITIES.
11) TO THE BEST OF OUR KNOWLEDGE THERE IS NO PHYSICAL EVIDENCE OF HAZARDOUS OR TOXIC SUBSTANCES OR MATERIALS ON THIS SITE.
12) TO THE BEST OF OUR KNOWLEDGE THERE IS NO PHYSICAL EVIDENCE OF A GRAVE OR BURIAL SITE ON THIS PARCEL.
13) THERE ARE NO DELINEATED FLOOD PLAINS OR ENVIRONMENTAL QUALITY CORRIDORS/RESOURCE PROTECTION AREAS WITHIN THIS SITE.
14) THE PROPOSED USES AND DEVELOPMENT ARE COMPATIBLE WITH AND WILL HAVE NO ADVERSE IMPACT ON THE NEIGHBORING PROPERTIES.
15) ALL OF THE EXISTING BUILDINGS, STRUCTURES ON SITE WILL BE REMOVED. EXISTING WELLS WILL BE CAPPED OR REMOVED IN ACCORDANCE WITH THE FAIRFAX COUNTY HEALTH DEPARTMENT REGULATIONS.
16) EXISTING DEBRIS IN SAVE OR CONSTRUCTION AREAS TO BE REMOVED AND DISPOSED OF PROPERLY.
17) THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PRESERVATION TO BE SAVED IN THIS SITE.
18) PUBLIC IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF RICHMOND HWY. AND GUNSTON ROAD WILL BE BUILT AS PART OF THIS DEVELOPMENT AND SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND/OR VDOT REQUIREMENTS, STANDARDS AND SPECIFICATIONS.
19) DEVELOPER RESERVES THE RIGHT TO PHASE THE DEVELOPMENT OF THE PROJECT.
20) THE PARCEL DESIGNATED TO BE CONVEYED TO WASHINGTON GAS MAY BE UTILIZED AS, AND IS HEREBY DESIGNATED FOR USES IDENTIFIED UNDER SECTION 9-101(2).

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
APR 4 1997
ZONING EVALUATION DIVISION

Application No. PDP 96-V-006 Staff Initials STMGG
APPROVED ~~SE / SP~~ PLAN PDP
SEE DEV CONDS DATED 4/30/97
Date of ~~(BOS) (BZA)~~ approval PC 5/15/97
Sheet 1 of 5

CURVE TABLE

NAME	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	11°34'15"	1870.00	377.64	N 32°44'02" E	377.00	189.46

AREA TABULATION

PARCEL 7 .... 6.2039 AC.
PARCEL 8 .... 4.1734 AC.
PARCEL 9 .... 7.8417 AC.
PARCEL 10 ... 3.5398 AC.
PARCEL 15 ... 0.5000 AC.
PARCEL 38 ... 7.5414 AC.
TOTAL ..... 29.8002 AC.

OWNERS

PARCEL 7
CRANFORD, MARY HELEN
DB K-13- PG. 0086
014 WESSEX RD
SILVER SPRING, MD 20910

PARCEL 8
STEVENS, DONALD EDWARD
AND FRANCES MARK W.
9811 GUNSTON ROAD
LORTON, VA. 22079

PARCEL 9
QUINLAN H. & VIOLA L. HANCOCK
11115 FLORA LEE DRIVE
FAIRFAX STATION, VA. 22039
DB.9335 PG.766

PARCEL 10
LORRAINE CAROL MULLINS
161 PRESIDENT STREET
BROOKLYN, NEW YORK 11231
DB.731 PG.296

PARCEL 15
WASHINGTON GAS LIGHT COMPANY
1100 'H' STREET, N.W.
WASHINGTON, D.C. 20005
DB. 3390 PG. 693

DEVELOPER

CURRY DEVELOPMENT INC./ANDY SOMERVILLE
6715 LITTLE RIVER TURNPIKE
SUITE 301
ANNANDALE, VA. 22011
(703) 642-1620

OWNERS

PARCEL 38
STEVENS, DONALD BRIAN
AND FRANCES M.
DB. 4362- PG. 59

DEVELOPER
CURRY DEVELOPMENT INC./ANDY SOMERVILLE
6715 LITTLE RIVER TURNPIKE
SUITE 301
ANNANDALE, VA. 22011
(703) 642-1620

SITE TABULATION

TOTAL SITE AREA: 29.8002 ACRES
EXISTING ZONING: R-1
PROPOSED ZONING: PDH-8
TAX MAP REFERENCE: (107-4-001-38) & (113-2-001-7,8,9,10 & 15)
PROPOSED # OF DETACHED DWELLINGS: 88 UNITS
PROPOSED # OF ATTACHED DWELLINGS: 69 UNITS
TOTAL UNITS: 157 UNITS
TOTAL SITE AREA LESS LANDS CONVEYED TO GAS COMPANY=29.2513
PROPOSED MKT RATE DENSITY 157 UNITS/29.8002 ACRES = 5.27 DU/AC.
PROPOSED # OF AFFORDABLE DWELLINGS: 23 UNITS
TOTAL UNITS: 180 UNITS
DENSITY 180 UNITS/29.8002 ACRES = 6.04 D.U./AC.
PARKING
REQUIRED: 88 SINGLE FAMILY DETACHED: 2 SPACES PER UNIT = 176 SPACES
92 SINGLE FAMILY ATTACHED: 2.3 SPACES PER UNIT = 212 SPACES
TOTAL REQUIRED 388 SPACES

NOTE: "APPLICANT WILL PROVIDE PARKING IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS. APPLICANT RETAINS THE RIGHT TO PROVIDE EXCESS OF PARKING SPACES WITH FINAL ENGINEERING."

OPEN SPACE:
REQUIRED: 22% (6.5560 ACRES OR 285,581 SQ. FT.)
PROVIDED: 34.2%(10.2 ACRES OR 444,312 SQ. FT.)
MAXIMUM BUILDING HEIGHT = 35 FEET

Scale 1" = 100'
-100 -50 0 100 200 300

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
7202 POPLAR ST. ANNANDALE, VIRGINIA 22003 703-750-3490
45150 RUSSELL BRANCH PARKWAY SUITE 100 ASHBURN, VIRGINIA 22011 703-729-0145 METRO 478-1051
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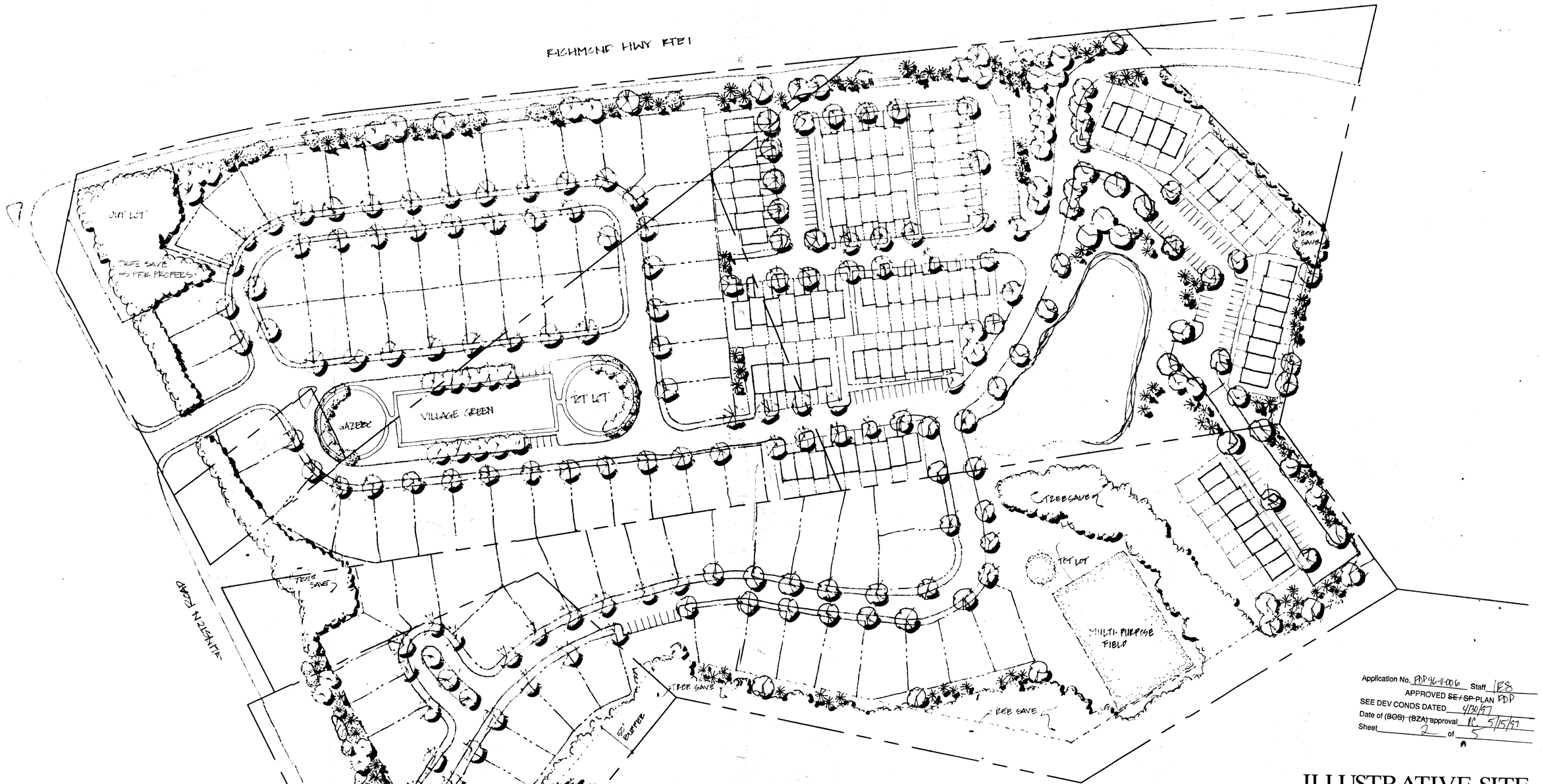
COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 9668
LAND SURVEYOR

MASONS PASSAGE
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL / FINAL DEVELOPMENT PLAN (REZONING R-1 TO PDH-8)

SCALE: 1" = 100'
DATE: 02-21-96
REVISIONS:
REV. 04-26-96
REV. 08-14-96
REV. 08-21-96
REV. 08-23-96
REV. 09-25-96
REV. 10-01-96
REV. 10-03-96
REV. 11-01-96
REV. 02-12-97

SHEET 1 OF 5
FILE NO. PL - 3021



Application No. FDP 96-V-006 Staff ES
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Date of ~~(BOS) (BZA)~~ approval PC 5/15/97
Sheet 2 of 5

ILLUSTRATIVE SITE AND LANDSCAPE PLAN

MASONS PASSAGE

MT. VERNON DISTRICT
FAIRFAX COUNTY, VA.

FOR

CURRY DEVELOPMENT, INC.

LEGEND

EXISITNG TREE SAVE

CANOPY TREE 2 1/2" - 3" cal.

EVERGREEN TREE 6' - 8' ht.

FLOWERING TREE 6' - 8' ht.

SHRUBS 24" - 30" ht.

RECOMMENDED PLANT LIST

Northern Red Oak	Pin Oak
Red Sunset Maple	Summit Ash
Austrian Pine	White Pine
Norway Spruce	
Pink Flowering Dogwood	Sargent Cherry
Yoshino Cherry	
Blue Princess Holly	Inkberry Holly
English Yew	Mohawk Viburnum

The Recommended Plant List represents the level of quality and sizing proposed. Actual Locations layouts, types and amounts of vegetation to be determined in a more detailed landscape plan to be submitted at the time of site review

NORTH

SCALE: 1" = 60

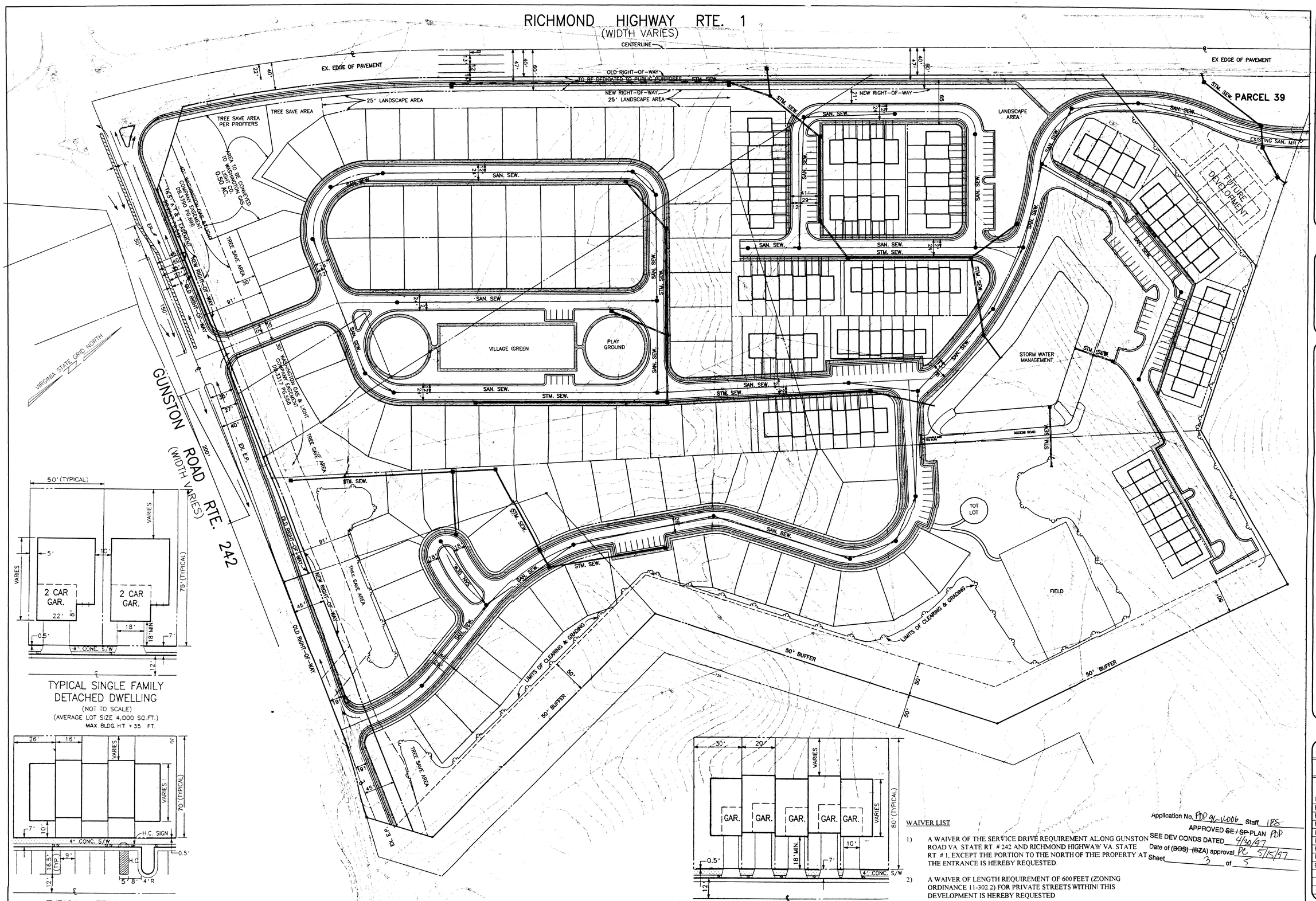
0 30 60 120

FEBRUARY 13, 1997

Land Design Inc.
Landscape Architecture Land Planning
Urban Design
1414 Prince Street Suite 400 703/549-7784
Alexandria, VA 22314--2815 Fax: 703/549-4984

OCTOBER 3, 1996
OCTOBER 9, 1996

LDI 26038
SHEET 2 OF 5



TYPICAL SINGLE FAMILY DETACHED DWELLING
(NOT TO SCALE)
(AVERAGE LOT SIZE 4,000 SQ.FT.)
MAX. BLDG. HT. = 35 FT.

TYPICAL AFFORDABLE TOWNHOUSE UNITS
(NOT TO SCALE)
(AVERAGE LOT SIZE 1,300 SQ.FT.)
MAX. BLDG. HT. = 35 FT.

TYPICAL TOWNHOUSE GARAGE UNITS
(NOT TO SCALE)
(AVERAGE LOT SIZE 1,[illegible] SQ.FT.)
MAX. BLDG. HT. = 35 FT.

*HOUSES SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY. FINAL HOUSE FOOTPRINTS MAY VARY DUE TO MARKET CONDITIONS AND ENGINEERING CONSTRAINTS AT THE TIME FINAL PLAN APPROVAL.

WAIVER LIST

1) A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG GUNSTON ROAD VA. STATE RT. # 242 AND RICHMOND HIGHWAY VA. STATE RT. # 1, EXCEPT THE PORTION TO THE NORTH OF THE PROPERTY AT THE ENTRANCE IS HEREBY REQUESTED.

2) A WAIVER OF LENGTH REQUIREMENT OF 600 FEET (ZONING ORDINANCE 11-302.2) FOR PRIVATE STREETS WITHIN THIS DEVELOPMENT IS HEREBY REQUESTED.

3) A WAIVER OF TRANSITIONAL SCREENING ADJACENT TO PARCEL 39

Application No. FDP 96-V-006 Staff IES
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Scale 1" = 60'
-60 -30 0 60 120 180

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
7202 POPLAR ST
ANNANDALE, VIRGINIA 22003
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SUITE 100
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703-729-0145 METRO 478-1051

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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 9688
2-12-97
LAND SURVEYOR

MASONS PASSAGE
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL / FINAL DEVELOPMENT PLAN (REZONING R-1 TO PDH-8)

SCALE: 1" = 60'
DATE: 02-22-96

REVISIONS:
REV. 04-26-96
REV. 08-14-96
REV. 08-21-96
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REV. 09-25-96
REV. 10-01-96
REV. 10-03-96
REV. 11-01-96
REV. 02-12-97

SHEET 3 OF 5
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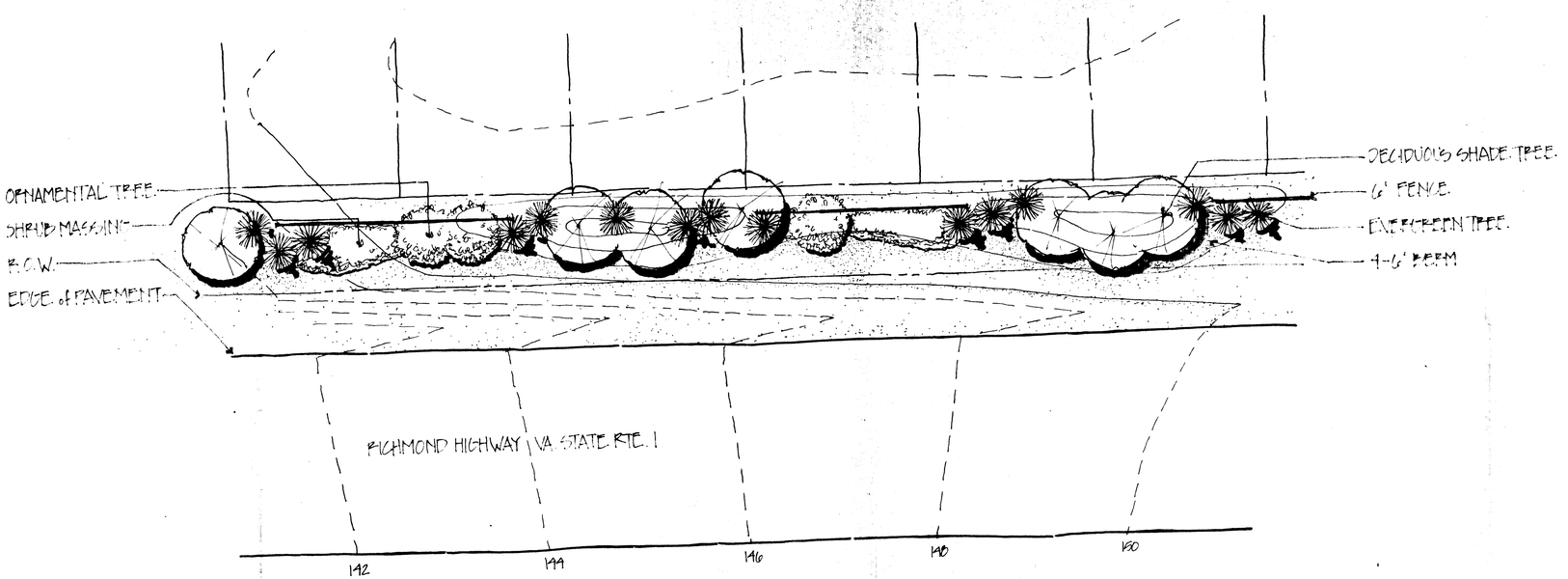
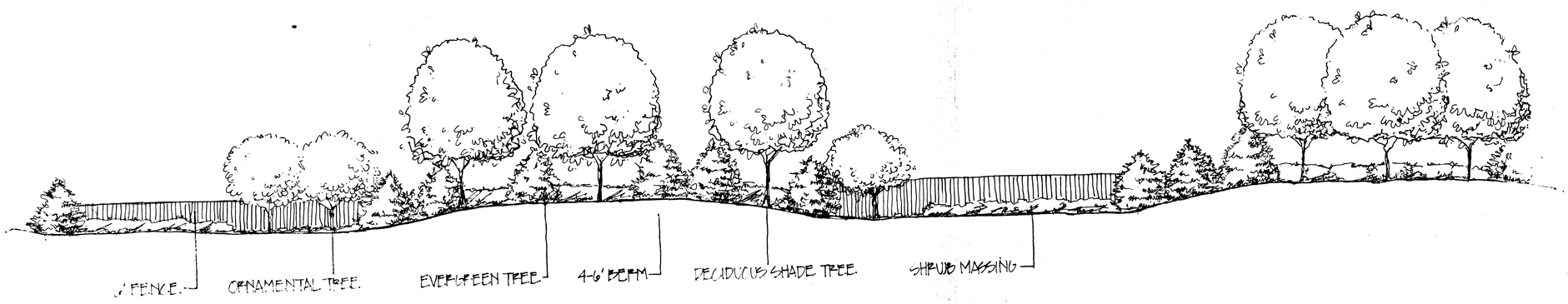


PLAN: TYPICAL STREETSCAPE BUFFER ALONG ROUTE 1

SCALE: 1"=20'



ELEVATION: TYPICAL STREETSCAPE BUFFER ALONG ROUTE 1

SCALE: 1"=10'

MASONS PASSAGE

MT. VERNON DISTRICT
FAIRFAX COUNTY, VA.
FOR
CURRY DEVELOPMENT, INC.

Application No. FDP 96-L-006 Staff [illegible]
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Land Design Inc.
Landscape Architecture Land Planning
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1414 Prince Street Suite 400
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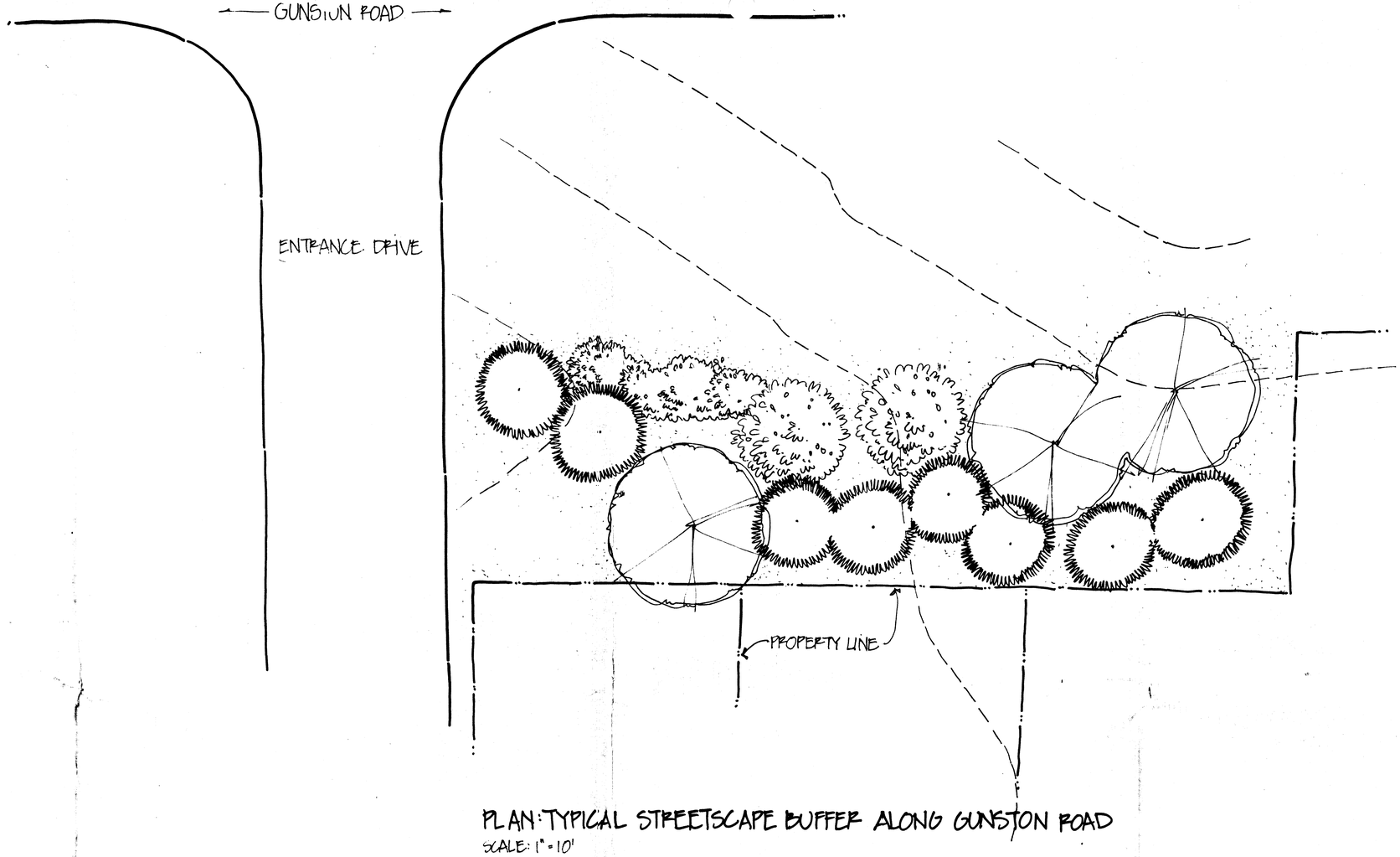
Fax: 703/549-4984

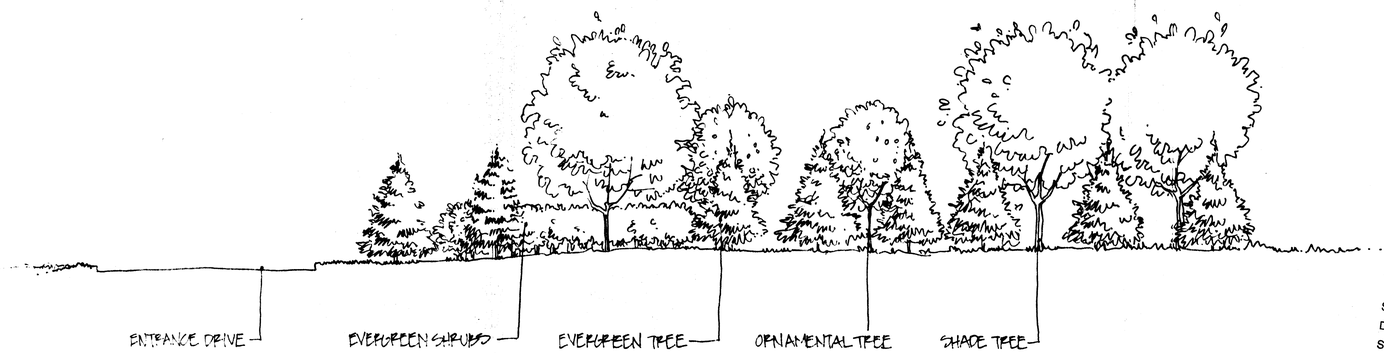
MAY 2, 1996

LDI 26038



PLAN: TYPICAL STREETSCAPE BUFFER ALONG GUNSTON ROAD

SCALE: 1" = 10'



ELEVATION: TYPICAL STREETSCAPE BUFFER ALONG GUNSTON ROAD

SCALE: 1" = 10'

MASONS PASSAGE

MT. VERNON DISTRICT
FAIRFAX COUNTY, VA.
FOR
CURRY DEVELOPMENT, INC.

NORTH

Land Design Inc.
Landscape Architecture Land Planning
Urban Design
1414 Prince Street Suite 400 703/549-7784
Alexandria, VA 22314--2815 Fax: 703/549-4984

OCTOBER 2, 1996 LDI 26038

Application No. FDP 96-H-006 Staff BS
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