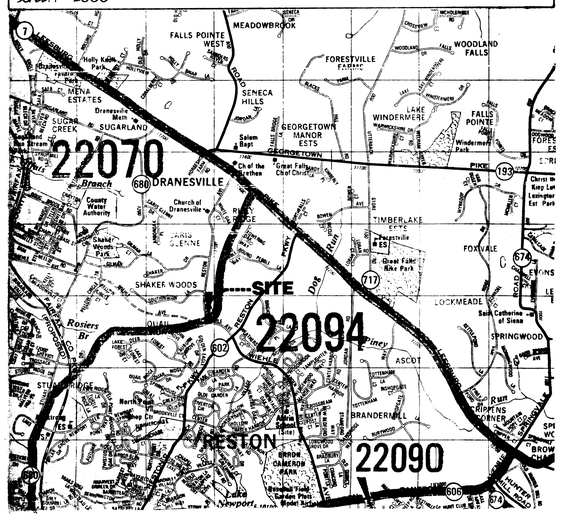
VINTAGE PLACE II

DEVELOPMENT PLAN

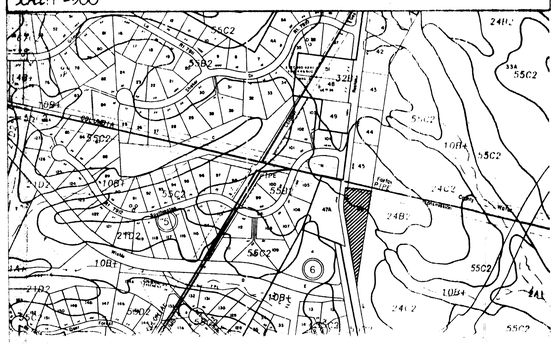
VICINITY MAP

SCALE: 1"=2000'



SOILS MAP

SCALE: 1"=500'



GENERAL NOTES

1. The property delineated on this plan is located on Fairfax County Tax Assessment Map 11-2 ((1)) parcel 46 and is now in the name of Christopher S. Coogan as recorded in Deed Book 8990 at Page 291 among the land records of Fairfax County, Virginia.

2. The contract purchaser of the subject property is Miller and Smith Land, Inc.

3. Boundary information is from the record of a Plat entitled "Plat Showing House Location on the Property located at 1241 Reston Avenue". Topographic information is from Fairfax County aerial mapping and adjacent site plan data, prepared by others; contour interval is 2 feet. No field survey work has been performed. No title report has been furnished; therefore, this plan does not necessarily show all the encumbrances on the property. The existing structures on the property are proposed to be demolished.

   Existing tree canopies shown on the plan are approximate, and are based on a visual inspection, not a tree survey.

4. The application property is 1.62448 acres and is currently zoned R-E. This Development Plan is part of a rezoning application to the R-5 Residential District, 5 Dwelling Units/Acres.

5. The property is located in Area III, Upper Potomac Planning District (UP5), Reston Community Planning Sector. A Comprehensive Plan Amendment is currently pending. With the approval of the Comprehensive Plan Amendment, the proposed development will be in conformance with the Comprehensive Plan.

6. A right-of-way dedication of 26 feet from the centerline of Reston Avenue is proposed. Additional pavement width of 7' (19' from existing center line) is proposed with this application.

7. No trails are required on the subject property as per the Fairfax County Trails Plan. A trail connection is proposed to link the subject property to the existing 8 foot trail along Wiehle Avenue. The location of the connections shall be provided as generally shown on the Development Plan. The final locations may vary and shall be determined at the time of Site Plan.

8. Based on available Fairfax County mapping, no floodplain, Resource Protection Area (RPA) or Environmental Quality Corridor (EQC) is present on the subject property.

9. The approximate location of a portion of a Columbia Gas easement (total width is approximately 95 feet) is shown on the Development Plan.

10. Public water and sewer is available to the subject property. A water line connection will be made to the existing water line in Reston Avenue. A sanitary sewer connection will be made to an existing sewer line on the adjacent property to the north.

11. To the best of our knowledge, no grave sites or structures marking a burial site are present on the subject property.

12. Special amenities proposed with the development include a passive open space area and a pathway connection to the trail along Wiehle Avenue. Also, the Applicant has agreed to contribute $12,000 toward the construction of an off-site recreational amenity. The amenity is to be determined in coordination with the Reston Association.

13. Development will commence subsequent to required Fairfax County plan processing and approvals and is projected to start in 1997/1998. Timing of the build-out will depend on market demand.

14. Minor deviations to the sizes, dimensions, footprints and location of buildings, parking spaces, sidewalks/trails and utilities may occur with final engineering and design.

15. All dimensions and measurements are approximate as scaled, and are subject to minor adjustments for final engineering, subdivision and Design Review Board approval.

16. The single family dettached dwelling footprints represented hereon are approximate and may be modified with final architectural design provided minimum setbacks shown on the plan have been met. Building footprints may be increased or decreased. The applicant reserves the right to develop a lesser number of single family dwellings. In addition, features such as decks, patios, chimneys, stairs and stoops may be optional for each dwelling and will be specified at the time of final engineering.

17. Additional site features, such as gazebos, trellises, entrance signs, lights and/or walls not represented hereon may be provided.

18. To the best of our knowledge the development conforms regulations, and adopted standards with the exception of those waivers listed below

19. Hazard wastes to the best of our knowledge, no hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 1164, 302.4, and 355; nor hazardous waste as set forth in commonwealth of Virginia/Department of Waste Management regulations VR 672-10-1 Virginia Hazardous Waste Management regulation; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; are to be generated, utilized, stored, treated, and/or disposed of on site.

MODIFICATIONS

1. Applicant requests a modification of the open space requirements to that shown on the plan.

SITE TABULATIONS

- **SITE AREA** 70,763 SF or 1.62 AC
  ROAD DEDICATION (7,530 SF)
  NET SITE AREA 65,233 SF

- **DWELLING UNITS** 5 Single Family Detached

ZONING: R-5

	REQ.	PROVIDED
• **DENSITY (DU/AC)**	5 DU/AC (MAX)	3.1 DU/AC
• **MIN. YARD REQUIREMENTS**		
FRONT	20'	20'
REAR	25'	25'
SIDE	8'	8'
• **OPEN SPACE**	25% 0.40 AC	10,600± SF* 15% 0.24± AC
• **MIN. LOT AREA**	5,000 SF	7,100± SF
• **MIN. LOT WIDTH**	50'	72'
• **MAX. BUILDING HEIGHT**	35'	35'
• **PARKING REGULATIONS** 2 SPACES/UNIT	10 SPACES	10 SPACES (MIN.)

***SEE WAIVER REQUEST BELOW**

SHEET INDEX

SHEET 1 COVER

SHEET 2 DEVELOPMENT PLAN

Application No. RZ 1996-HM-032 Staff L. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/30/97
Date of (BOS) (PC) approval 11/17/97
Sheet 1 of 2

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
SEP 4 1997
ZONING EVALUATION DIVISION

PHR&A

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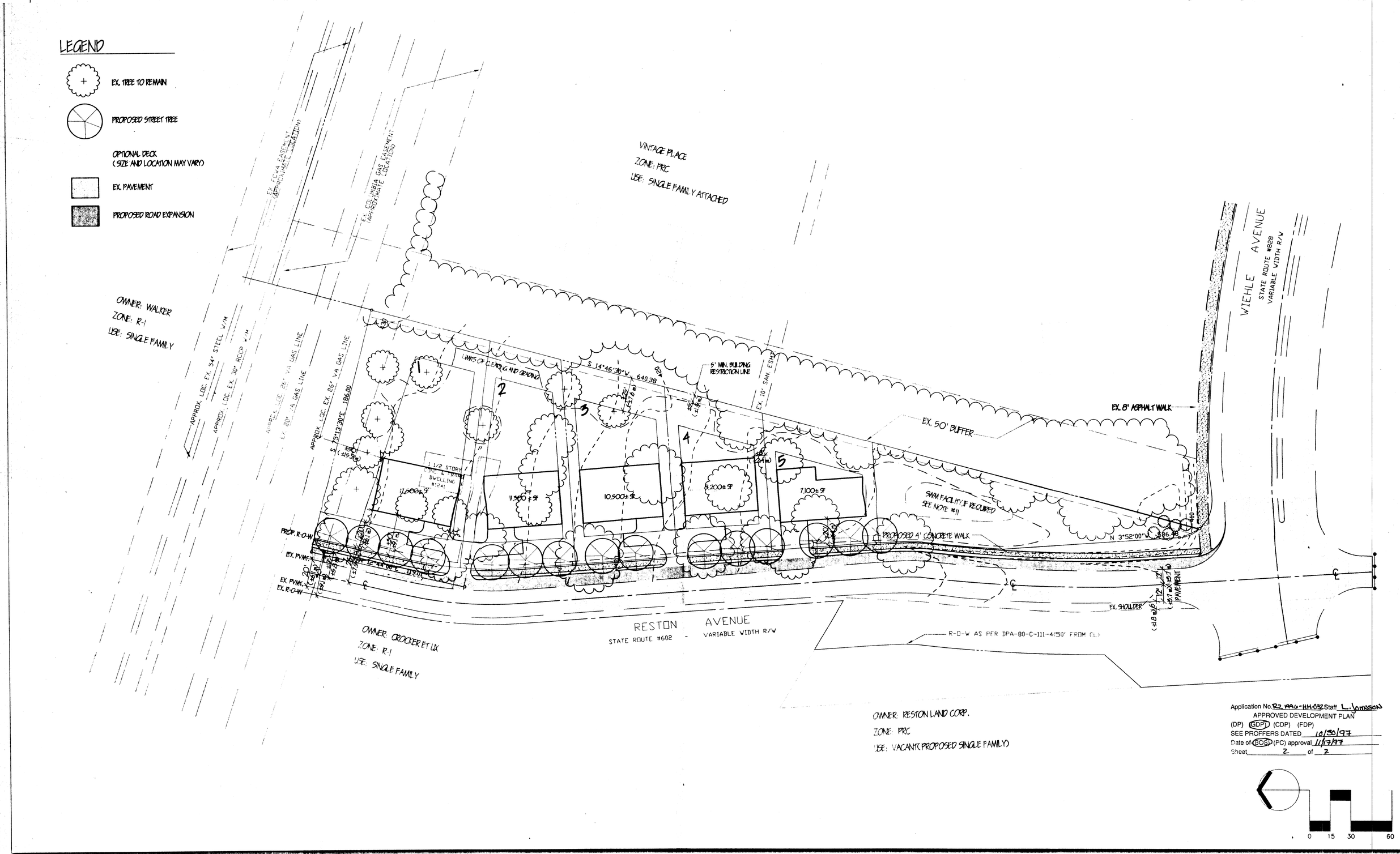
Winchester, Va.

DATE: SEPTEMBER 1996 FILE #: 9499-1-0 SHEET: 1 OF 2



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Sheet 2 of 2

NO.	DESCRIPTION	DATE	RVSD BY	REV BY	APPROVED	DATE
2	Per County Comments	7/29/97				
1	Revise Layout To SFD	4/11/97				

REVISION APPROVED BY

PROFESSIONAL SEAL:

PROJECT: VINTAGE PLACE II

TITLE: Development Plan

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SURVEY By Others	DATE SEPTEMBER 8, 1996
DESIGN DLS	DRAWN AJF
CHKD.	SCALE 1"=30'
SHEET 2 OF 2	FILE NO. 9499-1-0

\PROJECT\09499\1-0\PLANNING\S-EFS\DPPLAN Thu Sep 04 12:26:28 1997