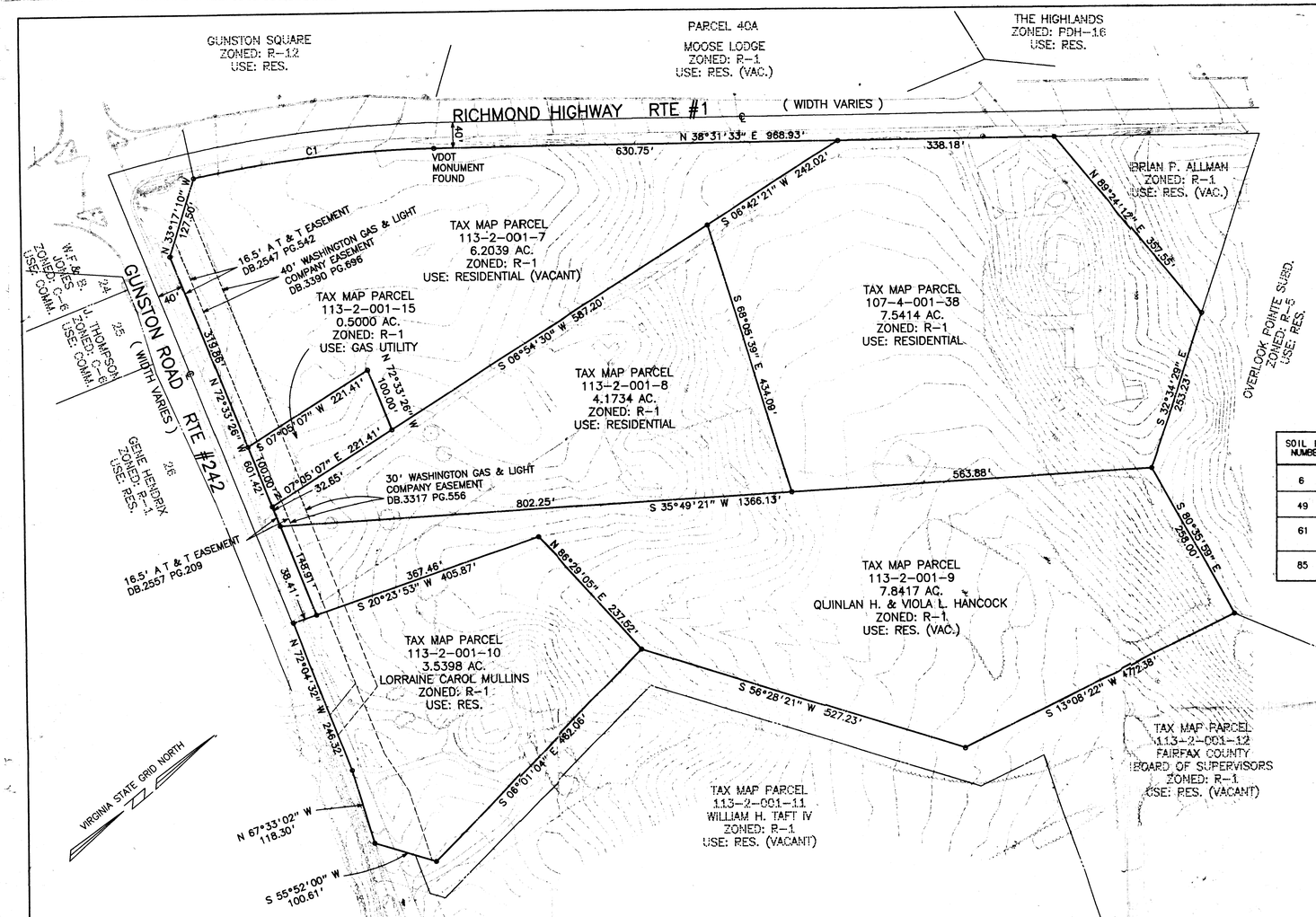
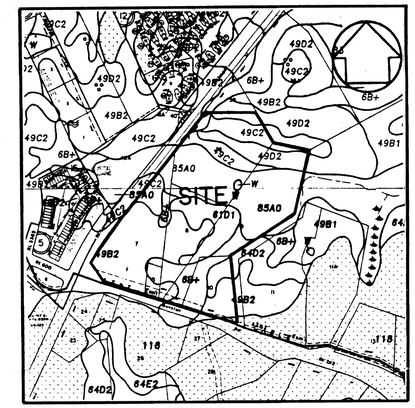
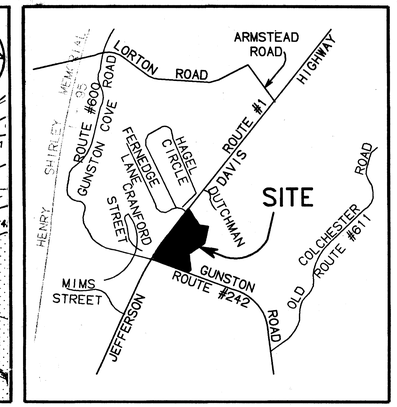




SOILS MAP
1" = 500'



VICINITY MAP
1" = 2000'

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-HB,W,C	POOR-W,C	POOR-W,C	LOW	YES

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 INDICATEID 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 REGARDED 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 OWNEID 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 PARCIEL.
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 NATURAIL 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 CONVEYEID TO WASHINGTON GAS MAY BE UTILIZED AS, AND IS HEREBY DESIGNATED FOR USES IDENTIFIED UNDER SECTION 9-101(2).

Application No. 33-96-UDOC Staff Linda Stewart
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED February 19, 1997
Date of (BOS) (PC) approval March 10, 1997
Sheet 1 of 6

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 14 1997
ZONING EVALUATION DIVISION

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
703-750-3400
45150 RUSSELL BRANCH PARKWAY
SUITE 100
ASHBURN, VIRGINIA 22011
703-729-0145 METRO 478-1051
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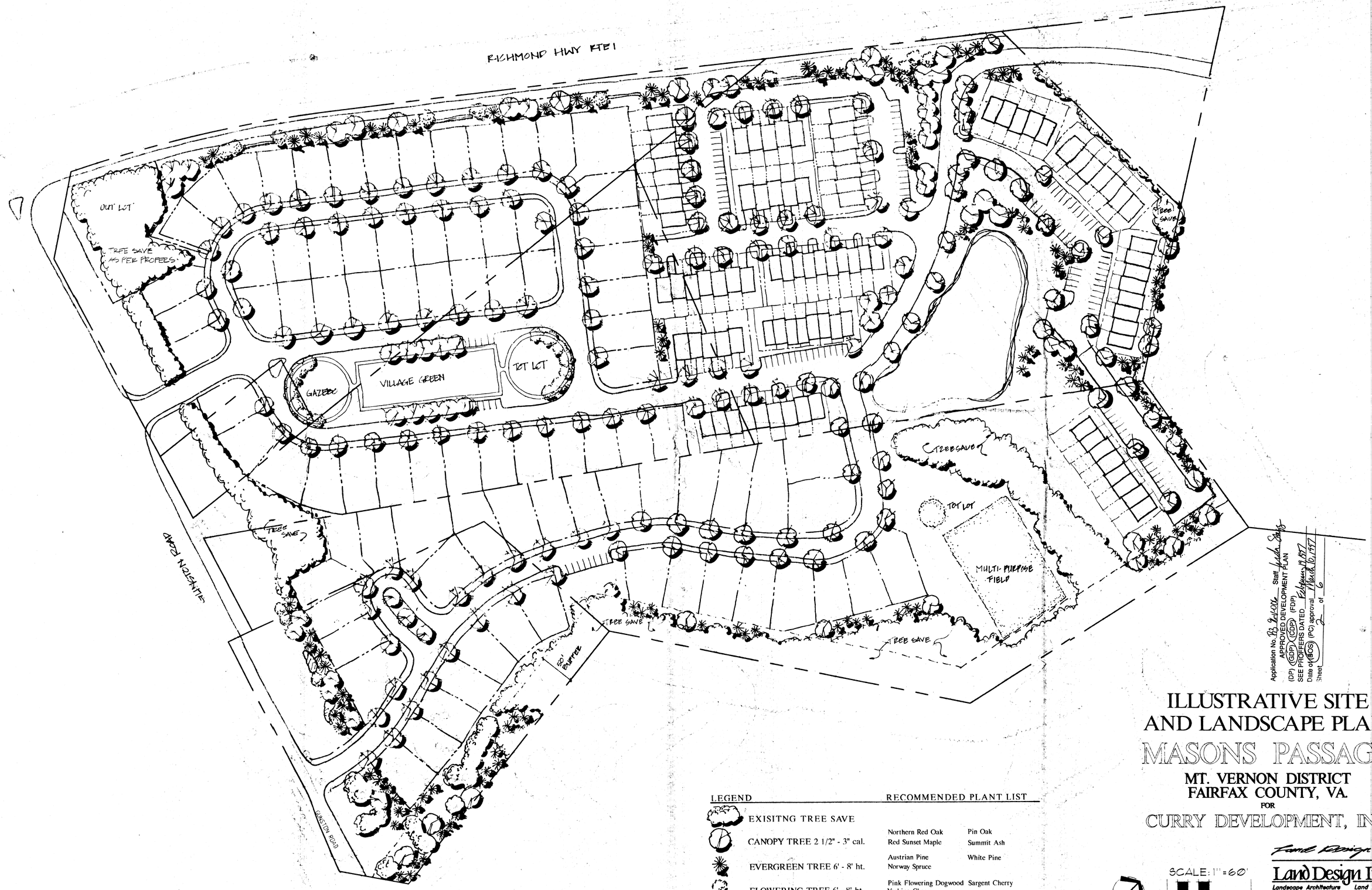
COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 9888
5-13-96
LAND SURVEYOR

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. RB 94-006 Staff Judith Sims
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED February 19, 1997
Date of (BOS) (PC) approval March 10, 1997
Sheet 2 of 6

ILLUSTRATIVE SITE AND LANDSCAPE PLAN

MASONS PASSAGE

MT. VERNON DISTRICT
FAIRFAX COUNTY, VA.

FOR

CURRY DEVELOPMENT, INC.

LEGEND	RECOMMENDED PLANT LIST	
EXISITNG TREE SAVE		
CANOPY TREE 2 1/2" - 3" cal.	Northern Red Oak Red Sunset Maple	Pin Oak Summit Ash
EVERGREEN TREE 6' - 8' ht.	Austrian Pine Norway Spruce	White Pine
FLOWERING TREE 6' - 8' ht.	Pink Flowering Dogwood Yoshino Cherry	Sargent Cherry
SHRUBS 24" - 30" ht.	Blue Princess Holly English Yew	Inkberry Holly Mohawk Viburnum

The Recommended Plant List represents the level of quality and sizing proposed. Actual Locations layouts, types and amounts of vegetation shall 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.

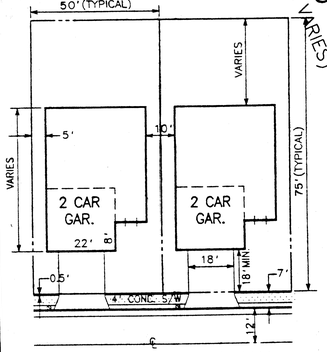
Land Design Inc.
Landscape Architecture Land Planning
Urban Design
1414 Prince Street Suite 400
Alexandria, VA 22314--2815
703/549-7784
Fax: 703/549-4984

OCTOBER 3, 1996
OCTOBER 9, 1996

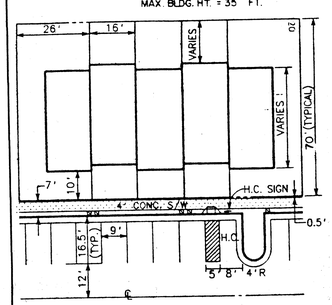
LDI 26038
SHEET 2 OF 5

RICHMOND HIGHWAY RTE. 1
(WIDTH VARIES)

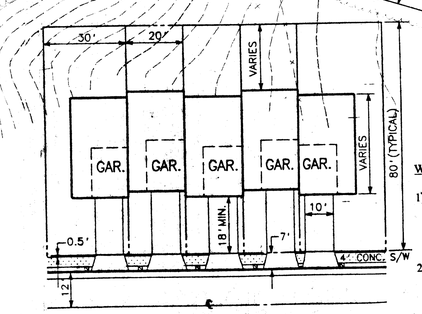
CENTERLINE
EX. EDGE OF PAVEMENT
OLD RIGHT-OF-WAY
TO BE DEDICATED TO PUBLIC PURPOSES
NEW RIGHT-OF-WAY
25' LANDSCAPE AREA
TREE SAVE AREA
TREE SAVE AREA PER PROFFERS
AREA TO BE CONVEYED TO WASHINGTON GAS & LIGHT CO. 0.50 AC.
40' WASHINGTON GAS & LIGHT COMPANY EASEMENT DB 3190 PG 698
165' A.T.&T. EASEMENT DB 3190 PG 698
VIRGINIA STATE GRID NORTH
GUNSTON ROAD RTE. 242
(WIDTH VARIES)
30' WASHINGTON GAS & LIGHT COMPANY EASEMENT DB 3317 PG 258
EX. EDGE OF PAVEMENT
PARCEL 39
EXISTING SAN. MH
LANDSCAPE AREA
FUTURE DEVELOPMENT
VILLAGE GREEN
PLAY GROUND
STORM WATER MANAGEMENT
ACCESS ROAD
TOT LOT
FIELD
LIMITS OF CLEARING & GRADING
50' BUFFER
SAN. SEW.
STM. SEW.



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.)



TYPICAL TOWNHOUSE GARAGE UNITS
(NOT TO SCALE)
(AVERAGE LOT SIZE 1,600 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. 93-96-108a Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED February 19, 1997
Date of (BOS) (PC) approval March 10, 1997
Sheet 3 of 6

Scale 1" = 60'
-60 -30 0 60 120 180

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7202 POPLAR ST
ANNANDALE, VIRGINIA 22003
703-750-3490
45150 RUSSELL BRANCH PARKWAY
SUITE 100
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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 8888
2-12-97
LAND SURVEYOR

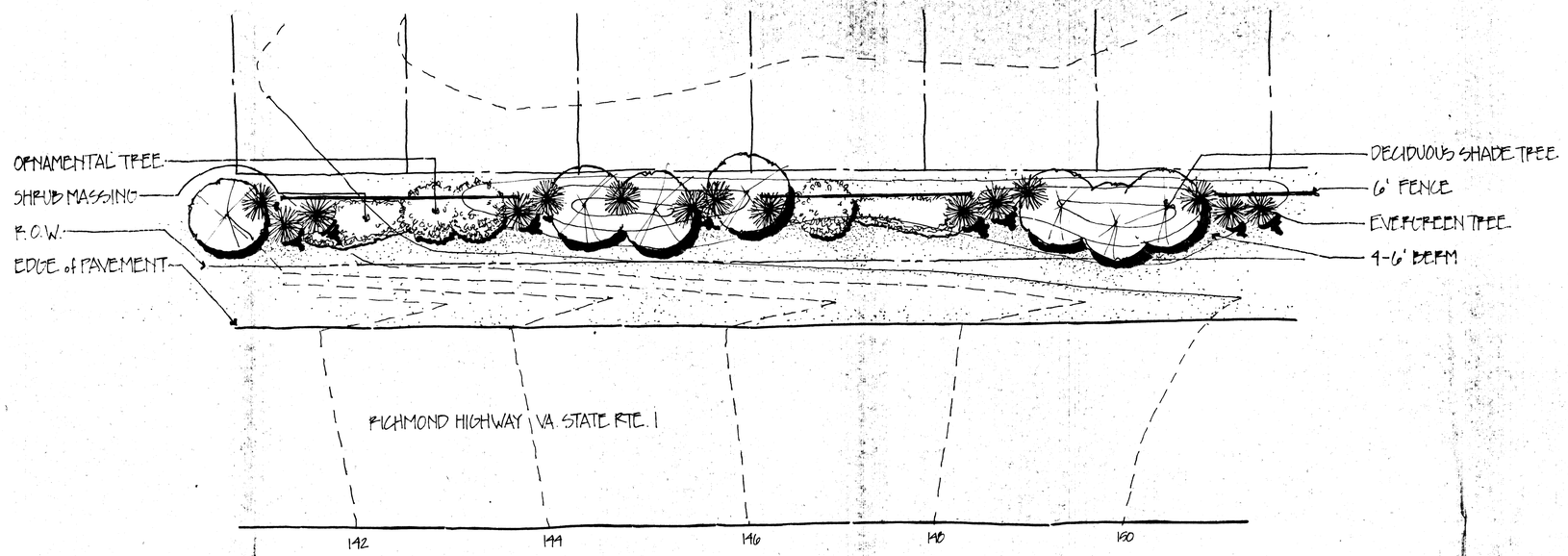
MASONS PASSAGE
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

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

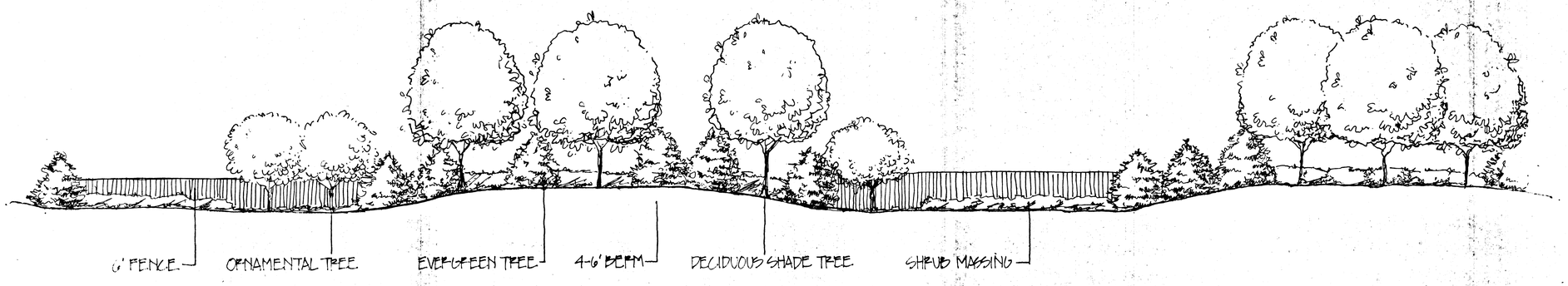
REVISIONS:
REV. 04-26-96
REV. 08-14-96
REV. 08-21-96
REV. 08-23-96
REV. 09-25-96
REV. 10-01-96
REV. 10-03-96
REV. 11-01-96
REV. 02-12-97

SHEET 3 OF 5
FILE NO. PL - 3021



PLAN: TYPICAL STREETSCAPE BUFFER ALONG ROUTE 1

SCALE: 1" = 20'



ELEVATION: TYPICAL STREETSCAPE BUFFER ALONG ROUTE 1

SCALE: 1" = 10'

Application No. RZ 96-V-006 Staff
APPROVED DEVELOPMENT PLAN
(DPA) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/19/97
Date of (BOS) (PC) approval 3/10/97
Sheet 4 of 6

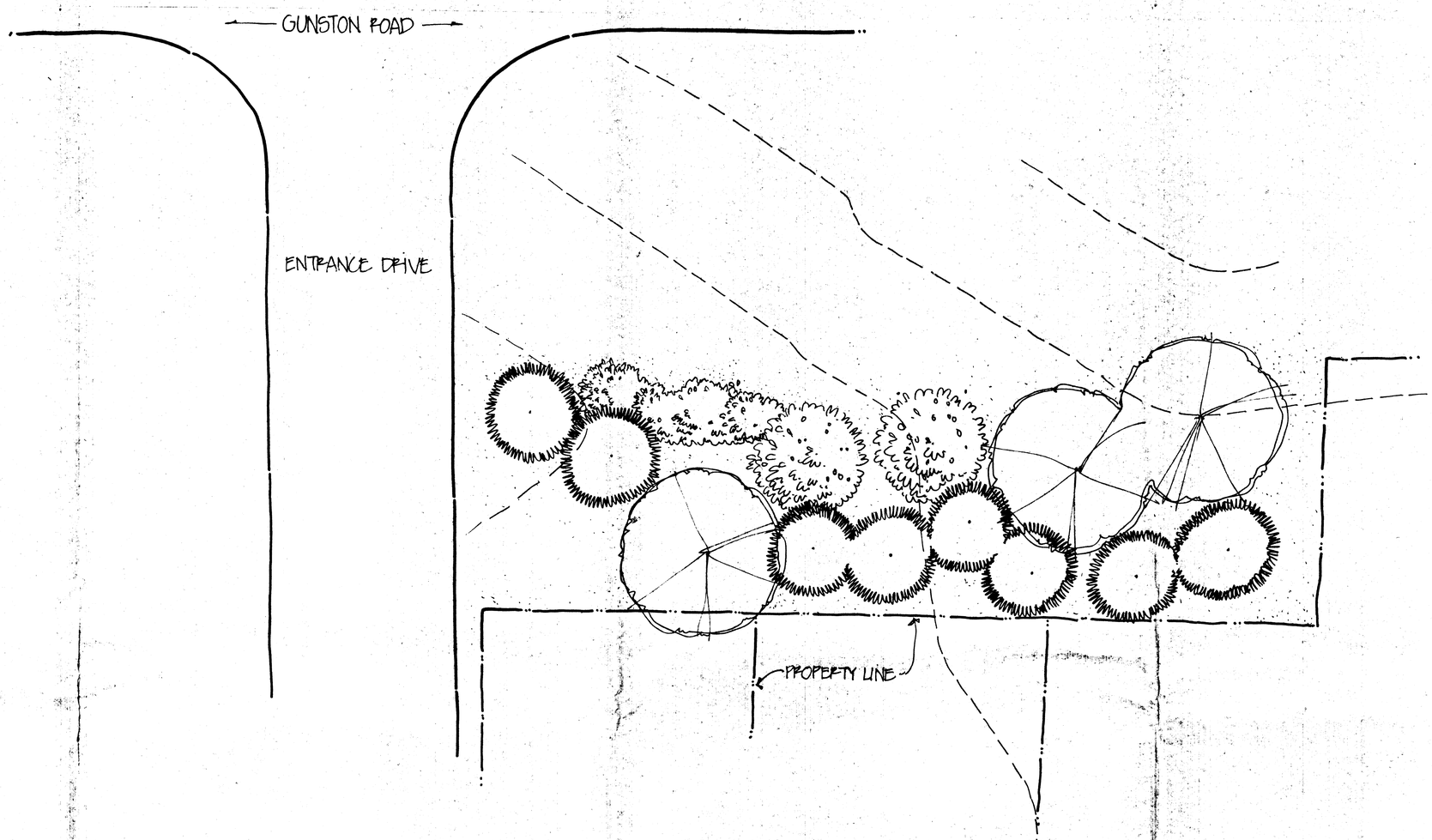
MASONS PASSAGE

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

Land Design Inc.
Landscape Architecture Land Planning
Urban Design
1414 Prince Street, Suite 400
Alexandria, VA 22314—2815
703/548-7784
Fax: 703/548-4084

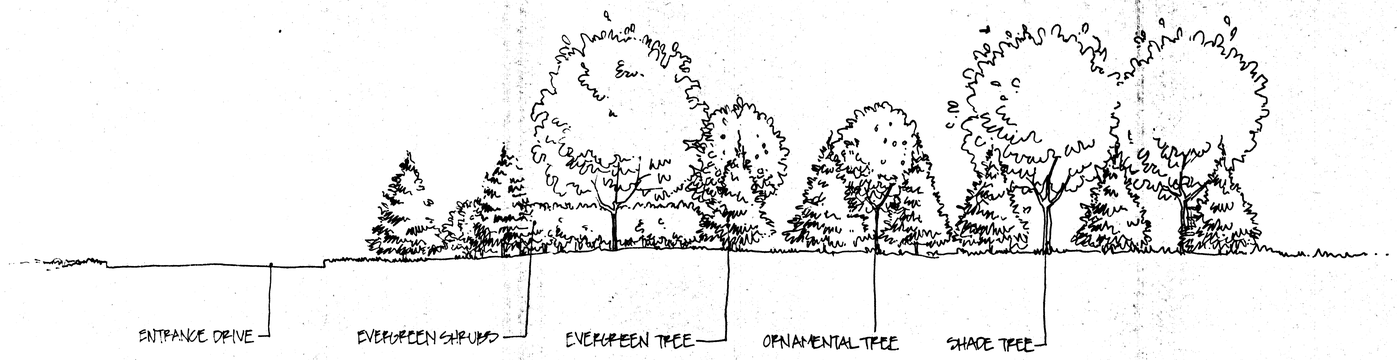
MAY 2, 1996

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
Alexandria, VA 22314---2815
703/549-7784
Fax: 703/549-4984

OCTOBER 2, 1996

LDI 26038

Application No. RZ96-H006 Staff
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (FDP)
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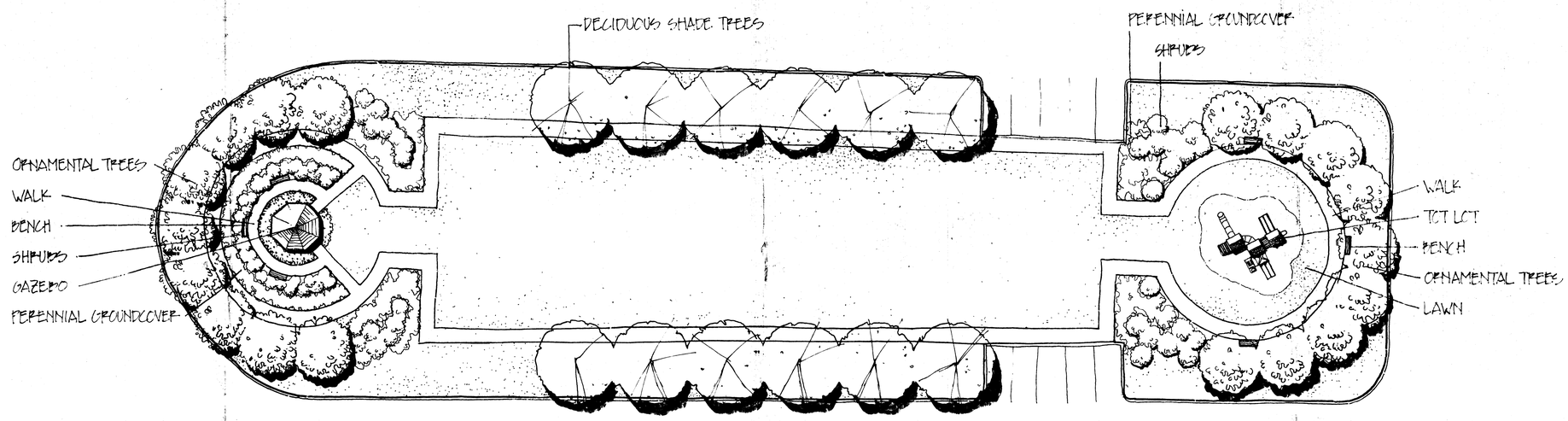
Date of (BOS) (PC) approval 3/10/97
Sheet 5 of 6



PLAN: VILLAGE GREEN

Application No. PB 96-11-006 Staff Linda Sang
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/19/97
Date of (BOS) (PC) approval 3/10/97
Sheet 6 of 6

MASONS PASSAGE

MT. VERNON DISTRICT
FAIRFAX COUNTY, VA.

FOR

CURRY DEVELOPMENT, INC.

NORTH

SCALE: 1" = 20'

0 10 20 40

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

MAY 2, 1996
8-23-96
LDI 26038

NOTE:
THESE TYPICAL ILLUSTRATIONS REPRESENT THE LEVEL OF QUALITY AND QUANTITY PROPOSED. ACTUAL LOCATIONS, LAYOUTS, TYPES AND AMOUNTS OF VEGETATION AND STREET FURNITURE SHALL BE DETERMINED PURSUANT TO MORE DETAILED LANDSCAPE PLANS TO BE SUBMITTED AT THE TIME OF SITE REVIEW.

PC-3021