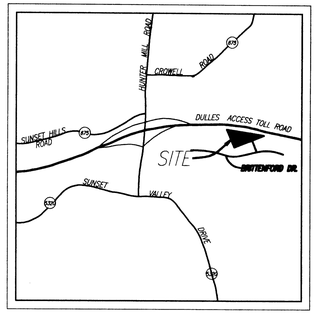
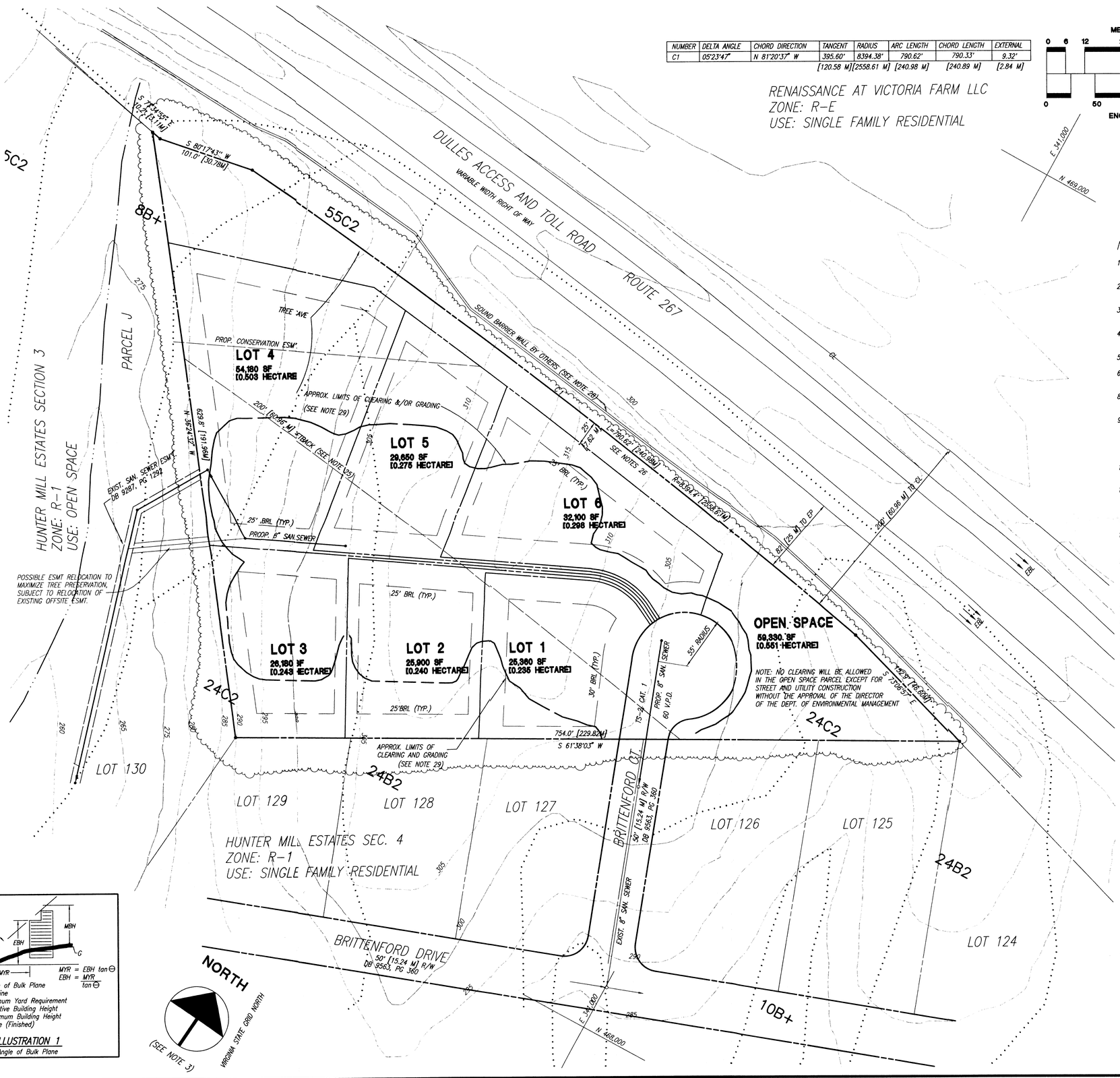
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	EXTERNAL
C1	05°23'47"	N 81°20'37" W	395.60' [120.58 M]	8394.38' [2558.61 M]	790.62' [240.98 M]	790.33' [240.89 M]	9.32' [2.84 M]

RENAISSANCE AT VICTORIA FARM LLC
ZONE: R-E
USE: SINGLE FAMILY RESIDENTIAL

SCALE
METRIC 1 : 600
0 6 12 24 36 48 60
0 50 100 200
ENGLISH 1" = 50'



VICINITY MAP
SCALE: 1" = 2000'



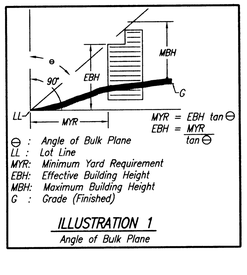


ILLUSTRATION 1
Angle of Bulk Plane

NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON ASSESSMENT MAP 18-4, 001, PARCEL 20A TOTAL ACREAGE IS 6.07 ACRES (264,237 S.F.).[2.4564 HECTARES]
2. THE CURRENT OWNER AND APPLICANT IS : HUNTER MILL SOUTH L.C. AS SHOWN IN DEED BOOK 9526 PAGE 287.
3. BOUNDARY AND MERIDIAN TAKEN FROM PLAT ENTITLED ALTA/ACSM SURVEY OF EDWARD B. MacMAHON PROPERTY DATED AUGUST 27,1993, PREPARED BY DEWBERRY & DAVIS.
4. TOPOGRAPHY SHOWN IS FROM COUNTY TOPOGRAPHIC MAPS, INTERPOLATED TO A 5' CONTOUR INTERVAL, AND DOES NOT REPRESENT A CURRENT FIELD SURVEY BY THIS FIRM.
5. NO TITLE REPORT FURNISHED.
6. ZONING – EXISTING: R-E
   PROPOSED: R-1 CLUSTER
8. PARKING REQUIRED: 2/DWELLING UNIT
   PROVIDED: 2/DWELLING UNIT
9. SETBACK REQUIREMENTS – R-1 CLUSTER:
   YARDS – FRONT: 30 FEET [9.14M]
   SIDE: 12 FEET, BUT TOTAL MINIMUM OF 40 FEET [12.19M].
   REAR: 25 FEET [3.66M].
   MAX. BUILDING HEIGHT: 35 FEET
10. 10 YEAR TREE CANOPY – REQUIRED: 20%
    TO BE PROVIDED: 45% (SEE NOTE 29)
11. THIS PROJECT PROPOSES TO MAXIMIZE THE PRESERVATION OF NATURAL FEATURES (IE. TREE PRESERVATION) TO FACILITAE TREE PRESERVATION, THIS DEVELOPMENT IS UTILIZING THE CLUSTER OPTION (SEE NOTE 10)
12. NO EXISTING STRUCTURES ARE LOCATED ON THE PROPERTY.
13. DWELLING UNITS: – DENSITY ALLOWED: 1 UNIT/ACRE (6 DWELLING UNITS) [2.47 UNITS/HECTARES]
    DENSITY PROPOSED: 1 UNIT/ACRE (6 DWELLING UNITS) [2.47 UNITS/HECTARES]
14. OPEN SPACE – REQUIRED: 20% PERCENT OF GROSS SITE AREA.
    PROVIDED: 22% PERCENT OF GROSS SITE AREA.
15. NO SPECIAL AMENITIES ARE PROPOSED WITHIN THIS DEVELOPMENT.
16. PROPOSED PUBLIC IMPROVEMENTS ARE TO BE CONSTRUCTED AT THE TIME OF DEVELOPMENT.
17. THE DEVELOPMENT SCHEDULE IS UNDETERMINED.
18. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
19. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED OFFSITE WITH THE APPROVAL OF THE DIRECTOR OF FAIRFAX COUNTY DEM BY REGIONAL FACILITY CONSTRUCTID WITH HUNTER MILL ESTATES.
20. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT WASTE MANGEMENT REGULATIONS VR 672-10-1 VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280 TO BE GENERATED, UTILIZED STORED, TREATED, AND/OR DISPOSED OF ON SITE.
21. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCE, REGULATIONS AND ADOPTED STANDARDS.
22. NO KNOWN GRAVE SITES ARE LOCATED ON THE PROPERTY.
23. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN ANY F.E.M.A. FLOOD HAZARD DISTRICT.
24. THERE ARE NO KNOWN RPA AND EQC AREAS LOCATED ON THE PROPERTY.
25. THE APPLICANT HEREBY REQUESTS A REDUCTION OF THE 200' [60.96 M] SETBACK TO THE DULLES AIRPORT ACESS AND TOLL ROAD RIGHT OF WAY CONSISTANT WITH THAT OF THE ADJACENT DEVELOPMENT AS PERMITTED BY SECTION 2-414.3 OF THE ZONING ORDINANCE
26. EXCEPTION TO THE REQUIRED 50' [15.24M] DIMENSION IS HEREBY REQUESTED AS PERMITTED BY Z.O.2-309 PARAGRAPH 4.
27. [M] IS FOR METRIC.
28. SOUND BARRIER WALL LOCATION IS PER VDOT PLANS; PROJECT NO. 0267-029-103; RW-201,C-03, CURRENTLY UNDER CONSTRUCTION.
29. TREE SAVE AREA 120000 S.F. OR 45%. TREE SAVE AREA SHOWN IS APPROXIMATE.

AREA TABULATION

AREA IN LOTS –	193,370 S.F.	[1.796 HECTARES]
AREA IN R.O.W. –	11,530 S.F.	[0.107 HECTARE]
AREA IN OPEN SPACE –	59,330 S.F.	[0.551 HECTARE]

Application No. RZ-97-D-[illegible] Staff [illegible]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/23/97
Date of (BOS) (PC) approval 3/5/97
Sheet 1 of 2

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 15 1997
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
12/12/97
DAVID A. BRYANT
No. 013336
PROFESSIONAL ENGINEER

D. A. Bryant, P.C.
Engineering-Surveying-Land Planning
22570 Markey Court, Suite 200, Dulles, VA 20166
(703)404-3700 : Fax (703)404-3101

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GENERALIZED DEVELOPMENT PLAN

HUNTER MILL OVERLOOK
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:
10/2/96 CO. COMMENT
3/10/97 ADD METRIC
7/26/97 ADD SOUND BARRIER WALL
7/29/97 DELETED TOT LOT/REV C&G
9/2/97 REV PER COUNTY COMMETS
10/24/97 ADDED TREE LINE
12/02/97 CO. COMM.
12/12/97 REV TREE LINE

M =METRIC

DESIGN BY: MSG
DRAWN BY: ETS
CHECK BY: DAB

SCALE: 1" = 50'

JOB NUMBER: 96-042

DATE: FEBRUARY 28, 1997

SHEET NUMBER: 1 OF 2

D:\DRAWINGS\HUNTEDWL\GP016042 Fri Dec 12 14:04:52 1997

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	EXTERNAL
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RENAISSANCE AT VICTORIA FARM LLC
ZONE: R-E
USE: SINGLE FAMILY RESIDENTIAL

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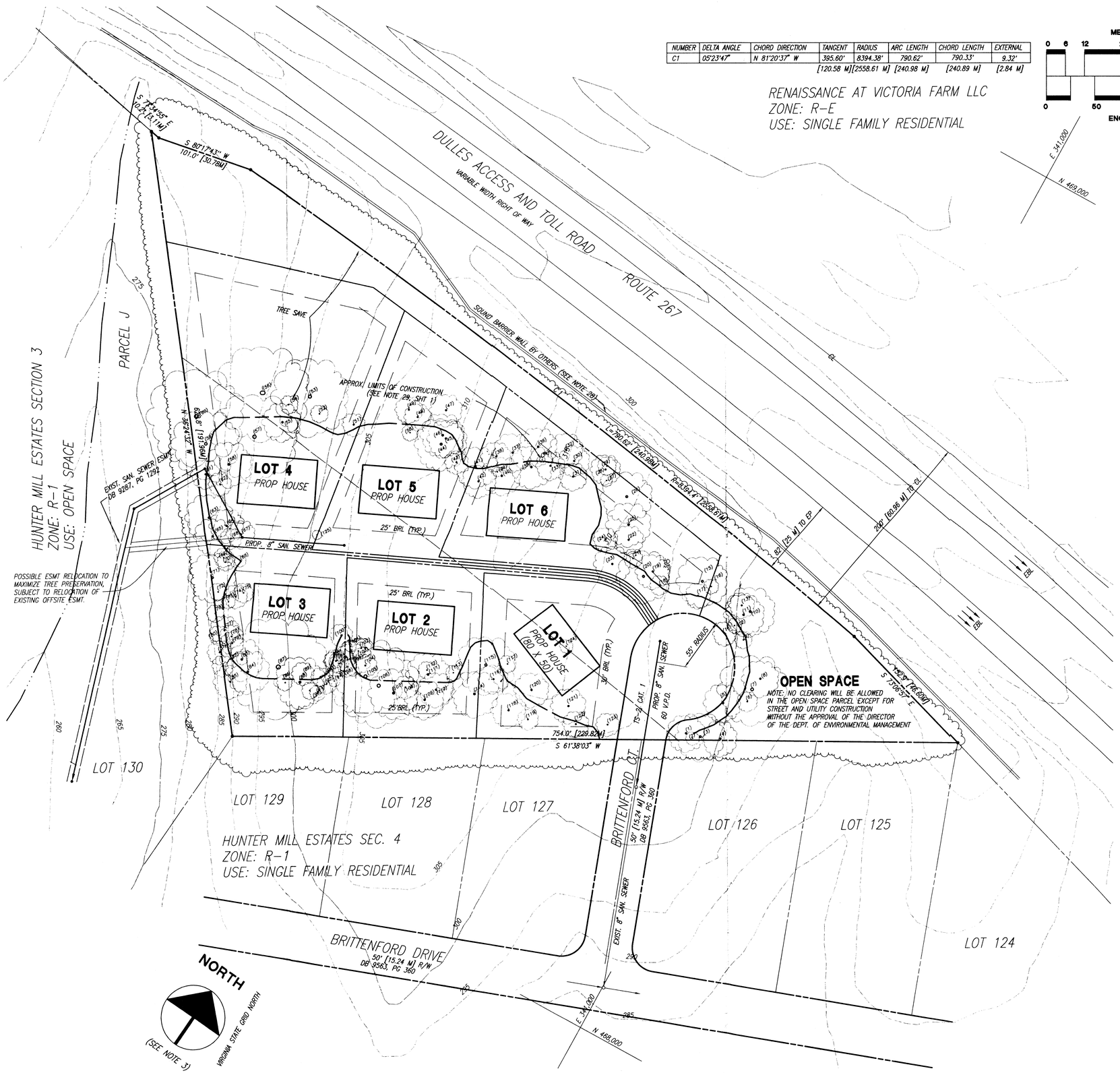
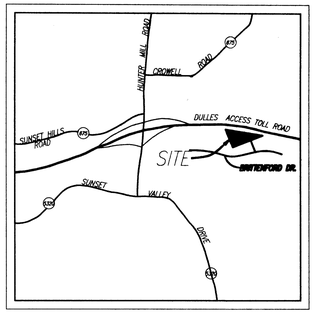
ENGLISH 1" = 50'





VICINITY MAP
SCALE: 1" = 2000'

Tree #	Size (dbh in inches)	Species
1*	17	Tulip Poplar
2	8	Sassafras
3	49	Twin Red Oak
4	17	White Oak
5*	17	Black Cherry
6	10	Red Maple
7*	13	Virginia Pine
8	17	Tulip Poplar
9**	24	Tulip Poplar
10	24	Tulip Poplar
11	20	Tulip Poplar
12	7	Tulip Poplar
13	12	Black Locust
14*	30/32	Twin Tulip Peplar
15	24	Tulip Poplar
16	7	American Elm
17*	12	Black Cherry
18*	7	Black Cherry
19	17	Tulip Poplar
20*	24	Tulip Poplar
21	9	Red Maple
22	14	Red Maple
23*	17	Tulip Poplar
24	12	Tulip Poplar
25	9	Virginia Pine
26	24	Tulip Poplar
27	6	Tulip Poplar
28	15	Tulip Poplar
29	15	Tulip Poplar
30	14	Tulip Poplar
31*	13	Tulip Poplar
32	16	Tulip Poplar
33	13	Tulip Poplar
34	3	American Holly
35	19	Tulip Poplar
36	18	Tulip Poplar
37	17	Tulip Poplar
38	14	Tulip Poplar
39	10	Tulip Poplar
40*	19	Tulip Poplar
41	19	Tulip Poplar
42*	16	Tulip Poplar
43	11	Tulip Poplar
44	25	Tulip Poplar
45	16	Tulip Poplar
46	20	Tulip Poplar
47	16	Tulip Poplar
48	12	Black Cherry
49	14	Black Cherry
50	8	Tulip Poplar
51	12	American Beech
52	8	Red Maple
53	40	White Oak
54	6	Red Maple
55	24	White Oak
56	30	White Oak
57	12/24	Twin Red Oak
58	27	Tulip Poplar
59	14/24	Twin White Oak
60	36	White Oak
61	15	Black Gum
62*	13	Black Cherry
63	14	White Oak
64	20	White Oak
65	10	Red Oak
66	11	Black Gum
67	14	Red Pine
68	9	Sourwood

Tree #	Size (dbh in inches)	Species
69	10	Black Gum
70	15	Chestnut Oak
71	8/12	Twin Sassafras
72	12	Black Gum
73	14	Red Pine
74	14	Black Oak
75	13	Red Maple
76	9	Sassafras
77	12	Chestnut Oak
78	18	Tulip Poplar
79	14	Tulip Poplar
80	9	White Oak
81	24	White Oak
82	18	Post Oak
83	10/14	Twin White Oak
84	40	White Oak
85	14	White Oak
86	13	Tulip Poplar
87 *	20	Quadruple White Oak
88	12	Red Pine
89	14	Tulip Poplar
90	8	Tulip Poplar
91	8	Black Gum
92	8	Tulip Poplar
93	10	Red Maple
94	9	Red Maple
95	12	Red Maple
96	12	Tulip Poplar
97	11	Red Maple
98	9	Tulip Poplar
99	13	Black Cherry
100	8	American Elm
101	8	Chestnut Oak
102	11	Tulip Poplar
103	7	Red Maple
104	12	Tulip Poplar
105*	18	Virginia Pine
106*	16	Virginia Pine
107	24	Tulip Poplar
108	17	Tulip Poplar
109	8/20	Twin Tulip Poplar
110	18	Tulip Poplar
111	18	Tulip Poplar
112	15	Tulip Poplar
113	7	Eastern Redcedar
114	28	Tulip Poplar
115	28	Tulip Poplar
116	18	Tulip Poplar
117	10	Tulip Poplar
118	16	Red Maple
119	10	Black Gum
120	24	Tulip Poplar
121	19	Tulip Poplar
122	25	Red Maple
123*	12	Black Cherry
124**	6	American Holly
125**	5	American Holly

LEGEND
* TO BE REMOVED
** TO BE TRANSPLANTED

Application No. KCI-97-7 (Hm. 4.2) Staff KCM / [illegible]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 3-23-98
SEE PROFFERS DATED
Date of (BOS) (PC) approval 3-17-98
Sheet 2 of 2

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D. A. Bryant, P.C.
Engineering–Surveying–Land Planning
22570 Varney Court, Suite 200, Dulles, VA 20166
(703)404-3700 : Fax (703)404-3101

CONCEPTUAL TREE PRESERVATION PLAN

HUNTER MILL OVERLOOK

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:
10/2/96 CO. COMMENT
3/10/97 ADD METRIC
7/26/97 ADD SOUND BARRIER WALL
7/29/97 DELETED TOT LOT/REV C&G
9/2/97 REV PER COUNTY COMMETS
10/24/97 SHT.ADDED
12/02/97 CO. COMM.
12/12/97 REV TREES & TREE LINE

M =METRIC

DESIGN BY: MSG
DRAWN BY: ETS
CHECK BY: DAB

SCALE: 1" = 50'

JOB NUMBER: 96-042

DATE: OCT. 24, 1997

SHEET NUMBER: 2 OF 2

COMMONWEALTH OF VIRGINIA
12/12/97
DAVID A. BRYANT
No. 013336
PROFESSIONAL ENGINEER

O:\DRAWINGS\HUNTERML\LS016042 Fri Dec 12 14:05:40 1997