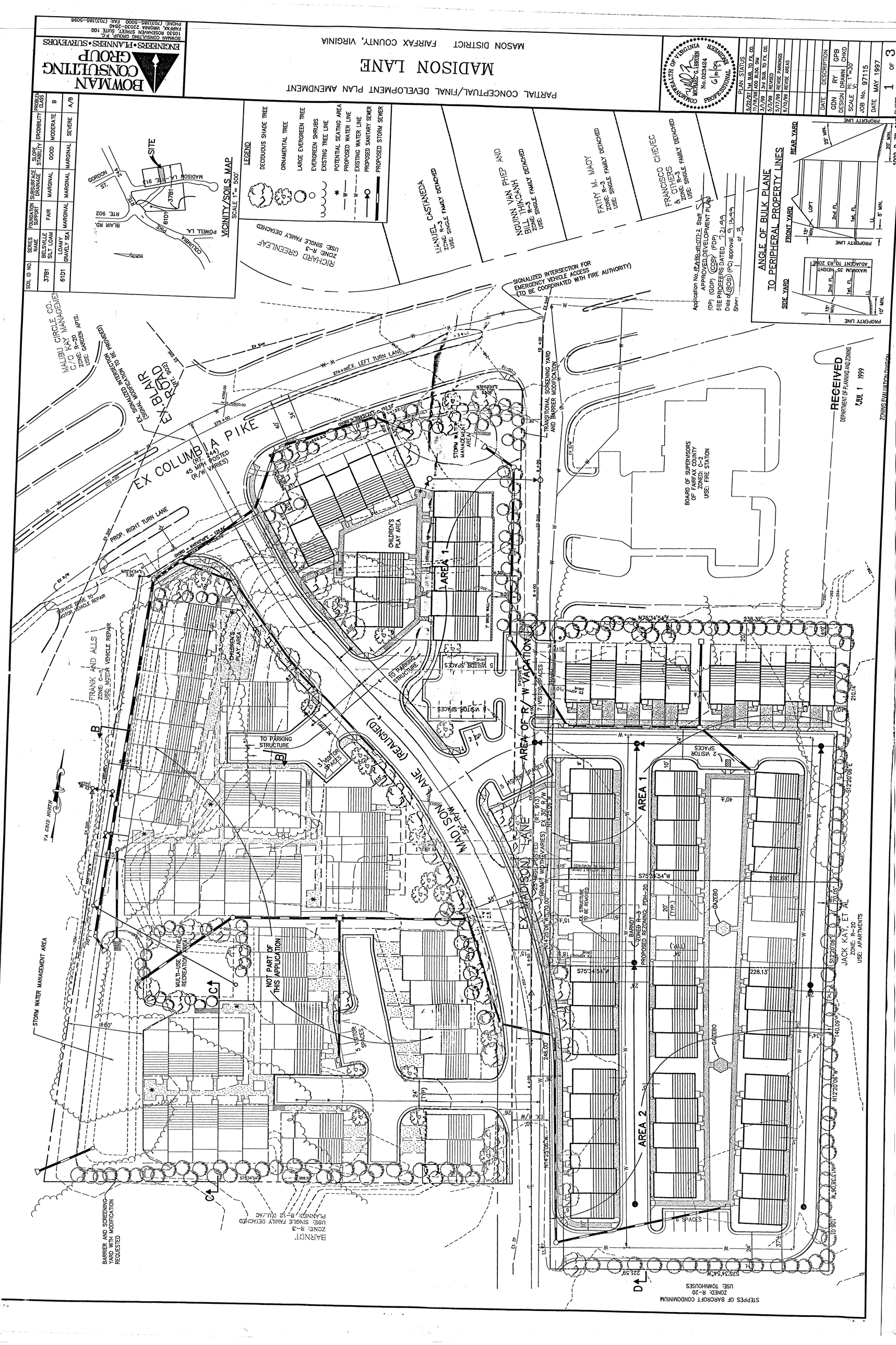
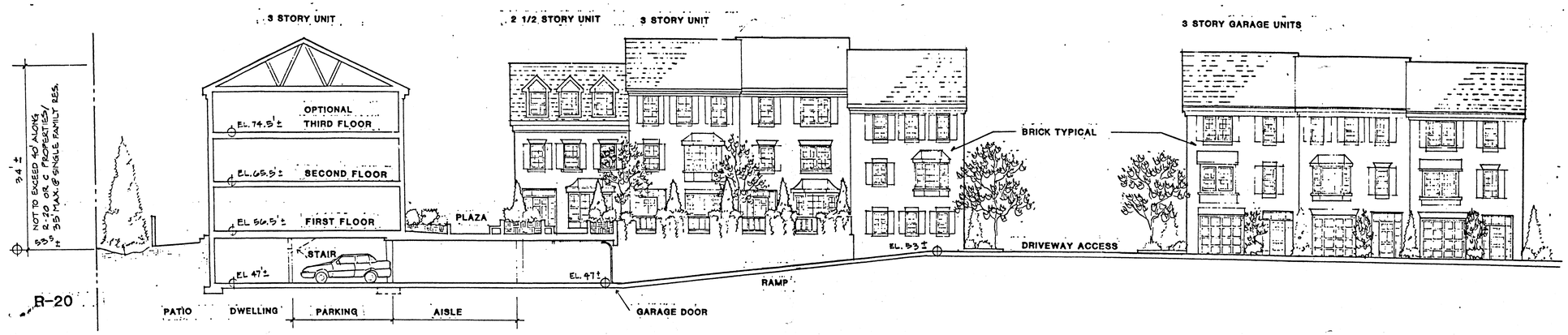

PARTIAL CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT
MADISON LANE
MASON DISTRICT FAIRFAX COUNTY, VIRGINIA
BOWMAN CONSULTING GROUP
ENGINEERS • PLANNERS • SURVEYORS
COMMONWEALTH OF VIRGINIA
MICHAEL S. BARTEN
No. 023424
PROFESSIONAL ENGINEER
PLAN STATUS
5/22/97 1st SUB. TO FX. CO.
11/19/98 ADD BLDG. DIM
3/1/99 3rd SUB. TO FX. CO.
5/7/99 REVISED
5/17/99 REVISE PARKING
6/10/99 REVISE AREAS
DATE DESCRIPTION
GDN DESIGN RY DRAWN GPB CHKD
SCALE 1"=30'
JOB No. 97115
DATE MAY 1997
1 OF 3
VICINITY/SOILS MAP
SCALE 1"= 500'
SITE
MADISON LA.
NORRIS ST.
BLAIR RD
POWELL LA
COLUMBIA PIKE
RTE. 902
RTE. 91
37B1
61D1
SOIL ID NO. | SERIES NAME | FOUNDATION SUBSURFACE SUPPORT | SURFACE DRAINAGE | SLOPE STABILITY | EROSIBILITY | PROBLEM CLASS
37B1 | BELSVILLE SILT LOAM | FAIR | MARGINAL | GOOD | MODERATE | B
61D1 | LOAMY GRAVELLY SEA | MARGINAL | MARGINAL | MARGINAL | SEVERE | A/B
LEGEND
DECIDUOUS SHADE TREE
ORNAMENTAL TREE
LARGE EVERGREEN TREE
EVERGREEN SHRUBS
EXISTING TREE LINE
POTENTIAL SEATING AREA
PROPOSED WATER LINE
EXISTING WATER LINE
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
RICHARD GREENLEAF
ZONE: R-3
USE: SINGLE FAMILY DETACHED
MANUEL CASTANEDA
ZONE: R-3
USE: SINGLE FAMILY DETACHED
NGUYEN VAN PHEP AND BILL THANH-CANH
ZONE: R-3
USE: SINGLE FAMILY DETACHED
FAITH H. MACY
ZONE: R-3
USE: SINGLE FAMILY DETACHED
FRANCISCO CHECC & OTHERS
ZONE: R-3
USE: SINGLE FAMILY DETACHED
Application No. PTA 96-MV-027-2 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (PDP)
SEE PROFFERS DATED 7-2-99
Date of (BOS) (PC) approval 9-15-99
Sheet 1 of 3
ANGLE OF BULK PLANE TO PERIPHERAL PROPERTY LINES
REAR YARD
FRONT YARD
SIDE YARD
PROPERTY LINE
25' MIN.
15' MIN.
5' MIN.
10' MIN.
LOFT
2nd FL.
1st FL.
LL
MAXIMUM 35' HEIGHT ADJACENT TO R3 ZONE
20' MIN.
HALEU CIRCLE CO. C/O KAY MANAGEMENT
ZONE: R-20
USE: GARDEN APTS.
SIGNALIZED INTERSECTION FOR EMERGENCY VEHICLE ACCESS (TO BE COORDINATED WITH FIRE AUTHORITY)
SIGNALIZED INTERSECTION (SIGNAL MODIFICATION TO BE PROVIDED)
EX. BLAIR RD. (RTE. 902)
EX COLUMBIA PIKE (RTE. 244) 45 MPH POSTED (R/W VARIES)
EX. LEFT TURN LANE
PROP. RIGHT TURN LANE
TRANSITIONAL SCREENING YARD AND BARRIER MODIFICATION
STORM WATER MANAGEMENT AREA
BOARD OF SUPERVISORS OF FAIRFAX COUNTY
ZONED: C-2
USE: FIRE STATION
RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 1 1999
ZONING EVALUATION DIVISION
CHILDREN'S PLAY AREA
AREA 1
AREA 2
SERVICE DRIVE TO MOTOR VEHICLE REPAIR
FRANK AND ALLS
ZONE: C-8
USE: MOTOR VEHICLE REPAIR
TO PARKING STRUCTURE
VISITOR SPACES
EX. MADISON LANE (REALIGNED)
AREA OF R/W VACATION
PROPOSED MADISON LANE (VAR. WIDTH)
EX. 30' R/W
25 MPH POSTED (ST. 90.0 R/W VARIES)
EX. STRUCTURE TO BE REMOVED
BARNDT
ZONED R-3
PROPOSED REZONING PDH-20
JACK KAY, ET AL
ZONE: R-20
USE: APARTMENTS
GAZEBO
MULTI-USE RECREATION AREA
NOT PART OF THIS APPLICATION
BARRIER AND SCREENING YARD WITH MODIFICATION REQUESTED
BARNDT
ZONE: R-3
USE: SINGLE FAMILY DETACHED
PLANNED: 8-12 DU./AC
STEPPES OF BARCROFT CONDOMINIUM
ZONE: R-20
USE: TOWNHOUSES
N75°34'54"E 238.32'
S75°34'54"W 230.66'
S12°20'06"E 210.74'
N12°20'06"W 228.13'
S75°34'54"W 246.00'
N12°20'06"W 40.09'
S75°34'54"W 221.59'
N12°20'06"W 108.01'



SITE SECTION (A)

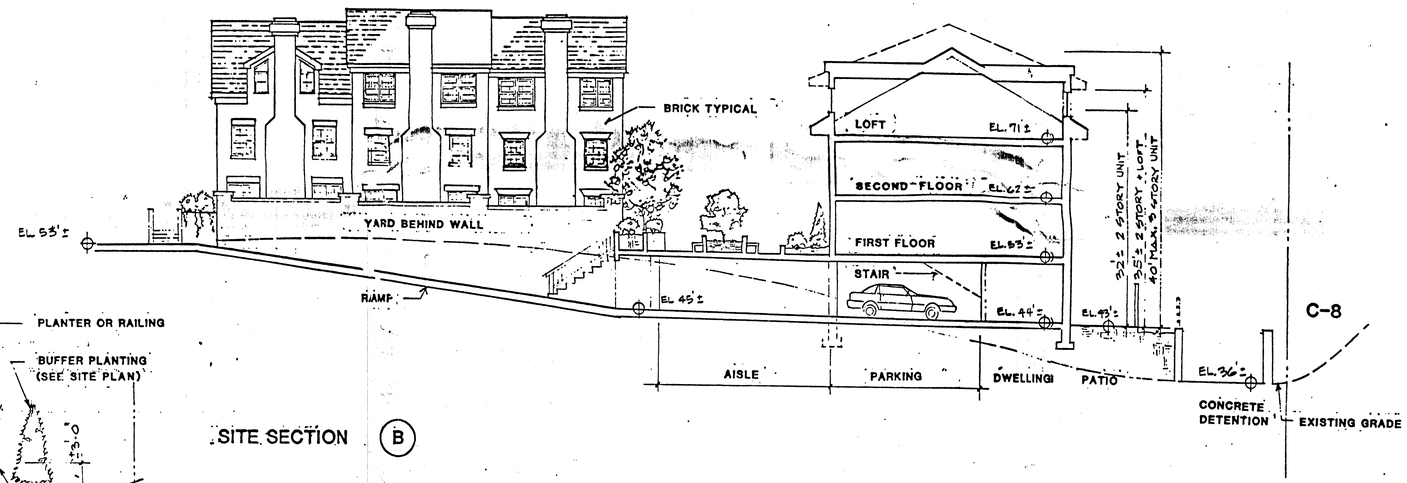
General Notes:

These drawings are for conceptual design reference only. Architectural and plaza design, townhouse positioning, and engineering data may vary with final design within the limits established by the proffers.

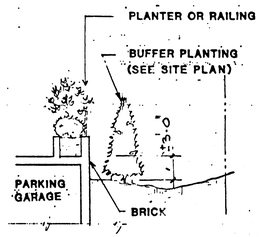
Four different townhouse styles are indicated:

1) Three story townhouse with one car garage; two car garage is also possible.
2) Three story townhouse over underground parking;
3) Two story townhouse over underground parking;
4) Two story plus loft (2 1/2 story) townhouse over underground parking

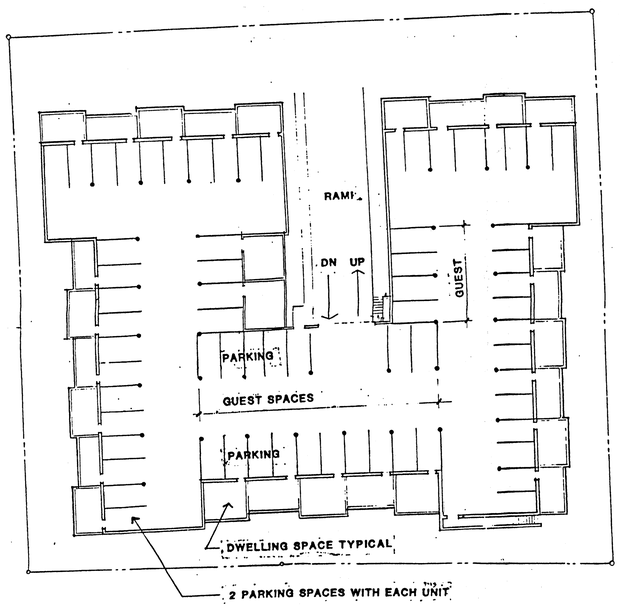
The townhouses located on the plazas also offer either walk-out basements or "in-ground" basements (see section views), depending upon grading conditions. In all uses, the height will be limited to 40' when adjacent to R-20 or commercially zoned properties or 35' when adjacent to a property zoned for single family detached housing. Typical unit size is based on a unit size of 20 x 36; width may vary between 20' to 22' and length may vary from 32' to 36' based on final design requirements.



SITE SECTION (B)



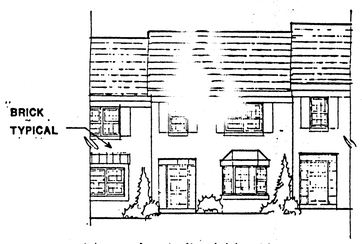
SECTION OF GARAGE/PLAZA AT ADJACENT PROPERTY (D)



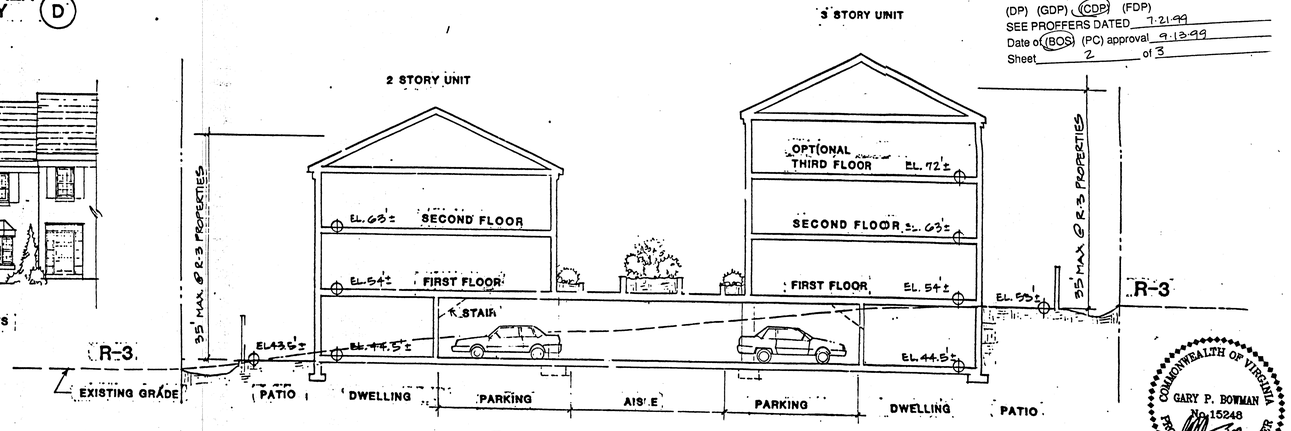
PARKING LEVEL PLAN

1" = 30'-0"

FOR ILLUSTRATIVE PURPOSES ONLY



ELEVATION 2 STORY UNITS



SITE SECTION (C)

Application No. PCA-88-M-077-2 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-21-99
Date of (BOS) (PC) approval 9-13-99
Sheet 2 of 3

COMMONWEALTH OF VIRGINIA
GARY P. BOWMAN
No. 15248
5/21/97
PROFESSIONAL ENGINEER

1002-D-2P-003

BOWMAN CONSULTING GROUP
ENGINEERS • PLANNERS • SURVEYORS
BOWMAN CONSULTING GROUP, P.C.
10530 ROSEHAVEN STREET, SUITE 100
FAIRFAX, VIRGINIA 22030-2840
PHONE: (703)385-5000 FAX: (703)385-5096

NO.	DESCRIPTION	DATE	RVSD BY	RFV BY	PROFESSIONAL SEAL

PROJECT: MADISON LANE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PLAN: SITE SECTIONS / ELEVATIONS
FOR ILLUSTRATIVE PURPOSES ONLY

SURVEY	CHECKED
DESIGN	SCALE: 3/32" = 1'-0" OR AS NOTED
DRAWN	DATE 5/22/97
SHEET 2 OF 3	
FILE A-214b	

GENERAL NOTES

1. THE OWNER / DEVELOPER OF THE PROPERTY DELINEATED ON THIS PLAT IS:
   MFG - 21, L.L.C.
   5252 CHEROKEE AVE.
   ALEXANDRIA, VA 22312

2. Boundary information taken from existing records and does not constitute a field run survey.

3. Topographic data has been compiled and interpolated from Fairfax County topographic information.

4. This plan has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

5. The site possesses no significant natural features.

6. The proposed development offers unique design features, including 90% enclosed parking. The common landscaped pedestrian courts between groups of townhomes provides community passive recreation areas, giving each individual group of townhomes its own unique identity. All common open space shall be dedicated to the future Homeowners Association.

7. The requirements of developed recreational facilities shall be satisfied on site.

8. All lots to be owned fee simple.

9. The development schedule is dependent upon Fairfax County Plan processing and required County approvals.

10. The proposed development will conform to the provisions of all applicable ordinances, regulations and adopted standards with the exception of the waivers noted herein.

11. The property delineated herein is located on Tax Map 61-4-((1)) – Parcels 14, 15, 16, 18, 19, & 20, & 61-4-((42)) Parcels 52-67 and a portion of Madison Lane to be vacated.

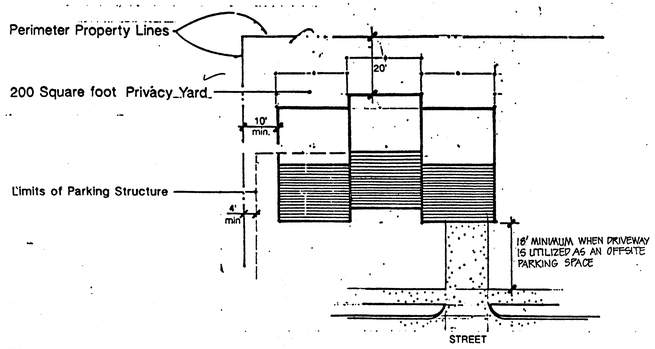
12. Downstream drainage improvements are adequate to accomodate this development.

13. There are no existing utility easements having a width of 25' or more.

14. There is no flood plain or Resource Protection Area on this site.

15. The purpose of this plan is to amend the previously approved Final Development Plan (FDP-88-M-077).

TYPICAL UNIT RELATIONSHIP TO PERIMETER PROPERTY LINES



TABULATIONS (ORIGINAL FDP & RZ)

- Site Area:
  - o Individual Lots ± 296,913 ±6.82 AC.
  - o Madison Lane Abandonment ± 6,121 S.F. ±0.14 AC
  - o Total Site Area : ± 303,034 S.F. 6.96 AC.
  - o Madison Land R/W Dedication ± 0.62 AC
  - Net Site Area ± 6.34 AC
- Open Space
  - o Required (35% x 6.34 AC) Min. 35%
  - o Provided (Min. 35%) 48 %
- Maximum Density
  - o Permitted 20 DU/AC = 139 Units 118 D.U./6.96 AC.
  - o Proposed 16.9 D.U./AC.
- Proposed Building Height
  - Against/directly across from existing C-8 and R-20 zoning districts and the fire station Max. 40'
  - Against all other zoning districts Max. 35'
- Min. District Size
  - Required Min. 2 Acres
  - Provided 6.96 Acres
- Min. Yards of Peripheral Lot Lines (Conventional Zoning District R-20)
  - Front 15 ABP; Min. 5'
  - Side 15 ABP; Min. 10'
  - Rear 30 ABP; Min. 20'

PARKING REGULATIONS (ORIGINAL FDP & RZ)

- Required: (2.3 spaces/unit; 118-units x 2.3) 272 spaces
- Provided: 272 spaces
- All required parking provided in the parking structures with the exception of the garage units which provide either 1 space in the driveway and 1 space in the private garage, or 2 spaces in the garage. Required visitor parking is provided either in the parking structure or on the surface.

WAIVERS (These waivers were approved with the Board action (dated 10/23/89)) which adopted RZ 88-M-077)

Modification of the transitional screening yards and barriers are requested along the following property lines as follows:

1) Barndt Out Parcel
   a). South Property Line
   - o A modification of the barrier is requested.
   - o Side yard building setback 25'
   - o Rear yard building setback 25'
   - o Plantings will be provided in conformance with Transitional Yard I requirements outside the privacy walls.
   - o Privacy walls/fences are proposed in lieu of a single barrier.

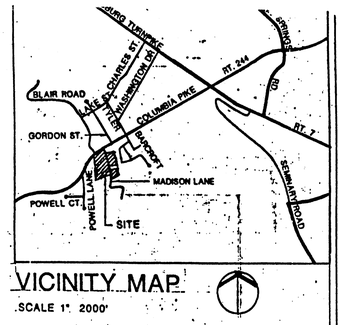
   b) North Property Line
   - o A modification of the barrier is requested.
   - o Side yard building setback 20'
   - o Rear yard building setback 25'
   - o Plantings will be provided in conformance with Transitional Yard I requirements outside the privacy walls.
   - o Privacy walls/fences are proposed in lieu of a single barrier.

2) Barndt parcel along the south property line of the proposed development.
   a) North Property Line
   - o A modification of the width of the screening yard and a modification of the barrier is requested.
   - o Side yard building setback 15'
   - o Rear yard building setback 25'
   - o Plantings will be provided in conformance with Transitional Yard I requirements outside the privacy walls.
   - o Privacy walls/fences are proposed in lieu of a single barrier.

3) South side of Columbia Pike, east of proposed Madison Lane (Realigned).
   - o A modification of the screening yard to the plantings shown on the CDP/FDP and a modification of the barrier is required.
   - o 25' building setback is provided
   - o Planting is not continuous due to the requirements for storm water management. The screening is required due to the existing single family houses across Columbia Pike. The distance between the closest single family house and the proposed townhouse is approximately 135'.
   - o Privacy walls/fences are proposed in lieu of a single barrier.

o The screening shown on the CDP/FDP will be provided until such time the adjacent properties are rezoned to a compatible use. At such time, the plantings shown on the CDP/FDP will no longer be required.

4) A waiver of the service drive requirement is requested along the south side of Columbia Pike, east of proposed Madison Lane (Realigned).



VICINITY MAP
SCALE 1" 2000'

TABULATIONS (NEW PARTIAL PCA/FDPA)

- Site Area
  - Area 1 98,482 sf = 2.260 Acres
  - Area 2 55,147 sf = 1.266 Acres
  - Madison Lane R/W vacation 6,311 sf = 0.14 Acres
  - Total Site Area 153,629 sf = 3.526 Acres
- Open Space
  - Required (35% x 153,858) 53,850 sf = 1.24 Acres
  - Provided (Min 35%) 54,000 sf = 1.24 Acres
- Maximum Density
  - Permitted (20 D.U./Ac) 70 Units
  - Proposed (18.9 D.U./Ac) 67 Units
- Maximum Building Height
  - Against/Directly across from existing C-8 and R-20 Zoning Districts and the Fire Station Max 40'
  - Against all other Zoning Diistricts Max 35'
- Minimum District Size
  - Required Min 2 Acres
  - Provided 2.26 Acres
- Minimum yards at Peripheral Lot Lines (Conventional Zoning District R-20)
  - Front 15' ABP; Min 5'
  - Side 15' ABP; Min 10'
  - Rear 30' ABP; Min 20'

PARKING REGULATIONS (PARTIAL FDPA)

- Required (2.3 spaces/unit) 155 spaces
- Provided 170 spaces

NOTE: 3 spaces to be credited toward Barndt Parcel

NOTE: A waiver of the privacy yard requirement is requested with this application.

NOTE: Open space requirement to be satisfied for cumulative project. Sections may not necessarily meet open space requirement individually.

J:\ADMIN\Brunet\TABULATIONS.doc

SITE TABULATIONS:

	(COMBINED BARNDT RZ/ MADISON LANE PCA)
SITE AREA	169,746 SF
R/W VACATION AREA	6,945 SF
TOTAL SITE AREA	176,691 SF = 4.06 AC.
PROPOSED UNITS	74
PROPOSED DENSITY	18.2
MAXIMUM ALLOWABLE DENSITY	20 D.U./AC.
PROPOSED OPEN SPACE	59,600 SF
MINIMUM REQUIRED OPEN SPACE (30%)	53,007 SF

Application No. RZ88-M-077-2 Staff SL
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7.21.99
Date of (BOS) (PC) approval 9.13.99
Sheet 3 of 3

COMMONWEALTH OF VIRGINIA
GARY P. BOWMAN
No. 15248
PROFESSIONAL ENGINEER
5/21/97

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FAIRFAX, VIRGINIA 22030-2840
PHONE: (703)385-5000 FAX: (703)385-5096

MADISON LANE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

PROJECT | PLAN
SURVEY | CHECKED
DESIGN | SCALE 1" =
DRAWN | DATE 5/21/97
SHEET 3 OF 3
PROJ.

SUBMITTED FOR BOARD ACTION 4/1/97

1002-D-ZP-003

A-214b