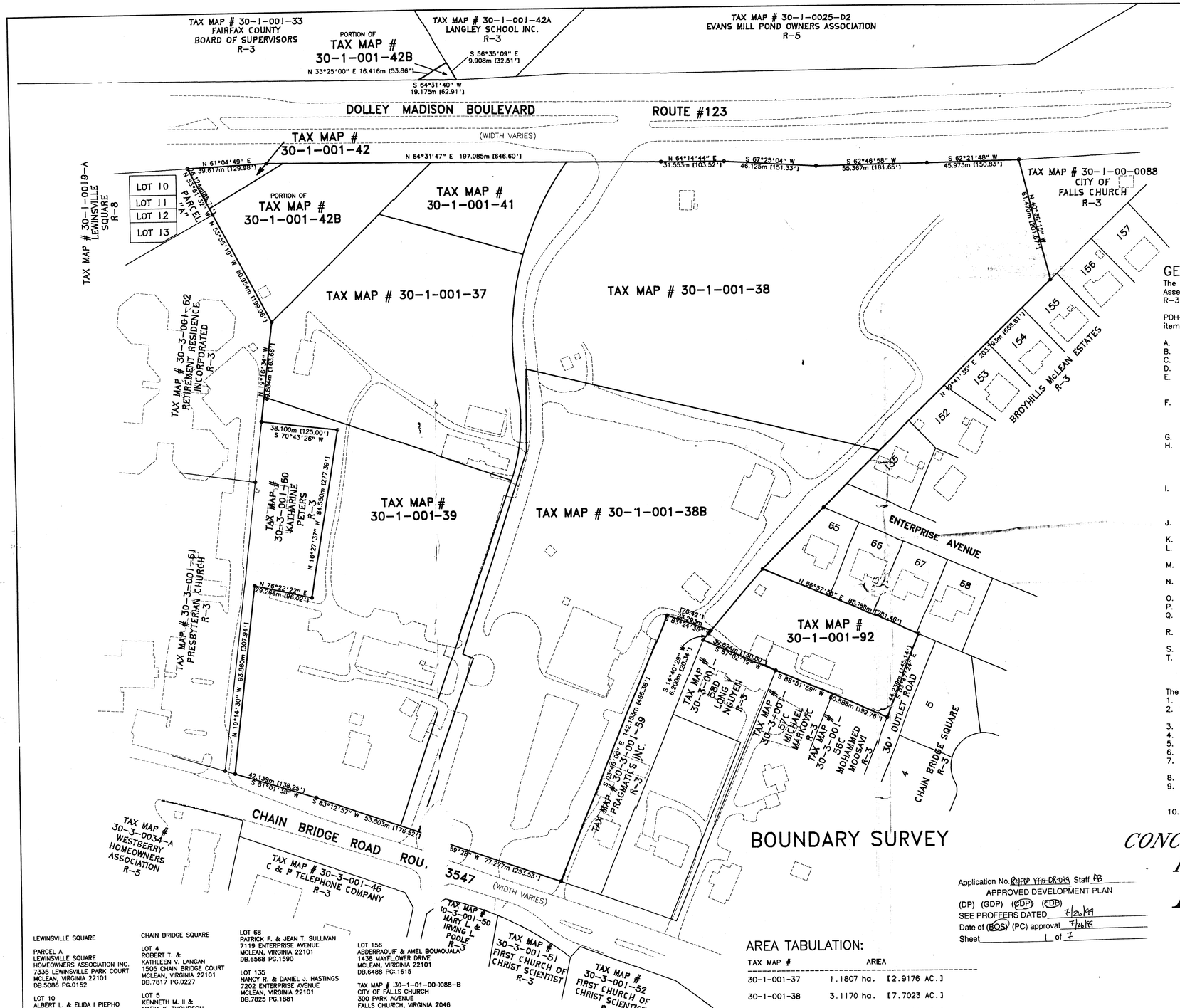

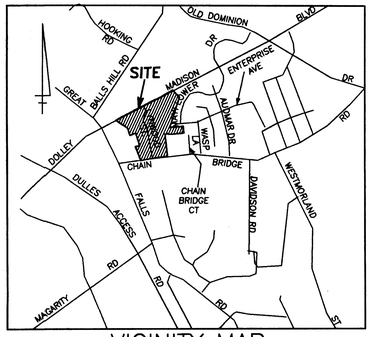

VICINITY MAP
SCALE : 1" = 1000'

GENERAL NOTES

The property delineated on this plat is located on Fairfax County Tax Assessment Map No. 30-1-001-37, 38, 38B, 39, 41, 42, 42B & 92 and is zoned R-3, proposed PDH-5.

PDH-5 CDP application notes and tabulations per section 16-501, paragraph 1, items A thru X of the zoning ordinance of the County of Fairfax, Virginia.

A. Vicinity map shown hereon.
B. Boundary of property shown hereon.
C. Total area of the site 24.1403 AC
D. Scale and north arrow shown hereon.
E. The property has frontage on Dolley Madison Blvd. and Chain Bridge Road Rt. 3547. Proposed traffic circulation plan shown hereon. All internal streets are to be privately owned and maintained.
F. Photogrammetric mapping by Air Survey Corporation of Sterling, VA using Huntley Nyce & Associates Ltd. pretargeted horizontal and vertical control with project coordinates and elevations. Topographic contours are shown at 0.5m intervals.
G. Open space and proposed community and public areas shown hereon.
H. The subject property is proposed to be developed with a mixture of single family detached dwelling units, townhouse units and multi-family dwelling units with alley access to garages located to the rear of the dwelling units. Houses will be set close to the street for a in town colonial streetscape.
I. Proposed improvements to Dolley Madison Blvd. and ChainBridge Road shown hereon. These improvements will be built as part of this development and shall conform to the current Fairfax County and/or V.D.O.T. requirements, standards and specifications.
J. There are no delineated flood plains or environmental quality corridors/resource protected areas within this site.
K. Existing tree location survey shown hereon with proposed presevation.
L. On-site storm water detention and on-site best management practice (B.M.P) will use the existing pond with modifications for this facility.
M. There are no known easements having a width of twenty-five (25) feet or more.
N. The existing pond, Millhouse and trees will be retained as an open area with access for the general public.
O. There is no visible evidence of gravesites on this site.
P. This site is to be serviced by Public Sanitary Sewer and Public Water.
Q. To the best of our knowledge there is no physical evidence of hazardous or toxic substances or material on this site.
R. The proposed development schedule is subject to approvals by the Fairfax County Board of Supervisors, D.E.M. and subject to market conditions.
S. Developer reserves the right to phase the development of the project.
T. 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.

The Following Waivers are Requested:
1. Private streets longer than 600 ft.
2. Waivers of service drives along the frontage of Dolley Madison Blvd. and Chain Bridge Road.
3. Waiver of private streets 7.9m(26') with parallel parking one side.
4. Waiver of private streets 10.4m(34') with parallel parking two sides.
5. Waiver of private streets 5.5m with no parking.
6. Waiver of private alley 4.3m for access to garages.
7. Transitional screening along property line adjacent to Presbyterian Church and parcel 60 (Peters)., including waiver of the additional setbacks required for elderly housing, if applicable.
8. Transitional screening along Dolley Madison.
9. Waiver of transitional screening and barrier requirement between multifamily and single family detached/attached and between single family detached and single family attached.
10. Alternative pavers for private streets and walks.

BOUNDARY SURVEY

LEWINSVILLE SQUARE

PARCEL A
LEWINSVILLE SQUARE
HOMEOWNERS ASSOCIATION INC.
7335 LEWINSVILLE PARK COURT
MCLEAN, VIRGINIA 22101
DB.5086 PG.0152

LOT 10
ALBERT L. & ELIDA I PIEPHO
16113 CHESTER MILL TERRACE
SILVER SPRING, MARYLAND 20906
DB.7261 PG.1384

LOT 11
CHI & ERNESTINE H. WANG
8344 OLD DOMINION DRIVE
MCLEAN, VIRGINIA 22102
DB.6585 PG.1799

LOT 12
ELLEN C. SIMONS
7345 LEWINSVILLE SQUARE PLACE
MCLEAN, VIRGINIA 22101
DB.7116 PG.0047

LOT 13
JOHN E. MADRID
7347 LEWINSVILLE SQUARE PLACE
MCLEAN, VIRGINIA 22101
DB.8915 PG.1517

CHAIN BRIDGE SQUARE

LOT 4
ROBERT T. &
KATHLEEN V. LANGAN
1505 CHAIN BRIDGE COURT
MCLEAN, VIRGINIA 22101
DB.7817 PG.0227

LOT 5
KENNETH M. II &
MARIA K. THOMPSON
1503 CHAIN BRIDGE COURT
MCLEAN, VIRGINIA 22101
DB.6488 PG.1405

BROYHILLS MCLEAN ESTATES

LOT 65
SALVADOR A. &
ESTRELLA A. SERRANO
7205 ENTERPRISE AVENUE
MCILEAN, VIRGINIA 22101
DB..3861 PG.0640

LOT 66
METHODIST CHURCH
CHARLES WESLEY
6817 DEAN DRIVE
MCLEAN, VIRGINIA 2101
DB.851 PG.1448

LOT 67
ELMER C. & MARY M. RAY
7201 ENTERPRISE AVENUE
MCLEAN, VIRGINIA 22101
DB.1717 PG.0011

LOT 68
PATRICK F. & JEAN T. SULLIVAN
7119 ENTERPRISE AVENUE
MCLEAN, VIRGINIA 22101
DB.6568 PG.1590

LOT 135
NANCY R. & DANIEL J. HASTINGS
7202 ENTERPRISE AVENUE
MCLEAN, VIRGINIA 22101
DB.7825 PG.1881

LOT 152
WILLIAM M. & MARYANNE C. SHVODIAN
1446 MAYFLOWER DRIVE
MCLEAN, VIRGINIA 22101
DB.9213 PG.1704

LOT 153
STEVEN & ELISABETH STIGALL
1444 MAYFLOWER DRIVE
MCLEAN, VIRGINIA 22101
DB.9257 PG. 0434

LOT 154
AUNG & TIN TIN PE
1442 MAYFLOWER DRIVE
MCLEAN, VIRGINIA 22101
DB.6524 PG.1779

LOT 155
JONATHAN GROSS
1418 WOLFTRAP RUN ROAD
VIENNA, VIRGINIA 22182
DB.3646 PG.0356

LOT 156
ABDERRAOUIF & AMEL BOUAOUALA
1438 MAYFLOWER DRIVE
MCLEAN, VIRGINIA 22101
DB.6488 PG.1615

TAX MAP # 30-1-01-00-0088-B
CITY OF FALLS CHURCH,
300 PARK AVENUE
FALLS CHURCH, VIRGINIA 2046
DB.2010 PG.0522

TAX MAP # 30-3-01-00-0056-C
MOHAMMED MOOSAVI
1678 CHAIN BRIDGE ROAD
MCLEAN, VIRGINIA 22101
DB.7282 PG.1782

TAX MAP # 30-3-01-00-0057-C
MICHAEL MARKOVIC
1684 CHAIN BRIDGE ROAD
MCLEAN, VIRGINIA 22101
DB.5897 PG.1993

TAX MAP # 30-3-01-00-0058-D
LONG V. NGUYEN
1686 CHAIN BRIDGE ROAD
MCLEAN, VIRGINIA 22101
DB.7546 PG.1644

TAX MAP # 30-3-01-00-0059
PRAGMATICS INC.
8301 GREENSBORO DRIVE
MCLEAN, VIRGINIA 22102
DB.7535 PG.1821

TAX MAP # 30-3-01-00-0060
KATHARINE PETERS
1712 CHAIN BRIDGE ROAD
MCALEAN, VIRGINIA 22101
DB.5414 PG.0928

TAX MAP # 30-3-01-00-0061
PRESBYTERIAN LEWINSVILLE CHURCH
1724 CHAIN BRIDGE ROAD
MCLEAN, VIRGINIA 22101
DB. N-3 PG.0321

TAX MAP # 30-3-01-00-0062
LEWINSVILLE RETIREMENT
RESIDENCE INC.
1515 GREAT FALLS STREET
MCLEAN, VIRGINIA 22101
DB.5151 PG.0139

Application No. RZ/FDP 1998-DR-049 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/26/99
Date of (BOS) (PC) approval 7/26/99
Sheet 1 of 7

AREA TABULATION:

TAX MAP #	AREA	
30-1-001-37	1.1807 ha.	[2.9178 AC.]
30-1-001-38	3.1170 ha.	[7.7023 AC.]
30-1-001-38B	2.6256 ha.	[6.4880 AC.]
30-1-001-39	1.6782 ha.	[4.1469 AC.]
30-1-001-41	0.2670 ha.	[0.6598 AC.]
30-1-001-42	0.0500 ha.	[0.1235 AC.]
PORTION OF 30-1-001-42B	0.4300 ha.	[1.0625 AC.]
PORTION OF 30-1-001-42B	0.0081 ha.	[0.0201 AC.]
30-1-001-92	0.4126 ha.	[1.0196 AC.]
TOTAL AREA	9.7692 ha.	[24.1403 AC.]

Scale 1 : 1000
-20 -10 0 20 40 60 80

PARCEL 38B
EVANS FARM INN CORP.
1696 CHAIN BRIDGE ROAD
MCLEAN, VIRGINIA 22101
DB.5323 PG.0828

CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN
EVANS FARM
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DEVELOPER:
WEST*GROUP
1600 ANDERSON ROAD
MCLEAN, VIRGINIA 22102

OWNERS:
PARCELS 37,38,39,41,42,42B
OLD DOMINION BANK
1696 CHAIN BRIDGE ROAD
MCLEAN, VIRGINIA 22101
DB.3114 PG.0202
DB.3283 PG.0060

PARCEL 92
FIRST VIRGINIA BANK
1696 CHAIN BRIDGE ROAD
MCLEAN, VIRGINIA 22101
DB.4299 PG.0254

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 26 1999
ZONING EVALUATION DIVISION

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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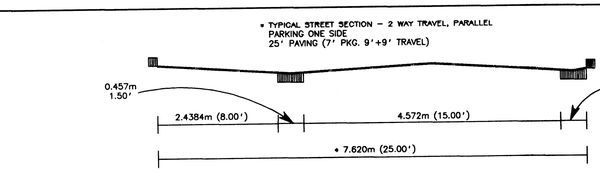
COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE NO. 9888
LAND SURVEYOR

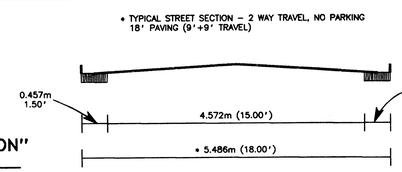
EVANS FARM
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (ZONING PLAT)

SCALE: 1 : 1000
DATE: 07-23-98
REVISIONS:
09-10-98
12-03-98
01-21-99
03-09-99
04-13-99
05-03-99

SHEET 1 OF 7
FILE NO. PL-2937

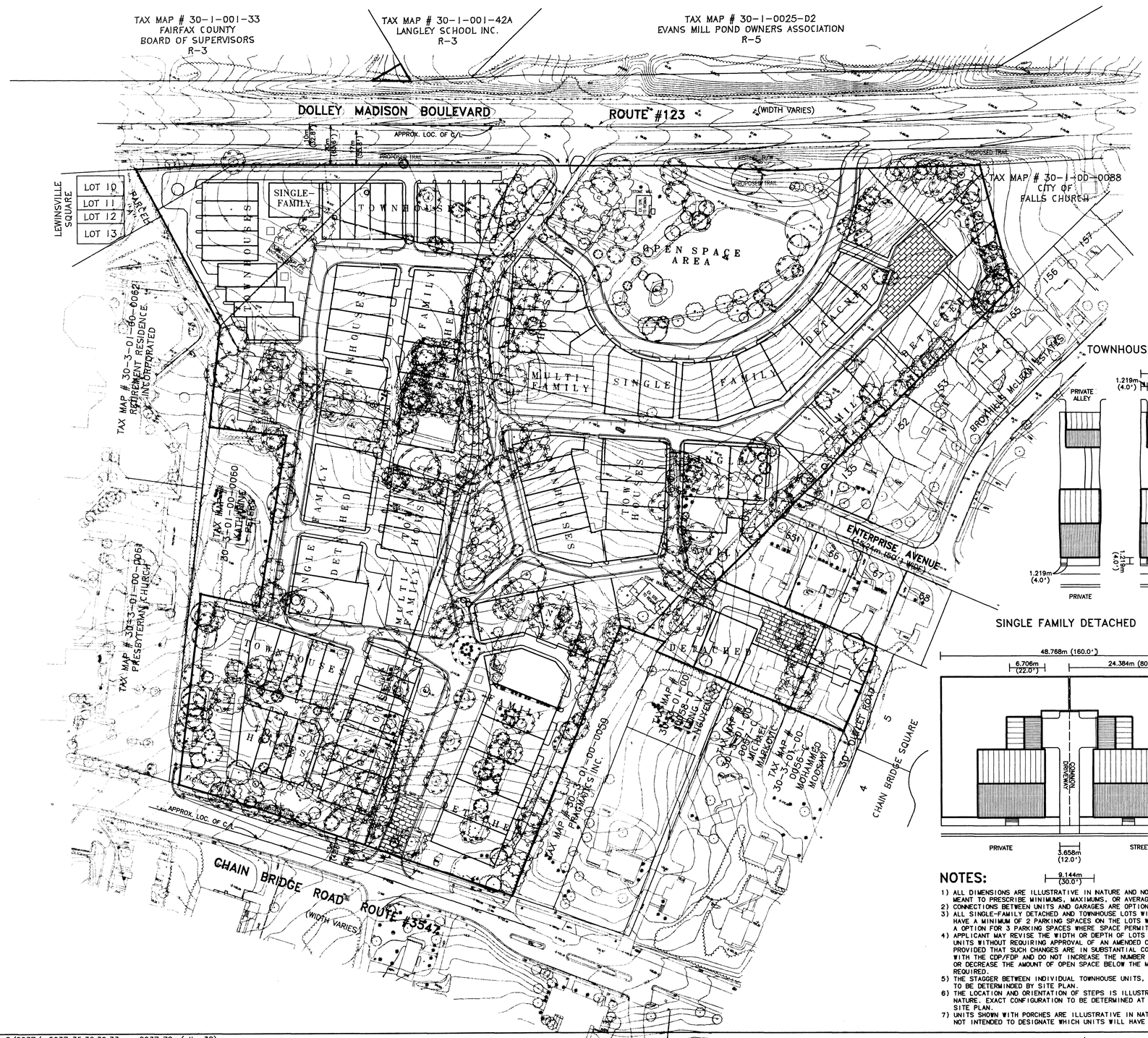




1) SEE FDP FOR APPROXIMATE LOCATION OF SIDEWALLS AND PLANTING STRIPS.
2) GUTTER AND CURB MATERIAL TO BE DETERMINDED AT SITE PLAN.

"TYPICAL STREET SECTION"

NO SCALE



SITE TABULATION:

EXISTING ZONING: R-3
PROPOSED ZONING: PDH-5
EXISTING AREA: 9.7892 ha. [24.1403 AC.]
PDH-5 REQUIREMENTS:
MIN. LOT AREA: NO REQUIREMENTS
MIN. LOT WIDTH:
INTERIOR = NO REQUIREMENT
CORNER = NO REQUIREMENT
SETBACK FRONT = NO REQUIREMENT
SETBACK SIDE = NO REQUIREMENT
SETBACK REAR = NO REQUIREMENT

PROPOSED DENSITY:

MARKET UNITS:

SINGLE FAMILY DETACHED	= 46
SINGLE FAMILY ATTACHED	= 64
MULTI-FAMILY (CONDO)	= 18
TOTAL	= 128

MARKET RATE DENSITY:
131/9.7892 ha. = 13.410 DU/ha.
[131/24.1403 AC. = 5.427 DU/AC.]

ADU UNITS:

MULTI-FAMILY (CONDO)	= 18
TOTAL	= 144

TOTAL DENSITY:
144/9.7892 ha. = 14.740 DU/ha.
[144/24.1403 AC. = 5.965 DU/AC.]

PERMITTED DENSITY:
MASTER PLAN DESIGNATION OF 3-4 DU/AC.: 5.8391 ha. [14.4283 AC.]
MASTER PLAN DESIGNATION OF 5-8 DU/AC.: 3.9301 ha. [9.7111 AC.]

MAXIMUM PERMITTED DENSITY WITH ADU BONUS: 162 UNITS

PARKING REQUIRED:

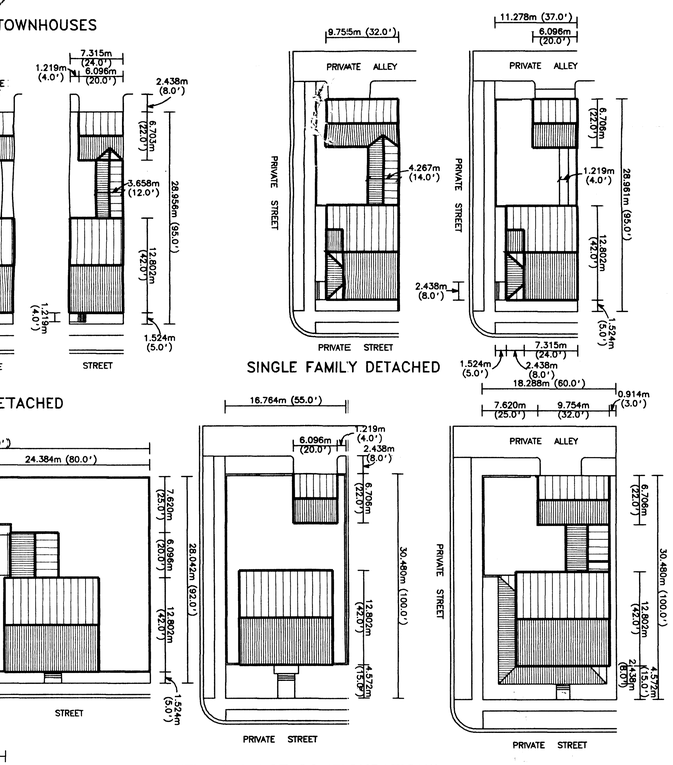
46 SFD x 2 SPACES PER LOT	= 92 SPACES
64 SFA x 2.3 SPACES PER LOT	= 147 SPACES
34 MULTI-FAMILY X 1.6 SPACES PER UNITT	= 54 SPACES
TOTAL	= 293 SPACES

PARKING PROVIDED:

46 SFD x 2	= 92 SPACES
64 SFA x 2	= 128 SPACES
34 MULTI-FAMILY x 1.5 (UNDER BLDG.)	= 51 SPACES
PRIVATE STREET PARALLEL PARKING	= 102 SPACES
SHARED PARKING WITH CHURCH	= 40 SPACES
TOTAL RESIDENTIAL PARKING	= 413 SPACES

OPEN SPACE REQUIRED:
31% GROSS AREA (ADU DEVELOPMENT)
9.7892 ha. x 31% = 3.0285 ha.
[24.1403 AC. x 31% = 7.4835 AC.]
OPEN SPACE PROVIDED:
TOTAL OPEN SPACE = 3.0773 ha. [7.6042 AC.] OR 31.5% GROSS AREA

MAXIMUM HEIGHT = 35'
SINGLE FAMILY DETACHED = 35'
TOWNHOUSES = 40'
MULTI-FAMILY = 50'



"TYPICAL LOT CONFIGURATION"

NO SCALE

NOTES:

1) ALL DIMENSIONS ARE ILLUSTRATIVE IN NATURE AND NOT MEANT TO PRESCRIBE MINIMUMS, MAXIMUMS, OR AVERAGES.
2) CONNECTIONS BETWEEN UNITS AND GARAGES ARE OPTIONAL.
3) ALL SINGLE-FAMILY DETACHED AND TOWNHOUSE LOTS WILL HAVE A MINIMUM OF 2 PARKING SPACES ON THE LOTS WITH A OPTION FOR 3 PARKING SPACES WHERE SPACE PERMITS.
4) APPLICANT MAY REVISE THE WIDTH OR DEPTH OF LOTS AND UNITS WITHOUT REQUIRING APPROVAL OF AN AMENDED CDP/FDP, PROVIDED THAT SUCH CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP AND DO NOT INCREASE THE NUMBER OF UNITS OR DECREASE THE AMOUNT OF OPEN SPACE BELOW THE MINIMUM REQUIRED.
5) THE STAGGER BETWEEN INDIVIDUAL TOWNHOUSE UNITS, IF ANY, TO BE DETERMINDED BY SITE PLAN.
6) THE LOCATION AND ORIENTATION OF STEPS IS ILLUSTRATIVE IN NATURE. EXACT CONFIGURATION TO BE DETERMINED AT FINAL SITE PLAN.
7) UNITS SHOWN WITH PORCHES ARE ILLUSTRATIVE IN NATURE AND NOT INTENDED TO DESIGNATE WHICH UNITS WILL HAVE PORCHES.

Application No. ~~82~~ CDP/FDP ~~98-049~~ Staff 88
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/24/99
Date of (BOS) (PC) approval 7/26/99
Sheet 2 of 7

LAND PLANNING BY DUANY PLATER-ZYBERK & COMPANY
ARCHITECTS AND TOWN PLANNERS

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 20147
703-729-0145 METRO 478-1051
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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
REGISTERED
NO. 1668
5-3-98
LAND SURVEYOR

EVANS FARM
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (CDP)

SCALE: 1 : 1000

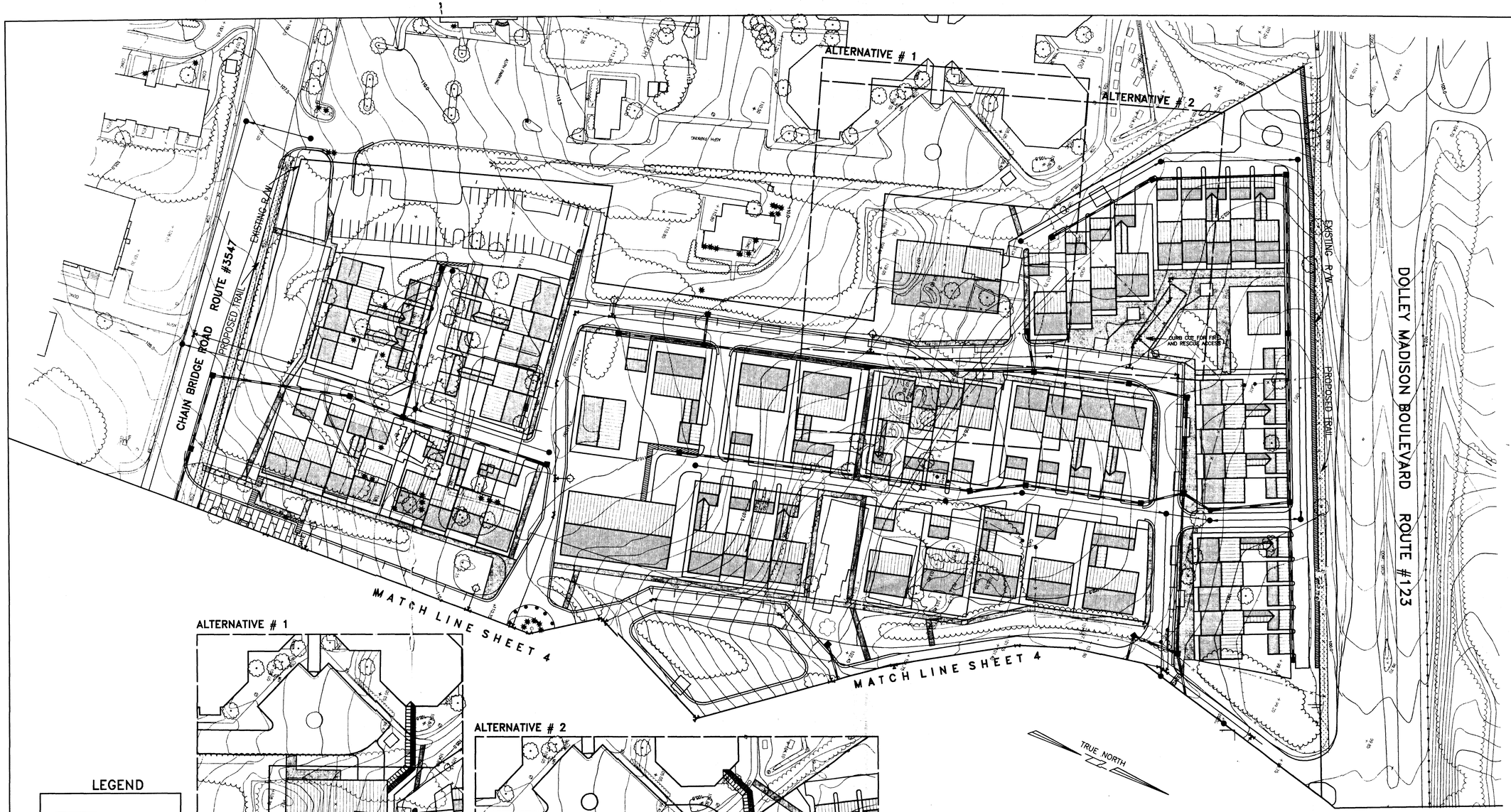
DATE: 07-23-98

REVISIONS:
09-10-98
12-03-98
01-21-99
03-09-99
04-13-99
05-03-99

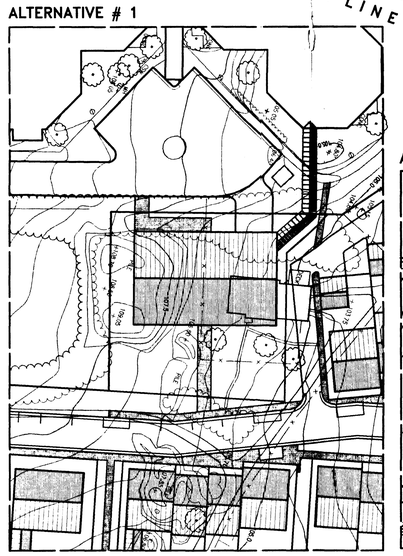
SHEET 2 OF 7

FILE NO. PL-2937

/disc5/2937/m2937 35,32,39,33 msp2937 79 (plt.m32)



ALTERNATIVE # 1



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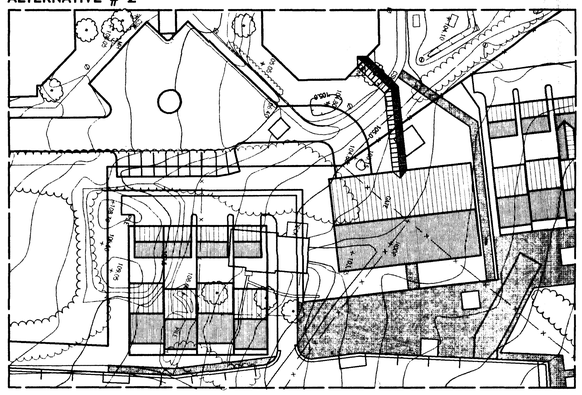

LEGEND

- SPECIAL PAVING AREA
- WALKWAYS
- WALLS

Scale 1 : 600

-12 -6 0 12 24 36 48

Application No. R2/FDP 1998-DR-049 Staff PB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 7/26/99

Date of (BOS) (PC) approval 7/26/99

Sheet 3 of 7

FDP NOTES

1. EXISTING POND WILL BE MODIFIED TO PROVIDE STORM DETENTION AND WATER QUALITY; THESE MODIFICATIONS WILL INCLUDE, BUT ARE NOT LIMITED TO, ACTIVITIES SUCH AS:
   1) DREDGING OF THE POND AND PROVIDING MORE WET VOLUME FOR THE WATER QUALITY.
   2) GRADING OF THE AREA AROUND THE POND.
   3) INSTALLING A MODIFIED STRUCTURE TO CONTROL THE RUNOFF FROM POND.
   4) INSTALLING AN EMERGENCY SPILLWAY ON THE EXISTING EMBANKMENT.
   5) ADJUSTING TOP OF THE EMBANKMENT PER PFM REQUIREMENTS.
   6) INSTALLING A OUTFALL CONDUIT UNDER THE EMBANKMENT.
2. STONE BUILDING TO BE MAINTAINED FOR AESTHETIC PURPOSES AND MAY OR MAY NOT BE USED AS A MEETING ROOM AND/OR AN OFFICE FOR A COMMUNITY MANAGER. STONE MILL TO BE MAINTAINED FOR AESTHETIC PURPOSES.
3. EXACT LOCATION OF SPECIAL PAVING AREAS, WALKWAYS, AND WALLS TO BE DETERMINED AT FINAL SITE PLAN. ADDITIONAL WALLS OR SPECIAL PAVING AREAS MAY BE PROVIDED AT FINAL SITE PLAN.
4. CONSTRUCTION DETAILS OF PARKING LOT ADJACENT TO LEWINSVILLE PRESBYTERIAN CHURCH TO BE DETERMINED AT FINAL SITE PLAN.

Huntley, Nyce & Associates, LTD
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7202 POPLAR ST
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703-750-3490
45150 RUSSELL BRANCH PARKWAY
SUITE 100
ASHBURN, VIRGINIA 20147
703-729-0145 METRO 478-1051

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE NO. 9688
5-3-99
LAND SURVEYOR

EVANS FARM
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (FDP)

SCALE: 1 : 600

DATE: 12-03-98

REVISIONS:
01-21-99
02-26-99
03-09-99
04-13-99
05-03-99

SHEET 3 OF 7

FILE NO. PL-2937

/disc5/2937/msp2937 31,32,33,34,36 (plt.msp31)

FDP NOTES

1. EXISTING POND WILL BE MODIFIED TO PROVIDE STORM DETENTION AND WATER QUALITY; THESE MODIFICATIONS WILL INCLUDE, BUT ARE NOT LIMITED TO, ACTIVITIES SUCH AS:

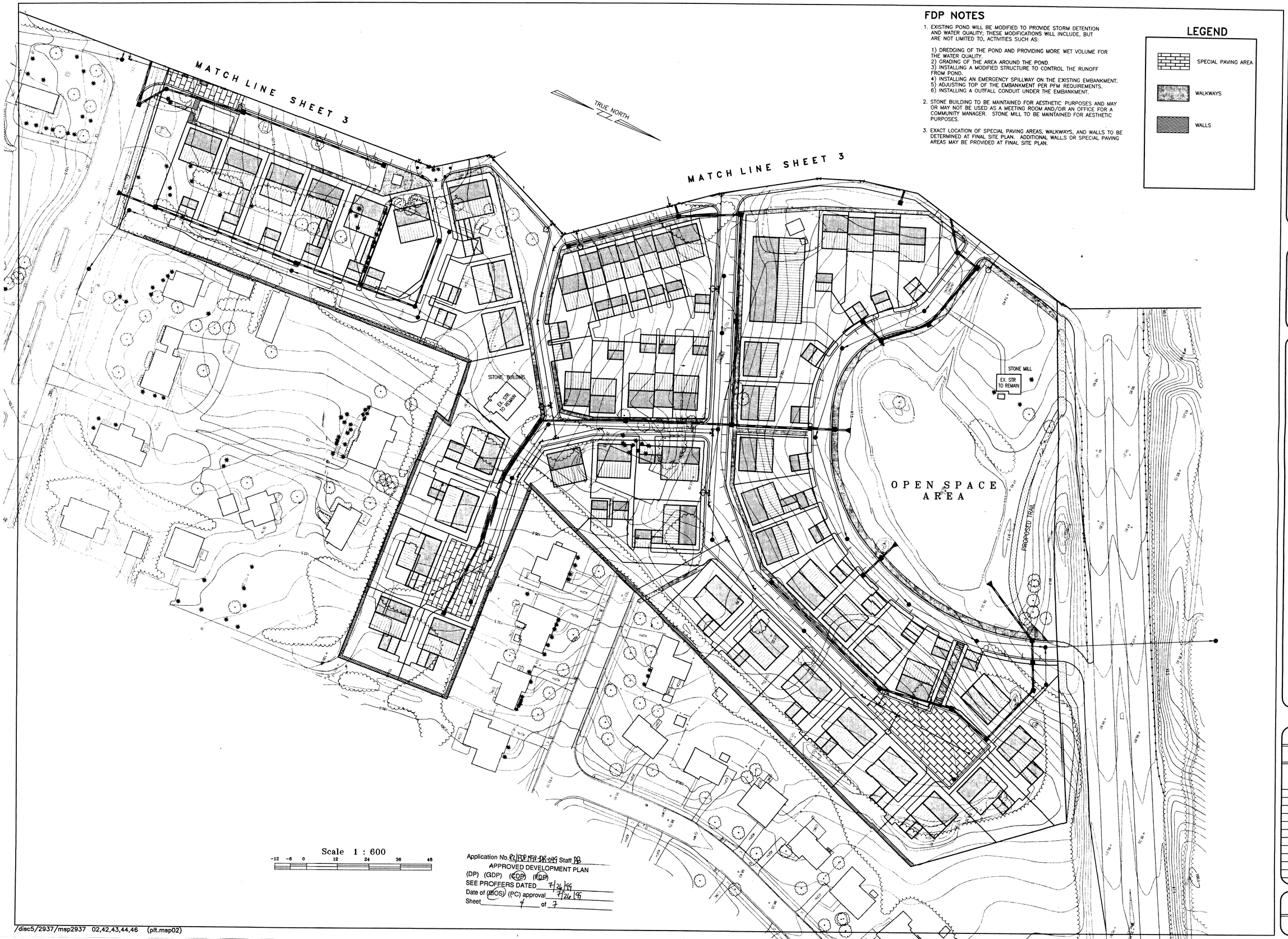
   1) DREDGING OF THE POND AND PROVIDING MORE WET VOLUME FOR THE WATER QUALITY.
   2) GRADING OF THE AREA AROUND THE POND.
   3) INSTALLING A MODIFIED STRUCTURE TO CONTROL THE RUNOFF FROM POND.
   4) INSTALLING AN EMERGENCY SPILLWAY ON THE EXISTING EMBANKMENT.
   5) ADJUSTING TOP OF THE EMBANKMENT PER PFM REQUIREMENTS.
   6) INSTALLING A OUTFALL CONDUIT UNDER THE EMBANKMENT.

2. STONE BUILDING TO BE MAINTAINED FOR AESTHETIC PURPOSES AND MAY OR MAY NOT BE USED AS A MEETING ROOM AND/OR AN OFFICE FOR A COMMUNITY MANAGER. STONE MILL TO BE MAINTAINED FOR AESTHETIC PURPOSES.

3. EXACT LOCATION OF SPECIAL PAVING AREAS, WALKWAYS, AND WALLS TO BE DETERMINED AT FINAL SITE PLAN. ADDITIONAL WALLS OR SPECIAL PAVING AREAS MAY BE PROVIDED AT FINAL SITE PLAN.

LEGEND

- SPECIAL PAVING AREA
- WALKWAYS
- WALLS



Scale 1 : 600

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Application No. ~~PCA/FDP/FDP-DR-045~~ Staff SB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/26/99
Date of (BOS) (PC) approval 7/26/99
Sheet 4 of 7

/disc5/2937/msp2937 02,42,43,44,46 (plt.msp02)

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SUITE 100
ASHBURN, VIRGINIA 20147
703-729-0145 METRO 478-1051

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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE NO. 9888
5-5-98
LAND SURVEYOR

EVANS FARM

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (FDP)

SCALE: 1 : 600

DATE: 12-03-98

REVISIONS:

01-21-99
03-09-99
04-13-99
05-03-99

SHEET 4 OF 7

FILE NO. PL-2937

Application No. RZ/FDP 1999-DR-049 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/26/99
Date of (BOS) (PC) approval 7/26/99
Sheet 5 of 7

Huntley, Nyce & Associates, LTD
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7202 POPLAR ST
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703-750-3490
45150 RUSSELL BRANCH PARKWAY
SUITE 100
ASHBURN, VIRGINIA 20147
703-729-0145 METRO 478-1051

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE NO. 9688
LAND SURVEYOR

EVANS FARM
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (FDP)

SCALE: 1 : 600
DATE: 12-03-98
REVISIONS:
01-21-99
02-26-99
03-09-99
04-13-99
05-03-99

SHEET 5 OF 7
FILE NO. PL-2937

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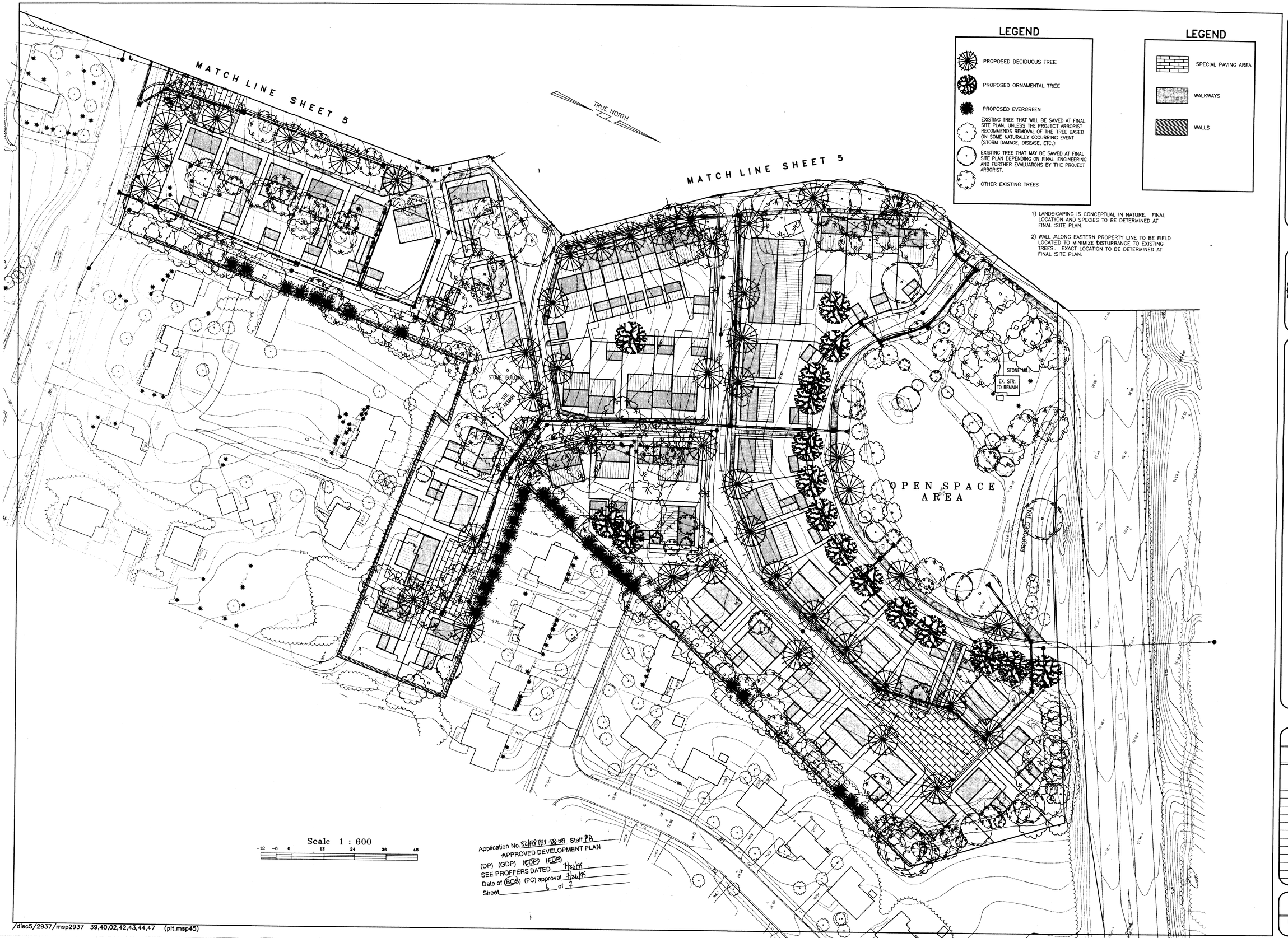

LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN
- EXISTING TREE THAT WILL BE SAVED AT FINAL SITE PLAN, UNLESS THE PROJECT ARBORIST RECOMMENDS REMOVAL OF THE TREE BASED ON SOME NATURALLY OCCURRING EVENT (STORM DAMAGE, DISEASE, ETC.)
- EXISTING TREE THAT MAY BE SAVED AT FINAL SITE PLAN DEPENDING ON FINAL ENGINEERING AND FURTHER EVALUATIONS BY THE PROJECT ARBORIST.
- OTHER EXISTING TREES

LEGEND

- SPECIAL PAVING AREA
- WALKWAYS
- WALLS

1) LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATION AND SPECIES TO BE DETERMINED AT FINAL SITE PLAN.

2) WALL ALONG EASTERN PROPERTY LINE TO BE FIELD LOCATED TO MINIMIZE DISTURBANCE TO EXISTING TREES. EXACT LOCATION TO BE DETERMINED AT FINAL SITE PLAN.

Application No. RZ/FDP 1969-98-045 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/26/99
Date of (BOS) (PC) approval 7/26/99
Sheet 6 of 7

Huntley, Nyce & Associates, LTD
CIVIL ENGINEERING • LAND PLANNING
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SUITE 100
ASHBURN, VIRGINIA 20147
703-729-0145 METRO 478-1051

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE
5-3-99
LAND SURVEYOR

EVANS FARM
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (LANDSCAPE)

SCALE: 1 : 600

DATE: 12-03-98

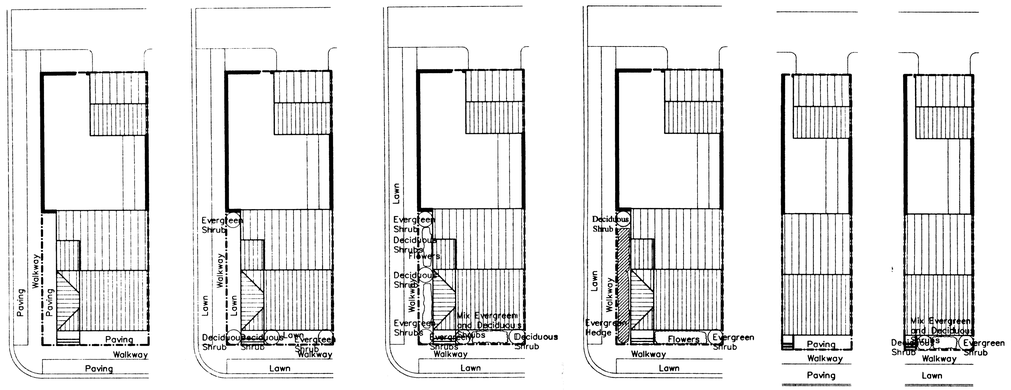
REVISIONS:
01-21-99
03-09-99
04-13-99
05-03-99

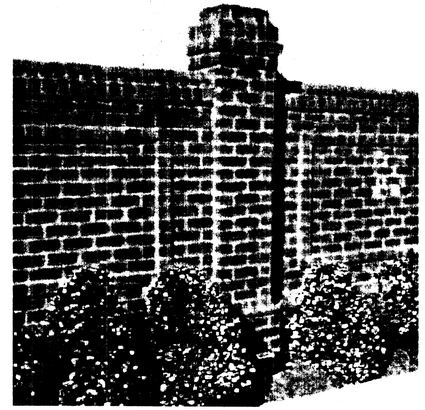
SHEET 6 OF 7

FILE NO. PL-2937

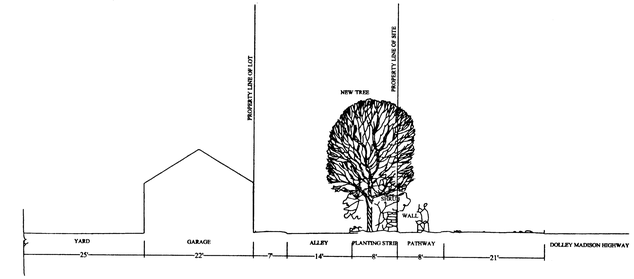
/disc5/2937/msp2937 39,40,02,42,43,44,47 (plt.msp45)

TOWNHOUSE UNITS



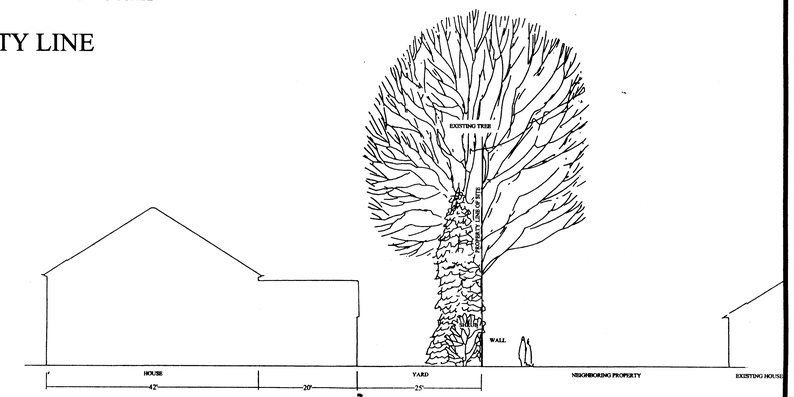


WALL DETAIL - ALONG EAST PROPERTY LINE



SECTION 1
NOT TO SCALE

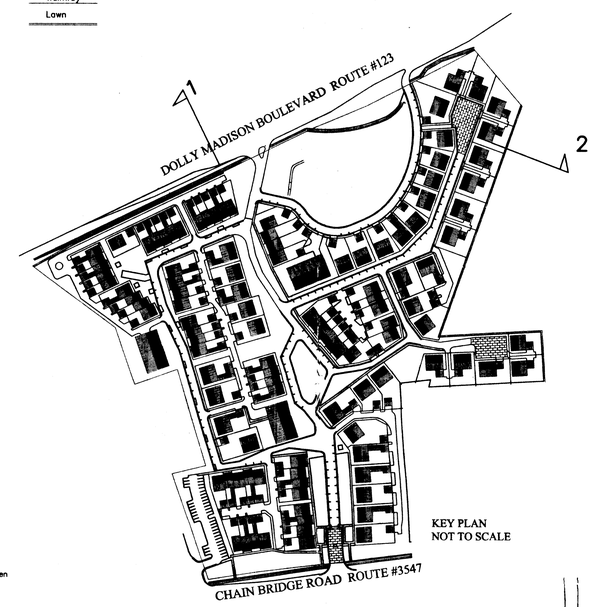
(EXACT WALL AND/OR FENCE LOCATION TO BE DETERMINED AT SITE PLAN)



SECTION 2
NOT TO SCALE

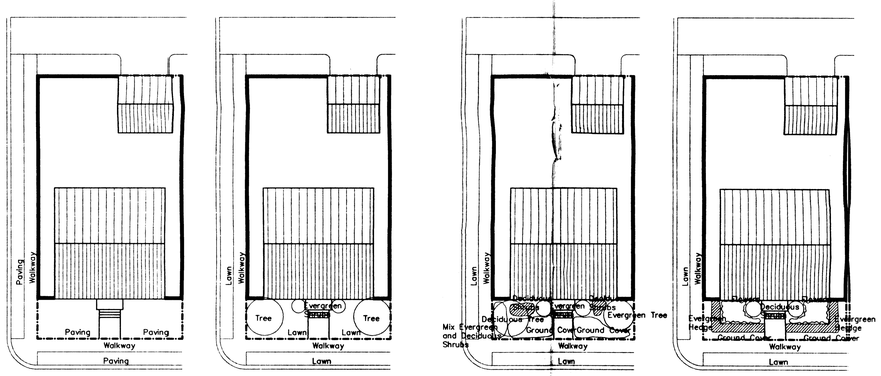
(EXACT WALL AND/OR FENCE LOCATION TO BE DETERMINED AT SITE PLAN)

NOTES:
1) TYPICAL FOUNDATION PLANTING ARE ILLUSTRATIVE IN NATURE. EXACT FOUNDATION PLANTING PLANS TO BE DETERMINED AT FINAL SITE PLAN.

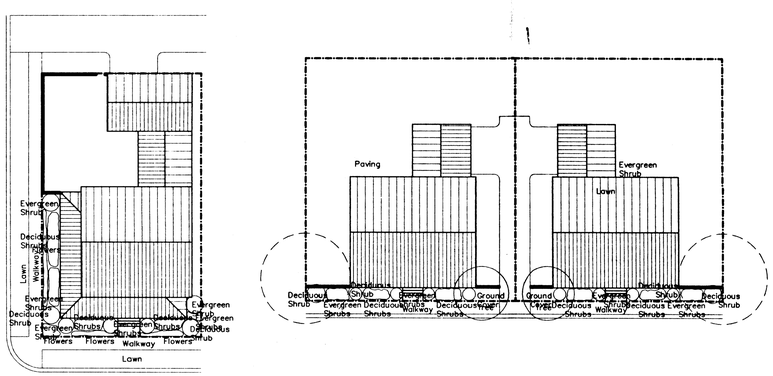


KEY PLAN
NOT TO SCALE

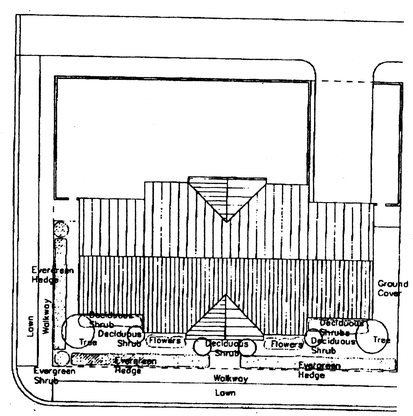
TYPICAL FOUNDATION PLANTING PLANS

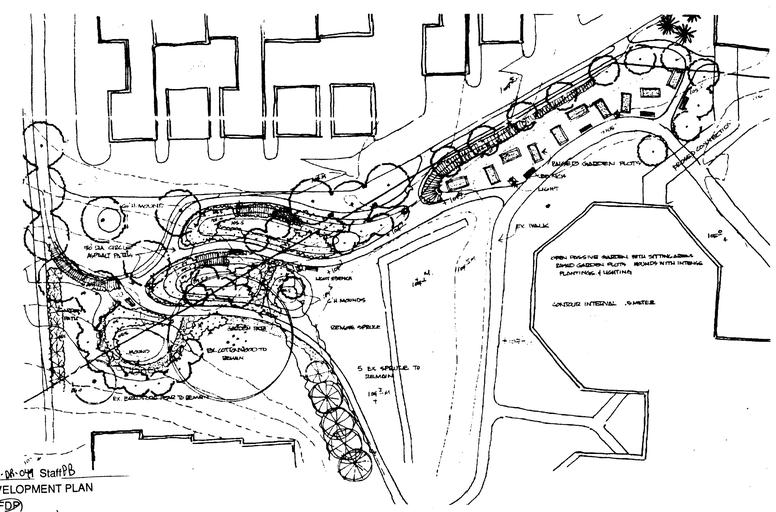


SINGLE FAMILY DETACHED UNITS



MULTI-FAMILY UNITS





LANDSCAPE DETAIL - NW CORNER OF SITE

Application No. 82/FDP 98-DR-049 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/26/99
Date of (BOS) (PC) approval 7/26/99
Sheet 7 of 7

Huntley, Nyce & Associates, Ltd.
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CERTIFICATE 9688
5-3-99
LAND SURVEYOR

EVANS FARM
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DETAILS

SCALE: NONE
DATE: 07-23-98
REVISIONS:
09-10-98
12-03-98
01-21-99
03-09-99
04-13-99
05-03-99

SHEET 7 OF 7
FILE NO. PL-2937