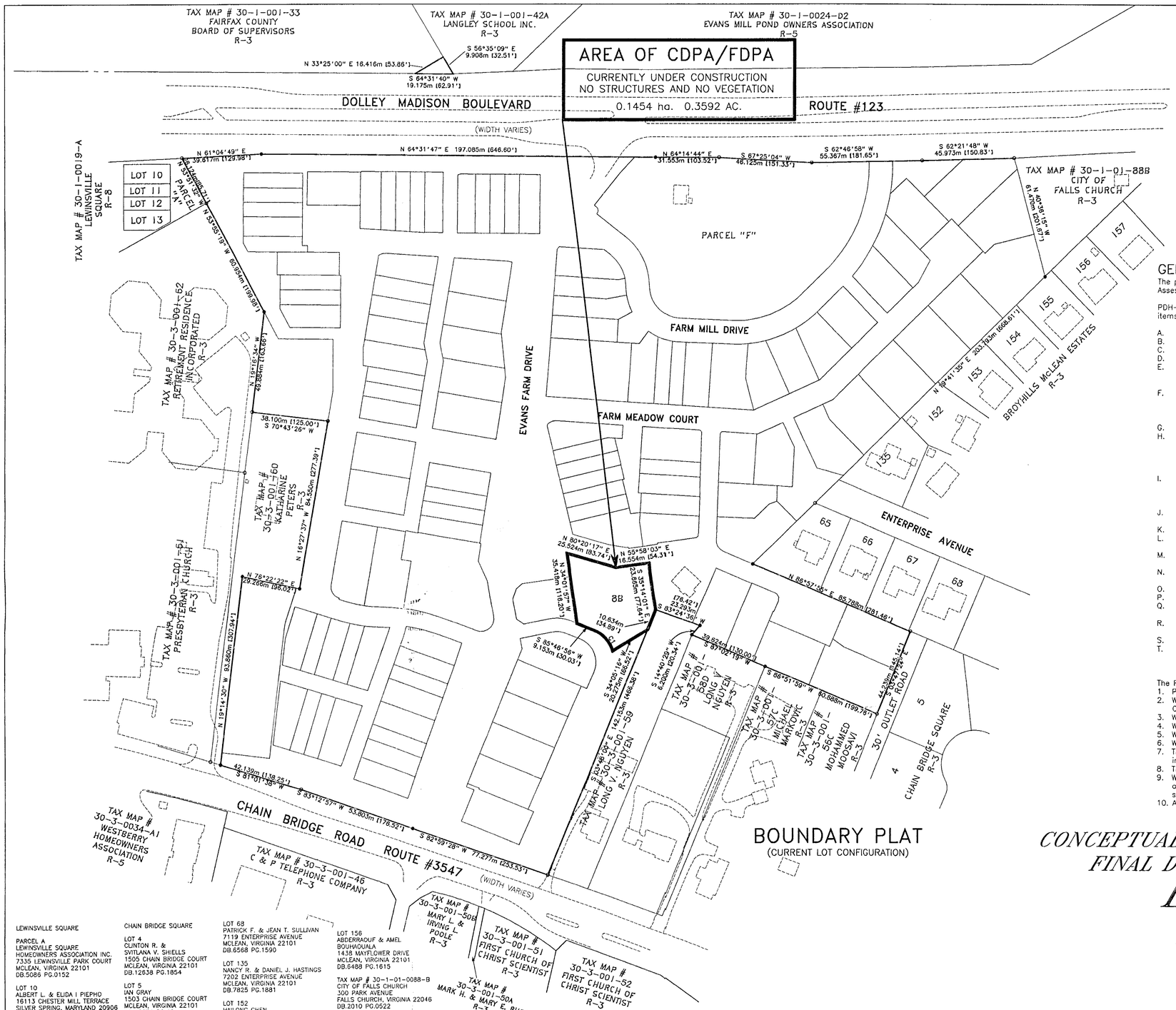
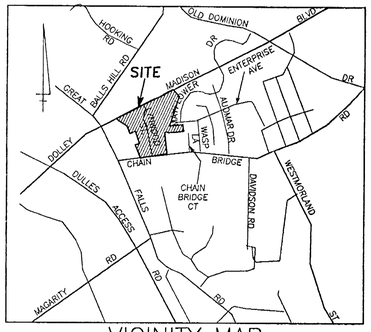


BOUNDARY PLAT
(CURRENT LOT CONFIGURATION)



VICINITY MAP
SCALE : 1" = 1000'

GENERAL NOTES

The property delineated on this plat is located on Fairfax County Tax Assessment Map No. 30-1-0030-8A & 9A and are zoned 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 Approved:
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.

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, GENE, & ERNESTINE H. WANG
7343 LEWINSVILLE SQUARE PLACE
MCLEAN, VIRGINIA 22101
DB.13374 PG.0728

LOT 12
CHRISTINE CALDWELL
7345 LEWINSVILLE SQUARE PLACE
MCLEAN, VIRGINIA 22101
DB.15427 PG.1184

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

CHAIN BRIDGE SQUARE

LOT 4
CLINTON R. &
SVITLANA V. SHIELLS
1505 CHAIN BRIDGE COURT
MCLEAN, VIRGINIA 22101
DB.12938 PG.1854

LOT 5
IAN GRAY
1503 CHAIN BRIDGE COURT
MCLEAN, VIRGINIA 22101
DB.15974 PG.46

BROYHILLS MCLEAN ESTATES

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

LOT 66
METHODIST CHURCH
CHARLES WESLEY
6817 DEAN DRIVE
MCLEAN, VIRGINIA 2101
DB.8515 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
HAILONG CHEN
13906 WILLOW TREE DRIVE
ROCKVILLE, MARYLAND 20850
DB.17407 PG.1291

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

LOT 154
AUNG & TIN TIN PE &
SI THU
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
ABDERRAOUF & AMEL
BOUHAOUALA
1438 MAYFLOWER DRIVE
MCLEAN, VIRGINIA 22101
DB.6488 PG.1615

TAX MAP # 30-1-01-0088-B
CITY OF FALLS CHURCH
300 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
DB.2010 PG.0522

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

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

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

TAX MAP # 30-3-01-0059
LONG V. NGUYEN
1686 CHAIN BRIDGE ROAD
MCLEAN, VIRGINIA 22101
DB.10540 PG.1740

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

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

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

CURVE TABLE

NAME	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	50°58'04"	18.154m [53.00']	14.371m [47.15']	N 88°44'02" W	13.902m [45.81']	7.699m [25.28']

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/ FINAL DEVELOPMENT PLAN AMENDMENT

EVANS FARM

DRANESVILLE DISTRICT

FAIRFAX COUNTY, VIRGINIA

OWNER:

LOT 8B
SUZANNE S. & WILLIAM A. MORAN
5965 RANLEIGH MANOR DRIVE
MCLEAN, VIRGINIA 22102
DB.13190 PG.1116

Scale 1" = 25'
-25 -12 0 25 50 76

RECEIVED
Department of Planning & Zoning
DEC 1 8 2005
Zoning Evaluation Division

Huntley, Nyce & Associates, Ltd.
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ARLINGTON • (703) 532-4924
ALEXANDRIA • (703) 823-1005
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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE NO. 9668
LAND SURVEYOR
11-21-05

Staff ARH
Application No.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval
Sheet

EVANS FARM
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDPA/FDPA (ZONING PLAT) – LOT 8B (CONSOLIDATION OF 8A & 9A AND HOUSE TYPE CHANGE)

SCALE: 1 : 1000

DATE: 07-23-98

REVISIONS:
09-10-98
12-03-98
01-21-99
03-09-99
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CDPA/FDPA 05-12-03
CDPA/FDPA 05-27-03
CDPA/FDPA 08-26-03
CDPA/FDPA 03-18-04
CDPA/FDPA 09-01-04
CDPA/FDPA 11-18-05

SHEET 1 OF 7

FILE NO. PL-2937

/2937/cdp2937 30

SITE TABULATION:

EXISTING ZONING: R-3
PROPOSED ZONING: PDH-5
EXISTING AREA: 9.7692 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 = 43
SINGLE FAMILY ATTACHED = 68
MULTI-FAMILY (CONDO) = 14
* TOTAL = 125
MARKET RATE DENSITY:
* 125/9.7692 ha. = 12.795 DU/ha.
* [125/24.1403 AC. = 5.178 DU/AC.]

ADU UNITS:
MULTI-FAMILY (CONDO) = 18
* TOTAL = 143
TOTAL DENSITY:
* 143/9.7692 ha. = 14.638 DU/ha.
* [143/24.1403 AC. = 5.924 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

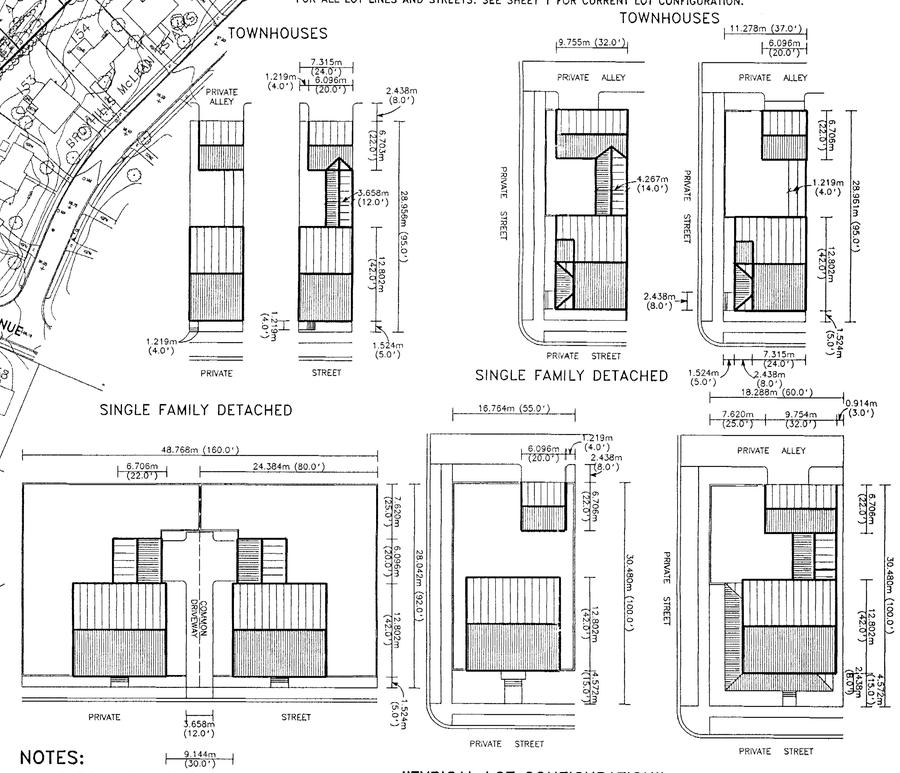
PARKING REQUIRED:
* 43 SFD x 2 SPACES PER LOT = 86 SPACES
68 SFA x 2.3 SPACES PER LOT = 157 SPACES
34 MULTI-FAMILY X 1.6 SPACES PER UNIT = 54 SPACES
* TOTAL = 297 SPACES
PARKING PROVIDED:
* 43 SFD x 2 = 86 SPACES
68 SFA x 2 = 136 SPACES
34 MULTI-FAMILY x 1.5 = 42 SPACES
PRIVATE STREET PARALLEL PARKING = 101 SPACES
SHARED PARKING WITH CHURCH = 52 SPACES
* TOTAL RESIDENTIAL PARKING = 417 SPACES

OPEN SPACE REQUIRED:
31% GROSS AREA (ADU DEVELOPMENT)
9.7692 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'

* REVISED

** CERTAIN ROAD CONFIGURATIONS AND LOCATIONS OF LOT LAYOUTS ARE SLIGHTLY DIFFERENT THAN WERE SHOWN ON THE ORIGINAL APPROVED CDP/FDP. THESE CHANGES ARE A RESULT OF FINAL ENGINEERING AND WERE MADE BY THE PROPERTY OWNER IN RESPONSE TO MANY COMMENTS FROM FAIRFAX COUNTY DURING THE SITE REVIEW PROCESS. THE AREA SHOWN AS THE AREA OF THE CURRENT CDPA/FDPA IS REFLECTIVE OF THE EXISTING LOCATIONS FOR ALL LOT LINES AND STREETS. SEE SHEET 1 FOR CURRENT LOT CONFIGURATION.



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.

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

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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE NO. 11-2-05
LAND SURVEYOR

Application No. APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval
Sheet 2 of 7 Staff

EVANS FARM
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDPA/FDPA – LOT 8B (CONSOLIDATION OF 8A & 9A AND HOUSE TYPE CHANGE)

SCALE: 1 : 1000
DATE: 07-23-98
REVISIONS:
09-10-98
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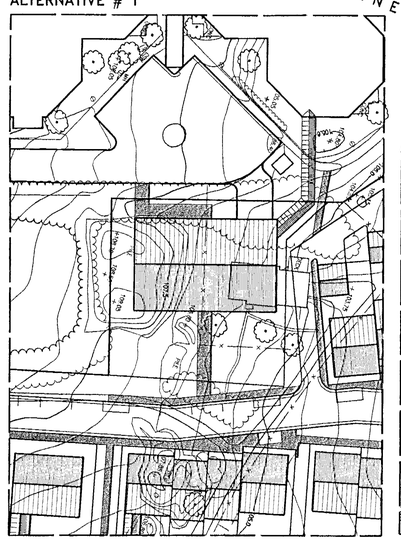
CDPA/FDPA 03-18-04
CDPA/FDPA 09-01-04
CDPA/FDPA 11-18-05

SHEET 2 OF 7
FILE NO. PL-2937

/disc5/2937/cdp2937 31,32,33,34,35 plt.cdp2-2

ALTERNATIVE # 1



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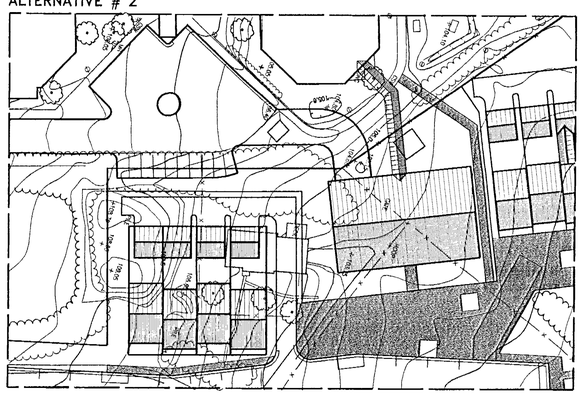

LEGEND

- SPECIAL PAVING AREA
- WALKWAYS
- WALLS

Scale 1" = 15'

-15 -7 0 15 30 45

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.

FOR INFORMATION ONLY

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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE NO. 9668
LAND SURVEYOR

Revisions
Application No. CDPA/FDPA 03-18-04 - Cont. 13
Sheet 3 of 7

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 4-Plan
SEE PROFFERS DATED 4-Plan
Date of (BOS) (PC) approval 4-Plan
Sheet 3 of 7

EVANS FARM

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDPA/FDPA – LOT 8B (CONSOLIDATION OF 8A & 9A AND HOUSE TYPE CHANGE)

SCALE: 1 : 600

DATE: 12-03-98

REVISIONS:

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02-26-99
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CDPA/FDPA 11-18-05

SHEET 3 OF 7

FILE NO. PL-2937

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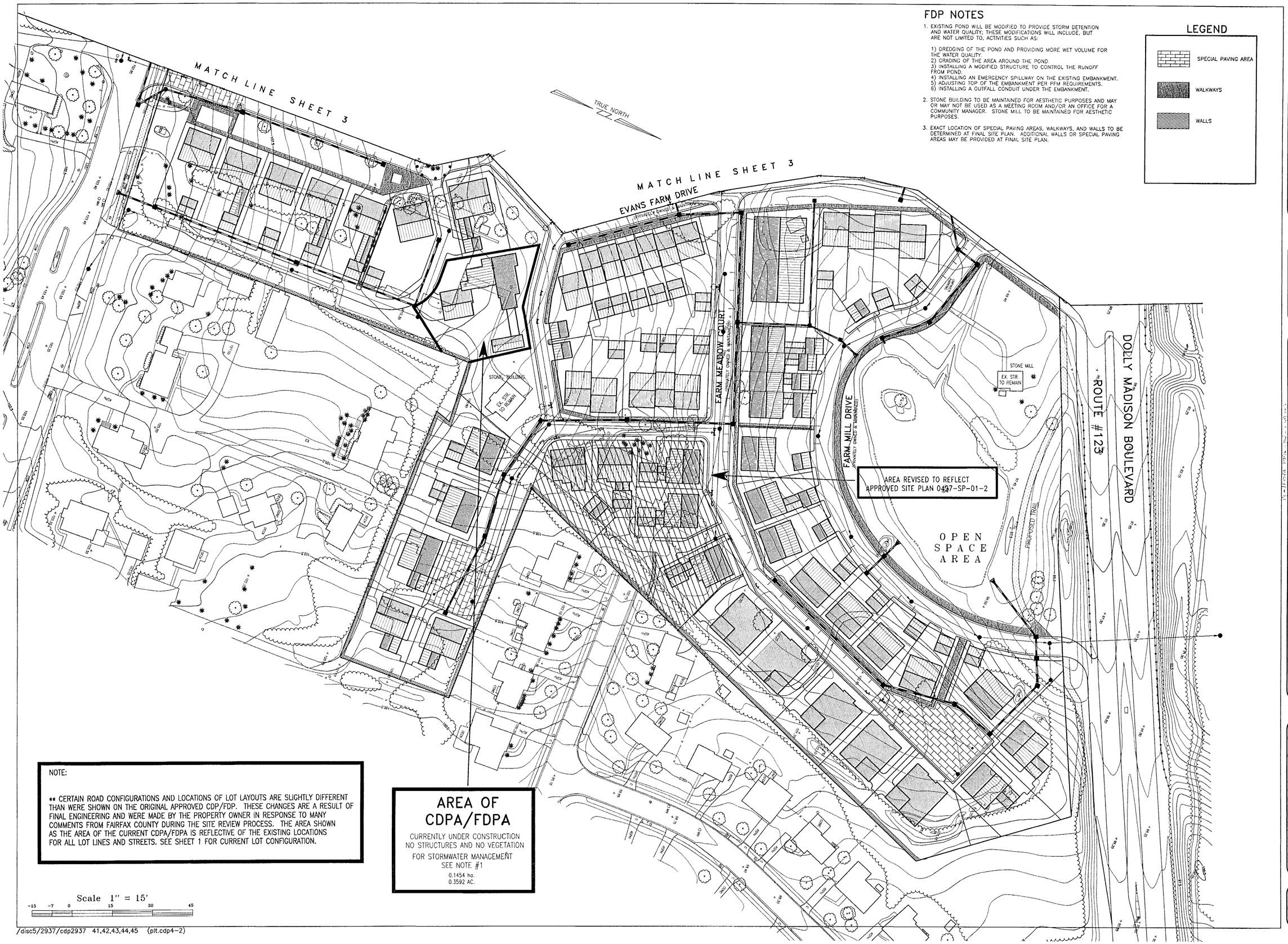

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LEGEND

- SPECIAL PAVING AREA
- WALKWAYS
- WALLS

NOTE:

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AREA OF CDPA/FDPA

CURRENTLY UNDER CONSTRUCTION
NO STRUCTURES AND NO VEGETATION
FOR STORMWATER MANAGEMENT
SEE NOTE #1
0.1454 ha.
0.3592 AC.

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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE NO. 9688
LAND SURVEYOR
11-21-05

Application No. Staff
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(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED
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Sheet 4 of 7

EVANS FARM
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDPA/FDPA – LOT 8B (CONSOLIDATION OF LOTS 8A & 9A AND HOUSE TYPE CHANGE)

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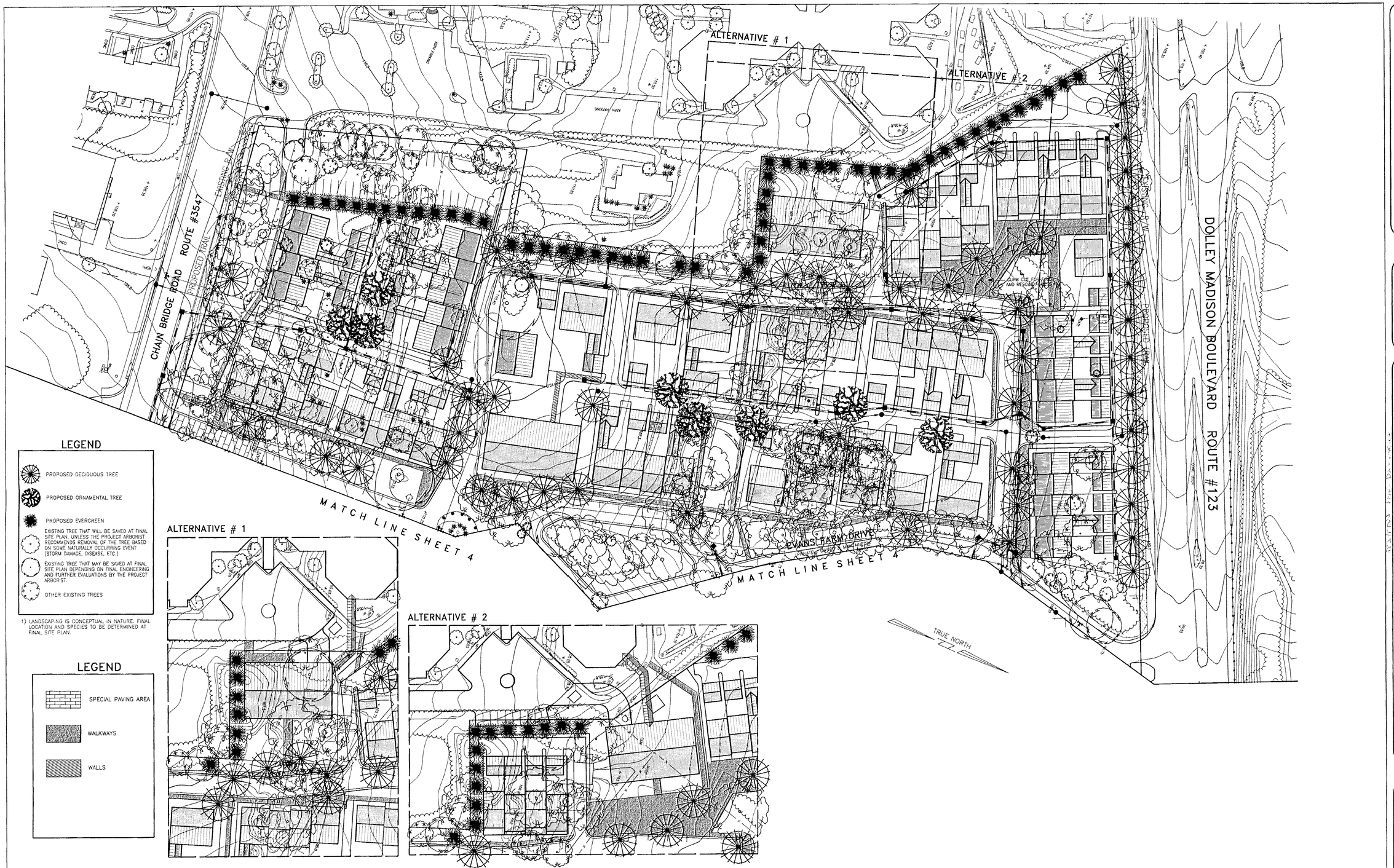
CDPA/FDPA 09-01-04
CDPA/FDPA 11-18-05

SHEET 4 OF 7

FILE NO. PL-2937

/disc5/2937/cdp2937 41,42,43,44,45 (plt.cdp4-2)



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

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

LEGEND

- SPECIAL PAVING AREA
- WALKWAYS
- WALLS

Scale 1" = 15'

-15 -7 0 15 30 45

FOR INFORMATION ONLY

Huntley, Nyce & Associates, LTD

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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE
No. 1225
LAND SURVEYOR

Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED _____
Date of (BOS) (PC) approval _____
Sheet _____ of _____

EVANS FARM

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDPA/FDPA (LANDSCAPE) – LOT 8C (CONSOLIDATION OF 8A & 8B AND HOUSE TYPE CHANGE)

SCALE: 1 : 600

DATE: 12-03-98

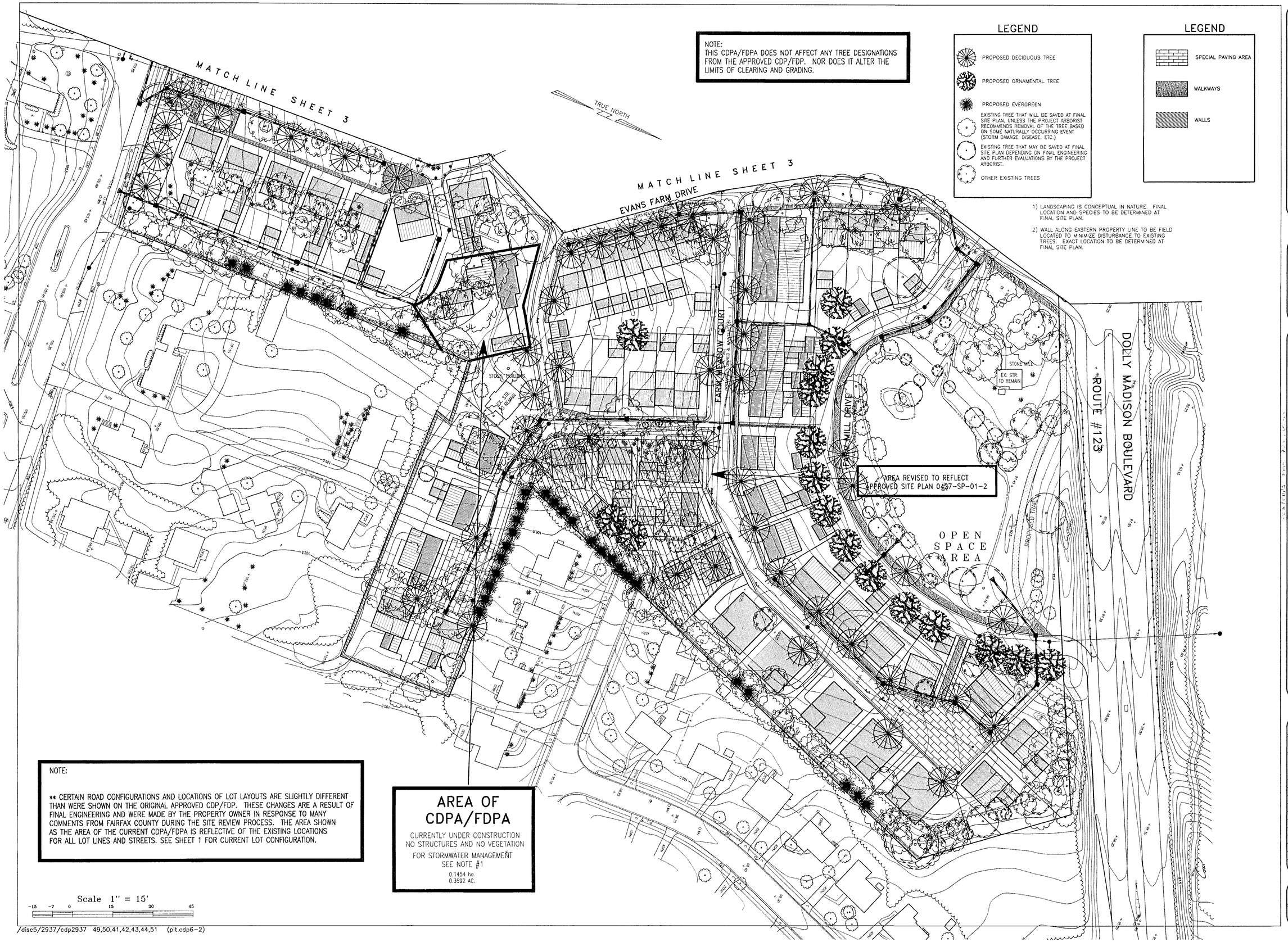
REVISIONS:

01-21-99
02-26-99
03-09-99
04-13-99
05-03-99
CDPA/FDPA 05-12-03
CDPA/FDPA 08-26-03
CDPA/FDPA 03-18-04
CDPA/FDPA 09-01-04
CDPA/FDPA 11-18-05

SHEET 5 OF 7

FILE NO. PL-2937

/disc5/2937/cdp2937 46,36,37,38,39,47,48 (plt.cdp5-2)



NOTE:
THIS CDPA/FDPA DOES NOT AFFECT ANY TREE DESIGNATIONS FROM THE APPROVED CDP/FDP. NOR DOES IT ALTER THE LIMITS OF CLEARING AND GRADING.

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.

NOTE:

** CERTAIN ROAD CONFIGURATIONS AND LOCATIONS OF LOT LAYOUTS ARE SLIGHTLY DIFFERENT THAN WERE SHOWN ON THE ORIGINAL APPROVED CDP/FDP. THESE CHANGES ARE A RESULT OF FINAL ENGINEERING AND WERE MADE BY THE PROPERTY OWNER IN RESPONSE TO MANY COMMENTS FROM FAIRFAX COUNTY DURING THE SITE REVIEW PROCESS. THE AREA SHOWN AS THE AREA OF THE CURRENT CDPA/FDPA IS REFLECTIVE OF THE EXISTING LOCATIONS FOR ALL LOT LINES AND STREETS. SEE SHEET 1 FOR CURRENT LOT CONFIGURATION.

AREA OF CDPA/FDPA

CURRENTLY UNDER CONSTRUCTION
NO STRUCTURES AND NO VEGETATION
FOR STORMWATER MANAGEMENT
SEE NOTE #1
0.1454 ha.
0.3592 AC.

Huntley, Nyce & Associates, LTD
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CHANTILLY • (703) 750-3490
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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE NO. 9688
LAND SURVEYOR
1-21-05

Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED _____
Date of (BOS) (PC) approval _____
Sheet _____

EVANS FARM
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDPA/FDPA (LANDSCAPE) 8B (CONSOLIDATION 8A & 8B AND HOUSE TYPE CHANGE)

SCALE: 1 : 600

DATE: 12-03-98

REVISIONS:

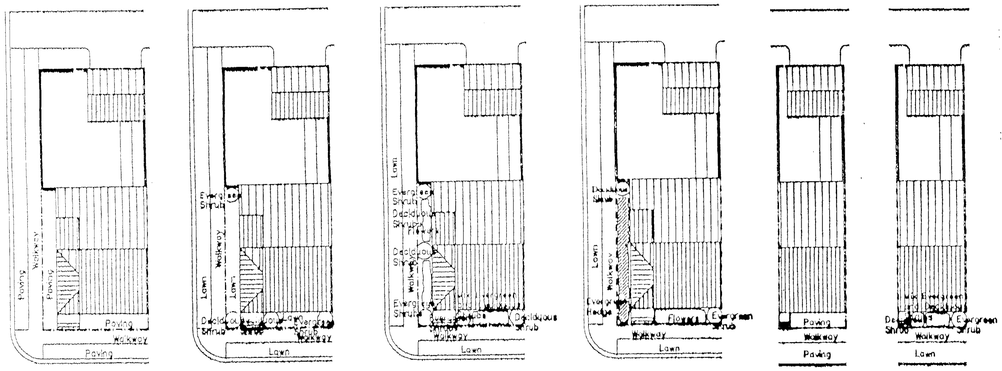
01-21-99
03-09-99
04-13-99
05-03-99
CDPA/FDPA 05-12-03
CDPA/FDPA 08-26-03
CDPA/FDPA 03-18-04
CDPA/FDPA 09-01-04
CDPA/FDPA 11-18-05

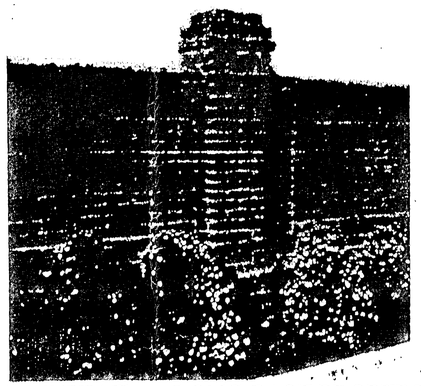
SHEET 6 OF 7

FILE NO. PL-2937

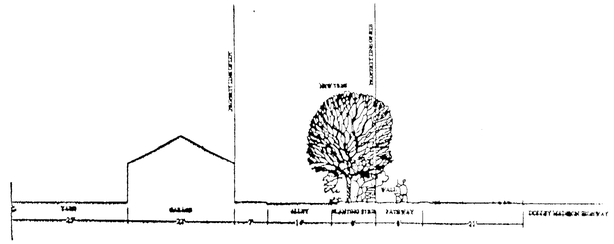
/disc5/2937/cdp2937 49,50,41,42,43,44,51 (plt.cdp6-2)

TOWNHOUSE UNITS





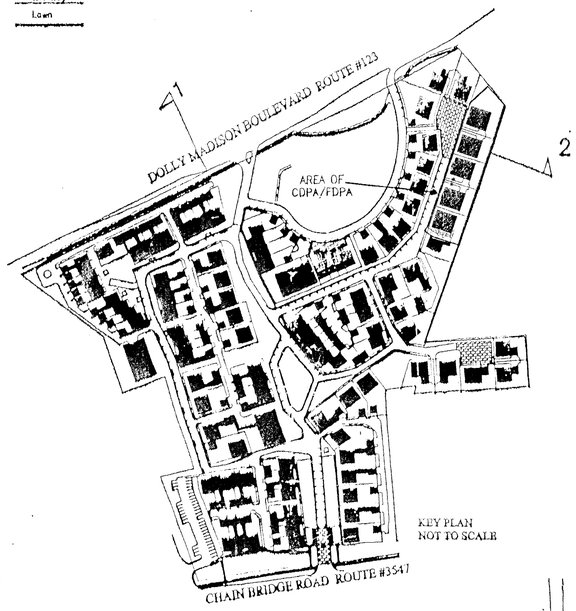
WALL DETAIL - ALONG EAST PROPERTY LINE



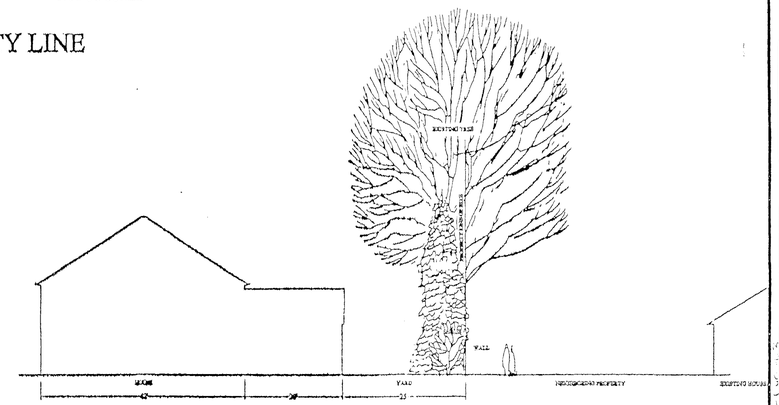
SECTION 1
NOT TO SCALE

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

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



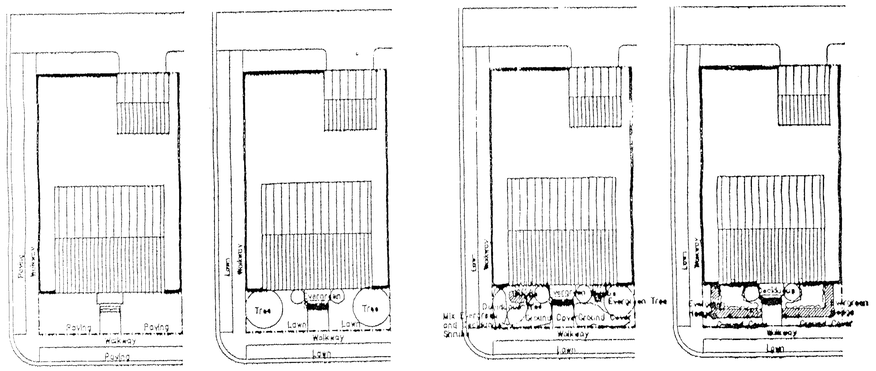
KEY PLAN
NOT TO SCALE



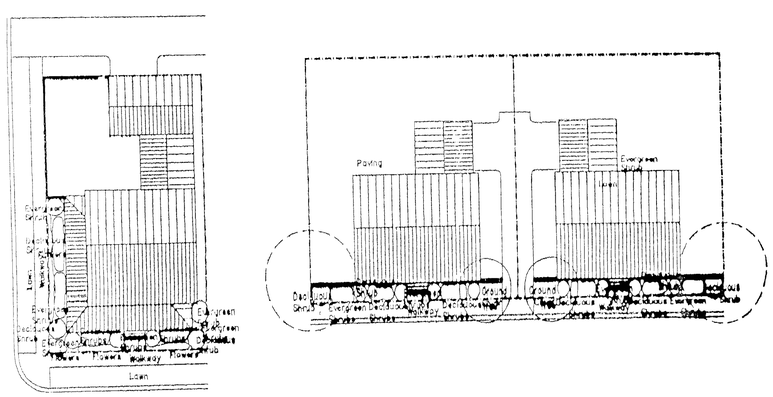
SECTION 2
NOT TO SCALE

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

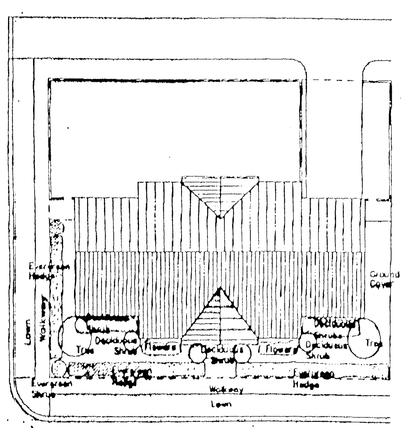
TYPICAL FOUNDATION PLANTING PLANS

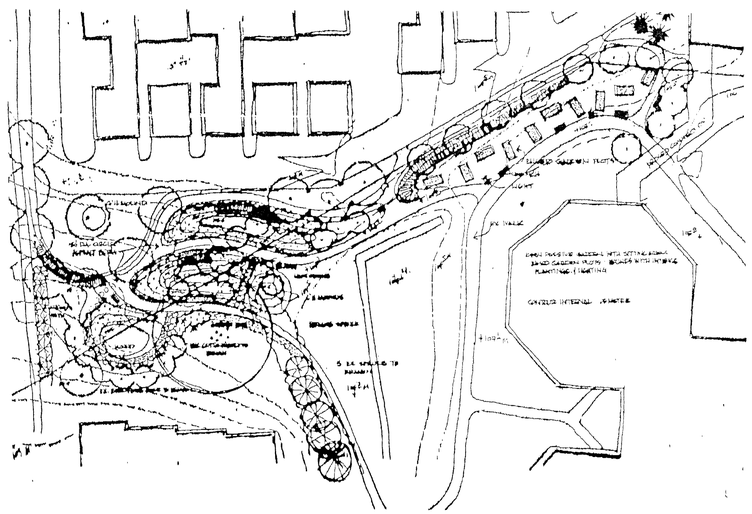


SINGLE FAMILY DETACHED UNITS



MULTI-FAMILY UNITS





LANDSCAPE DETAIL - NW CORNER OF SITE

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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE NO. 0402
LAND SURVEYOR

Date	Description	Sheet

Application No.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval
Sheet

EVANS FARM
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDPA/FDPA (ZONING PLAT) – LOT 8B (CONSOLIDATION OF 8A & 9A AND HOUSE TYPE CHANGE)

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
CDPA/FDPA 05-12-03
CDPA/FDPA 05-27-03
CDPA/FDPA 08-26-03
CDPA/FDPA 03-18-04
CDPA/FDPA 09-01-04
CDPA/FDPA 11-18-05

SHEET 7 OF 7

FILE NO. PL-2937