



FAIRFAX COUNTY

ZED

**OFFICE OF THE CLERK
BOARD OF SUPERVISORS**
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm

Email: clerktothebos@fairfaxcounty.gov

February 4, 2005

Erika L. Byrd, Esquire
McGuire, Woods, LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-4215

RE: Proffered Condition Amendment
Number PCA 1998-DR-049-02

Dear Ms. Byrd:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 10, 2005, approving Proffered Condition Amendment PCA 1998-DR-049-02 in the name of Hampstead Village LLC, to amend the proffers for a portion of RZ 1998-DR-049 previously approved for residential development at an overall density of 6.05 dwelling units per acre (du/ac) in order to permit modifications to lot layout, located south of Dolley Madison Boulevard, west of Mayflower Drive, north of Chain Bridge Road, east of Great Falls Street, subject to the proffers dated August 19, 2004, consisting of approximately 42,530 square feet of land zoned PDH-5 located in Dranesville District.

The Conceptual Development Plan Amendment was approved; the Planning Commission having previously approved Final Development Plan Amendment FDPA 1998-DR-049-02 on September 23, 2004, subject to the Board's approval of PCA 1998-DR-049-02.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ns

PCA 1998-DR-049-02
February 4, 2005

- 2 -

cc: Chairman Gerald E. Connolly
Supervisor Joan M. DuBois, Dranesville District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permit Review Branch
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES
Deloris Harris, DPWES
Department of Highways - VDOT
Kirk Holley, Park Planning Branch Mgr., FCPA
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lippa, Director Planning Commission
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

RECEIVED
Department of Planning & Zoning
FEB 09 2005
Zoning Evaluation Division

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 10th day of January, 2005, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 1998-DR-049-02

WHEREAS, Hampstead Village LLC filed in the proper form an application to amend the proffers for RZ 1998-DR-049 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Dranesville District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 10th day of January, 2005.



Nancy Vears

Clerk to the Board of Supervisors



HUNTLEY, NYCE & ASSOCIATES, LTD.

SURVEYING - CIVIL ENGINEERING - LAND PLANNING
14428 Albemarle Point Place, Suite 120
Chantilly, Virginia 20151
Phone: (703) 750-3490
Fax: (703) 378-5899

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Department of Planning & Zoning

APR 12 2004

Zoning Evaluation Division

Directors

Chairman of the Board
Charles J. Huntley
President
Lester O. Nyce, P.E.
Vice President
Robert L. Sproles, P.E.

LEGAL DESCRIPTION
LOTS 20 THROUGH 24
EVANS FARM
DB.11775 PG.1589
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOT 155, BROYHILLS McLEAN SUBDIVISION, SAID POINT BEING A SOUTHWESTERLY CORNER OF THE LAND OF CITY OF FALLS CHURCH.

THENCE WITH THE WESTERLY LINES OF LOTS 135, 152-155, BROYHILLS McLEAN SUBDIVISION S19°41'35"W 414.22 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 19, EVANS FARM.

THENCE WITH THE NORTHERLY LINE OF LOT 19, EVANS FARM N70°18'25"W 81.69 FEET TO A POINT; N50°12'50"W 26.29 FEET TO A POINT ON THE EASTERLY LINE OF FARM MEADOW COURT, PRIVATE STREET, PARCEL E-1-A.

THENCE WITH THE EASTERLY LINE OF FARM MEADOW COURT, PRIVATE STREET, PARCEL E-1-A, AND CONTINUING WITH THE EASTERLY LINE OF LOT 25, EVANS FARM N39°47'10"E 18.46 FEET TO A POINT; N19°41'35"E 343.71 FEET TO A POINT; S70°18'25"E 4.71 FEET TO A POINT; N19°41'35"E 21.05 FEET TO A POINT; N49°23'45"E 67.29 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY LINE OF THE LAND OF CITY OF FALLS CHURCH.

THENCE WITH THE WESTERLY LINE OF THE LAND OF CITY OF FALLS CHURCH S40°36'15"E 71.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 42,530 SQUARE FEET OF LAND.

PROFFERS

PCA/FDPA 1998-DR-049-02

DATED: 8/19/04

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, and Section 16-403 of the Zoning Ordinance of Fairfax County (1978, as amended) (the "Zoning Ordinance"), the undersigned Applicant/Owner for both themselves and their successors and assigns (hereinafter "Applicant"), file for a proffer condition amendment, and final development plan amendment approval for property identified as Tax Map Reference 30-1((30)) Parcels 20-24 (the "Subject Property") and hereby agree to the following proffers, if, and only if, the Fairfax County Board of Supervisors (the "Board") approves the PCA/FDPA for the Subject Property, which is a .9764 acre portion of the property subject to the proffers for RZ 1998-DR-049. In the event said application is denied, this proffer statement shall be rendered null and void. In the event said application is approved, these proffers shall be applicable only to the .9764 acre parcel that is the subject of this application.

1. Except as modified below, the Subject Property is governed by the Proffers dated July 26, 1999 of RZ 1998-DR-049.

2. Proffer Number 1.1 of the July 26, 1999 proffers shall be amended as follows:

1. Development Plan

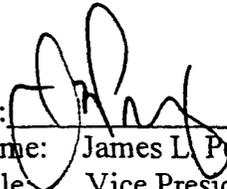
1.1 Subject to the proffers and the provisions of Section 16-402 of the Zoning Ordinance, under which minor modifications to an approved CDP/FDP are permitted, development of the Subject Property shall be in substantial conformance with the CDP/FDP, prepared by Huntley, Nyce & Associates, dated July 23, 1998 as amended by the CDPA/FDPA entitled "Evans Farm Dranesville District Fairfax County, Virginia CDPA/FDPA (Zoning Plat) - Lots 20-24 (House Type Change)", prepared by Huntley, Nyce & Associates, dated July 23, 1998, revised through March 18, 2004, consisting of seven sheets (the "Plat").

3. This application shall in no way impact the Applicant's obligations regarding tree preservation on the Subject Property pursuant to 1) proffer number 6, Tree Preservation, contained in the proffers for RZ 1998-DR-049, and 2) notes contained on sheet 6 of the Plat. Specifically, approval of this application shall in no way impact trees identified for preservation on the Subject Property's shared property line with the Broyhill Estates subdivision.

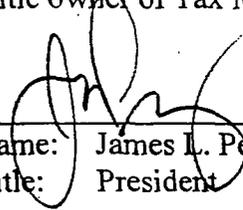
4. The rear facades of the single family detached houses to be constructed on the Subject Property shall be in general conformance with the rear elevations as shown on the attached plan labeled "Evans Farm Lots 20-24" and dated July 20, 2004.

5. The Applicant shall construct a sidewalk which will connect the sidewalk at Farm Meadow Court to the sidewalk at Enterprise Avenue generally consistent with the sidewalk shown on the attached exhibit labeled "Sidewalk Plan" attached hereto. If the configuration shown on the Sidewalk Plan is not possible, then Fairfax County may administratively approve such other configuration that is in substantial conformance with the provision of such a pedestrian connection. The sidewalk will be approximately four (4) feet wide and constructed of the same concrete paver as the rest of the sidewalks in Evans Farm. The Applicant's obligation to construct the sidewalk shall be contingent upon receipt of any and all necessary approvals from Fairfax County. The sidewalk, if approved by Fairfax County, shall be constructed prior to issuance of the Residential Use Permit for the adjacent home located on Lot 18.

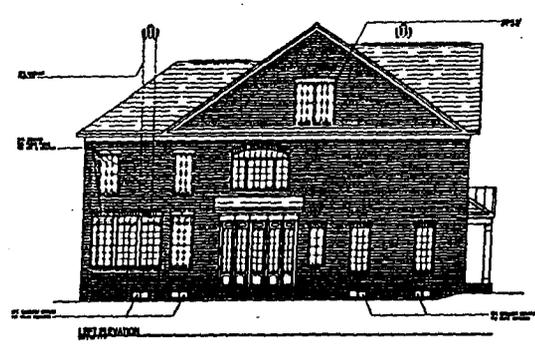
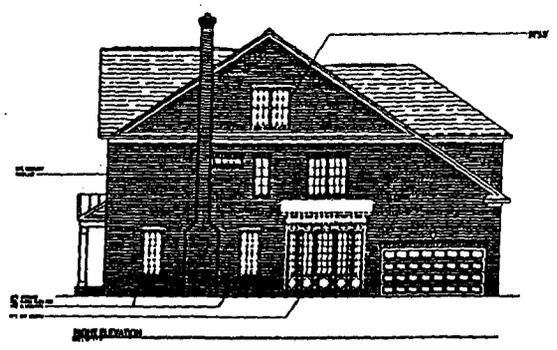
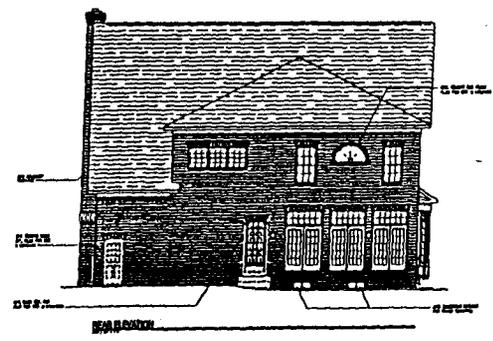
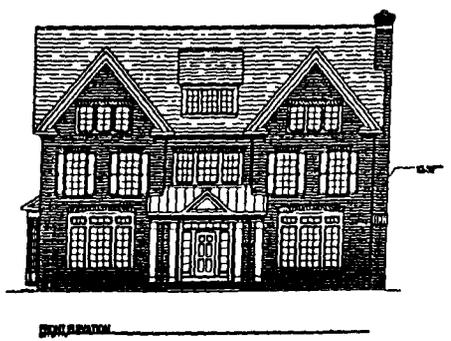
HAMPSTEAD VILLAGE LLC
(Title owner of Tax Map 30-1-((30))-20,21, 22, 23,
24)

By: 
Name: James L. Perry
Title: Vice President

EVANS FARM ASSOCIATION
(Title owner of Tax Map 30-1-((30))-E1 pt..)


Name: James L. Perry
Title: President

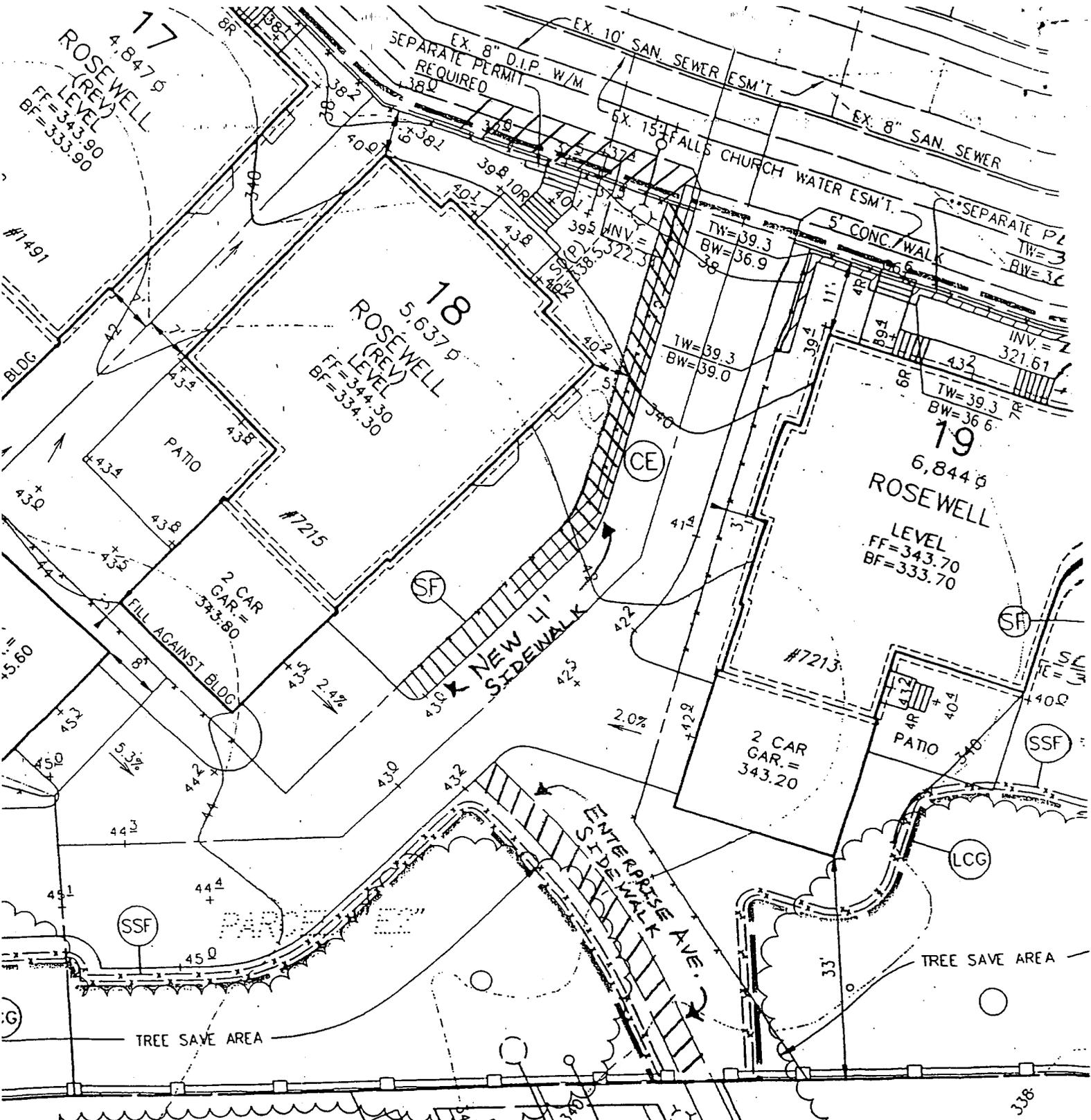
\\craftmark\p1037\bowman\ev-3-brick.dwg Fri Jul 30 10:52:38 2004



These elevations are preliminary in nature and subject to revision at Final Site Plan.

EVANS FARM
LOTS 20 - 24
(Total Overlaid)
July 20, 2004

RECEIVED
Department of Planning & Zoning
AUG 20 2004
Zoning Evaluation Division



SIDEWALK PLAN

RELLA A. SERRANO

PG. 640
 RE : RESIDENTIAL

ENTERPRISE AVE.
 ROUTE #15882
 EX. 6" W/M
 EX. SAN. SEWER (50' R/W)

65

338

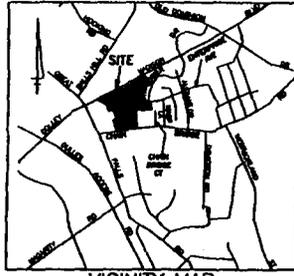
BOARD OF SUPERVISORS
R-3

TAX MAP # 30-1-0024-02
DRAWS MILL POND OWNERS ASSOCIATION
R-3

AREA OF CDPA/FDPA
CURRENTLY UNDER CONSTRUCTION
NO STRUCTURES AND NO VEGETATION
0.3951 No. 0.9784 AC.

ROUTE #123

DOLLEY MADISON BOULEVARD



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

- The property delineated on this plat is located on Fairfax County Fee Assessment Map No. 30-1-0030-20-24 and are zoned RPA-1.
1. PDM-3 CDPA application notes and amendments per sections 10-501, paragraph 1, Annex A thru E of the zoning ordinance of the County of Fairfax, Virginia.
 2. Vicinity map shown herein.
 3. Boundary of property shown herein.
 4. Total area of the site 24,140.3 AC.
 5. State and north arrow shown herein.
 6. The property has frontage on Dolley Madison Blvd. and Chain Bridge Road R.L. 3547. Proposed traffic circulation plan shown herein. All internal streets are to be primarily graded and maintained by the County of Fairfax. The proposed improvements by Air Survey Corporation of Sterling, VA using Huntley Hays & Associates Ltd. pretopographic horizontal and vertical control with project coordinates and elevations. Topographic contours are shown at 0.5m intervals.
 7. Open space and proposed community and public street shown herein. 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 any units to be located to the rear of the dwelling units. Houses will be set back to the street for a 5 foot minimum setback.
 8. Proposed improvements to Dolley Madison Blvd. and Chain Bridge Road shown herein. 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.
 9. There are no identified flood plains or environmental quality corridors/reservoir protected areas within this site.
 10. Existing tree location survey shown herein with proposed preservation. On-site storm water detention and on-site best management practices (BMPs) will use the existing pond with modifications for this facility.
 11. There are no known easements having a width of twenty-five (25) feet or more.
 12. The existing pond, millhouse and trees will be retained as an open area with access for the general public.
 13. There is no visible evidence of gravelites on this site.
 14. This site is to be serviced by Public Sanitary Sewer and Public Water.
 15. To the best of our knowledge there is no physical evidence of hazardous or toxic substances or material on this site.
 16. The proposed development schedule is subject to approval by the Fairfax County Board of Supervisors, D.E.A. and subject to market conditions.
 17. Developer reserves the right to phase the development of the project. This development shall conform to all current and applicable ordinances, regulations and adopted standards except for those matters, modifications and/or variances requested and approved.

The Following Matters are Approved:

1. Private streets longer than 400 ft.
2. Widening of service drive along the frontage of Dolley Madison Blvd. and Chain Bridge Road.
3. Widening of private streets 7.0m(23') with parallel parking one side.
4. Widening of private streets 10.4m(34') with parallel parking two sides.
5. Widening of private streets 3.5m with no parking.
6. Widening of private alley 4.3m for access to garages.
7. Transitional screening along property line adjacent to Presbyterian Church and parcel 60 (Patex), including waiver of the additional setback requirement for senior housing, if applicable.
8. Transitional screening along Dolley Madison.
9. Waiver of transitional screening and barrier requirement between multi-family and single family detached/attached and between single family detached and single family attached.
10. Alternative paving for private streets and walk.

BOUNDARY PLAT
(CURRENT LOT CONFIGURATION)

**CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/
FINAL DEVELOPMENT PLAN AMENDMENT**

EVANS FARM
DRAVESVILLE DISTRICT

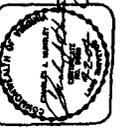
FAIRFAX COUNTY, VIRGINIA

OWNER:

LOTS 20 - 24
HAMPSTEAD VILLAGE LLC
6820 ELM STREET SUITE 200
MCLEAN, VIRGINIA 22101
DB.11775 PG.1589

Scale 1 : 1000

Huntley, Hays & Associates, Ltd.
11111 WOODBURN DRIVE, SUITE 100
FAIRFAX COUNTY, VIRGINIA 22030
TEL: (703) 366-3600
FAX: (703) 366-3601



EVANS FARM
DRAVESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
CDPA/FDPA (ZONING PLAT) - LOTS 20-24 (HOUSE TYPE CHANGE)

SCALE: 1 : 1000

DATE: 07-23-08

REVISIONS:

08-10-08
11-03-08
02-21-09
03-09-09
04-13-09
05-04-09
CDPA/FDPA 08-10-08
CDPA/FDPA 08-21-08
CDPA/FDPA 03-11-09
CDPA/FDPA 08-01-09

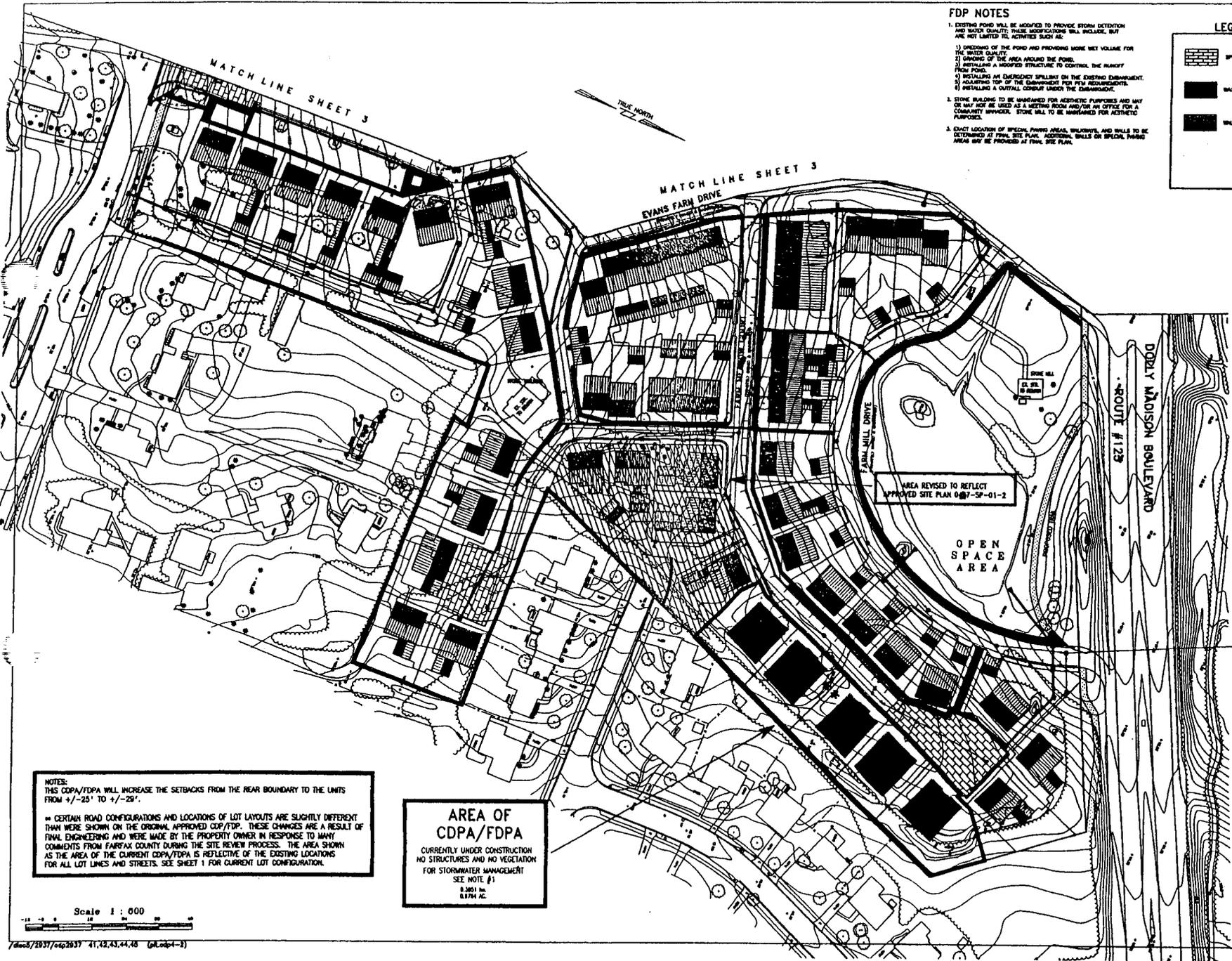
SHEET

1 of 7

FILE NO.

PL-2837

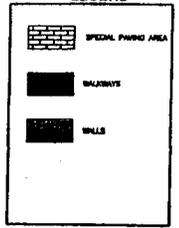
- LEWISVILLE SQUARE
PARCELS A
LINDENHALL SQUARE
HOMESOWNERS ASSOCIATION INC.
1000 LINDENHALL SQUARE DRIVE
MCLEAN, VIRGINIA 22101
DB.1008 PG.1615
- LOT 10
MERRIN L & CAROL J. MERRIN
18113 CHERRY HILL DRIVE
BLADE SPRING, MARYLAND 20788
DB.1721 PG.126
- LOT 11
DR. NED & CHRISTINE H. WOOD
744 LEWISVILLE SQUARE PLACE
MCLEAN, VIRGINIA 22101
DB.1008 PG.1578
- LOT 12
DORISHEE CALVERT
744 LEWISVILLE SQUARE PLACE
MCLEAN, VIRGINIA 22101
DB.1008 PG.1578
- LOT 13
JOHN E. MADON
744 LEWISVILLE SQUARE PLACE
MCLEAN, VIRGINIA 22101
DB.1019 PG.1617
- CHAIN BRIDGE ROAD
LOT 86
PARCELS F, G, JEAN T. SULLIVAN
1718 ENTERPRISE AVENUE
MCLEAN, VIRGINIA 22101
DB.0888 PG.1190
- LOT 87
CLYTON G. S.
1895 CHAIN BRIDGE ROAD
MCLEAN, VIRGINIA 22101
DB.1538 PG.1804
- LOT 88
ROBERT B. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 89
BRYANNE A. &
1448 SHUTTLER DRIVE
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- LOT 90
BRYANNE A. &
1448 SHUTTLER DRIVE
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- LOT 91
BRYANNE A. &
1448 SHUTTLER DRIVE
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- LOT 95
BRYANNE A. &
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- LOT 96
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BRYANNE A. &
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- LOT 103
BRYANNE A. &
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BRYANNE A. &
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BRYANNE A. &
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- LOT 126
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BRYANNE A. &
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- LOT 136
BRYANNE A. &
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- LOT 137
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- LOT 139
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- LOT 140
BRYANNE A. &
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- LOT 141
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- LOT 142
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1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 143
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 144
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 145
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 146
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 147
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 148
BRYANNE A. &
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MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 149
BRYANNE A. &
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MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 150
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 151
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 152
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 153
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 154
BRYANNE A. &
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MCLEAN, VIRGINIA 22101
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- LOT 155
BRYANNE A. &
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MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 156
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 157
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 158
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 159
BRYANNE A. &
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MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 160
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 161
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 162
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 163
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 164
BRYANNE A. &
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DB.1140 PG.1440
- LOT 165
BRYANNE A. &
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- LOT 166
BRYANNE A. &
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- LOT 167
BRYANNE A. &
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- LOT 170
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- LOT 171
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- LOT 172
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DB.1140 PG.1440
- LOT 173
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- LOT 174
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- LOT 175
BRYANNE A. &
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- LOT 176
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DB.1140 PG.1440
- LOT 177
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- LOT 178
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- LOT 179
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- LOT 180
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- LOT 181
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1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 182
BRYANNE A. &
1448 SHUTTLER DRIVE
MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 183
BRYANNE A. &
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DB.1140 PG.1440
- LOT 184
BRYANNE A. &
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- LOT 185
BRYANNE A. &
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DB.1140 PG.1440
- LOT 186
BRYANNE A. &
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MCLEAN, VIRGINIA 22101
DB.1140 PG.1440
- LOT 187
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- LOT 188
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- LOT 191
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- LOT 193
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- LOT 196
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- LOT 198
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DB.1140 PG.1440
- LOT 199
BRYANNE A. &
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- LOT 200
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MCLEAN, VIRGINIA 22101
DB.1140 PG.1440



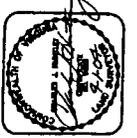
FDP NOTES

- EXISTING POND WILL BE MODIFIED TO PROVIDE STORM DETENTION AND WATER QUALITY TREATMENT. MODIFICATIONS WILL INCLUDE, BUT ARE NOT LIMITED TO, ACTIVITIES SUCH AS:
 - ENLARGING OF THE POND AND PROVIDING MORE NET VOLUME FOR THE POND BASIN.
 - GRADING OF THE AREA AROUND THE POND.
 - INSTALLING A HOOPED STRUCTURE TO CONTROL THE RUNOFF FROM POND.
 - INSTALLING AN EMERGENCY SPILLWAY ON THE EXISTING EMBANKMENT.
 - ADJUSTING TOP OF THE EMBANKMENT PER FEMA REQUIREMENTS.
 - INSTALLING A DITCHAL CONDUIT UNDER THE EMBANKMENT.
- STONE WALLS TO BE MAINTAINED FOR AESTHETIC PURPOSES AND MAY OR MAY NOT BE USED AS A MEETING ROOM AND/OR AN OFFICE FOR A COMMUNITY SERVICE. STONE WALLS TO BE MAINTAINED FOR AESTHETIC PURPOSES.
- EXACT LOCATION OF SPECIAL PARKING AREAS, WALKWAYS, AND WALLS TO BE DETERMINED AT FINAL SITE PLAN. ADDITIONAL WALLS ON SPECIAL PARKING AREAS MAY BE PROVIDED AT FINAL SITE PLAN.

LEGEND



Huntley, Nye & Associates, LTD
 10000 W. PARKWAY
 SUITE 100
 FARMERSVILLE, VIRGINIA 22434
 TEL: (703) 299-0000
 FAX: (703) 299-0001
 WWW: WWW.HUNTLAYNYE.COM



EVANS FARM
 FARMERSVILLE DISTRICT
 FARFAX COUNTY, VIRGINIA

CDPA/FDPA - LOTS 20 - 24 (HOUSE TYPE CHANGE)

SCALE: 1 : 600

DATE: 12-03-08

REVISIONS:

NO.	DATE	DESCRIPTION
01	12-03-08	ISSUE FOR PERMITS
02	12-03-08	ISSUE FOR PERMITS
03	12-03-08	ISSUE FOR PERMITS
04	12-03-08	ISSUE FOR PERMITS
05	12-03-08	ISSUE FOR PERMITS
06	12-03-08	ISSUE FOR PERMITS
07	12-03-08	ISSUE FOR PERMITS
08	12-03-08	ISSUE FOR PERMITS
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45	12-03-08	ISSUE FOR PERMITS
46	12-03-08	ISSUE FOR PERMITS
47	12-03-08	ISSUE FOR PERMITS
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49	12-03-08	ISSUE FOR PERMITS
50	12-03-08	ISSUE FOR PERMITS

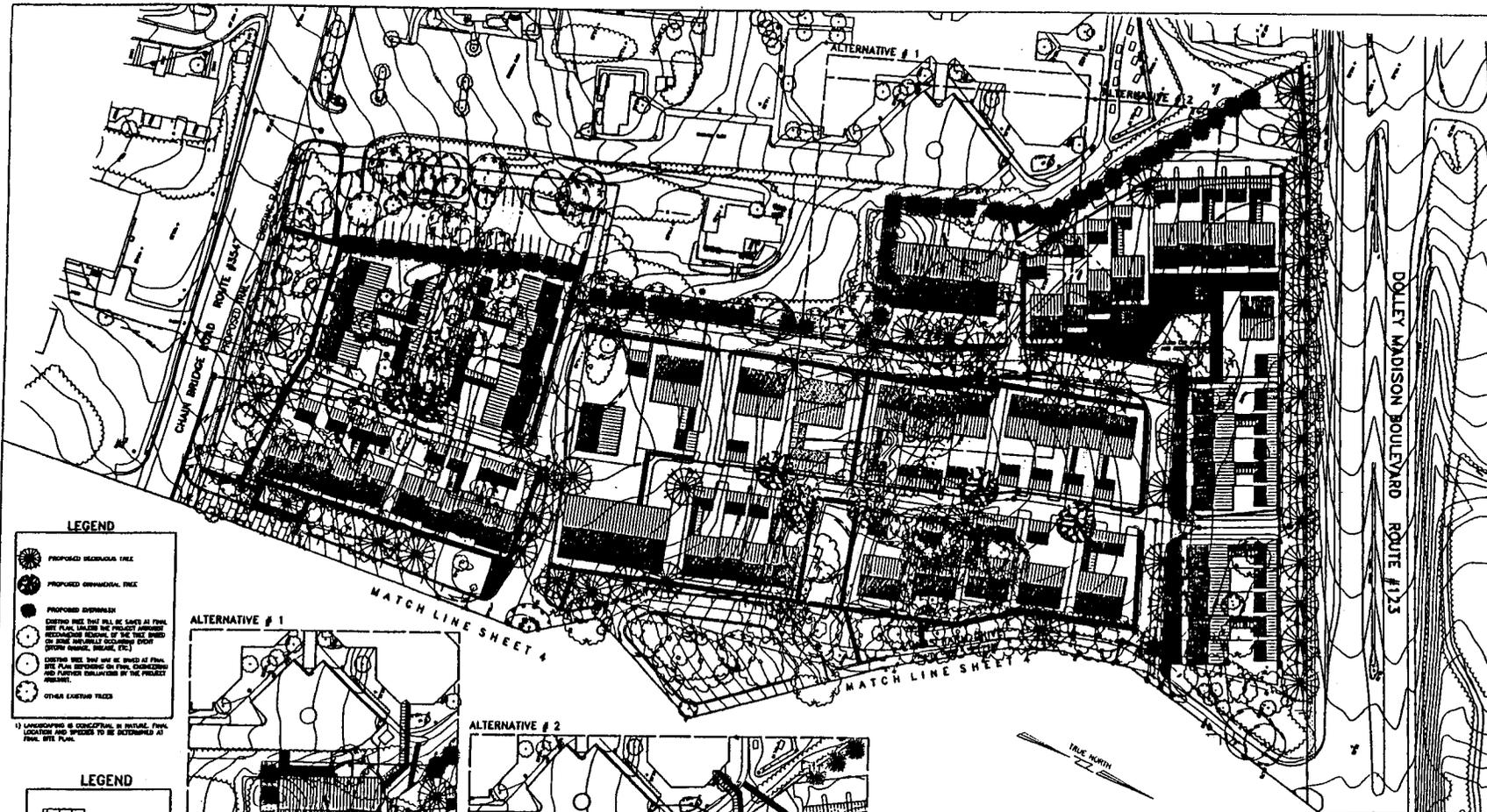
SHEET: 4 of 7

FILE NO.: PL-2037

NOTES:
 THIS CDPA/FDPA WILL INCREASE THE SETBACKS FROM THE REAR BOUNDARY TO THE UNITS FROM +/-25' TO +/-29'.
 * CERTAIN ROAD CONFIGURATIONS AND LOCATIONS OF LOT LAYOUTS ARE SLIGHTLY DIFFERENT THAN WERE SHOWN ON THE ORIGINAL APPROVED CDPA/FDPA. THESE CHANGES ARE A RESULT OF FINAL ENGINEERING AND WERE MADE BY THE PROPERTY OWNER IN RESPONSE TO MANY COMMENTS FROM FARFAX 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
 0.360 AC.
 0.774 AC.

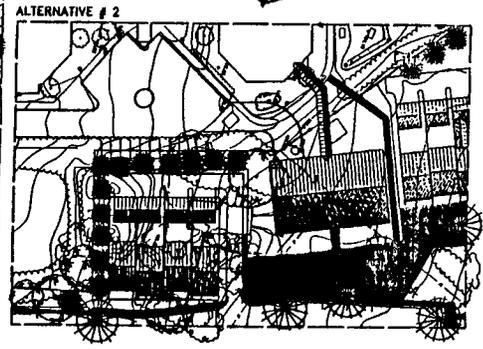
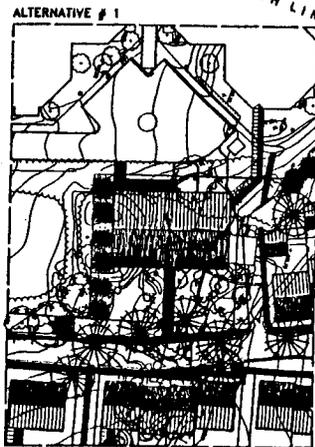




- LEGEND**
- PROPOSED DECIDUOUS TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN
 - EXISTING TREE THAT WILL BE CARED AT FINAL SITE PLAN, UNLESS THE PROJECT WARRANTS RECOMMENDED REMOVAL OF THE TREE BASED ON SOME MATERIALS COLLISION RISK (STUMP REMOVAL, BRIDGE, ETC.)
 - EXISTING TREE THAT WILL BE REMOVED AT FINAL SITE PLAN BASED ON FINAL ENGINEERING AND FURTHER EVALUATION BY THE PROJECT ARCHITECT.
 - OTHER EXISTING TREES

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

- LEGEND**
- SPECIAL PARKING AREA
 - BALCONIES
 - WALLS



Scale 1 : 600

Huntley, Ayce & Associates, LTD
 1000 W. BROADWAY • SUITE 1000
 FARRIS COUNTY, VIRGINIA 22430
 PHONE: (540) 426-1111
 FAX: (540) 426-1112
 WWW: WWW.HAASOCIATES.COM



EVANS FARM
 BRANESVILLE DISTRICT
 FARRIS COUNTY, VIRGINIA
 CDPA/EDPA (LANDSCAPE) - LOTS 20 - 24 (HOUSE TYPE CHANGE)

SCALE 1 : 600

DATE: 12-03-08

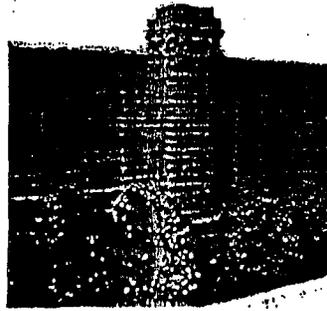
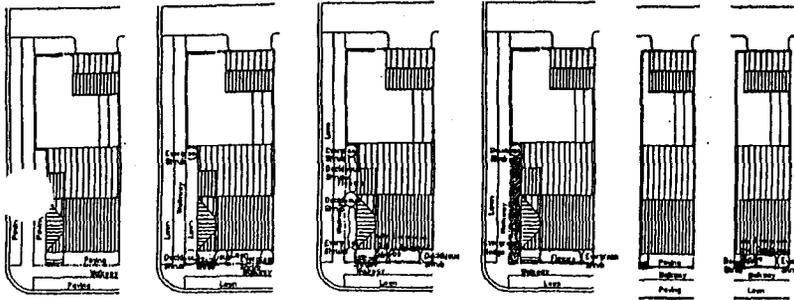
REVISIONS:

NO.	DATE	DESCRIPTION
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02	12-03-08	ISSUED FOR PERMITTING
03	12-03-08	ISSUED FOR PERMITTING
04	12-03-08	ISSUED FOR PERMITTING
05	12-03-08	ISSUED FOR PERMITTING
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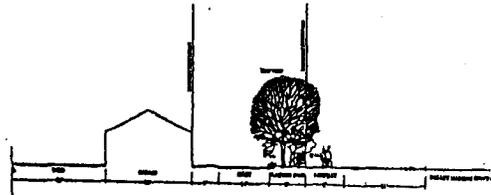
FOR INFORMATION ONLY

SHEET
 5 of 7
 FILE NO.
 PL-2837

TOWNHOUSE UNITS



WALL DETAIL - ALONG EAST PROPERTY LINE

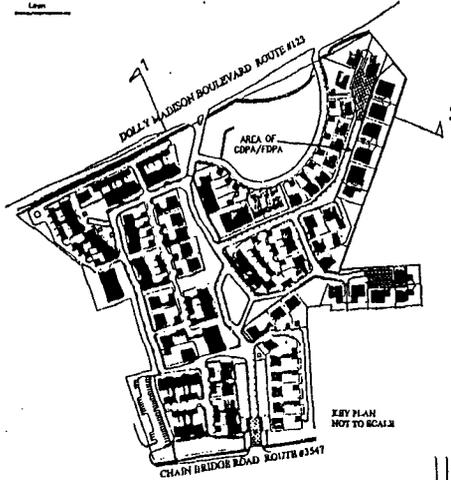
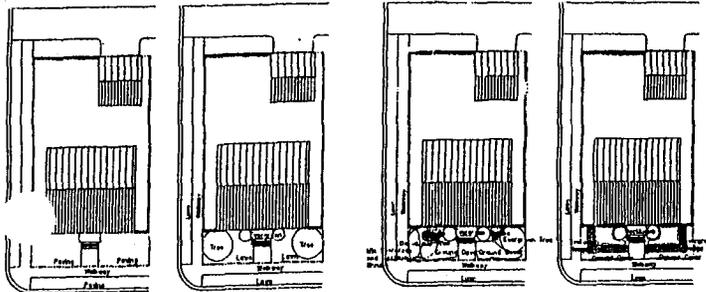


SECTION 1
NOT TO SCALE

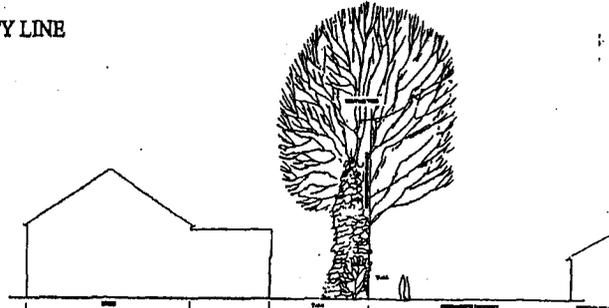
EXACT WALL AND/OR FENCE LOCATION TO BE DETERMINED AT SITE PLAN

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

TYPICAL FOUNDATION PLANTING PLANS



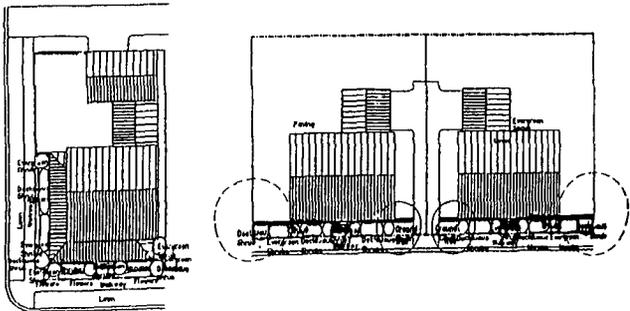
KEY PLAN
NOT TO SCALE



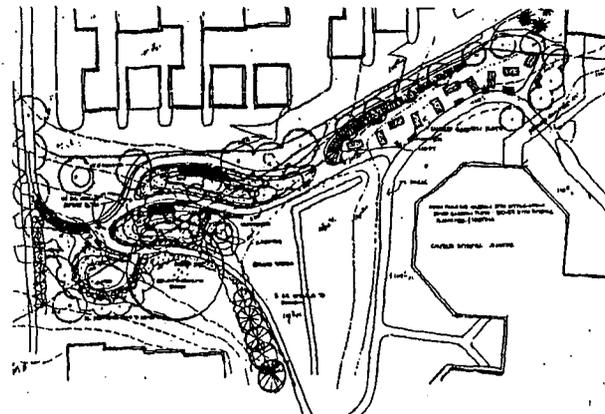
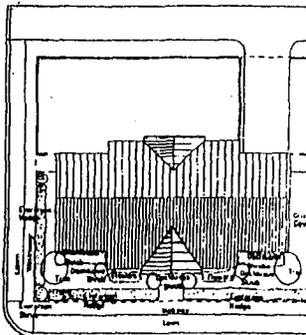
SECTION 2
NOT TO SCALE

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

SINGLE FAMILY DETACHED UNITS



MULTI-FAMILY UNITS



LANDSCAPE DETAIL - NW CORNER OF SITE

Huntley, Nye & Associates, LTD
ARCHITECTS
1000 COMMONWEALTH BLVD., SUITE 100
FAIRFAX COUNTY, VIRGINIA 22031
TEL: 703-261-1100
FAX: 703-261-1101
WWW.HUNTLEYNYE.COM



EVANS FARM
BRANDENBURG DISTRICT
FAIRFAX COUNTY, VIRGINIA
COPA/IDPA - LOTS 20 - 24 (HOUSE TYPE CHANGE)

SCALE: NONE
DATE: 07-23-98

REVISIONS:

00-10-98	
01-21-98	
03-09-98	
04-13-98	
06-03-98	
COPA/IDPA 06-11-03	

ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: PCA 1998-DR-049-02

DECISION DATE: 1/10/2005

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: DRANESVILLE

APPLICANT NAME HAMPSTEAD VILLAGE LLC

STAFF COORDINATOR: PBRAHA

ACTION: APPROVE

DECISION SUMMARY:

ON JANUARY 10, 2005, ON THE MOTION OF SUPERVISOR DUBOIS (DRANESVILLE DISTRICT) THE BOARD OF SUPERVISORS APPROVED PCA 1998-DR-049-2 ON A 0.97 ACRE PORTION OF THE 24.1 4 ACRE PROPERTY REZONED TO THE PDH-5 DISTRICT PURSUANT TO THE APPROVAL OF RZ 1998-DR-049 SUBJECT TO PROFFERS DATED AUGUST 19, 2004. PREVIOUSLY, ON SEPTEMBER 23, 2004, THE PLANNING COMMISSION APPROVED FDPA 1998-DR-049-2.



ZONING INFORMATION

EXISTING ZONING

<u>DISTRICT</u>	<u>AREA</u>
PDH- 5	42,530.00 SQ FEET
TOTAL	0.98 ACRES

APPROVED AREA

<u>DISTRICT</u>	<u>AREA</u>
PDH- 5	42,530.00 SQ FEET
TOTAL	0.98 ACRES

TAX MAP NUMBERS

030-1- /30/ /0020- 030-1- /30/ /0021- 030-1- /30/ /0022- 030-1- /30/ /0023-
 030-1- /30/ /0024-

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PDH- 5

APPROVED RESIDENTIAL DEVELOPMENT

<u>LAND USE</u>	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>
SFD	5	0.97	ACRES	ADU'S
TOTAL	5	42,253.20	SQ FEET	0

APPROVED NON-RESIDENTIAL DEVELOPMENT

<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	

PROFFER INFORMATION

PROFFER STATEMENT DATE: 08-19-2004

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
PEDESTRIAN IMPROVEMENTS (CROSSW	01-01-0001				01-01-0001
PREVIOUS PROFFERS REMAIN IN EFFEC	01-01-0001				01-01-0001
PROFFERED PLANS	01-01-0001				01-01-0001
ARCHITECTURE / BUILDING MATERIALS.	01-01-0001				01-01-0001

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED



COMMONWEALTH OF VIRGINIA
 COUNTY OF FAIRFAX
 APPLICATION FOR ZONING MAP AMENDMENT

PLEASE TYPE
 OR PRINT IN BLACK INK
RECEIVED
 Department of Planning & Zoning
 APR 12 2004
 Zoning Evaluation Division

APPLICATION NO. TOPA 1998-DR-049-2 / PCA 1998-DR-049-2
 (Assigned by Staff) Concurrent
 PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
 I (We), Hampstead Village LLC, the applicant(s),
 petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by
~~reclassifying from the~~ amending the DCP/FDP for ~~District to the~~ RZ 1998-DR-049
 District the property described below and outlined in red on the Zoning Section Sheet(s)
 accompanying and made a part of this application.

PROPERTY DESCRIPTION

LEGAL DESCRIPTION:
 see attached

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
TAX MAP DESCRIPTION:				
30-1((30))			20-24	42,530 square feet

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac. or Sq. Ft.)
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POSTAL ADDRESS OF PROPERTY: (If any)

ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)
property bounded on the north by Dolley Madison Boulevard and on the south by Chain
 Bridge Road and adjacent to the Lewinsville Retirement Residence

PRESENT USE: currently being developed with residential housing

PROPOSED USE: currently being developed with residential housing

SUPERVISOR DISTRICT: Dranesville

The name(s) and address(s) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to
 enter on the subject property as necessary to process the application.

Erika L. Byrd
 Type or Print Name of Applicant or Agent

[Signature]
 Signature of Applicant or Agent

McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102
 Address

703-712-5480

Telephone No. Home Work

Please provide name and telephone number of contact person if different from above.

PCA 2004-0192
FDP 2004-0193

LOS 4-17-04 ed

NOT WRITE IN THIS SPACE

Date application received: _____ Application Fee Paid: \$ 2930

Date application accepted: 5-5-04 Virginia Ruffen Form RZ (10/89)