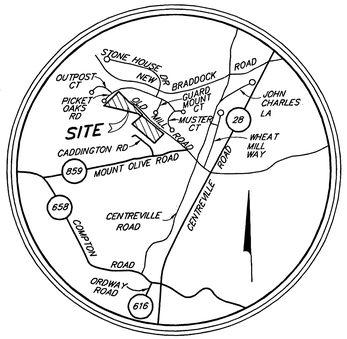


VICINITY MAP

SCALE: 1" = 2,000'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	142.00'	24.33'	12.19'	24.30'	S 89°51'37" W	09°48'54"

SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	13.39459 Ac.± or 583,469 s.f.± (1)
EXISTING ZONE:	R-1
PROPOSED ZONE:	PDH-3
PROPOSED NUMBER OF SINGLE FAMILY DETACHED UNITS:	33
PROPOSED DENSITY:	2.46 DU/Ac. ±
MAXIMUM BUILDING HEIGHT:	35'
MINIMUM LOT SIZE:	6,000 s.f.
AVERAGE LOT SIZE:	8,050 s.f. ± (2)
OPEN SPACE REQUIRED (20% OF G.S.A.):	2.68 Ac. ± or 116,694 s.f. ±
OPEN SPACE PROVIDED BY ZONING ORDINANCE (30.0% ± OF G.S.A.):	4.02 Ac. ± or 175,212 s.f. ± (3)
ACTUAL OPEN SPACE PROVIDED (36.2% ± OF G.S.A):	4.85 Ac. ± or 211,136 s.f. ± (4)
DEVELOPED OPEN SPACE PROVIDED (INCLUDED ABOVE):	0.39 Ac. ± or 17,000 s.f. ±
PARKING REQUIRED (2 SPACES/UNIT):	70
PARKING PROVIDED:	70 (5)
TREE COVER REQUIRED:	20% OF THE ADJUSTED SITE AREA
TREE COVER PROVIDED:	TREE COVER WILL BE PROVIDED USING A COMBINATION OF EXISTING TREE COVER AND/OR PROPOSED TREE PLANTINGS IN ACCORDANCE WITH THE NEW TREE COVER REQUIREMENTS IN SECTION 12 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
YARD SETBACKS:	SEE 'TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT' ON SHEET 3

(1) BASED ON A COMPUTED MATHEMATICAL CLOSURE OF THE DEEDS OF RECORD.

(2) THE AVERAGE LOT SIZE OF LOTS 11 THRU 14 IS 8,732 s.f.±, THE AVERAGE LOT SIZE OF LOTS 23 THRU 26 IS 10,673 s.f.±. AND THE AVERAGE LOT SIZE OF LOTS 31 THRU 33 IS 6,573 s.f.±.

(3) BY ORDINANCE, NO MORE THAN 50% OF THE OPEN SPACE AREA WITHIN THE VARIOUS GAS LINE EASEMENTS MAY BE COUNTED TOWARD OPEN SPACE.

(4) INCLUDES THE 50% OF OPEN SPACE WITHIN THE VARIOUS GAS LINE EASEMENTS NOT ALLOWED BY THE ZONING ORDINANCE.

(5) THIS NUMBER ASSUMES ONE SPACE IN THE DRIVEWAY (18' MIN.) AND ONE SPACE IN THE GARAGE. ADDITIONAL PARKING WILL BE PROVIDED IF A TWO CAR GARAGE OPTION IS PROVIDED. ADDITIONAL PARALLEL (VISITOR) PARKING IS PROVIDED ON ONE SIDE OF THE 30' (FOC TO FOC WITHIN A 46' R.O.W.) PUBLIC ROAD.

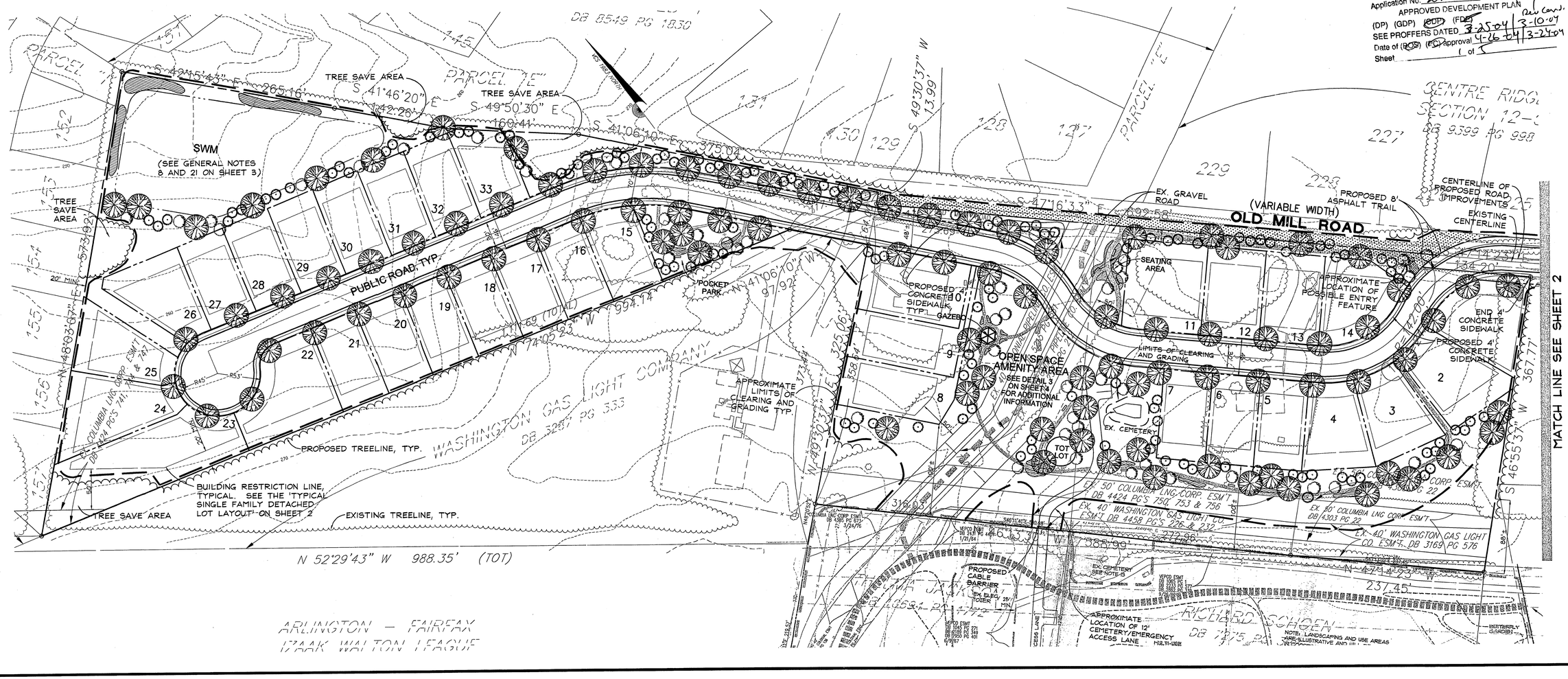
LEGEND:

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SMALL OR COMPACT DECIDUOUS TREE
- PROPOSED 4' ASPHALT TRAIL
- PROPOSED 8' ASPHALT TRAIL
- PROPOSED 6' (10' EASEMENT) TYPE VI EQUESTRIAN TRAIL
- PROPOSED BENCH (SEE DETAIL 4/3)
- POSSIBLE ENTRY FEATURE LOCATION (SEE DETAIL 2/3)
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- POSSIBLE AREA OF REFORESTATION AND/OR TRANPLANTING
- PROPOSED SHRUB/PERENNIAL PLANTING BEDS
- POSSIBLE BERM LOCATION *

* POTENTIAL BERM LOCATIONS HAVE BEEN IDENTIFIED ON THE PLAN. FINAL LOCATIONS AND THE EXTENT OF BERMING WILL DEPEND ON FINAL SITE GRADING AND SPACE CONSTRAINTS. WHERE BERMS ARE NOT POSSIBLE, PLANTINGS OF SHRUBS, PERENNIALS AND/OR ORNAMENTAL GRASSES WILL BE PROVIDED.

RECEIVED
Department of Planning & Zoning
FEB 23 2004
Zoning Evaluation Division

Application No. R1/FDP 2003-Su-061 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (SDP) (FDP) Pub Cmt.
SEE PROFFERS DATED 3-25-04 / 3-10-04
Date of (BOS) (PC) Approval 4-26-04 / 3-24-04
Sheet 1 of 5



BC Consultants
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12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bccon.com

COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
882
CERTIFIED LANDSCAPE ARCHITECT
2-20-04

CONCEPTUAL/FINAL DEVELOPMENT PLAN
OLD MILL ROAD PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED 01-09-04
REVISED 02-13-04
REVISED 02-17-04
REVISED 02-20-04

CONTRACT PURCHASER & APPLICANT:
EASTWOOD PROPERTIES, INC.
3050 CHAIR BRIDGE ROAD
SUITE 305
FAIRFAX, VA 22030

DESIGNED BY: DDD
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: JUNE 30, 2003
SCALE: HOR. 1"= 60' VERT.
SHEET 1 OF 5
CO. NO.
FILE NO. 03003.01-00
CADD NAME: F3003FDP.DWG

XREFS: F3003BAS F3003TOPO

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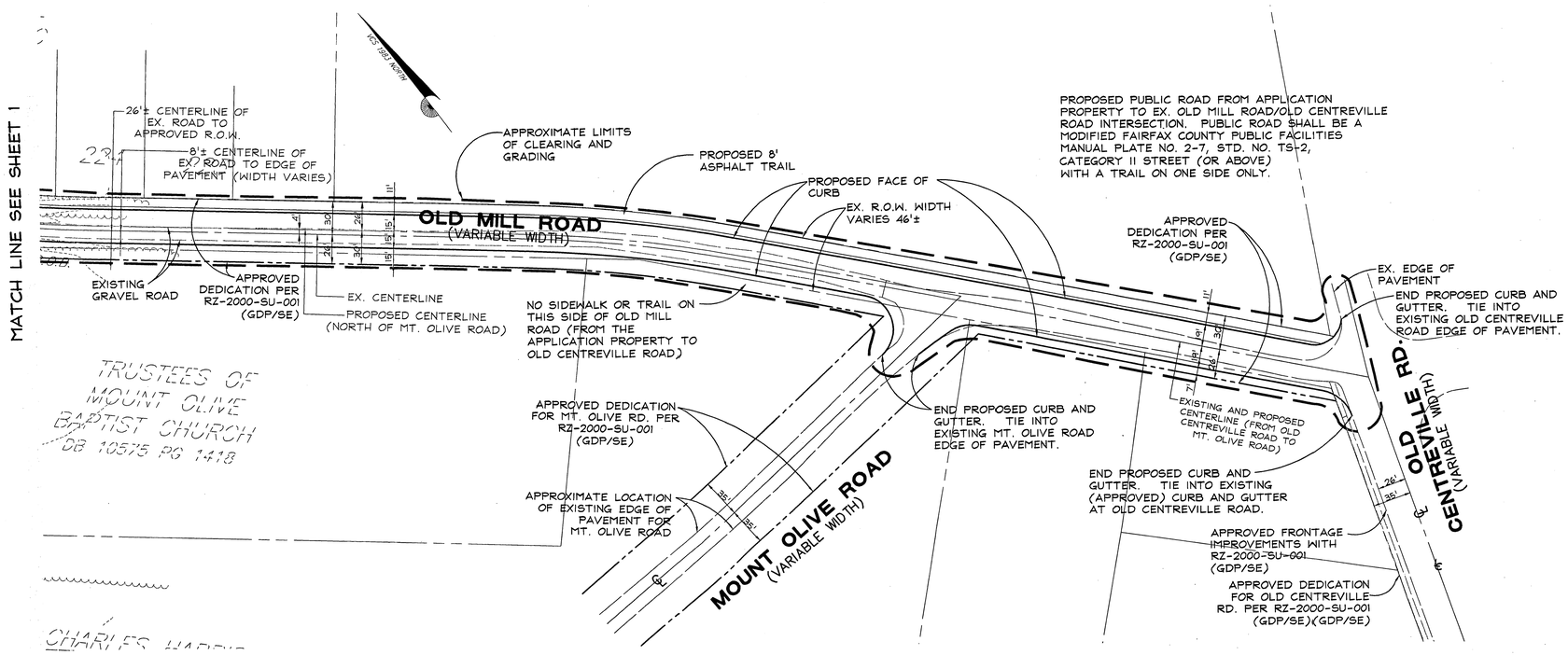
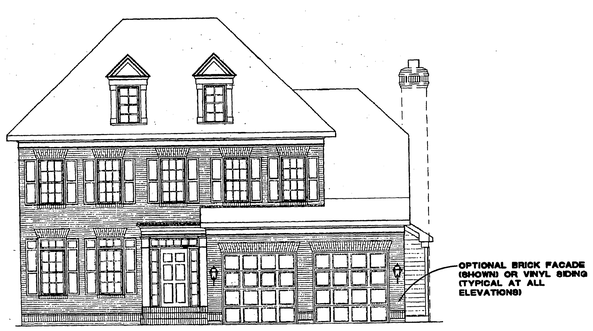
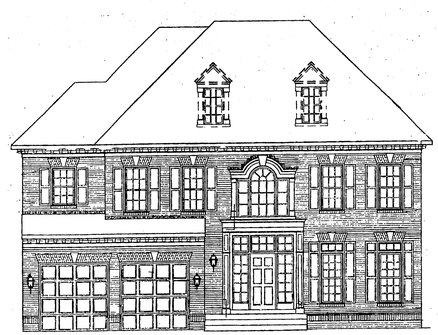




ILLUSTRATIVE ELEVATION
NO SCALE



ILLUSTRATIVE ELEVATION
NO SCALE

ILLUSTRATIVE ELEVATION
NO SCALE

NOTE: ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES TO SHOW QUALITY AND TYPE OF MATERIALS ONLY. FINAL ELEVATIONS TO BE DETERMINED AT ENGINEERING SITE PLAN.

Application No. R21FDP 2003-SU-006 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-25-04 / 3-10-04
Date of (DP) (GDP) approval 4-26-04 / 3-24-04
Sheet 2 of 5

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COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
CERTIFIED LANDSCAPE ARCHITECT

CONCEPTUAL/FINAL DEVELOPMENT PLAN

OLD MILL ROAD PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED 01-09-04
REVISED 02-13-04
02-17-04
REVISED 02-20-04

CONTRACT PURCHASER & APPLICANT:
EASTWOOD PROPERTIES, INC.
3050 CHAIR BRIDGE ROAD
SUITE 305
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SHEET 2 OF 5
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XREFS: F3003BAS F3003TOPO

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GENERAL NOTES:

1. THE PROPERTIES DELINEATED ON THIS CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (CDP/FDP) ARE IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #65-1 ((1)), PARCELS 6, 18, 19 AND 20, PART OF PARCEL 21 AND, A PORTION OF OLD MILL ROAD RIGHT-OF-WAY TO BE VACATED/ABANDONED. ALL ARE ZONED R-1.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON DEEDS OF RECORD, ADJACENT INFORMATION AND INFORMATION PROVIDED BY THE FAIRFAX COUNTY TAX ASSESSMENTS INFORMATION BASE AND DOES NOT REPRESENT A FIELD SURVEY.

3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM HIGH FLIGHT AERIAL TOPOGRAPHY AND INFORMATION OF RECORD. THE TOPOGRAPHY IS SHOWN AT A TWO FOOT CONTOUR INTERVAL. THE BC CONSULTANTS ASSUME NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES DUE TO INACCURACIES IN TOPOGRAPHIC INFORMATION SHOWN HEREON.

4. THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE SULLY MAGISTERIAL DISTRICT, THE UPPER OCCOQUAN SEWER DISTRICT (CUB RUN, T-7 SEWER SUB SHED) AND THE CUB RUN WATER SHED.

5. TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS.

6. ACCORDING TO THE 2002 COUNTY WIDE TRAILS PLAN, AN EQUESTRIAN TRAIL IS REQUIRED ALONG THE COLONIAL PIPE LINE COMPANY EASEMENT RUNNING APPROXIMATELY NORTHEAST TO SOUTHWEST THROUGH PARCELS 19 & 20.

7. THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.

8. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE FAIRFAX CO. DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES). STORMWATER DETENTION (SWD) AND BMP'S WILL BE PROVIDED IN AN ON SITE POND (SEE PLAN FOR LOCATION). PRELIMINARY SWD AND BMP CALCULATIONS AND SUPPORTING GRAPHICS WILL BE SUBMITTED WITH THIS PLAN FOR REVIEW BY DPW&ES PRIOR TO REZONING APPROVAL. THE PRELIMINARY CALCULATIONS ARE BASED ON CONVENTIONAL SWD AND BMP METHODS AS APPROVED BY FAIRFAX COUNTY. AT THE SITE PLAN PHASE, ALTERNATE METHODS OF SWD AND BMP'S WILL BE EXPLORED IN A EFFORT TO MAXIMIZE TREE PRESERVATION AROUND THE SWM/BMP FACILITY. ALL ALTERNATIVE METHODS OF SWD & BMP'S WILL BE IN CONJUNCTION WITH AND APPROVED BY DPW&ES.

9. THIS PLAN SHOWS ALL KNOWN (WITHOUT THE BENEFIT OF TITLE REPORT INFORMATION) EXISTING UNDERGROUND UTILITIES. THE LOCATIONS OF THE EASEMENTS SHOWN ARE FROM TAX RECORDS AND/OR DEEDS OF RECORD AND SHOULD NOT BE REGARDED AS CORRECT AND FINAL.

10. THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.

11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.

12. A CEMETERY HAS BEEN FOUND ON SITE. THE LIMITS OF THE CEMETERY HAVE BEEN DELINEATED ON THE PLAN. NO DISTURBANCES WILL OCCUR IN THIS AREA. ACCESS TO THE CEMETERY IS AS SHOWN ON THE PLAN.

13. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL DESIGN, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.

14. ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS & UTILITY CROSSINGS SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS AND/OR THEIR ASSOCIATED HOMEOWNER'S ASSOCIATION.

15. PUBLIC AND PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, SECTION 7 AND/OR VDOT.

16. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. HOWEVER, THE NUMBER OF PARKING SPACES WILL ONLY BE REDUCED IF A LESSER NUMBER OF UNITS IS CONSTRUCTED. THE REDUCTION IN PARKING SPACES WILL BE IN THE SAME RATIO AS THE REDUCTION IN UNITS. WHERE PROVIDED, THE GARAGE AND ANY TANDEM DRIVEWAY SPACE (MIN. OF 18') WILL BE COUNTED AS PART OF THE REQUIRED PARKING SPACES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING. ON SITE PARKING MAY BE LOCATED ON THE SURFACE OR WITHIN THE BUILDING FOOTPRINT.

17. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, GARAGES, SIDEWALKS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. BUILDING FOOTPRINTS REPRESENTED HEREON (IF SHOWN) ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE YARD SETBACKS (BUILDING RESTRICTION LINE) DIMENSIONS ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY.

18. ALL EXISTING STRUCTURES FOUND ON SITE ARE TO BE REMOVED.

19. ADEQUATE CLEAR SIGHT DISTANCE WILL BE PROVIDED INCLUDING NECESSARY RIGHT-OF-WAY GRADE AS AGREED TO BY VDOT.

20. PROPOSED LANDSCAPING SHALL MEET OR EXCEED (UNLESS WAIVER OR MODIFIED) MINIMUM COUNTY REQUIREMENTS. NO TRANSITIONAL SCREENING OR BUFFERS ARE REQUIRED WITH THIS DEVELOPMENT.

21. TREE SAVE AREAS IDENTIFIED AROUND THE SWM/BMP FACILITY MAY SHIFT LOCATIONS WITH FINAL SITE GRADING AND ENGINEERING. HOWEVER, THE TOTAL AREA OF TREE SAVE IN THIS AREA SHALL NOT BE LESS THAN THAT AS SHOWN ON THE PLAN.

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

1. A. VICINITY MAP AS SHOWN ON PLAN.
   B. CONTRACT PURCHASER AND APPLICANT:
   EASTWOOD PROPERTIES, INC.
   3050 CHAIN BRIDGE ROAD
   SUITE 305
   FAIRFAX, VA 22030

OWNERS

TAX I.D. NO.	PARCEL #	OWNER	D.B./PG.
65-1 ((1))	6	LUTHER SCOTT ESTATE	X-6/519, WB335/658 & WB375/1308
	18	EASTWOOD PROPERTIES, INC.	11866/143
	19	ARJUN & PETRA NOWLAKHA	11270/864
	20	LUTHER SCOTT ESTATE	A-9/298, WB335/658 & WB375/1308
	21	WASHINGTON GAS LIGHT CO.	3287/333

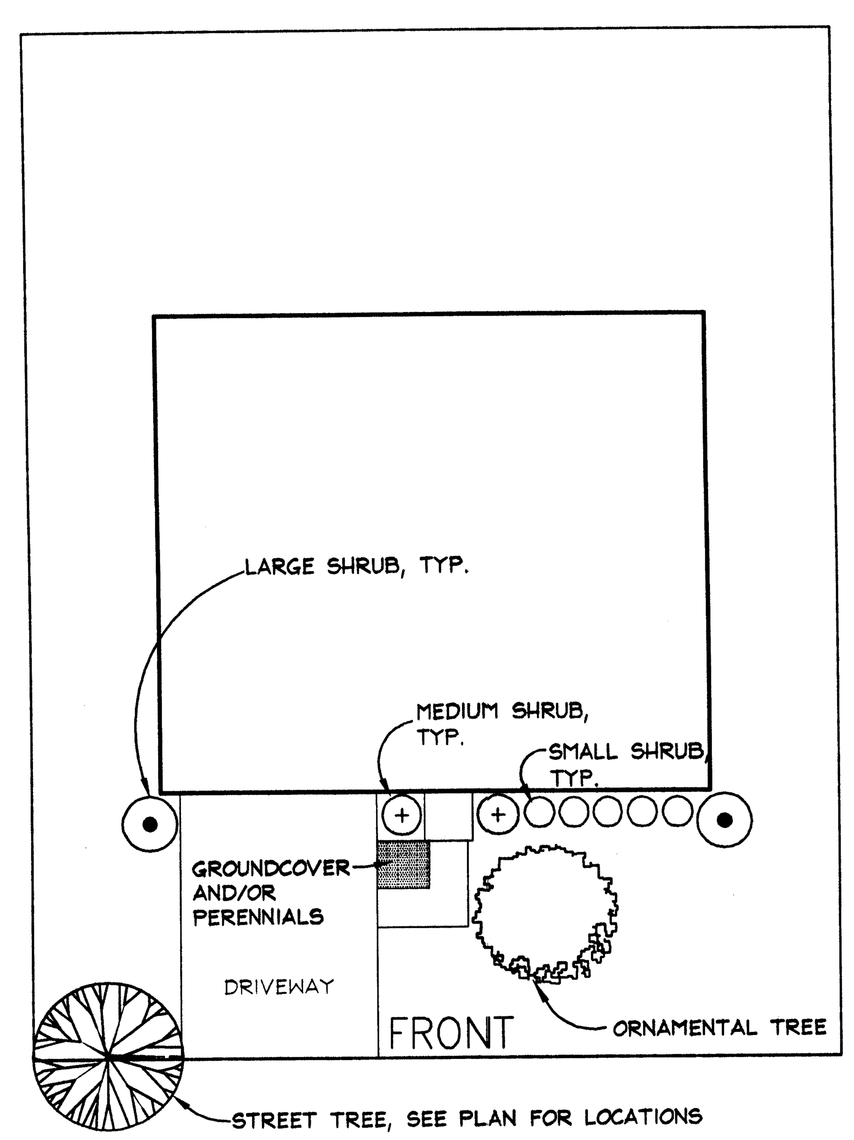
   C. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
   D. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
   E. SEE THE SITE TABULATIONS ON SHEET 1 FOR MAXIMUM BUILDING HEIGHT. ANGLE OF BULK PLANE IS NOT APPLICABLE.
   F. PROPOSED CIRCULATION AS SHOWN ON PLAN. SEE ALSO GENERAL NOTES 6 AND 15.
   G. MAJOR OPEN SPACE AND COMMUNITY FACILITIES AS SHOWN ON PLAN.
   H. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR PARKING INFORMATION.
   I. EXISTING ROAD AND PROPOSED FRONTAGE IMPROVEMENTS AS SHOWN ON PLAN ALONG WITH THE REQUESTED DIMENSIONS.
   J. THERE ARE NO 100 YR. FLOOD PLAINS, RPA'S, RMA'S OR EQC'S ON SITE.
   K. INFORMATION REGARDING EXISTING VEGETATION AS SHOWN ON SHEET 5 – EXISTING VEGETATION MAP.
   L. SEE GENERAL NOTE 8 FOR STORMWATER MANAGEMENT INFORMATION.
   M. EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 9.
   N. AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THE PROPERTY SHALL BE CONSIDERED FOR TREE PRESERVATION AND PASSIVE RECREATION DEVELOPMENT.
   O. A CEMETERY HAS BEEN FOUND ON SITE. THE LIMITS OF THE CEMETERY HAVE BEEN DELINEATED ON THE PLAN. NO DISTURBANCES WILL OCCUR IN THIS AREA. ACCESS TO THE CEMETERY IS AS SHOWN ON THE PLAN.
   P. THIS DEVELOPMENT WILL BE IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN. SEE GENERAL NOTE 5.
   Q. ANY ASSUMED ADVERSE EFFECTS PROMPTED BY THIS DEVELOPMENT HAVE BEEN MITIGLATED THROUGH THE USE OF LANDSCAPE SCREENING (EXISTING AND/OR PROPOSED) AND OPEN SPACE BUFFERS. REFER TO THE PLAN FOR VEHICULAR ACCESS AND PERIPHERAL YARD DIMENSIONS.
   R. EXISTING STRUCTURES ARE AS SHOWN ON THE PLAN. ANY AND ALL EXISTING STRUCTURES ARE TO BE REMOVED. THEIR DATES OF CONSTRUCTION ARE UNKNOWN.
   S. N/A
   T. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR DENSITY AND LOT SIZE INFORMATION.
   U. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR OPEN SPACE CALCULATIONS.
   V. SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
   W. RECREATIONAL FEATURES ARE AS SHOWN ON THE PLAN. THESE INCLUDE A TOT LOT, GAZEBO, SITTING AREA AND TRAILS.
   X. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.

2. SOILS MAP TO BE SUBMITTED WITH THIS CDP/FDP

3. PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE ARE SHOWN ON THE PLAN. TIMING FOR SUCH IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.

4. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.

5. THESE PARCELS (SEE GENERAL NOTE 1) ARE IN THE SULLY DISTRICT AND ARE WITHIN A WATER SUPPLY PROTECTION OVERLAY DISTRICT.



TYPICAL SINGLE FAMILY DETACHED LOT LANDSCAPING

NOT TO SCALE

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

1. A. VICINITY MAP AS SHOWN ON PLAN.
   B. PROPERTY LINE INFORMATION AS SHOWN ON PLAN.
   C. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR OVERALL SITE AREA.
   D. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
   E. EXISTING ROAD AND PROPOSED FRONTAGE IMPROVEMENTS AS SHOWN ON PLAN ALONG WITH THE REQUESTED DIMENSIONS.
   F. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
   G. PROPOSED USES AS SHOWN ON PLAN.
   H. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR MAXIMUM BUILDING HEIGHTS.
   I. DISTANCES FROM PROPOSED DEVELOPMENT TO SITE BOUNDARY ARE SHOWN ON PLAN.
   J. N/A.
   K. PROPOSED CIRCULATION AS SHOWN ON PLAN. SEE ALSO GENERAL NOTES 6 AND 15.
   L. PARKING AS SHOWN ON PLAN. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR PARKING TABULATIONS.
   M. OPEN SPACE AND PROPOSED RECREATIONAL FEATURES AS SHOWN ON PLAN.
   N. INFORMATION REGARDING PROPOSED LANDSCAPE TREATMENTS AS SHOWN ON THE PLAN. INFORMATION REGARDING EXISTING VEGETATION AS SHOWN ON SHEET 5 – EXISTING VEGETATION MAP.
   O. A CEMETERY HAS BEEN FOUND ON SITE. THE LIMITS OF THE CEMETERY HAVE BEEN DELINEATED ON THE PLAN. NO DISTURBANCES WILL OCCUR IN THIS AREA. ACCESS TO THE CEMETERY IS AS SHOWN ON THE PLAN.
   P. PROPOSED UTILITIES AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 10.
   Q. SEE GENERAL NOTE 8 FOR STORMWATER MANAGEMENT INFORMATION.
   R. EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 9.
   S. THERE ARE NO 100 YR. FLOOD PLAINS, RPA'S RMA'S OR EQC'S ON SITE.
   T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED BY MARKET CONDITIONS.

2. REFER TO THE SITE TABULATIONS ON SHEET 1.

3. SOILS MAP MAY BE SUBMITTED WITH THIS CDP/FDP.

4. ARCHITECTURAL ELEVATIONS ARE NOT AVAILABLE. A STREET LIGHT AND ENTRY FEATURE ARE SHOWN ON SHEET 3.

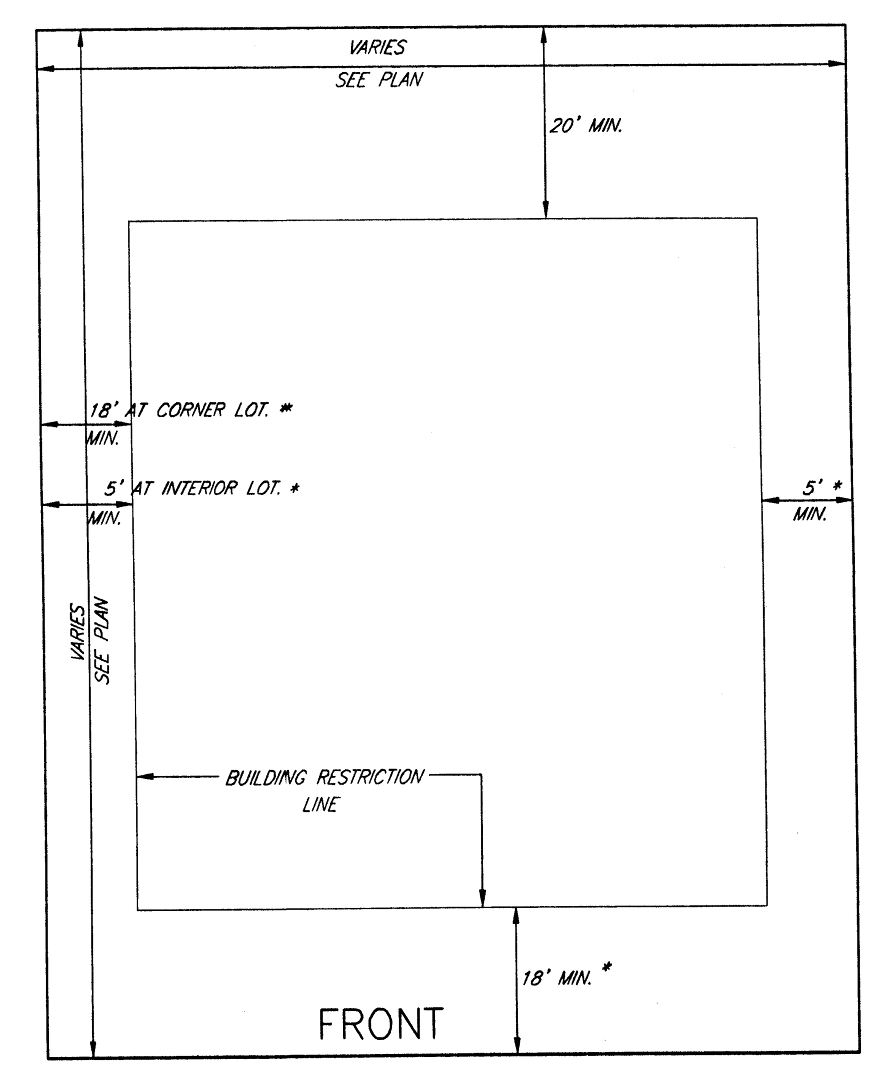
5. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.

6. SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.

7. THIS PLAN MEETS THE REQUIREMENTS OF A CONCEPTUAL AND FINAL DEVELOPMENT PLAN.

8. THESE PARCELS (SEE GENERAL NOTE 1) ARE IN THE SULLY DISTRICT AND ARE WITHIN A WATER SUPPLY PROTECTION OVERLAY DISTRICT.

Application No. RZ/FDP 2003-SU-061 Staff Maylan
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) Acc Cond.
SEE PROFFERS DATED 3-25-04 / 3-10-04
Date of (BOS) (PC) approval 4-26-04 / 3-24-04
Sheet 3 of 5



* MIN. DIMENSIONS ARE AS SHOWN. HOWEVER, WHERE A LOT IS ADJACENT TO A GAS LINE EASEMENT THE BUILDING RESTRICTION LINE SHALL BE 50' FROM THE EASEMENT. SEE PLAN FOR LOCATIONS.

TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT

NOT TO SCALE

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
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(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
REGISTERED LANDSCAPE ARCHITECT
2-20-04

GENERAL NOTES AND COMMENTS

OLD MILL ROAD PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED 01-09-04
REVISED 02-13-04
02-17-04
REVISED 02-20-04

CONTRACT PURCHASER & APPLICANT:
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3050 CHAIN BRIDGE ROAD
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FAIRFAX, VA 22030

DESIGNED BY: DDD
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SHEET 3 OF 5
CO. NO.
FILE NO. 03003.11-06.0
CADD NAME: F3003NOT.DWG

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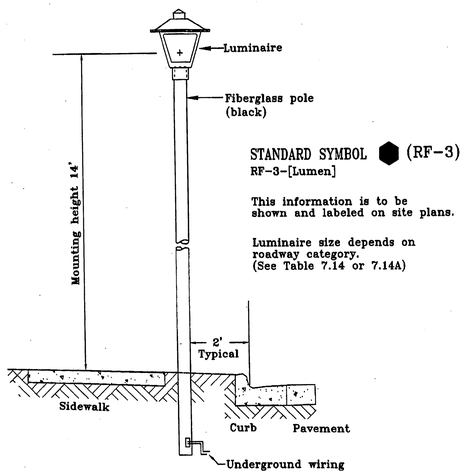
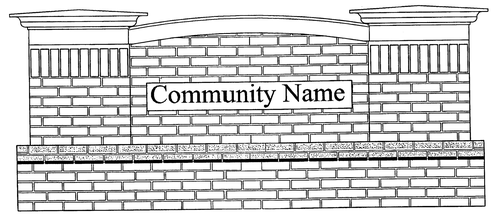


1/4 Street Light

No Scale

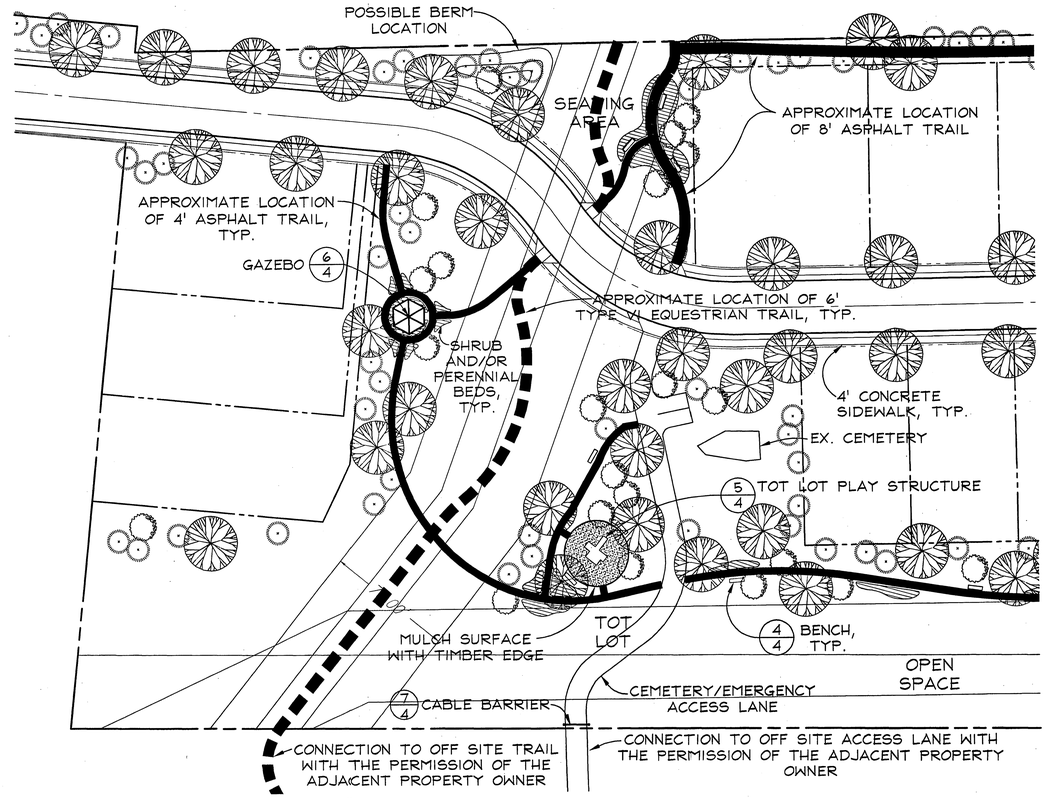


2/4 Entrance Feature

(OR A COMPARABLE EQUAL)

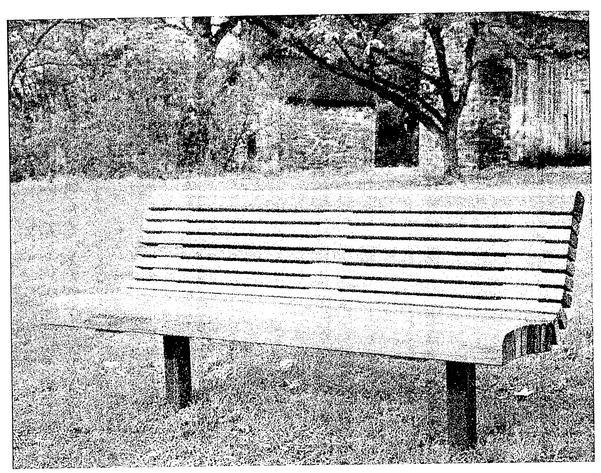
No Scale

NOTE: THE ENTRY FEATURE/SIGNAGE SHOWN IS FOR ILLUSTRATIVE PURPOSES TO SHOW QUALITY OF DESIGN AND MATERIALS ONLY. THE FINAL ENTRY FEATURE/SIGNAGE PROVIDED SHALL CONFORM TO THE PROVISIONS OF ARTICLE 12 (SIGNS) OF THE FAIRFAX COUNTY ZONING ORDINANCE.



3/4 Open Space Amenity Area

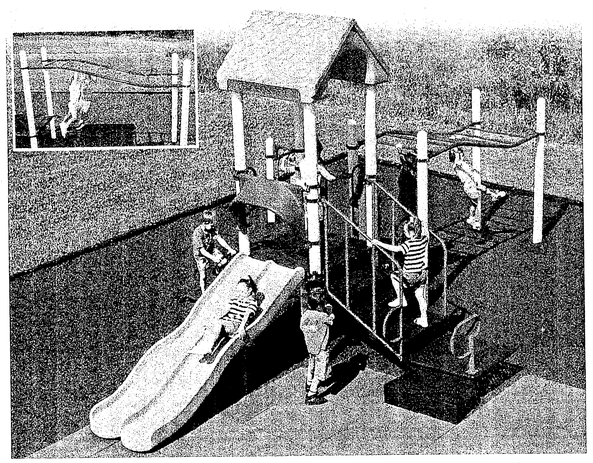
SCALE 1"=40'



4/4 Bench

(OR A COMPARABLE EQUAL)

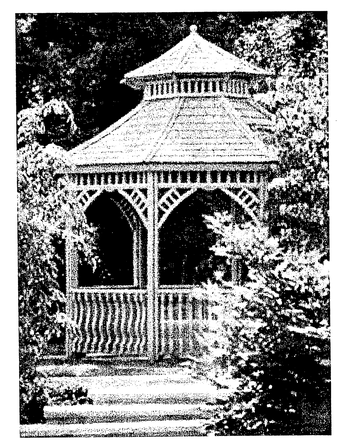
No Scale



5/4 Tot Lot Play Structure

(OR A COMPARABLE EQUAL)

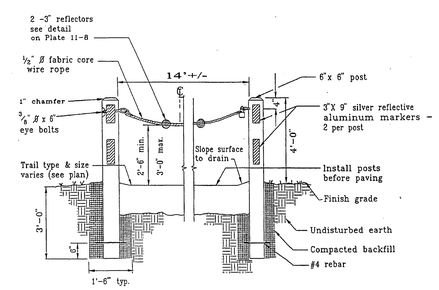
No Scale



6/4 Gazebo

(OR A COMPARABLE EQUAL)

No Scale



NOTES:

Countersink nut and washer on 3/8" Ø X 6" eye bolts. Peen end of all exposed threads.

Mount 3" red reflectors with 1/2" cable clamps.

Cable loop formed with 2-1/2" cable clamps; 3" spacing - peen ends of all exposed threads.

Cable loop fastened to eye bolt with lock supplied by the appropriate emergency services agency.

7/4 Barrier

(OR A COMPARABLE EQUAL)

No Scale

Application No. 82-1-D-08 2003-SP-026 Sta. Scale
APPROVED DEVELOPMENT PLAN
(DP) (GDP) ~~(CDP)~~ (FDP)
SEE PROFFERS DATED 3-25-04 / 3-10-04
Date of BOS/BZA approval 4-26-04 / 3-24-04
Sheet 4 of 5

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
2-20-04
LANDSCAPE ARCHITECT

SITE DETAILS

OLD MILL ROAD PROPERTY

FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED 01-09-04
REVISED 02-13-04
02-17-04
REVISED 02-20-04

CONTRACT PURCHASER & APPLICANT:
EASTWOOD PROPERTIES, INC.
3050 CHAIN BRIDGE ROAD
SUITE 305
FAIRFAX, VA 22030

DESIGNED BY: DDD	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: JUNE 30, 2003	
SCALE:	HOR. N/A VERT. N/A
SHEET 4 OF 5	
CO. NO.	
FILE NO. 03003.01-00	
CADD NAME: F3003DET.DWG	

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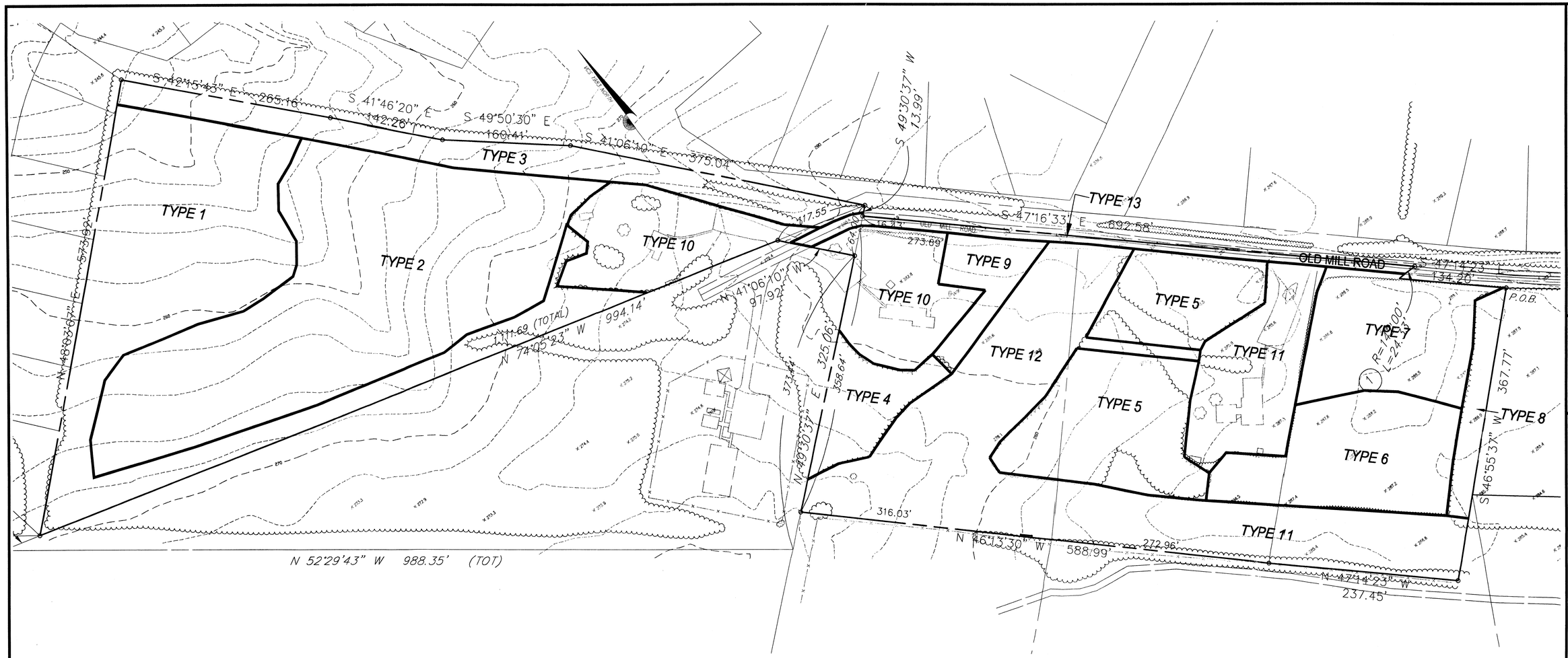

EVM SUMMARY TABLE

Type #	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Description
1	Upland Forest	White Oak	Long Term Sub-Climax	Fair to Good	2.26 ±	Young mature to mature forested area containing White Oak, Northern Red Oak, Black Oak and Hickory with scattered Ash, Elm and Virginia Pine. Sizes range from 8 to 15" DBH with some trees up to 18" DBH. Few trees along existing old fencelines up to 25" DBH. Quality of this area is fair to good with no insect or diseases noted. Redbud, regeneration, and Blackhaw Viburnums in understory. Larger trees on fencelines have barbed wire embedded.
2	Upland Forest	Virginia Pine	Early Successional	Fair to Poor	2.69 ±	Immature to young mature forest originating from old field. Virginia Pine and Eastern Red Cedar are the dominant overstory species. Sizes range from 5 to 10 " DBH up to 14". Some areas of blowdown and fallen trees. Scattered Ash, Elm, Red Maple and, Black Cherry 4 to 8" and Redbuds in the understory. Virginia Creeper and Poison Ivy ground cover. Cedars are suppressed. No insect or diseases noted.
3	Bottomland Forest	Ash	Long Term Sub-Climax	Fair to Good	0.69 ±	Young mature to mature forested area along drainage containing mostly Ash and Elm 6 to 14" DBH. Scattered Northern Red Oak, Post Oak and White Oak up to 20" DBH along fenceline (property line) with embedded barbed wire. Blue Beech and Redbud in the understory. No insect or diseases noted.
4	Bottomland Forest	Ash	Sub-Climax	Fair to Fair to Poor	0.32 ±	Immature to young mature forest . Ash, Elm and Black Walnut in the overstory ranging from 6 to 12" DBH. Redbud and Eastern Red Cedar in understory. Heavy vines and debris throughout.
5	Upland Forest	White Oak	Sub-Climax	Fair to Good	1.22 ±	Immature to young mature forest containing White Oak, Northern Red Oak, Hickory and, a few Pin Oak, Ash and Elm. Sizes range from 4 to 8" DBH with few scattered trees along edge up to 20" DBH. No insects or diseases noted.
6	Upland Forest	Virginia Pine	Early Successional	Fair	0.80 ±	Immature forest containing mainly Virginia Pine and Eastern Red Cedar with scattered Ash and Elm 4 to 8" DBH. No insect or diseases noted.
7	Bottomland Forest	Ash	Early Successional	Fair	0.72 ±	Immature forest containing Ash, Elm, Red Maple and a few Eastern Red Cedars. Sizes range from 3 to 8" DBH. Heavy vines throughout.
8	Bottomland Forest	Ash	Sub-Climax	Fair to Poor	0.20 ±	Trees along old fenceline consisting of Ash, Eastern Red Cedar, Virginia Pine and Pin Oak. Sizes range from 8 to 16" DBH. Barbed wire embedded in most trees.
9	Old Field	Ash	Pioneer	Fair	0.25 ±	Unmaintained area with Ash seedlings. A strip of trees up to 4" DBH along Old Mill Road containing Ash and Virginia Pine in this type. Heavy vines.
10	Open Field	n/a	n/a	n/a	1.06 ±	Abandoned homesite. Five scattered White and Pin Oak 15 to 20" DBH in fair to good condition are found in this type.
11	Developed	n/a	n/a	n/a	0.69 ±	Existing homes, structures and lawn areas. Scattered trees in lawn area consisting of Black Walnut, Ash, Silver Maple, Red Oak, White Pine and Eastern Red Cedar 10 to 15" DBH in fair condition.
12	Utility R.O.W.	n/a	n/a	n/a	2.31 ±	Existing gas and powerline R.O.W.'s. No trees.
13	Developed	n/a	n/a	n/a	0.18 ±	Old Mill Road
TOTAL ACREAGE					13.39	

BOUNDARY AND TOPOGRAPHIC INFORMATION SUPPLIED BY BC CONSULTANTS, MAY 2003. COVER TYPE LINE LOCATIONS ARE ESTIMATES BASED ON FIELD OBSERVATIONS.

Application No. 2005-SU-006 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) ~~(CDP)~~ ~~(SE)~~
SEE PROFFERS DATED 3-25-04 | 3-10-04 bos cond.
Date of ~~(SE)~~ (~~RC~~) approval 4-26-04 | 3-24-04
Sheet 5 of 5

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COMMONWEALTH OF VIRGINIA
DENIS D. DOOM
No. 882
CERTIFIED LANDSCAPE ARCHITECT
2-20-04

EXISTING VEGETATION MAP
OLD MILL ROAD PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Bc REVISIONS
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02-17-04
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XREFS: F3003BAS F3003TOPO

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