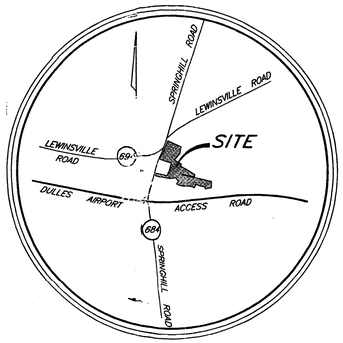
SPRING HILL ROAD PROPERTY

CONCEPTUAL/FINAL DEVELOPMENT PLAN

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 2,000'
(1 : 24,000)

CONTRACT PURCHASER/APPLICANT

HOLLADAY PROPERTY SERVICES, INC.
3400 IDAHO AVENUE
SUITE 500
WASHINGTON, D.C. 20016
TELEPHONE (202) 362-2400
FAX (202) 364-0844

ENGINEER/PLANNER

THE BC CONSULTANTS
12700 FAIR LAKES CIRCLE
SUITE 100
FAIRFAX, VIRGINIA 22033
TELEPHONE (703) 449-8100
FAX (703) 449-8108

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3. TABULATIONS AND NOTES
4. LANDSCAPE PLAN
5. PERSPECTIVE OF ENTRY WALL
6. LANDSCAPE DETAILS
7. PROPOSED SPRING HILL ROAD IMPROVEMENTS

Application No. RZ 1997-DR-021 Staff INDA STAGG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED NOV. 6, 1998
Date of (BOS) (PC) approval NOV. 16, 1998
Sheet 1 of 7

Application No. FDP 1997-DR-021 Staff INDA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE CONDITIONS DATED OCT. 29, 1998
Date of (BOS) (PC) approval NOV. 5, 1998
Sheet ____ of ____

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 2 - 1998
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
JAMES H. SCANLON
No. 016193
PROFESSIONAL ENGINEER

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

REVISED JULY 29, 1998
REVISED MAY 8, 1998
MARCH 11, 1998

CADD NAME: PSHCOV3.DWG

SEE SHEET 3 FOR SITE TABULATIONS, NOTES AND COMMENTS

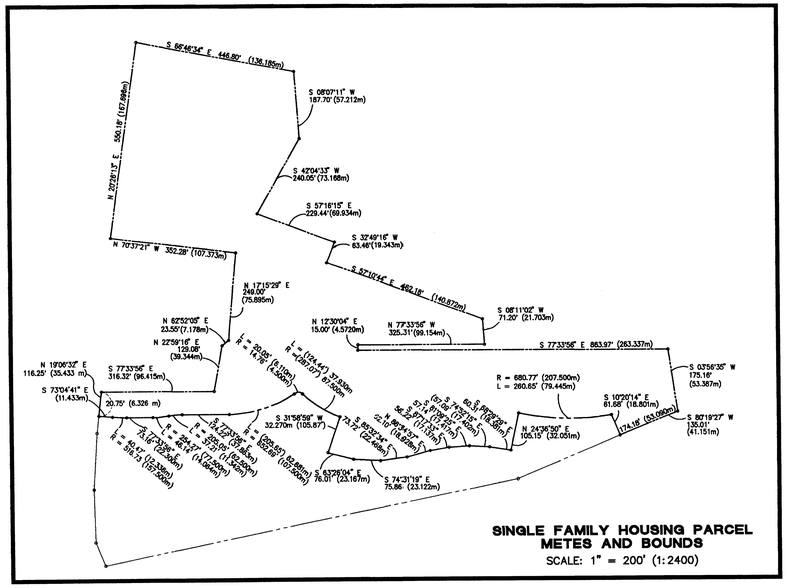
SEE SHEET 4 FOR LANDSCAPE PLAN

⊛ PROPOSED AREA WHERE ACCESS EASEMENT FOR THE CHURCH AND UTILITY EASEMENT LOCATION COULD BE PROVIDED UPON REQUEST

SEE SHEET 7 FOR PROPOSED SPRING HILL ROAD IMPROVEMENTS

NOTE: PARCELS 58 AND 58A WILL BE CONSOLIDATED, A LOT LINE ADJUSTMENT WILL OCCUR BETWEEN THE NEWLY CREATED PARCEL AND PARCEL 56. THE REMAINING PORTION OF PARCEL 56 WILL BE SOLD TO HOLLADAY PROPERTY SERVICES INC. AS SHOWN.

SHADED AREA NOT PART OF THIS APPLICATION


S 89°46'34" E 446.80' (136.185m)
S 08°07'11" W 187.70' (57.212m)
S 42°04'33" W 240.05' (73.168m)
S 57°16'15" E 229.44'(69.934m)
S 33°49'16" W 63.48'(19.343m)
S 52°10'14" E 462.18' (140.872m)
N 20°28'15" E 506.18' (167.896m)
N 70°57'21" W 352.28' (107.373m)
N 17°15'29" E 248.02' (75.595m)
S 08°11'02" W 71.20' (21.703m)
N 62°52'05" E 23.55'(7.178m)
N 12°30'04" E 15.00' (4.5720m)
N 77°33'56" W 325.31'(99.154m)
N 22°59'16" E 126.08' (39.344m)
S 77°33'56" E 863.97' (263.337m)
N 19°06'33" E 116.25' (35.433 m)
S 77°33'56" E 316.32' (96.415m)
S 73°04'41" E (11.433m)
20.75' (6.326 m)
R = 680.77' (207.500m)
L = 260.65' (79.445m)
S 07°56'35" W 175.16' (53.387m)
S 10°20'14" E 61.84' (18.851m)
S 80°19'27" W 135.01' (41.151m)
N 24°36'50" E 105.15' (32.051m)
S 63°29'04" E 76.01' (23.167m)
S 74°31'19" E 75.86' (23.122m)

SINGLE FAMILY HOUSING PARCEL METES AND BOUNDS
SCALE: 1" = 200' (1:2400)

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 — JAMES W. SIMMONS — 018193 — 11-2-98 — PROFESSIONAL ENGINEER

CONCEPTUAL/FINAL DEVELOPMENT PLAN
PRELIMINARY SUBDIVISION PLAN
SPRING HILL ROAD PROPERTY

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No. RZ 1997-DR-021 Staff INDA STAGG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED Nov. 4, 1998
Date of (BOS) (PC) approval Nov. 16, 1998
Sheet 2 of 7

Application No. FDP 1997-DR-021 Staff INDA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE CONDITIONS DATED Oct. 29, 1998
Date of (BOS) (PC) approval Nov. 5, 1998
Sheet ____ of ____

BC REVISIONS
REVISED MAY 8, 1998
REVISED JULY 23, 1998
REVISED SEPTEMBER 17, 1998
REVISED SEPTEMBER 29, 1998
REVISED NOVEMBER 2, 1998

OWNER/CONTRACT PURCHASER & APPLICANT:
HOLLADAY PROPERTY SERVICES INC.
3400 IDAHO AVENUE
WASHINGTON, D.C. 20016

DESIGNED BY: DDD
DRAFTED BY: WK/DDD
CHECKED BY: PLR
DATE: MARCH 11, 1998
SCALE: HOR. 1"=100' (1:1200)
VERT. N/A
SHEET 2 OF 7
CO. NO. RZ-1997-DR-021
FILE NO. 96042.01
CADD NAME: PSHFDP5.DWG

DGN: 2000; DEVMATCH; CLD; LWS; PLOTTED: NOVEMBER 2, 1998

SITE TABULATION:

APPLICATION SITE AREA:	16.0020 ac. or 697,046.59 s.f. (6.478 ha. or 64,757.75 s.m.)
(PARTIAL) VEPCO EASEMENT (NO.1) EXEMPT FROM DENSITY CREDIT:	0.0013 ac. (5.16 s.m.)
SITE AREA FOR DENSITY CALCULATIONS (TOTAL):	16.0007 ac. (64,752.59 s.m.)
AREA OF PROPOSED DEDICATION **(ROAD)**:	0.30 ac.± (1,208.81 s.m.±)
EXISTING ZONE:	R-1
PROPOSED ZONE:	PDH-3

DENSITY:

PROPOSED NO. OF SINGLE FAMILY DETACHED (SFD) UNITS:	35
AREA:	16.0007 ac. (64,752.59 s.m.)
ALLOWABLE DENSITY:	3 DU/AC.
PROPOSED DENSITY:	2.19 DU/AC.

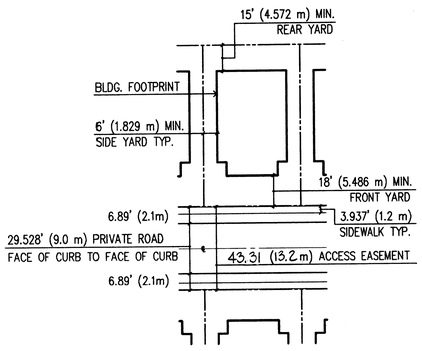
PARKING:

PARKING SPACES REQUIRED: (2 SPACES/UNIT x 35 UNITS)	70 SPACES
PARKING SPACES PROVIDED:	70 SPACES

OPEN SPACE:

OVERALL OPEN SPACE REQUIRED (20%):	139,409 s.f. (12,951 s.m.)
OVERALL OPEN SPACE PROVIDED (34.9% ±):	243,417 s.f. ± (22,614 s.m. ±)
DEVELOPED RECREATIONAL OPEN SPACE PROVIDED* (INCLUDED IN OVERALL OPEN SPACE PROVIDED ABOVE)	129,600 s.f.± (20,040 s.m.±)
DEDICATED OPEN SPACE PROVIDED: (INCLUDED IN OVERALL OPEN SPACE PROVIDED ABOVE)	219,089 s.f.± (20,354 s.m.±)

* THE DEVELOPED RECREATIONAL OPEN SPACE IS LOCATED IN THE AREA BEING DEDICATED TO THE BOARD OF SUPERVISORS



LOT LAYOUT

DIMENSIONS ARE SYMETRIC AROUND THE CENTERLINE

NO SCALE

GENERAL NOTES:

1. THE TOTAL AREA OF THE PROPERTY DELINEATED ON THIS PLAN IS 16.0020 ac. (6.478 ha.) BASED ON A FIELD RUN SURVEY.
2. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON TAX ASSESSMENT MAP #29-1-001, PARCEL 57 AND PART OF PARCELS 54 AND 56 AND, MAP #29-2-001, PARCEL 13 AND PART OF PARCEL 30.
3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF 0.5 METERS (1.6404') FROM AN AERIAL SURVEY SUPPLIED BY AIR SURVEY CORP. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC INFORMATION SHOWN HEREON.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD RUN SURVEY.
5. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED TO BE IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM).
6. THE PROPERTY SHOWN ON THIS PLAN IS IN THE DRANESVILLE MAGISTERIAL DISTRICT, BLUE PLAINS SEWER DISTRICT AND THE SCOTTS RUN WATERSHED.
7. THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.
8. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
9. THIS PLAN DOES NOT NECESSARILY SHOW UTILITIES AS THEY ARE TO BE CONSTRUCTED. PROPOSED UTILITY LOCATIONS SHOWN ON THE CDP/FDP MAY BE MODIFIED AT THE TIME OF SITE PLAN SUBMISSION FOR ENGINEERING PURPOSES AS APPROVED BY DEM AND DWP. INDIVIDUAL PLAN AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. THE BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTUCTIONS WITH THESE PLANS.
10. ALL PRIVATE STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION STANDARDS AND SPECIFICATIONS.
11. THE APPLICANT WILL GENERALLY ADHERE TO THE PROPOSED TREE SAVE AREAS AS SHOWN ON THE CDP/FDP. LIMITED CLEARING, TO THE MINIMUM EXTENT FEASIBLE, WILL BE PERMITTED FOR THE INSTALLATION OF UTILITIES, STORMWATER MANAGEMENT AND TRAILS, AS APPROVED BY THE URBAN FORESTER.
12. EXISTING VEGETATION MAY BE RETAINED IN LIEU OF PROPOSED LANDSCAPING IN CONSULTATION WITH THE URBAN FORESTER.
13. THE APPLICANT WILL GENERALLY ADHERE TO THE LIMITS OF CLEARING AND GRADING AS SHOWN ON THE CDP/FDP. LIMITED CLEARING, TO THE MINIMUM EXTENT FEASIBLE, WILL BE PERMITTED FOR THE INSTALLATION OF UTILITIES, STORMWATER MANAGEMENT AND TRAILS, AS APPROVED BY THE URBAN FORESTER.
14. PROPOSED BUILDING FOOTPRINTS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

LOT AREAS

(FINAL LOT AREAS MAY VARY AT SITE PLAN SUBMISSION)

LOT	AREA (s.f.)	AREA (s.m.)	LOT	AREA (s.f.)	AREA (s.m.)	LOT	AREA (s.f.)	AREA (s.m.)	LOT	AREA (s.f.)	AREA (s.m.)
1	6,885.62	639.69	13	6,978.46	648.32	25	6,205.39	576.50			
2	6,882.79	639.43	14	7,461.76	693.22	26	5,960.62	553.76			
3	6,698.14	622.28	15	7,659.71	711.61	27	7,278.99	676.24			
4	6,632.29	616.16	16	7,119.04	661.38	28	7,632.15	709.05			
5	6,540.47	607.63	17	7,530.65	699.62	29	6,589.67	612.20			
6	6,644.88	617.33	18	7,522.14	698.83	30	6,583.64	611.64			
7	6,636.95	616.59	19	7,296.21	677.84	31	6,587.30	611.98			
8	6,995.29	649.88	20	6,977.92	648.27	32	6,745.85	626.71			
9	11,332.68	1,052.84	21	6,941.97	644.93	33	7,647.65	710.49			
10	7,926.11	736.36	22	7,360.15	683.78	34	10,902.55	1,012.88			
11	6,908.49	641.82	23	7,151.00	664.35	35	9,673.74	898.72			
12	6,591.93	612.41	24	5,928.76	550.80						

ZONING ORDINANCE – ARTICLE 16-502

(FINAL DEVELOPMENT PLAN) COMMENTS:

1. A. SHOWN ON PLAN.
   B. SHOWN ON PLAN.
   C. REFER TO THE SITE TABULALTIONS.
   D. SHOWN ON PLAN.
   E. SHOWN ON PLAN.
   F. SHOWN ON PLAN. SEE GENERAL NOTE 3.
   G. SHOWN ON PLAN.
   H. N/A (MAX. BLDG. HEIGHT = 35' (10.668m))
   I. SHOWN ON PLAN.
   J. SEE DETAIL BELOW.
   K. SHOWN ON PLAN.
   L. SEE SITE TABULATIONS.
   M. SHOWN ON PLAN.
   N. SEE LANDSCAPE PLAN.
   O. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.
   P. SHOWN ON PLAN.
   Q. SHOWN ON PLAN. SEE GENERAL NOTE 5.
   R. SHOWN ON PLAN.
   S. THERE ARE NO FLOODPLAINS AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY, OR FAIRFAX COUNTY LOCATED ON THE SUBJECT PROPERTY. THE APPROXIMATE DELINEATION OF AN ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN IS SHOWN ON THE PLAN.
   T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. REFER TO THE SITE TABULATIONS.
3. TO BE SUBMITTED WITH THIS PLAN.
4. ARCHITECTURAL SKETCHES INCLUDING LIGHT FIXTURES AND SIGNS ARE NOT AVAILABLE AT THIS TIME.
5. THERE ARE NO KNOW HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES AIRE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
6. THIS PLAN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE FOLLOWING WAIVERS AND MODIFICATIONS REQUESTED:
   * ARTICLE 11-302-2. WAIVER OF THE 600' (182.88 m) MAXIMUM LENGTH OF A PRIVATE STREET.
   * ARTICLE 2-414-1. WAIVER OF THE 200' (60.96 m) SETBACK FOR ALL RESIDENTIAL BUILDINGS FROM THE DULLES TOLL ROAD RIGHT-OF-WAY. A STUDY SHOWING PROJECTED NOISE IMPACTS, PROPOSED MITIGATION MEASURES AND EFFECTIVENESS OF SUCH MEASURES HAS BEEN SUBMITTED.
   * MODIFICATION OF THE TREE COVER REQUIREMENTS TO EXCLUDE THE AREA OF THE BOARD OF SUPERVISOR'S DEDICATION (SOCCER FIELDS AREAS) IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, SECTION 13-404, PARAGRAPH 1B.
   * MODIFICATION OF THE PUBLIC FACILITIES MANUAL STANDARDS FOR A PRIVATE STREET TURNARCOUND (CUL-DE-SAC) TO THAT AS SHOWN ON THE PLAN. THE RADIUS SHALL COMPLY WITH MINIMUM VDOT CUL-DE-SAC STANDARDS. PLANTING ISLANDS WILL BBE SIZED TO PROVIDE FIRE ACCESS.
7. N/A.
8. N/A.

ZONING ORDINANCE – ARTICLE 16-501

(CONCEPTUAL DEVELOPMENT PLAN) COMMENTS:

1. A. SHOWN ON PLAN.
   B. THE APPLICANT AND CONTRACT PURCHASER IS: HOLLADAY PROPERTY SERVICES, INC. 3400 IDAHO AVE. WASHINGTON, D.C. 20016
   C. SHOWN ON PLAN. SEE GENERAL NOTE 3.
   D. SHOWN ON PLAN.
   E. N/A (MAX. BLDG. HEIGHT = 35' (10.668m)) SEE DETAILS BELOW.
   F. SHOWN ON PLAN.
   G. SHOWN ON PLAN.
   H. REFER TO THE SITE TABULATIONS.
   I. SHOWN ON PLAN.
   J. THERE ARE NO FLOODPLAINS AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY, OR FAIRFAX COUNTY LOCATED ON THE SUBJECT PROPERTY. THE APPROXIMATE DELINEATION OF AN ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN IS SHOWN ON THE PLAN.
   K. SHOWN ON PLAN.
   L. SHOWN ON PLAN. SEE GENERAL NOTE 5.
   M. SHOWN ON PLAN.
   N. THERE ARE NO GENERAL AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THE SUBJECT PROPERTY.
   O. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.
   P. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
   Q. DIEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT ADVERSELY EFFECT THE ADJACENT AND NEIGHBORING PROPERTIES. ALTHOUGH MINIMAL SCREENING MEASURES ARE REQUIRED, THE DEVELOPER WILL COMPLY WITH ALL APPROPRIATE LANDSCAPE RECOMMENDATIONS MADE BY FAIRFAX COUNTY. SEE THE LOT LAYOUT BELOW FOR THE DIMENSIONS OF ALL PERIPHERAL YARDS.
   R. THE ONLY STRUCTURES LOCATED ON THE SUBJECT PROPERTY ARE THE VEPCO ELECTRIC LINE TOWERS. THESE TOWERS WILL NOT BE DISTURBED WITH DEVELOPMENT OF THE SITE.
   S. REFER TO THE SITE TABULATIONS.
   T. REFER TO THE SITE TABULATIONS.
   U. REFER TO THE SITE TABULATIONS.
   V. THIS PLAN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE FOLLOWING WAIVERS AND MODIFICATIONS REQUESTED:
      * ARTICLE 11-302-2. WAIVER OF THE 600' (182.88 m) MAXIMUM LENGTH OF A PRIVATE STREET.
      * ARTICLE 2-414-1. WAIVER OF THE 200' (60.96 m) SETBACK FOR ALL RESIDENTIAL BUILDINGS FROM THE DULLES TOLL ROAD RIGHT-OF-WAY. A STUDY SHOWING PROJECTED NOISE IMPACTS, PROPOSED MITIGATION MEASURES AND EFFECTIVENESS OF SUCH MEASURES HAS BEEN SUBMITTED.
      * MODIFICATION OF THE TREE COVER REQUIREMENTS TO EXCLUDE THE AREA OF THE BOARD OF SUPERVISOR'S DEDICATION (SOCCER FIELDS AREA) IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, SECTION 13-404, PARAGRAPH 1B.
      * MODIFICATION OF THE PUBLIC FACILITIES MANUAL STANDARDS FOR A PRIVATE STREET TURNAROUND (CUL-DE-SAC) TO THAT AS SHOWN ON THE PLAN. THE RADIUS SHALL COMPLY WITH MINIMUM VDOT CUL-DE-SAC STANDARDS. PLANTING ISLANDS WILL BE SIZED TO PROVIDE FIRE ACCESS.
   W. SEE THE PROFFERS FOR RECREATIONAL FACILITIES PLANNED WITH THIS DEVELOPMENT.
   X. DIEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. TO BE SUBMITTED WITH THIS PLAN.
3. SHOWN ON PLAN. STATEMENT TO BE SUBMITTED SEPARATELY.
4. THERE ARE NO KNOW 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. N/A.

Application No. RZ 1997-DR-021 Staff LINDA STAGG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED NOV. 6, 1998
Date of (BOS) (PC) approval NOV. 16, 1998
Sheet 3 of 7

Application No. FDP 1997-DR-021 Staff LINDA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE CONDITIONS DATED OCT. 29, 1998
Date of (BOS) (PC) approval NOV. 5, 1998
Sheet ____ of ____

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

COMMONWEALTH OF VIRGINIA — JAMES H. SIMON — 046193 — 10-5-98 — PROFESSIONAL ENGINEER

CONCEPTUAL/FINAL DEVELOPMENT PLAN

TABULATIONS AND NOTES

SPRING HILL ROAD PROPERTY

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED MAY 8,1998
REVISED JULY 23,1998
REVISED SEPTEMBER 17, 1998
REVISED SEPTEMBER 29, 1998
NOVEMBER 2, 1998

OWNER
CONTRACT PURCHASER:
HOLLADAY PROPERTY SERVICES INC.
3400 IDAHO AVENUE
WASHINGTON, D.C. 20016

DESIGNED BY:	DDD
DRAFTED BY:	WK
CHECKED BY:	PLR
DATE:	MARCH 11, 1998
SCALE:	HOR. N/A VERT. N/A

SHEET 3 OF 7

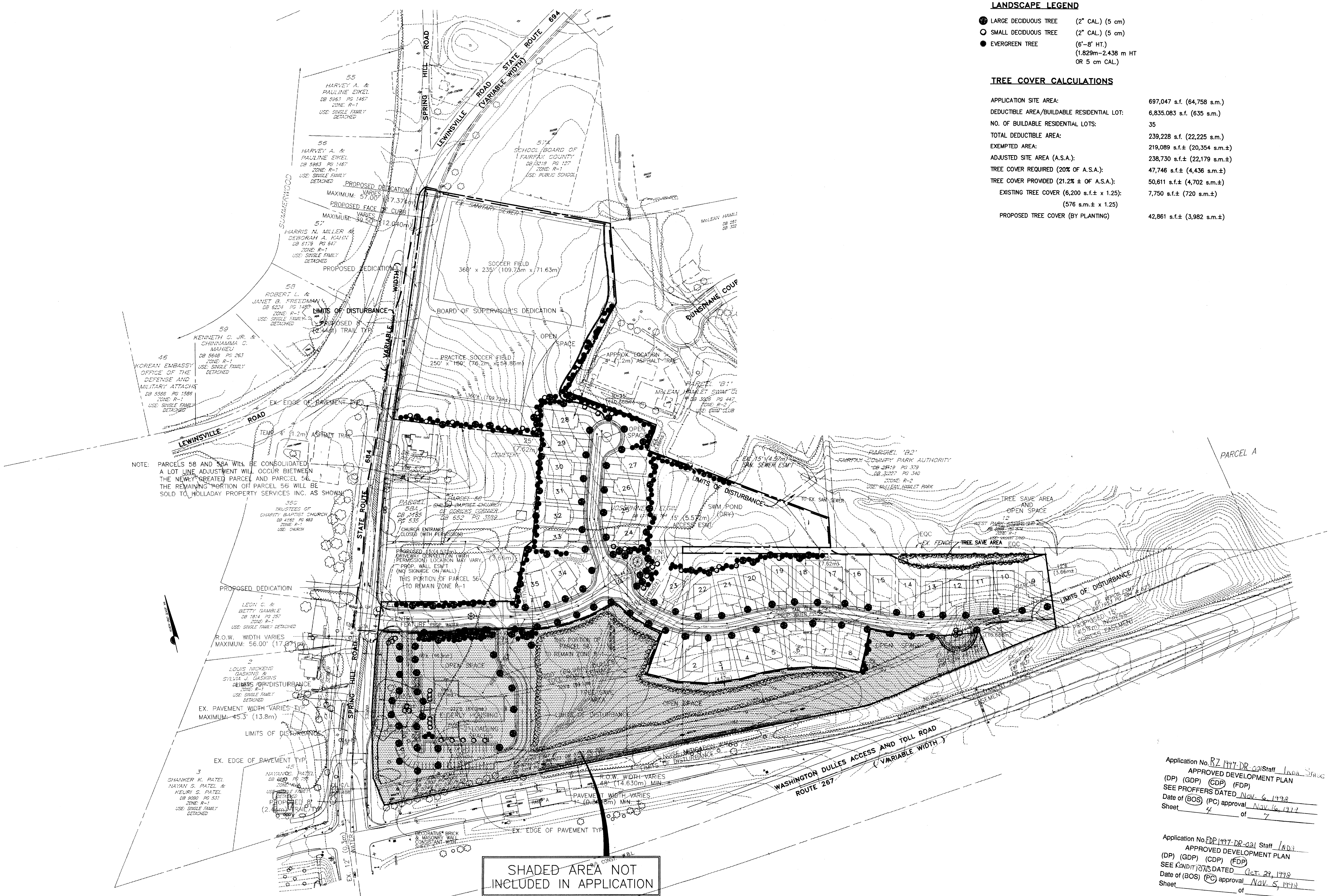
CO. NO. RZ-1997-DR-021
FILE NO. 96042.01
CADD NAME: PSHNOTES.DWG

LANDSCAPE LEGEND

⊛	LARGE DECIDUOUS TREE	(2" CAL.) (5 cm)
○	SMALL DECIDUOUS TREE	(2" CAL.) (5 cm)
●	EVERGREEN TREE	(6'–8' HT.) (1.829m–2.438 m HT OR 5 cm CAL.)

TREE COVER CALCULATIONS

APPLICATION SITE AREA:	697,047 s.f. (64,758 s.m.)
DEDUCTIBLE AREA/BUILDABLE RESIDENTIAL LOT:	6,835.083 s.f. (635 s.m.)
NO. OF BUILDABLE RESIDENTIAL LOTS:	35
TOTAL DEDUCTIBLE AREA:	239,228 s.f. (22,225 s.m.)
EXEMPTED AREA:	219,089 s.f.± (20,354 s.m.±)
ADJUSTED SITE AREA (A.S.A.):	238,730 s.f.± (22,179 s.m.±)
TREE COVER REQUIRED (20% OF A.S.A.):	47,746 s.f.± (4,436 s.m.±)
TREE COVER PROVIDED (21.2% ± OF A.S.A.):	50,611 s.f.± (4,702 s.m.±)
EXISTING TREE COVER (6,200 s.f.± x 1.25): (576 s.m.± x 1.25)	7,750 s.f.± (720 s.m.±)
PROPOSED TREE COVER (BY PLANTING)	42,861 s.f.± (3,982 s.m.±)



Application No. RZ 1997-DR-021 Staff Linda Stagg
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED Nov. 6, 1998
Date of (BOS) (PC) approval Nov. 16, 1998
Sheet 4 of 7

Application No. FDP 1997-DR-021 Staff Linda
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE CONDITIONS DATED Oct. 29, 1998
Date of (BOS) (PC) approval Nov. 5, 1998
Sheet ______ of ______

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 — JAMES H. SCANLON — No. 016193 — 11-2-98 — PROFESSIONAL ENGINEER

CONCEPTUAL/FINAL DEVELOPMENT PLAN
LANDSCAPE PLAN
SPRING HILL ROAD PROPERTY
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED MAY 8, 1998
REVISED JULY 23, 1998
REVISED SEPTEMBER 17, 1998
REVISED SEPTEMBER 29, 1998
REVISED NOVEMBER 2, 1998

OWNER
CONTRACT PURCHASER & APPLICANT:
HOLLADAY PROPERTY SERVICES INC.
3400 IDAHO AVENUE
WASHINGTON, D.C. 20016

DESIGNED BY:	DDD
DRAFTED BY:	WK/DDD
CHECKED BY:	PLR
DATE:	MARCH 11, 1998
SCALE:	HOR. 1"=100' (1:1200) VERT. N/A
SHEET 4 OF 7	
CO. NO.	RZ-1997-DR-021
FILE NO.	96042.01
CADD NAME:	PSHLSC5.DWG

XREFS: PSH-BAS5 PSH-TOPO INS-ELD PSHHATCH PLOTTED: NOVEMBER 2, 1998

SPRING HILL ROAD PROPERTY

MARCH 11, 1998

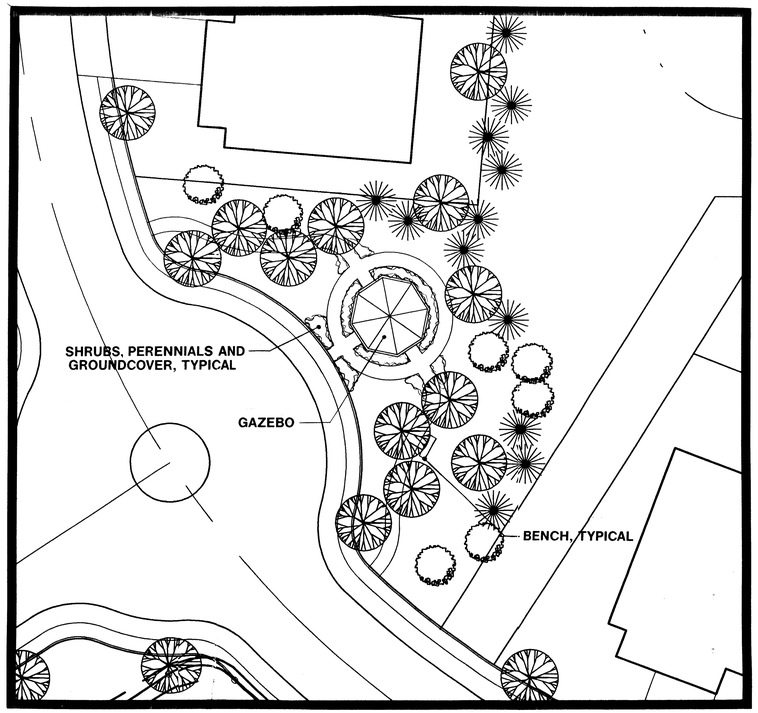
REVISED MAY 8, 1998 REVISED JULY 23, 1998 SEPTEMBER 17, 1998 SEPTEMBER 29, 1998 NOVEMBER 2, 1998

PERSPECTIVE OF ENTRY WALL

THIS PERSPECTIVE IS PROVIDEID FOR ILLUSTRATIVE PURPOSES. WHILE REVISIONS MAY OCCUR, FINAL IENTRY TREATMENT PROVIDED SHALL BE IN SUBSTANTIAL CONFORMANCE TO THAT AS SHOWN ABOVE IN TERMS OF DESIGN, SCALE AND QUALITY OF MATERIALS (BRICK & MASONRY).

Application No. RZ 1997-DR-021 Staff INDA STAGG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED Nov. 6, 1998
Date of (BOS) (PC) approval Nov. 16, 1998
Sheet 5 of 7

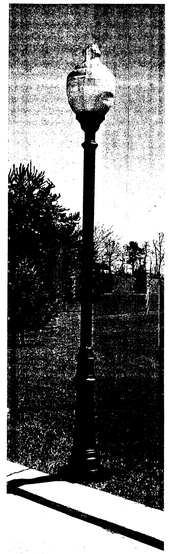
Application No. FDP 1997-DR-021 Staff INDA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE CONDITIONS DATED Oct. 29, 1998
Date of (BOS) (PC) approval Nov. 5, 1998
Sheet of



PARK PLAN

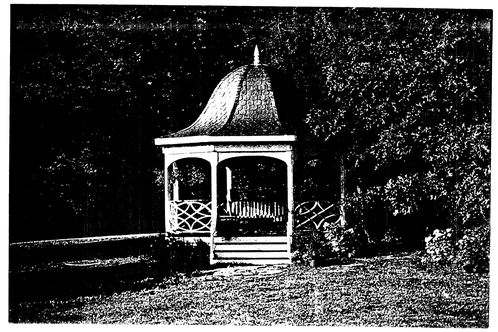
MINOR MODIFICATIONS TO THE LOCATION OF LANDSCAPING, TRAILS, GAZEBO AND BENCHES MAY BE PERMITTED AT THE TIME OF FINAL ENGINEERING.

SCALE: 1" = 20'



POLE LIGHT

LUMINAIRE MODEL:	VICTORIAN III - V737 METAL HALIDE (OR APPROVED EQUAL)
POLE MODEL:	P-1560
POLE COLOR:	BLACK
MANUFACTURER:	HADCO (410) 995-6395



GAZEBO

MODEL:	BELL TOPPED GAZEBO WITH ELLIPSE/REVERSE ELLIPSE HANDRAIL (OR APPROVED EQUAL)
MANUFACTURER:	BOW HOUSE INC. (508) 779-2271

BENCH

MODEL:	C-10 (OR APPROVED EQUAL)
LENGTH:	6'
WOOD:	REDWOOD
MANUFACTURER:	VICTOR STANLEY, INC. (800) 368-2573

SUGGESTED PLANT LIST

PLANTS OR APPROVED EQUALS WILL BE SELECTED FROM BUT NOT LIMITED TO THIS LIST AS DETERMINED BY DEM.

BOTANICAL NAME	COMMON NAME
SHADE TREES	
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
MAGNOLIA GRANDIFLORA 'BRAKEN BROWN'	BRAKEN BROWN SOUTHERN MAGNOLIA
QUERCUS PHELLOS	WILLOW OAK
QUERCUS RUBRA	RED OAK
TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN
ORNAMENTAL TREES	
BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH
CERCIS CANADENSIS	EASTERN REDBUD
LAGERSTROEMIA x INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE
PRUNUS YEDOENSIS	YOSHINO CHERRY
EVERGREEN TREES	
CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS
ILEX OPACA	AMERICAN HOLLY
PINUS NIGRA	AUSTRIAN PINE
PINUS STROBUS	EASTERN WHITE
TSUGA CANADENSIS	CANADIAN HEMLOCK

SHRUBS	
AZALEA SATSUKI 'GUMPO PINK'	GUMPO PINK AZALEA
AZALEA 'TRADITION'	TRADITION AZALEA
EUONYMUS ALATUS 'COMPACTA'	COMPACT BURNING BUSH
ILEX x MESERVEAE 'BLUE GIRL'/'BLUE BOY'	BLUE GIRL/BLUE BOY HOLLY
NANDINA DOMESTICA	HEAVENLY BAMBOO
PHOTINIA FRASERI	RED TIP PHOTINIA
PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL
RHODODENDRON SP. 'ROSEUM ELEGANS'	ROSEUM ELEGANS RHODODENDRON
TAXUS BACCATA 'REPANDENS'	SPREADING ENGLISH YEW
VIBURNUM PLICATUM 'MARIESII'	MARIES DOUBLEFILE VIBURNUM
PERENNIALS AND BULBS	
ASTILBE TACQUETTI 'SUPEIRBA'	ROSE PURPLE ASTILBE
HOSTA SIEBOLDIANA 'FRANCES WILLIAMS'	FRANCES WILLIAMS PLANTAINLILY
IRIS ENSATA	JAPANESE IRIS
LIATRIS SPICATA	GAYFEATHER
NARCISSUS SP.	DAFFODIL SPECIES
GROUND COVER	
EUONYMUS FORTUNEI 'COLORATUS'	PURPLE WINTERCREEPER
LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE
PACHYSANDRA TERMINALIS	PACHYSANDRA

Application No. RZ 1997-DR-021 Staff LINDA STRUCK
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED NOV. 6, 1998
Date of (BOS) (PC) approval NOV. 16, 1998
Sheet 6 of 7

Application No. FDP 1997-DR-021 Staff LINDA STRUCK
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE CONDITIONS DATED OCT. 29, 1998
Date of (BOS) (PC) approval NOV. 5, 1998
Sheet _____ of _____

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
JAMES W. SCHLEIN
No. 01193
3-12-98
PROFESSIONAL ENGINEER

CONCEPTUAL/FINAL DEVELOPMENT PLAN
LANDSCAPE DETAILS

SPRING HILL ROAD PROPERTY

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

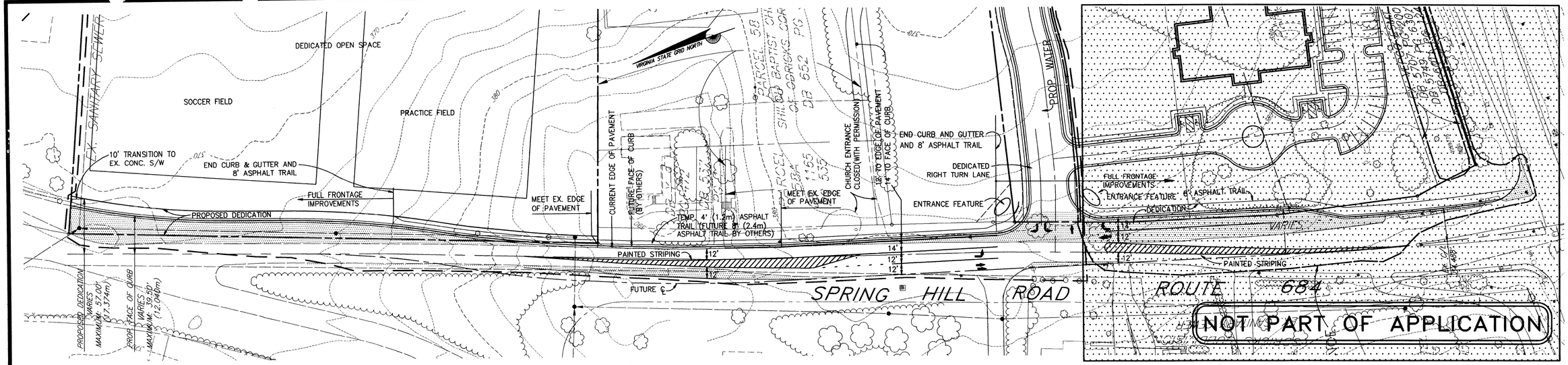
BC REVISIONS
REVISED MAY 8, 1998
REVISED JULY 23, 1998
SEPTEMBER 17, 1998
SEPTEMBER 29, 1998
NOVEMBER 2, 1998

OWNER
CONTRACT PURCHASER:
HOLLADAY PROPERTY SERVICES INC.
3400 IDAHO AVENUE
WASHINGTON, D.C. 20016

PLOTTED: 08/25/97

DESIGNED BY: DDD
DRAFTED BY: WK
CHECKED BY: PLR
DATE: MARCH 11, 1998
SCALE: HOR. AS NOTED
VERT. N/A
SHEET 6 OF 7
CO. NO. RZ-1997-DR-021
FILE NO. 96042.01
CADD NAME: PSHDET3.DWG

XREFS: PSH-BAS3 PSH-TOPO



NOTES:

1. FRONTAGE IMPROVEMENTS PREPARED WITH THIS PLAN AND IN FRONT OF THE CHURCH PROPERTY SHALL BE MADE WITH THE APPROVAL OF THE CHURCH, FAIRFAX COUNTY, AND VDOT.
2. THIS EXHIBIT SHOWS INTENDED IMPROVEMENTS TO SPRING HILL ROAD. CHANGES MAY OCCUR WITH FINAL ENGINEERING REVIEW.

NEW ASPHALT ROAD PAVING

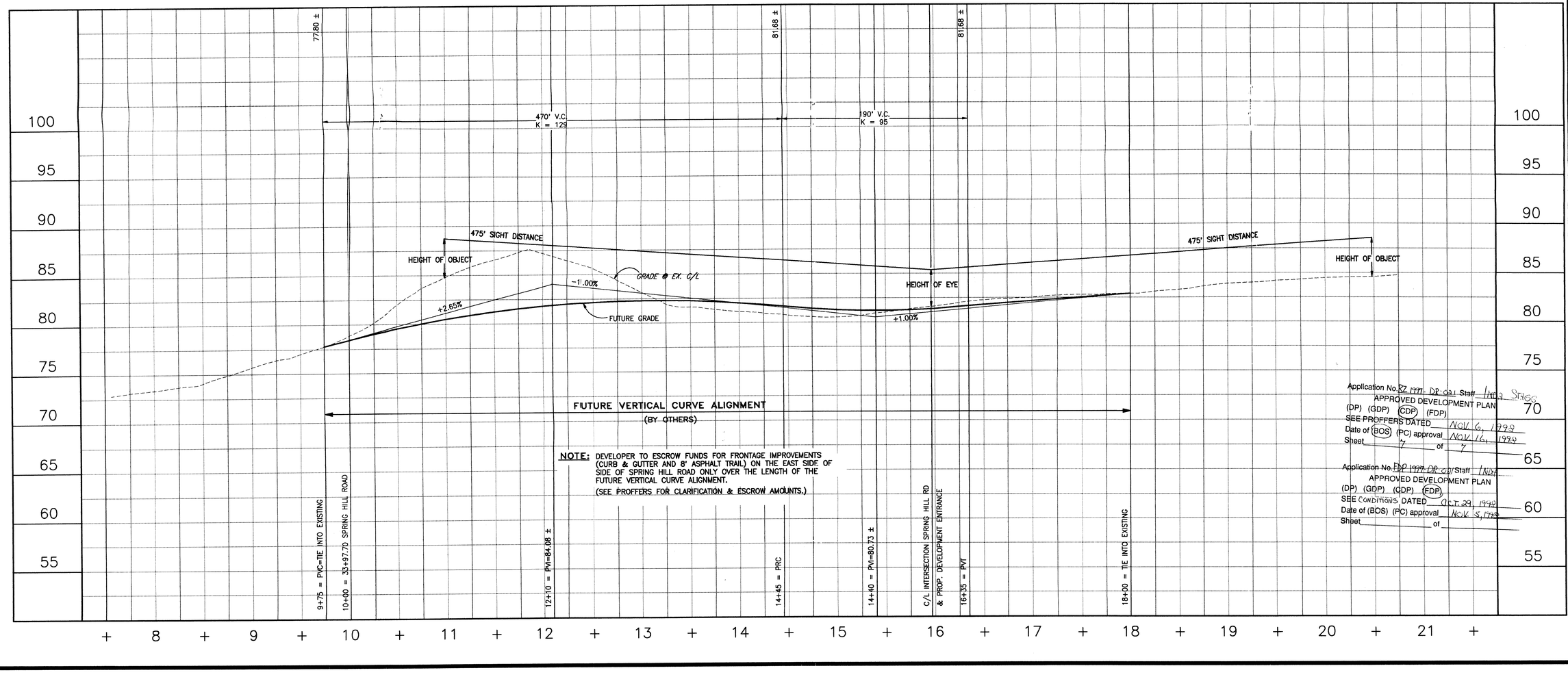
4 LANE DIVIDED HIGHWAY
45 MPH DESIGN SPEED

K VALUE

CREST	SAG
127	92

PROPOSED SPRING HILL ROAD IMPROVEMENTS

POSTED SPEED: 35 MPH
DESIGN SPEED: 40 MPH



NOTE: DEVELOPER TO ESCROW FUNDS FOR FRONTAGE IMPROVEMENTS (CURB & GUTTER AND 8' ASPHALT TRAIL) ON THE EAST SIDE OF SIDE OF SPRING HILL ROAD ONLY OVER THE LENGTH OF THE FUTURE VERTICAL CURVE ALIGNMENT.
(SEE PROFFERS FOR CLARIFICATION & ESCROW AMOUNTS.)

Application No. RZ 1997-DR-021 Staff INDEX STAGE
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED NOV. 6, 1998
Date of (BOS) (PC) approval NOV. 16, 1998
Sheet 7 of 7

Application No. FDP 1997-DR-021 Staff INDEX
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE CONDITIONS DATED OCT. 29, 1998
Date of (BOS) (PC) approval NOV. 5, 1998
Sheet ____ of ____

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

COMMONWEALTH OF VIRGINIA — PAUL L. SCHULTE — No. 016193 — 11-2-98 — PROFESSIONAL ENGINEER

CONCEPTUAL/FINAL DEVELOPMENT PLAN
PROPOSED SPRING HILL ROAD IMPROVEMENTS

SPRING HILL ROAD PROPERTY

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED MAY 8, 1998
REVISED JULY 23, 1998
REVISED SEPTEMBER 17, 1998
REVISED SEPTEMBER 29, 1998
REVISED NOVEMBER 2, 1998

OWNER:
CONTRACT PURCHASER:
HOLLADAY PROPERTY SERVICES
3400 IDAHO AVENUE
WASHINGTON, D.C. 20016

DESIGNED BY:	DDD
DRAFTED BY:	WK
CHECKED BY:	PLR
DATE:	MARCH 11, 1998
SCALE:	HOR. 1" = 50' VERT. 1" = 5'

SHEET 7 OF 7

CO. NO. RZ-1997-DR-021
FILE NO. 96042.01
CADD NAME: PSH-PP2.DWG

XREFS: PSH-BASS PSH-TOPO PSH-PRF