SHIRLEY GATE PROPERTY

CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No. RZ/FDP 1999-BR-056 Staff t. Snagler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/19/2000 & development condition dated 1/5/2000
Date of (BOS) (PC) approval 1/24/2000
Sheet 1 of 7
PC. Approval 1/19/2000

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1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3. LANDSCAPE PLAN
4. GENERAL NOTES & COMMENTS
5. SITE FURNISHINGS DETAILS
6. SITE FURNISHINGS DETAILS
7. EXISTING VEGETATION MAP

CONTRACT ASSIGNEE AND APPLICANT:

LANDMARK PROPERTIES
DEVELOPMENT CORPORATION
5252 CHEROKEE AVENUE
SUITE 303
ALEXANDRIA, VIRGINIA 22312

RECE
DEPARTMENT OF PLANNING
DEC 17 1999
ZONING EVALUATION DIVISION

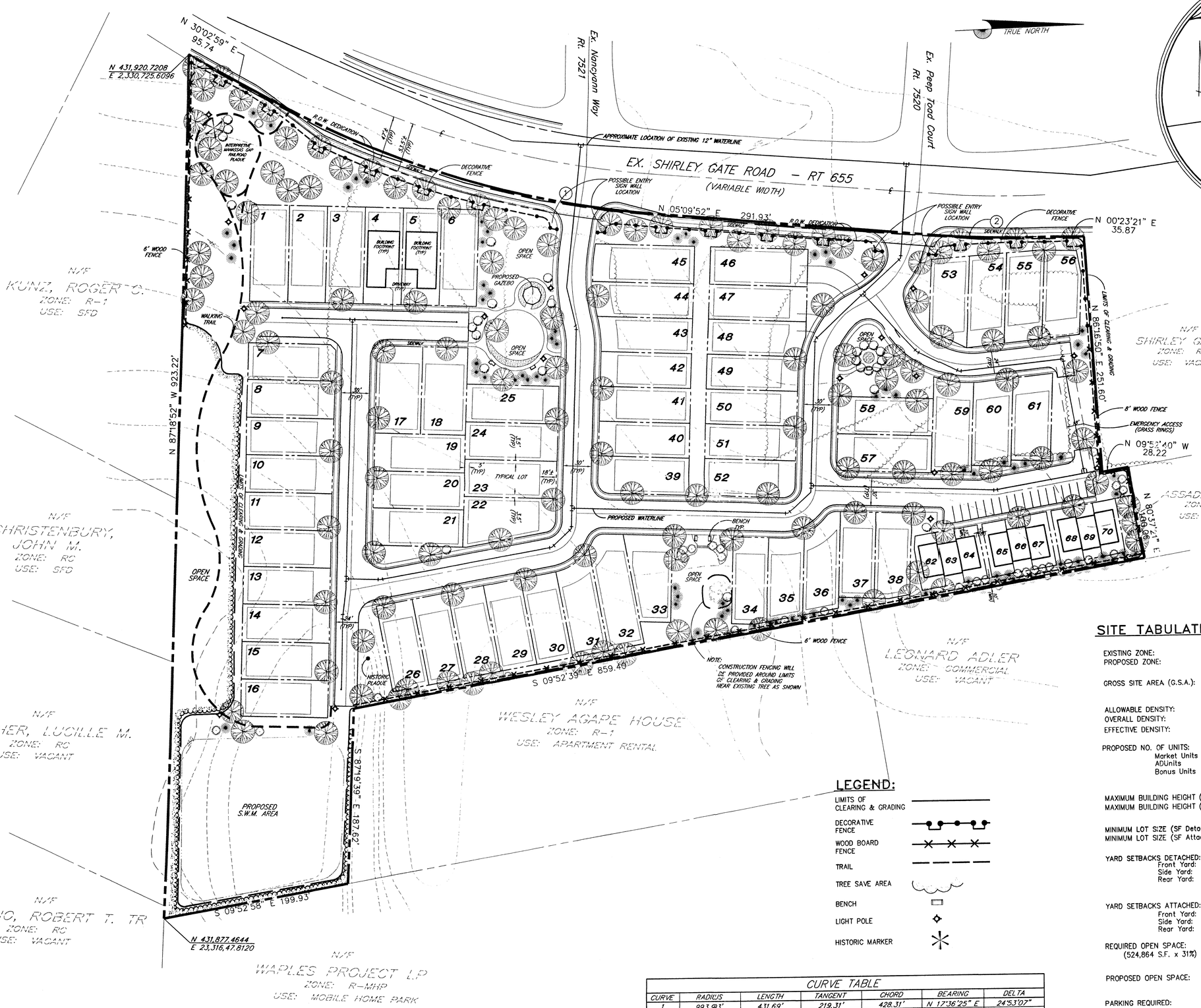
ENGINEER/PLANNER

THE BC CONSULTANTS
12700 Fair Lakes Circle
Suite 100
Fairfax, Virginia 22033
Telephone (703) 449-8100
Fax (703) 449-8108

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 388
11/29/99
CERTIFIED LANDSCAPE ARCHITECT

17 DEC 99
SUBMITTED: 29 NOVEMBER 1999

CADD NAME: PSG-COV.DWG PLOTTED: AUGUST 1999



Application No. R2/FDP 1999-BR-056 Staff: Strayer
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/19/2000 & durcond 1/5/2005
Date of (BOS) (PC) approval 1/24/2000 PC 1/19/2005
Sheet 2 of 7

SITE TABULATION:

EXISTING ZONE:	R-1
PROPOSED ZONE:	PDH-5
GROSS SITE AREA (G.S.A.):	12.049 AC. ±or 524,864 S.F. ±
ALLOWABLE DENSITY:	5 DU/AC
OVERALL DENSITY:	5.80 DU/AC
EFFECTIVE DENSITY:	4.32DU/AC
PROPOSED NO. OF UNITS:	70 UNITS
Market Units	58 units
ADUnits	9 units
Bonus Units	3 units
MAXIMUM BUILDING HEIGHT (SF Detached)	45'±
MAXIMUM BUILDING HEIGHT (SF Attached)	45'±
MINIMUM LOT SIZE (SF Detached)	3,600 ± S.F.
MINIMUM LOT SIZE (SF Attached)	N/A
YARD SETBACKS DETACHED:	
Front Yard:	18'± IF GARAGES ENTER FROM FRONT
Side Yard:	3.5'
Rear Yard:	5'
YARD SETBACKS ATTACHED:	
Front Yard:	10'
Side Yard:	3.5'
Rear Yard:	10'
REQUIRED OPEN SPACE: (524,864 S.F. x 31%)	162,707 S.F.
PROPOSED OPEN SPACE:	173,205 S.F. ± 33%
PARKING REQUIRED:	142 PARKING SPACES
PARKING PROVIDED:	142 PARKING SPACES

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
DEC 20 1999
ZONING EVALUATION DIVISION

LEGEND:

- LIMITS OF CLEARING & GRADING
- DECORATIVE FENCE
- WOOD BOARD FENCE
- TRAIL
- TREE SAVE AREA
- BENCH
- LIGHT POLE
- HISTORIC MARKER

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	993.93'	431.69'	219.31'	428.31'	N 17°36'25" E	24°53'07"
2	1111.08'	131.10'	65.63'	131.02'	N 01°47'03" E	06°45'38"

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8106 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 30
12/17/99
LICENSED LANDSCAPE ARCHITECT

CONCEPTUAL/FINAL DEVELOPMENT PLAN

SHIRLEY GATE PROPERTY

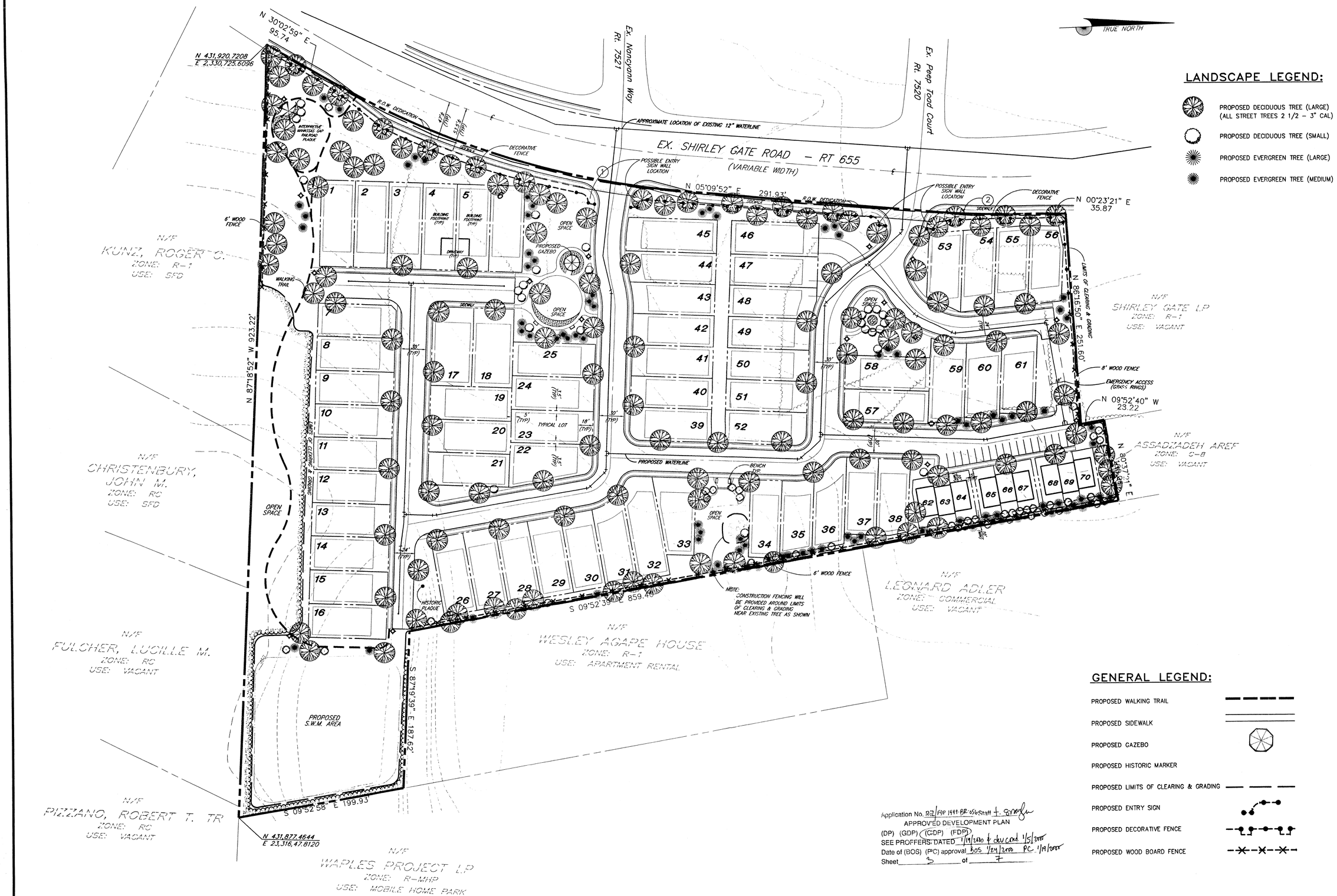
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED: 12 NOVEMBER 1999
REVISED: 29 NOVEMBER 1999
REVISED: 17 DECEMBER 1999

OWNER/
CONTRACT ASSIGNEE/APPLICANT:
LANDMARK PROPERTIES
DISCOVERY CORPORATION
5252 CHEROKEE AVENUE, SUITE 303
ALEXANDRIA, VIRGINIA 22312

DESIGNED BY: PRL
DRAFTED BY: CAD
CHECKED BY: PRL
DATE: 12 AUGUST 1999
SCALE: HOR. 1"=50' VERT. N/A
SHEET 2 OF 7
CO. NO.
FILE NO. 99017.01
CADD NAME: PSG-CDP.DWG

Psg-cdp.dwg 10-6-99 11:22:05 am EST



LANDSCAPE LEGEND:

- PROPOSED DECIDUOUS TREE (LARGE) (ALL STREET TREES 2 1/2 - 3" CAL)
- PROPOSED DECIDUOUS TREE (SMALL)
- PROPOSED EVERGREEN TREE (LARGE)
- PROPOSED EVERGREEN TREE (MEDIUM)

GENERAL LEGEND:

- PROPOSED WALKING TRAIL
- PROPOSED SIDEWALK
- PROPOSED GAZEBO
- PROPOSED HISTORIC MARKER
- PROPOSED LIMITS OF CLEARING & GRADING
- PROPOSED ENTRY SIGN
- PROPOSED DECORATIVE FENCE
- PROPOSED WOOD BOARD FENCE

Application No. 127 FSP 1999-BR-056 Staff T. Sorrelgen
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS: DATED 1/19/2000 & dev cond 1/5/2000
Date of (BOS) (PC) approval BOS 1/24/2000 PC 1/19/2000
Sheet 3 of 7

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BCcon@bccon.com

COMMONWEALTH OF VIRGINIA
PETER L. RINEK No. 398
12/7/99
CERTIFIED LANDSCAPE ARCHITECT

CONCEPTUAL/FINAL DEVELOPMENT PLAN
LANDSCAPE PLAN
SHIRLEY GATE PROPERTY

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED: 12 NOVEMBER 1999
REVISED: 29 NOVEMBER 1999
REVISED: 17 DECEMBER 1999

OWNER
CONTRACT ASSIGNEE/APPLICANT:
LANDMARK PROPERTIES
DEVELOPMENT CORPORATION
SEES CHERCHE PLAZA, SUITE 303
ALEXANDRIA, VIRGINIA 22312

DESIGNED BY: PRL	
DRAFTED BY: CAD	
CHECKED BY: PRL	
DATE: 12 AUGUST 1999	
SCALE: HOR. 1"=50' VERT. N/A	
SHEET 3 OF 7	
CO. NO.	
FILE NO. 99017.01	
CADD NAME: PSG-LSC.DWG	

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS CONCEPT DEVELOPMENT / FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAPS #56-2 ((4)) PARCELS 12, 14, 15, 16, 17, 19, 20, 48 AND #56-2 ((1)) PARCELS 48 AND 49. THE PROPERTY IS CURRENTLY ZONED R-1

2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD, FILED RECORDS AND ADJACENT INFORMATION. NO TITLE REPORT WAS FURNISHED.

3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS COMPILED FROM A HIGH ALTITUDE AERIAL SURVEY. THE TOPOGRAPHY IS SHOWN AT A TWO FOOT (0.61m) 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 BRADDOCK MAGISTERIAL DISTRICT, THE ACCOTINK M-9 SANITARY SEWER DISTRICT AND THE POPES HEAD CREEK WATER SHED.

5. 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 WITH THE EXCEPTION OF THE FOLLOWING:

   * A MODIFICATION OF THE BUFFER/SCREEN YARD AS REQUIRED ALONG THE NORTHERN AND NORTHEASTERN BOUNDARY LINES, PER SECT 13-304 #5 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

   * A WAIVER OF THE 600' MAXIMUM LENGTH FOR PRIVATE STREETS AS REQUIRED IN SECTION 11-3002-2 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS REQUESTED.

6. ACCORDING TO THE COUNTY WIDE TRAILS PLAN DATED 1993-94, THERE IS A BICYCLE/TYPE I TRAIL REQUIREMENT ALONG THE WESTERN EDGE OF SHIRLEY GATE ROAD, IN THE R.O.W. THIS IS AN OFF-SITE LOCATION, THEREFORE, NOT REQUIRED FOR THIS DEVELOPMENT.

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

8. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED ON SITE IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE FAIRFAX CO. DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

9. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UNDERGROUND UTILITY EASEMENTS HAVING A 25' WIDTH OR MORE ON THE SITE.

10. THIS PLAN DOES NOT SHOW UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. 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 OR FEDERAL LAW.

12. THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.

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.

14. ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS & UTILITY CROSSING SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS.

15. PROPOSED TREE QUANTITIES MAY BE REDUCED IF ADDITIONAL TREE SAVE AREAS CAN BE ACHIEVED. THE OVERALL TREE COVER PROVIDED WILL BE IN SUBSTANTIAL CONFORMANCE TO AND NOT LESS THAN THAT AS PROFFERED WITH THIS PLAN.

16. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS.

17. AFFORDABLE DWELLING UNITS (ADU'S) WILL BE PROVIDED IN ACCORDANCE WITH THE MOST RECENT ARTICLE 2-800 OF THE ZONING ORDINANCE. THE NUMBER OF ADU'S TO BE PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. THE LOCATION OF ADU'S WILL BE CONFIRMED AT THE TIME FINAL SITE PLAN SUBMITTAL.

17. 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. GARAGES MAY OR MAY NOT BE PROVIDED. IF PROVIDED, THE GARAGE AND ANY TANDEM SPACE BEHIND IT 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, AND/OR WITHIN THE BUILDING FOOTPRINT.

18. 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. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED AND REDUCE THE NUMBER OF PARKING SPACES AND ADU'S ACCORDINGLY. FEATURES SUCH AS SUN ROOMS (TYPICAL LOT LAYOUT), DECKS, AND STOOPS ARE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING. ANY STAIRS AND STOOPS SHOWN ON THIS CDP/FDP ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED. ANY MODIFICATIONS SHALL NOT REDUCE THE PERIMETER BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES AS SHOWN ON THIS PLAN.

19. ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS REPRESENTED HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY.

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

1. A. VICINITY MAP AS SHOWN ON PLAN.
   B. OWNER / APPLICANT:
      LANDMARK COMMUNITIES
      5252 CHEROKEE AVENUE
      SUITE #303
      ALEXANDRIA, VIRGINIA 33312

   TAX MAP IDENTIFICATION:

TAX I.D. NO.	PARCEL #	OWNER
56-2 ((4))	12	PAAN DIX ENTERPRISES 121 E. ANNANDALE ROAD FALLS CHURCH, VA 22046
	14	PETER M. LONARDELLI 11343 LEE HIGHWAY FAIRFAX, VA 22030
	15	PETER M. LONARDELLI 11343 LEE HIGHWAY FIARFAX, VA 22030
	16	ROBERT E. FAYLOR 10287 SHENANDOAH PLACE CATLETT, VA 20119
	17	JOSEPH A. DE CARLO, TR. 6301 BUFFALO RIDGE ROAD FALLS CHURCH, VA 22044
	19	MARGARET B. SHAWHAN 842 EWELL ROAD RICHMOND, VA 23235
	20	GEORGE L. FREEMAN III AND PATTI W. FREEMAN 4325 SHIRLEY GATE ROAD FAIRFAX, VA 22030
56-2 ((1))	48	PAAN DIX ENTERPRISES 121 E. ANNANDALE ROAD FALLS CHURCH, VA 22046
	49	PAAN DIX ENTERPRISES 121 E. ANNANDALE ROAD FALLS CHURCH, VA 22046

   C. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
   D. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
   E. TABULATIONS FOR MAXIMUM BUILDING HEIGHT.
   F. PROPOSED CIRCULATION AS SHOWN ON PLAN.
   G. MAJOR OPEN SPACE AS SHOWN ON PLAN.
   H. REFER TO SITE TABULATIONS FOR PARKING CALCULATIONS.
   I. EXISTING AND PROPOSED ROADS AS SHOWN ON PLAN.
   J. THERE ARE NO APPROXIMATE 100 YR. FLOODPLAIN, R.P.A. OR EQC LIMITS AFFECTING THIS PROPERTY.
   K. INFORMATION REGARDING VEGETATION AS SHOWN ON THE LANDSCAPE PLAN.
   L. STORM WATER MANAGEMENT AS SHOWN ON PLAN. SEE GENERAL NOTE 8.
   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. HISTORIC PLAQUE WILL MARK LOCATION OF THE RAILROAD RIGHT OF WAY.
   O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
   P. THIS DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN .
   Q. ALL REQUIRED LANDSCAPE SCREENING IS SHOWN ON THE PLAN (UNLESS WAIVER REQUESTED). PERIPHERAL DIMENSIONS ARE AS SHOWN ON THE PLAN.
   R. ANY AND ALL EXISTING STRUCTURES ARE TO BE REMOVED.
   S. N/A
   T. REFER TO THE SITE TABULATIONS FOR PROPOSED NUMBER OF DWELLING UNITS.
   U. REFER TO THE SITE TABULATIONS FOR OPEN SPACE CALCULATIONS.
   V. SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS.
   W. A PEDESTRIAN TRAIL, TWO PLAY AREAS (2), A CLUB HOUSE WITH A SWIMMING POOL, ARE PROPOSED AS RECREATIONAL AMENITIES FOR THIS DEVELOPMENT.
   X. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.

2. SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.

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 OIN 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/FDP 1999-BR-056 Staff t. Snagler
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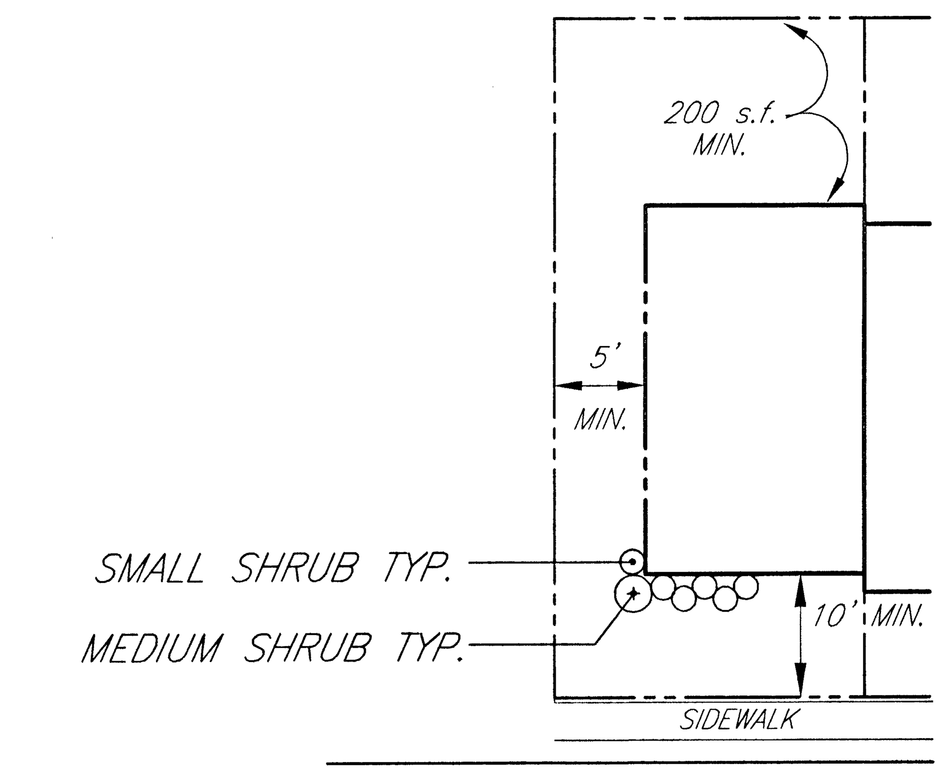
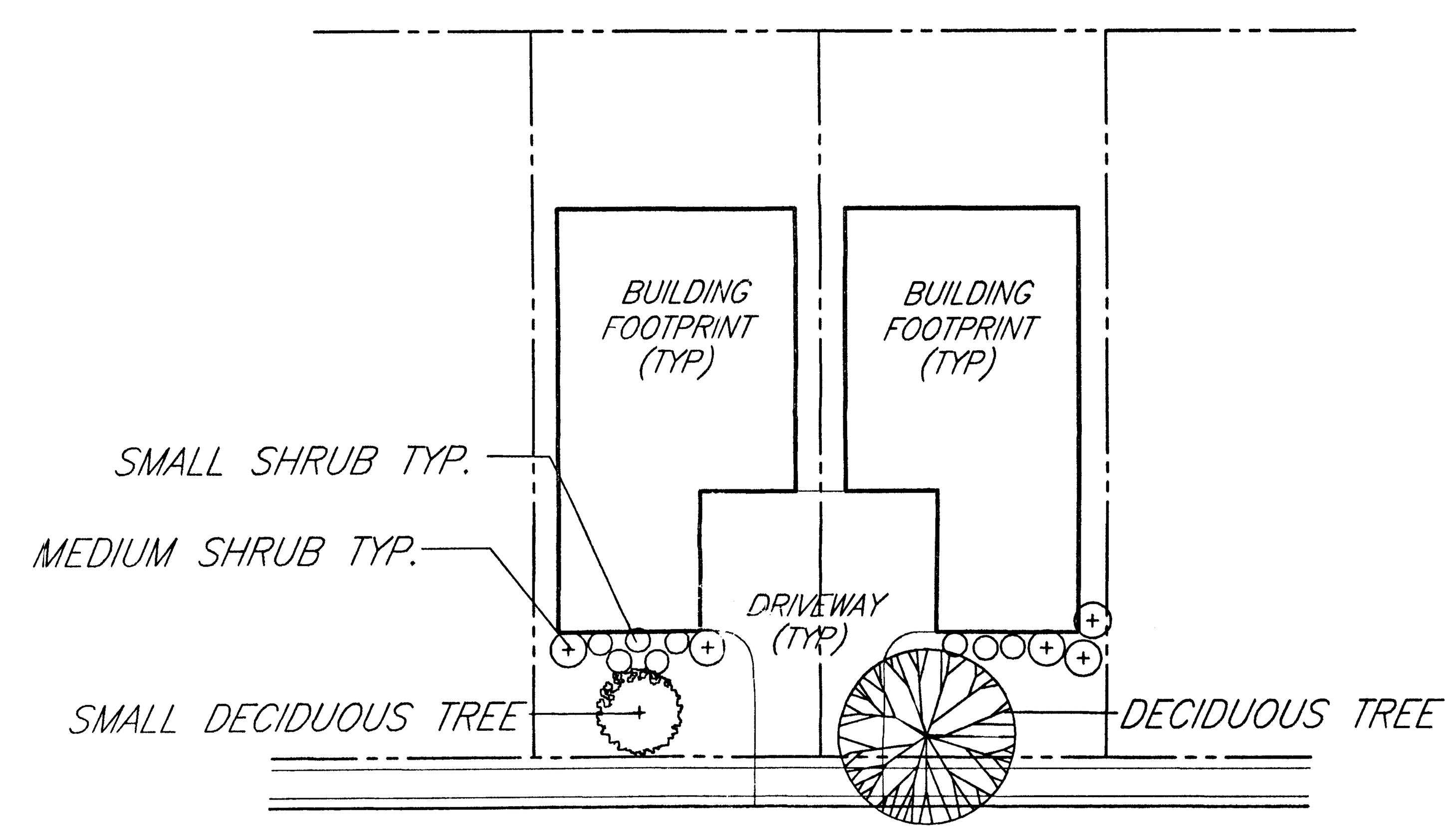
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/19/2000 & dev. cond 1/5/2000
Date of (BOS) (PC) approval BOS 1/24/2000 PC 1/19/2000
Sheet 4 of 7



TYPICAL ADU LOT LAYOUT & LANDSCAPING

(FOR ILLUSTRATIVE PURPOSES ONLY)
NO SCALE



TYPICAL SINGLE FAMILY LOT LANDSCAPING

(FOR ILLUSTRATIVE PURPOSES ONLY)
NO 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 FOR OVERALL SITE AREA.
   D. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
   E. EXISTING STREET INFORMATION AS SHOWN ON PLAN.
   F. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
   G. PROPOSED USES AS SHOWN ON PLAN.
   H. REFER TO SITE TABULATIONS FOR MAXIMUM BUILDING HEIGHT.
   I. DISTANCES FROM PROPOSED DEVELOPMENT TO SITE BOUNDARY ARE SHOWN ON PLAN.
   J. N/A
   K. PROPOSED CIRCULATION AS SHOWN ON PLAN.
   L. PARKING AS SHOWN ON PLAN.
   M. OPEN SPACE AS SHOWN ON PLAN.
   N. INFORMATION REGARDING VEGETATION AS SHOWN ON THE LANDSCAPE PLAN.
   O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
   P. PROPOSED UTILITIES AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 10.
   Q. STORM WATER MANAGEMENT AS SHOWN ON PLAN. SEE GENERAL NOTE 8.
   R. EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 9.
   S. THERE ARE NO APPROXIMATE 100 YR. FLOODPLAIN, R.P.A. AND E.Q.C. LIMITS AFFECTING THIS PROPERTY
   T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED BY MARKET CONDITIONS.

2. REFER TO THE SITE TABULATIONS.

3. SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.

4. ARCHITECTURAL SKETCHES, LIGHT FIXTURE, BENCH AND SIGN ILLUSTRATIVES ARE INCLUDED.

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.

7. A CONCEPTUAL DEVELOPMENT PLAN TO BE SUBMITTED WITH THIS PLAN.

8. THERE ARE NO KNOWN OVERLAY DISTRICTS AFFECTING THIS PLAN.

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COMMONWEALTH OF VIRGINIA — PETER L. RINEK No. 388 — REGISTERED LANDSCAPE ARCHITECT — 11/12/99

CONCEPTUAL/FINAL DEVELOPMENT PLAN
GENERAL NOTES & COMMENTS
SHIRLEY GATE PROPERTY
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

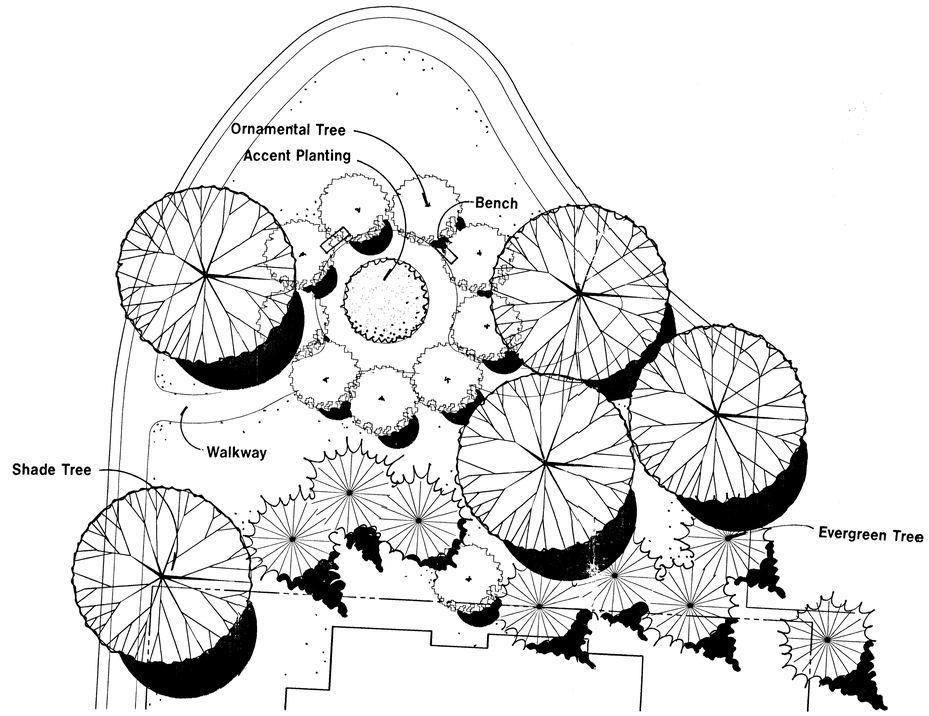
BC REVISIONS
REVISED: 12 NOVEMBER 1999
REVISED 29 NOVEMBER 1999
12-17-99

OWNER
CONTRACT ASSIGNEE/APPLICANT
LANDMARK PROPERTIES
DEVELOPMENT CORPORATION
5252 CHEROKEE AVENUE
ALEXANDRIA, VIRGINIA 22312

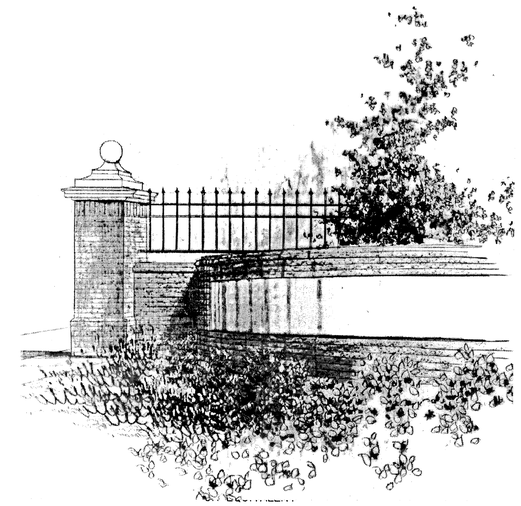
DESIGNED BY: TAL	
DRAFTED BY: CAD	
CHECKED BY: PRL	
DATE: 12 AUGUST	1999
SCALE: HOR. N/A VERT. N/A	
SHEET 4 OF 7	
CO. NO.	
FILE NO. 99017.01	
CADD NAME: PSG-NOT.DWG	

TRADITIONAL ACORN W/BLACK POLE
AND CUTOFF LUMINARIES (OR EQUIVALENT)

Pole Light Standard



Passive Park Area - Plan
NTS



Entry / Sign Wall

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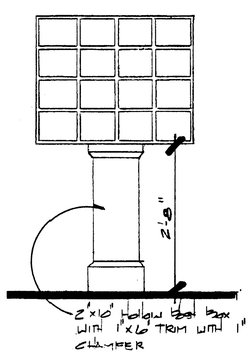
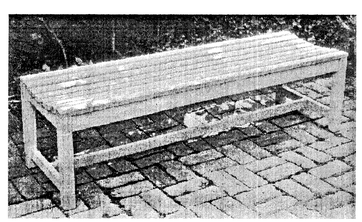


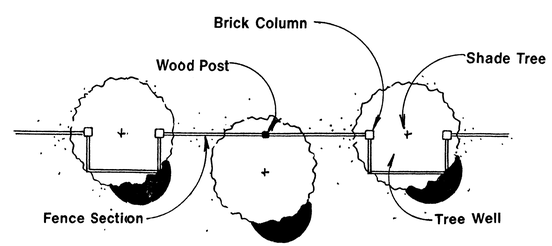
MAILBOX STRUCTURE PER US POST OFFICE
OR EQUIVALENT

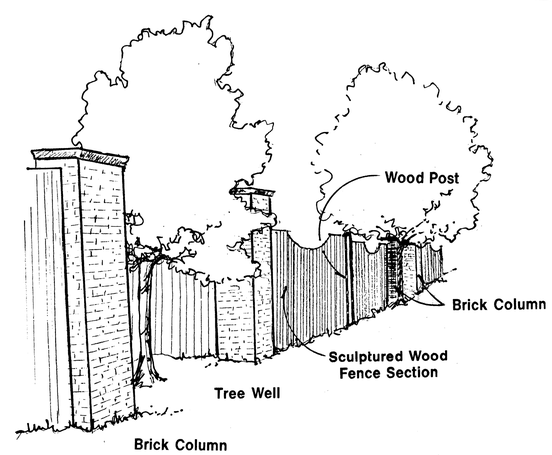
Cluster Mailbox Structure



WINDSOR DESIGNS "PICADILLY" 5' BENCH
OR EQUIVALENT

Bench (typ)





BRICK COLUMN AND SOLID WOOD FENCE
OR EQUIVALENT

Decorative Fence Detail (typ)

FOR ILLUSTRATIVE PURPOSES ONLY !!!

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COMMONWEALTH OF VIRGINIA
PETER L. RINEN
No. 388
REGISTERED LANDSCAPE ARCHITECT
8/12/99

CONCEPTUAL/FINAL DEVELOPMENT PLAN
SITE FURNISHING DETAILS

SHIRLEY GATE PROPERTY

BRADDOCK DISTRICT
FAIRFAX COUNTY

BC REVISIONS
REVISED: 12 NOVEMBER 1999
29 NOVEMBER 1999
12 December 99

OWNER
CONTRACT ASSIGNEE/APPLICANT:
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DEVELOPMENT CORPORATION
5252 CHEROKEE AVENUE
ALEXANDRIA, VIRGINIA 22312

DESIGNED BY: TAL	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: 12 AUGUST 1999	
SCALE: HOR. N/A VERT. N/A	
SHEET 5 OF 7	
CO. NO.	
FILE NO. 99017.01	
CADD NAME: PSG-DET.DWG	

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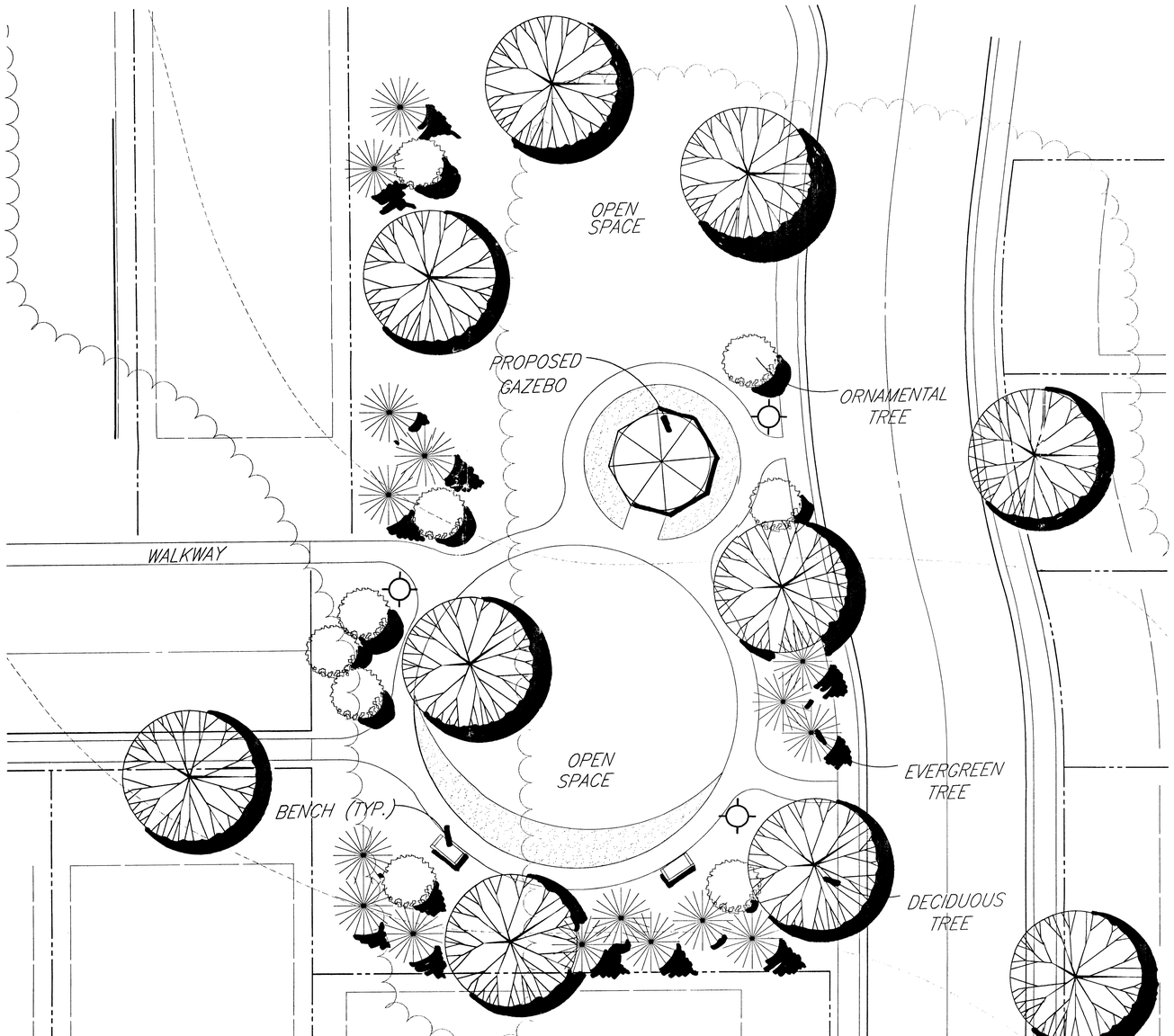
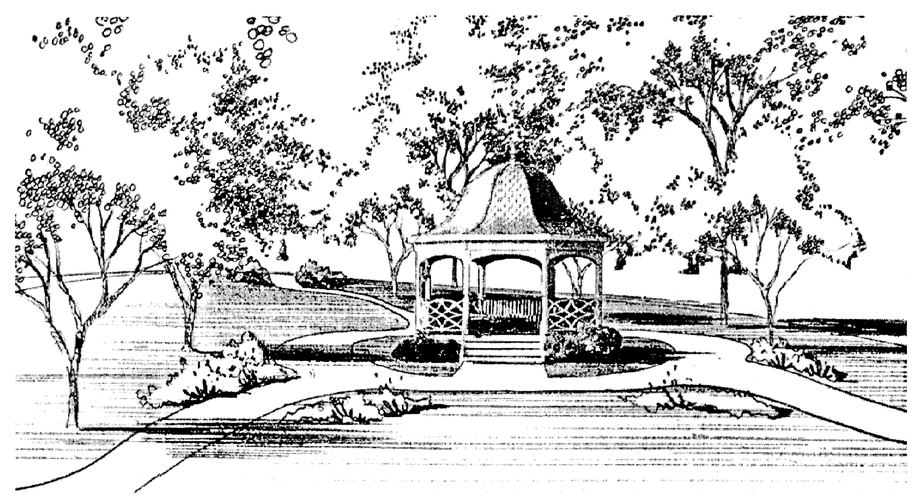


Garden Gazebo Area - Plan

Architectural Elevation (typ)



BOWS BEND GAZEBO
OR EQUIVALENT

Gazebo Structure

Application No. RZ/FDP 1999-BR-056 Staff T. Strayer
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/19/2000 & dev cond 1/6/2000
Date of (BOS) (PC) approval BOS 1/24/2000 PC 1/19/2000
Sheet 6 of 7

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
PETER L. RINEK
No. 3867
1/24/99
REGISTERED LANDSCAPE ARCHITECT

CONCEPTUAL/FINAL DEVELOPMENT PLAN
SITE FURNISHING DETAILS

SHIRLEY GATE PROPERTY

BRADDOCK DISTRICT
FAIRFAX COUNTY

BC REVISIONS
REVISED: 12 NOVEMBER 1999
REVISED: 29 NOVEMBER 1999
12 December 99

OWNER
CONTRACT ASSIGNEE/APPLICANT:
LANDMARK PROPERTIES
DEVELOPMENT CORPORATION
5252 CHEROKEE AVENUE
ALEXANDRIA, VIRGINIA 22312

DESIGNED BY: TAL	
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SHEET 6 OF 7	
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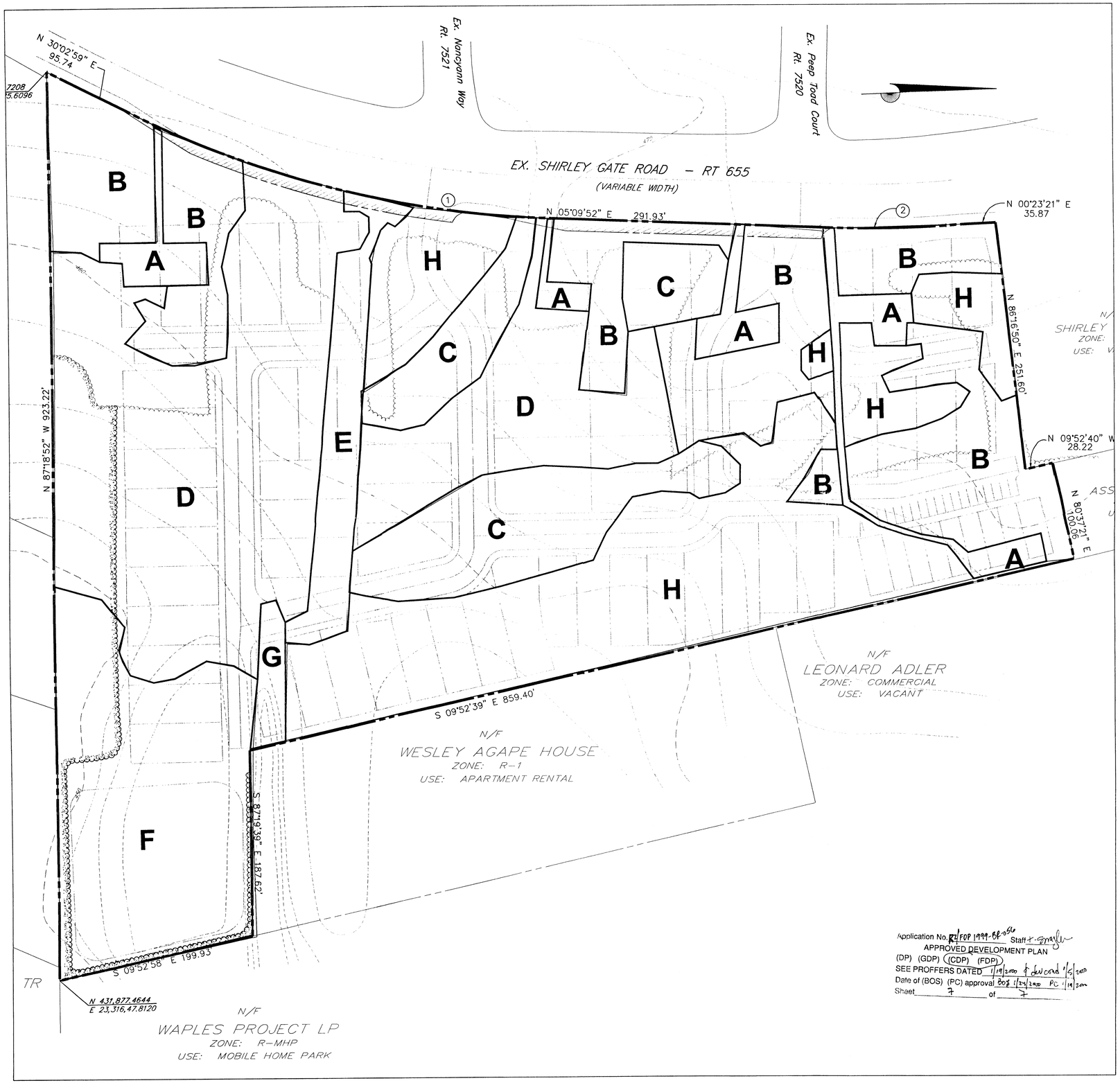
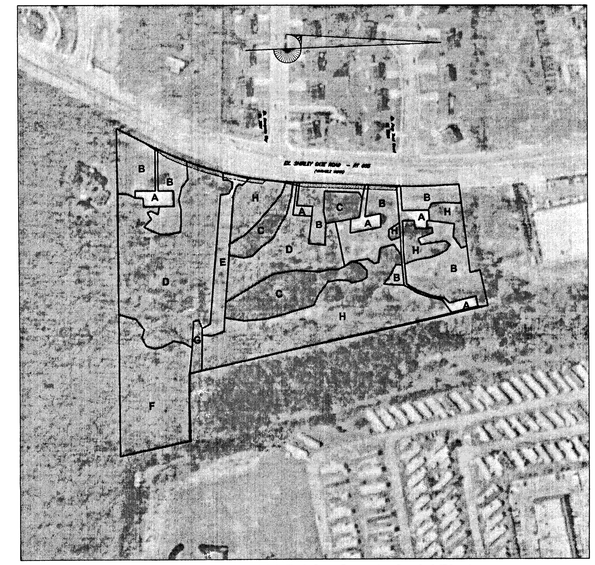


Application No. RZ/FDP 1999-BR-056 Staff T. Smyler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/19/2000 & dev cond 1/5/2000
Date of (BOS) (PC) approval BOS 1/24/2000 PC 1/19/2000
Sheet 7 of 7



Existing Vegetation Map on 1996 Fairfax County Aerial Photo
Scale: 1" = 200'

NOTES:

1. This Existing Vegetation Map is based upon examination of background materials, such as USGS Quad, existing topography, Fairfax County soils map, RPA map, aerial photography as well as 1994 NHAP Color Infrared Photography. A field verification was performed by WSSI on July 23, 1999.
2. Topography and boundary information was provided to WSSI in Autocad 14 format by BC Consultants and used as a base for this exhibit.

	Cover Type	Primary Species	Successional Stage	Condition	Acreage (ac)	Comments
A	Developed	N/A	N/A	See below	0.47	See below
B	Maintained/ Unmaintained Grasslands	Some ornamentals	N/A	Some areas mowed	2.43	See below
C	Upland Forest	VA Pine	Sub-climax to Climax	poor	1.19	See below
D	Upland Forest	White Oak VA Pine	Sub-climax to Climax	good	3.29	See below
E	Open Field	Grasses	Pioneer	good	0.40	See below
F	Upland Forest	White Oak Black Gum	Sub-climax	excellent	1.43	See below
G	Wetland Swale	Grasses, sedges	Pioneer	fair	0.09	See below
H	Upland Forest	Black locust Red Maple	Early Successional/ Sub-climax	poor	2.74	See below
Total Acreage					12.04	

Condition descriptions
A. 5 houses with numerous outbuildings are present.
B. Some of the lawns are maintained and mowed, but some unmowed areas are included as well. Some ornamental trees present.
C. Many of the Virginia pines are in decline.
D. Virginia pines are in decline. Pines mixed with white oaks, maples, beeches.
E. Maintained storm sewer easement.
F. This area of upland forest is in excellent condition. Wide open with some specimen white oaks and many smaller black gum
G. Wetland swale which receives storm drainage. Some sweetflag present.
H. This cover type is a combination of old field and upland forest. A sewer line crosses through the area on the east side of the property. Overgrown and of poor quality.

Wetland Studies and Solutions Inc.
14088-M Sullyfield Circle, Chantilly, Virginia 20151
Phone 703.631.5800 Fax 703.631.5804

Exhibit 1
Existing Vegetation Map

Prepared For: Centex Homes

Shirley Gate
Fairfax County, Virginia

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REVISIONS

No.	Date	Description	Rev. By	App. By
		12 NOVEMBER 1999		
		REVISED 29 NOVEMBER 1999		
		12 December 99		

DATE: 7/28/99 SCALE: 1"=50'

Computer File Name: K:\Cadd Files\6375\cover.dwg

Design	Draft	Approved
ID	ID	MH

sheet #

SHEET 7 of 7