CARNEY - SMITH PROPERTY

CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 1998-SU-041

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3. CDP/FDP ENLARGEMENT
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11. OPEN SPACE AND RECREATION PLAN
12. DETAILS/SECTIONS/ENLARGEMENTS
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17. DETAILS/SECTIONS/ENLARGEMENTS
18. MAIN INTERSECTION PERSPECTIVE
19. TOWNHOUSE PERSPECTIVE
20. MULTI-FAMILY & POOL PERSPECTIVE

Application No. 97-FDP-1998-SU-041 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/17/99
Date of (BOS) (PC) approval 7/19/99 RC 5/19/99
Sheet 1 of 20

PRINTED
APR 16 1999
THE BC CONSULTANTS

OWNER / APPLICANT:

JACK W. CARNEY, TRUSTEE and
BENJAMIN M. SMITH, JR., TRUSTEE
3014 Beechwood Lane
Falls Church, Virginia 22042

ENGINEER/PLANNER

THE BC CONSULTANTS
12700 Fair Lakes Circle
Suite 100
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Telephone (703) 449-8100
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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 398
LANDSCAPE ARCHITECT
4/16/99

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
APR 16 1999
ZONING EVALUATION DIVISION

SUBMITTED: 16 APRIL 1999

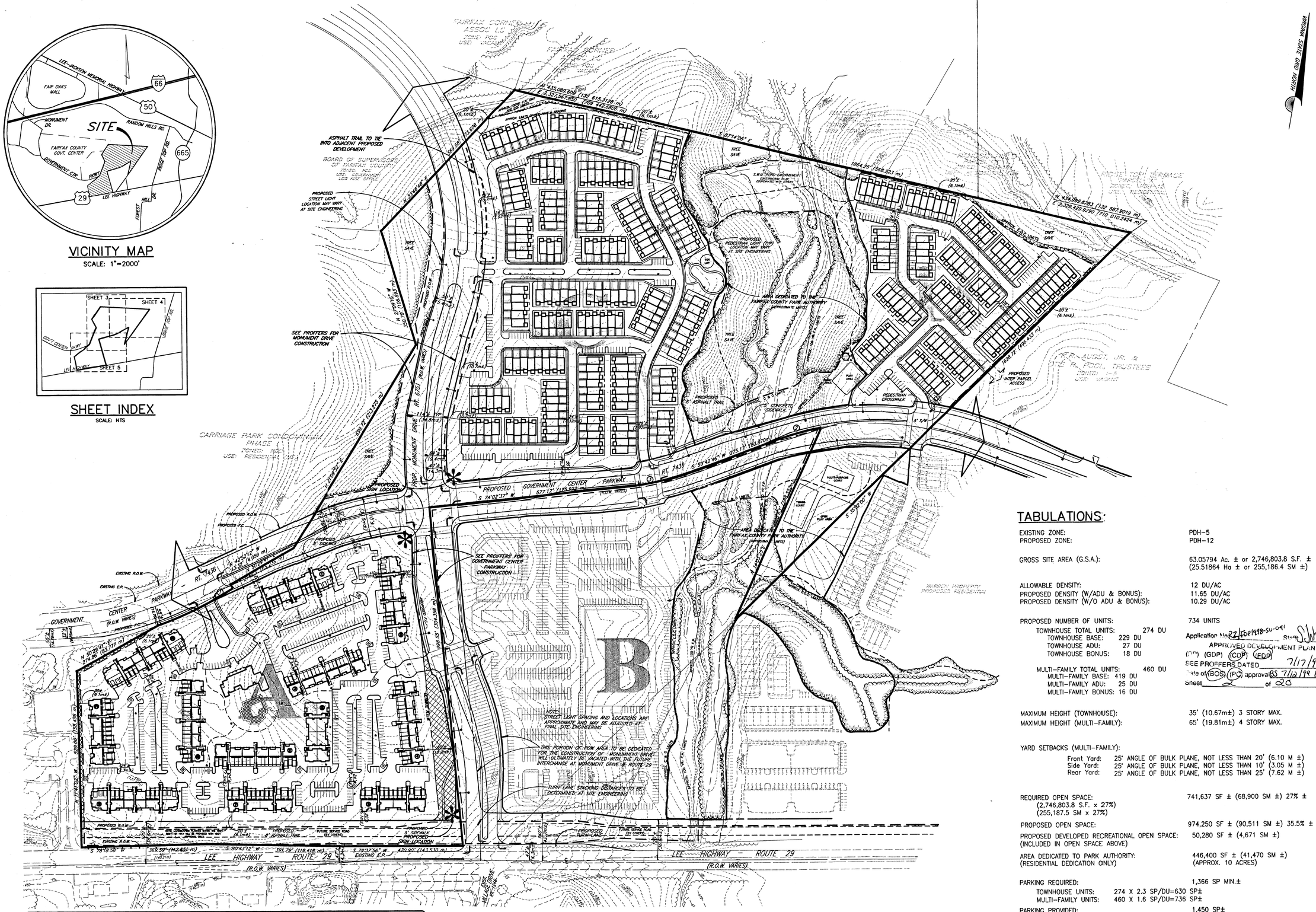
CADD NAME: PCSFCOV4.DWG PLOTTED: APRIL 1999

VICINITY MAP

SCALE: 1"=2000'

SHEET INDEX

SCALE: NTS



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1097.00' (334.366 m)	247.16' (75.335 m)	124.11' (37.828 m)	246.64' (75.176 m)	N 53°35'05" E	12°54'33"
2	800.00' (243.840 m)	135.51' (41.303 m)	67.92' (20.70 m)	135.35' (41.254 m)	S 64°33'55" W	09°42'19"
3	806.63' (245.861 m)	201.76' (61.496 m)	101.41' (30.909 m)	201.23' (61.335 m)	S 86°52'42" W	14°19'32"

TABULATIONS

EXISTING ZONE:	PDH-5
PROPOSED ZONE:	PDH-12
GROSS SITE AREA (G.S.A.):	63.05794 Ac. ± or 2,746,803.8 S.F. ± (25.51864 Ha ± or 255,186.4 SM ±)
ALLOWABLE DENSITY:	12 DU/AC
PROPOSED DENSITY (W/ADU & BONUS):	11.65 DU/AC
PROPOSED DENSITY (W/O ADU & BONUS):	10.29 DU/AC
PROPOSED NUMBER OF UNITS:	734 UNITS
TOWNHOUSE TOTAL UNITS: 274 DU	
TOWNHOUSE BASE: 229 DU	
TOWNHOUSE ADU: 27 DU	
TOWNHOUSE BONUS: 18 DU	
MULTI-FAMILY TOTAL UNITS: 460 DU	
MULTI-FAMILY BASE: 419 DU	
MULTI-FAMILY ADU: 25 DU	
MULTI-FAMILY BONUS: 16 DU	
MAXIMUM HEIGHT (TOWNHOUSE):	35' (10.67m±) 3 STORY MAX.
MAXIMUM HEIGHT (MULTI-FAMILY):	65' (19.81m±) 4 STORY MAX.

YARD SETBACKS (MULTI-FAMILY):

Front Yard:	25' ANGLE OF BULK PLANE, NOT LESS THAN 20' (6.10 M ±)
Side Yard:	25' ANGLE OF BULK PLANE, NOT LESS THAN 10' (3.05 M ±)
Rear Yard:	25' ANGLE OF BULK PLANE, NOT LESS THAN 25' (7.62 M ±)

REQUIRED OPEN SPACE: (2,746,803.8 S.F. x 27%) (255,187.5 SM x 27%)	741,637 SF ± (68,900 SM ±) 27% ±
PROPOSED OPEN SPACE:	974,250 SF ± (90,511 SM ±) 35.5% ±
PROPOSED DEVELOPED RECREATIONAL OPEN SPACE: (INCLUDED IN OPEN SPACE ABOVE)	50,280 SF ± (4,671 SM ±)
AREA DEDICATED TO PARK AUTHORITY: (RESIDENTIAL DEDICATION ONLY)	446,400 SF ± (41,470 SM ±) (APPROX. 10 ACRES)
PARKING REQUIRED:	1,366 SP MIN.±
TOWNHOUSE UNITS:	274 X 2.3 SP/DU=630 SP±
MULTI-FAMILY UNITS:	460 X 1.6 SP/DU=736 SP±
PARKING PROVIDED:	1,450 SP±

NOTE: THIS PLAN ALLOWS THE DEVELOPER THE OPTION TO LOCATE ALL ADU UNITS WITHIN MULTI-FAMILY BUILDINGS.

METRIC EQUIVALENT 1:1500

RZ 1998-SU-041

REVISED: 16 APRIL 1999

BC Consultants

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COMMONWEALTH OF VIRGINIA — PETER L. JONES — LIC. NO. 020-001-1 — CERTIFIED LANDSCAPE ARCHITECT

CONCEPTUAL/FINAL DEVELOPMENT PLAN
RESIDENTIAL
CARNEY-SMITH PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED 5 OCTOBER 1998
REVISED 4 JANUARY 1999
REVISED 22 JANUARY 1999
REVISED 26 FEBRUARY 1999
REVISED 6 APRIL 1999

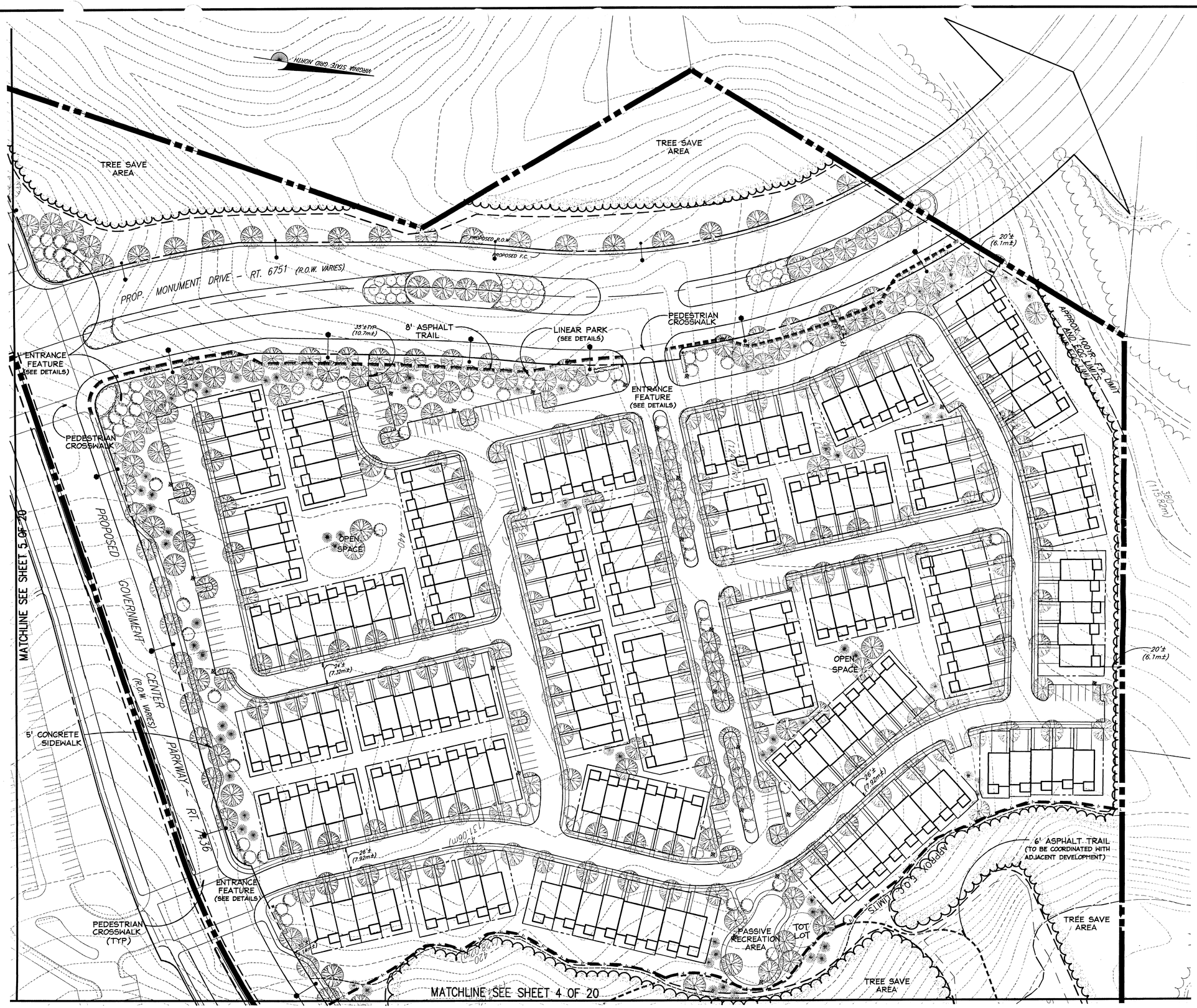
OWNER / APPLICANT:
JACK W. CARNEY, TRUSTEE AND BENJAMIN M. SMITH, JR., TRUSTEE
3014 BEECHWOOD LANE
FALLS CHURCH, VIRGINIA 22042

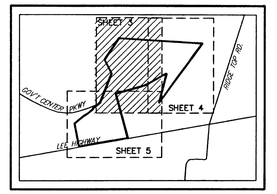
DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: JHS
DATE: JUNE 1998
SCALE: HOR. 1"=125' VERT.
SHEET 2 OF 20
CO. NO.
FILE NO.98000.01
CADD NAME: PCSFDP4

PLOTTED: APRIL 1999

XREFS: PCS-BASE PCS-TOPO

APPROVED DEVELOPMENT PLAN
Application No. RZ/FDP 1998-SU-041 Staff: S. Johnson
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/17/99
Date of (BOS) (PC) approval BS 7/19/99 PC 5/19/99
Sheet 2 of 20





SHEET INDEX

SCALE: NTS

LEGEND:

- PROPOSED LANDSCAPE
- APPROX. FLOOD PLAIN LIMITS
- APPROX. EQC LIMITS
- TREE SAVE AREAS
- PROPOSED ASPHALT TRAIL
- PROPOSED SIDEWALK
- APPROX. LIMITS OF CLEARING & GRADING

Application No. RZ/FDP1998-SU-041 Staff S. Johnson

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFEERS DATED 7/17/99

Date of (BOS) (BC) approval BS 7/12/99 PC 5/19/99

Sheet 3 of 20

METRIC EQUIVALENT 1:600

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COMMONWEALTH OF VIRGINIA PETER L. RINEK No. 3688 4/15/99 CERTIFIED LANDSCAPE ARCHITECT

RZ 1998-SU-041

CDP/FDP ENLARGEMENT

RESIDENTIAL

CARNEY-SMITH PROPERTY

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISED: 16 APRIL 1999

BC REVISIONS

REVISED: 5 OCTOBER 1998

REVISED: 4 JANUARY 1999

REVISED: 22 JANUARY 1999

REVISED: 26 FEBRUARY 1999

REVISED: 6 APRIL 1999

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BENJAMIN M. SMITH, JR., TRUSTEE
3014 BEECHWOOD LANE
FALLS CHURCH, VIRGINIA 22042

DESIGNED BY: TAL

DRAFTED BY: CAD

CHECKED BY: JHS

DATE: OCTOBER 1998

SCALE: HOR. 1"=50' VERT.

SHEET 3 OF 20

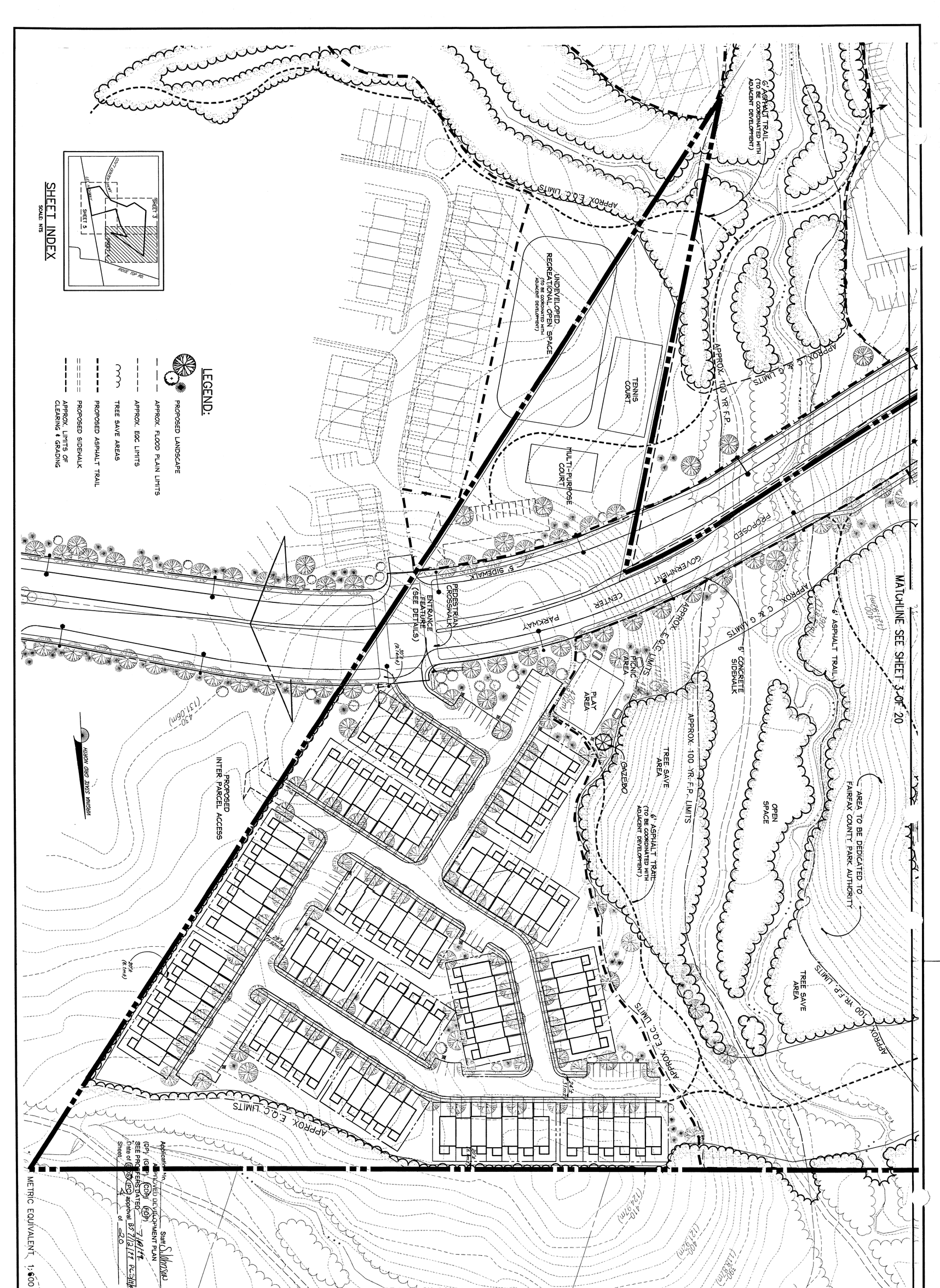
CO. NO.

FILE NO.98000.01

CADD NAME: PCS-FDP4A

PLOTTED: APRIL 1999

XREFS: PCS-BAS4 PCS-TOPO



BC REVISIONS
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BENJAMIN M. SMITH, JR., TRUSTEE
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CDP/FDP ENLARGEMENT

RESIDENTIAL

CARNEY-SMITH PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 3897
REGISTERED LANDSCAPE ARCHITECT
4/15/99

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CO. NO.	SHEET 4 OF 20
FILE NO. 98030.01	
CADD NAME: PCS-FDP4B	
SCALE: HOR. 1"=50' VERT.	
DATE: OCTOBER 1998	
DESIGNED BY: TAL	
DRAFTED BY: CAD	
CHECKED BY: JHS	

XREFS: PCS-BAS4 PCS-TOPO
PLOTTED: APRIL 1999

MATCHLINE SEE SHEET 3 OF 20

PROPOSED R.O.W.

PROPOSED F.C.

ENTRANCE FEATURE (SEE DETAILS)

STREETSCAPE DECIDUOUS TREE (TYP.)

5' S/W (TYP.)

WARRENTON SHALE GOLD LOAM NORTH

EXISTING R.O.W.

EXISTING E.P.

RT. 7436

PARKWAY

CENTER

(R.O.W. VARIES)

GOVERNMENT

POSSIBLE GATED COMMUNITY

ENTRANCE FEATURE (SEE DETAILS)

PROPOSED F.C.

PROPOSED R.O.W.

MONUMENT DRIVE

(R.O.W. VARIES)

PEDESTRIAN CROSSWALK

POSSIBLE GATED COMMUNITY

ENTRANCE FEATURE (SEE DETAILS)

CLUB HOUSE

POOL

PROPOSED R.O.W.

NOTE: LANDSCAPING PLANTED WITHIN THE VDOT RIGHT-OF-WAY WILL BE PROVIDED WITH VDOT APPROVAL ONLY.

8' ASPHALT TRAIL

FUTURE SERVICE ROAD (BY OTHERS)

ENTRANCE FEATURE (SEE DETAILS)

PROPOSED F.C.

EXISTING R.O.W.

LEE HIGHWAY - ROUTE 29

(R.O.W. VARIES)

EXISTING E.P.

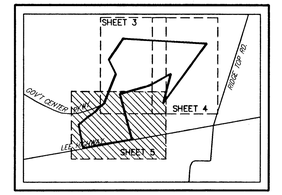
THIS PORTION OF ROW AREA TO BE DEDICATED FOR THE CONSTRUCTION OF MONUMENT DRIVE WILL ULTIMATELY BE VACATED WITH THE FUTURE INTERCHANGE AT MONUMENT DRIVE & ROUTE 29

IMPROVED MEDIAN BREAK

METRIC EQUIVALENT 1:600

SHEET INDEX

SCALE: NTS



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- APPROX. LIMITS OF C;EARING & GRADING

RZ 1998-SU-041

Application No. RZ/FDP 1998-SU-041 Staff S Johnson

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

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Sheet 5 of 20

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CDP/FDP ENLARGEMENT

RESIDENTIAL

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CARNEY-SMITH PROPERTY

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COMMONWEALTH OF VIRGINIA PETER J. RIEKE No. 1383 LANDSCAPE ARCHITECT 4/29/99

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESS MAP #56-2 ((1)) PART OF PARCEL 69A, AND IS CURRENTLY ZONED PDH-5, AND PARCELS 70 AND 71, ZONED C-3.

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

3. THE TOPOGRAPHY SHOWN HEREON IS AT A HIGH ALTITUDE TWO FOOT CONTOUR INTERVAL, COMPILED FROM AIR SURVEY CORPORATION DATA, MARCH 1998. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC INFORMATION SHOWN HEREON.

4. THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE SULLY DISTRICT, THE LOWER POTOMAC SANITARY SEWER DISTRICT AND THE DIFFICULT RUN WATER SHED.

5. THIS CDP/FDP IS IN CONFORMANCE WITH THE NEWLY ADOPTED COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:

   * A WAIVER OF THE 600' MAXIMUM LENGTH FOR PRIVATE STREETS AS REQUIRED IN SECT 11-302-2 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS BEING REQUESTED.

6. ACCORDING TO THE COUNTY WIDE TRAILS PLAN THROUGH 1993-94, THERE IS A BICYCLE/ASPHALT TRAIL REQUIREMENT AT THE SOUTHERN PROPERTY LINE ALONG LEE HIGHWAY, IN THE R.O.W. THERE IS ALSO A PEDESTRIAN TRAIL REQUIRED ALONG THE EXTENSION OF GOVERNMENT CENTER PARKWAY.

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) HAVE BEEN COORDINATED WITH ADJACENT PROPERTY OWNERS AND WILL BE ACCOMMODATED VIA A REGIONAL DRY POND EMBANKMENT TO BE DEVELOPED ON SITE.

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. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.

11. SIDEWALKS WITHIN RESIDENTIAL DEVELOPMENT PARCELS SHALL BE PROVIDED PER THE FAIRFAX COUNTY PFM, SECTION 8000 REQUIREMENTS.

12. 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.

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

14. 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.

15. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7.

16. AFFORDABLE DWELLING UNITS (ADU'S) WILL BE PROVIDED IN ACCORDANCE WITH 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 ESTABLISHED AT THE TIME OF FINAL SITE PLAN.

17. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. GARAGES MAY OR MAY NOT BE PROVIDED. IF PROVIDED THE GARAGES AND ANY TANDEM SPACE BEHIND WILL COUNT 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, WITHIN THE BUILDING FOOTPRINT, AND/OR IN FREESTANDING PARKING GARAGES.

18. IN ACCORDANCE WITH PARA. 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF UNITS IN EACH BUILDING MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES AND ADU'S ACCORDINGLY. FEATURES SUCH AS OPTIONAL ROOMS (TYPICAL LOT LAYOUT), DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS MAY BE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING. ANY STAIRS AND STOOPS SHOWN ON THE CDP/FDP ARE FOR ILLUSTRATIVE PURPOSES ONLY; THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED. MODIFICATIONS SHALL NOT REDUCE THE PERIMETER BUILDING SETBACKS FROM PROPERTY LINES AS SHOWN ON THE CDP/FDP.

19. ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS REPRESENTED HEREON MAY BE PROVIDED. STREET AND PEDESTRIAN LIGHT LOCATIONS MAY VARY WITH FINAL ENGINEERING. TURN LANE STACKING DISTANCES TO BE DETERMINED AT SITE ENGINEERING PHASE.

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

1. A. SHOWN ON PLAN.
   B. OWNER / APPLICANT :
   JACK W. CARNEY, TRUSTEE AND
   BENJAMIN M. SMITH, JR., TRUSTEE

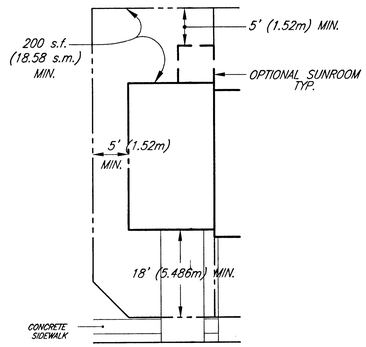
   TAX MAP IDENTIFICATION:

TAX I.D. NO.	PARCEL #	OWNER
56-2 ((1))	69A (PART OF)	JACK W. CARNEY, TRUSTEE AND BENJAMIN W. SMITH, JR., TRUSTEE

   C. SHOWN ON PLAN. SEE GENERAL NOTE 3.
   D. SHOWN ON PLAN.
   E. SHOWN ON PLAN. MAXIMUM BUILDING HEIGHT IS 65'.
   F. SHOWN ON PLAN.
   G. SHOWN ON PLAN.
   H. REFER TO SITE TABULATIONS.
   I. SHOWN ON PLAN.
   J. SHOWN ON PLAN.
   K. SHOWN ON PLAN.
   L. SHOWN ON PLAN. SEE GENERAL NOTE 8.
   M. SEE 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. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
   P. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
   Q. LANDSCAPE SCREENING IS SHOWN ON THE PLAN. PERIPHERAL DIMENSIONS ARE SHOWN ON THE PLAN.
   R. ANY AND ALL EXISTING STRUCTURES ARE TO BE REMOVED.
   S. N/A
   T. REFER TO THE SITE TABULATIONS.
   U. REFER TO THE SITE TABULATIONS.
   V. SEE GENERAL NOTE 5.
   W. A STREAM VALLEY PEDESTRIAN TRAIL, TWO PLAY AREAS (2), A CLUB HOUSE WITH A SWIMMING POOL, A TENNIS COURT, A MULTI-PURPOSE COURT, A PICNIC AREA, AND AN OPEN PLAYING FIELD HAVE BEEN PROPOSED AS RECREATIONAL AMENITIES FOR THIS DEVELOPMENT.
   X. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. 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 ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
5. N/A

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

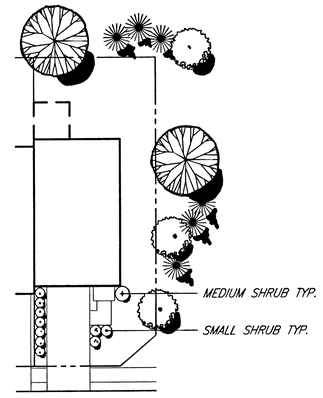
1. A. SHOWN ON PLAN.
   B. SHOWN ON PLAN.
   C. REFER TO THE SITE TABULATIONS.
   D. SHOWN ON PLAN.
   E. SHOWN ON PLAN.
   F. SHOWN ON PLAN. SEE GENERAL NOTE 3.
   G. SHOWN ON PLAN.
   H. REFER TO SITE TABULATIONS.
   I. SHOWN ON PLAN.
   J. SHOWN ON PLAN. MAXIMUM BUILDING HEIGHT IS 65'.
   K. SHOWN ON PLAN.
   L. SHOWN ON PLAN.
   M. SHOWN ON PLAN.
   N. SHOWN ON THE LANDSCAPE PLAN.
   O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
   P. SHOWN ON PLAN.
   Q. SHOWN ON PLAN. SEE GENERAL NOTE 8.
   R. SEE GENERAL NOTE 9.
   S. APPROXIMATE 100 YR. FLOODPLAIN AND E.Q.C. ARE DELINEATED AS SHOWN ON THE PLAN. THERE ARE NO KNOWN RESOURCE PROTECTION AREAS FOR THIS SITE.
   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 INCLUDED IN THIS PACKAGE.
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.
7. TO BE SUBMITTED WITH THIS PLAN.
8. N/A



TYPICAL TOWNHOUSE LOT LAYOUT

NOT TO SCALE

(FOR ILLUSTRATIVE PURPOSES ONLY)



TYPICAL TOWNHOUSE LOT LANDSCAPING

NOT TO SCALE

(FOR ILLUSTRATIVE PURPOSES ONLY)

NOTE:
1. TOWNHOUSES MAY HAVE ONE OR TWO CAR GARAGES, WHICH WILL BE DETERMINED WITH FINAL ENGINEERING AND DESIGN. TYPICAL PLANTINGS SHOWN IN FRONT YARD (INCLUDING DECIDUOUS TREES) MAY BE RELOCATED AND/OR DOWNSIZED WITH THE TWO CAR GARAGE OPTION.
2. SEE THE LANDSCAPE PLAN FOR TYPICAL DECIDUOUS AND EVERGREEN TREE LOCATIONS.

LAND BAY TABULATIONS:

LAND BAY A:

PROPOSED USE:	MULTI-FAMILY
GROSS LAND BAY AREA:	24.16 Ac. ± or 1,052,510 S.F. ± (9.78 Ha ± or 97,781.38 SM ±)
PROPOSED NUMBER OF UNITS:	460 UNITS
PARKING REQUIRED:	736 SPACES
PROPOSED PARKING PROVIDED:	775 SPACES
PROPOSED OPEN SPACE:	376,000 SF ± (34,931.5 SM ±)

LAND BAY B:

(NOT INCLUDED IN THIS SUBMISSION)

LAND BAY C:

PROPOSED USE:	SINGLE-FAMILY TOWNHOMES
GROSS LAND BAY AREA:	23.81 Ac. ± or 1,037,153.8 S.F. ± (9.64 Ha ± or 96,354.74 SM ±)
PROPOSED NUMBER OF UNITS:	179 UNITS
PARKING REQUIRED:	412 SPACES
PROPOSED PARKING PROVIDED:	463 SPACES
GARAGE: 179 SPACES *	
DRIVEWAY: 179 SPACES *	
SURFACE: 105 SPACES	
PROPOSED OPEN SPACE:	289,250 SF ± (26,872.2 SM ±)

* ASSUMES A ONE CAR GARAGE EVERYWHERE. ADDITIONAL PARKING WILL BE PROVIDED IF THE TWO CAR GARAGE OPTION IS ENACTED.

LAND BAY D:

PROPOSED USE:	SINGLE-FAMILY TOWNHOMES
GROSS LAND BAY AREA:	15.09 Ac. ± or 657,140 S.F. ± (6.11 Ha ± or 61,050.30 SM ±)
PROPOSED NUMBER OF UNITS:	95 UNITS
PARKING REQUIRED:	221 SPACES
PROPOSED PARKING PROVIDED:	244 SPACES
GARAGE: 95 SPACES	
DRIVEWAY: 95 SPACES	
SURFACE: 53 SPACES	
PROPOSED OPEN SPACE:	309,000 SF ± (28,707.0 SM ±)

RZ 1998-SU-041

Application No. RZ/FDP 1998-SU-041
Staff Johnson
APPROVED DEVELOPMENT PLAN (DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/17/99
Date of (BOS) (BOS) approval 7/12/99 PC Finding
Sheet 6 of 20

REVISED: 16 APRIL 1999

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

COMMONWEALTH OF VIRGINIA — PETER L. BINDE — No. 3368 — LAND SURVEYOR — 4/6/99

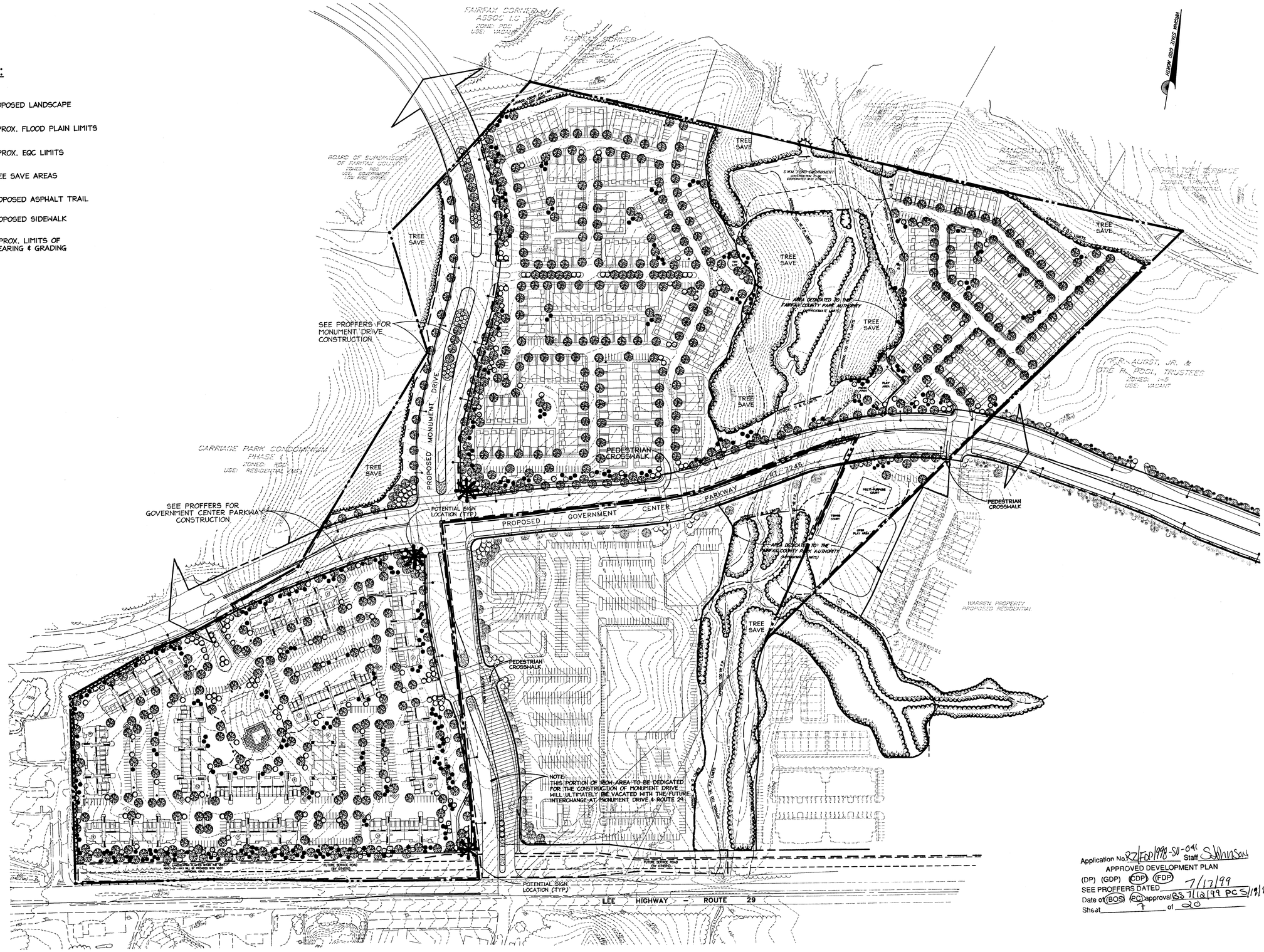
NOTES AND COMMENTS
RESIDENTIAL
CARNEY-SMITH PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED: 5 OCTOBER 1998
REVISED: 4 JANUARY 1999
REVISED: 22 JANUARY 1999
REVISED: 6 APRIL 1999

OWNER / APPLICANT:
OWNER / CARNEY, TRUSTEE AND BENJAMIN M. SMITH, JR., TRUSTEE
3014 Beechwood Lane, Falls Church, Virginia 22042

DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: JHS
DATE: JUNE 1998
SCALE: HOR. N/A VERT. N/A
SHEET 6 OF 20
CO. NO.
FILE NO. 98000.01
CADD NAME: PCSFNOT4

PLOTTED: APRIL 1999



Application No. RZ/FDP/1998-SU-041 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/17/99
Date of (BOS) (PC) approval BS 7/12/99 PC 5/19/99
Sheet 7 of 20

THIS SHEET FOR LANDSCAPING PURPOSES ONLY

METRIC EQUIVALENT 1:1500

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12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA
PETER L. RINEH
No. 3[illegible]
4/15/99
REGISTERED LANDSCAPE ARCHITECT

RZ 1998-SU-041

LANDSCAPE PLAN
RESIDENTIAL
CARNEY-SMITH PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

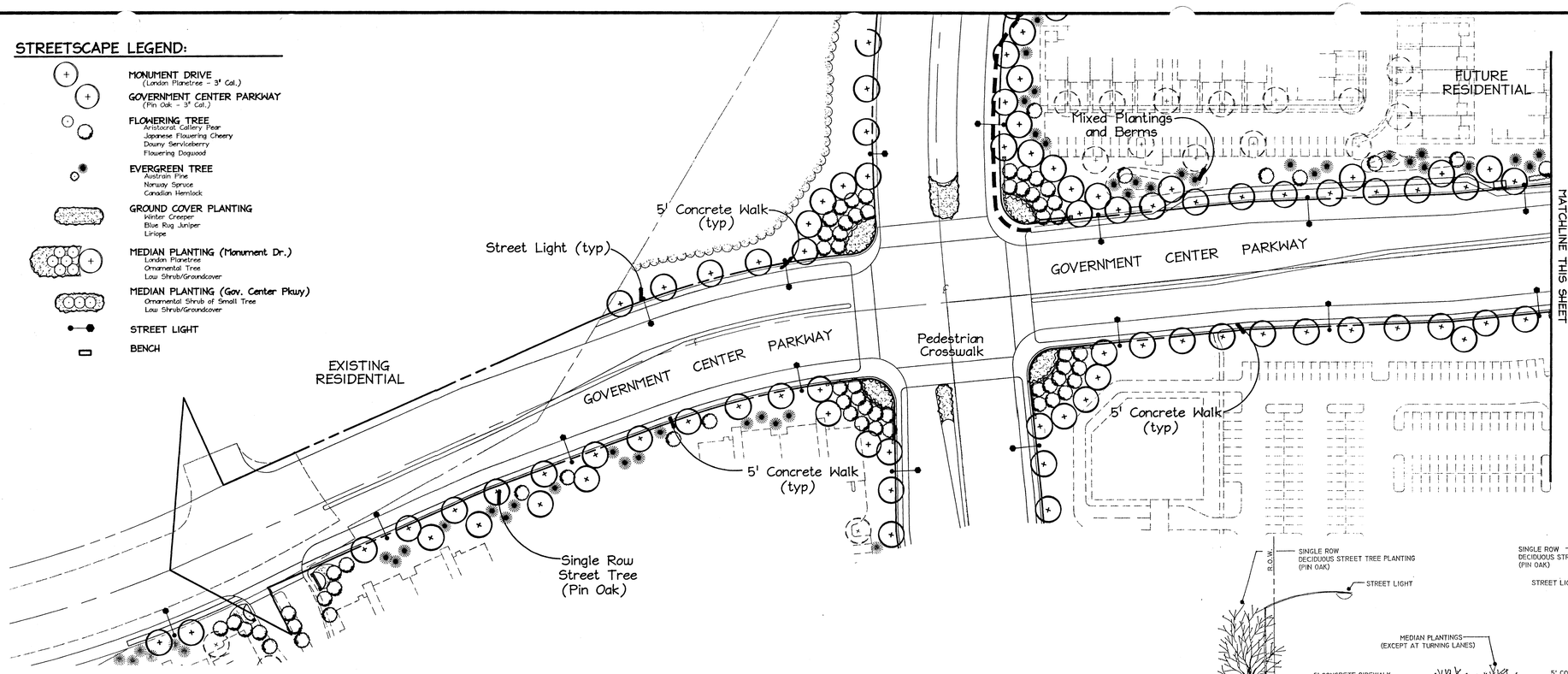
REVISED: 16 APRIL 1999

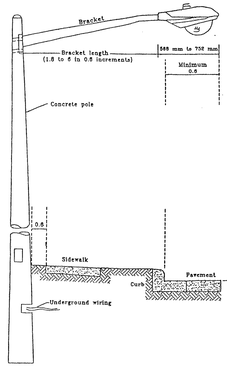
BC REVISIONS	
REVISED: 5 OCTOBER 1998	
REVISED: 4 JANUARY 1999	
REVISED: 22 JANUARY 1999	
REVISED: 26 FEBRUARY 1999	
REVISED: 6 APRIL 1999	
OWNER / APPLICANT: OWNER / APPLICANT: JACK W. CARNEY, TRUSTEE AND BENJAMIN M. SMITH, JR., TRUSTEE 3014 BEECHWOOD LANE FALLS CHURCH, VIRGINIA 22042	
DESIGNED BY: TAL	
DRAFTED BY: CAD	
CHECKED BY: JHS	
DATE: 5 OCTOBER 1998	
SCALE: HOR. 1"=125' VERT.	
SHEET 7 OF 20	
CO. NO.	
FILE NO. 98000.01	
CADD NAME: PCSFLSC4	

PLOTTED: APRIL 1999
XREFS: PCS-BAS4 PCS-TOPO

STREETSCAPE LEGEND:

- MONUMENT DRIVE (London Planetree - 3" Cal.)
- GOVERNMENT CENTER PARKWAY (Pin Oak - 3" Cal.)
- FLOWERING TREE: Aristocrat Callery Pear; Japanese Flowering Cherry; Downy Serviceberry; Flowering Dogwood
- EVERGREEN TREE: Austrain Pine; Norway Spruce; Canadian Hemlock
- GROUND COVER PLANTING: Winter Creeper; Blue Rug Juniper; Liriope
- MEDIAN PLANTING (Monument Dr.): London Planetree; Ornamental Tree; Low Shrub/Groundcover
- MEDIAN PLANTING (Gov. Center Pkwy): Ornamental Shrub of Small Tree; Low Shrub/Groundcover
- STREET LIGHT
- BENCH





Standard Roadway Fixture
Cobra Head Style
Per Fairfax County PFM

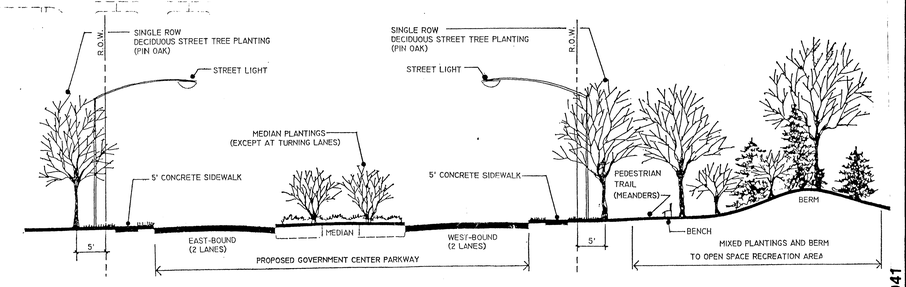
Model:
#RF-2-23-3.6m (10.5)
or
#RF-2-23-6m (10.5)
Or Equal

TYPICAL LIGHT POLE DETAIL

DETAIL Scale: NTS

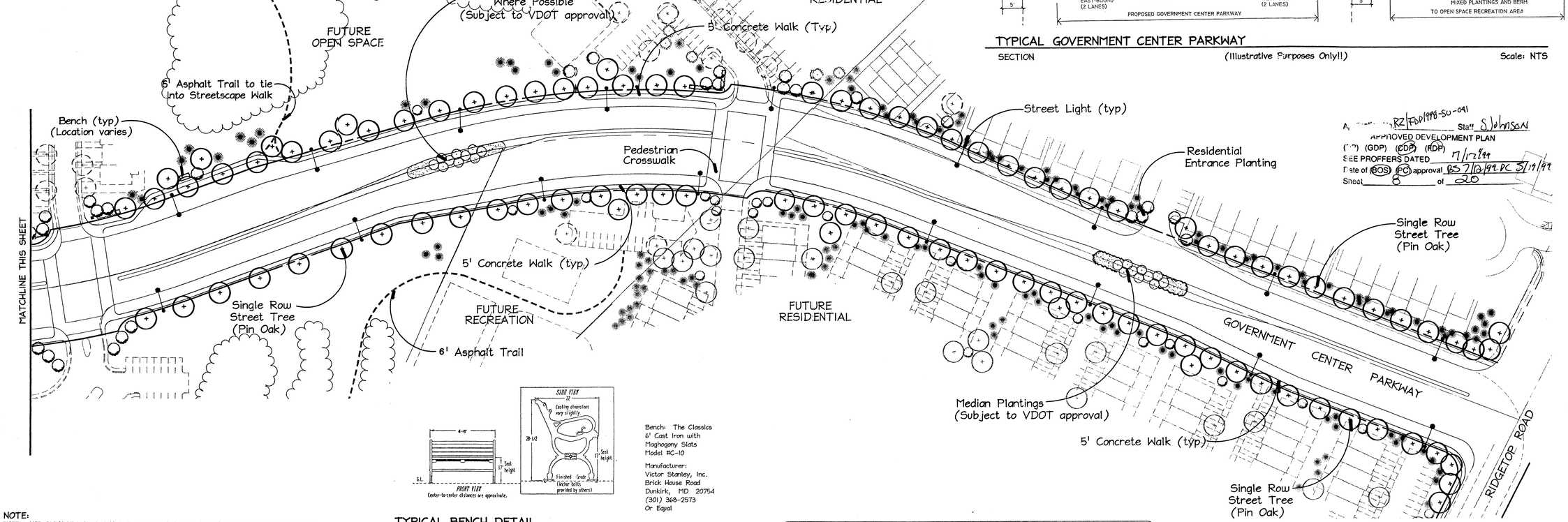
(Illustrative Purposes Only!!)

Note: A Flat-Lens cobra head fixture, similar to the American Electric Series 125 Roadway Cutoff Luminare shall be used for all street lights.



TYPICAL GOVERNMENT CENTER PARKWAY

SECTION (Illustrative Purposes Only!!) Scale: NTS



Bench: The Classics
6' Cast Iron with
Maghogany Slats
Model #C-10

Manufacturer:
Victor Stanley, Inc.
Brick House Road
Dunkirk, MD 20754
(301) 368-2573
Or Equal

TYPICAL BENCH DETAIL

DETAIL Scale: NTS

(Illustrative Purposes Only!!)

NOTE:
ENTRY AND SIGNAGE WALLS SHALL BE COORDINATED BETWEEN PROPOSED DEVELOPMENTS ALONG THE PROPOSED GOVERNMENT CENTER PARKWAY. WALL DESIGNS SHALL COMPLIMENT BUILDING ARCHITECTURE, AND MATERIALS SHALL BE BRICK WITH CONCRETE CAPS. OVERALL WALL DESIGNS AND SIZES MAY VARY.

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY

METRIC EQUIVALENT 1:720

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(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA — PETER L. RINEK — No. 3068 — REGISTERED LANDSCAPE ARCHITECT — 4/6/99

RZ 1998-SU-041

GOVERNMENT CENTER PARKWAY
STREETSCAPE PLAN
CARNEY-SMITH PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Approved RZ/FDP 1998-SU-041 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(CDP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/12/99
Date of (BOS) (PC) approval BS 7/12/99 PC 5/19/99
Sheet 8 of 20

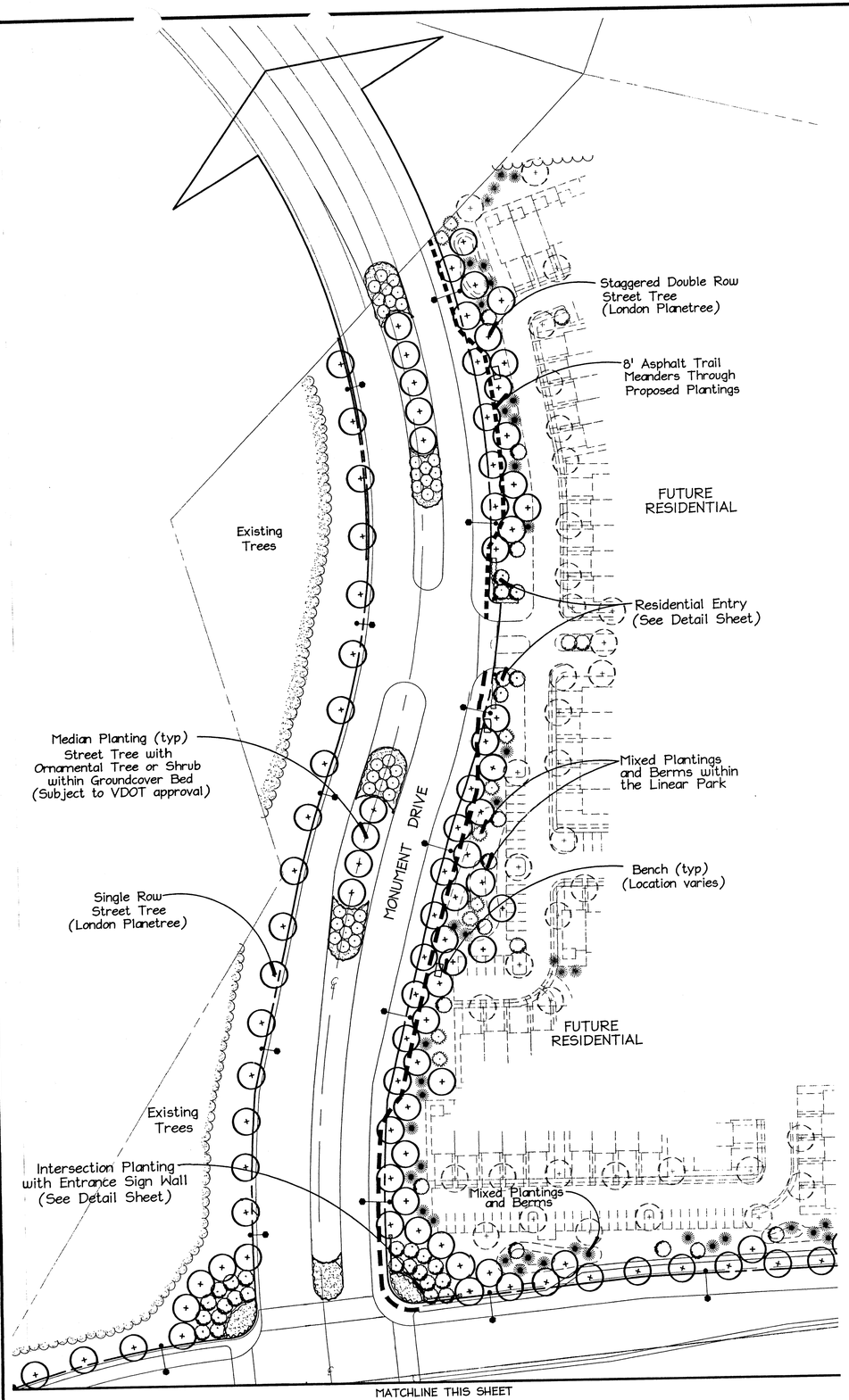
BC REVISIONS
REVISED: 6 APRIL 1999
16 APRIL 1999

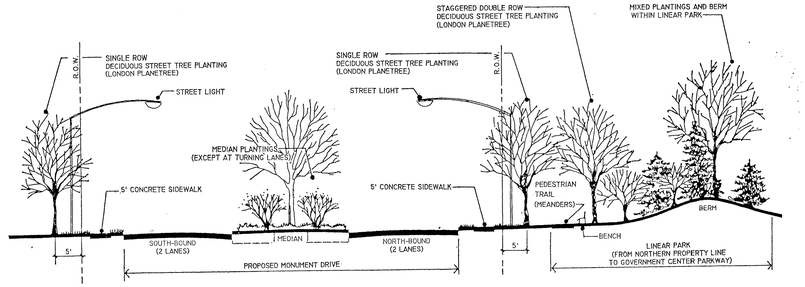
OWNER / APPLICANT:
JACK W. CARNEY, TRUSTEE AND
BENJAMIN M. SMITH, JR., TRUSTEE
3014 BEECHWOOD LANE
FALLS CHURCH, VIRGINIA 22042

PLOTTED: APRIL 1999

DESIGNED BY:	TAL
DRAFTED BY:	CAD
CHECKED BY:	JHS
DATE:	10 FEBRUARY 1999
SCALE:	HOR. 1"=60' VERT.
SHEET	8 OF 20
CO. NO.	
FILE NO.	
CADD NAME:	PCSFSTRA

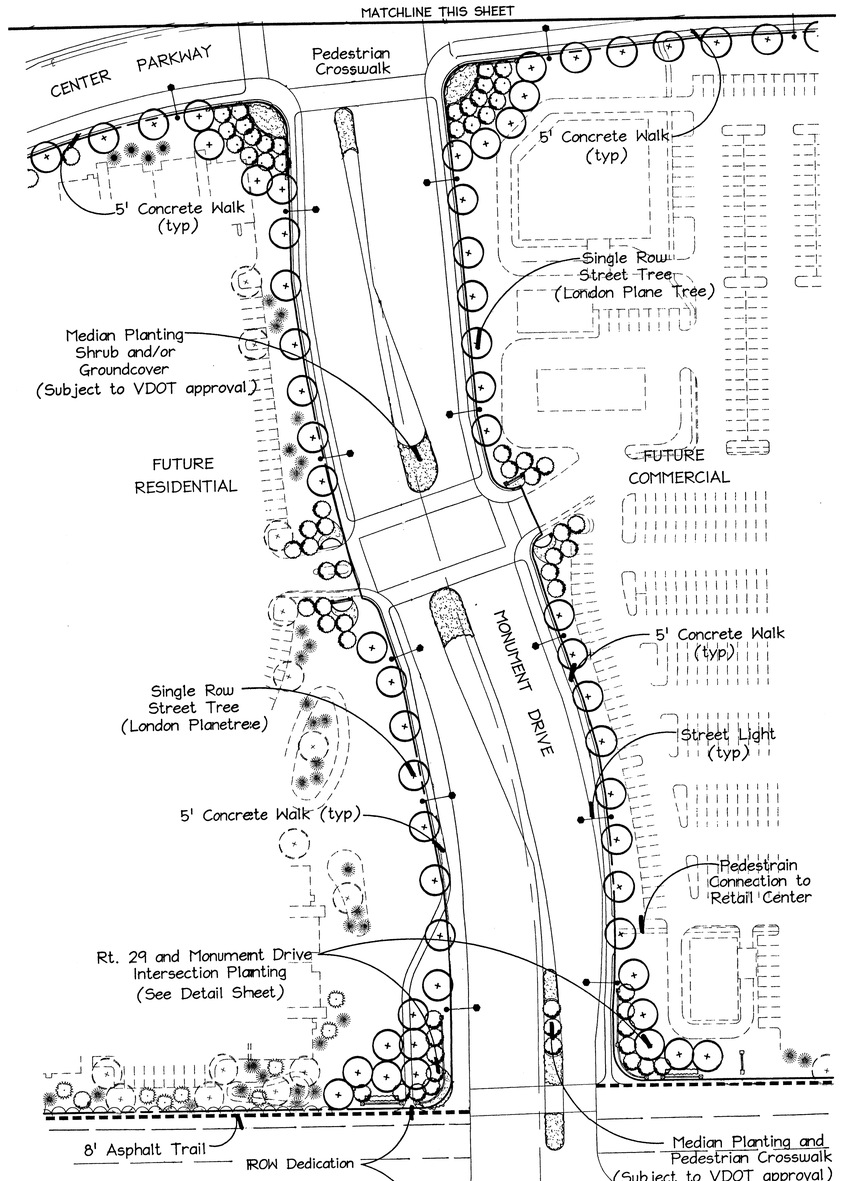
XREFS: PCS-BASE





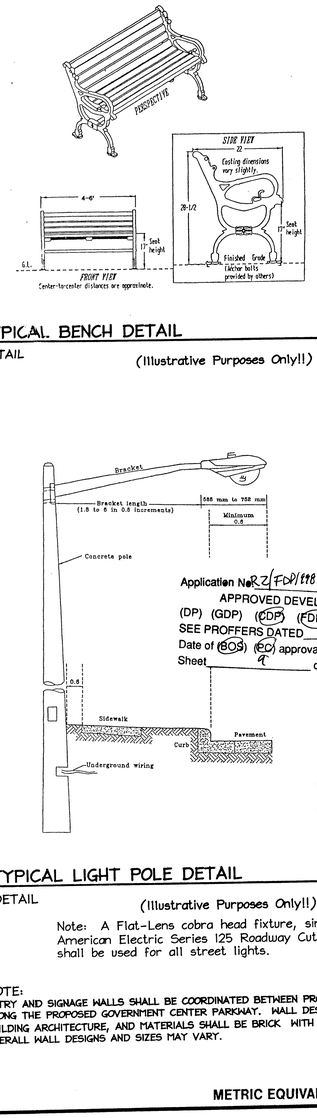
TYPICAL MONUMENT DRIVE

SECTION (Illustrative Purposes Only!!) Scale: NTS



STREETSCAPE LEGEND:

- **MONUMENT DRIVE** (London Planetree - 3" Cal.)
- **GOVERNMENT CENTER PARKWAY** (Pin Oak - 3" Cal.)
- **FLOWERING TREE**
  - Aristocrat Callery Pear
  - Japanese Flowering Cherry
  - Downy Serviceberry
  - Flowering Dogwood
- **EVERGREEN TREE**
  - Austrain Pine
  - Norway Spruce
  - Canadian Hemlock
- **GROUND COVER PLANTING**
  - Winter Creeper
  - Blue Rug Juniper
  - Liriope
- **MEDIAN PLANTING (Monument Dr.)**
  - London Planetree
  - Ornamental Tree
  - Low Shrub/Groundcover
- **MEDIAN PLANTING (Gov. Center Pkwy)**
  - Ornamental Shrub of Small Tree
  - Low Shrub/Groundcover
- **STREET LIGHT**
- **BENCH (TYP)**



Bench: The Classics
6' Cast Iron with
Maghogany Slats
Model #C-10

Manufacturer:
Victor Stanley, Inc.
Brick House Road
Dunkirk, MD 20754
(301) 368-2573
Or Equal

TYPICAL BENCH DETAIL

DETAIL (Illustrative Purposes Only!!) Scale: NTS

RZ 1998-SU-041

Application No RZ/FDP 1998-SU-041 Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/17/99
Date of BOS (PC) approval BS 7/19/99 PC 8/4/99
Sheet 9 of 20

Standard Roadway Fixture
Cobra Head Style
Per Fairfax County PFM

Model:
#RF-2-23-3.6m (10.5)
or
#RF-2-23-4m (10.5)
Or Equal

TYPICAL LIGHT POLE DETAIL

DETAIL (Illustrative Purposes Only!!) Scale: NTS

Note: A Flat-Lens cobra head fixture, similar to the American Electric Series 125 Roadway Cutoff Luminare shall be used for all street lights.

NOTE:
ENTRY AND SIGNAGE WALLS SHALL BE COORDINATED BETWEEN PROPOSED DEVELOPMENTS ALONG THE PROPOSED GOVERNMENT CENTER PARKWAY. WALL DESIGNS SHALL COMPLIMENT BUILDING ARCHITECTURE, AND MATERIALS SHALL BE BRICK WITH CONCRETE CAPS. OVERALL WALL DESIGNS AND SIZES MAY VARY.

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY

METRIC EQUIVALENT 1:720

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BCcon@bccon.com

COMMONWEALTH OF VIRGINIA PETER L. RINER No. 3981 LICENSED LANDSCAPE ARCHITECT

PROPOSED MONUMENT DRIVE
STREETSCAPE PLAN
CARNEY-SMITH PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED: 6 APRIL 1999
16 APRIL 1999

OWNER / APPLICANT:
JACK W. CARNEY, TRUSTEE AND
BENJAMIN M. SMITH, JR., TRUSTEE
3014 BEECHWOOD LANE
FALLS CHURCH, VIRGINIA 22042

PLOTTED: APRIL 1999

DESIGNED BY:	TAL
DRAFTED BY:	CAD
CHECKED BY:	JHS
DATE:	FEBRUARY 1999
SCALE:	HOR. 1"=60' VERT.
SHEET	9 OF 20
CO. NO.	
FILE NO.	98000.01
CADD NAME:	PCSFSTRA

ACES: PCS-BASA

SUGGESTED STREETSCAPE PLANTS:

DECIDUOUS TREES

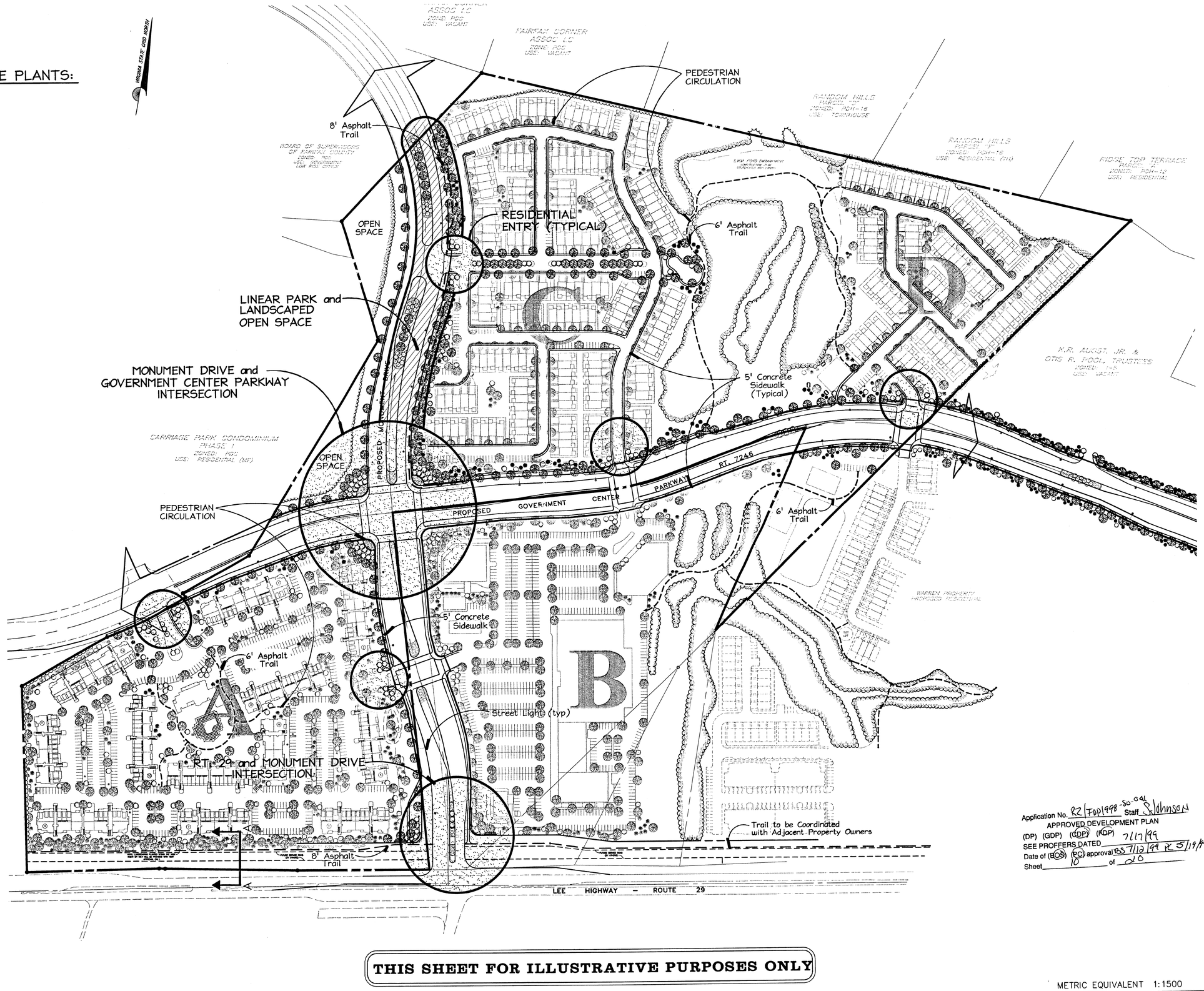
AUTUMN FLAME RED MAPLE
OCTOBER GLORY RED MAPLE
PIN OAK
MARSHALL'S SEEDLESS GREEN ASH
OCTOBER GLORY RED MAPLE
RED OAK
SHADEMASTER THORNLESS HONEYLOCUST
VILLAGE GREEN ZELKOVA
WILLOW OAK

EVERGREEN TREES

ATLAS CEDAR
AUSTRIAN PINE
CANADIAN HEMLOCK
NORWAY SPRUCE
SCOTCH PINE
WHITE PINE

ORNAMENTAL TREES

ARISTOCRAT CALLERY PEAR
FLOWERING CRABAPPLE
FLOWERING DOGWOOD
HAWTHORN
JAPANESE FLOWERING CHERRY
MAGNOLIA
MOUNTAIN ASH



THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY

METRIC EQUIVALENT 1:1500

RZ 1998-SU-041

16 APRIL 1999

Application No. RZ/FDP 1998-SU-041 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (RDP) 7/17/99
SEE PROFFERS DATED
Date of (BOS) (PC) approval BOS 7/12/99 PC 5/19/99
Sheet 10 of 20

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(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA PETER L. RINCK 338 CERTIFIED LANDSCAPE ARCHITECT

STREETSCAPE / PEDESTRIAN CIRCULATION PLAN
RESIDENTIAL

CARNEY-SMITH PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

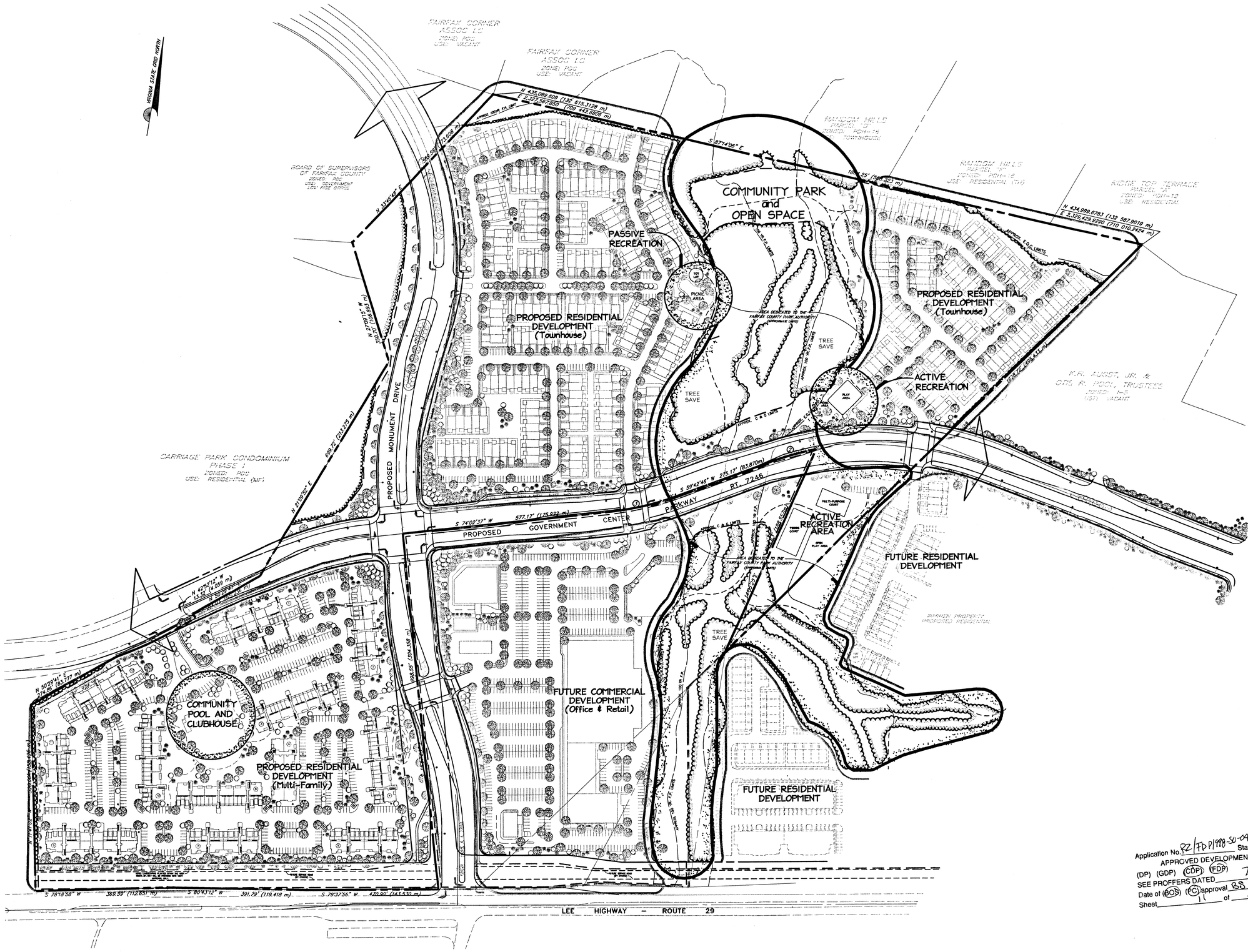
BC REVISIONS
5 OCTOBER 1998
REVISED: 4 JANUARY 1999
REVISED: 22 JANUARY 1999
REVISED: 26 FEBRUARY 1999
REVISED: 5 APRIL 1999

OWNER / APPLICANT:
JACK W. CARNEY, TRUSTEE AND
BENJAMIN M. SMITH, JR., TRUSTEE
3014 BEECHWOOD LANE
FALLS CHURCH, VIRGINIA 22042

DESIGNED BY: TAL	
DRAFTED BY: CAD	
CHECKED BY: JHS	
DATE: 5 OCTOBER 1998	
SCALE: HOR. 1"=125' VERT.	
SHEET 10 OF 20	
CO. NO.	
FILE NO. 98000.01	
CADD NAME: PCSFSTR4	

XREFS: PCS-BASE PCS-TOPO

PLOTTED: APRIL 1999



THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY

RZ 1998-SU-041

16 APRIL 1999

Application No. RZ/FDP 1998-SU-041 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/7/99
SEE PROFFERS DATED
Date of (BOS) (PC) approval 8B 7/12/99 PC 5/19/99
Sheet 11 of 20

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(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA PETER L PINEK 346 12/9/99 REGISTERED LANDSCAPE ARCHITECT

OPEN SPACE & RECREATION PLAN
RESIDENTIAL

CARNEY–SMITH PROPERTY

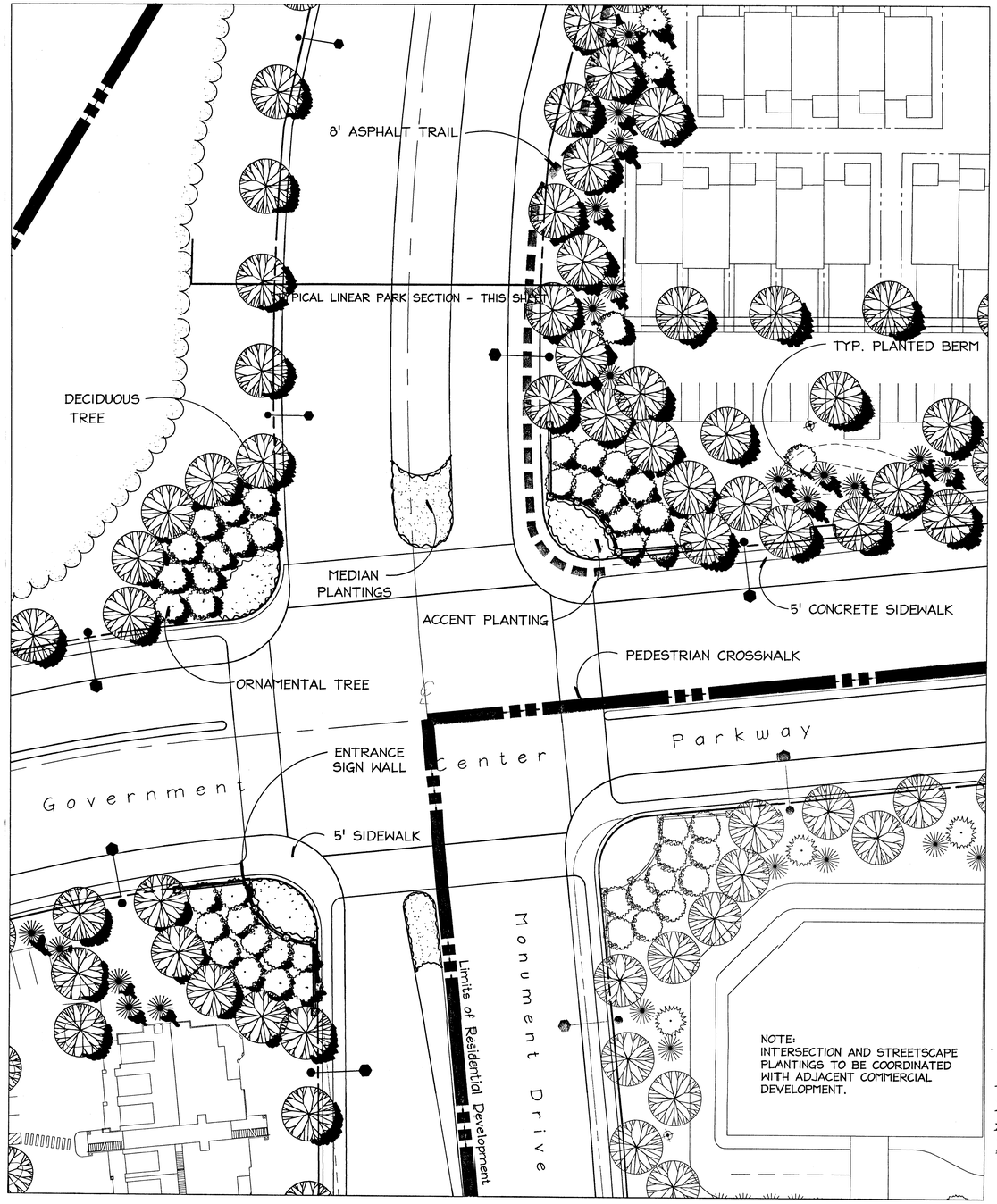
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
5 OCTOBER 1998
REVISED: 4 JANUARY 1999
REVISED: 22 JANUARY 1999
REVISED: 26 FEBRUARY 1999
REVISED: 6 APRIL 1999
REVISED: APRIL 1999

OWNER / APPLICANT:
JACK W. CARNEY, TRUSTEE AND
BENJAMIN M. SMITH, JR., TRUSTEE
3014 BEECHWOOD LANE
FALLS CHURCH, VIRGINIA 22042

PLOTTED: APRIL 1999

DESIGNED BY: TAL	
DRAFTED BY: CAD	
CHECKED BY: JHS	
DATE: 5 OCTOBER 1998	
SCALE: HOR. 1"=125' VERT.	XREFS: PCS-BASE PCS-TOPO
SHEET 11 OF 20	
CO. NO.	
FILE NO.98000.01	
CADD NAME: PCSFREC4	



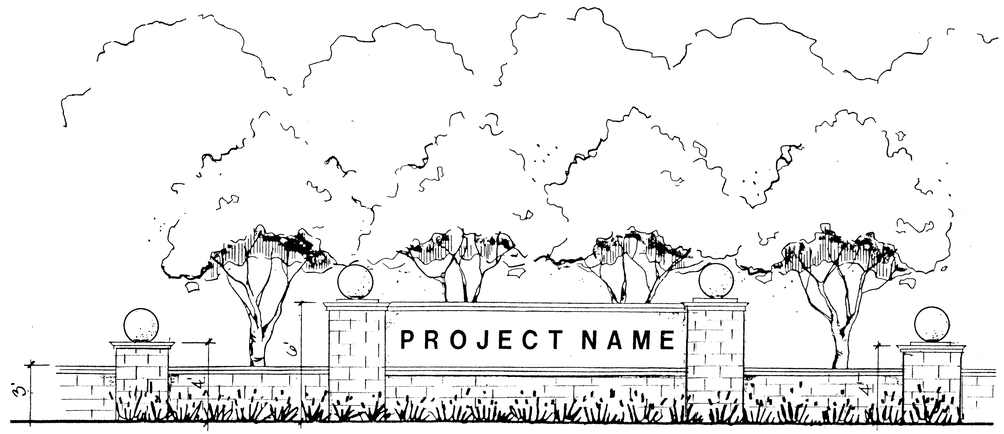
MONUMENT DRIVE and GOVERNMENT CENTER PARKWAY

PLAN VIEW

Scale: 1"=30'

NOTE:
THIS IS AN ILLUSTRATIVE SKETCH WHICH SHOWS THE QUALITY OF THE PROPOSED ARCHITECTURE AND LANDSCAPE DESIGN. THIS IMAGE IS SUBJECT CHANGE BASED ON FINAL ENGINEERING AND DESIGN.

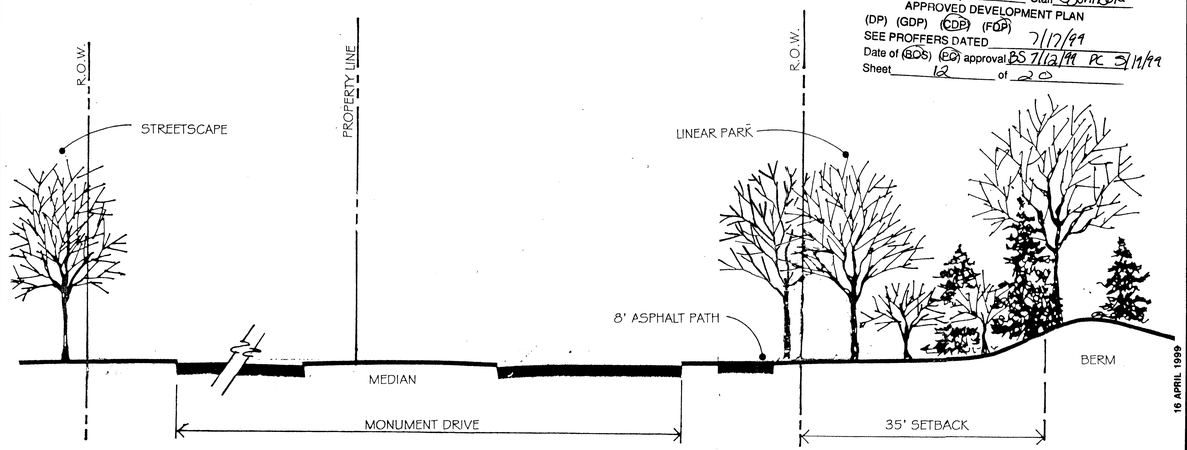
(Illustrative Purposes Only!!)



MONUMENT DRIVE and GOVERNMENT CENTER PARKWAY SIGN WALL

ELEVATION

Scale: 1/4"=1'-0"



LINEAR PARK ALONG MONUMENT DRIVE (TYPICAL)

SECTION

NOT TO SCALE

Application No. RZ/FDP 1998-SU-041 Staff S Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/17/99
Date of (BOS) (BD) approval BS 7/12/99 PC 7/19/99
Sheet 12 of 20

RZ 1998-SU-041

16 APRIL 1999

BC REVISIONS
5 OCTOBER 1998
4 JANUARY 1999
22 JANUARY 1999
REVISED: 26 FEBRUARY 1999
REVISED: 6 APRIL 1999

OWNER / APPLICANT:
OWNER / APPLICANT:
JACK W. CARNEY,TRUSTEE AND
BENJAMIN M. SMITH, JR., TRUSTEE
3014 Beechwood Lane
Falls Church, Virginia 22042

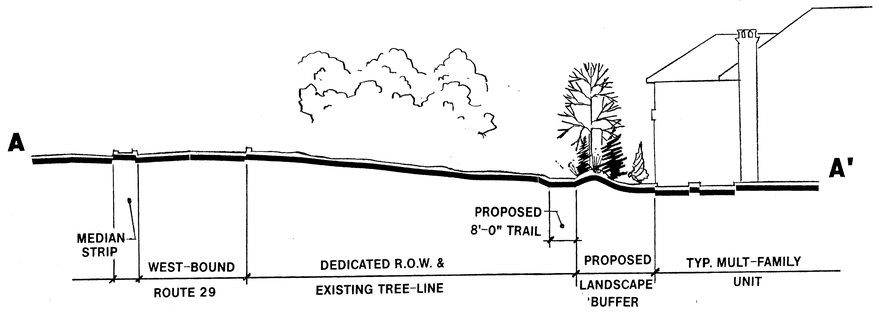
DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: JHS
DATE: FEBRUARY 26, 1999
SCALE: HOR. N/A
VERT. N/A
SHEET 12 OF 20
CO. NO.
FILE NO.98000.01
CADD NAME: PCSFDT4A

PLOTTED: APRIL 1999

DETAILS/SECTIONS/ENLARGEMENTS
RESIDENTIAL
CARNEY-SMITH PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

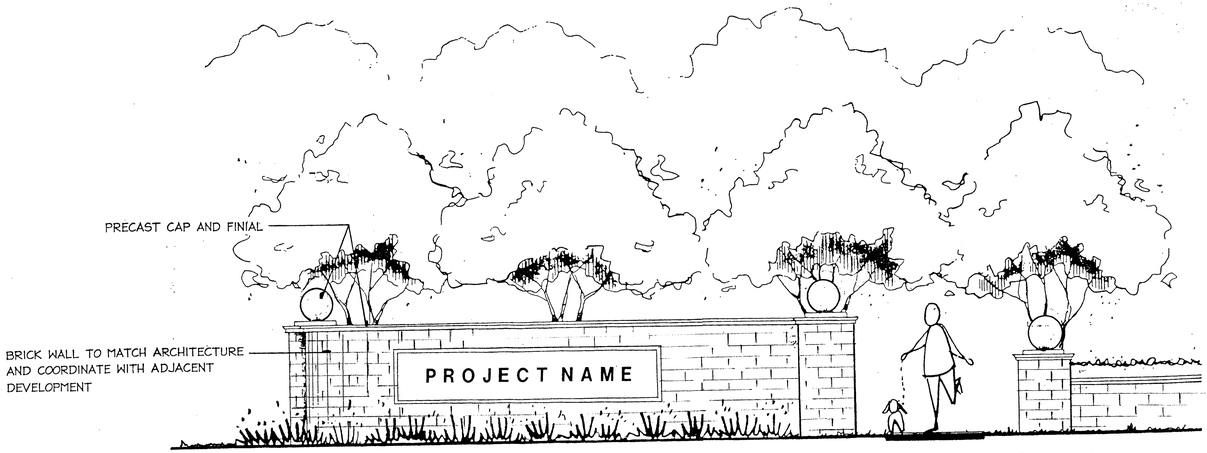
COMMONWEALTH OF VIRGINIA PETER L. FINKE No. 3388 LICENSED LANDSCAPE ARCHITECT



TYPICAL ROUTE 29 BUFFER

SECTION

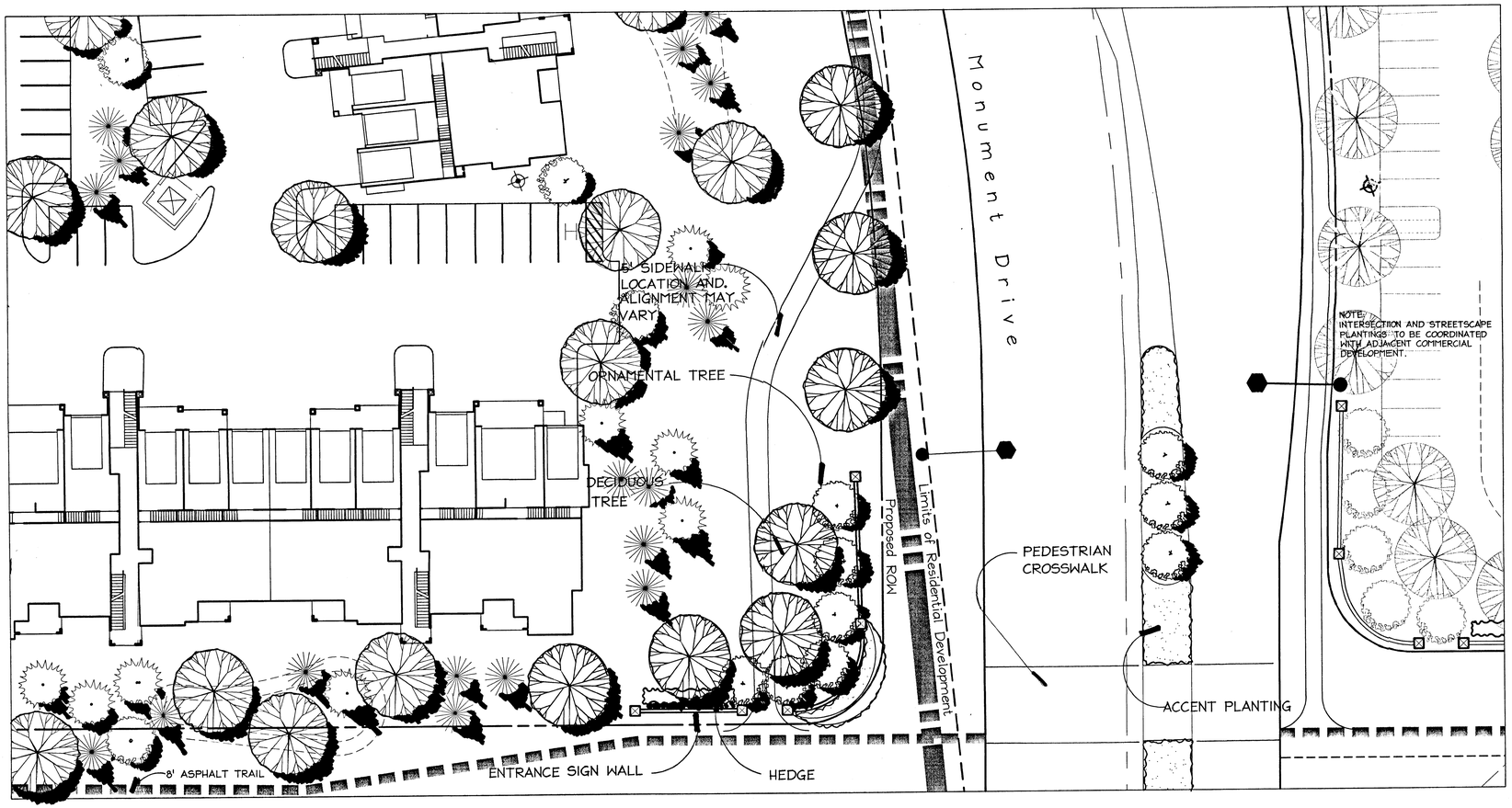
Scale: 1" = 20'



ROUTE 29 and MONUMENT DRIVE SIGN WALL

ELEVATION

Scale: 1/4"=1'-0"



ROUTE 29 and MONUMENT DRIVE ENTRANCE

PLAN VIEW

Scale: 1"=20'

NOTE:
THIS IS AN ILLUSTRATIVE SKETCH WHICH SHOWS THE QUALITY OF THE PROPOSED ARCHITECTURAL FEATURES AND LANDSCAPE DESIGN. THIS IMAGE IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND DESIGN.

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COMMONWEALTH OF VIRGINIA PETER L. RINEK No. 3362 REGISTERED LANDSCAPE ARCHITECT

RZ 1998-SU-041

DETAILS/SECTIONS/ENLARGEMENTS

RESIDENTIAL

CARNEY-SMITH PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

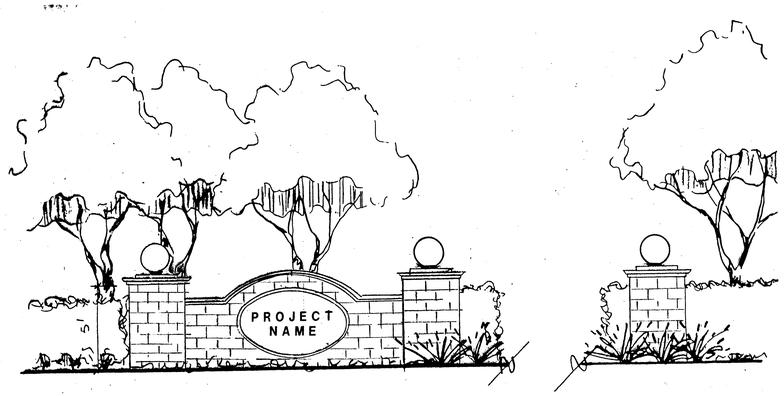
BC REVISIONS	
REVISED: 4 JANUARY 1999	
REVISED: 22 JANUARY 1999	
REVISED: 26 FEBRUARY 1999	
REVISED: 6 APRIL1999	
16 APRIL 1999	

OWNER / APPLICANT:
OWNER / CARNEY TRUSTEE AND
JACKLYN M. CARNEY SMITH, JR., TRUSTEE
3014 Beechwood Lane
Falls Church, Virginia 22042

Application No. RZ/FDP 1998-SU-041 Staff S.Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/17/99
SEE PROFFERS DATED
Date of (BOS) (PC) approval BS 7/12/99 PC 5/19/99
Sheet 13 of 20

DESIGNED BY:	TAL
DRAFTED BY:	CAD
CHECKED BY:	JHS
DATE:	OCTOBER 1998
SCALE:	HOR. N/A VERT. N/A
SHEET	13 OF 20
CO. NO.	
FILE NO.	98000.01
CADD NAME:	PCSFDT48

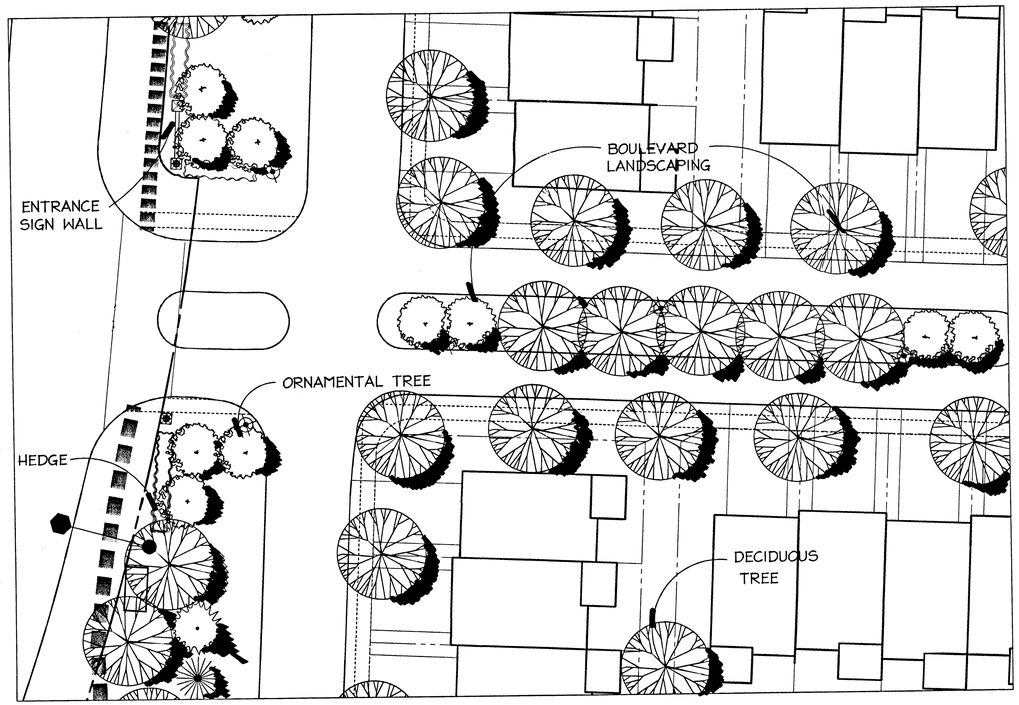
PLOTTED: APRIL 1999



TYPICAL RESIDENTIAL SIGN WALL DETAIL:

SECTION

Scale: 1/4"=1'-0"



TYPICAL RESIDENTIAL ENTRANCE

PLAN VIEW

Scale: 1"=20'

NOTE:
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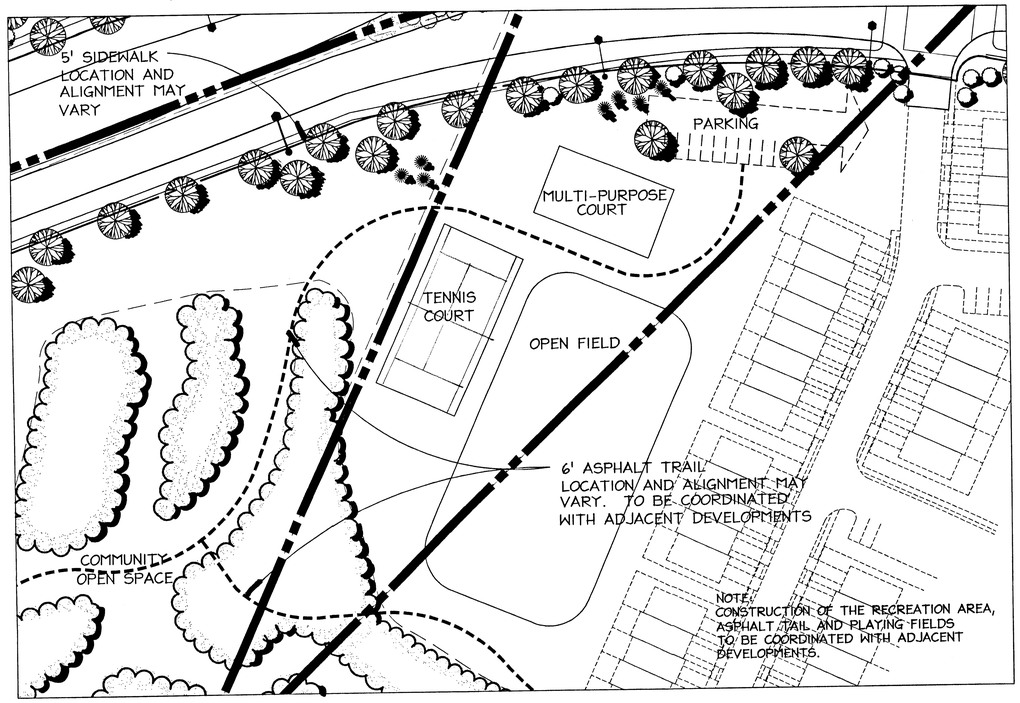
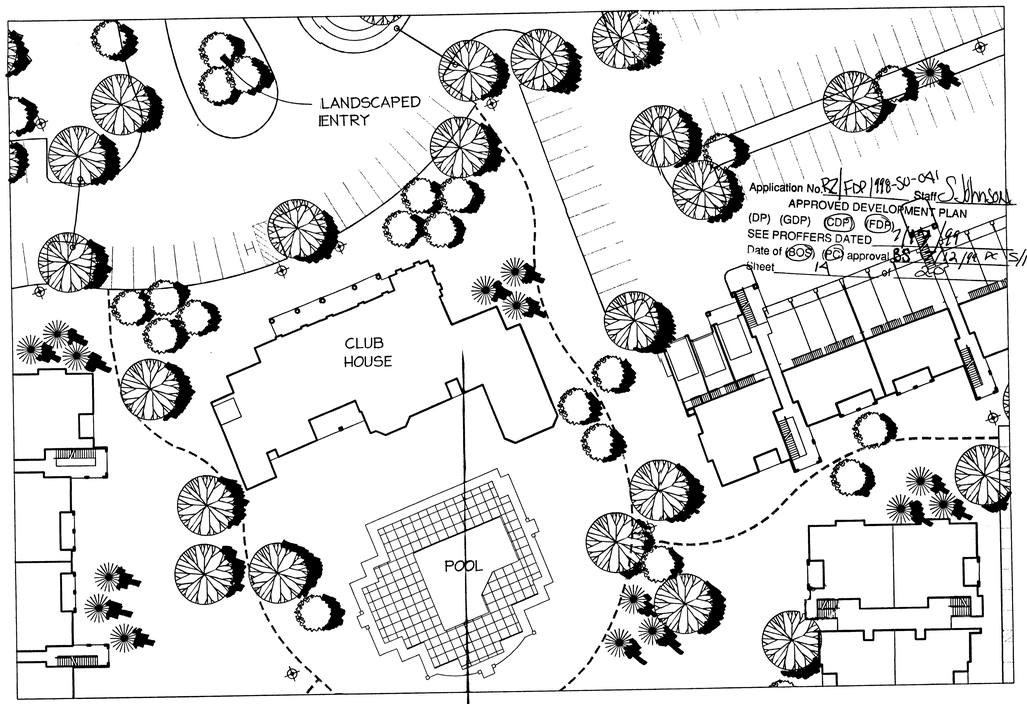
(Illustrative Purposes Only!!)



SOCCER FIELD ENLARGEMENT

PLAN VIEW

Scale: 1"=30'



Application No. RZ/FDP/1998-SU-041 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/15/99
Date of (BOS) (PC) approval BS 7/12/99 PC 5/19/99
Sheet 14 of 20

CLUB HOUSE and POOL AREA

PLAN VIEW

Scale: 1"=30'

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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 388
REGISTERED LANDSCAPE ARCHITECT
4/6/99

RZ 1998-SU-041

DETAILS/SECTIONS/ENLARGEMENTS
RESIDENTIAL
CARNEY-SMITH PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

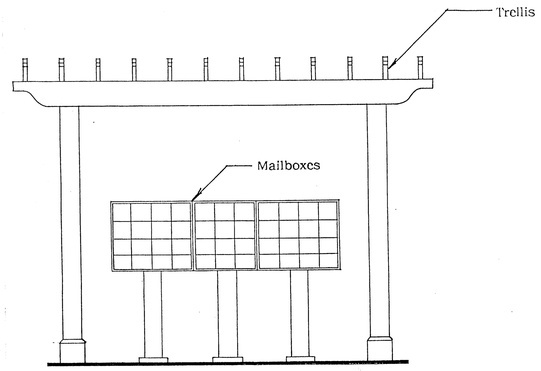
16 APRIL 1999

BC REVISIONS
REVISED: 4 JANUARY 1999
REVISED: 22 JANUARY 1999
REVISED: 26 FEBRUARY 1999
REVISED: 6 APRIL 1999

OWNER / APPLICANT:
JACK W. CARNEY, TRUSTEE AND BENJAMIN M. SMITH, JR., TRUSTEE
3014 Beechwood Lane
Falls Church, Virginia 22042

DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: JHS
DATE: JUNE 1998
SCALE: HOR. N/A VERT. N/A
SHEET 14 OF 20
CO. NO.
FILE NO. 98000.01
CADD NAME: PCSFDT4D

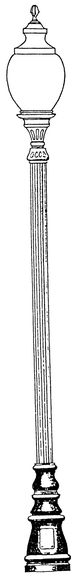
PLOTTED: APRIL 1999



TYPICAL CLUSTER MAILBOX DETAIL

DETAIL Scale: NTS

(Illustrative Purposes Only!!)



Manufacturer:
Sternberg Vintage Lighting
7401 Oak Park Avenue
Niles, IL 60714
(847) 588-3440

Globe: 850/508
250 Watt High Pressure Sodium
Pole: 12', 4312-FP

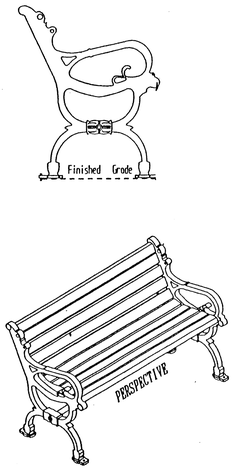
Note: Pedestrian light pole to be located along pedestrian trails and walkways and/or associated with recreational facilities. Light poles shall be spaced according to manufactures specifications.

OR EQUIVALENT

TYPICAL LIGHT POLE DETAIL

DETAIL Scale: NTS

(Illustrative Purposes Only!!)



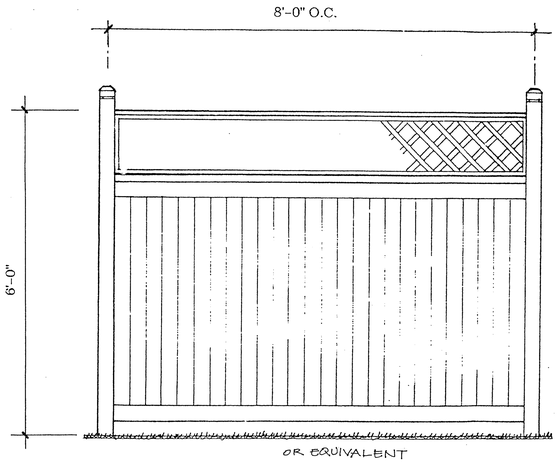
Note: Benches to be located along pedestrian trails, fitness trail, play areas, and associated with open space/recreation areas at various locations.

OR EQUIVALENT

TYPICAL BENCH DETAIL

DETAIL Scale: NTS

(Illustrative Purposes Only!!)

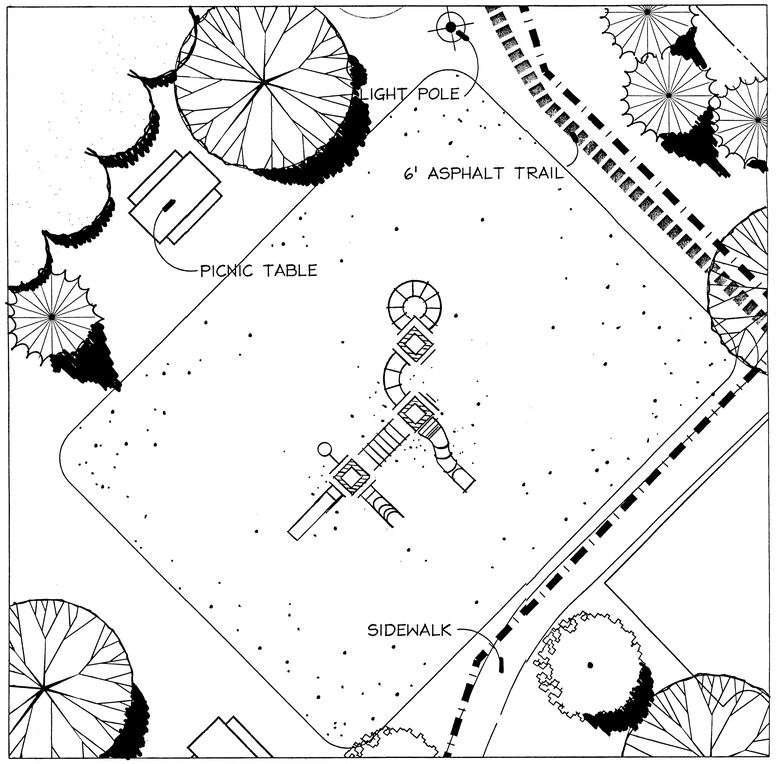


Note: Decorative fence sections to be used for end units and areas exposed to the main entrance road. Other lots to have 6' height wood fence sections where necessary.

TYPICAL DECORATIVE FENCE DETAIL

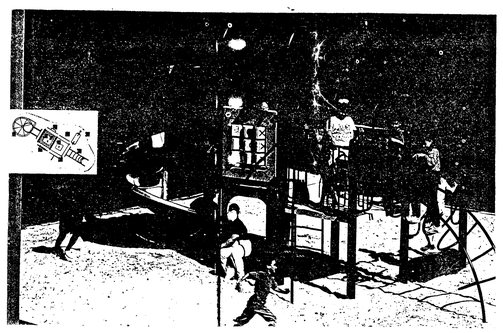
DETAIL Scale: NTS

(Illustrative Purposes Only!!)



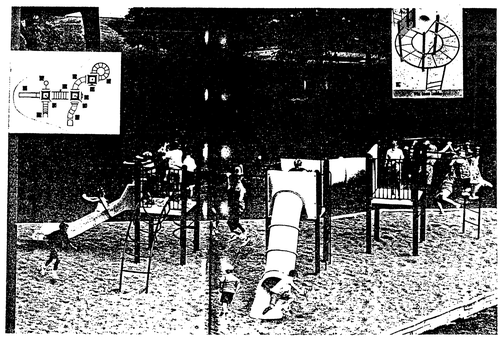
PLAY / PICNIC AREA DETAIL:

DETAIL (Illustrative Purposes Only!!) Scale: 1"=10'



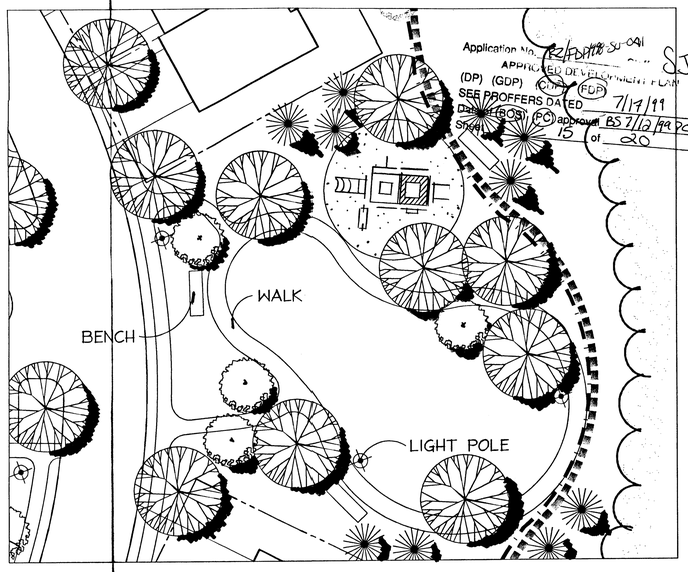
TOT LOT DETAIL:

(Illustrative Purposes Only!!)



PLAY AREA DETAIL:

(Illustrative Purposes Only!!)



Application No. RZ/FDP 98-SU-041
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/17/99
Date of (BOS) (PC) approval BS 7/12/99 PC 5/19/99
Sheet 15 of 20

TOT LOT AREA DETAIL:

DETAIL (Illustrative Purposes Only!!) Scale: 1"=20'

RZ 1998-SU-041

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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 3896
CERTIFIED LANDSCAPE ARCHITECT

DETAILS/SECTIONS/ENLARGEMENTS

RESIDENTIAL

CARNEY-SMITH PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

16 APRIL 1999

BC REVISIONS	
5 OCTOBER 1998	
4 JANUARY 1999	
REVISED: 22 JANUARY 1999	
REVISED: 26 FEBRUARY 1999	
REVISED: 6 APRIL 1999	
OWNER / APPLICANT:	
OWNER	JACK W. CARNEY,TRUSTEE AND BENJAMIN M. SMITH, JR., TRUSTEE
	3014 Beechwood Lane Falls Church, Virginia 22042

DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: JHS
DATE: OCTOBER 1998
SCALE: HOR. N/A VERT. N/A
SHEET 15 OF 20
CO. NO.
FILE NO.98000.01
CADD NAME: PCSFDT3C

PLOTTED: APRIL 1999

ELEVATION
(Illustrative Purposes Only!!)
Scale: 1"=10'

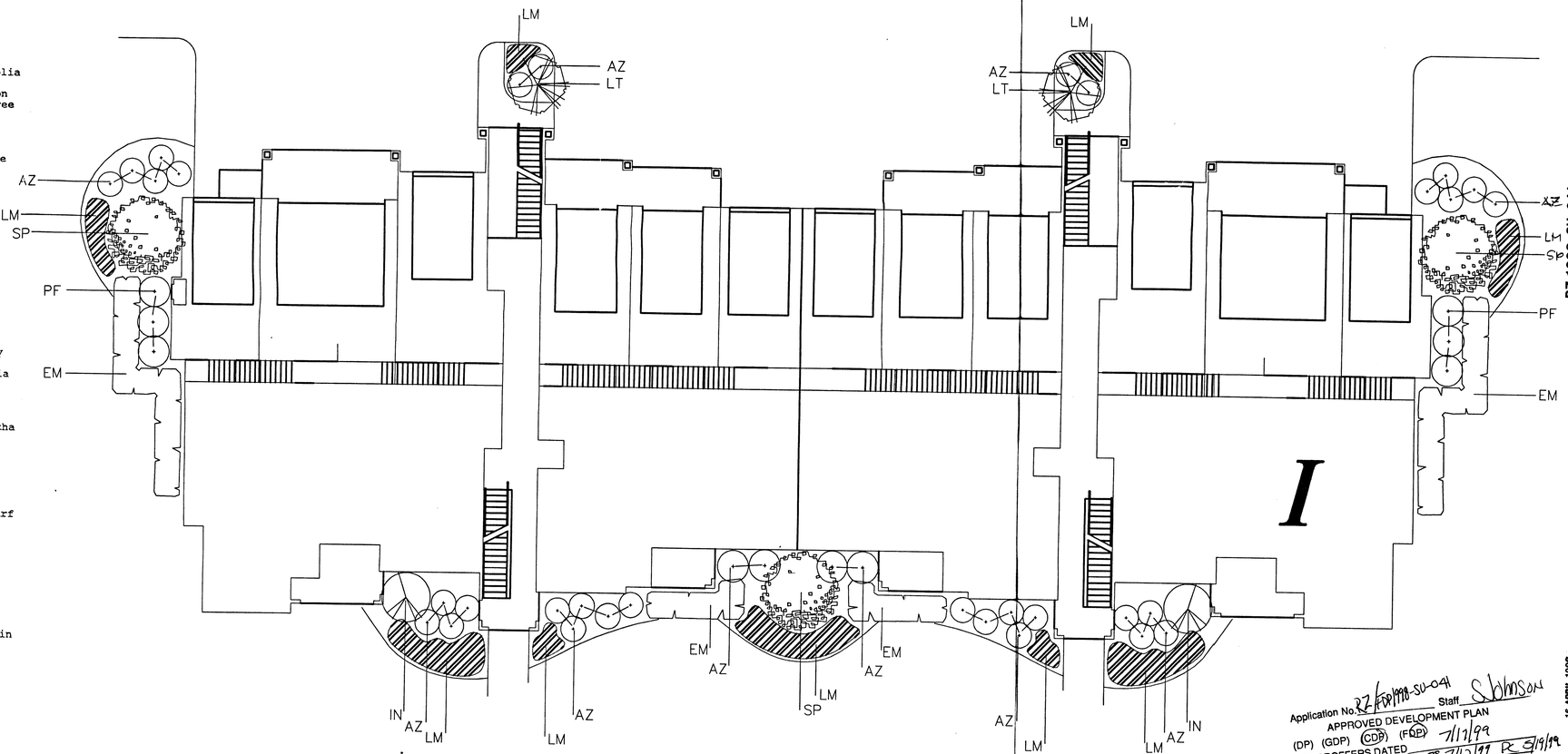
TYPICAL FRONT ELEVATION

POSSIBLE PLANT LIST

TREES		
MG	Magnolia grandiflora 'Bracken Brown'	Bracken Brown Southern Magnolia
PC	Platanus x acerifolia 'Columbia'	Columbia London London Planetree
SP	Stewartia pseudocamellia	Japanese Stewartia
LT	Lagerstoemia x tuscarora	Tuscarora Crape Myrtle
EVERGREENS		
IF	Ilex attenuata 'Fosters'	Fosters Holly
IN	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly
SHRUBS		
AZ	Azalea gumpo 'White'	White Gumpo Azalea
EM	Euonymus kiautschovicus 'Manhattan'	Manhattan Euonymus
IM	Ilex x meservae 'Blue Girl'	Blue Girl Holly
PF	Photinia fraseri	Red Tip Photinia
PL	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel
PM	Pyracantha x 'Mohave'	Mohave Pyracantha
TH	Taxus x 'Hicksi'	Hicks Yew
GROUNDCOVERS		
JC	Juniperus conferta	Shore Juniper
LM	Liriope muscari 'Big Blue'	Big Blue Lilyturf
ORNAMENTAL GRASSES		
HS	Helictotrichon sempervirens	Blue Oat Grass
MC	Miscanthus sinensis 'Cabaret'	Cabaret Silver Grass
PA	Pennisetum alopecuroides	Fountain Grass
PO	Pennisetum orientale	Oriental Fountain Grass
PP	Pennisetum sinensis 'Moudry'	Purple Moudry Fountain Grass

NOTES:
THIS LAYOUT IS PROVIDED TO INDICATE APPROXIMATE PLANT MASSINGS AND BED SHAPES, AND IS SUBJECT TO CHANGE DUE TO BUILDING ARCHITECTURE, WALK LOCATIONS, AND FINAL ENGINEERING AND DESIGN.

PLANT QUANTITIES AND SPECIES ARE SUBJECT TO MODIFICATIONS DUE TO BUILDING TYPE, BUILDING ORIENTATION, WALK LOCATIONS AND SITE CONSTRAINTS.



TYPICAL MULTI-FAMILY LANDSCAPE LAYOUT
PLAN VIEW (Illustrative Purposes Only!!) Scale: 1"=10'

Application No. RZ Feb 1998-SU-041 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/12/99
SEE PROFFERS DATED
Date of (BOS) (PC) approval BOS 7/12/99 R. 5/19/99
Sheet 16 of 20

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COMMONWEALTH OF VIRGINIA JAMES H. SCANLON No. 016193 7-4-99 REGISTERED PROFESSIONAL ENGINEER

DETAILS/SECTIONS/ENLARGEMENTS
RESIDENTIAL
CARNEY-SMITH PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
RZ 1998-SU-041

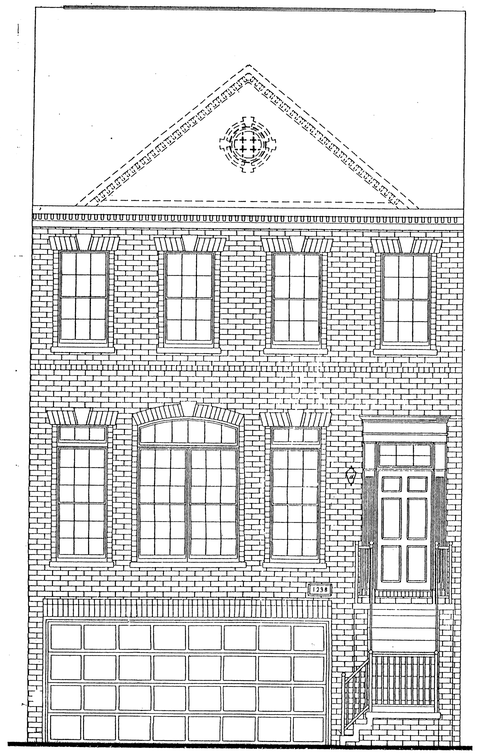
16 APRIL 1999
BC REVISIONS
SEPTEMBER 1998
REVISED 4 JANUARY, 1999
REVISED: 22 JANUARY 1999
26 FEBRUARY 1999
REVISED: 6 APRIL 1999

OWNER / APPLICANT:
JACK W. CARNEY, TRUSTEE AND
BENJAMIN M. SMITH, JR., TRUSTEE
3014 Beechwood Lane
Falls Church, Virginia 22042

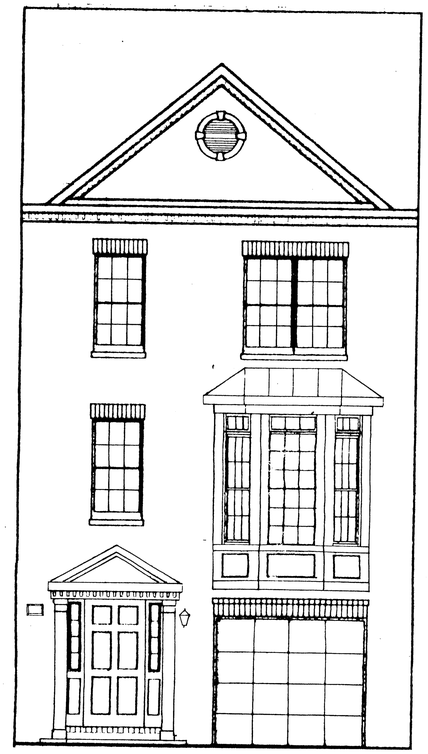
DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: JHS
DATE: JUNE 1998
SCALE: HOR. N/A
VERT. N/A
SHEET **16** OF 20
CO. NO.
FILE NO.98000.01
CADD NAME: PCSFDT3F

PLOTTED: DECEMBER 1998

FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION

RZ 1998-SU-041

Application No. RZ/FDP 1998-SU-041 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/7/99
Date of (BOS) (PC) approval BS 7/26/99 PC 5/19/99
Sheet 19 of 20

TYPICAL TOWNHOUSE ELEVATIONS

ELEVATION

Scale: NTS

NOTES:

THIS IS AN ILLUSTRATIVE SKETCH WHICH SHOWS THE QUALITY OF THE PROPOSED ARCHITECTURE AND LANDSCAPE DESIGN. THIS IMAGE IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND DESIGN.

TOWNHOUSES MAY HAVE ONE OR TWO CAR GARAGES, WHICH WILL BE DETERMINED WITH FINAL ENGINEERING AND DESIGN.

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COMMONWEALTH OF VIRGINIA JAMES H. SCANLON 026193 1-4-99 PROFESSIONAL ENGINEER

DETAILS/SECTIONS/ENLARGEMENTS
RESIDENTIAL
CARNEY-SMITH PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

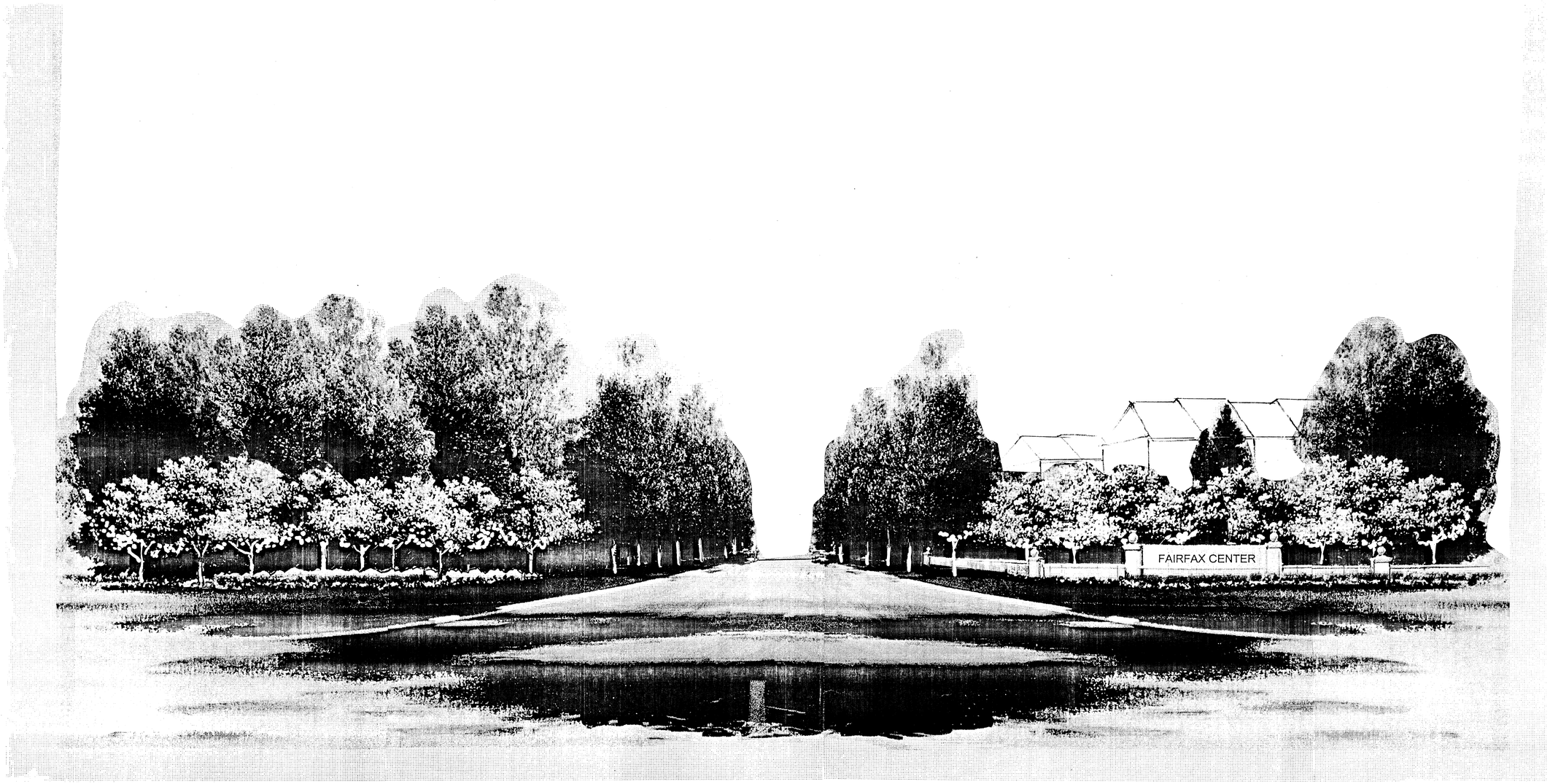
16 APRIL 1999

BC REVISIONS
REVISED: 4 JANUARY 1999
REVISED: 22 JANUARY 1999
26 FEBRUARY 1999
6 APRIL 1999

OWNER
OWNER / APPLICANT:
JACK W. CARNEY, TRUSTEE AND
BENJAMIN M. SMITH, JR., TRUSTEE
3014 Beechwood Lane
Falls Church, Virginia 22042

DESIGNED BY: TAL	
DRAFTED BY: CAD	
CHECKED BY: JHS	
DATE: 5 OCTOBER 1998	
SCALE:	HOR. N/A VERT. N/A
SHEET 17 OF 20	
CO. NO.	
FILE NO.98000.01	
CADD NAME: PCSFDT4F	

PLOTTED: DECEMBER 1998



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(Illustrative Purposes Only!!)

Application No. RZ/FDP 1998-SU-041 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/17/99
SEE PROFFERS DATED
Date of (BOS) (PC) approval BS 7/12/99 PC 5/19/99
Sheet 18 of 20

RZ 1998-SU-041

MAIN INTERSECTION PERSPECTIVE
RESIDENTIAL
CARNEY-SMITH PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JAMES H. SCANLON
No. 016153
10-5-99
REGISTERED PROFESSIONAL

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16 APRIL 1999 BC REVISIONS
SEPTEMBER 1998
January 4, 1999
22 JANUARY 1999
26 FEBRUARY 1999
6 APRIL 1999

OWNER / APPLICANT:
JACK W. CARNEY,TRUSTEE AND
BENJAMIN M. SMITH, JR., TRUSTEE
3014 Beechwood Lane
Falls Church, Virginia 22042

DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: JHS
DATE: JUNE 1998
SCALE: HOR. N/A
VERT. N/A
SHEET **18** OF 20
CO. NO.
FILE NO.98000.01
CADD NAME: PCSFDT3F

PLOTTED: SEPTEMBER 1998

NOTE:
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(Illustrative Purposes Only!!)

RZ 1998-SU-041

16 APRIL 1999

Application No. RZ/FDP 1998-SU-041 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/17/99
SEE PROFFERS DATED BS 7/27/99 PC 5/19/99
Date of (BOS) (PC) approval
Sheet 19 of 20

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COMMONWEALTH OF VIRGINIA — JAMES H. SCANLON — 046193 — 10-5-98 — REGISTERED PROFESSIONAL

TOWNHOUSE PERSPECTIVE
RESIDENTIAL
CARNEY–SMITH PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS:
SEPTEMBER 1998
January 4, 1999
22 JANUARY 1999
26 FEBRUARY 1999
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OWNER / APPLICANT:
OWNER / CARNEY,TRUSTEE AND
JACK W. CARNEY,TRUSTEE AND
BENJAMIN M. SMITH, JR., TRUSTEE
3014 Beechwood Lane
Falls Church, Virginia 22042

DESIGNED BY: TAL	
DRAFTED BY: CAD	
CHECKED BY: JHS	
DATE: JUNE 1998	
SCALE:	HOR. N/A VERT. N/A
SHEET 19 OF 20	
CO. NO.	
FILE NO.98000.01	
CADD NAME: PCSFDT3F	

PLOTTED: SEPTEMBER 1998

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(Illustrative Purposes Only!!)

RZ 1998-SU-041

16 APRIL 1999

Application No(s): RZ/FDP 1998-SU-041 Staff: SJOHNSON
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/7/99
SEE PROFFERS DATED
Date of (BOS) (PC) approval: BS 7/12/99 PC 5/19/99
Sheet 20 of 20

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COMMONWEALTH OF VIRGINIA
JAMES H. SCANLON
No. 016193
PROFESSIONAL ENGINEER
9-7-98

MULTI-FAMILY AND POOL PERSPECTIVE
RESIDENTIAL
CARNEY-SMITH PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
SEPTEMBER 1998
January 4, 1999
22 JANUARY 1999
26 FEBRUARY 1999
6 APRIL 1999

OWNER / APPLICANT:
JACK W. CARNEY,TRUSTEE AND
BENJAMIN M. SMITH, JR., TRUSTEE
10504 Berrywood Lane
Falls Church, Virginia 22042

DESIGNED BY: TAL
DRAFTED BY: CAD
CHECKED BY: JHS
DATE: JUNE 1998
SCALE: HOR. N/A
VERT. N/A
SHEET **20** OF 20
CO. NO.
FILE NO.98000.01
CADD NAME: PCSFDT3F

PLOTTED: SEPTEMBER 1998