C-3075

BLAKE LANE PROPERTY

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL / FINAL DEVELOPMENT PLAN

DATE	REVISION

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DESCRIPTION	REV. BY	APPROVED	DATE
1	REVISED LAYOUT 9/25/97			

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUN 27 1997
ZONING EVALUATION DIVISION

Application No. 97-AR-003 Staff Hyla Wilson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (QDP) (FDP)
SEE PROFFERS DATED 6/26/97
Date of (BOS) (PC) approval 7/7/97
Sheet 30 15 0 Oct 3 30 60
GRAPHIC SCALE 1" = 30'

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
11/11/96
PROFESSIONAL ENGINEER

SCALE: 1" = 30'
DATE: NOVEMBER 4, 1996
DESIGN: SCT
DRAWN: GF
CHECKED: SCT
SHEET NO. 1 OF 3

christopher consultants ltd.
engineering • surveying • land planning
9900 main street
fairfax, va 22031
(703) 273-6620

N/F FLINT HILL SCHOOL C/O JOHN T. HAZEL, JR.
DB 7558 PG 0686
ZONE: R-1
USE: PRIVATE SCHOOL

N/F SCHL. BOARD OF FAIRFAX COUNTY
DB M7 PG 0549
ZONE: R-1 USE: PUBLIC SCHOOL

N/F BEATRICE F. BECKWITH
DB 8248 PG 0249
ZONE: C-5
USE: RESTAURANT

N/F SUNRISE ASSISTED LIVING LIMITED PARTNERSHIP
DB 9147 PG 1744
ZONE: R-2
USE: OTHER

N/F PRESTON HEIGHTS SUBDIVISION
DB 6539 PG 1618
ZONE: R-12
USE: TOWNHOUSE

N/F OAKLEIGH SUBDIVISION
DB 5739 PG 1627
ZONE: R-12
USE: TOWNHOUSE

CHAIN BRIDGE ROAD (WIDTH VARIES) ROUTE 123

ROUTE 655 (WIDTH VARIES) POSTED SPEED 30 MPH

BLAKE LANE

OAKLEIGH LANE (PRIVATE STREET)

NOTE: SUBJECT TO APPROVAL OF MODIFICATION REQUESTED IN NOTE #34. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE ADDITIONAL CLEARING & GRADING ALONG ROUTE 123 TO FACILITATE DRAINAGE WITHIN THE ROUTE 123 DEDICATION AREA.

POTENTIAL "24' GATE CURB CUT AND GRASS RING" STABILIZATION FOR FIRE ACCESS. (SUBJECT TO FIRE MARSHALL REVIEW OF FINAL PLANS)

AREA TO BE DEDICATED FOR PUBLIC STREET PURPOSES

AREA OF EXISTING R/W TO BE VACATED

PROP. RTE 123 FENCE (SEE DETAIL, SHEET 3)

LANDSCAPED MEDIAN (SEE NOTE #33)

"ONE WAY" TRAVEL LANE

CENTRAL GREEN SPACE AREA FOR PASSIVE RECREATION

GAZEBO

SWM/BMP DRY POND "A"

SWM/BMP "B" DRY POND (SEE NOTE #34)

POND ACCESS

POTENTIAL STORM SEWER ALIGNMENT (SEE NOTE 34)

LIMITS OF CLEARING AND GRADING

UNDISTURBED AREA

AREA TO BE DEDICATED FOR PUBLIC STREET PURPOSES

AREA SUBJECT TO TRANSITIONAL SCREENING (SEE NOTE # 32)

265' SIGHT DISTANCE

350' SIGHT DISTANCE

LIMITS OF CLEARING AND GRADING

PROP. 5' CONC. S/W

PROP. CG-6

PROP. CG-12

PROP. CCR-2

PROP. R/W

PROP. STOP SIGN

EX. 10' SAN. ESM'T. D.B. 6539 PG. 1618

EX. 10' SAN. ESM'T. DB 5947 PG 631

EX. 10' SAN. ESM'T. D.B. 5790, PG 1627

EX. 10' STM. ESM'T. D.B. 5730 PG. 1650

EX. 10' SAN. ESM'T. D.B. 5730 PG. 1650

EX. 10' STM. ESM'T. D.B. 5730 PG. 1650

EX. 4' WOOD FENCE

EX. 6' WOOD FENCE

EX. 4' WIRE FENCE

EX. 5' WIRE FENCE

EX. 6' CHAIN LINK FENCE

EX. VEPCO POLE #QC19

EX. VEPCO POLE #QC25

EX. VEPCO POLE #QC09

EX. VEPCO POLE #75

EX. VEPCO POLE #D-97

EX. VEPCO POLE #RC-46

EX. VEPCO POLE #JH 34

EX. VEPCO POLE #0.84

EX. VEPCO POLE #QC18-381-1

EX. C&P POLE #378 (TO BE RELOCATED)

EX. C&P POLE #379 (TO BE RELOCATED)

EX. C&P POLE #380 (TO BE RELOCATED)

EX. C&P POLE #978

EX. C&P POLE #381 (TO BE RELOCATED)

EX. D/W CULVERT TO BE REMOVED

EX. SIDEWALK ESMT DB 4809 PG 388

EX. 6" H.P. GAS LINE

EX. 8" SAN.

EX. 15" STM.

EX. 18" STM.

EX. 24" STM.

EX. 8" WATER

EX. 6" WATER

EX. 12" WATER

EX. 20" WATER

EX. 30" WATER

EX. 36" WATER

EX. 42" WATER

EX. 48" WATER

EX. 54" WATER

EX. 60" WATER

EX. 72" WATER

EX. 84" WATER

EX. 96" WATER

EX. 108" WATER

EX. 120" WATER

EX. 132" WATER

EX. 144" WATER

EX. 156" WATER

EX. 168" WATER

EX. 180" WATER

EX. 192" WATER

EX. 204" WATER

EX.

C-3075

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CDP/FDP IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP A 47-2 ((1)) PARCELS 76, 78, 81, 82, 83, 84 & 86 AND IS ZONED R-2. THE PURPOSE OF THIS CDP/FDP IS TO PERMIT DEVELOPMENT OF A MAXIMUM OF 39 SINGLE FAMILY ATTACHED RESIDENTIAL UNITS.

2. DEVELOPER: WINCHESTER HOMES
12701 FAIR LAKES CIRCLE, SUITE 200
FAIRFAX, VA 22033

3. BOUNDARY SURVEY WAS PERFORMED BY CHRISTOPHER CONSULTANTS, LTD.

4. THE PROPERTY SHOWN HEREON SHALL CONNECT TO THE EXISTING PUBLIC WATERLINE AS INDICATED ON THE PLAN.

5. SILTATION AND EROSION CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE SPECIFICATION IN THE LATEST CHECK LIST FOR EROSION AND SEDIMENT CONTROL, FAIRFAX COUNTY, THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND AS MODIFIED BY FAIRFAX COUNTY CODE 104-1.

6. STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES DRY PONDS WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY STANDARDS, UNLESS MODIFIED BY WAIVER.

7. CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS.

8. TOPOGRAPHY SHOWN AT 2-FOOT CONTOUR INTERVAL, PROVIDED BY A FIELD SURVEY PERFORMED BY CHRISTOPHER CONSULTANTS, LTD.

9. TRASH REMOVAL WILL BE DONE ON A WEEKLY BASIS BY A PRIVATE CONTRACTOR AND DISPOSED OF AT AN APPROVED FAIRFAX COUNTY SITE.

10. ALL KNOWN EXISTING WELLS SHALL BE LOCATED AND CLOSED IN ACCORDANCE WITH THE FAIRFAX COUNTY HEALTH DEPARTMENT REQUIREMENTS.

11. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO EXISTING GRAVES ON-SITE.

12. NO TITLE REPORT HAS BEEN FURNISHED.

13. PARCEL "A" OPEN SPACE TO BE CONVEYED TO THE HOME OWNERS ASSOCIATION TO BE USED FOR 2 SWM/BMP DRY PONDS AND OPEN SPACE RECREATION.

14. THE SUBJECT PROPERTY IS LOCATED WITHIN THE BLUE PLAINS-ACCOTINK M-2 SEWER SHED.

15. EXCEPT WHERE NOTED, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

16. DUE TO NO ACCESS FROM CHAIN BRIDGE ROAD FROM THIS SITE, A WAIVER OF THE SERVICE DRIVE IS REQUESTED WITH APPROVAL OF THIS CDP/FDP.

17. THE PROPERTY WILL BE SERVICED BY PUBLIC WATER AND SEWER. UTILITY LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

18. A REZONING APPLICATION HAS BEEN SUBMITTED WITH THE PROPOSED CONCEPTUAL DEVELOPMENT PLAN.

19. THE OWNERS OF RECORD FOR PARCELS 76, 78, 81, 82, 83, 84 & 86 ARE AS FOLLOWS:

PARCEL 76
LAYTON S. WHITESELL
c/o MARY C. BELL
DEED BOOK U12, PAGE 46
YEAR BUILT - 1961

PARCEL 78
G.S. & JOHN L. EICHELBERGER
DEED BOOK 5620, PAGE 583
YEAR BUILT - 1950

PARCEL 81
PASTORAL COUNSELING & CONSULTATION CENTERS OF GREATER WASHINGTON, INC.
DEED BOOK 4535, PAGE 183
YEAR BUILT - 1949

PARCEL 82
LYNNE D. McCOMBS (ALSO KNOWN OF RECORD AS LYNNE GANTT), GEORGE M. CASEY TERRELL C. LADY
DEED BOOK 4907, PAGE 503 & DEED BOOK 6017, PAGE 938
YEAR BUILT - 1954

PARCEL 83
LYNNE D. McCOMBS (ALSO KNOWN OF RECORD AS LYNNE GANTT), GEORGE M. CASEY TERRELL C. LADY
DEED BOOK 4907 PAGE 503 & DEED BOOK 6017 PAGE 938
YEAR BUILT - 1949

PARCEL 84
MARVIN C. & JANET C. BURKGREN
DEED BOOK 2637, PAGE 439
YEAR BUILT - 1930

PARCEL 86
JOAN C. & MARLENE C. BURKGREN
DEED BOOK 3988, PAGE 596
YEAR BUILT - N/A

20. EXISTING STRUCTURES ON PARCELS 76, 78, 81, 82, 83 & 84 ARE TO BE REMOVED.

21. PUBLIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF FAIRFAX DEPARTMENT OF PUBLIC WORKS.

22. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON SITE. ANY PETROLEUM PRODUCTS UTILIZED, STORED, TREATED AND/OR DISPOSED SHALL COMPLY WITH FEDERAL AND STATE REGULATIONS.

23. THE PROPOSED TOWNHOUSE COMMUNITY IS COMPATIBLE WITH EXISTING DEVELOPMENT IN THE VICINITY IN TERMS OF USE, TYPE, AND INTENSITY, AND IS IN ACCORDANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN, WHICH RECOMMENDS 8 TO 12 DWELLING UNITS PER ACRE ON THIS SITE.

24. THE PROPERTY SHOWN HEREON DOES NOT HAVE ANY TRAILS PER THE FAIRFAX COUNTY TRAILS PLAN.

25. IMPROVEMENTS TO BLAKE LANE, AS SHOWN ON PLAN TO BE COMPLETED DURING CONSTRUCTION OF BUILDINGS.

26. THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN A 500 YEAR FLOOD PLAIN. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OF FAIRFAX COUNTY; OR ANY ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA LOCATED ON THE SUBJECT PROPERTY.

27. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE GARAGES WILL COUNT AS PART OF THE REQUIRED PARKING SPACES.

28. IN ACCORDANCE WITH PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, MINOR DEVIATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS/TRAILS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

29. THE SINGLE FAMILY ATTACHED DWELLING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. IT IS TO BE UNDERSTOOD THAT THE BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND/OR THE NUMBER OF UNITS IN EACH GROUP OF UNITS SHOWN MAY BE MODIFIED SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATIONS AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF SINGLE FAMILY ATTACHED DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY. IN ADDITION, FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS ARE OPTIONAL FOR EACH DWELLING AND WILL BE SPECIFIED ON THE PLANS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS IN ACCORDANCE WITH THE ZONING ORDINANCE.

30. THE LOCATION OF EASEMENTS/UTILITIES SHOWN HEREON IS BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THUS SHOULD NOT BE REGARDED AS AN ACTUAL LOCATION.

31. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.

32. ADJACENT PARCEL NUMBER 47-2 ((1))-70A IS A SPECIAL EXCEPTION USE WITHIN A DETACHED RESIDENTIAL ZONE ACCORDING TO THE TRANSITIONAL SCREENING MATRIX CONTAINED IN ARTICLE 13 OF THE ZONING ORDINANCE A 25 FOOT TRANSITIONAL SCREENED YARD IS REQUIRED. THE SITE IS SUBJECT TO A PREVIOUS SPECIAL EXCEPTION APPROVAL TO ALLOW ASSISTED LIVING HOUSING WITHIN A RESIDENTIAL ZONE. THEREFORE, A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENTS IS HEREBY REQUESTED UNDER SECTION 13-304.9 FOR THE AREA IDENTIFIED IN THIS PLAN.

33. IN ORDER TO PROMOTE INTERIOR LANDSCAPE TREATMENTS, A GRASS AND LANDSCAPED MEDIAN IS PROPOSED FOR A SECTION OF THE INTERIOR PRIVATE STREETS FOR THIS PROJECT. A MODIFICATION IS REQUESTED TO PFM STANDARD NO. TS-5A REQUIRED UNDER SECTION 7-0502.1A OF THE PFM TO ALLOW TWO 18 FOOT ONE DIRECTION TRAVELWAYS IN LIEU OF THE STANDARD TWO WAY TRAVELWAYS OF 24 FOOT WIDTH. IT IS INTENDED THAT THE GRASS MEDIAN SHALL INCORPORATE MOUNTABLE CURBS AND GRASS RING REINFORCEMENT TO ALLOW FIRE DEPARTMENT ACCESS AS SHOWN IN THE TYPICAL SECTION INCLUDED WITH THIS PLAN.

34. DUE TO EXISTING OUTFALL CONDITIONS AND DRAINAGE PATTERNS, TWO SWM/BMP PONDS ARE REQUIRED FOR STRICT CONFORMANCE WITH THE FAIRFAX COUNTY RMA PERFORMANCE CRITERIA UNDER SECTION 6-0402 OF THE PFM. STAFF HAS REQUESTED THE DEVELOPER TO ATTEMPT TO PROVIDE ENGINEERING DESIGN TO COMBINE THE TWO SEPARATE PONDS INTO A SINGLE FACILITY.

A MODIFICATION IS HEREBY REQUESTED TO SECTION 6-0402.2 OF THE PFM RELATED TO BMP DESIGN GUIDANCE IN CHAPTER 4 OF THE "NORTHERN VIRGINIA BMP HANDBOOK". IT IS REQUESTED THAT, FOR THE PURPOSES OF BMP DESIGN, SITE AREA AND/OR BMP COVERAGE CALCULATIONS SHALL BE BASED UPON THE "POST-DEVELOPED" SITE AREAS WHICH EXCLUDE PLANNED STREET DEDICATION AREAS.

SUBJECT TO FINAL ENGINEERING AND APPROVAL OF THIS MODIFICATION REQUEST, THE DEVELOPER MAY REMOVE THE STORMWATER MANAGEMENT BMP FACILITY IDENTIFIED AS POND B AND UTILIZE ALTERNATE STORM SEWER LAYOUTS IDENTIFIED ON THE PLAN AS "POTENTIAL STORM SEWER ALIGNMENT" TO DIRECT RUNOFF TO THE PROPOSED POND A FACILITY. THE APPROVAL OF THIS MODIFICATION OR THE REMOVAL OF POND B SHALL NOT SERVE AS JUSTIFICATION FOR THE DEVELOPER TO REQUEST ADDITIONAL DENSITIES AS LAND AREA MADE AVAILABLE THROUGH THE REMOVAL OF POND B SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION AS OPEN SPACE.

THE AREA WITHIN POND B IN ITS CURRENT CONDITION IS A MAINTAINED LAWN AREA AND IT IS INTENDED THAT THE HOMEOWNER'S ASSOCIATION SHALL MAINTAIN THIS AREA IN ITS CURRENT CONDITION WITH THE EXCEPTION OF POTENTIAL ADDITION OF LANDSCAPING AND THE PROVISION OF PASSIVE RECREATION AMENITIES, WHICH ARE NOT INTENDED TO INCREASE ONSITE IMPERVIOUS AREA.

35. THE AREA OF FUTURE RIGHT-OF-WAY VACATION ADJACENT TO EXISTING ROUTE 123 HAS BEEN INCLUDED WITHIN THE APPLICATION BOUNDARIES UNDER THE ASSUMPTION THAT VACATION WOULD OCCUR PRIOR TO FINAL SITE RECORDATION; AUTHORIZATION BY FAIRFAX COUNTY BOARD OF SUPERVISORS FOR SUCH INCLUSION IS PENDING.

SITE TABULATION

SITE AREA =	4.7617 ACRES
VACATION =	0.0813 ACRES
TOTAL =	4.8430 ACRES
OPEN SPACE	
REQUIRED:	30%
PROVIDED:	31%
NUMBER OF LOTS PERMITTED AT 12 UNITS PER ACRE	
PERMITTED:	57
PROVIDED:	39
DENSITY	
MAXIMUM PERMITTED:	12 UNITS/ACRE
PROVIDED:	8.1 UNITS/ACRE
STREET DEDICATION AREA:	11,753 SQ. FT. OR 0.2698 ACRES (LESS STREET VACATION 3,541 SF)
PARKING	
REQUIRED:	MIN 90 (2.3 SPACES PER LOT)
PROVIDED:	MIN 90 (2 SPACES PER LOT (39 x 2 = 78) AND 12 SURFACE SPACES).

ZONING REQUIREMENTS

ZONING	
CURRENT:	R-2
PROPOSED:	PDH-12
MINIMUM DISTRICT SIZE:	2 ACRES
MINIMUM LOT WIDTH:	NO REQUIREMENT
MINIMUM SETBACKS:	FRONT YARD: NO REQUIREMENT SIDE YARD: NO REQUIREMENT REAR YARD: NO REQUIREMENT
MINIMUM LOT AREA:	NO REQUIREMENT PRIVACY YARD OF 200 SQUARE FEET MINIMUM

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

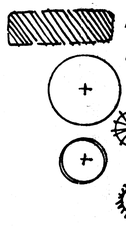
REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DESCRIPTION	REV. BY	APPROVED	DATE
1	REV. COMPS & NOTES/REV. LAY-OUT			4/25/97

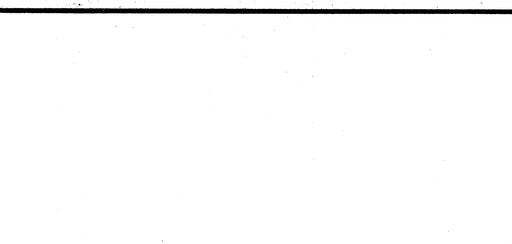
DATE	REVISION

TREE COVER CALCULATIONS

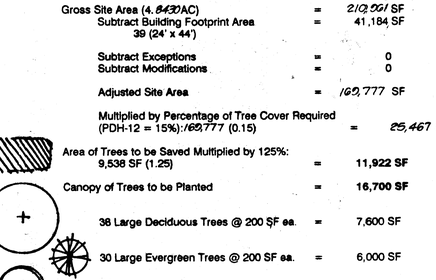
Gross Site Area (4.8430AC)	=	210,991 SF
Subtract Building Footprint Area 39 (24' x 44')	=	41,184 SF
Subtract Exceptions	=	0
Subtract Modifications	=	0
Adjusted Site Area	=	169,777 SF
Multiplied by Percentage of Tree Cover Required (PDH-12 = 15%): 169,777 (0.15)	=	25,467 SF
Area of Trees to be Saved Multiplied by 125%: 9,538 SF (1.25)	=	11,922 SF
Canopy of Trees to be Planted	=	16,700 SF
38 Large Deciduous Trees @ 200 SF ea.	=	7,600 SF
30 Large Evergreen Trees @ 200 SF ea.	=	6,000 SF
6 Medium Deciduous Trees @ 150 SF ea.	=	900 SF
22 Small Evergreen Trees @ 100 SF ea.	=	2,200 SF
Total Canopy Area Provided	=	28,622 SF (17.2%)



NOTE:
* OPTIONAL 6' PAVER SYSTEM AGAINST CURB TO REPLACE PAVEMENT SECTION. A 12' "BREAK" IN MEDIAN MAY BE PROVIDED TO FACILITATE INTERIOR TRAFFIC CIRCULATION AND SURFACE DRAINAGE.

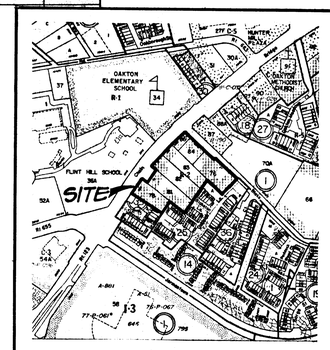


TYPICAL SECTION LANDSCAPE MEDIAN
(SEE NOTE # 33)
N.T.S.

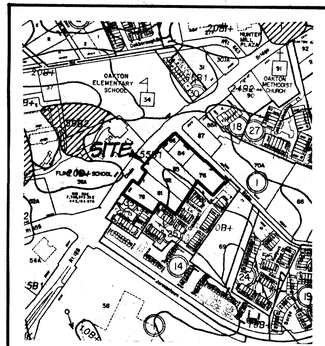


TYPICAL LOT LAYOUT AND DIMENSIONS

SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 500'



SOILS MAP
SCALE: 1" = 500'

SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEOTECHNICAL REPORT REQD.
20	MEADOW-VILLE	FAIR	MARGINAL	GOOD	MODERATE	NO
55	GLENELG	GOOD	GOOD	GOOD	SEVERE	NO

Application No. 1997-PR-003 Staff R. Wilson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/26/97
Date of (BOS) (PC) approval 7/7/97
Sheet 2 of 3

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
11/11/96
PROFESSIONAL ENGINEER

christopher consultants ltd.
engineering • surveying • land planning
9300 main street
fairfax, va. 22031
(703) 273-6820

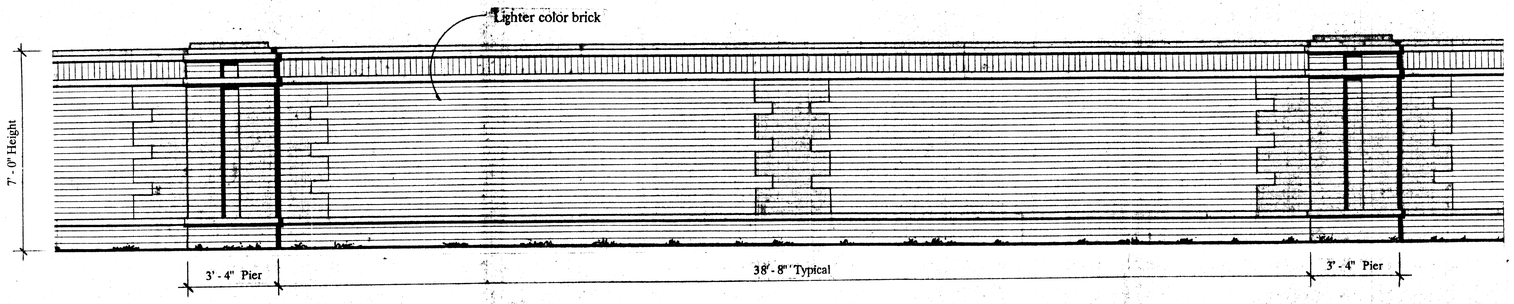
MISCELLANEOUS NOTES AND DETAILS

BLAKE LANE PROPERTY
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED
DATE: NOVEMBER 4, 1996
DESIGN: TDJ
DRAWN: BB
CHECKED: HT
SHEET NO. 2 OF 3

516893

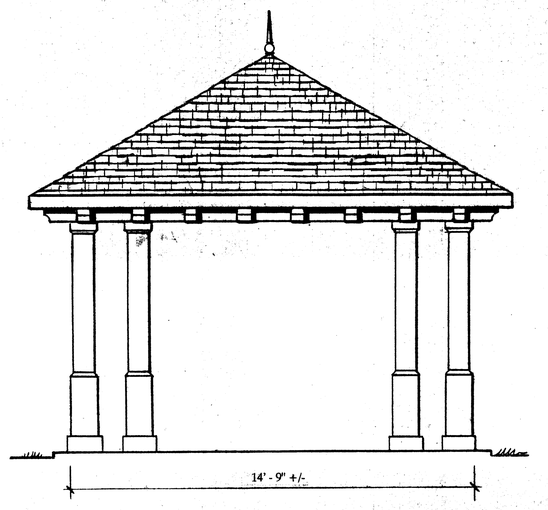
C-3075



Total length of wall is approximately 550 ft.

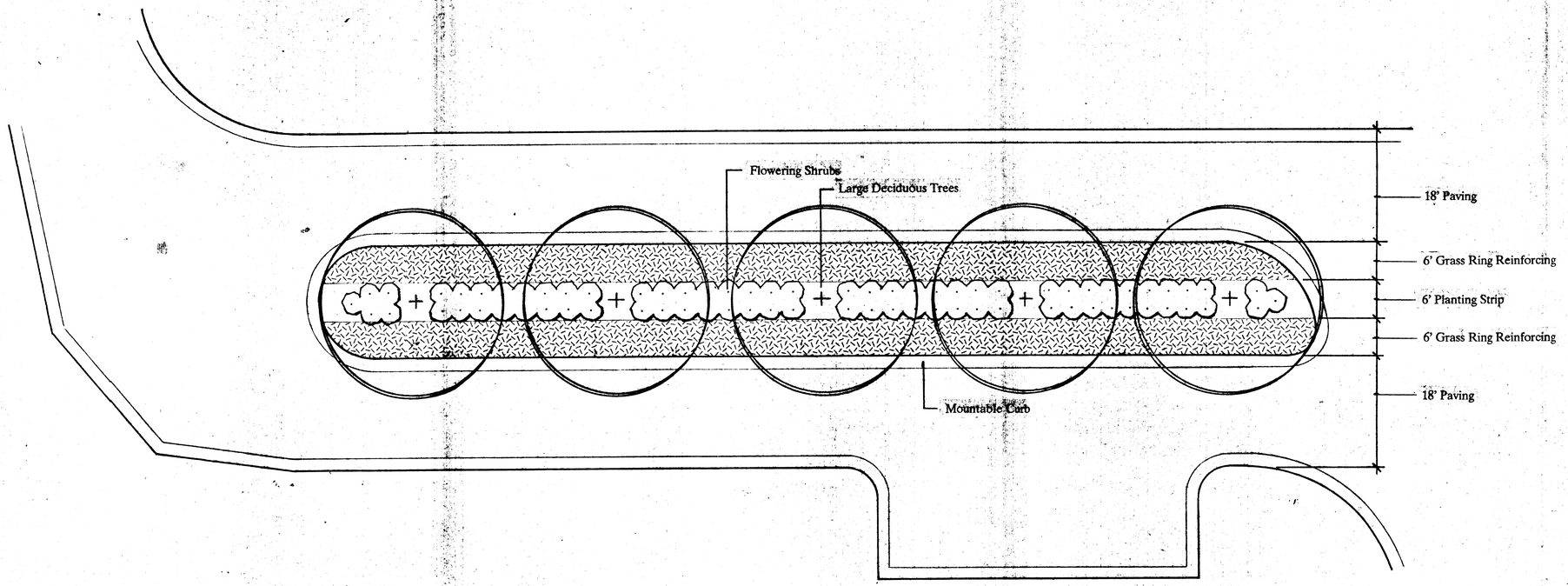
ELEVATION DETAIL - 7 ft. Brick Wall Along Chain Bridge Road

Scale: 3/8" = 1' - 0"



ELEVATION - Gazebo in Central Green

Scale : 3/8" = 1' - 0"



ENLARGEMENT - Median Design

Scale : 1" = 10'

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(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/26/97
Date of (BOS) (PC) approval 7/7/97
Sheet 3 of 3

TRACE ASSOCIATES

Landscape Architecture
Planning & Urban Design

2712 Wisconsin Avenue, NW, Suite 911
Washington, DC 20007 202/338-0027

4/25/97-THIS SHEET ADDED TO CCL PLAN SET.

Revisions

BLAKE LANE PROPERTY

Providence District
Fairfax County, Virginia

CONCEPTUAL / FINAL DEVELOPMENT PLAN

Miscellaneous Landscape Details

Date: April 25, 1997

Scale: As Shown

SHEET NO. 3 OF 3