CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	426.57' (130.020m)	208.33' (63.499m)	106.29' (32.396m)	206.27' (62.870m)	N 05°41'31" W	27°58'55"
2	426.57' (130.020m)	207.70' (63.306m)	105.95' (32.293m)	205.65' (62.683m)	N 33°37'53" W	27°53'49"

STRINGFELLOW ROAD
(VARIABLE WIDTH)

FAIR LAKES BLVD.

APPROXIMATE LOCATION OF SIDEWALK CONNECTION TO STRINGFELLOW ROAD. FINAL LOCATION TO BE DETERMINED AT SITE PLAN PHASE.

APPROXIMATE LOCATION OF EX. EDGE OF PAVEMENT OF STRINGFELLOW ROAD.

MODIFICATION OF THE TRANSITIONAL SCREEN AND WAIVER OF THE BARRIER REQUIREMENTS ON THE NORTH, WEST AND SOUTH SIDES OF THE ADU'S IN FAVOR OF THE SHOWN/ PROPOSED TREES AND THE PRESERVED EXISTING TREES IN ACCORDANCE WITH ARTICLE 13-304, PARAGRAPH 3 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

APPROXIMATE LOCATION OF WOOD CHIP TRAIL. THE TRAIL WILL BE FIELD LOCATED IN CONSULTATION WITH THE FAIRFAX COUNTY URBAN FORESTRY OFFICE TO MINIMIZE DAMAGE TO THE EXISTING VEGETATION.

NOTE: UTILITIES (WATER, SANITARY SEWER, ETC.) REQUIRED TO SERVICE THE PROPOSED ADU'S SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF THE PRIVATE ROAD.

NORTHBOURNE DRIVE
(VARIABLE WIDTH)

DB 7032 PG 453
DB 8816 PG 1547

FAIRFAX COUNTY PARK AUTHORITY DB 1012 PG 453 (PART OF POPLAR TREE PARK)

CECIL D. HILTON SUBDIVISION NUMBER 2 DB 1122 PG 57

GILL PARTNERSHIP L.P. DB 10368 PG 1635

WESTSIDE SUBDIVISION SECTION ONE DB 1328 PG 536

CENTREVILLE HILLS SUBDIVISION SECTION FOUR DB 1236 PG 125

PARCEL 55

PORTION OF PARCEL B

PORTION OF PARCEL C

PARCEL D DB 10874 PG 676

FUTURE MARSHALL CROWN ROAD (FORMERLY HERBERT ROAD)

NOTE: MARSHALL CROWN ROAD (FORMERLY HERBERT ROAD) AND IT'S ASSOCIATED FRONTAGE IMPROVEMENTS ARE BEING BUILT WITH SITE PLAN #9904-SP-01 (FAIRLAKES CROSSING-SECTION ONE)

APPROXIMATE LOCATION OF WOOD CHIP TRAIL. THE TRAIL WILL BE FIELD LOCATED IN CONSULTATION WITH THE FAIRFAX COUNTY URBAN FORESTRY OFFICE TO MINIMIZE DAMAGE TO THE EXISTING VEGETATION.

DEDICATION FOR (FUTURE) VERONICA ROAD (BY OTHERS)

APPROXIMATED LOCATION OF ASPHALT TRAIL. TRAIL TO CONTINUE TO VDOT'S PROPOSED PARK AND RIDE FACILITY SUBJECT TO VDOT APPROVAL AND THE PERMISSION OF THE ADJACENT PROPERTY OWNERS. LOCATION TO BE DETERMINED IN CONSULTATION WITH VDOT, THE ADJACENT PROPERTY OWNERS AND THE FAIRFAX COUNTY URBAN FORESTRY OFFICE.

TREES PLANTED OFF SITE WITH THE PERMISSION OF THE ADJACENT OWNER

APPROXIMATE LOCATION OF (FUTURE) VERONICA ROAD EXTENSION (BY OTHERS)

PROPOSED STORMWATER MANAGEMENT POND (DRY)

PROPOSED STORMWATER MANAGEMENT POND AND WOOD CHIP TRAIL ON ADJACENT PROPERTY WITH PERMISSION OF THE OWNER.

PROPOSED SIDEWALK AND STREET TREES CONTINUE TO NORTHBOURNE DRIVE

PROPOSED SIDEWALK AND STREET TREES CONTINUE TO VERONICA ROAD

VACATED HERBERT ROAD R.O.W.

LIMITS OF CLEARING & GRADING, TYP.

APPROX. CENTERLINE OF NORTHBOURNE DRIVE

APPROX. EX. EDGE OF PAVEMENT OF NORTHBOURNE DRIVE

LANDSCAPE LEGEND:

- PROPOSED DECIDUOUS TREE (2 1/2" - 3" Cal.)*
- PROPOSED EVERGREEN TREE (6' Ht.)*
- PROPOSED DECIDUOUS TREE (2" Cal.)*
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPOSED SHRUB AND/OR PERENNIAL MASSING
- AREA TO BE REFORESTED (SEE GENERAL NOTE 21 ON SHEET 2)

* SEE GENERAL NOTE 22 ON SHEET 2

REVISED OCTOBER 6, 1999

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 7 1999
ZONING EVALUATION DIVISION

VICINITY MAP
SCALE: 1" = 2,000'

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

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

CONCEPTUAL/FINAL DEVELOPMENT PLAN

FAIRLAKES CROSSING

ADDITION TO FAIR LAKES CROSSING

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No. (S) 97-SU-028 Staff Approved Development Plan
(GDP) (CDP) (FDP)
(DP) (PC) approval 11/15/99
SEE PROFFERS DATED 12/14/99
Date of (BOS)
Sheet

BC REVISIONS
REVISED APRIL 7, 1999
REVISED JUNE 23, 1999
REVISED AUGUST 4, 1999
REVISED AUGUST 26, 1999
REVISED SEPTEMBER 23, 1999

OWNER
CONTRACT PURCHASER & DEVELOPER:
CENTEX HOMES
14701 MARK LONG COURT
SUITE 220
CHANTILLY, VA 20151

DESIGNED BY: DDD	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: MARCH 16, 1999	
SCALE: HOR. 1"= 60' (1:500) VERT. N/A	
SHEET 1 OF 5	
CO. NO.	
FILE NO. 97025.01	
CADD NAME: PHERFDPB.DWG	

Copyright ADC The Map People
Permitted Use No. 201299632

GENERAL NOTES:

1. THE PROPERTIES DELINEATED ON THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #55-1 ((1)) PARCELS 3A AND 4, #55-1 ((3)) PARCELS 41, 41A, 42, 42A, 43, AND 43A, AND #55-1((5)) PARCELS 1 AND 2. ALL ARE CURRENTLY ZONED R-1.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD AND ADJACENT INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY. NO TITLE REPORT WAS FURNISHED.

3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM INFORMATION OF RECORD COMPILED FROM AN AERIAL SURVEY. THE TOPOGRAPHY IS SHOWN AT A TWO FOOT (0.61m) CONTOUR INTERVAL. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES DUE TO INACCURACIES IN TOPOGRAPHIC INFORMATION SHOWN HEREON.

4. THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE SULLY MAGISTERIAL DISTRICT, THE UPPER OCCOQUAN SANITARY SEWER DISTRICT AND THE CUB RUN 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 FOLLOWING WAIVERS/MODIFICATIONS REQUESTED:
   - WAIVER OF THE 600' LENGTH OF A PRIVATE ROAD
   - MODIFICATION OF THE TRANSITIONAL SCREEN AND WAIVER OF THE BARRIER REQUIREMENTS IN ACCORDANCE WITH ARTICLE 13-304, PARAGRAPH 3 OF THE FAIRFAX COUNTY ZONING ORDINANCE, WHERE NOTED ON THE PLAN

6. ACCORDING TO THE COUNTY WIDE TRAILS PLAN DATED 1993-94, THERE IS A TYPE 1 ASPHALT TRAIL REQUIREMENT ALONG THE EAST SIDE OF STRINGFELLOW ROAD WHICH HAS BEEN CONSTRUCTED BY OTHERS.

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 DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES.

9. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. ALL KNOWN EXISTING UNDERGROUND UTILITY EASEMENTS HAVING A 25' OR MORE WIDTH ARE SHOWN ON THE PLAN.

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. INDIVIDUAL BUILDING UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.

11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE 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. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7.

17. AFFORDABLE DWELLING UNITS (ADU'S) WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2-800 OF THE ZONING ORDINANCE.

18. 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.

19. 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 FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE PERIPHERAL LOT LINE DIMENSIONS ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED AND REDUCE THE NUMBER OF PARKING SPACES 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.

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

21. AREA TO BE REFORESTED SHALL BE PLANTED WITH 10"-12" (0.25m-0.30m) RED MAPLE AND ASH BARE ROOT SEEDLINGS. SEEDLINGS SHALL BE PLANTED AT APPROXIMATELY 10' (3.05m) ON CENTER. THE MAXIMUM NUMBER OF SEEDLINGS TO BE PLANTED SHALL BE 460.

22. ALL PROPOSED LANDSCAPING SHALL BE IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN'S LANDSCAPE GUIDELINES FOR THE FAIRFAX CENTER AREA. PROPOSED STREET TREES SHALL BE A CONTINUATION OF EXISTING/PROPOSED STREET TREES IN THE SURROUNDING COMMUNITIES AND ALONG MARSHALL CROWN ROAD (FORMERLY HERBERT ROAD).

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

1. A. VICINITY MAP AS SHOWN ON PLAN.
   B. CONTRACT PURCHASER/APPLICANT:
   CENTEX HOMES
   14121 PARKE LONG COURT, SUITE 201
   CHANTILLY, VA 20151

   TAX MAP IDENTIFICATION:

TAX I.D. NO.	PARCEL #	OWNER
055-1-((1))	3A	TILGHMAN LIMITED PARTNERSHIP & JOHN T. HAZEL, JR.
055-1-((1))	4	RYLAND B. & GLADYS V. KEARNS
055-1-((3))	41	ANATOLE I. BEREST & MARGARET M. ASSATURIAN
055-1-((3))	42	DORIS LOUELLA WILLIAMS COCHRAN
055-1-((3))	43	FRANK A. PARROTT
(055-1-((5))	1	TILGHMAN LIMITED PARTNERSHIP & JOHN T. HAZEL, JR.
(055-1-((5))	2	TILGHMAN LIMITED PARTNERSHIP & JOHN T. HAZEL, JR.
PORTIONS OF 055-1-((3))-41A 055-1-((3))-42A 055-1-((3))-43A (FORMERLY HERBERT ROAD VACATED)		ANATOLE I. BEREST & MARGARET M. ASSATURIAN (PARCEL A) AND DORIS LOUELLA WILLIAMS COCHRAN (PARCEL B) AND FRANK A. PARROTT (PARCEL C)

   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. APPROXIMATE 100 YR. FLOODPLAIN, R.P.A. AND/OR EQC LIMITS ARE DELINEATED AS SHOWN ON PLAN.
   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.
   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. 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. PROPOSED AMENITIES ARE AS SHOWN ON THE PLAN.
   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 ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.

5. N/A

SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	23.7073 AC. ± OR 1,032,690 S.F. ± (9.5940 HA ± OR 95,940 S.M. ±)
EXISTING ZONE:	R-1
PROPOSED ZONE:	PDH-3
PROPOSED NUMBER OF UNITS:	74
MARKET UNITS:	62
BONUS UNITS:	4
ADU'S:	8
ALLOWABLE DENSITY:	3.00 DU/AC.
OVERALL DENSITY:	3.12 DU/AC.
EFFECTIVE DENSITY:	2.62 DU/AC.
PARKING SPACES REQUIRED:	151 SPACES
(66 (SFD)DU x 2.0 SP/DU + 8 (SFA)DU x 2.3 SP/DU)	
PARKING SPACES PROVIDED:	288 SPACES
GARAGE SPACES:	132
DRIVEWAY SPACES:	132
SURFACE SPACES:	24
OPEN SPACE REQUIRED (18% OF G.S.A.):	191,181 S.F. ± (17,761.3 S.M. ±)
OPEN SPACE PROVIDED (24.2% OF G.S.A.):	250,000 S.F. ± (23,226 S.M. ±)
MAXIMUM BUILDING HEIGHT ALLOWED:	SINGLE FAMILY ATTACHED: 40' (12.19m)
	SINGLE FAMILY DETACHED: 35' (10.67m)
MAXIMUM BUILDING HEIGHT PROPOSED:	SINGLE FAMILY ATTACHED: 40' (12.19m)
	SINGLE FAMILY DETACHED: 35' (10.67m)
MINIMUM LOT AREA:	NO REQUIREMENT*
AVERAGE LOT AREA (DETACHED UNITS ONLY):	6,240 S.F. ± (579.7 S.M. ±)

* NO REQUIREMENT, HOWEVER, A PRIVACY YARD HAVING A MINIMUM AREA OF 200 S.F. (18.58 S.M.), SHALL BE PROVIDED FOR EACH UNIT.

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. 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. APPROXIMATE 100 YR. FLOODPLAIN, R.P.A. AND/OR E.Q.C. LIMITS ARE DELINEATED AS SHOWN ON THE PLAN.
   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.

Application No. PZ1999-SU-028 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/6/99
Date of (BOS) (PC) approval 1/10/00
Sheet 2 of 5

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

COMMONWEALTH OF VIRGINIA — DENNIS D. DIXON — 832 — REGISTERED LANDSCAPE ARCHITECT — 10-6-98

ADDITIONAL TO FAIR LAKES CROSSING

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

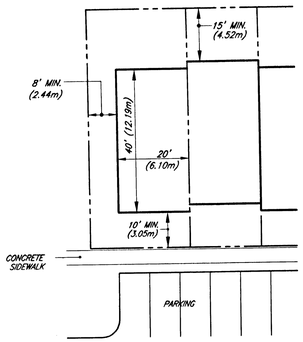
NOTES AND TABULATIONS

REVISED OCTOBER 6, 1999

BC REVISIONS
APRIL 7, 1999
REVISED JUNE 23, 1999
REVISED AUGUST 4, 1999
REVISED AUGUST 26, 1999
REVISED SEPTEMBER 23, 1999

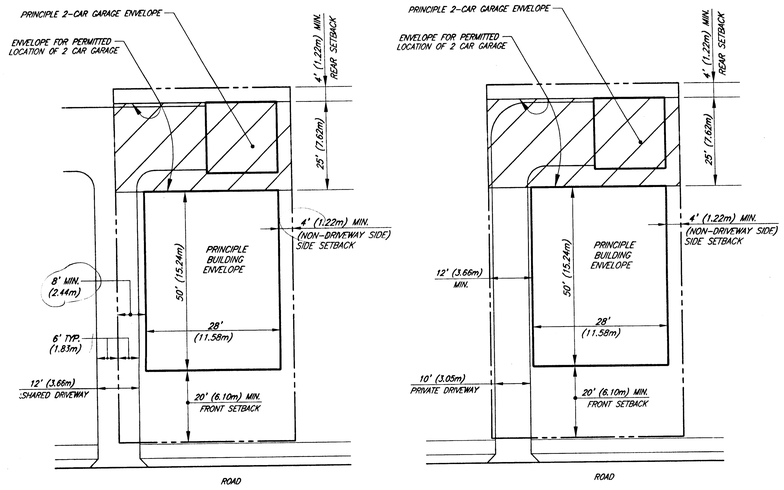
OWNER
CONTRACT PURCHASER & DEVELOPER:
CENTEX HOMES
14121 PARKE LONG COURT
SUITE 201
CHANTILLY, VA 20151

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: MARCH 16, 1999
SCALE: HOR. N/A VERT. N/A
SHEET 2 OF 5
CO. NO.
FILE NO. 97025.11
CADD NAME: PHER-NOT.DWG



TYPICAL ADU LAYOUT

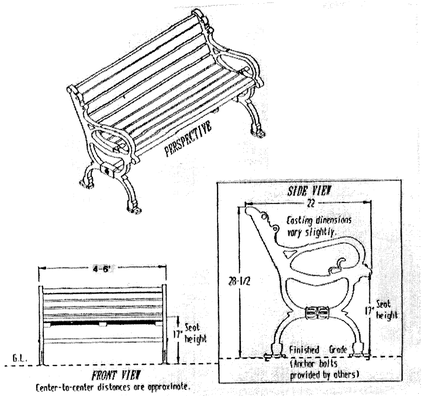
NO SCALE



- GARAGE MAY BE SIDE, FRONT OR REAR ENTRY DEPENTING ON SPECIFIC SITE CONDITIONS
- A MIN. OF 200 s.f. (18.58 s.m.) OF SPACE SHALL BE PROVIDED IN THE REAR PRIVACY YARD

TYPICAL SINGLE FAMILY DETACHED UNIT WITH GARAGE LAYOUT

NO SCALE



MANUFACTURER:
VICTOR STANLEY, INC.
P.O. DRAWER 330
BRICK HOUSE ROAD
DUNKIRK, MD 20754
(800) 368-2573

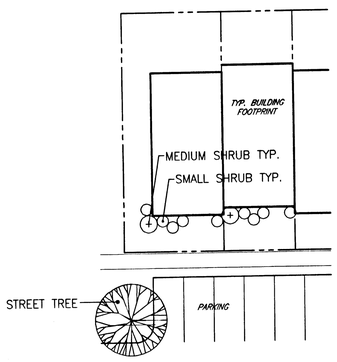
BENCH: C-10 CLASSIC SERIES BENCH
6' (1.83m)

OR APPROVED EQUIVALENT

BENCH DETAIL

NO SCALE

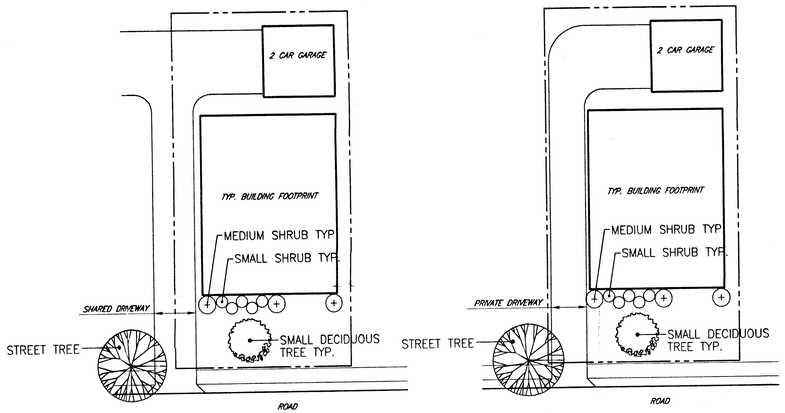
(FOR ILLUSTRATIVE PURPOSES ONLY)



(FOR ILLUSTRATIVE PURPOSES ONLY!)

TYPICAL ADU LANDSCAPE PLAN

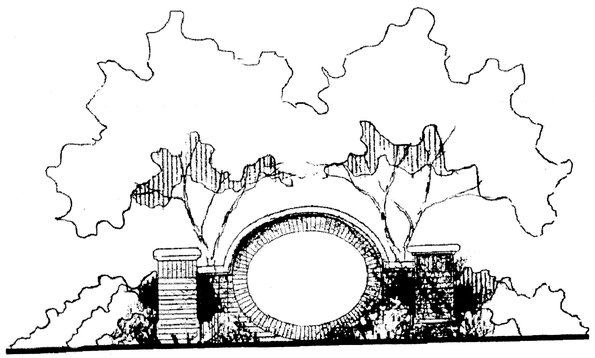
NO SCALE



(FOR ILLUSTRATIVE PURPOSES ONLY!)

TYPICAL SINGLE FAMILY DETACHED UNIT LANDSCAPE PLAN

NO SCALE



ENTRANCE SIGN DETAIL

NO SCALE

(FOR 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

OR APPROVED VDOT EQUIVALENT

LIGHT POST

NO SCALE

(FOR ILLUSTRATIVE PURPOSES ONLY)

Application No. RZ1999-SU-028 Staff SHelmuss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/6/99
Date of (BOS) (PC) approval 1/10/00
Sheet 3 of 5

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

COMMONWEALTH OF VIRGINIA — DENNIS D. DIXON — No. 082 — 10-6-99 — LICENSED LANDSCAPE ARCHITECT

DETAILS AND PLANS

ADDITION TO FAIR LAKES CROSSING

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED OCTOBER 6, 1999

BC REVISIONS
APRIL 7, 1999
REVISED JUNE 23, 1999
REVISED AUGUST 4, 1999
REVISED AUGUST 26, 1999
REVISED SEPTEMBER 23, 1999

OWNER
CONTRACT PURCHASER & DEVELOPER:
CENTEX HOMES
4417 PARKE LONG COURT
SUITE 201
CHANTILLY, VA 20151

DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: MARCH 16, 1999	
SCALE: HOR. AS NOTED VERT. N/A	
SHEET 3 OF 5	
CO. NO.	
FILE NO. 97025.11	
CADD NAME: PHER-NOT.DWG	

THE BUSNELL

THE BRANDON

TYPICAL SINGLE FAMILY DETACHED UNIT ELEVATIONS

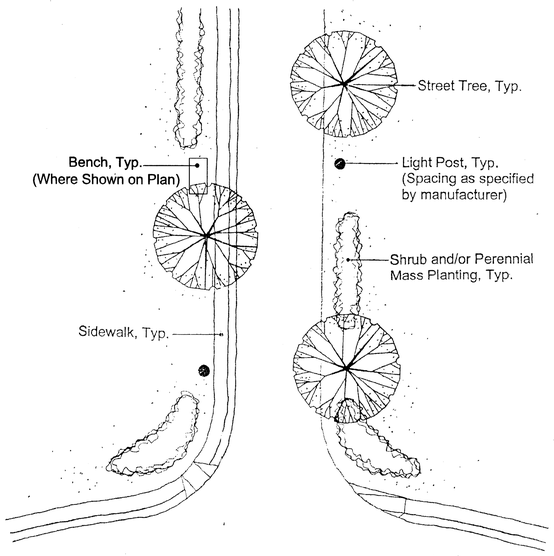
NO SCALE

(FOR ILLUSTRATIVE PURPOSES ONLY)

TYPICAL AFFORDABLE DWELLING UNIT

NO SCALE

(FOR ILLUSTRATIVE PURPOSES ONLY)



TYPICAL STREETSCAPE PLAN

SCALE 1"= 20' – 0"

(FOR ILLUSTRATIVE PURPOSES ONLY)

Suggested Plant List

(Plants will be selected from, but not limited to this list as determined by the Fairfax County Department of Public Works and Environmental Services)

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 'Hertiage'	Hertiage River Birch
Cercis canadensis	Eastern Redbud
Lagerstroemia x indica 'Tuscarora'	Tuscarora Crape Myrtle
Prunus yedoensis	Yoshino Cherry
Shrubs	
Azalea satsuki	Gumpo Azalea
Azalea 'Tradition'	Tradition Azalea
Euonymus alatus 'Compacta'	Compact Burning Bush
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 Ornamental	
Astilbe sp.	Astilbe
Hemerocallis sp.	Daylily
Hosta sp.	Hosta
Miscanthus sinensis 'Gracillimus'	Maiden Grass
Pennisetum sp.	Fountain Grass
Perovskia atriplicfolia	Russian Sage
Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan
Sedum telephium 'Autumn Joy'	Autumn Joy Sedum

Application No. RZ 1999-SU-028 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (SDP) (FDP)
SEE PROFFERS DATED 12/6/99
Date of (BOS) (PC) approval 1/10/00
Sheet 4 of 5

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

COMMONWEALTH OF VIRGINIA
DENNIS D. DIXON
No. 882
LANDSCAPE ARCHITECT
10-6-99

ARCHITECTURAL ELEVATIONS
STREETSCAPE PLAN

ADDITION TO FAIR LAKES CROSSING

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

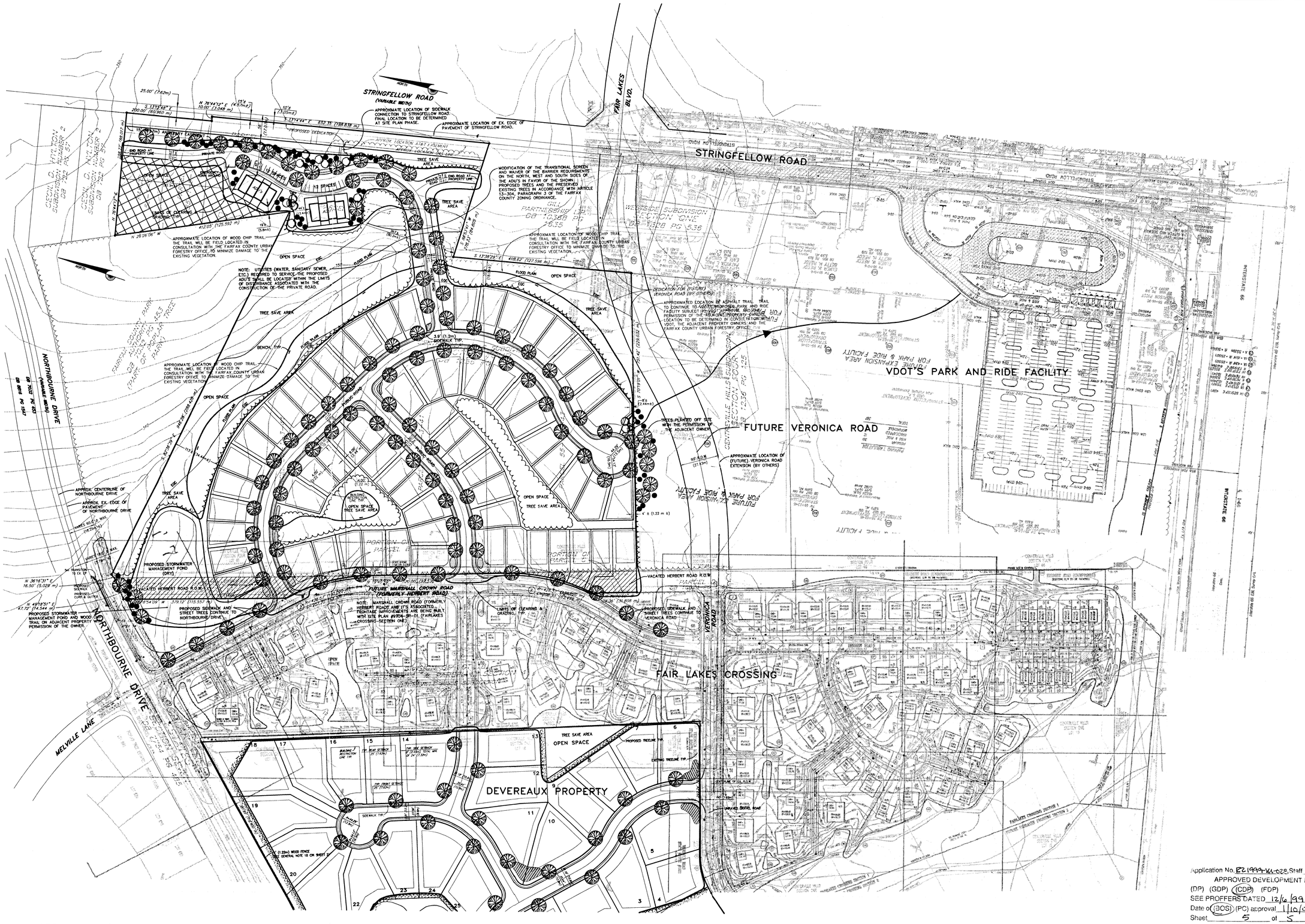
BC REVISIONS
REVISED AUGUST 4, 1999
REVISED AUGUST 26, 1999
REVISED SEPTEMBER 23, 1999
REVISED OCTOBER 6, 1999

OWNER
CONTRACT PURCHASER & DEVELOPER:
CENTEX HOMES
14121 PARKE LONG COURT
SUITE 201
CHANTILLY, VA 20151

Pher-arc.dwg 10-6-99 11:45:31 am EST

DESIGNED BY: DDD
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: MARCH 16, 1999
SCALE: HOR. AS SHOWN VERT. N/A
SHEET 4 OF 5
CO. NO.
FILE NO. 97025.01
CADD NAME: PHER-ARC.DWG

XREFS:



AREA PLAN (PROPOSED HERBERT ROAD PROPERTY DEVELOPMENT, THE FAIR LAKES CROSSING DEVELOPMENT, THE DEVEREAUX PROPERTY DEVELOPMENT AND VDOT'S PROPOSED PARK AND RIDE FACILITY)

SCALE 1"=100'

Copyright ADC The Map People
Permitted Use No. 201299632

Application No. #21999-WA-028-Staff Stolnacz
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/6/99
Date of (BOS) (PC) approval 1/10/00
Sheet 5 of 5

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

COMMONWEALTH OF VIRGINIA
DENNIS D. DOON
No. 882
CERTIFIED LANDSCAPE ARCHITECT
10-6-99

AREA PLAN
ADDITION TO FAIR LAKES CROSSING
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED AUGUST 4, 1999
REVISED AUGUST 26, 1999
REVISED SEPTEMBER 23, 1999
REVISED OCTOBER 6, 1999

OWNER
CONTRACT PURCHASER & DEVELOPER:
CENTEX HOMES
14121 PARKE LONG COURT
SUITE 201
CHANTILLY, VA 20151

DESIGNED BY:	DDD
DRAFTED BY:	CAD
CHECKED BY:	PLR
DATE:	JUNE 23, 1999
SCALE:	HOR. AS NOTED VERT. N/A
SHEET 5 OF 5	
CO. NO.	
FILE NO.	97025.01
CADD NAME:	PHER-CM1.DWG