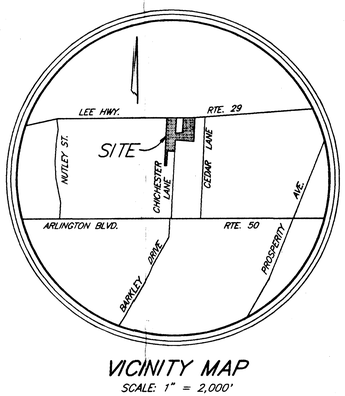
WELLS PROPERTY

GENERALIZED DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 2,000'

CONTRACT PURCHASER & DEVELOPER

CENTEX HOMES
12150 EAST MONUMENT DRIVE
SUITE 110
FAIRFAX, VA. 22033
TELEPHONE (703) 934-2600
FAX (703) 934-2614

ENGINEER/PLANNER

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

SHEET INDEX

1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN
3. LANDSCAPE PLAN
4. NOTES, COMMENTS AND PLANS
5. EXHIBIT A - ROUTE 29 IMPROVEMENTS
6. EXHIBIT B
7. EXHIBIT B - LANDSCAPE PLAN

Application No. RZ 96-P-026 Staff GODFREY
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/14/97
Date of (BOS) (PC) approval 7/21/97
Sheet 1 of 7

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUL 7, 1997
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
JAMES H. STANLON
No. 011193
7-7-97
PROFESSIONAL ENGINEER

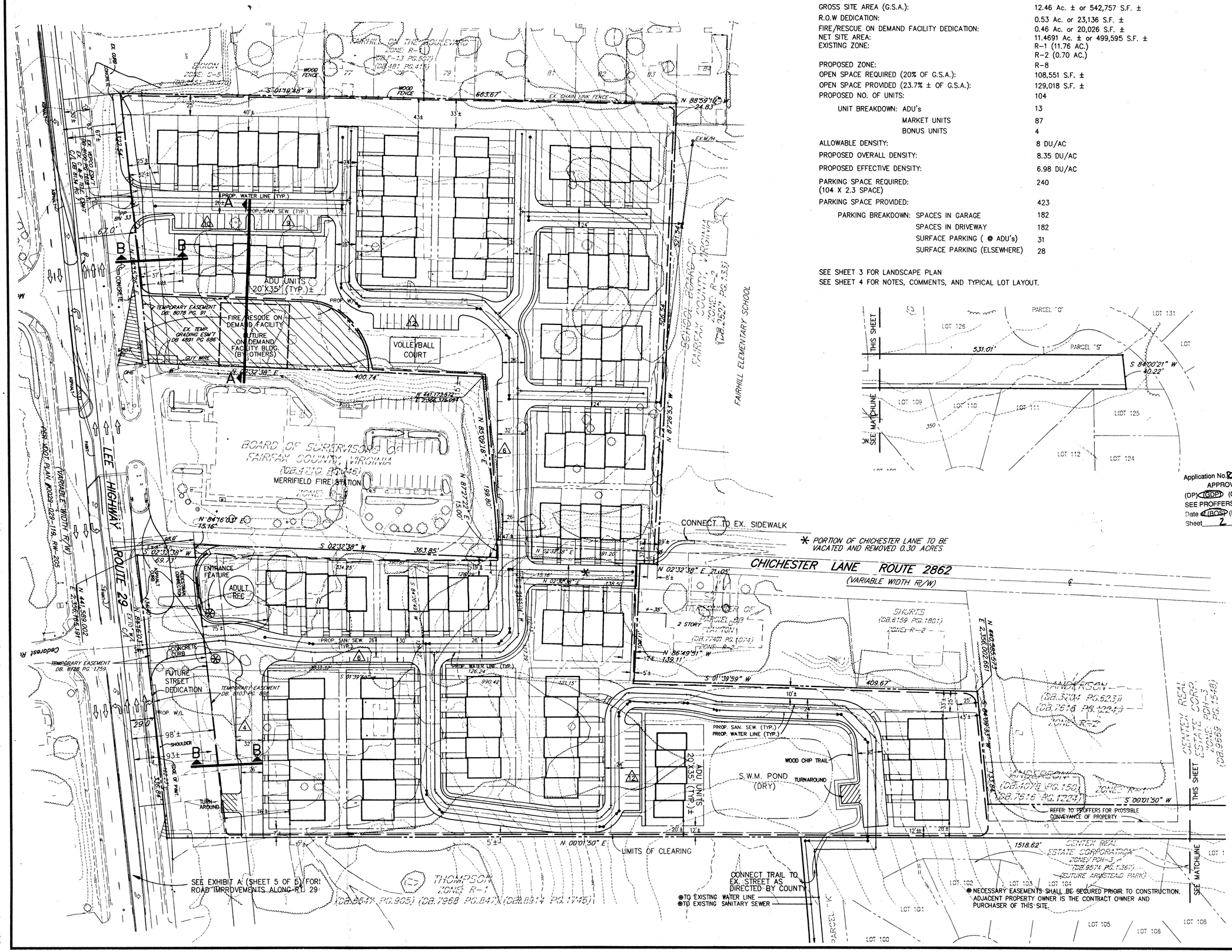
BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

APRIL 14, 1997
REVISED: MAY 13, 1997
REVISED: MAY 29, 1997
REVISED: JULY 7, 1997

SITE TABULATION:

GROSS SITE AREA (G.S.A.):	12.46 Ac. ± or 542,757 S.F. ±
R.O.W DEDICATION:	0.53 Ac. or 23,136 S.F. ±
FIRE/RESCUE ON DEMAND FACILITY DEDICATION:	0.46 Ac. or 20,026 S.F. ±
NET SITE AREA:	11.4691 Ac. ± or 499,595 S.F. ±
EXISTING ZONE:	R-1 (11.76 AC.) R-2 (0.70 AC.)
PROPOSED ZONE:	R-8
OPEN SPACE REQUIRED (20% OF G.S.A.):	108,551 S.F. ±
OPEN SPACE PROVIDED (23.7% ± OF G.S.A.):	129,018 S.F. ±
PROPOSED NO. OF UNITS:	104
UNIT BREAKDOWN: ADU's	13
MARKET UNITS	87
BONUS UNITS	4
ALLOWABLE DENSITY:	8 DU/AC
PROPOSED OVERALL DENSITY:	8.35 DU/AC
PROPOSED EFFECTIVE DENSITY:	6.98 DU/AC
PARKING SPACE REQUIRED: (104 X 2.3 SPACE)	240
PARKING SPACE PROVIDED:	423
PARKING BREAKDOWN: SPACES IN GARAGE	182
SPACES IN DRIVEWAY	182
SURFACE PARKING (@ ADU's)	31
SURFACE PARKING (ELSEWHERE)	28

SEE SHEET 3 FOR LANDSCAPE PLAN
SEE SHEET 4 FOR NOTES, COMMENTS, AND TYPICAL LOT LAYOUT.



Application No. RZ 95-P-026 Staff GODFREY
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP)
SEE PROFFERS DATED 7/11/97
Date of (BOS) (PC) approval 7/21/97
Sheet 2 of 7

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BCcon@becon.com

COMMONWEALTH OF VIRGINIA
JAMES H. CARLON
016193
7-7-97
PROFESSIONAL ENGINEER

GENERALIZED DEVELOPMENT PLAN
WELLS PROPERTY

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

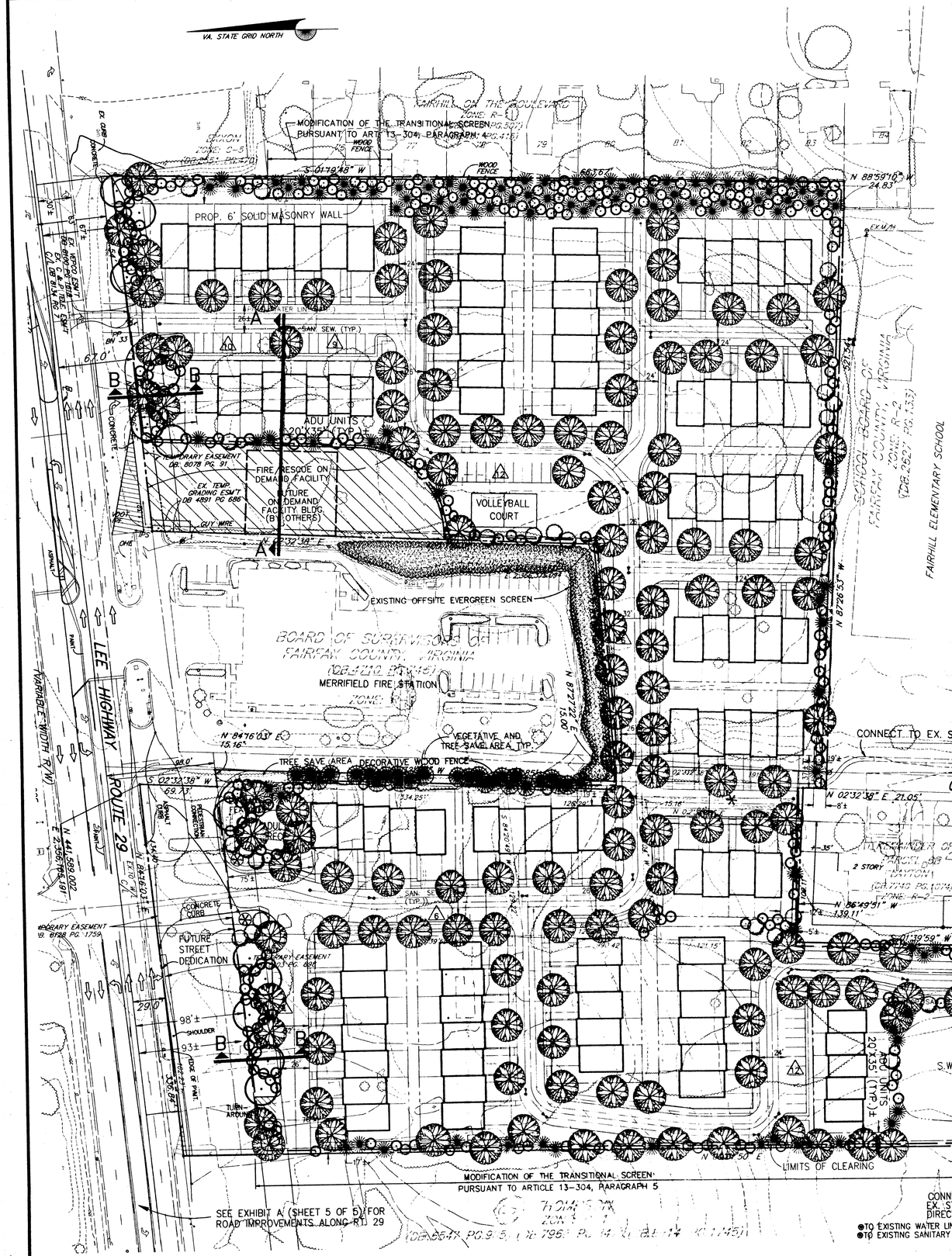
BC REVISIONS	REVISED: 07/07/97
REVISED: 04/14/97	
REVISED: 04/28/97	
REVISED: 05/07/97	
REVISED: 05/13/97	
REVISED: 05/29/97	
REVISED: 06/26/97	

OWNER
CONTRACT PURCHASER & DEVELOPER:
CENTEX HOMES
12150 EAST MONUMENT DRIVE.
SUITE 110
FAIRFAX, VA 22033

DESIGNED BY: PLR	
DRAFTED BY: WK	
CHECKED BY: PLR	
DATE: APRIL, 1997	
SCALE: HOR. 1" = 50' VERT.	
SHEET 2 OF 7	
CO. NO.	
FILE NO. 14082.11	
CADD NAME: PWELGDP9.DWG	

PLOTTED: 07/07/97

RFS: PWELBASE PWELTOPO



TREE COVER CALCULATIONS

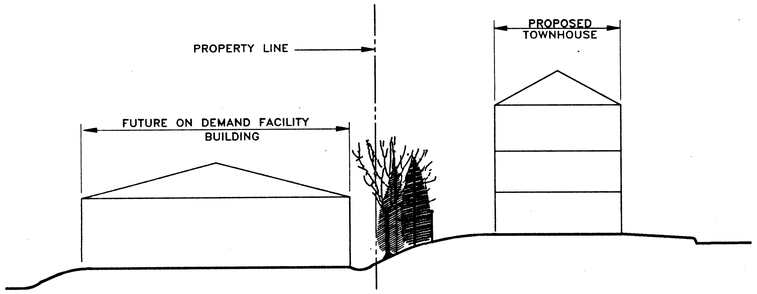
GROSS SITE AREA:	542,757 S.F.
AREA OF BUILDING FOOTPRINTS:	(96,460) S.F.
ADJUSTED SITE AREA (A.S.A.):	446,297 S.F.
REQUIRED TREE COVERAGE (20% OF A.S.A.):	89,259 S.F. ±
PROVIDED TREE COVERAGE (23.4% ± OF A.S.A.):	106,781 S.F. ±
EXISTING TREES (3,425 S.F. ± X 1.25):	4,281 S.F. ±
PROPOSED TREES:	102,500 S.F. ±

VEGETATIVE LEGEND

- PROPOSED DECIDUOUS TREE – 2" CALIPER
- PROPOSED DECIDUOUS TREE – 3" CALIPER
- PROPOSED DECIDUOUS TREE – 2" CALIPER
- PROPOSED EVERGREEN TREE (LARGE) – 8' HT.
- PROPOSED EVERGREEN TREE (LARGE) – 6' HT.
- PROPOSED EVERGREEN TREE (MEDIUM) – 6' HT.

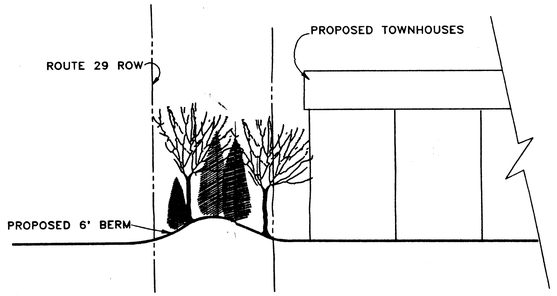
LANDSCAPE NOTE:

1. FINAL LOCATIONS OF PROPOSED TREES MAY CHANGE AS A RESULT OF FINAL ENGINEERING.
2. SYMBOLS ARE FOR ILLUSTRATIVE PURPOSES ONLY.



SECTION A-A

SCALE: 1' = 20'



SECTION B-B

SCALE: 1' = 20'

Application No. R295-P-076 Staff GODFREY
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (FDP)
SEE PROFFERS DATED 7/11/97
Date of BOS (PC) approval 7/21/97
Sheet 3 of 7

FOR CONTINUATION, SEE GENERALIZED DEVELOPMENT PLAN. NO NEW LANDSCAPING IS PROPOSED FOR THIS AREA.

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
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(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

COMMONWEALTH OF VIRGINIA
JAMES N. CONLON
016193
7-7-97
PROFESSIONAL ENGINEER

LANDSCAPE PLAN
WELLS PROPERTY

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	REVISED: 07/07/97
	REVISED: 04/14/97
	REVISED: 04/28/97
	REVISED: 05/07/97
	REVISED: 05/13/97
	REVISED: 05/29/97
OWNER/CONTRACT PURCHASER & DEVELOPER: CENTEX HOMES 12150 EAST MONUMENT DRIVE SUITE 110 FAIRFAX, VA 22033	
DESIGNED BY: PLR	
DRAFTED BY: JJH	
CHECKED BY: PLR	
DATE: APRIL, 1997	
SCALE: HOR. 1"=50' VERT.	
SHEET 3 OF 7	
CO. NO.	
FILE NO. 14082.11	
CADD NAME: PWELLSC4.DWG	

PLOTTED: 07/07/97

NOTES:

1. THE PROPERTY DELINEATES ON THIS PLAT ARE LOCATED ON ASSESSMENT MAP #49-3-((6)) PARCEL 2, MAP #49-3-((1)) PARCELS 4,5,7 AND A PORTION OF 6B, A PORTION OF CHICHESTER LANE, AND #49-3 DIXIE DRIVE.

2. THE TOPOGRAPHY SHOWN HEREON IS AT THE CONTOUR INTERVAL OF TWO (2) FEET FROM PDS BY AIR SURVEY. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC INFORMATION SHOWN HEREON.

3. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD AND ADJACENT INFORMATION , AND A BOUNDARY SURVEY OF PARCEL 49-3-((6))-2 ONLY.

4. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED TO BE IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM).

5. THE PROPERTY SHOWN ON THIS GENERAL DEVELOPMENT PLAN IS IN THE PROVIDENCE DISTRICT, THE ACCOTINK SEWER DISTRICT AND THE ACCOTINK CREEK WATER SHED.

6. THE CITY OF FALLS CHURCH IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.

7. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.

8. THIS PLAN DOES NOT NECESSARILY SHOW UTILITIES AS THEY ARE TO BE CONSTRUCTED FOR EACH INDIVIDUAL BUILDING. INDIVIDUAL PLAN AND PROFILES WILL BE SUBMITTED INI THE FUTURE FOR CONSTRUCTION PURPOSES. THE BC CONISULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.

9. ALL PRIVATE STREETS SHALL CONFORM TO FAIRFAX COIUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION STANDARDS AND SPECIFICATIONS.

10. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES.

11. FUTURE ON DEMAND FACILITY BLDG. IS SHOWN FOR GRAPHIC PURPOSES ONLY. ACTUAL BLDG. FOOTPRINT AND LOCATION MAY CHANGE.

12. PROPOSED TREES MAY BE REDUCED IF ADDITIONAL TREE SAVE AREAS CAN BE ACHIEVED.

13. ~~TREE COVER PROVIDED (IN THE TREE COVER CALCULATIONS) INCLUDES THE TRANSITIONAL SCREENING AREAS ONLY; STREETSCAPE AND OPEN SPACE PLANTING MAY CHANGE DUE TO FINAL ENGINEERING PHASE.~~

14. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.

15. THERE ARE NO KNOW HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAW.

16. ACCORDING TO THE COUNTY WIDE TRAILS PLAN THROUIGH 1989, THERE IS NO TRAIL REQUIREMENT FOR THIS SITE.

17. 6' BERMS WILL BE LOCATED IN THE TRANSITIONAL SCREENING YARDS ALONG LEE HIGHWAY FOR NOISE MITIGATION.

18. THIS PLAN WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS, WITH THE FOLLOWING WAIVER REQUESTED:
    - MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS AS SHOWN ON THE LANDSCAPE PLAN PURSUANT TO ARTICLE 13-304, PARAGRAPHS 4 AND 5.
    - MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG LEE HIGHWAY AS SHOWN ON THE LANDSCAPE PLAN PURSUANT TO ARTICLE 13-302, PARAGRAPH 3, SECTION A-2.
    - WAIVER OF THE 600' MAXIMUM LENGTH OF A PRIVATE ROAD.
    - WAIVER OF THE BARRIER REQUIREMENTS IN ACCORDANCE WITH ARTICLE 13-304, PARAGRAPH 13.

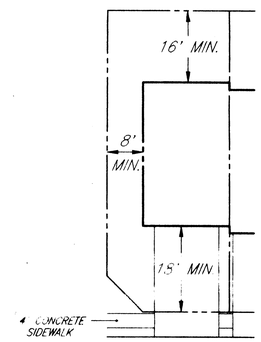
19. TYPICAL MARKET UNIT SIZE SHOWN IS 24' x 40'. TYPICAL ADU SHOWN IS 20' x 35'. DIMENSIONS OF ACTUAL UNITS BUILT MAY CHANGE ACCORDING TO MARKET CONDITIONS.

20. FENCE IN LOTS WILL CONFORM TO FAIRFAX COUNTY PUBLIC FACILITIES MANUAL STANDARDS.

18-202 COMMENTS:

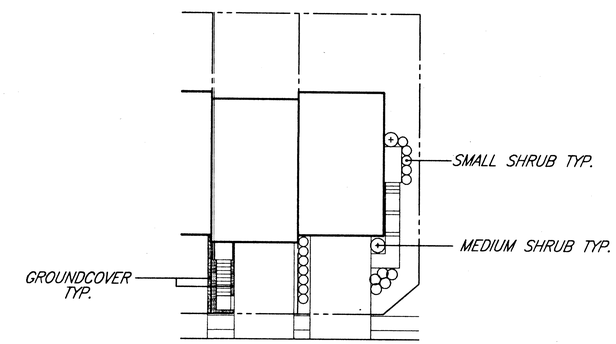
10. A. SHOWN ON PLAN.
    B. SHOWN ON PLAN, MAX HEIGHT IS 35'.
    C. SHOWN ON PLAN
    D. SHOWN ON PLAN
    E. SANITARY SEWER SHOWN ON PLAN. SWM WILL BE PROVIDED BY ONE DRY POND, AS SHOWN ON PLAN.
    F. THERE ARE NO KNOWN UTILITY EASEMENTS OF 25' OR MORE. ALL OTHER KNOWN MAJOR UNDERGROUND UTILITY EASEMENTS ARE SHOWN ON THE PLAN.
    G. SEE SITE TABULATION.
    H. SEE NOTE NO. 2.
    I. N/A.
    J. TRANSITIONAL SCREENING IS SHOWN ON THE LANDSCAPE PLAN.
    K. ALL EXISTING STRUCTURES ARE TO BE REMOVED.
    L. N/A.
    M. SEE SITE TABULATION.
    N. A TOT LOT AND A VOLLEYBALL COURT HAVE BEEN PROVIDED AS RECREATIONAL AMENITIES FOR THE DEVELOPMENT.
    O. PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE, ARE SHOWN ON THE PLAN. TIMING FOR PROVIDING SUCH IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.
    P. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
    Q. THERE ARE NO AREAS OF FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDORS OR RESOURCE PROTECTION AREAS ON SITE.
    R. SHOWNI ON PLAN.
    S. SHOWNI ON PLAN.
    T. THERE ARE NO KNOWN PLACES OF BURIAL ON SITE.
    U. OWNERS:

TAX I.D. NO.	PARCEL #	OWNER
049-3-((6))	2	Jim & Eva J. Wells
049-3-((1))	4	George F. & Ruth M. Krause
049-3-((1))	5	Robert P. Warhurst & Hampton C. Williams III, Trustee
	7	Robert P. Warhurst & Hampton C. Williams III, Trustee
Portion Of 49-3-((1))	6B	Gregory J. & Jane C. Layton
49-3 Portion of Chichester Lane to be vacated	–	Board Of Supervisors
48-4 Dixie Drive	–	Centex Real Estate Corp.



TYPICAL LOT LAYOUT

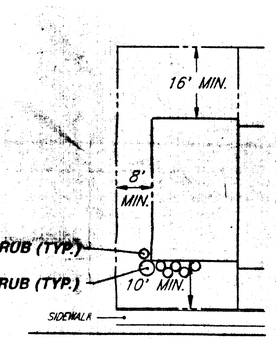
SCALE: 1" = 20'



FOR ILLUSTRATIVE PURPOSES ONLY

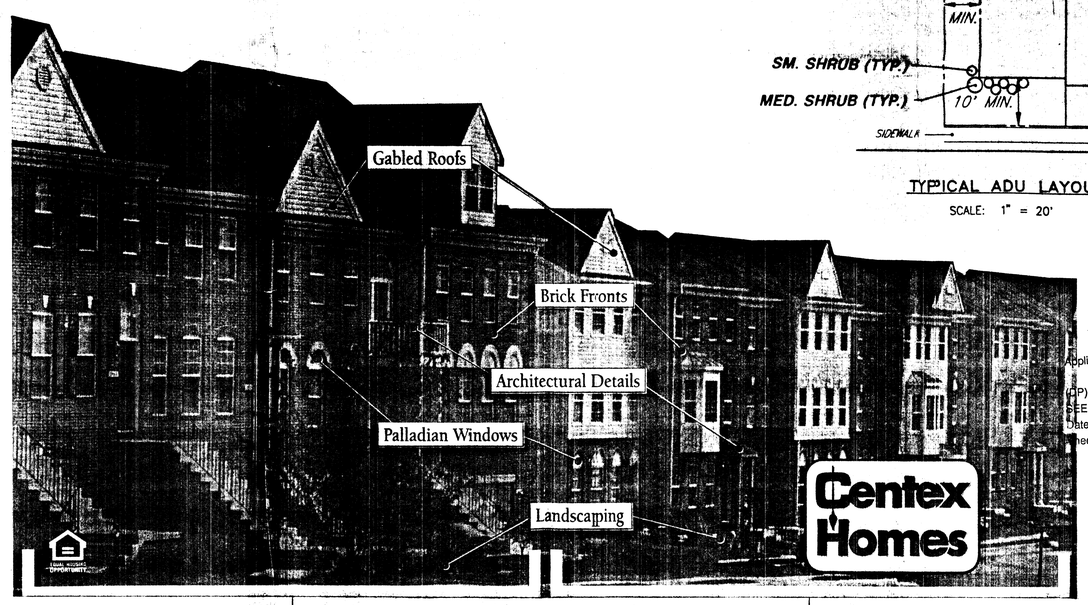
TYPICAL LOT LANDSCAPING

SCALE: 1" = 20'



TYPICAL ADU LAYOUT AND LANDSCAPING

SCALE: 1" = 20'



LUXURY TOWNHOMES
(MARKET RATE UNITS)

FIRST-TIME BUYER TOWNHOMES
(AFFORDABLE DWELLING UNITS)

ARCHITECTURAL ELEVATION

NO SCALE

Application No. RZ 95-P-026 Staff GODFREY
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
PROFFERS DATED 7/21/97
Date of (BOS) (PC) approval 7/21/97
Sheet 4 of 7

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COMMONWEALTH OF VIRGINIA
JAMES W. SCHULM
No. 016193
4-14-97
REGISTERED PROFESSIONAL ENGINEER

NOTES, COMMENTS AND PLANS

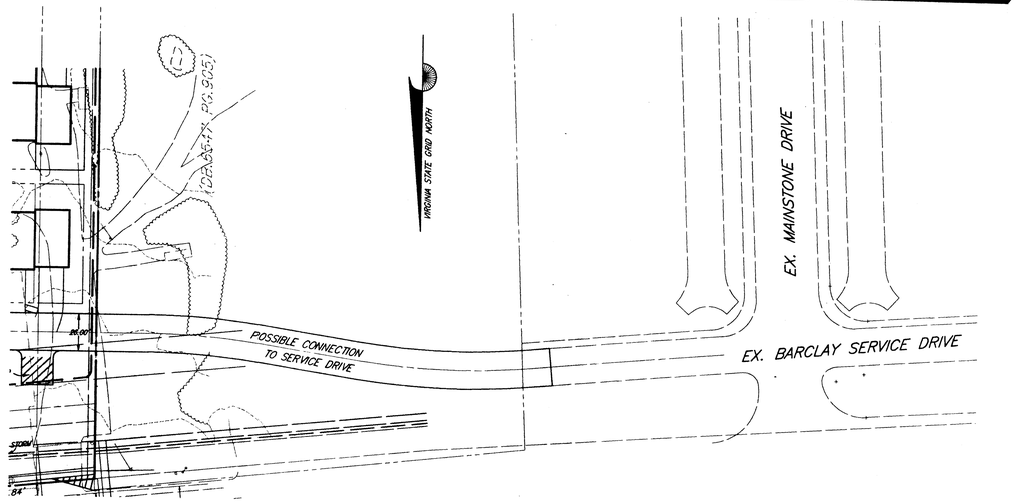
WELLS PROPERTY

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

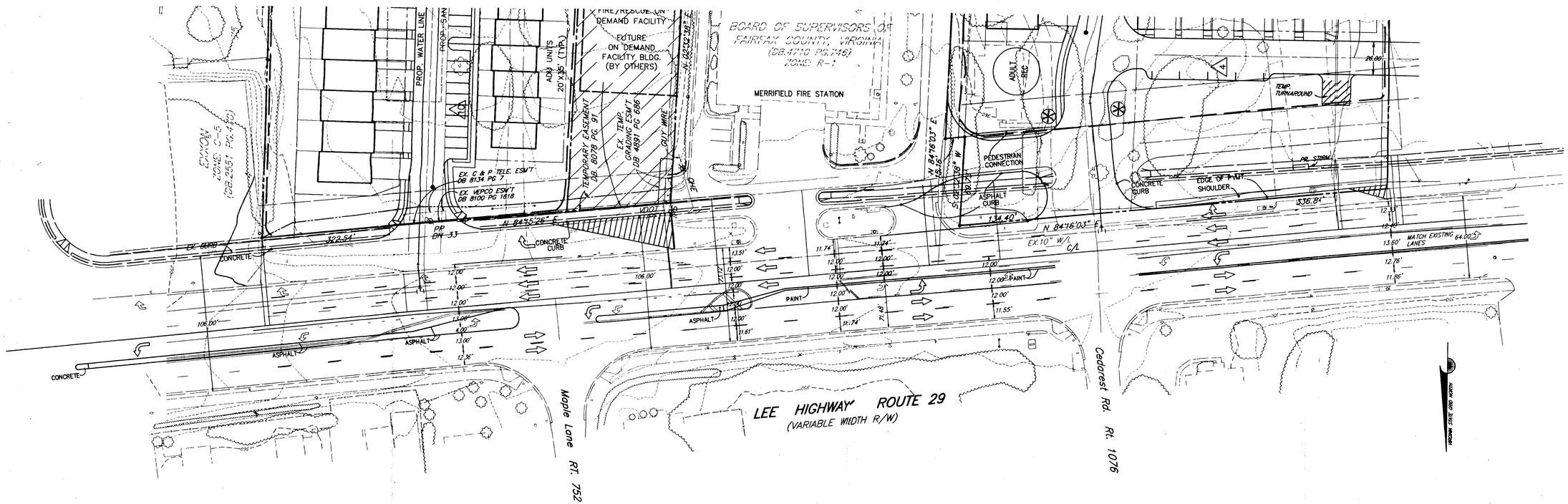
BC REVISIONS	
REVISED	4/14/97
REVISED	4/29/97
REVISED	5/12/97
REVISED	5/27/97
REVISED	7/7/97

CONTRACT PURCHASER & DEVELOPER
CENTEX HOMES
12150 EAST MONUMENT DRIVE
SUITE 110
FAIRFAX, VA 22033

DESIGNED BY:	
DRAFTED BY: WK	
CHECKED BY:	
DATE: APRIL, 1997	
SCALE: HOR. – VERT.	
SHEET 4 OF 7	
CO. NO.	
FILE NO. 14082.11	
CADD NAME: PWELNOT.DWG	



POSSIBLE ALIGNMENT OF SERVICE DRIVE
(TO BE BUILT BY OTHERS)
SCALE: 1" = 50'



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COMMONWEALTH OF VIRGINIA
JAMES V. SANTON
No. 016193
7-7-97
PROFESSIONAL ENGINEER

EXHIBIT A

ROUTE 29 IMPROVEMENTS

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED: 07/07/97
OWNER

PLOTTED: 07/07/97

DESIGNED BY: PLR/JHS
DRAFTED BY: WK
CHECKED BY: PLR
DATE: MAY 1997
SCALE: HOR. 1" = 40' VERT.
SHEET 5 OF 7
CO. NO.
FILE NO. 14082.02
CADD NAME: 4082STRP.DWG

XREFS: RT29-BAS

SITE TABULATION:

GROSS SITE AREA (G.S.A.):	12.46 Ac. ± or 542,757 S.F. ±
R.O.W DEDICATION:	0.53 Ac. or 23,136 S.F. ±
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PARKING SPACE PROVIDED:	411
PARKING BREAKDOWN: SPACES IN GARAGE	176
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SURFACE PARKING (ELSEWHERE)	28

SEE SHEET 3 FOR LANDSCAPE PLAN
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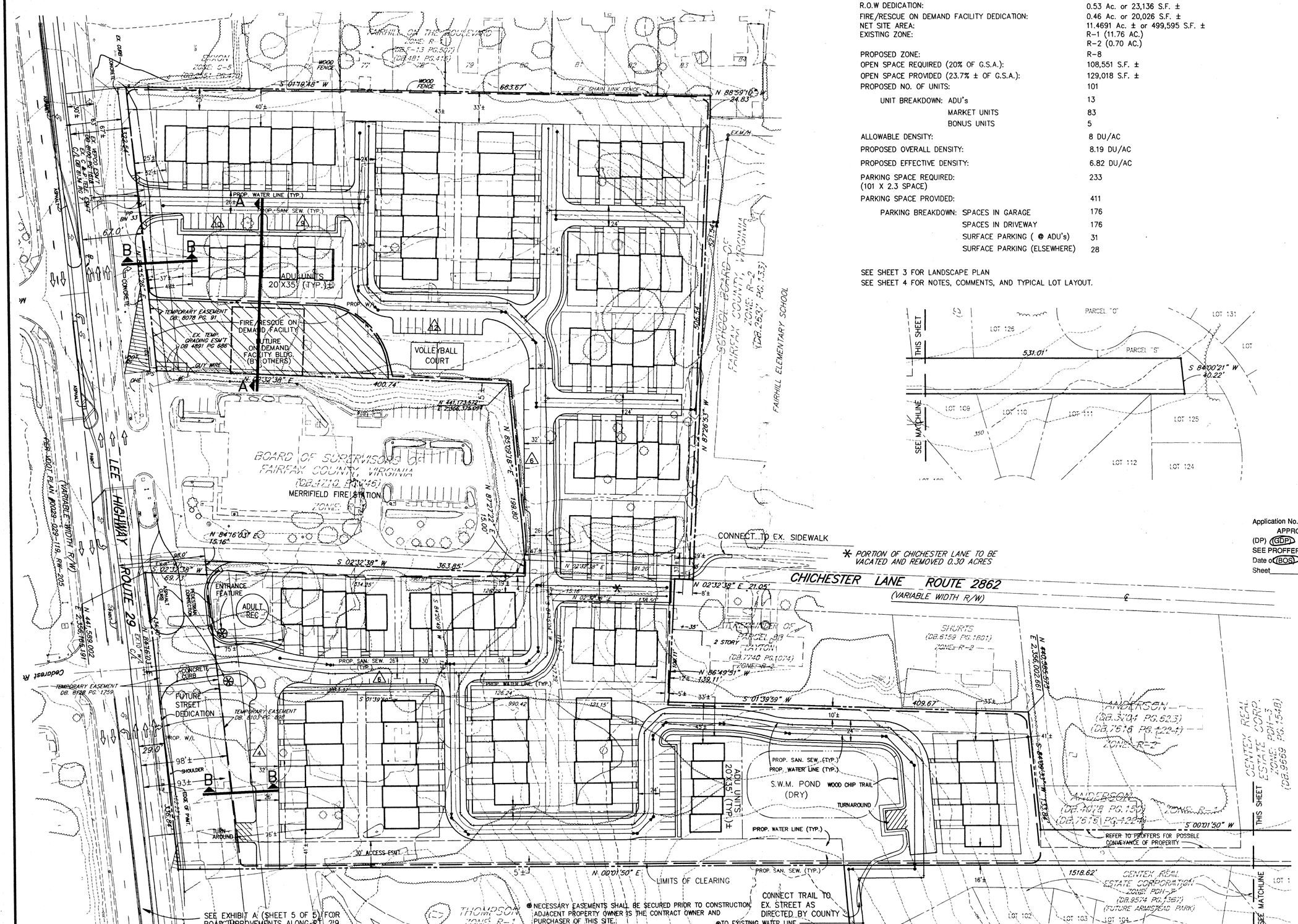

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COMMONWEALTH OF VIRGINIA
JAMES W. KINCH
016195
7-7-97
REGISTERED PROFESSIONAL ENGINEER

EXHIBIT B

WELLS PROPERTY

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS REVISED: 07/07/97	
OWNER/ CONTRACT PURCHASER & DEVELOPER: CENTEX HOMES 12150 EAST MONUMENT DRIVE SUITE 110 FAIRFAX, VA 22033	
DESIGNED BY: PLR	
DRAFTED BY: WK	
CHECKED BY: PLR	
DATE: JUNE, 1997	
SCALE: HOR. 1" = 50' VERT.	
SHEET 6 OF 7	
CO. NO.	
FILE NO. 14082.11	
CADD NAME: PWELGDP8.DWG	

PLOTTED: 07/07/97
REFS: PWELBAS1, PWELTOPO

TREE COVER CALCULATION:

GROSS SITE AREA:	542,757 S.F.
AREA OF BUILDING FOOTPRINTS:	(93,580) S.F.
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VEGETATIVE LEGEND

- PROPOSED DECIDUOUS TREE – 2" CALIPER
- PROPOSED DECIDUOUS TREE – 3" CALIPER
- PROPOSED DECIDUOUS TREE – 2" CALIPER
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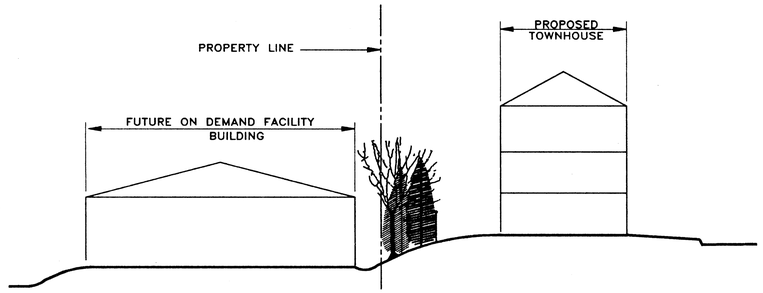
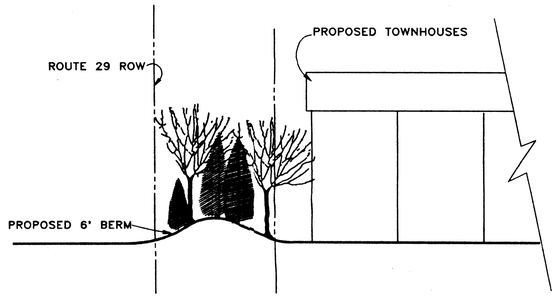


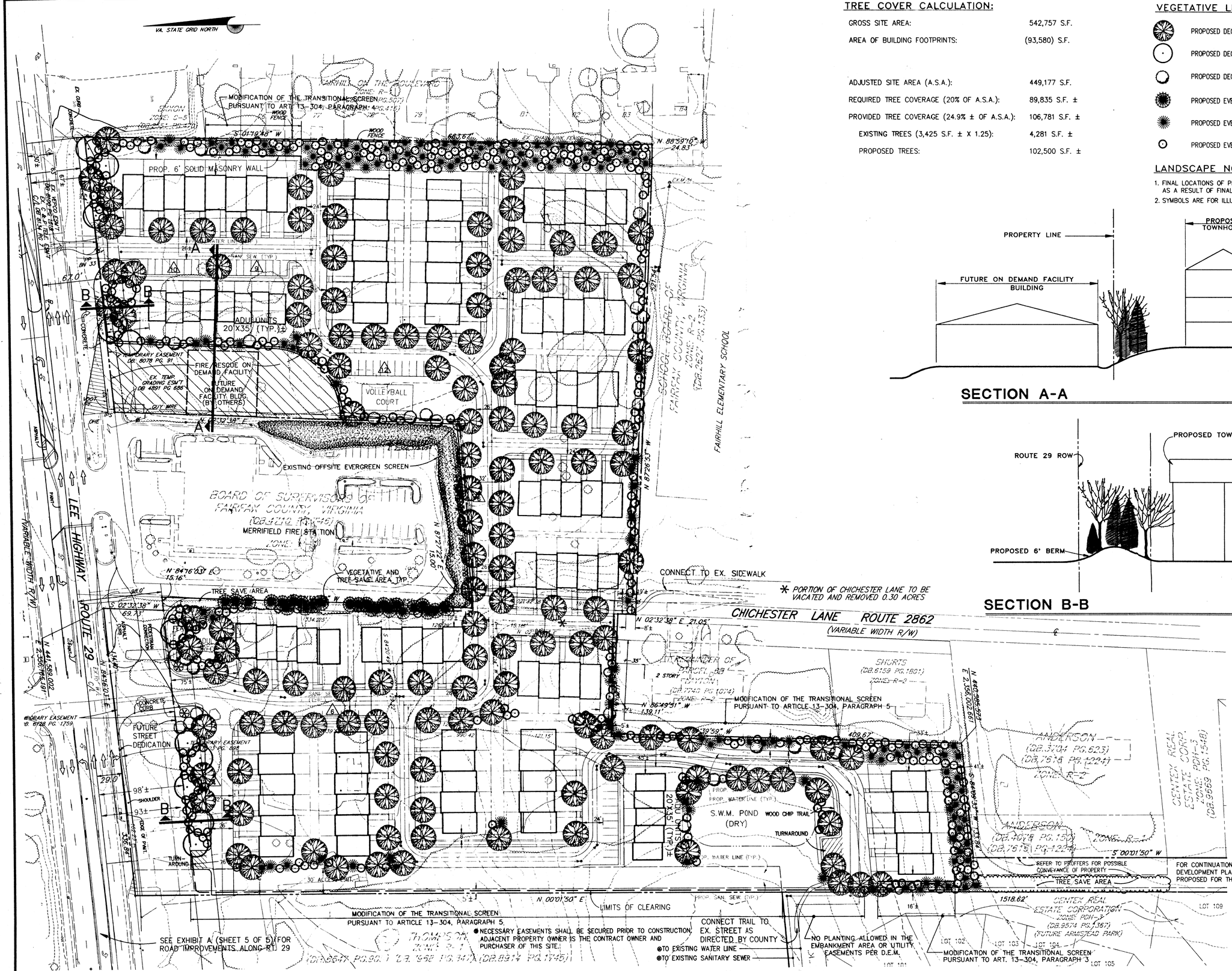
SECTION A-A

SCALE: 1' = 20'



SECTION B-B

SCALE: 1' = 20'



Application No. RZ 95-P-024 Staff GODFREY
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/11/97
Date of (BOS) (PC) approval 7/21/97
Sheet 7 of 7

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

COMMONWEALTH OF VIRGINIA
JOHN E. SALON
018193
7-7-97
PROFESSIONAL ENGINEER

EXHIBIT B – LANDSCAPE PLAN

WELLS PROPERTY

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
REVISED: 07/07/97	
OWNER	CONTRACT PURCHASER & DEVELOPER: CENTEX HOMES 12150 EAST MONUMENT DRIVE SUITE 110 FAIRFAX, VA 22033
DESIGNED BY: PLR	
DRAFTED BY: JJH	
CHECKED BY: PLR	
DATE: JUNE, 1997	
SCALE: HOR. 1"=50' VERT.	
SHEET 7 OF 7	
CO. NO.	
FILE NO. 14082.11	
CADD NAME: PWELLSC3.DWG	