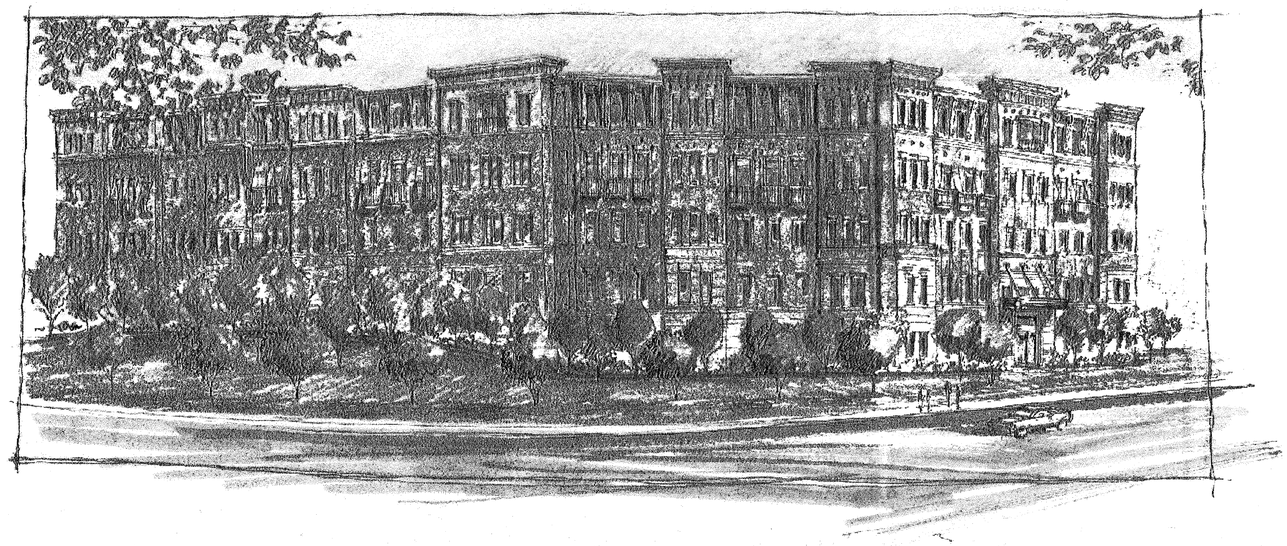
CENTERPOINTE III

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

PROFFER CONDITION AMENDMENT
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

RZ 84-P-007
RZ 87-P-052



APPLICANT:

VA-CENTERPOINTE III, LLC
C/O EAKIN/YOUNGENTOB ASSOCIATES
1000 WILSON BLVD., SUITE 2720
ARLINGTON, VA 22209

PREPARED BY:

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VA. 20151

AGENT:

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, PC
COURTHOUSE PLAZA
2200 CLARENDON BLVD
THIRTEENTH FLOOR
ARLINGTON, VA 22201

IN COORDINATION WITH:

ARCHITECTURE:
THE LESSARD ARCHITECTURAL GROUP
8521 LEESBURG PIKE, SUITE 700
VIENNA, VA 22182

LANDSCAPE ARCHITECT:
STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA VA 22310

PCA 84-P-007-3/PCA 87-P-052-2 WM/KA
APPLICATION NO _____ STAFF _____
APPROVED DEVELOPMENT PLAN
(DP)) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/14/05
DATE OF (BOS) (PC) APPROVAL 9/12/05
SHEET 1 OF 14

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11. ENTRY PARK IPLAZA
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RECEIVED
Department of Planning & Zoning
MAY 18 2005
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
MICHAEL G. BRUEN
No.023424
PROFESSIONAL ENGINEER
5/17/05

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COVER SHEET
CENTERPOINTE III
SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

RZ 84-P-007
RZ 87-P-052
COUNTY PROJECT NUMBERS

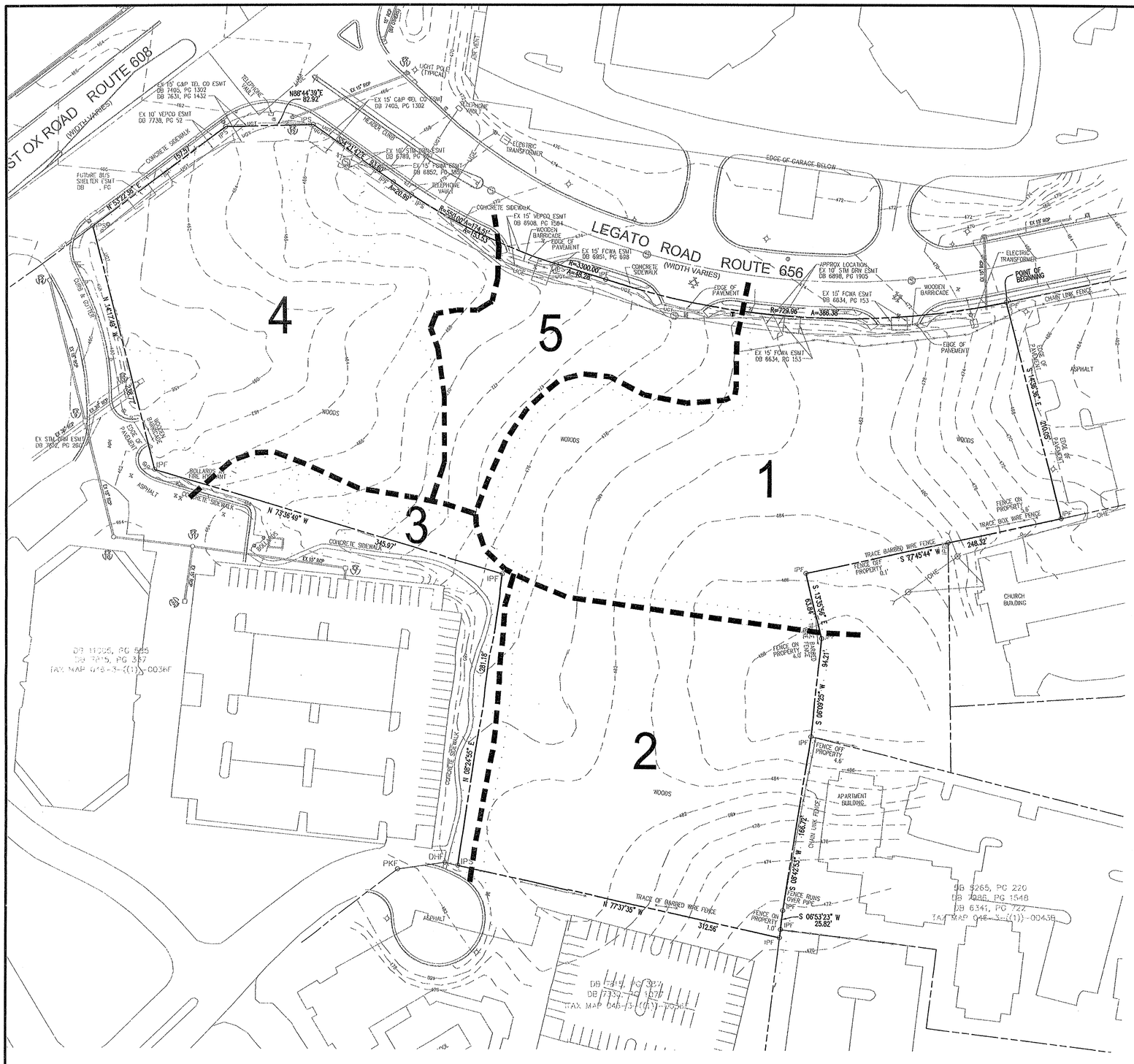
COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No.000506
CERTIFIED LANDSCAPE ARCHITECT
5/17/05

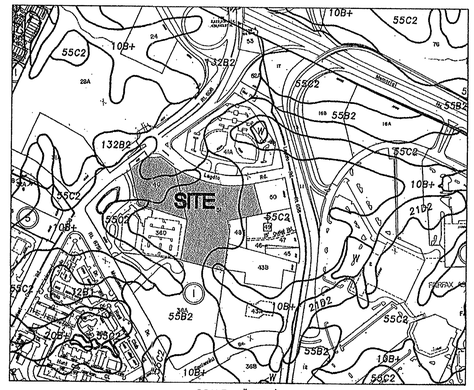
PLAN STATUS	
10-27-04	SUBM. TO FFX. CO.
1-13-05	SUBM. TO FFX. CO.
3-14-05	SUBM. TO FFX. CO.
4-7-05	SUBM. TO FFX. CO.
4-25-05	SUBM. TO FFX. CO.
5-17-05	SUBM. TO FFX. CO.

DATE	DESCRIPTION	
SG DESIGN	RRM DRAWN	MWB CHKD
SCALE	H: AS NOTED V:	
JOB No.	3174-01-001	
DATE:	OCTOBER, 2004	
FILE No.	3174-D-ZP-002	

SHEET 1 OF 14

Cad file name: P:\3174 - CENTERPOINTE\3174-01-001 (PLN)\Planning\Plans and Submissions\DWGS\COVER-FDPA.dwg





SCALE: 1"=500'

SOILS MAP/DATA

SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIABILITY	GEOTECHNICAL REPORT RECID
10B+	GLENVILLE	FAIR-B,W	MARGINAL-W	GOOD	MODERATE	B
132B2	MAYODAN	FAIR-C,P	POOR-F,W	GOOD	SLIGHT	C
55B2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C
55C2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C

SOILS WITH IDENTIFICATION NUMBERS 59, 66, 69, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

EXISTING VEGETATION LEGEND

Cover Type	Primary Species	Understory Species	Successional Stage	Condition	Area
1 Upland Forest	*Quercus alba, rubra, palustris, and prinus, Carya glabra, Liriodendron tulipifera, Acer rubrum, and Pinus echinata*	*Sassafras albidum, Cornus florida, Acer rub., Carpinus caroliniana, Fraxinus sp., Carya tomentosa, Nyssa sylvatica, and Pinus virgin.*	*Climax*	*Good*	*113,074 SF 2.60 AC.*
Comments	*The existing trees have been relatively untouched and are generally in good condition. The slope along the back of the property is about 10-12%. The average dbh of the canopy is 20-36" and the average for the understory is 4-10". The treeline height is 65-75'.*				
2 Pine forest	*Pinus echinata*	*Acer rubrum and Prunus serotina*	*Climax*	*Poor to fair*	*83,942 SF 1.92 AC.*
Comments	*The dominating canopy of the mature Shortleaf Pine has smothered most deciduous trees from growing underneath. Red maple and black cherry are about the only trees to tolerate the likely high acidic soil and shaded conditions. The topography is relatively flat at 2-4%. The average dbh of the pine canopy is 12-15" and the average for the deciduous understory is 4-8". The treeline height is 40-50'.*				
3 Developed vegetation	*Quercus alba and Acer rubrum*	*Quercus rubra and palustris, Picea abies, and Pinus strobus*	*Climax and commercial landscaping*	*Good*	*14,959 SF 0.35 AC.*
Comments	*This section is mostly composed of commercial plantings, but has a couple of healthy, mature white oaks in moderate condition. The average dbh of the white oak specimens is 36-40" and the average for the "new" understory is 4-8". The treeline height is 70-75'.*				
4 Bottomland growth	*Acer rubrum, Salix nigra, Robinia pseudoacacia, and Morus alba*	*Quercus alba, prinus, and velutina, Pyrus sp., Eleagnus angustifolia, Pinus virginiana, and Juniperus virginiana*	*Sub-climax (at best)*	*Poor*	*95,577 SF 2.19 AC.*
Comments	*The trees found in this section are typical of the poor, hydric soils that underlie the area. The majority of trees are in poor condition and generally are sapling (1-2") oaks and red maples. The topography is approximately 8-10%.*				
5 Open space/ brambles	*Morus alba and Acer rubrum (few)*	*Mostly brambles and honeysuckle.*	*Shrubby undergrowth*	*Poor*	*34,554SF 0.79 AC.*
Comments	*The entire parcel contains areas with debris and refuse, with this section being particularly impacted. Inspection revealed multiple piles of debris and unused fill soil that have contributed to this section's lack of vegetation. Topography is 2-4%.*				
				TOTAL = 7.85 AC.	

PCA 84-P-007-3/PCA 87-P-052-2 WM/KA

APPLICATION NO _____ STAFF _____

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 7/14/05

DATE OF (BOS)(PC) APPROVAL 9/12/05

SHEET 2 OF 14

LEGEND

PROPERTY LINE

40 EXISTING CONTOUR

EXISTING VEGETATION

4 EX. TREE COVER TYPE

50 0 50 100
GRAPHIC SCALE

COMMONWEALTH OF VIRGINIA
MICHAEL G. BRUEN
No.023424
5/17/05
PROFESSIONAL ENGINEER

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MARK W. BAKER
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EXISTING VEGETATION MAP

CENTERPOINTE III

FAIRFAX COUNTY, VIRGINIA

SPRINGFIELD DISTRICT

RZ 84-P-007
RZ 87-P-052
COUNTY PROJECT NUMBERS

PLAN STATUS	
10-27-04	SUBM. TO FFX. CO.
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DATE	DESCRIPTION

SG	RRM	MWB
DESIGN	DRAWN	CHKD

SCALE H: 1"=50' V:

JOB No. 3174-01-001

DATE : OCTOBER, 2004

FILE No. 3174-D-ZP-002

SHEET 2 OF 14

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NOTES:

1. THE PROPERTIES INCLUDED IN THIS APPLICATION ARE DESCRIBED AS FOLLOWS:

TAX MAP #	OWNER	DEED BOOK / PG.	AREA
046-3-((1))-40	EOP CENTERPOINTE III, LLC	11383 / 0661	2.44 ACRES
046-3-((1))-51	EOP CENTERPOINTE III, LLC	11383 / 0661	5.41 ACRES

   A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS SUBJECT PROPERTY AND THE NATURE OF THE DEVELOPER'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED SEPARATELY.

2. THE SUBJECT PROPERTIES ARE CURRENTLY ZONED PDC, PLANNED DEVELOPMENT COMMERCIAL DISTRICT AND ARE LOCATED IN THE SPRINGFIELD MAGISTERIAL DISTRICT. THE PROPERTY IS LOCATED IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT AND WILL ABIDE BY ALL REQUIREMENTS OF THAT DISTRICT. THE PROPERTY IS FURTHER LOCATED IN THE LOWER POTOMAC SANITARY SEWER DISTRICT AND THE CUB RUN WATERSHED.

3. PARCEL 40 WAS REZONED TO THE PDC DISTRICT VIA APPLICATION 87-P-052 AND SUBSEQUENTLY AMENDED VIA PCA 87-P-052. PARCEL 51 WAS REZONED TO THE PDC DISTRICT AS PART OF A LARGER REZONING IDENTIFIED AS 84-P-007 AND SUBSEQUENTLY AMENDED AS PCA 84-P-007-1. THIS APPLICATION SEEKS TO AMEND THE PREVIOUSLY APPROVED REZONINGS, PROFFERED CONDITIONS AND CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENTS.

4. THE TOPOGRAPHY SHOWN ON THE CDPA/FDPA IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD RUN SURVEY COMPLETED BY BOWMAN CONSULTING GROUP ON JUNE 24, 2004.

5. THE BOUNDARY INFORMATION SHOWN ON THE CDPA/FDPA IS FROM A FIELD RUN SURVEY BY BOWMAN CONSULTING GROUP COMPLETED ON JUNE 24, 2004. THE METES & BOUNDS SHOWN IS FROM A PLAT PREPARED BY BOWMAN CONSULTING, DATED JULY 15, 2004 AND IS THE SAME PROPERTY CONVEYED TO EOP-CENTERPONITE III, LLC., BY INSTRUMENT RECORDED IN DEED BOOK 11363 / PAGE 661.

6. THE SUBJECT SITE AREA IS 342,106 SF OR 7.85 ACRES. PER RZ 87-P-052 THE TOTAL AREA FOR THE CENTERPOINTE DEVELOPMENT IS 17.12 ACRES. SEE JUSTIFICATION STATEMENT FOR ADDITIONAL INFORMATION.

7. NO TRAILS ARE REQUIRED AS SHOWN ON THE COUNTY TRAILS MAP OR IN THE COMPREHENSIVE PLAN.

8. THERE ARE NO KNOWN FLOODPLAINS, RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) LOCATED ON THE PROPERTY AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY.

9. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THIS SITE ARE PROVIDED THROUGH THE USE OF BOTH OFF-SITE AND ON-SITE FACILITIES AS SHOWN ON THE CDPA/FDPA.

10. THERE ARE NO KNOWN UTILITY EASEMENTS OF 25 FEET OR GREATER IN WIDTH ON THE SITE.

11. THERE ARE NO AREAS CONTAINING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.

12. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE

13. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.

14. THE SUBJECT PROPERTY LIES WITHIN THE FAIRFAX CENTER AREA OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN, SPECIFICALLY IN THE J2 SUB-UNIT. THE PROPOSED DEVELOPMENT IS IN ACCORD WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AS EXPLAINED IN THE APPLICATION NARRATIVE.

15. THERE WILL BE NO ADVERSE IMPACTS ON ADJACENT AND NEIGHBORING PROPERTIES.

16. THERE ARE NO EXISTING STRUCTURES ON SITE.

17. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE FOLLOWING EXCEPTIONS:

   A. THE APPLICANT REQUESTS A WAIVER OF SECTION 11-302(2), PARAGRAPH 2 OF THE ZONING ORDINANCE REQUIRING THAT PRIVATE STREETS NOT EXCEED 600 FEET IN LENGTH.
   B. THE APPLICANT REQUESTS A WAIVER OF THE STORMWATER MANAGEMENT REQUIREMENTS TO ALLOW DETENTION OFF-SITE.
   C. THE APPLICANT REQUESTS A WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD REQUIREMENT FOR SINGLE-FAMILY ATTACHED UNITS AS SPECIFIED IN SECTION 6-407, PARAGRAPH 2 OF THE ZONING ORDINANCE.
   D. THE APPLICANT REQUESTS MODIFICATION OF SECTION 6-206.5 TO ALLOW RESIDENTIAL DWELLINGS TO EXCEED 50 PERCENT OF THE GROSS FLOOR AREA OF ALL PRINCIPAL USES.
   E. THE APPLICANT REQUESTS A WAIVER OF THE RESTRICTION ON THE USE OF UNDERGROUND DETENTION FACILITIES IN RESIDENTIAL DEVELOPMENTS, AS SPECIFIED IN SECTION 6-0303.8 OF THE PFM.
   F. THE APPLICANT REQUESTS A MODIFICATION OF 11-203, PARAGRAPH 4, OF THE ZONING ORDINANCE TO REDUCE THE REQUIRED NUMBER OF LOADING SPACES TO ONE (1).
   G. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF PFM-12-0702.18 (2), TABLE 12.7 MINIMUM PLANTING AREA FOR CATEGORY IV, SHADE TREES TO ALLOW A TREE WELL APPROXIMATELY 4' (WIDTH) X 10' (LENGTH).

   A STATEMENT OF JUSTIFICATION FOR THE ABOVE LISTED WAIVERS IS INCLUDED WITH THIS APPLICATION.

18. ADDITIONAL SITE AMENITIES SUCH AS PLANTERS, ENTRANCE SIGNS, TRASH/RECYCLING FACILITIES AND/OR WALLS NOT REPRESENTED ON THE PLAN MAY BE PROVIDED.

19. THE DEVELOPMENT SCHEDULE FOR THIS PROJECT IS DEPENDENT ON THE SECURING OF ALL REQUIRED APPROVALS AND PERMITS.

20. THERE ARE NO PROPOSED PUBLIC IMPROVEMENTS REQUIRED OR PROPOSED WITH THIS DEVELOPMENT.

21. NONE OF THE USES REPRESENTED ON THIS PLAN WILL GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AMD 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.

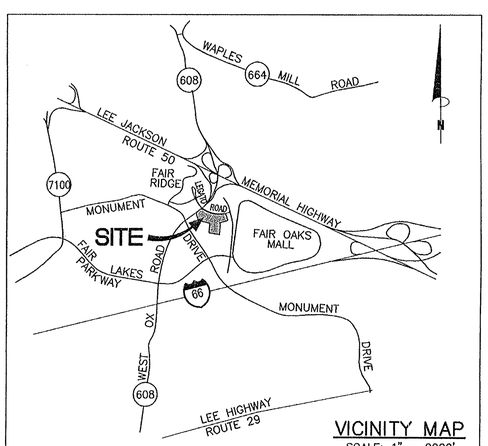
22. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA OF THE COMPREHENSIVE PLAN, PARTICULARLY THROUGH APPROPRIATE SITE DESIGN, PROVISION OF AFFORDABLE DWELLING UNITS, SIGNIFICANT LANDSCAPING, PROVISION OF SITE AMENITIES AND THE DESIGN OF AN APPROPRIATE STREETSCAPE THAT COMPLIMENTS THE EXISTING COMMUNITY.

23. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE OVERALL SITE AND TYPICAL LOTS IS INCLUDED ON THIS SHEET.

24. AT A MINIMUM PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE MORE OR LESS THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF PARKING SPACES WILL BE SUFFICIENT TO COMPLY WITH ARTICLE 11, PART 1 (OFF-STREET PARKING) OF THE ZONING ORDINANCE. SPECIFIC DATA FOR THE AMOUNT OF REQUIRED AND PROVIDED PARKING MAY BE FOUND ON SHEET 2 OF THIS PLAN.

25. THE FOOTPRINT OF THE BUILDINGS SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH PAR. 4 OF SECT 9-004 AND PAR. 5 SECT. 18-204 OF THE ZONING ORDINANCE. THE SIZES AND SHAPES OF THE BUILDINGS ARE PRELIMINARY AND MAY CHANGE AS A RESULT OF FINAL ENGINEERING AND/OR ARCHITECTURAL DESIGN. THE TOTAL GROSS FLOOR AREAS AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATIONS ARE TO BE CONSIDERED MAXIMUMS. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL PRESENTED IN THE TABULATIONS AND THE BUILDING FOOTPRINTS AND ASSOCIATED PARKING LOT LAYOUT WILL BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE A BUILDING FOOTPRINT IS REDUCED, SHIFTED OR MODIFIED SO ILONG AS THE AREA OF LANDSCAPED OPEN SPACE PROVIDED IS NOT DECREASED. IT IS UNDERSTOOD THAT SUCH DEVIATIONS ARE PERMITTED PROVIDED THE RESULTS ARE IN SUBSTANTIAL CONFORMANCE WITH TIHIS PLAN.

26. ARCHITECTURAL SKETCHES OF THE PROPOSED DWELLINGS ARE INCLUDED AS PART OF THE SUBMISSION DOCUMENTS.



VICINITY MAP

SCALE: 1" = 2000'

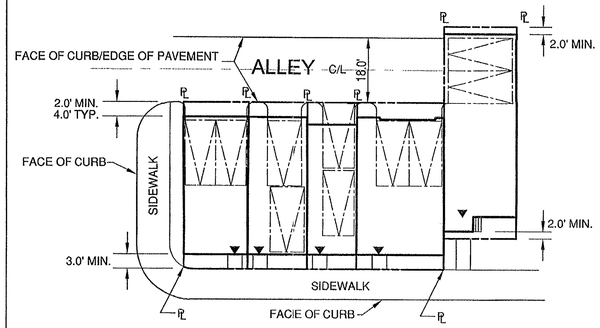
SITE TABULATIONS - SUBJECT PROPERTY:

	CENTERPOINTE III (PROPOSED AMENDMENT)
CURRENT ZONING:	PDC
PROPOSED ZONING:	PDC
PROPOSED USE:	RESIDENTIAL & AMENITY
SITE AREA (FROM ORIGINAL FDP):	8.52 ± AC[1]
STREET DEDICATION:	0.67 ± AC[1]
NET SITE AREA (ACRES):	7.85 ± AC
NET SITE AREA (SF):	342,106 ± SF
TOTAL PROPOSED RESIDENTIAL AREA:	320,000 ± SF[2,3]
PROPOSED GFA - MARKET RATE DUs:	269,938 ± SF[2,3]
PROPOSED GFA - ADUs & BONUS DENSITY:	50,062 ± SF[2,3,4]
TOTAL PROPOSED NON-RESIDENTIAL AREA (CLUB FACILITY):	2,000 ± SF
TOTAL PROPOSED DWELLING UNITS:	**210 D.U.[2,3,4]**
MARKET RATE DWELLING UNITS:	193 D.U.
AFFORDABLE DWELLINGS UNITS (ADUs):	17 D.U.
TOTAL SINGLE-FAMILY ATTACHED UNITS:	**90 D.U.[2]**
TOTAL MULTI-FAMILY UNITS:	**120 D.U.[2,4]**
BONUS DENSITY CALCULATIONS:	
SINGLE-FAMILY ATTACHED:	
75 PROPOSED BASE UNITS X 20% =	15 BONUS UNITS
BONUS DENSITY/ADUs GFA:	31,515 ± SF[2]
MULTI-FAMILY:	
103 PROPOSED BASE UNITS X 17% =	17 BONUS UNITS
BONUS DENSITY/ADUs GFA:	18,547 ± SF[2]
AFFORDABLE DWELLING UNITS REQUIRED (TO BE LOCATED WITHIN MULTI-FAMILY BUILDING):	
TOTAL ADUs REQUIRED:	**17 ADUs[4]**
SINGLE-FAMILY ATTACHED:	
90 PROPOSED UNITS x 12.5% =	11 ADUs[4]
12.28 - 4.7 = 7.48 = 1.32 x 12.5 = 16.5%	
11.28 - 5.64 5.64	
MAXIMUM NUMBER OF ADUs LIMITED TO 12.5% PER ZONING ORDINANCE	
MULTI-FAMILY:	
120 PROPOSED UNITS X 5.0% =	6 ADUs[3]
12.28 - 4.7 = 7.48 = 1.36 x 5 = 6.8%	
10.90 - 5.45 5.23	
MAXIMUM NUMBER OF ADUs LIMITED TO 5.0% PER ZONING ORDINANCE	
TOTAL PARKING SPACES REQUIRED:	**399 SPACES**
SINGLE-FAMILY ATTACHED (90 x 2.3 SPACES PER UNIT) =	207 SPACES
MULTI-FAMILY (120 x 1.6 SPACES PER UNIT) =	192 SPACES
PARKING SPACES PROVIDED:	**405 SPACES[5]**
SINGLE-FAMILY ATTACHED (2 SPACES PER UNIT):	180 SPACES[5]
MULTI-FAMILY (UNDERGROUND GARAGE):	186 SPACES[5]
PARALLEL PARKING ON ROADS:	39 SPACES[5]
OPEN SPACE REQUIRED (%):	**15%**
OPEN SPACE REQUIRED (SQUARE FOOTAGE):	55,670 ± SF
OPEN SPACE REQUIRED (ACREAGE):	1.28 ± AC
OPEN SPACE PROVIDED (%):	**32% ±**
OPEN SPACE PROVIDED (SQUARE FOOTAGE):	120,000 ± SF
OPEN SPACE PROVIDED (ACREAGE):	2.75 ± AC
TOTAL TREE COVER REQUIRED:	**34,195 SF**
TOTAL TREE COVER PROVIDED:	**47,800 SF**

SITE TABULATIONS - CUMULATIVE TOTALS:

	CENTERPOINTE I & II (PER FDPA 84-P-007)					
CURRENT ZONING:	PDC		PDC		PDC	
PROPOSED ZONING:						
PROPOSED USE:	OFFICE / RETAIL		RESIDENTIAL & AMENITY		OFFICE / RETAIL / RESIDENTIAL	
SITE AREA:	8.60 ±	AC[1]	8.52 ±	AC[1]	17.12 ±	AC[1]
STREET DEDICATION:	2.05 ±	AC[1]	0.67 ±	AC[1]	2.72 ±	AC[1]
NET SITE AREA:	6.55 ±	AC	7.85 ±	AC	14.40 ±	AC
MAX. FLOOR AREA RATIO (FAR) PERMITTED:					1.00 [6]	
ACTUAL/PROPOSED FAR EXCLUDING ADUs:	1.13		0.73		0.93	
ACTUAL/PROPOSED FAR WITH ADUs & BONUS DENSITY:	1.13		0.87		1.0 [6]	
TOTAL GROSS FLOOR AREA:	424,143 ±	SF[1]	322,000 ±	SF[2,3,4]	746,143 ±	SF[2,3,4]
PROPOSED GFA - BASE UNITS:	0 ±	SF	269,938 ±	SF[2,3]	269,938 ±	SF[2,3]
PROPOSED GFA - ADUs & BONUS DENSITY:	0 ±	SF	50,062 ±	SF[2,3,4]	50,062 ±	SF[2,3,4]
PROPOSED GFA - CLUB FACILITY:	0 ±	SF	2,000 ±	SF	2,000 ±	SF
EXISTING GFA - OFFICE:	414,143 ±	SF[1]	0 ±	SF	414,143 ±	SF[1]
EXISTING GFA - RETAIL:	10,000 ±	SF[1]	0 ±	SF	10,000 ±	SF[1]
TOTAL NONRESIDENTIAL GFA:					426,143 ±	SF
PERCENTAGE OF TOTAL SITE GFA - EXCLUDES ADU & BONUS DENSITY					61%	
PERCENTAGE OF TOTAL SITE GFA - INCLUDES ADU & BONUS DENSITY					57%	
TOTAL RESIDENTIAL GFA:	0 ±	SF	320,000 ±	SF[2,3,4]	320,000 ±	SF[2,3,4]
PERCENTAGE OF TOTAL SITE GFA - EXCLUDES ADU & BONUS DENSITY					39%	
PERCENTAGE OF TOTAL SITE GFA - INCLUDES ADU & BONUS DENSITY					43%	
PROPOSED DWELLING UNITS:			210 D.U.[2,4]		210 D.U.[2,4]	
MARKET RATE DWELLING UNITS:			193 D.U.[2]		193 D.U.[2]	
AFFORDABLE DWELLINGS UNITS:			17 D.U.[2,4]		17 D.U.[2,4]	
PARKING SPACES REQUIRED:	1,507 [1]		399 SPACES		1,906 SPACES	
PARKING SPACES PROVIDED:	1,531 [1]		405 SPACES[5]		1,936 SPACES[5]	
RESIDENTIAL UNITS:			366 SPACES[5]			
PARALLEL PARKING ON ROADS:			39 SPACES[5]			
OPEN SPACE REQUIRED (%):					15%	
OPEN SPACE REQUIRED (ACREAGE):					2.57 ±	AC
OPEN SPACE REQUIRED (SQUARE FOOTAGE):					111,862 ±	SF
OPEN SPACE PROVIDED (%):					32% ±	
OPEN SPACE PROVIDED (ACREAGE):	1.92 ±	AC[1]	2.75 ±	AC	4.68 ±	AC
OPEN SPACE PROVIDED (SQUARE FOOTAGE):	83,750 ±	SF[1]	120,000 ±	SF	203,750 ±	SF

NOTES:
1. PER APPROVED FDPA 84-P-007
2. UNIT COUNT AND UNIT TYPES MAY VARY, SUBJECT TO THE MAXIMUM ALLOWABLE FAR. THE ACTUAL NUMBER OF MULTI-FAMILY UNITS WILL BE DETERMINED BASED ON DWELLING SIZE AND MIX OF BEDROOMS.
3. GROSS FLOOR AREA (GFA) CALCULATIONS ABOVE DO NOT INCLUDE THE FLOOR AREA IN CELLAR SPACES. PER ZONING ORDINANCE DEFINITION GROSS FLOOR AREA SHALL NOT INCLUDE CELLARS, WHICH ARE DEFINED AS THE PORTION OF A BUILDING PARTLY UNDERGROUND, HAVING ONE-HALF OR MORE THAN ONE-HALF OF ITS CLEAR HEIGHT BELOW THE GRADE PLANE.
4. NUMBER OF ADUs MAY VARY WITH THE NUMBER OF MARKET RATE UNITS.
5. PARKING PROVIDED IN CENTERPOINTE II IS SUBJECT TO CHANGE AT FINAL SITE PLAN, BUT WILL NOT BE LESS THAN ZONING ORDINANCE REQUIREMENTS.
6. COMPREHENSIVE PLAN RECOMMENDS 1.0 FAR, HOWEVER IT DOES NOT INCLUDE ADUs AND BONUS DENSITY.

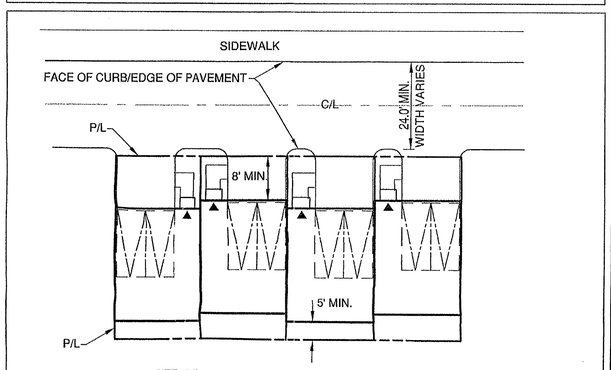


SIZE OF UNITS TO VARY
MAXIMUM LENGTH = 52'±
MAXIMUM WIDTH = 24'±

SINGLE-FAMILY ATTACHED REAR LOAD TOWNHOUSE

NOT TO SCALE

NOTE: UNIT MIX MAY VARY AND SHALL BE DETERMINED AT SITE PLAN.

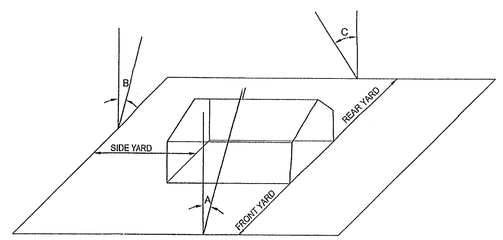


SIZE OF UNITS TO VARY
MAXIMUM LENGTH = 32'±
MAXIMUM WIDTH = 24'±

SINGLE-FAMILY ATTACHED FRONT LOAD TOWNHOUSE

NOT TO SCALE

NOTE: UNIT MIX MAY VARY AND SHALL BE DETERMINED AT SITE PLAN.
APPLICANT RESERVES THE RIGHT TO INSTALL A DECK WITHIN THE PROPERTY LINE.



ANGLE OF BULK PLANE DETAIL

BULK REGULATION (PERIPHERAL YARDS)

SINGLE-FAMILY DWELLINGS	ALL OTHER STRUCTURES
PROPOSED MAXIMUM BUILDING HEIGHT: 50'	PROPOSED MAXIMUM BUILDING HEIGHT: 60'
MINIMUM YARDS BASED ON R-20 (ADU) ZONING DISTRICT:	MINIMUM YARDS BASED ON R-20 (ADU) ZONING DISTRICT:
A. FRONT: BULK PLANE = 15° OR A MINIMUM OF 5 FEET	A. FRONT: BULK PLANE = 20° OR A MINIMUM OF 15 FEET
B. SIDE: BULK PLANE = 15° OR A MINIMUM OF 8 FEET	B. SIDE: BULK PLANE = 15° OR A MINIMUM OF 10 FEET
C. REAR: BULK PLANE = 25° OR A MINIMUM OF 16 FEET	C. REAR: BULK PLANE = 20° OR A MINIMUM OF 20 FEET

MAXIMUM FLOOR AREA RATIO = 1.0 (SEE TABULATIONS AND TABULATION NOTE #5 ABOVE FOR MORE INFORMATION ON FAR)

PCA 84-P-007-3/PCA 87-P-052-2

APPLICATION NO _____ STAFF WM/KA

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 7/14/05

DATE OF (BOS) (PC) APPROVAL 9/12/05

SHEET 3 OF 14

COMMONWEALTH OF VIRGINIA
I. BRUEN
3424
CERTIFIED LANDSCAPE ARCHITECT
L. ENGINEER

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

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NOTES & TABULATIONS

CENTERPOINTE III

FAIRFAX COUNTY, VIRGINIA

SPRINGFIELD DISTRICT

RZ 84-P-007
RZ 87-P-052
COUNTY PROJECT NUMBERS

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No.000506
5/17/05
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
10-27-04	SUBM. TO FFX. CO.
1-13-05	SUBM. TO FFX. CO.
3-14-05	SUBM. TO FFX. CO.
4-7-05	SUBM. TO FFX. CO.
4-25-05	SUBM. TO FFX. CO.
5-17-05	SUBM. TO FFX. CO.

DATE	DESCRIPTION

SG	RRM	MWB
DESIGN	DRAWN	CHKD

SCALE H: NO SCALE V:

JOB No. 3174-01-001

DATE : OCTOBER, 2004

FILE No. 3174-D-ZP-002

SHEET 3 OF 14

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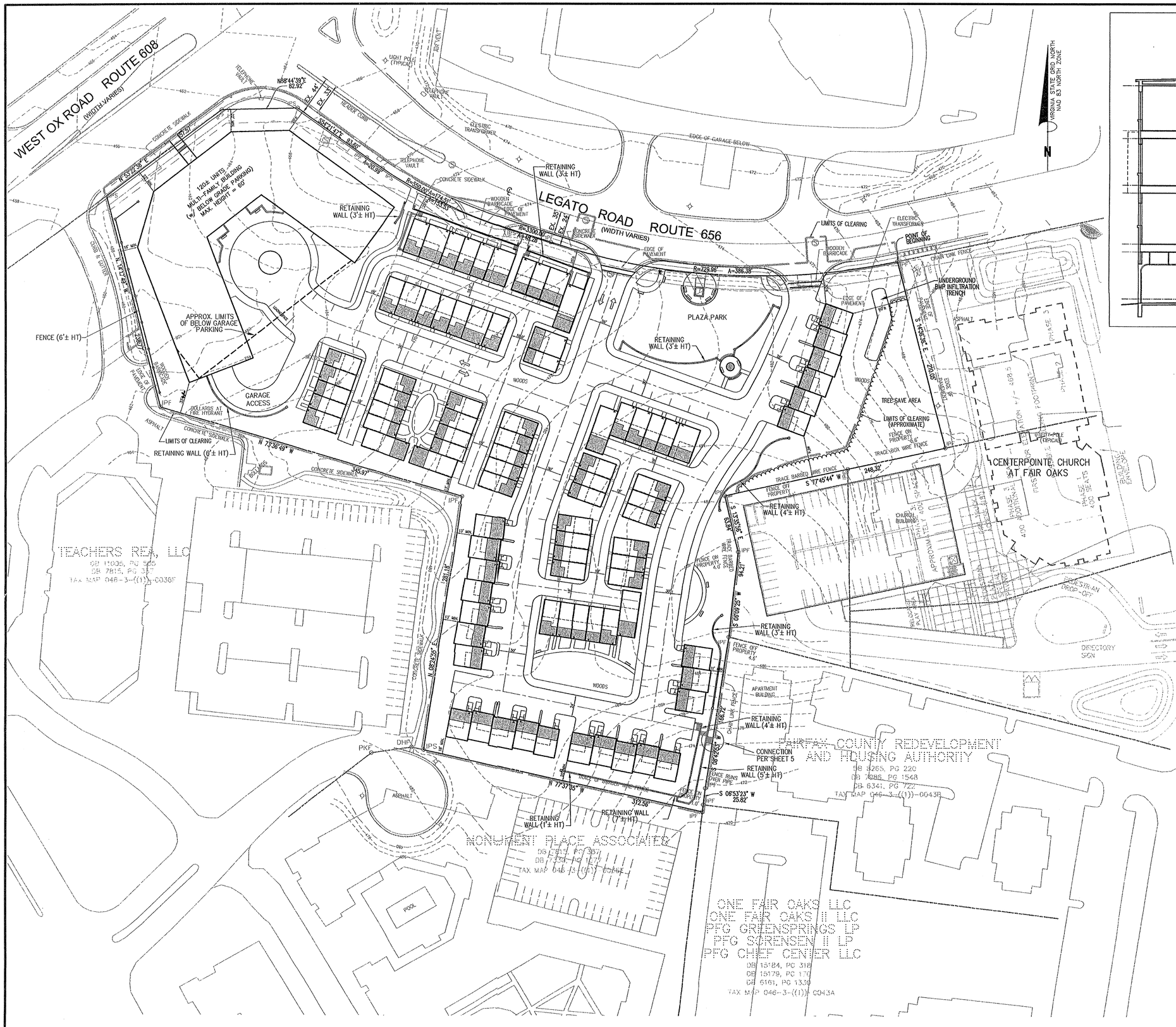

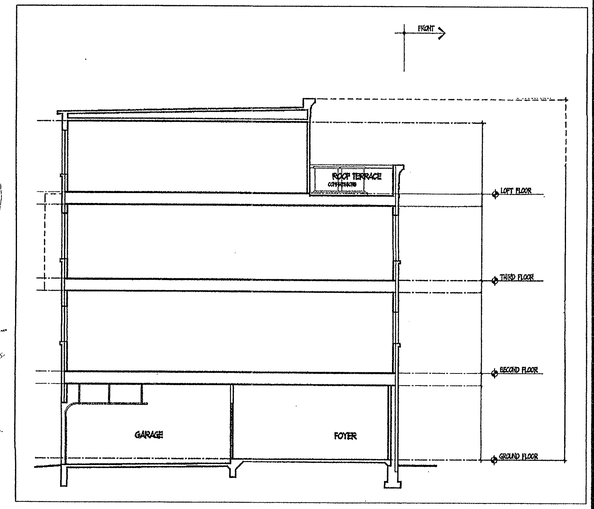

TYPICAL BUILDING SECTION

NOT TO SCALE

NOTES:

1. RETAINING WALLS TO BE FIELD LOCATED AT FINAL ENGINEERING, AND TO BE CONSTRUCTED OF UNIT BLOCK OR MASONRY WALL.

PCA 84-P-007-3/PCA 87-P-052-2

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APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 7/14/05

DATE OF (BOS) (PC) APPROVAL 9/12/05

SHEET 4 OF 14

LEGEND

- PROPERTY LINE
- EX. 2' INDEX CONTOUR
- APPROXIMATE LIMITS OF CLEARING (LIMITS SHOWN ARE TO EXISTING PROPERTY LINE BUT SHOWN OFFSITE FOR CLARITY ONLY)
- ROOF TERRACES ARE INDICATED BY HATCHING
- BENCHES

50 0 50 100

GRAPHIC SCALE

COMMONWEALTH OF VIRGINIA
MICHAEL G. BRUEN
No.023424
5/17/05
PROFESSIONAL ENGINEER

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www.bowmanconsulting.com

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SCHEMATIC LAYOUT

CENTERPOINTE III

FAIRFAX COUNTY, VIRGINIA

SPRINGFIELD DISTRICT

RZ 84-P-007
RZ 87-P-052
COUNTY PROJECT NUMBERS

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No.000506
5/17/05
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
10-27-04	SUBM. TO FFX. CO.
1-13-05	SUBM. TO FFX. CO.
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4-7-05	SUBM. TO FFX. CO.
4-25-05	SUBM. TO FFX. CO.
5-17-05	SUBM. TO FFX. CO.

DATE	DESCRIPTION

SG DESIGN	RRM DRAWN	MWB CHKD

SCALE H: 1"=50' V:

JOB No. 3174-01-001

DATE: OCTOBER, 2004

FILE No. 3174-D-ZP-002

SHEET 4 OF 14

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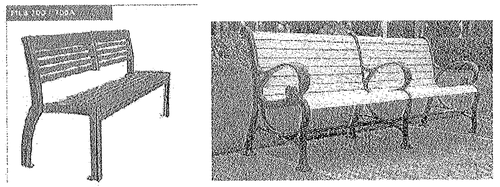
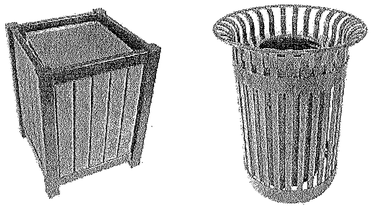
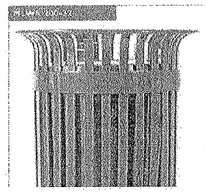
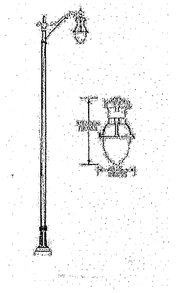


SITE BENCH

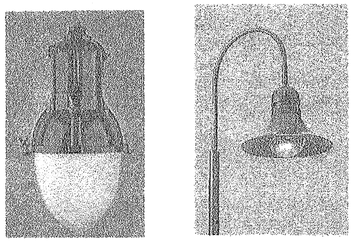




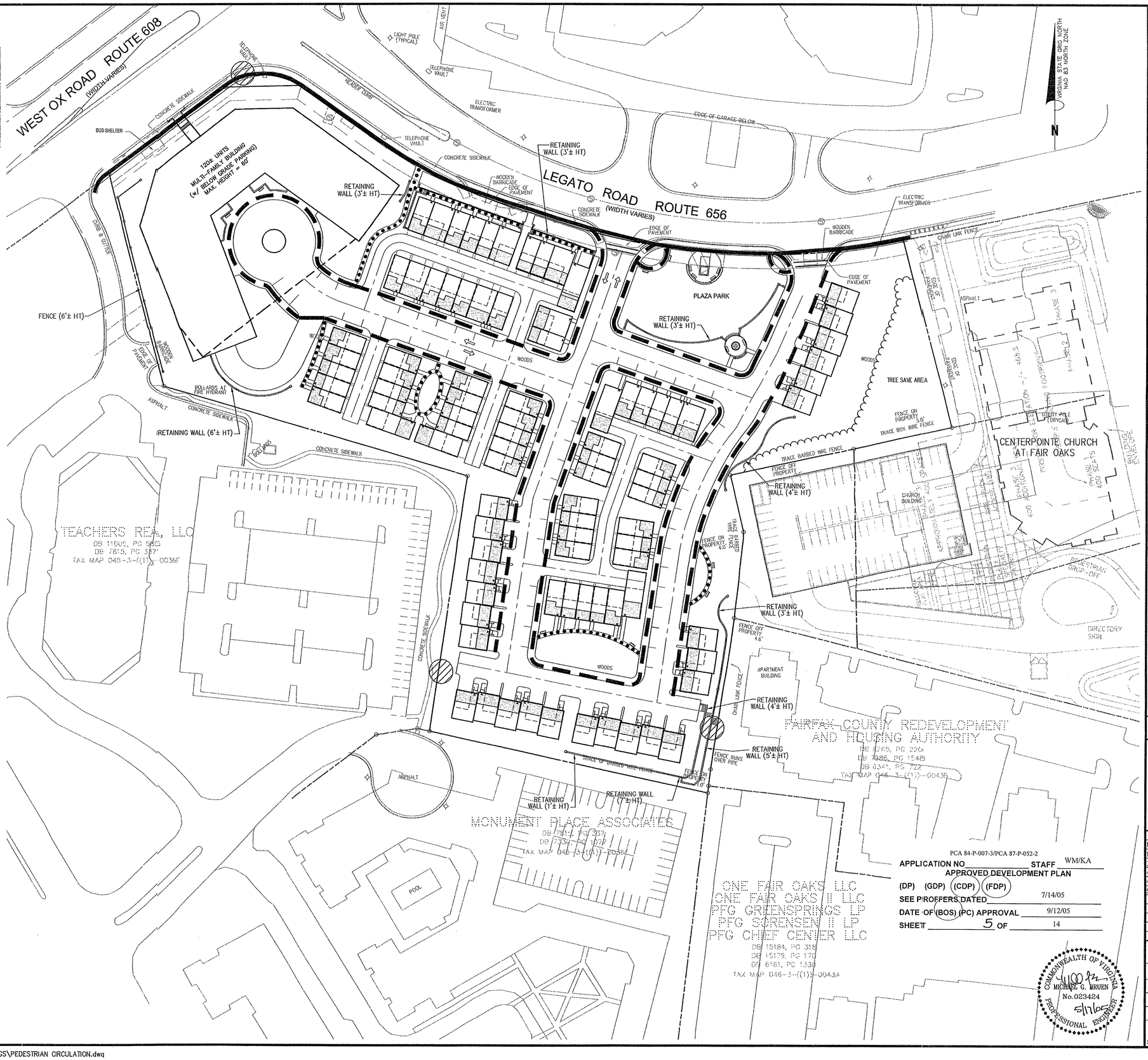
SITE TRASH RECEPTACLE



SITE LIGHTING



TYPICAL STREET FURNISHINGS DETAILS



LEGEND

- PUBLIC PEDESTRIAN WALKWAY
- INTERNAL PEDESTRIAN CIRCULATION
- PRIVATE RESIDENCE WALKWAY
- PEDESTRIAN ACCESS NODE TO OFF-SITE PROPERTIES, IF PERMISSION GRANTED BY ADJOINERS.

50 0 50 100
GRAPHIC SCALE

PCA 84-P-007-3/PCA 87-P-052-2

APPLICATION NO _____ STAFF WM/KA

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 7/14/05

DATE OF (BOS) (PC) APPROVAL 9/12/05

SHEET 5 OF 14

COMMONWEALTH OF VIRGINIA
MICHAEL G. BRUEN
No.023424
5/17/05
PROFESSIONAL ENGINEER

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OVERALL PEDESTRIAN CIRCULATION ILLUSTRATIVE

CENTERPOINTE III

SPRINGFIELD DISTRICT

FAIRFAX COUNTY, VIRGINIA

RZ 84-P-007
RZ 87-P-052
COUNTY PROJECT NUMBERS

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No.000506
5/17/05
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
10-27-04	SUBM. TO FFX. CO.
1-13-05	SUBM. TO FFX. CO.
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4-7-05	SUBM. TO FFX. CO.
4-25-05	SUBM. TO FFX. CO.
5-17-05	SUBM. TO FFX. CO.

DATE	DESCRIPTION	
SG DESIGN	RRM DRAWN	MWB CHKD
SCALE	H: 1"=50' V:	
JOB No.	3174-01-001	
DATE:	OCTOBER, 2004	
FILE No.	3174-D-ZP-002	

SHEET 5 OF 14

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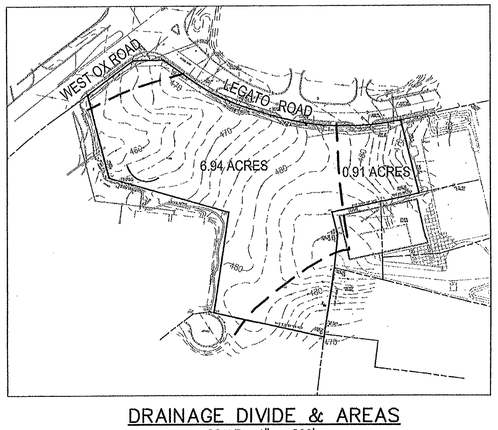


DRAINAGE DIVIDE & AREAS
SCALE : 1" = 200'

CENTERPOINTE STORMWATER MANAGEMENT NARRATIVE:

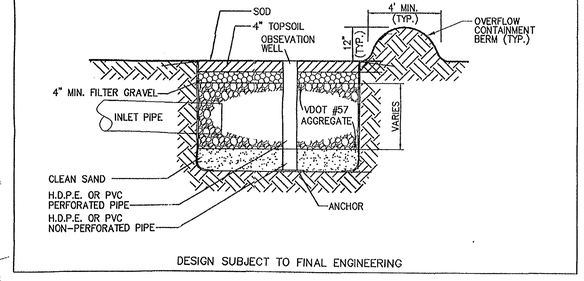
DETENTION AND BEST MANAGEMENT PRACTICE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE MET BY DIRECTING THE MAJORITY OF THE SITE DRAINAGE TO THE EXISTING WET POND LOCATED OFF-SITE ON ADJACENT PARCEL 36F TO THE SOUTHWEST. THIS FACILITY HAS BEEN DESIGNED AND CONSTRUCTED TO RECEIVE 6.94 ACRES OF DEVELOPED RUNOFF FROM THE CENTERPOINTE PROPERTY AND PROVIDE WATER QUALITY AND DETENTION CONTROL. THE EXISTING POND LOCATED ON PARCEL 36F WAS APPROVED ON PLANS FOR CENTENNIAL GATEWAY COUNTY PLAN #6212-SPV-07-C. SHEETS 15-17 AND THE NARRATIVE ON SHEET 15 DEMONSTRATE HOW DEVELOPED RUNOFF FROM CENTERPOINTE IS ACCOMMODATED IN THIS EXISTING POND. THE AS-BUILT OF RECORD WAS REVIEWED AND SHOWS THE POND WAS CONSTRUCTED AS DESIGNED ON THE APPROVED PLANS. THE REMAINING 0.91 ACRES WILL DRAIN TO THE EXISTING CLOSED CONDUIT SYSTEM IN LEGATO ROAD. IF NECESSARY, THIS 0.91 ACRES OF DRAINAGE WILL BE COLLECTED IN AN INFILTRATION SYSTEM TO PROVIDE ADDITIONAL BMP CREDIT AND DETENTION. THE SOILS MAPPING INDICATES GLENELG SOILS IN THE NORTHEAST SIDE OF THE PROPERTY WHICH ARE CONDUCIVE TO INFILTRATION. PRELIMINARY CONCEPTUAL SIZING OF THE INFILTRATION AREA INDICATES A 75' X 15' X 4' DEEP TRENCH WILL ACCOMMODATE THE 0.91 ACRE DRAINAGE AREA IF REQUIRED.

OUTFALL NARRATIVE:

DRAINAGE FROM THE PROPERTY WILL BE COLLECTED IN A CLOSED SYSTEM AND PIPED THROUGH A 30" RCP DIRECTLY INTO THE EXISTING STORMWATER MANAGEMENT FACILITY LOCATED ON PARCEL 36F. THIS POND DISCHARGES INTO AN EXISTING 48" RCP AND IS CARRIED IN AN ADEQUATE CLOSED SYSTEM THROUGH FAIR LAKES AND ULTIMATELY DISCHARGING INTO ROCKY RUN. THE REMAINDER OF THE SITE WILL DISCHARGE INTO THE EXISTING CLOSED CONDUIT SYSTEM LOCATED IN LEGATO ROAD. THIS SYSTEM HAS BEEN DESIGNED TO HANDLE THE DEVELOPED FLOWS FROM THE PROPERTY AND CENTERPOINTE I AND II WERE DEVELOPED ANTICIPATING THIS ADDITIONAL RUNOFF. THIS FLOW IS CARRIED IN AN ADEQUATE CLOSED SYSTEM THROUGH FAIR OAKS MALL AND ULTIMATELY DISCHARGING INTO DIFFICULT RUN. EACH OUTFALL WILL SATISFY PFM CRITERIA FOR ADEQUATE OUTFALL.

LANDSCAPING FOR SWM/BMP FACILITY INFILTRATION:

LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL.



DESIGN SUBJECT TO FINAL ENGINEERING

BMP INFILTRATION TRENCH W/ INFLOW FROM INLETS
NOT TO SCALE

PCA 84-P-007-3/PCA 87-P-052-2
APPLICATION NO _____ STAFF WM/KA

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/14/05
DATE OF (BOS) (PC) APPROVAL 9/12/05
SHEET 6 OF 14

LEGEND

PROPERTY LINE

EX. 2' INDEX CONTOUR

LIMITS OF CONSTRUCTION
(LIMITS SHOWN ARE TO EXISTING PROPERTY LINE, BUT SHOWN OFFSITE FOR CLARITY ONLY)

50 0 50 100
GRAPHIC SCALE

COMMONWEALTH OF VIRGINIA
MICHAEL G. BRUEN
No.023424
5/17/05
PROFESSIONAL ENGINEER

Bowman CONSULTING

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STORMWATER UTILITY & MANAGEMENT PLAN

CENTERPOINTE III

FAIRFAX COUNTY, VIRGINIA

SPRINGFIELD DISTRICT

RZ 84-P-007
RZ 87-P-052
COUNTY PROJECT NUMBERS

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No.000506
5/17/05
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
10-27-04	SUBM. TO FFX. CO.
1-13-05	SUBM. TO FFX. CO.
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4-25-05	SUBM. TO FFX. CO.
5-17-05	SUBM. TO FFX. CO.
DATE	DESCRIPTION

SG	RRM	MWB
DESIGN	DRAWN	CHKD

SCALE H: 1"=50' V:
JOB No. 3174-01-001
DATE : OCTOBER, 2004
FILE No. 3174-D-ZP-002

SHEET 6 OF 14

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PCA 84-P-007-3/PCA 87-P-052-2

APPLICATION NO _____ STAFF WM/KA

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 7/14/05

DATE OF (BOS) (PC) APPROVAL 9/12/05

SHEET 7 OF 14

LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

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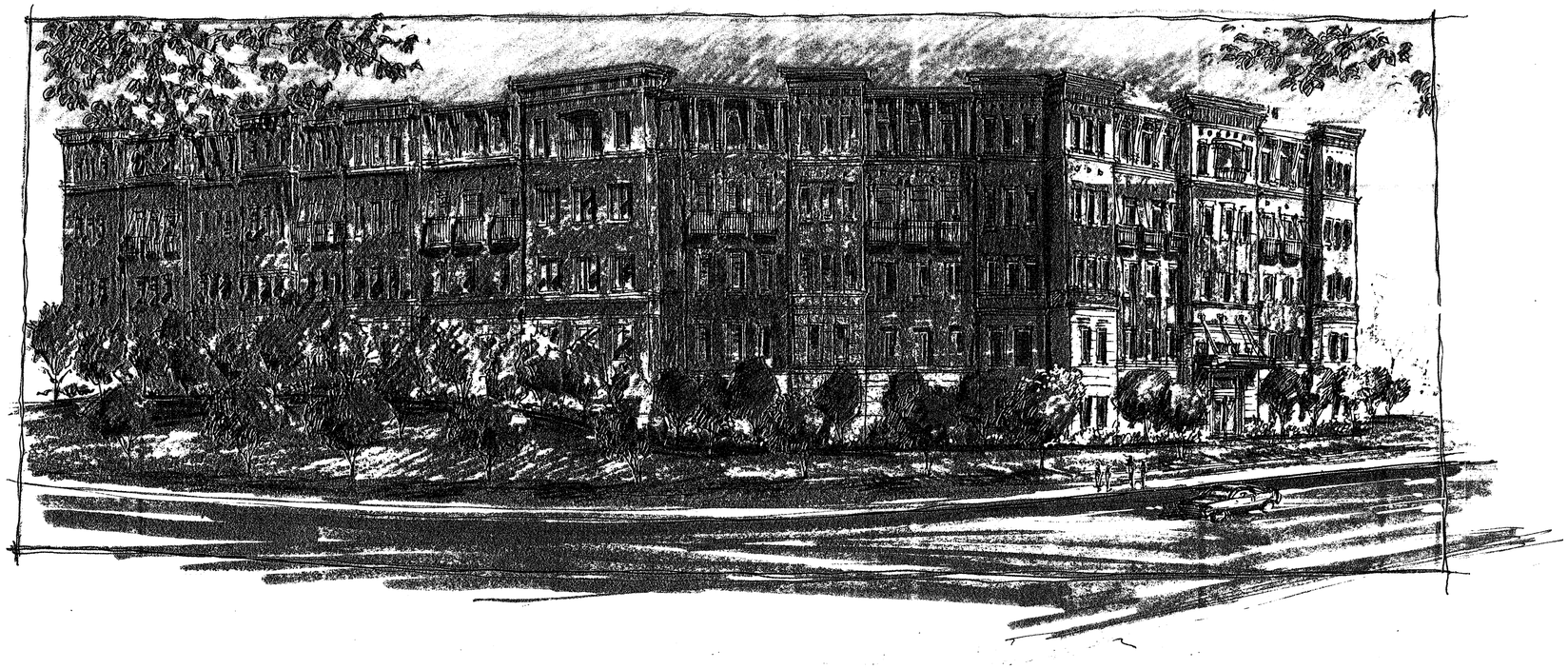
PERSPECTIVE

TOWNHOMES

FAIR OAKS / CENTERPOINTE
FAIRFAX, VIRGINIA

EAKIN / YOUNGENTOB ASSOCIATES, INC.
APRIL 5, 2005

0 1/2 x1 x2
1/8" = 1'-0"



PCA 84-P-007-3/PCA 87-P-052-2
APPLICATION NO _____ STAFF WM/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/14/05
DATE OF (BOS) (PC) APPROVAL 9/12/05
SHEET 8 OF 14

LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

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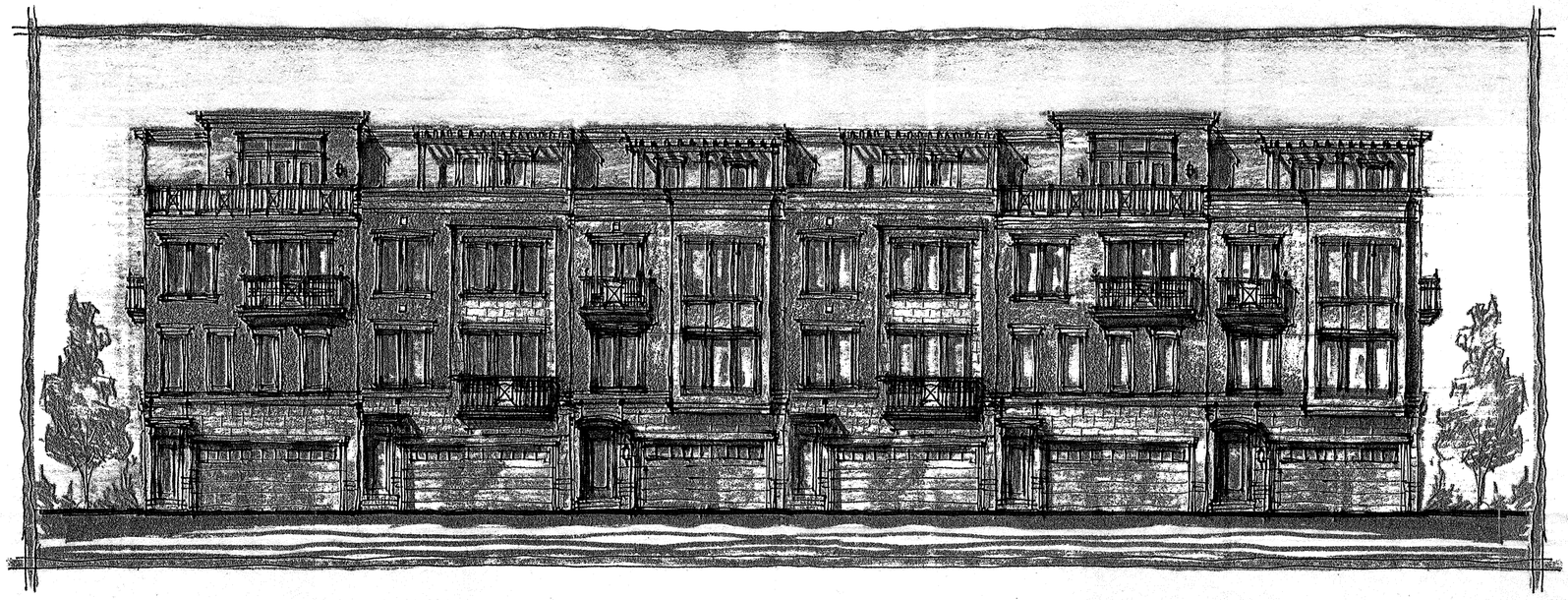
PERSPECTIVE
WEST OX ROAD

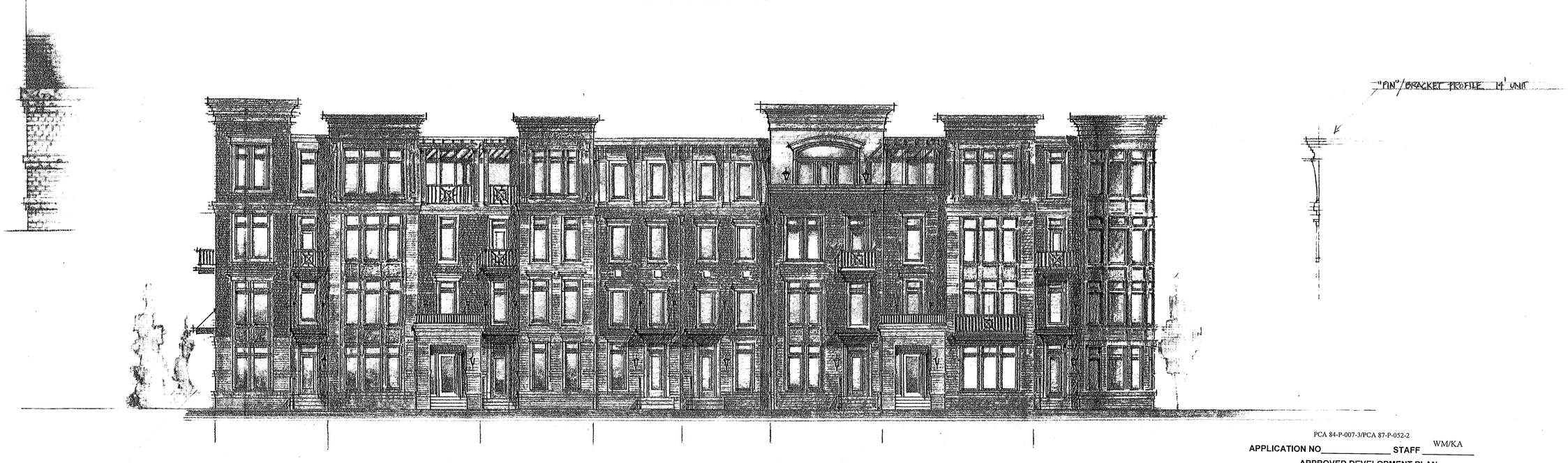
FAIR OAKS / CENTERPOINTE
FAIRFAX, VIRGINIA

EAKIN / YOUNGENTOB ASSOCIATES, INC.
APRIL 5, 2005

0 1/2 x1 x2
1/8" = 1'-0"



FRONT LOAD TOWNHOMES



REAR LOAD TOWNHOMES

PCA 84-P-007-3/PCA 87-P-052-2
APPLICATION NO. STAFF WM/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/14/05
DATE OF (BOS) (PC) APPROVAL 9/12/05
SHEET 9 OF 14

LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182
P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

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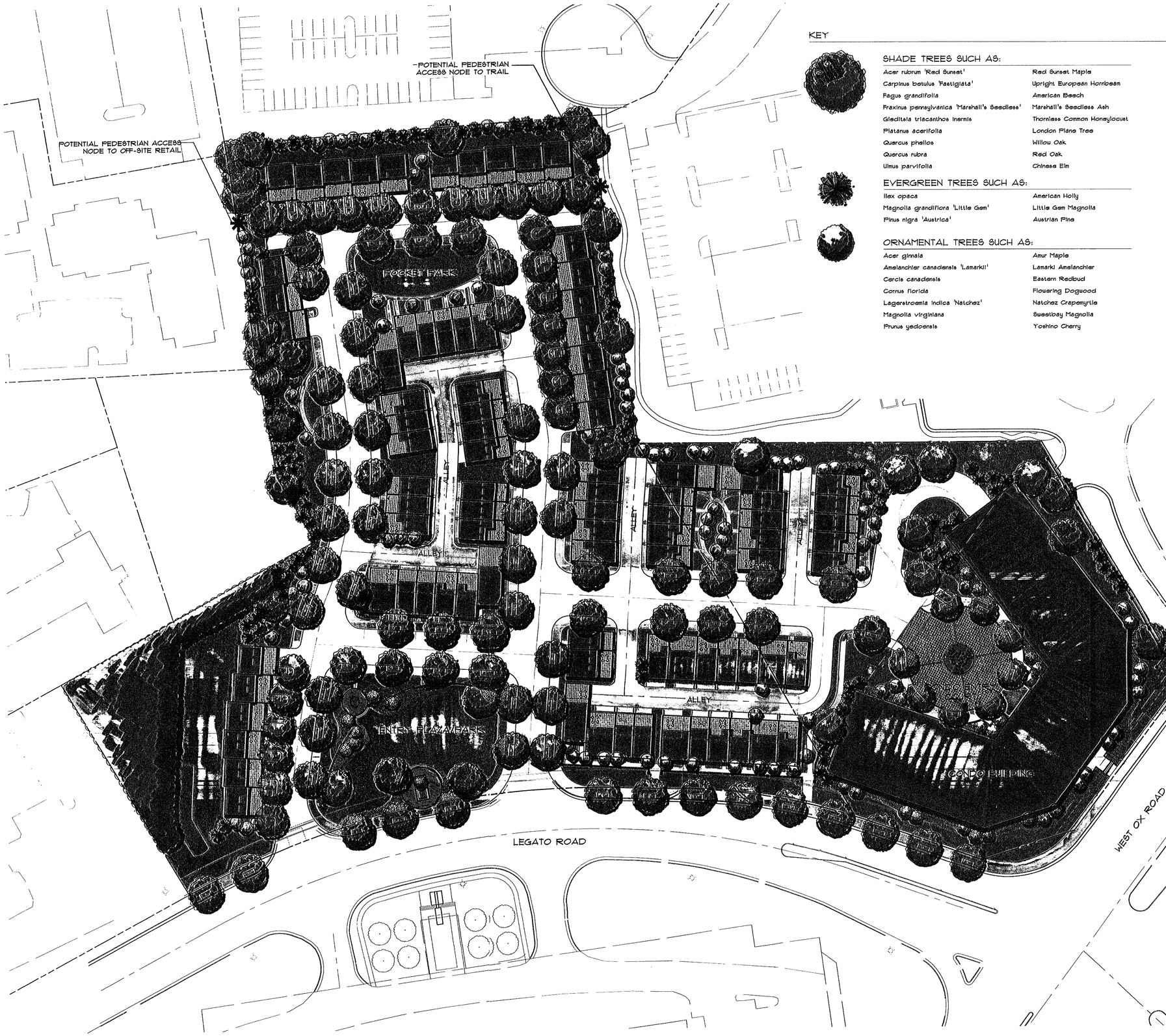
STREETSCAPE ELEVATION

FAIR OAKS / CENTERPOINTE
FAIRFAX, VIRGINIA

EAKIN / YOUNGENTOB ASSOCIATES, INC.
APRIL 5, 2005

0 1/2 x1 x2
1/8" = 1'-0"



KEY

SHADE TREES SUCH AS:

Acer rubrum 'Red Sunset'	Red Sunset Maple
Carpinus betulus 'Fastigiata'	Upright European Hornbeam
Fagus grandifolia	American Beech
Fraxinus pennsylvanica 'Marshall's Seedless'	Marshall's Seedless Ash
Gleditsia triacanthos inermis	Thornless Common Honeylocust
Platanus acerifolia	London Plane Tree
Quercus phellos	Willow Oak
Quercus rubra	Red Oak
Ulmus parvifolia	Chinese Elm

EVERGREEN TREES SUCH AS:

Ilex opaca	American Holly
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia
Pinus nigra 'Austrica'	Austrian Pine

ORNAMENTAL TREES SUCH AS:

Acer ginnala	Amur Maple
Amelanchier canadensis 'Lamarkii'	Lamarki Amelanchier
Cercis canadensis	Eastern Redbud
Cornus florida	Flowering Dogwood
Lagerstroemia indica 'Natchez'	Natchez Crapemyrtle
Magnolia virginiana	Sweetbay Magnolia
Prunus yedoensis	Yoshino Cherry

SHRUBS SUCH AS:

Abelia grandiflora 'Edward Goucher'	Edward Goucher Glossy Abelia
Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry
Buxus microphylla 'Wintergreen'	Wintergreen Boxwood
Clethra alnifolia 'Hummingbird'	Hummingbird Clethra
Fothergilla gardenii 'Blue Mist'	Blue Mist Fothergilla
Ilex cornuta 'Carissa'	Carissa Holly
Ilex crenata 'Hoogendorn'	Hoogendorn Holly
Ilex glabra 'Shamrock'	Shamrock Inkberry
Ilex x meserveae 'Blue Prince'	Blue Prince Holly
Ilex x meserveae 'Blue Princess'	Blue Princess Holly
Ilex x meserveae 'China Boy'	China Boy Holly
Ilex x meserveae 'China Girl'	China Girl Holly
Nandina domestica 'Harbour Belle'	Harbour Belle Nandina
Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel
Prunus laurocerasus 'Mt. Vernon'	Mt. Vernon Cherry Laurel
Prunus laurocerasus 'Schipkaensis'	Schip Laurel
Rhododendron 'Delaware Valley White'	Delaware Valley White Azalea
Rhododendron 'Pink Gumpo'	Pink Gumpo Azalea

GROUNDCOVER SUCH AS:

Euonymous fortunei	Wintercreeper Euonymous
Liriope spicata	Lilyturf
Pachysandra terminallis 'Green Carpet'	Green Carpet Japanese Spurge
Sedum spectabilis	Showy Stonecrop
Vinca minor	Periwinkle

ROOF

ROOF TERRACE

PCA 84-P-007-3/PCA 87-P-052-2 WM/KA

APPLICATION NO _____ STAFF _____

APPROVED DEVELOPMENT PLAN

(DP) ((GDP) (CDP) (FDP) 7/14/05

SEE PROFFERS DATED _____

DATE OF (BOS) (PC) APPROVAL 9/12/05

SHEET 10 OF 14

P:\2004\04051 Centerpointe\5.0 Cadd Files\5.4 Schematic Design\04051_sd_2nd_007.dwg

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FAIRFAX COUNTY, VIRGINIA

EAKIN YOUNGENTOB ASSOCIATES, INC.

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
No.000802
04.26.06
LANDSCAPE ARCHITECT

REVISIONS:

ILLUSTRATIVE SITE PLAN

NORTH

DESIGN: SG/SF
DRAWN: SF
CHECKED: SG

SCALE: 1"= 40'- 0"

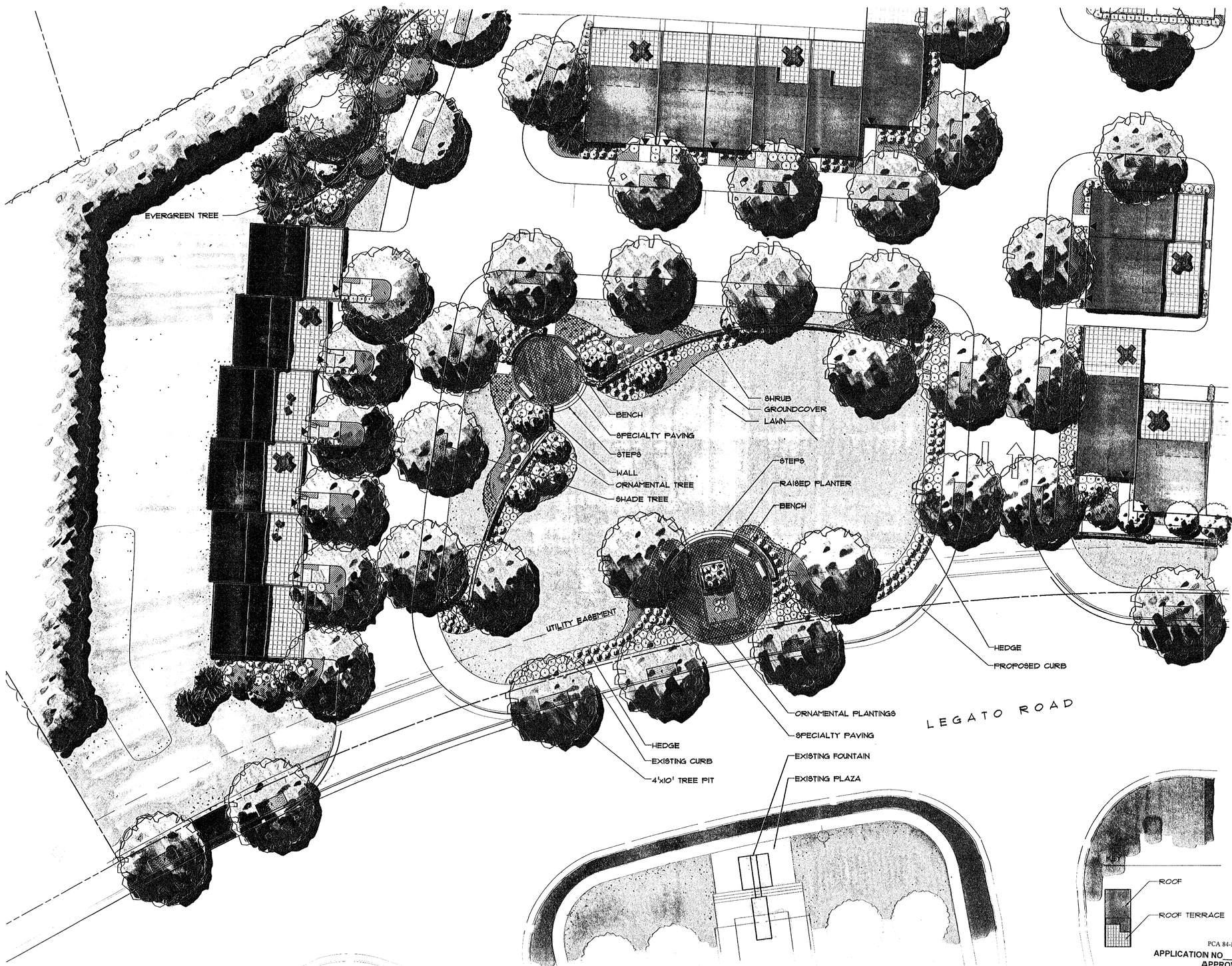
0 20 40 80

PROJECT NO: 04051

DATE: 05.17.05

10

LANDSCAPE SET



PCA 84-P-007-3/PCA 87-P-052-2

APPLICATION NO. _____ STAFF WM/KA

APPROVED DEVELOPMENT PLAN

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

SEE PROFFEIRS DATED 7/14/05

DATE OF (BOS) (PC) APPROVAL 9/12/05

SHEET 11 OF 14

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
No.000802
04.25.05
LANDSCAPE ARCHITECT

REVISIONS:

ENTRY
PARK PLAZA

NORTH

DESIGN: SG/SF
DRAWN: SF
CHECKED: SG

SCALE: 1" = 16'-0"

0 4 8 16

PROJECT NO: 04051

DATE: 05.17.05

11

LANDSCAPE SET

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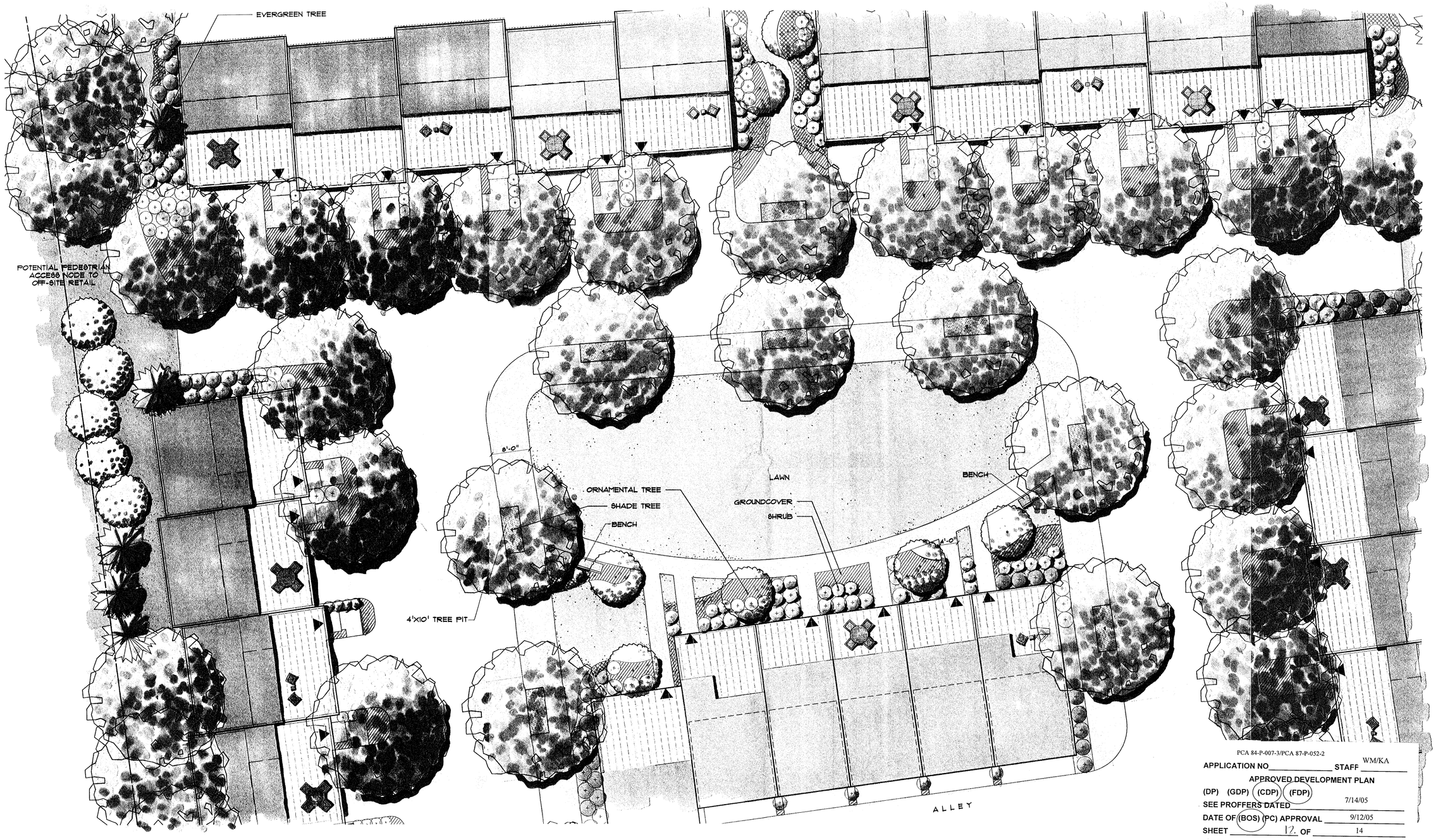


PCA 84-P-007-3/PCA 87-P-052-2

APPLICATION NO _____ STAFF WM/KA

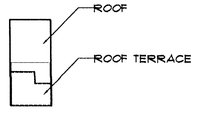
APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 7/14/05

DATE OF (BOS) (PC) APPROVAL 9/12/05

SHEET 12. OF 14



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FAIRFAX COUNTY, VIRGINIA

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
No.000802
04.25.05
LANDSCAPE ARCHITECT

REVISIONS:

POCKET PARK

NORTH

DESIGN: SG/SF
DRAWN: SF
CHECKED: SG

SCALE: 1"=10'-0"

0 5 10 20

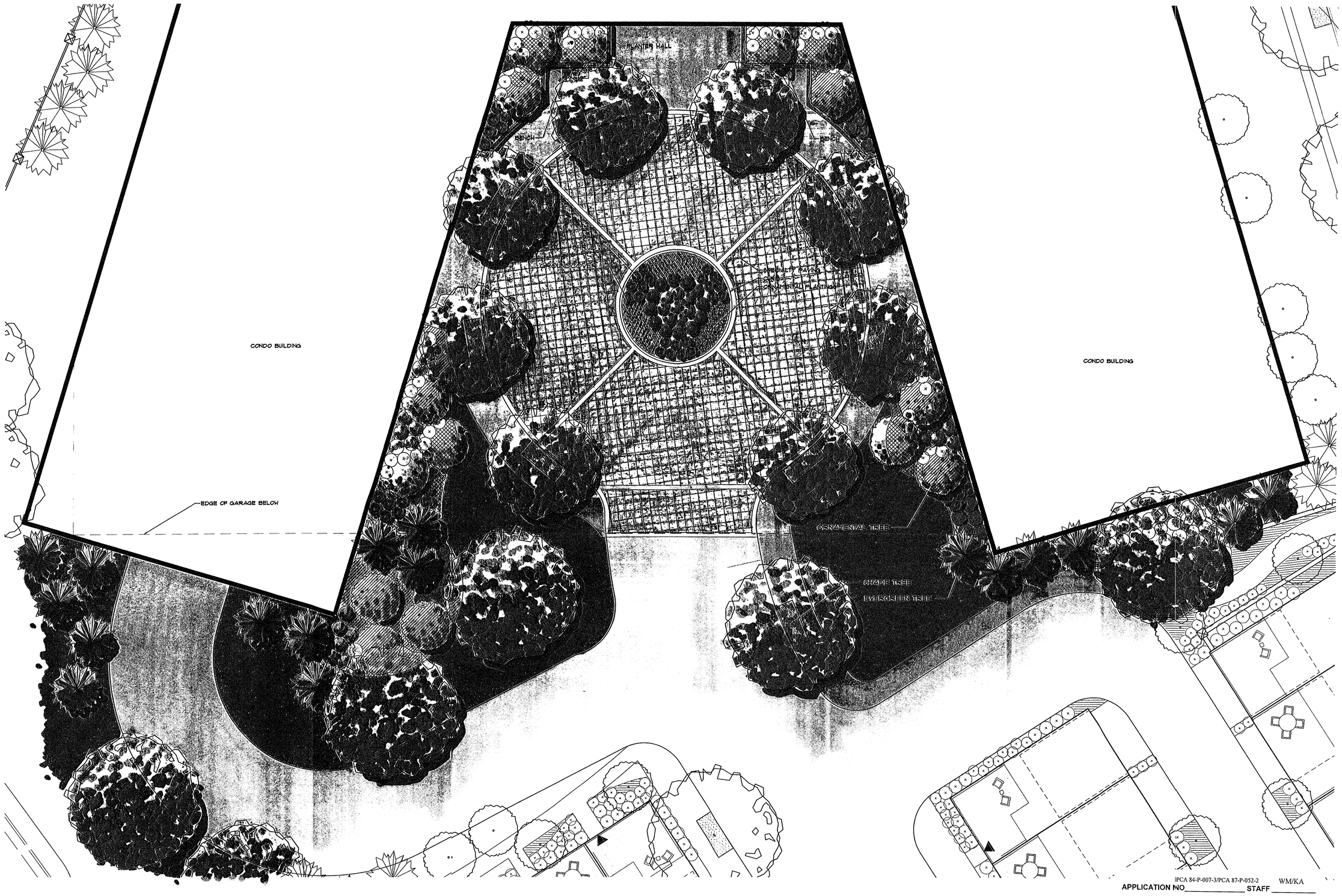
PROJECT NO: 04051

DATE: 05.17.05

12

LANDSCAPE SET

P:\2004\04051 Centerpointe\5.0 Cadd Files\5.4 Schematic Design\04051_sd_2nd_003_ar.dwg



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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
No.000802
04.28.06
LANDSCAPE ARCHITECT

REVISIONS:

CONDO ENTRY COURT

NORTH

DESIGN: SG/SF
DRAWN: SF
CHECKED: SG

SCALE: 1"= 10'-0"

0 5 10 20

PROJECT NO: 04051

DATE: 05.17.05

13

LANDSCAPE SET

PCA 84-P-007-3/PCA 87-P-052-2 WM/KA
APPLICATION NO. _____ STAFF _____

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/14/05
DATE OF (BOS) (PC) APPROVAL 9/12/05
SHEET 13 OF 14

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EVERGREEN TREE

ORNAMENTAL TREE

SHADE TREE

SHRUB

GROUNDCOVER

ALLEY

4'x10' TREE PIT

PCA 84-P-007-3/PCA 87-P-052-2 WM/KA

APPLICATION NO. STAFF

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 7/14/05

DATE OF (BOS) (PC) APPROVAL 9/12/05

SHEET 14 OF 14

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
No.000802
04.28.05
LANDSCAPE ARCHITECT

REVISIONS:

GREENS

NORTH

DESIGN: SG/SF
DRAWN: SF
CHECKED: SG

SCALE: 1"= 10'-0"

0 5 10 20

PROJECT NO: 04051

DATE: 05.17.05

14

LANDSCAPE SET