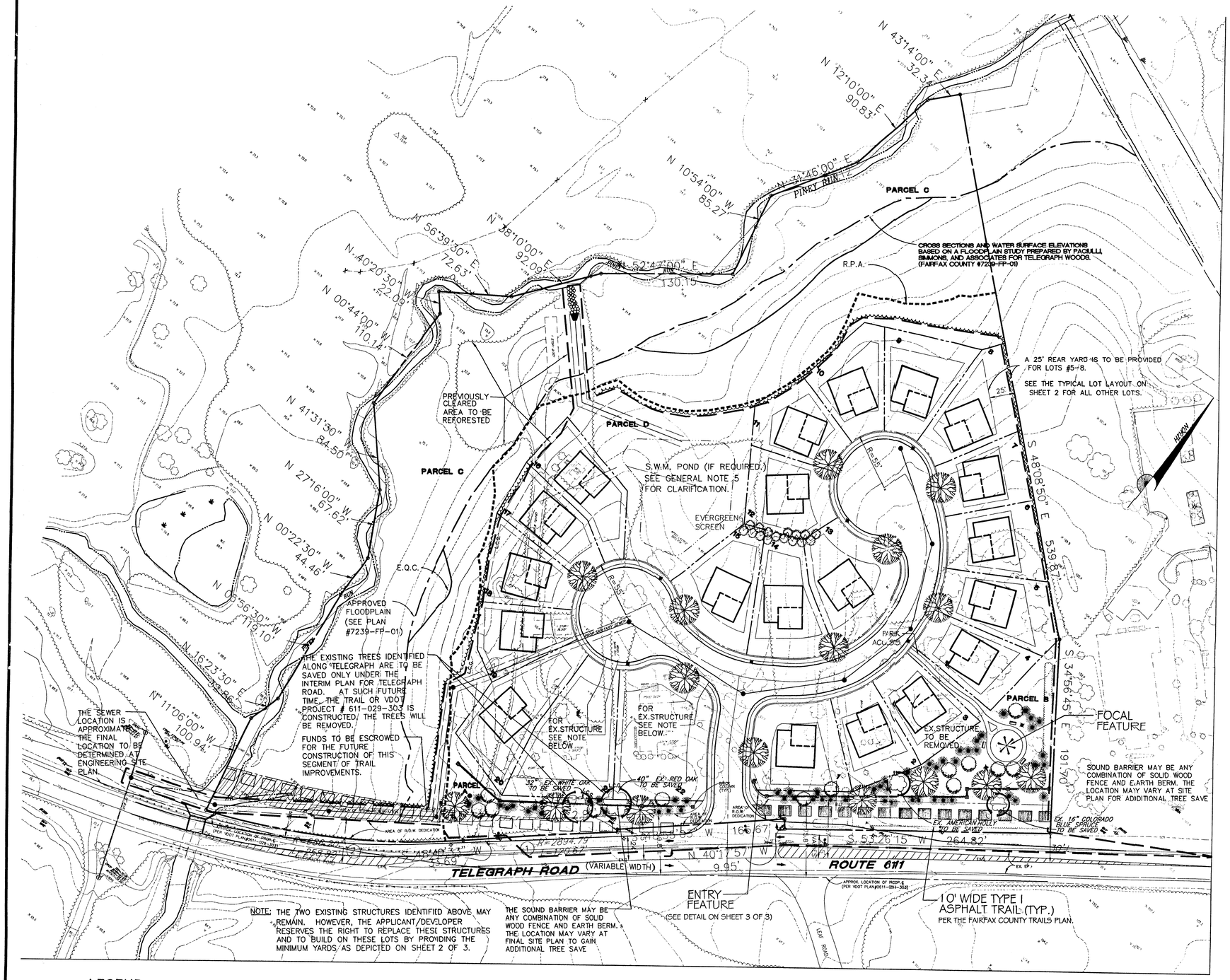

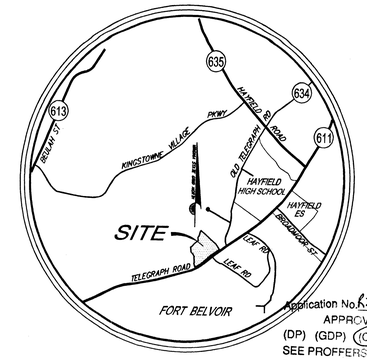

VICINITY MAP
SCALE: 1" = 2,000'

Application No. R2 2001-LE-048 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/15/02
Date of (BOS) (PC) approval 11/18/02
Sheet 1 of 4

SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	9.3067 AC. ± OR 405,399 S.F. ±
AREA ENCUMBERED BY FLOODPLAIN AND/OR MARINE CLAY	4.2473 AC. ± OR 185,014 S.F. ±
EXISTING ZONE:	R-1
PROPOSED ZONE:	PDH-3
MAXIMUM DENSITY:	3 DU/AC.
MAXIMUM NUMBER OF UNITS:	26*
PROPOSED NUMBER OF UNITS:	22
PROPOSED DENSITY:	2.36 DU/AC.
MINIMUM LOT AREA:	5,000 S.F.
AVERAGE LOT AREA:	6,500 S.F.
PARKING SPACES REQUIRED: (22 (SFD)DU x 2.0 SP/DU)	44 SPACES
PARKING SPACES PROVIDED:	88 SPACES**
OPEN SPACE REQUIRED (20% OF G.S.A.):	1.86 AC. ± OR 81,021 S.F. ±
OPEN SPACE PROVIDED (42% OF G.S.A.):	3.91 AC. ± OR 170,320 S.F. ±
MAXIMUM BUILDING HEIGHT PROPOSED:	SINGLE FAMILY DETACHED: 35' MAX.***

* DENSITY REDUCTIONS PER SECTION 2-400 OF THE ZONING ORDINANCE AS FOLLOWS:

$$X = \frac{3.9413 \text{ AC.}}{9.3067 \text{ AC.}} * 100$$

X = 42.3% (SITE AREA ENCUMBERED BY FLOODPLAIN AND MARINE CLAY SOIL)

$$\# \text{ UNITS ALLOWED} = (\text{G.S.A} * \text{APPROVED D.U./AC.}) * \left[1 - \frac{(X-30)}{200}\right]$$

$$= (9.30167 \text{ AC.} * 3 \text{ D.U./AC.}) * \left[1 - \frac{(42.3-30)}{200}\right]$$

$$= 27.91 \text{ D.U./AC.} * .9385$$

= 26 UNITS MAXIMUM

** ASSUMES A TWO CAR GARAGE EVERYWHERE AND TWO CARS IN THE DRIVEWAY. EXCEPT FOR LOT 21 WHERE THE EX. STRUCTURE HAS NO GARAGE.

*** MAXIMUM BUILDING HEIGHTS SUGGESTED BY THE R-3 ZONE IS 35' FOR SINGLE FAMILY DETACHED.

NOTE: SEE SHEET 2 FOR MINIMUM LOT SETBACKS.

LOT #	LOT AREA SQUARE FOOTAGE	LOT AREA ACERAGE
1	7,283±	0.1672±
2	5,280±	0.1212±
3	5,313±	0.1220±
4	5,723±	0.1314±
5	6,438±	0.1478±
6	5,762±	0.1323±
7	5,161±	0.1185±
8	6,508±	0.1494±
9	5,976±	0.1372±
10	5,743±	0.1318±
11	5,089±	0.1168±
12	6,244±	0.1434±
13	7,506±	0.1723±
14	6,864±	0.1576±
15	6,757±	0.1551±
16	6,828±	0.1567±
17	6,699±	0.1538±
18	5,959±	0.1368±
19	5,096±	0.1170±
20	7,927±	0.1820±
21	9,954±	0.2285±
22	10,902±	0.2503±

LOT AREAS MAY VARY WITH FINAL ENGINEERING
SEE GENERAL NOTE #18 ON SHEET 2.

REV. 10-02-02; MISC. NOTES ON PLAN
REV. 08-13-02; SOUND WALL AT PARK
REVISED JULY 09, 2002
REVISED JUNE 25, 2002
REVISED JUNE 10, 2002

RECEIVED
Department of Planning & Zoning
OCT 03 2002
Zoning Evaluation Division

LEGEND:

- TYPE I ASPHALT TRAIL (TO BE CONSTRUCTED UNDER THIS PLAN.)
- TYPE I ASPHALT TRAIL (FUNDS TO BE ESCROWED FOR FUTURE CONSTRUCTION OF THIS PORTION OF TRAIL)
- EXISTING TREELINE
- PROPOSED TREELINE
- E.Q.C.
- FLOODPLAIN (PLAN #7239-FP-01)
- R.P.A. (RPA-01-1)
- APPROX. LIMITS OF CLEARING & GRADING
- LARGE DECIDOUS TREE
- ORNAMENTAL DECIDUOUS TREE
- EVERGREEN TREE
- BENCH (SEE SHEET 3 FOR DETAIL. THE QUANTITY AND FINAL LOCATION TO BE DETERMINED AT SITE PLAN.)
- STREET LIGHT (SEE SHEET 3 FOR DETAIL. THE QUANTITY AND FINAL LOCATION TO BE DETERMINED AT SITE PLAN.)

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BCcon@bccon.com

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 3968
10/2/02
REGISTERED LANDSCAPE ARCHITECT

CONCEPTUAL/FINAL DEVELOPMENT PLAN

PINEY GLEN

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
AUGUST 17, 2001
REVISED JANUARY 18, 2002
REVISED JANUARY 24, 2002
REVISED MARCH 11, 2002
REVISED MAY 30, 2002

OWNER
CONTRACT PURCHASERS/APPLICANT:
CENTEX HOMES
14661 PARKE LONG COURT
SUITE 201
CHANTILLY, VA 20151

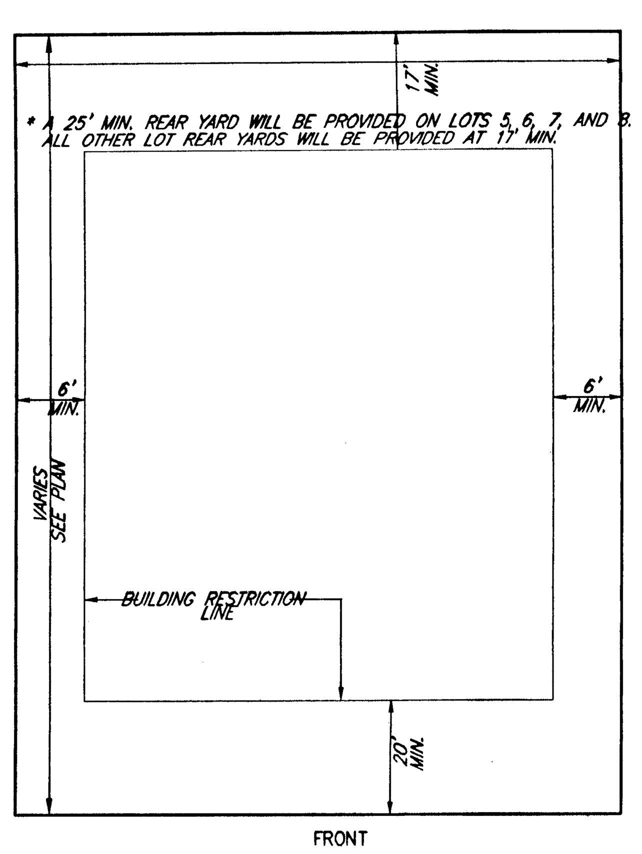
DESIGNED BY: JDB
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JULY, 2001
SCALE: HOR. 1"=50' VERT.
SHEET 1 OF 4
CO. NO.
FILE NO. 00015.31
CADD NAME: PSMCDP.DWG

psmcdp.dwg 10-1-02 3:11:46 pm EST
X:\DESS PSMBASE.DWG PSMTOPO.DWG

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS CONCEPT DEVELOPMENT/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #100-1 ((1)) PARCEL 22, TAX ASSESSMENT MAP # 100-1 ((6)) PARCEL 1, AND TAX ASSESSMENT MAP #100-1 ((8)) PARCEL 1. ALL ARE ZONED R-1.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD AND ADJACENT INFORMATION AND DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SITE. NO TITLE REPORT WAS FURNISHED.
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS COMPILED FROM PHOTOGRAMMETRIC METHODS PERFORMED BY AIR SURVEY, DATED MAY 7, 1990. THE TOPOGRAPHY IS SHOWN AT A TWO FOOT CONTOUR INTERVAL. THE BC CONSULTANTS ASSUME 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 LEE MAGISTERIAL DISTRICT, THE DOGUE CREEK SANITARY SEWER DISTRICT AND THE DOGUE CREEK WATERSHED.
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 EXCEPT FOR THE FOLLOWING:

   * WE ARE HEREBY REQUESTING WITH THIS GDP THAT THE BOARD OF SUPERVISORS RECOMMEND TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES) TO APPROVE ALL THE NECESSARY WAIVERS FOR ON-SITE STORWATER MANAGEMENT REQUIREMENTS AND A MODIFICATON OF THE BMP REQUIREMENTS FOR THE SITE. SEE GENERAL NOTE 8 BELOW FOR FURTHER CLAIRIFICATION.
6. ACCORDING TO THE COUNTY WIDE TRAILS PLAN DATED 1993-94, A TYPE I TRAIL IS REQUIRED ALONG THE NORTH SIDE OF TELEGRAPH ROAD FOR THE PROPERTY DELINEATED ON THIS CDP/FDP.
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 IN ACCORDANCE WITH THE FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE FAIRFAX CO. DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES. HOWEVER, IF THE REQUESTED WAIVERS ARE APPROVED, SEE THE ALTENATE PLAN FOR LOTS 16 THROUGH 20 ON SHEET 2 OF 3.
9. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UNDERGROUND UTILITY EASEMENTS HAVING A 25' WIDTH OR MORE ON THE SITE.
10. THIS PLAN DOES NOT SHOW ALL PROPOSED 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 AND/OR FEDERAL LAW.
12. THERE ARE NO KNOWN BURIAL SITES FOUND ON THIS SITE.
13. THE LIMITS OF CLEARING ANG GRADING SHALL BE GENERALLY CONFORMED TO AS SHOWN ON THIS CDP/FDP. HOWEVER, MINOR MODIFICATIONS (ALLOWED PER SECTION 16-403, PARAGRAPH 4) MAY BE NECESSARY FOR THE INSTALLATION OF TRAILS, UTILITY LINES, AND STORMWATER MANAGEMENT FACILITIES AS REQUIRED BY DPWES.
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.
17. 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. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING. THERE WILL BE NO LESS THAN A TWO CAR GARAGE PER UNIT WITH DRIVEWAY.
18. 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, UTILITIES, LOT AREAS AND LOT CONFIGURATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE PERIPHERAL LOT LINE DIMENSIONS (BRL) ARE NOT DIMINISHED.
19. ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS REPRESENTED HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY.



TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT

NOT TO SCALE

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

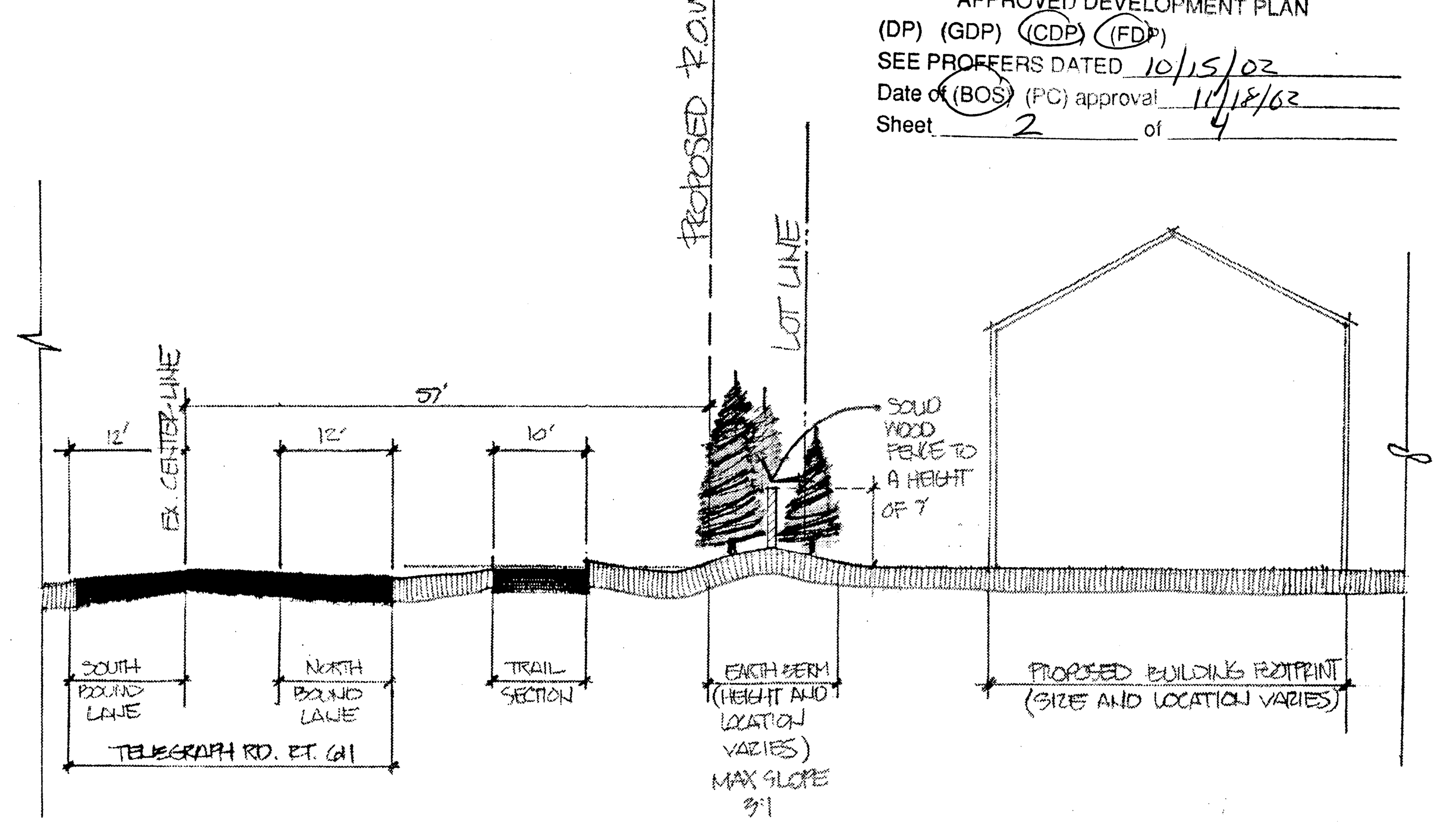
PARCEL TAX ID NO.	ZONING	OWNER	OWNERSHIP DEED BOOK/PAGE	AREA IN ACRES
100-1-((1))-22	R-1	JACK D. SMITH	02514/0524	3.3190 AC.
100-1-((6))-1	R-1	JACK D. SMITH JR.	01586/0460	2.0707 AC.
100-1-((8))-1	R-1	HARMON R & PHILLIS B MARTIN	03910/0254	3.9170 AC.

   C. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
   D. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
   E. REFER TO THE SITE TABULATIONS FOR MAXIMUM BUILDING HEIGHT.
   F. PROPOSED CIRCULATION AS SHOWN ON PLAN. SEE GENERAL NOTE 6 FOR TRAILS REQUIREMENTS.
   G. OPEN SPACE AND AS SHOWN ON PLAN.
   H. REFER TO SITE TABULATIONS FOR PARKING CALCULATIONS.
   I. EXISTING AND PROPOSED ROADS AND, REQUIRED DIMENSIONS AS SHOWN ON PLAN.
   J. FLOODPLAIN, RPA, AND/OR EQC AS SHOWN ON PLAN MAPPED PER PRESCRIBED METHODS.
   K. INFORMATION REGARDING VEGETATION AS SHOWN ON THE LANDSCAPE PLAN. AN EXISTING VEGETATION MAP WILL BE SUBMITTED WITH THIS PLAN UNDER SEPARATE COVER.
   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 NATUREAL FEATURES DESERVING OF PROTECTION ARE LOCATED WITHIN THE EQC, WHICH IS TO BE PRESERVE BY THIS PROJECT.
   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. REFER TO THE TYPICAL LOT LAYOUT
   R. EXISTING STRUCTURES ARE TO BE REMOVED UNLESS SPECIFIED OTHERWISE ON PLAN. THE DATES OF CONSTRUCTION OF THE STRUCTURES ON SITE ARE NOT KNOWN.
   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 AND MODIFICATIONS.
   W. PASSIVE RECREATION AREAS ARE PROPOSED AS RECREATIONAL AMENITIES FOR THIS DEVELOPMENT.
   X. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.
3. PUBLIC IMIPROVEMENTS, BOTH ON AND OFF-SITE ARE SHOWN ON THE PLAN. TIMING FOR SUCH IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.
4. THERE ARIE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
5. N/A

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

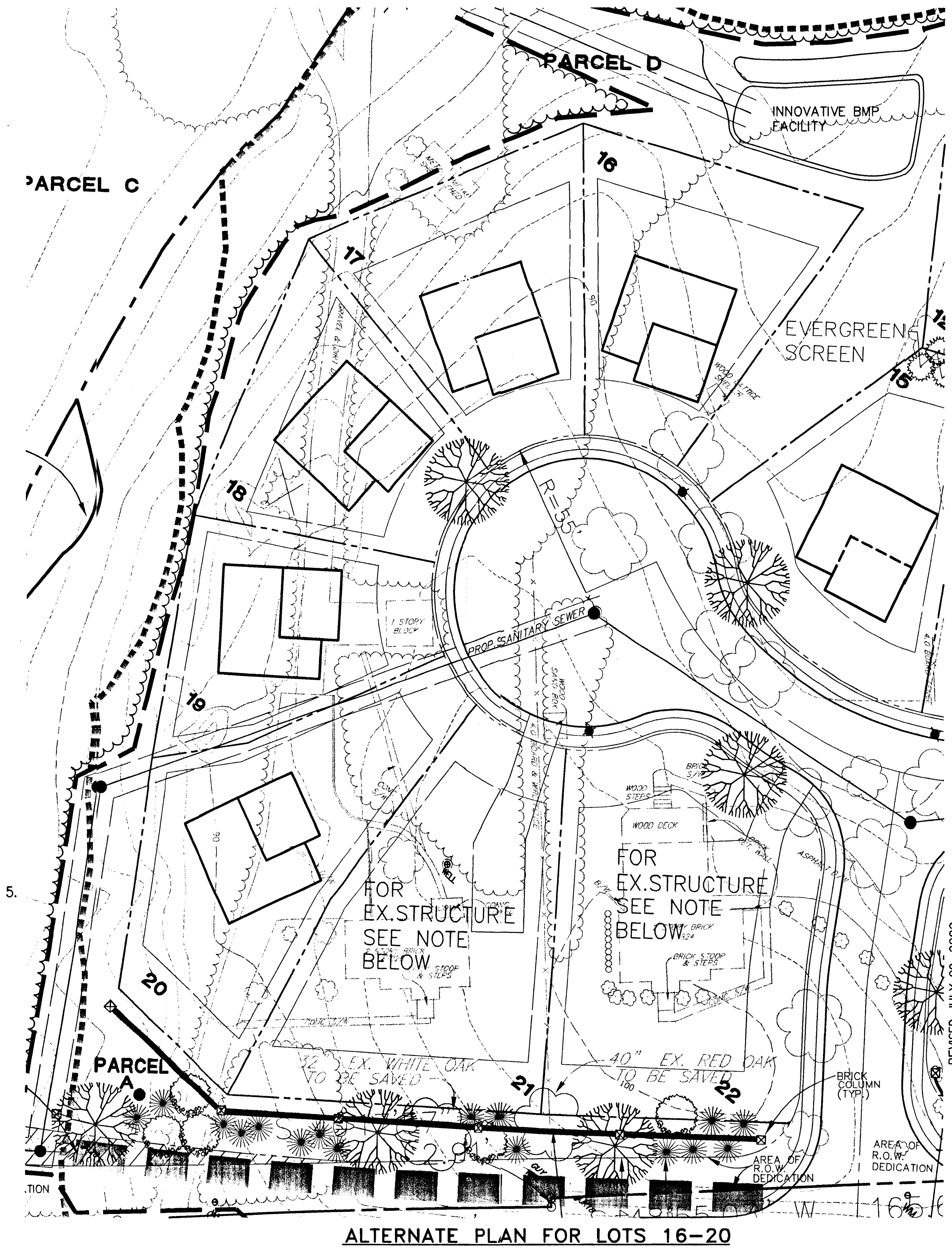
1. A. VICINITY MAP AS SHOWN ON PLAN.
   B. PROPERTY LINE INFORMATION AS SHOWN ON PLAN.
   C. REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.
   D. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
   E. EXISTING STREET INFORMATION AS SHOWN ON PLAN.
   F. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
   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 AND PASSIVE RECREATIONAL FACILITIES AS SHOWN ON PLAN.
   N. INFORMATION REGARDING VEGETATION AS SHOWN ON THE LANDSCAPE PLAN. AN EXISTING VEGETATION MAP WILL BE SUBMITTED WITH THIS PLAN UNDER SEPERATE COVER.
   O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
   P. PROPOSED UTILITIES AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 10.
   Q. STORM WATER MANAGEMENT AS SHOWN ON PLAN. SEE WAIVERS REQUESTED UNDER GENERAL NOTE 5.
   R. EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 9.
   S. FLOODPLAIN, RPA, AND/OR EQC AS SHOWN ON PLAN MAPPED PER PRESCRIBED METHODS.
   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 AND SIGN ILLUSTRATIVES, LIGHT FIXTURE, BENCHES AND MAILBOX ILLUSTRATIVES ARE INCLUDED. SEE SHEET 3.
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 AND MODIFICATIONS.
7. N/A
8. N/A

Application No. RZ 2001-LE-048 Staff ZJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/15/02
Date of (BOS) (PC) approval 11/18/02
Sheet 2 of 4



TYPICAL SECTION AT SOUND WALL

SCALE: 1"=30'-0"



ALTERNATE PLAN FOR LOTS 16-20

SCALE: 1" = 30'

BC Consultants

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12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
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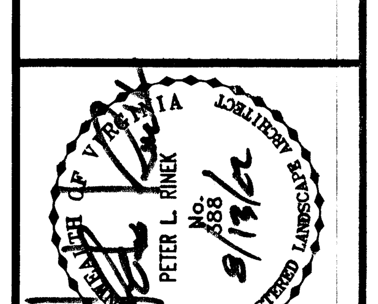


CDP/FDP NOTES

PINEY GLEN

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED JULY 09, 2002 REVISED AUGUST 13, 2002 **OCTOBER 02, 2002**
REVISED JUNE 25, 2002

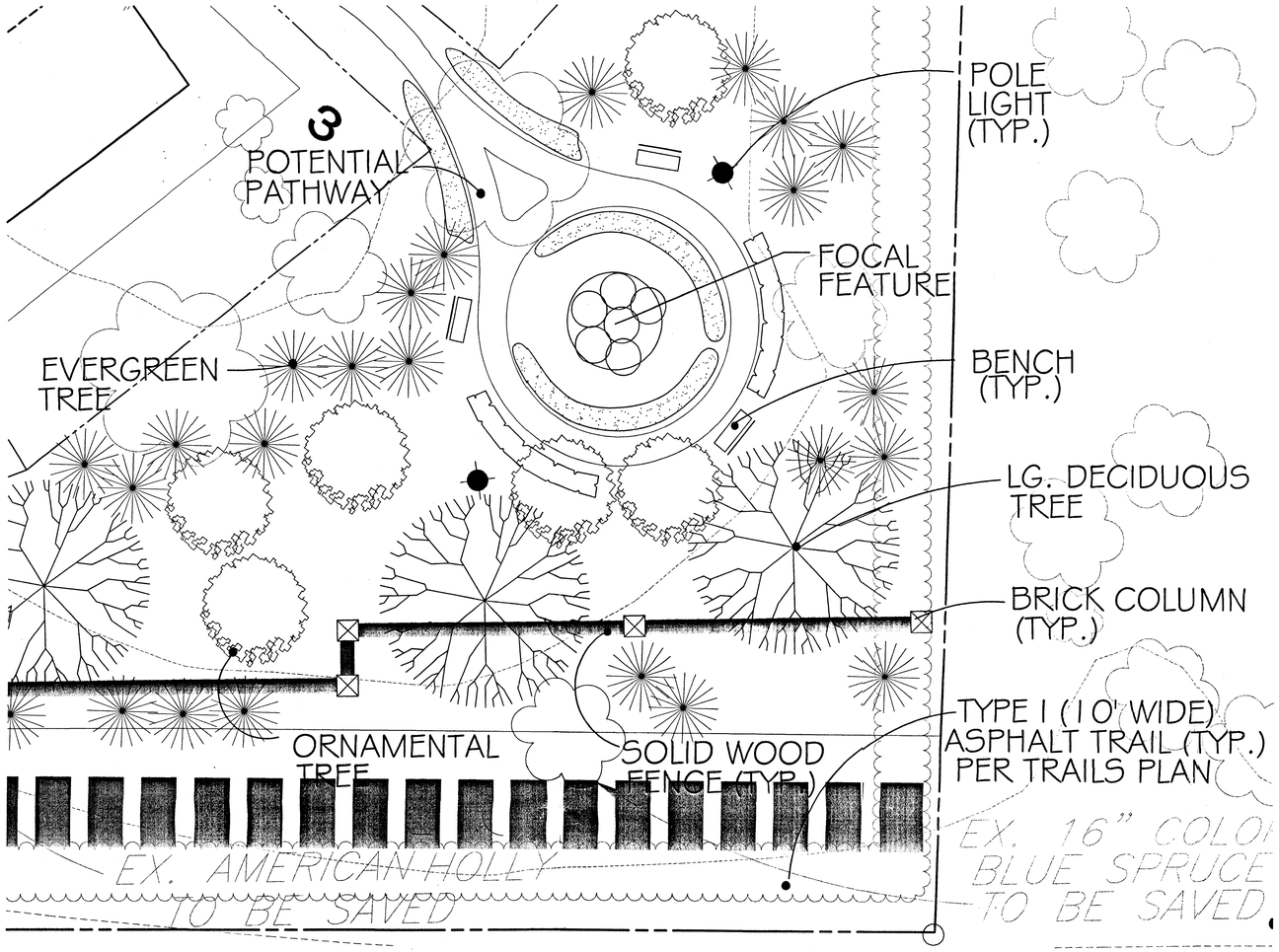
BC REVISIONS
AUGUST 17, 2001
REVISED JANUARY 18, 2002
REVISED JANUARY 24, 2002
REVISED MAY 30, 2002
REVISED JUNE 10, 2002
OWNER CONTRACT PURCHASERS/APPLICANT: CENTEX HOMES 14121 PARKE LONG COURT SUITE 201 CHANTILLY, VA 20151

DESIGNED BY: JDB	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JULY 2001	
SCALE:	HOR. AS SHOWN VERT.
SHEET 2 OF 4	
CO. NO.	
FILE NO. 00015.21	
CADD NAME: PSMNOT.DWG	

psmnot.dwg 6-25-02 10:20:38 am EST

XREFS:

Application No. R2001-LE-068 Sheet 22
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/15/02
Date of (BOS) (PC) approval 11/18/02
Sheet 3 of 4



DETAIL PLAN

SCALE: 1" = 10'

RECOMMENDED PLANT LIST

SHADE TREES

Littleleaf Linden
Red Maple
Red Oak
Willow Oak

ORNAMENTAL TREES

Eastern Redbud
Flowering Dogwood
Sweetbay Magnolia
Yoshino Cherry

EVERGREEN TREES

Black Pine
Scotch Pine
Serbian Spruce
Canadian Hemlock
Southern Magnolia
White Pine
American Holly
Austrian Pine

SHRUBS

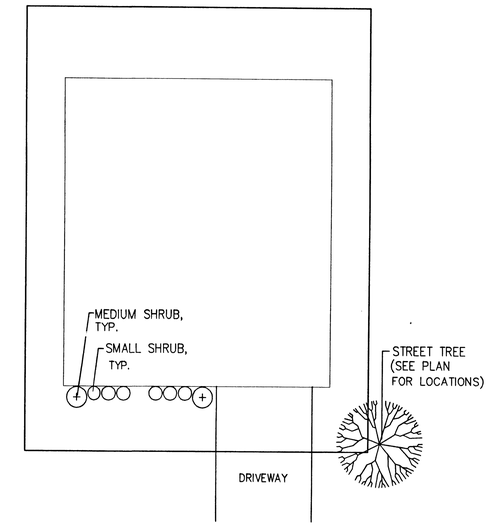
Azalea, Sp.
Boxwood
Butterfly Bush
Holly, Sp.
Hydrangea
Lilac
Southern Bayberry
Viburnum, Sp.
Witchhazel
Yew, Sp.

PERENNIALS

Astible
Black-eyed Susan
Coreopsis
Daylily
Herbs
Hosta
Iris
Ornamental Grasses
Perovskia
Phlox
Purple Coneflower
Sedum

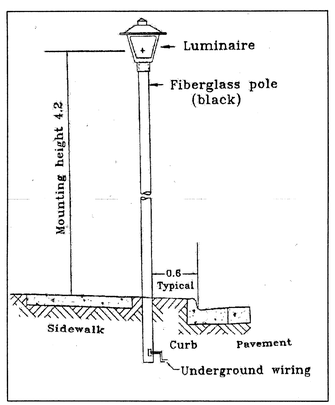
REFORESTATION SPECIES

Red Maple
Sweet Gum
Pin Oak
Tulip Popular
Sugar Maple
Beech
Black Locust
White Oak
Red Oak



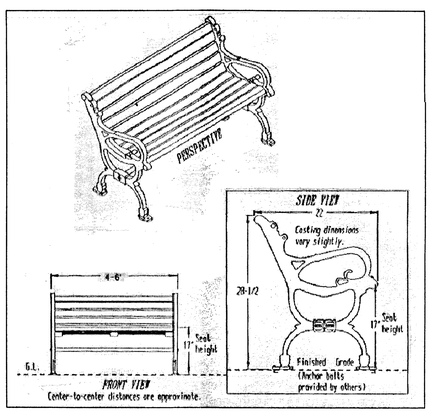
TYPICAL LOT LANDSCAPING

N.T.S.



STREET LIGHT DETAIL

N.T.S.



BENCH DETAIL

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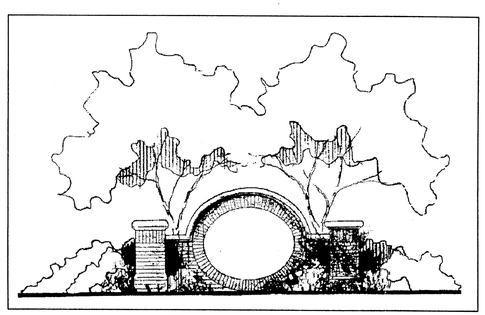
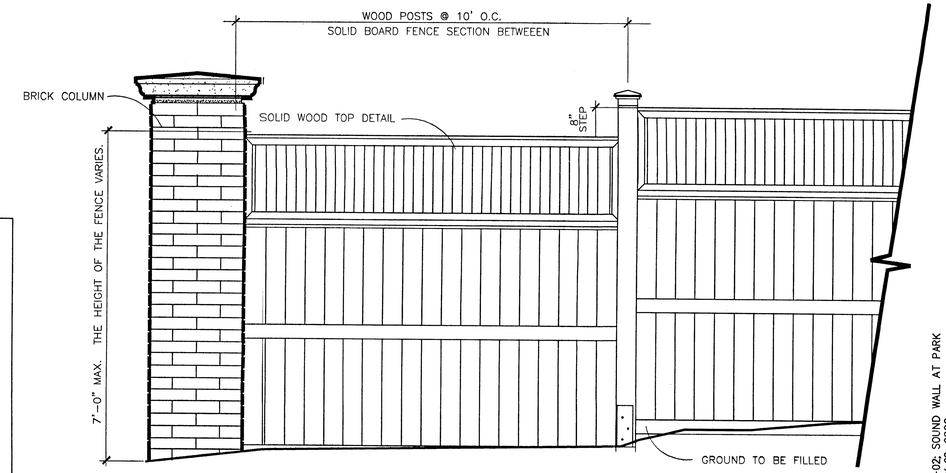


ENTRANCE FEATURE

N.T.S.



SOLID WOOD FENCE WITH BERM

N.T.S.

THE PLAN AND IMAGES ON THIS SHEET ARE TO CERTIFY THE QUALITY OF THE PROPOSED DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE DESIGN, QUANTITES, AND/OR LOCATION DUE TO FINAL ENGINEERING REQUIREMENTS.

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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 5/13/02
REGISTERED LANDSCAPE ARCHITECT

DETAILS PLAN

PINEY GLEN

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OCTOBER 02, 2002

REV. 08-13-02: SOUND WALL AT PARK
REVISED JULY 09, 2002
REVISED JUNE 25, 2002

BC REVISIONS
AUGUST 17, 2001
REVISED JANUARY 18, 2002
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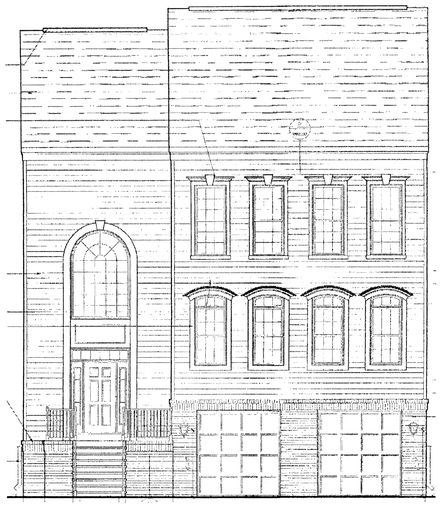
OWNER
CONTRACT PURCHASERS/APPLICANT:
CENTEX HOMES
14417 PARKE LONG COURT
SUITE 200
CHANTILLY, VA 20151

DESIGNED BY: JDB	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JULY, 2001	
SCALE:	HOR. 1"=50' VERT.
SHEET 3 OF 4	
CO. NO.	
FILE NO. 00015.31	
CADD NAME: PSMDET.DWG	

psmdet.dwg 6-25-02 1:05:14 pm EST

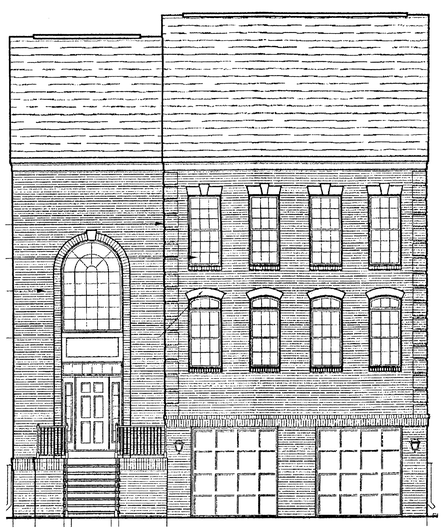
XREFS: PSMBASD.WG PSMTOPO.DWG

Application No. R 2001-LE-048 Staff JJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/15/02
Date of (BOS) (FC) approval 11/18/02
Sheet 4 of 4



ELEVATION UNIT 'A'
N.T.S.

ELEVATION UNIT 'B'
N.T.S.



ELEVATION UNIT 'A' OPTIONAL BRICK
N.T.S.

ELEVATION UNIT 'B' OPTIONAL BRICK
N.T.S.

FOR ILLUSTRATIVE PURPOSES ONLY.

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon1.com

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 588
REGISTERED LANDSCAPE ARCHITECT
9/13/02

ARCHITECTURAL ELEVATIONS

PINEY GLEN

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
JUNE 25, 2002
JULY 09, 2002
AUGUST 13, 2002
OCTOBER 02, 2002

OWNER/
CONTRACT PURCHASERS/APPLICANT:
CENTEX HOMES
14121 PARKE LONG COURT
SUITE 201
CHANTILLY, VA 20151

DESIGNED BY: JDB
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JUNE 2002
SCALE: HOR. AS SHOWN
VERT. AS SHOWN
SHEET 4 OF 4
CO. NO.
FILE NO. 00015.31
CADD NAME: PSMDET1.DWG

psmdet1.dwg 6-25-02 9:37:23 am EST

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