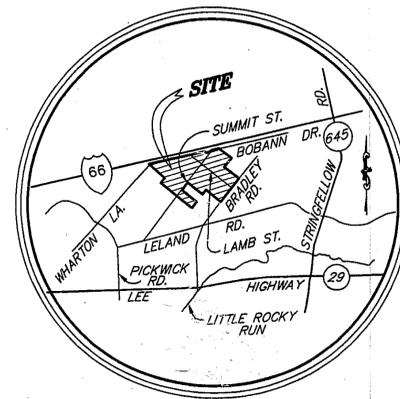


CENTREVILLE FARMS - NORTH

RZ 2000-SU-042

CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 2,000'

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3. LANDSCAPE PLAN
4. GENERAL NOTES & COMMENTS
5. CENTREVILLE FARMS COMPOSITE PLAN
6. CENTREVILLE FARMS MONUMENTATION PLAN
7. CENTREVILLE FARMS ENTRY FEATURE DETAILS
8. CENTREVILLE FARMS RECREATIONAL AMENITIES AND TRAILS PLAN
9. SITE AMENITIES AND FURNISHING DETAILS
10. CENTREVILLE FARMS STREETScape PLAN
11. CENTREVILLE FARMS STREETScape PLAN
12. CENTREVILLE FARMS STREETScape PLAN
13. CENTREVILLE FARMS STREETScape DETAILS
14. ARCHITECTURAL ELEVATIONS
15. CLUBHOUSE PERSPECTIVE
16. SOUND WALL SECTIONS
17. DEVELOPMENT PLAN ALTERNATIVE AND LANDSCAPE BUFFER
18. ALTERNATE CDP/FDP

CONTRACT PURCHASER AND APPLICANT:

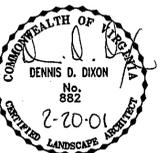
WINCHESTER HOMES, INC.
12701 FAIR LAKES CIRCLE
SUITE 200
FAIRFAX, VA 22033
Telephone (703) 968-7988
Fax (703) 968-9057

RZ-00-SU-042
Application No. _____ Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) _____
SEE PROFFERS DATED 3-2-01
Date of (GDS) (FC) approval 3-5-01
Sheet 1 of 18

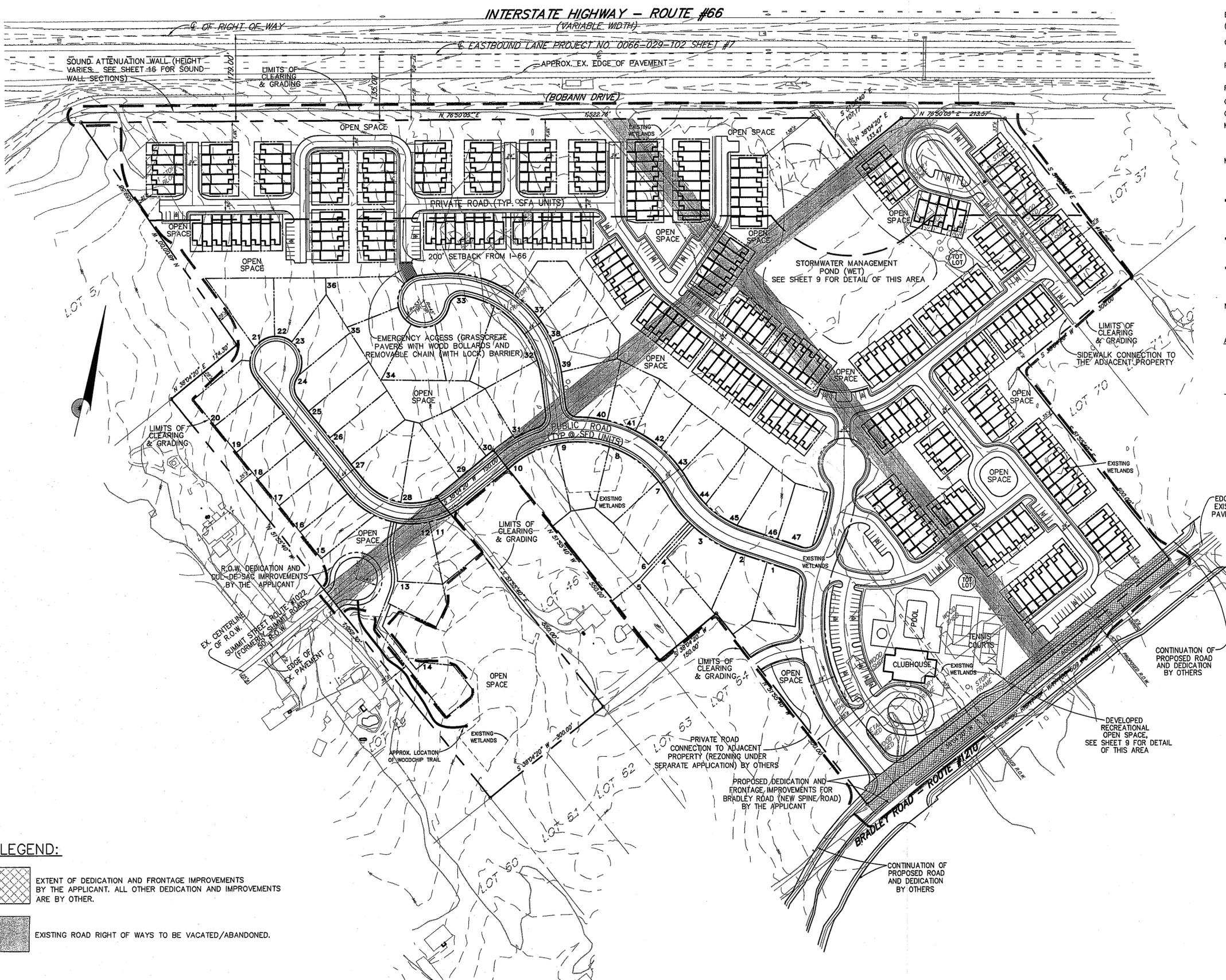
RECEIVED
DEPARTMENT OF PLANNING AND ZONING
FEB 21 2001
ZONING EVALUATION DIVISION

ENGINEER/PLANNER

THE BC CONSULTANTS
12600 Fair Lakes Circle
Suite 100
Fairfax, Virginia 22033
Telephone (703) 449-8100
Fax (703) 449-8109



REVISED FEBRUARY 20, 2001
REVISED JANUARY 29, 2001
REVISED JANUARY 12, 2001
REVISED DECEMBER 20, 2000
REVISED DECEMBER 7, 2000
REVISED NOVEMBER 27, 2000
REVISED OCTOBER 20, 2000
JULY, 2000
SHEET 1 OF 18



SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	46.9214 Ac. ±
EXISTING ZONE:	R-1
PROPOSED ZONE:	PDH-8
PROPOSED NUMBER OF UNITS:	309
MARKET UNITS:	258
BONUS UNITS:	34
ADU'S:	17
EFFECTIVE DENSITY:	5.50 DU/Ac.
(DOES NOT INCLUDE BONUS UNITS AND ADU'S)	
OVERALL DENSITY:	6.59 DU/Ac.
PARKING SPACES REQUIRED:	697 SPACES
(47 (SFD)DU x 2.0 SP/DU + 262 (SFA)DU x 2.3 SP/DU)	
PARKING SPACES PROVIDED:	742 SPACES*
OPEN SPACE REQUIRED (22% OF G.S.A.):	10.32 Ac. ±
OPEN SPACE PROVIDED (28.1% OF G.S.A.):	13.18 Ac. ±
MAXIMUM BUILDING HEIGHT PROPOSED:	SINGLE FAMILY ATTACHED: 45' MAX.** SINGLE FAMILY DETACHED: 45' MAX.** COMMUNITY CENTER CLUBHOUSE: 65' MAX.**
MINIMUM LOT AREA:	NO REQUIREMENT***

* ASSUMES A ONE CAR GARAGE EVERYWHERE. ADDITIONAL PARKING WILL BE PROVIDED IF THE TWO CAR GARAGE OPTION IS ENACTED (1 ADDITIONAL GARAGE SPACE AND 1 ADDITIONAL DRIVEWAY SPACE PER UNIT). THE TOTAL OF 742 SPACES DOES NOT INCLUDE 47 PARKING SPACES PROVIDED IN FRONT OF THE COMMUNITY CENTER CLUBHOUSE.

** MAXIMUM BUILDING HEIGHTS SUGGESTED BY THE R-8 ZONE ARE AS FOLLOWS: SINGLE FAMILY DETACHED - 35', SINGLE FAMILY ATTACHED - 40' AND THE COMMUNITY CENTER CLUBHOUSE - 65'.

*** THERE IS NO REQUIREMENT FOR EACH USE OR BUILDING PROVIDED THAT A PRIVACY YARD HAVING A MINIMUM AREA OF 200 S.F. SHALL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED UNIT.

NOTE: SEE SHEET 4 FOR MINIMUM LOT SETBACKS/BUILDING RESTRICTION LINE ("TYPICAL TOWNHOUSE LOT LAYOUT" AND "TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT") AND ANGLE OF BULD PLANE ("ANGLE OF BULK PLANE" DETAIL).

ADU CALCULATION:

DENSITY RANGE: 5-8 DU/Ac.
ADJUSTED DENSITY RANGE: 6-9.6 DU/Ac. (20% DENSITY BONUS)
PROPOSED DENSITY: 6.59 DU/Ac.

$$\frac{6.59 - 5}{9.6 - 6} \times 12.5 = \frac{1.59}{3.6} \times 12.5 = .442 \times 12.5 = 5.53\% \times 309 = 17.09 \text{ OR } 17 \text{ ADU'S}$$

LEGEND:

EXTENT OF DEDICATION AND FRONTAGE IMPROVEMENTS BY THE APPLICANT. ALL OTHER DEDICATION AND IMPROVEMENTS ARE BY OTHER.

EXISTING ROAD RIGHT OF WAYS TO BE VACATED/ABANDONED.

RZ-00-SU-042
Application No. Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (GDP) (RDB)
SEE PROFFERS DATED 3-2-01
Date of (BSS) (FC) approval 3-5-01
Sheet 2 of 18

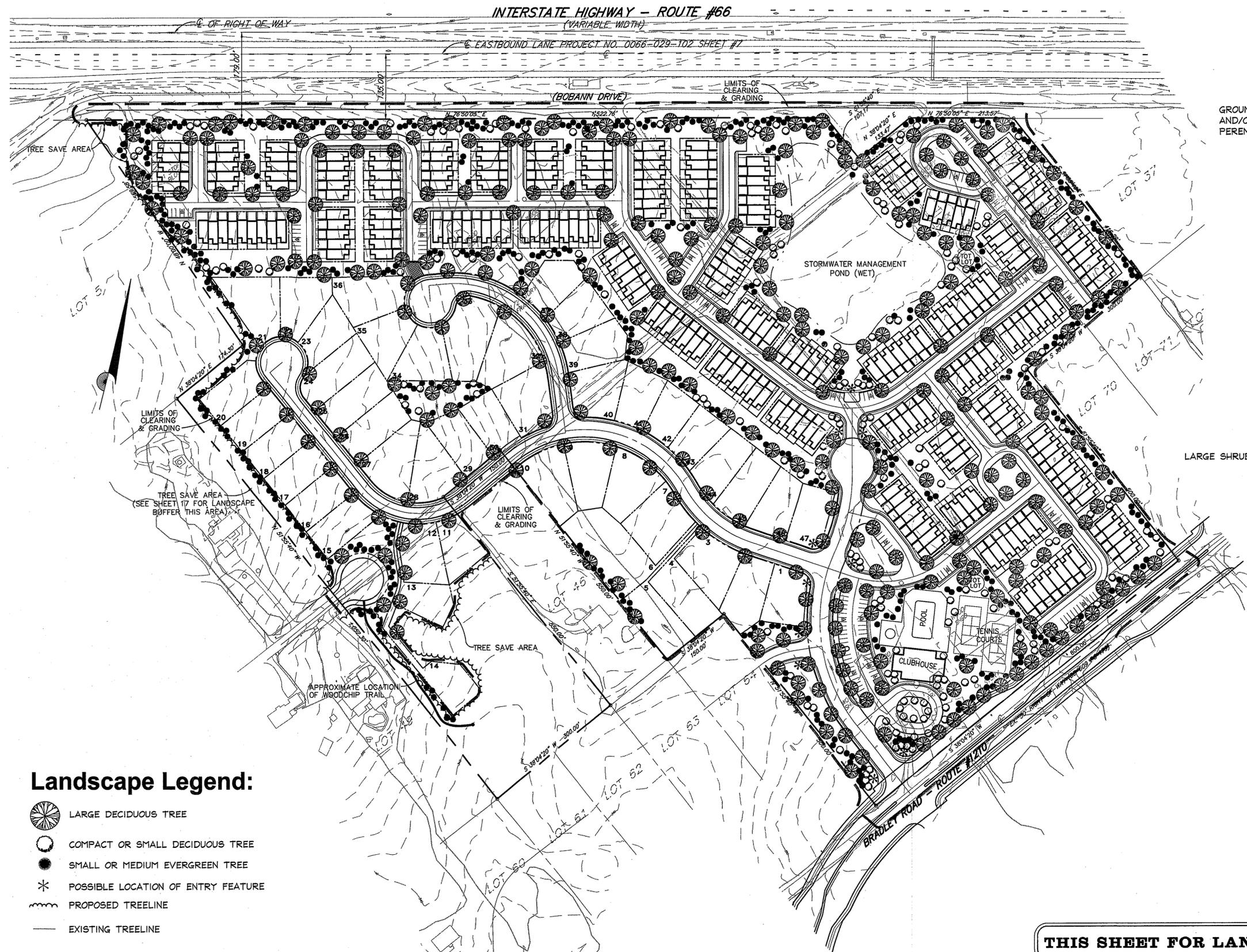
BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bcon.com



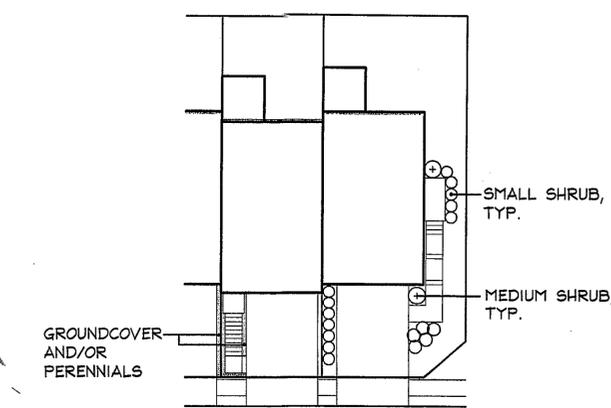
CONCEPTUAL/FINAL DEVELOPMENT PLAN
CENTREVILLE FARMS NORTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: DDD
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: JULY, 2000
SCALE: HOR. 1"=100' VERT.
SHEET 2 OF 18
CO. NO. RZ 2000-SU-042
FILE NO. 99061.21-08N
CADD NAME: PCFNCDP.DWG

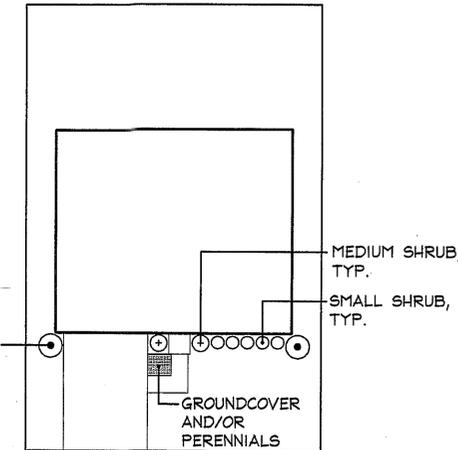
REVISED FEBRUARY 20, 2001
REVISED JANUARY 25, 2001
BC REVISIONS
REVISED OCTOBER 20, 2000
REVISED NOVEMBER 27, 2000
REVISED NOVEMBER 7, 2000
REVISED DECEMBER 20, 2000
REVISED JANUARY 12, 2001
CONTRACT PURCHASERS/APPLICANT:
WINCHESTER HOMES, INC.
12701 FAIR LAKES CIRCLE
SUITE 200
FAIRFAX, VA 22033



- Landscape Legend:**
- LARGE DECIDUOUS TREE
 - COMPACT OR SMALL DECIDUOUS TREE
 - SMALL OR MEDIUM EVERGREEN TREE
 - POSSIBLE LOCATION OF ENTRY FEATURE
 - PROPOSED TREELINE
 - EXISTING TREELINE



Typical Townhouse Lot Landscaping
NO SCALE
(FOR ILLUSTRATIVE PURPOSES ONLY!)



Typical Single Family Detached Unit Lot Landscaping
NO SCALE
(FOR ILLUSTRATIVE PURPOSES ONLY!)

RZ-00-SU-042
Application No. Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (DD) (FDP)
SEE PROFFERS DATED 3-2-01
Date of (BOS)/PC approval 3-5-01
Sheet 3 of 18

THIS SHEET FOR LANDSCAPING 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@bccon.com



CONCEPTUAL/FINAL DEVELOPMENT PLAN
LANDSCAPE PLAN
CENTREVILLE FARMS NORTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED FEBRUARY 20, 2001	BC REVISIONS
REVISED JANUARY 29, 2001	
DESIGNED BY: DDD	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: JULY, 2000	
SCALE: HOR. 1"=100'	
VERT. N/A	
SHEET 3 OF 18	
CO. NO. RZ 2000-SU-042	
FILE NO. 99061.21-08N	
CADD NAME: PCFNLSC.DWG	

GENERAL NOTES:

- THE PROPERTY DELINEATED ON THIS CONCEPT DEVELOPMENT/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #54-2 ((2)), PARCELS 6 AND 7, TAX ASSESSMENT MAP # 54-4 ((2)), PARCELS 16, 17 AND 18, TAX ASSESSMENT MAP #55-1 ((2)), PARCELS 19, 20, 21, 22, 23, 38, 39, 40, 41, 42 AND 43, TAX ASSESSMENT MAP #55-3 ((2)), PARCELS 44, 45, 65, 66, 67, 68 AND 69 ARE ALL ARE ZONED R-1.
- 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.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS COMPILED FROM A LOW ALTITUDE AERIAL SURVEY PERFORMED BY JDI, DATED MAY, 2000. 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.
- THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE SULLY MAGISTERIAL DISTRICT, THE UPPER OCCOQUAN SANITARY SEWER DISTRICT (THE BIG ROCKY RUN, T-5 SEWER SUB-SHED AND THE LITTLE ROCKY RUN, S-1 SEWER SHED), AND THE CUB RUN AND THE LITTLE ROCKY RUN WATERSHEDS.
- 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 EXCEPTION OF THE FOLLOWING:
 - * WAIVER OF THE 600' MAXIMUM LENGTH OF A PRIVATE STREET.
 - * WAIVER OF THE 200' SETBACK FROM INTERSTATE I-66 IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 2-414, PARAGRAPH 3 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
 - * WAIVER OF THE MINIMUM LOT AREA/200 s.f. PRIVACY YARD REQUIREMENT AS STATED IN ARTICLE 6-107, PARAGRAPH 2 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS REQUESTED BASED ON THE APPLICATION OF THE DEVELOPMENT PLAN ALTERNATIVE - MEWS OPTION, SHOWN ON SHEET 17.
 - * REQUEST THAT THE BOARD OF SUPERVISORS RECOMMEND TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES); 1) TO APPROVE ALL NECESSARY WAIVERS TO ALLOW A WET STORMWATER MANAGEMENT/BMP POND IN A RESIDENTIAL NEIGHBORHOOD AND, 2) TO ALLOW FOR FULL DRAINAGE OF THE POND THROUGH ALTERNATIVE MEANS AS APPROVED BY DPW&ES.
 - * IN ACCORDANCE WITH THE PROVISIONS OF PAR. 1 OF SECT. 13-304 OF THE FAIRFAX COUNTY ZONING ORDINANCE, A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IS HEREBY REQUESTED BETWEEN USES (INTERNALLY AND, FOR THE COMMON BOUNDARIES OF THE PROPOSED PDH AREA AND THOSE AREAS BEING REZONED BY OTHERS AS PART OF THE OVERALL CENTREVILLE FARMS DEVELOPMENT (APPLICATION) AREAS.
 - * IN ACCORDANCE WITH THE PROVISIONS OF PAR. 3, 5 AND 11 OF SECT. 13-304 OF THE FAIRFAX COUNTY ZONING ORDINANCE, A MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS IS HEREBY REQUESTED FOR THE NORTHWEST BOUNDARY (TOWNHOUSE SECTION ADJACENT TO LOT 5) AND ALONG THE NORTHERN PROPERTY LINE ADJACENT TO INTERSTATE 66, IN FAVOR OF THAT SHOWN HEREON.
- ACCORDING TO THE COUNTY WIDE TRAILS PLAN DATED 1993-94, NO TRAILS ARE REQUIRED FOR THE PROPERTY DELINEATED ON THIS CDP/FDP.
- THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN A STORM WATER MANAGEMENT POND IN ACCORDANCE WITH THE FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE FAIRFAX CO. DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (SEE PLAN FOR LOCATION). THAT PORTION OF AREA IN THE LITTLE ROCKY RUN WATERSHED WILL BE CONVEYED TO THE PROPOSED REGIONAL POND (#R16) OR THE TEMPORARY POND ON CENTREVILLE FARMS SOUTH (REFER TO APPLICATION RZ 2000-SU-043).
- 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.
- 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.
- 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.
- THERE ARE NO KNOWN BURIAL SITES FOUND ON THIS SITE.
- 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.
- ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS & UTILITY CROSSING SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS.
- 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.
- 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. PRIVATE ROADS WILL BE USED IN THE TOWNHOUSE SECTION. PUBLIC ROADS ELSEWHERE.
- AFFORDABLE DWELLING UNITS (ADU'S) WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2-800 OF THE FAIRFAX COUNTY ZONING ORDINANCE AS IT EXISTED AT THE TIME OF SUBJECT REZONING APPROVAL. THE LOCATION OF THE ADU'S WILL BE DETERMINED AT THE SITE PLAN PHASE. HOWEVER, IN LIEU OF THE REQUIRED ADU'S, THE APPLICANT RESERVES THE RIGHT TO PROVIDE ANY COMBINATION OF ADU'S, LAND OR CONTRIBUTION TO THE FAIRFAX COUNTY HOUSING TRUST FUND IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 2-815 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- 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. HOWEVER, THE NUMBER OF PARKING SPACES WILL ONLY BE REDUCED IF A LESSER NUMBER OF UNITS IS CONSTRUCTED. THE REDUCTION IN PARKING SPACES WILL BE IN THE SAME RATIO AS THE REDUCTION IN UNITS. THE ADU'S MAY OR MAY NOT HAVE GARAGES. WHERE PROVIDED, THE GARAGE AND ANY TANDEM DRIVEWAY SPACE 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 OR WITHIN THE BUILDING FOOTPRINT.
- 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 (SEE TYPICAL LOT LAYOUT DETAILS ON THIS SHEET), 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.
- ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS REPRESENTED HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY.

21. THE DISTANCE FROM TOWNHOUSE UNIT (AND/OR THE CLUBHOUSE) CLOSE TO AN INDIVIDUAL PROPERTY LINE HAS BEEN SHOWN ON THE PLAN. THIS DIMENSION REPRESENTS THE MINIMUM PERIPHERAL SETBACK DIMENSION FOR ANY UNIT ALONG THAT PROPERTY LINE. HOWEVER, THIS DIMENSION SHALL NOT BE LESS THAN THAT AS SHOWN FOR THE ANGLE OF BULK PLANE (SEE DETAIL THIS SHEET).

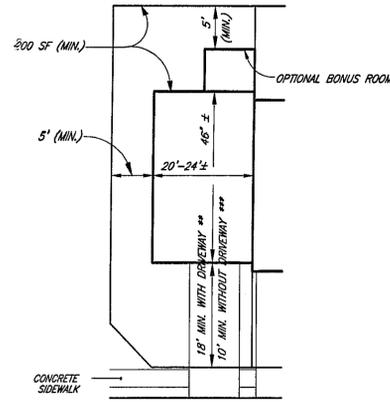
16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

- VICINITY MAP AS SHOWN ON PLAN.
- CONTRACT PURCHASER/APPLICANT: WINCHESTER HOMES INC. 12701 FAIR LAKES CIRCLE SUITE 200 FAIRFAX, VA 22033

TAX MAP IDENTIFICATION

PARCEL TAX ID NO.	ZONING	OWNER	OWNERSHIP DEED BOOK/PAGE	AREA IN ACRES
54-2-((2))-6	R-1	MARGARET G. COVINGTON	5565/91,1934/244 & WB 382/85	3.6628 AC.
54-2-((2))-7	R-1	MARGARET G. COVINGTON	5565/91,1934/244 & WB 382/85	0.9177 AC.
54-4-((2))-15	R-1	MARIA PARDO EVANS JOHN R. EVANS REBECCA COHEN-PARDO	9682/436	1.7292 AC.
54-4-((2))-16	R-1	EMMA E. SCHNEIDER TR. BOYD A. MAYS TR.	10852/1812	1.7292 AC.
54-4-((2))-17	R-1	EMMA E. SCHNEIDER TR. BOYD A. MAYS TR.	10852/1812	1.7292 AC.
54-4-((2))-18	R-1	A. MORRIS UPTON TR.	811/1957	1.7292 AC.
55-1-((2))-19	R-1	WILLIAM P. AND PEGGY J. SENEKER	3801/443	1.7292 AC.
55-1-((2))-20	R-1	WILLIAM P. AND PEGGY J. SENEKER	3801/443	1.7292 AC.
55-1-((2))-21	R-1	EDITH S. DEVEREAUX	5672/1408 1932/213	1.5328 AC.
55-1-((2))-22	R-1	DANIEL P. DEVEREAUX TR. LINDA G. DEVEREAUX TR. MARTIN W. DEVEREAUX	11683/1988 6864/065 1756/267	0.9988 AC.
55-1-((2))-23	R-1	GABRIEL I. AND IRENE S. SARATE	5650/1326 1769/321	0.8632 AC.
55-1-((2))-38	R-1	JAMES S. SARGENT	1576/158 1784/35	1.6118 AC.
55-1-((2))-39	R-1	SAMUEL M. BREWER	7403/1283	1.7218 AC.
55-1-((2))-40	R-1	MARY V. SQUIRES ELLEN V. MALPASS	9177/1935	1.7218 AC.
55-1-((2))-41	R-1	ELSIE L. OLIVER	1410/454 WB 369/347	1.7218 AC.
55-1-((2))-42	R-1	SAMUEL M. BREWER	5527/1902	1.7218 AC.
55-1-((2))-43	R-1	JESUS SAUCEDO JR. POLLY SAUCEDO	3783/401	1.7218 AC.
55-3-((2))-44	R-1	WILLIAM P. PRINGLE JR. ESTATE OF RUTH M. MILLER	7075/1659 WB 552/25 WB 440/1733	1.7217 AC.
55-3-((2))-45	R-1	WILLIAM P. PRINGLE JR. ESTATE OF RUTH M. MILLER	7075/1659 WB 552/25 WB 440/1733	1.7217 AC.
54-4-((2))-47	R-1	ROGER D. CORNELL TR. FRANCES B. CORNELL TR.	8676/570	1.7218 AC.
54-4-((2))-48	R-1	ROGER D. CORNELL TR. FRANCES B. CORNELL TR.	8676/570	1.7218 AC.
55-3-((2))-65	R-1	SAMUEL M. BREWER	7383/1705	1.7218 AC.
55-3-((2))-66	R-1	SAMUEL M. BREWER	7383/1705	1.7218 AC.
55-3-((2))-67	R-1	SAMUEL M. BREWER	7091/1629	1.7218 AC.
55-3-((2))-68	R-1	WINCHESTER HOMES, INC.	11618/1982	1.7218 AC.
55-3-((2))-69	R-1	WINCHESTER HOMES, INC.	11618/1982	1.7218 AC.

- TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
 - SCALE AND NORTH ARROW AS SHOWN ON PLAN.
 - REFER TO THE SITE TABULATIONS FOR MAXIMUM BUILDING HEIGHT. FOR ANGLE OF BULK PLANE, SEE THE 'ANGLE OF BULK PLANE' DETAIL, TO THE RIGHT.
 - PROPOSED CIRCULATION AS SHOWN ON PLAN. SEE GENERAL NOTE 6 FOR TRAILS REQUIREMENTS.
 - MAJOR OPEN SPACE AND COMMUNITY FACILITIES AS SHOWN ON PLAN.
 - REFER TO SITE TABULATIONS FOR PARKING CALCULATIONS.
 - EXISTING AND PROPOSED ROADS AND, REQUIRED DIMENSIONS AS SHOWN ON PLAN.
 - THERE ARE NO FLOODPLAINS, RPA'S OR EQC'S LOCATED ON SITE.
 - INFORMATION REGARDING VEGETATION AS SHOWN ON THE LANDSCAPE PLAN. AN EXISTING VEGETATION MAP WILL BE SUBMITTED WITH THIS PLAN.
 - STORM WATER MANAGEMENT AS SHOWN ON PLAN. SEE GENERAL NOTE 8.
 - EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 9.
 - AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THE PROPERTY SHALL BE CONSIDERED FOR TREE PRESERVATION AND PASSIVE RECREATION DEVELOPMENT.
 - THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
 - THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
 - 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 LAYOUTS AND THE ANGLE OF BULK PLANE DETAILS (ABOVE, RIGHT) FOR ADDITIONAL SETBACK INFORMATION.
 - ANY AND ALL EXISTING STRUCTURES ARE TO BE REMOVED. THE DATES OF CONSTRUCTION OF ALL STRUCTURES ON SITE ARE NOT KNOWN.
 - N/A
 - REFER TO THE SITE TABULATIONS FOR PROPOSED NUMBER OF DWELLING UNITS.
 - REFER TO THE SITE TABULATIONS FOR OPEN SPACE CALCULATIONS.
 - SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
 - A COMMUNITY CENTER WITH A CLUBHOUSE, POOL, TOT LOT AND TENNIS COURTS AND, A TOT LOT AND PASSIVE RECREATION AREAS ARE PROPOSED AS RECREATIONAL AMENITIES FOR THIS DEVELOPMENT. RECREATIONAL AMENITIES ARE SHOWN ON THE RECREATIONAL AMENITIES AND TRAILS PLAN (SHEET 8).
 - DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
- SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.
 - PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE ARE SHOWN ON THE PLAN. TIMING FOR SUCH IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.
 - 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.
 - THESE PARCELS ARE IN THE SULLY DISTRICT AND ARE WITHIN A WATER SUPPLY OVERLAY DISTRICT.



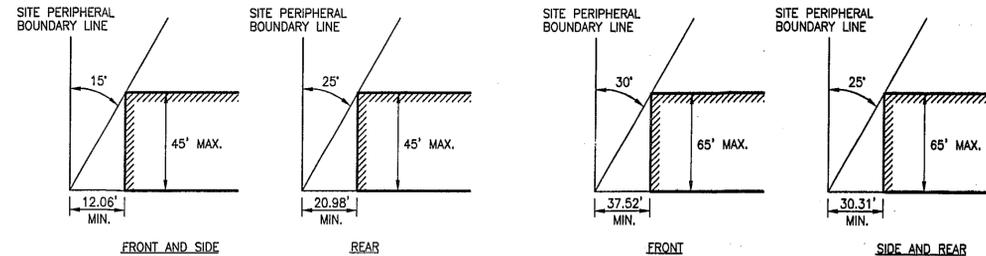
TYPICAL TOWNHOUSE LOT LAYOUT

NOT TO SCALE (FOR ILLUSTRATIVE PURPOSES ONLY)

NOTE:

- TOWNHOUSES MAY HAVE ONE OR TWO CAR GARAGES, WHICH WILL BE DETERMINED WITH FINAL SITE ENGINEERING AND DESIGN.
- AFFORDABLE DWELLING UNITS (ADU'S) MAY OR MAY NOT HAVE GARAGES. IF GARAGES ARE NOT PROVIDED, SURFACE PARKING WILL BE PROVIDED.

** MARKET UNITS AND ADU'S WITH GARAGES
*** ADU'S WITHOUT GARAGES



ANGLE OF BULK PLANE

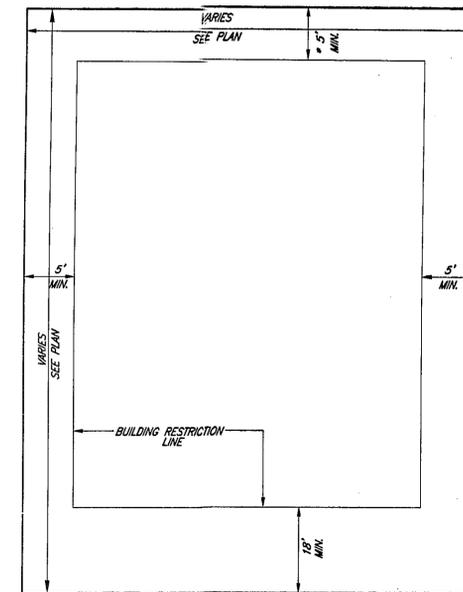
NOTE:

- ANGLE OF BULK PLANE APPLIES TO SINGLE FAMILY ATTACHED UNITS (TOWNHOUSES) AND CLUBHOUSE ONLY.
- SEE THE TYPICAL LOT LAYOUTS (ABOVE) FOR INDIVIDUAL LOT SETBACKS (FRONT, SIDE AND REAR).
- BULK PLANE ANGLE TAKEN FROM R-8 (ADU DEVELOPMENTS) ZONING REGULATIONS, THE CLOSEST ZONE TO THE PROPOSED PDH-8 ZONE.

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

- VICINITY MAP AS SHOWN ON PLAN.
 - PROPERTY LINE INFORMATION AS SHOWN ON PLAN.
 - REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.
 - SCALE AND NORTH ARROW AS SHOWN ON PLAN.
 - EXISTING STREET INFORMATION AS SHOWN ON PLAN.
 - TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
 - PROPOSED USES AS SHOWN ON PLAN.
 - REFER TO SITE TABULATIONS FOR MAXIMUM BUILDING HEIGHT.
 - DISTANCES FROM PROPOSED DEVELOPMENT TO SITE BOUNDARY ARE SHOWN ON PLAN.
 - SEE THE 'ANGLE OF BULK PLANE' DETAIL, ABOVE.
 - PROPOSED CIRCULATION AS SHOWN ON PLAN.
 - PARKING AS SHOWN ON PLAN.
 - OPEN SPACE AND RECREATIONAL FACILITIES AS SHOWN ON PLAN.
 - INFORMATION REGARDING VEGETATION AS SHOWN ON THE LANDSCAPE PLAN. AN EXISTING VEGETATION MAP WILL BE SUBMITTED WITH THIS PLAN.
 - THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
 - PROPOSED UTILITIES AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 10.
 - STORM WATER MANAGEMENT AS SHOWN ON PLAN. SEE GENERAL NOTE 8.
 - EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 9.
 - THERE ARE NO FLOODPLAINS, RPA'S OR EQC'S LOCATED ON SITE.
 - DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED BY MARKET CONDITIONS.
- REFER TO THE SITE TABULATIONS.
 - SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.
 - ARCHITECTURAL SKETCHES AND SIGN ILLUSTRATIVES, LIGHT FIXTURE, BENCHES AND MAILBOX ILLUSTRATIVES ARE INCLUDED.
 - 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.
 - SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
 - N/A
 - THESE PARCELS ARE IN THE SULLY DISTRICT AND ARE WITHIN A WATER SUPPLY OVERLAY DISTRICT.

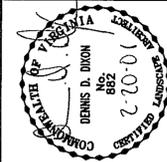
* A 200 S.F. PRIVACY YARD WILL BE PROVIDED



TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT

NOT TO SCALE

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12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bcecon.com

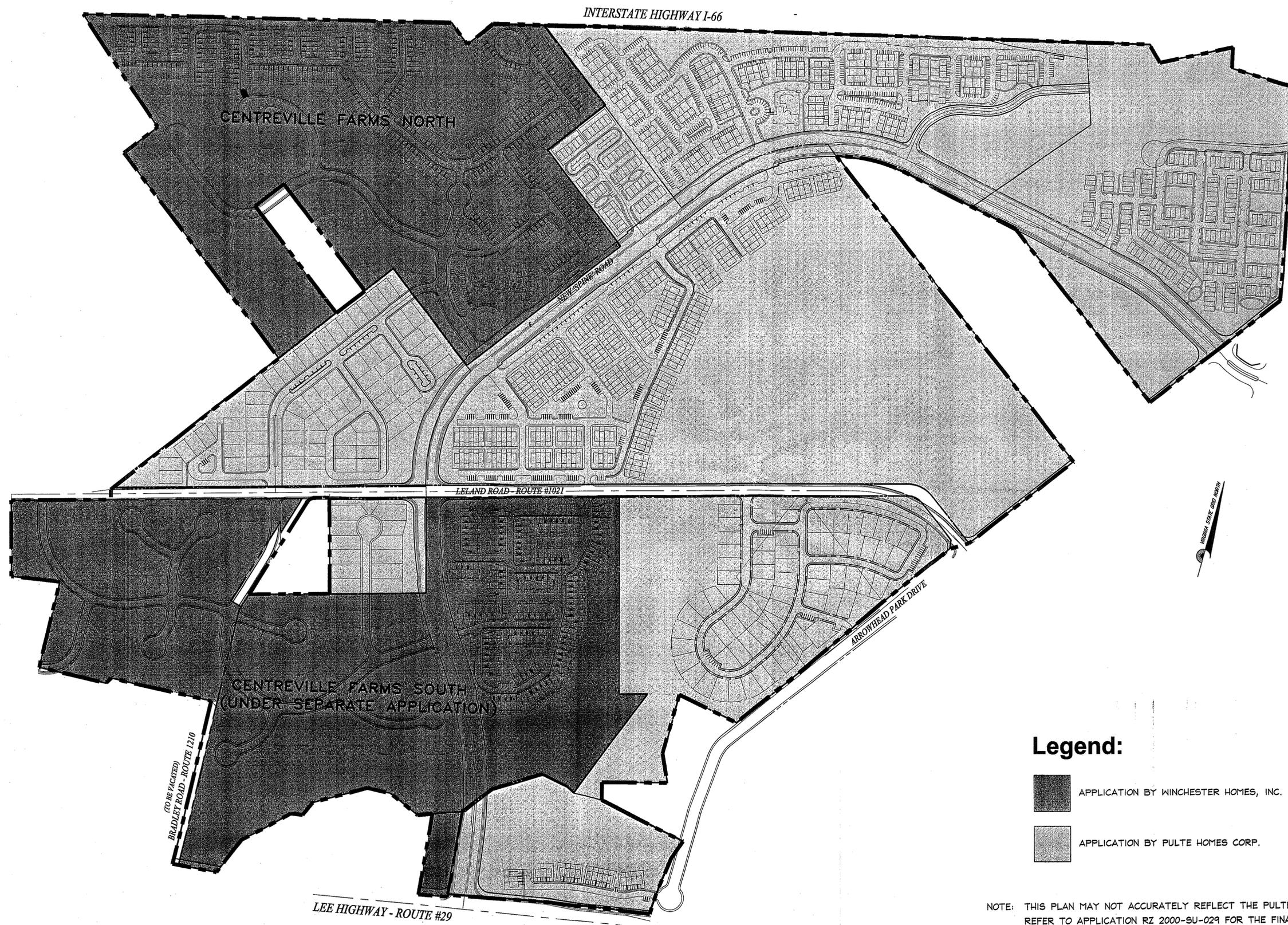


CONCEPTUAL/FINAL DEVELOPMENT PLAN
GENERAL NOTES AND COMMENTS
CENTREVILLE FARMS NORTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: DDD
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: JULY, 2000
SCALE: HOR. N/A VERT. N/A
SHEET 4 OF 18
CO. NO. RZ 2000-SU-042
FILE NO. 99061-21.08N
CADD NAME: PCFNNOT.DWG

FEBRUARY 20, 2001
REVISED JANUARY 29, 2001

REVISED OCTOBER 20, 2000
REVISED NOVEMBER 27, 2000
REVISED DECEMBER 7, 2000
REVISED DECEMBER 20, 2000
REVISED JANUARY 12, 2001
OWNER CONTRACT PURCHASER/APPLICANT: WINCHESTER HOMES INC. 12701 FAIR LAKES CIRCLE SUITE 200 FAIRFAX, VA 22033



CENTREVILLE FARMS NORTH

CENTREVILLE FARMS SOUTH
(UNDER SEPARATE APPLICATION)

INTERSTATE HIGHWAY I-66

LELAND ROAD - ROUTE #1021

ARROWHEAD PARK DRIVE

LEE HIGHWAY - ROUTE #29

(TO BE VACATED)
BRADLEY ROAD - ROUTE 1210

Legend:

- APPLICATION BY WINCHESTER HOMES, INC.
- APPLICATION BY PULTE HOMES CORP.

NOTE: THIS PLAN MAY NOT ACCURATELY REFLECT THE PULTE HOMES CORP. FINAL LAYOUT.
REFER TO APPLICATION RZ 2000-SU-029 FOR THE FINAL PULTE HOMES PLAN.



RZ-00-SU-042
Application No. Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-2-01
Date of (GDP) (PC) approval 3-5-01
Sheet 5 of 18

REVISED FEBRUARY 20, 2001
REVISED JANUARY 29, 2001
BC REVISIONS
REVISED OCTOBER 20, 2000
REVISED NOVEMBER 27, 2000
REVISED DECEMBER 7, 2000
REVISED DECEMBER 20, 2000
REVISED JANUARY 12, 2001
CONTRACT PURCHASERS/APPLICANT:
WINCHESTER HOMES, INC.
12701 FAIR LAKES CIRCLE
FAIRFAX, VA 22033
DESIGNED BY: DDD
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: JULY, 2000
SCALE: HOR. 1"=200'
VERT.
SHEET 5 OF 18
CO. NO. RZ-2000-SU-042
FILE NO. 99061.21-08N
CADD NAME: PCFNCOMP.DWG

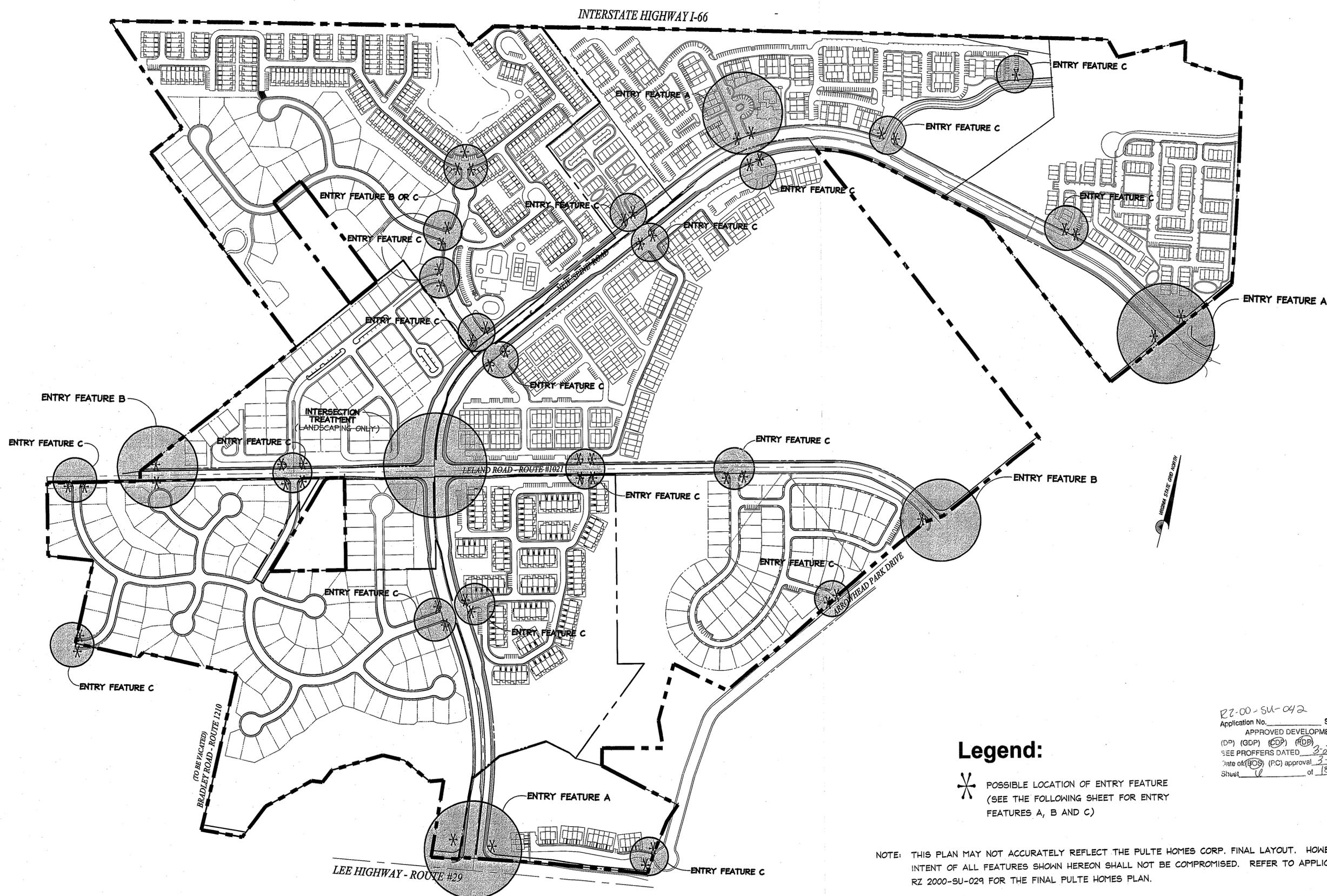
CENTREVILLE FARMS COMPOSITE PLAN

CENTREVILLE FARMS NORTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA



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(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

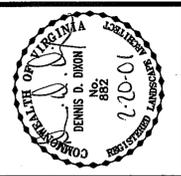


Legend:
 ✱ POSSIBLE LOCATION OF ENTRY FEATURE
 (SEE THE FOLLOWING SHEET FOR ENTRY FEATURES A, B AND C)

NOTE: THIS PLAN MAY NOT ACCURATELY REFLECT THE PULTE HOMES CORP. FINAL LAYOUT. HOWEVER, THE INTENT OF ALL FEATURES SHOWN HEREON SHALL NOT BE COMPROMISED. REFER TO APPLICATION RZ 2000-SU-029 FOR THE FINAL PULTE HOMES PLAN.

RZ-00-SU-042
 Application No. Staff Johnson
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CD) (HDP)
 SEE PROFFERS DATED 3-2-01
 Date of (POS) (PC) approval 3-5-01
 Sheet 6 of 18

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CENTREVILLE FARMS MONUMENTATION PLAN
CENTREVILLE FARMS NORTH
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISED FEBRUARY 20, 2001	DESIGNED BY: DDD
REVISED JANUARY 29, 2001	DRAFTED BY: CAD
BC REVISIONS	CHECKED BY: DDD
REVISED NOVEMBER 27, 2000	DATE: OCTOBER 20, 2000
REVISED DECEMBER 7, 2000	SCALE: HOR. 1"=200'
REVISED DECEMBER 20, 2000	VERT.
REVISED JANUARY 12, 2001	SHEET 6 OF 18
REVISED JANUARY 29, 2001	CO. NO. RZ-2000-SU-042
CONTRACT PURCHASERS/APPLICANT:	FILE NO. 99061.21-08N
WINCHESTER HOMES, INC.	CADD NAME: PCFNMONU.DWG
12701 FAIR LAKES CIRCLE	
SUITE 200	
FAIRFAX, VA 22033	



Entry Feature A

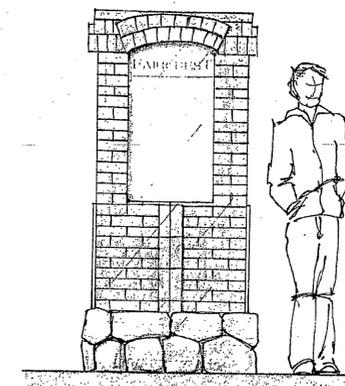
Scale: NTS

NOTE: 'FAIRCREST' IS THE TENTATIVE NAME FOR ALL OF CENTREVILLE FARMS. THE FINAL NAME MAY CHANGE PRIOR TO SITE PLAN SUBMISSION.



Entry Feature B

Scale: NTS



Entry Feature C

Scale: NTS



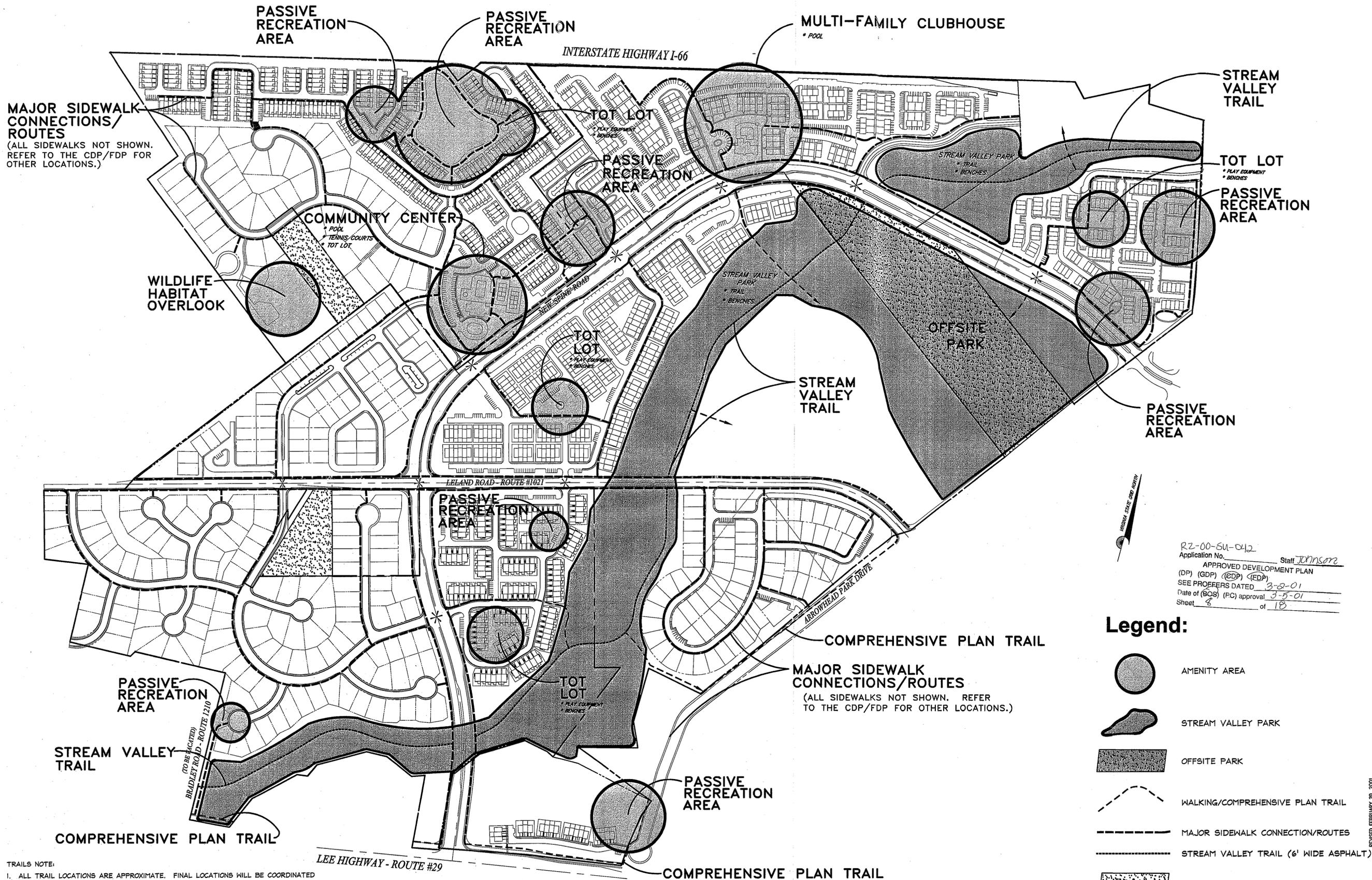
BC Consultants
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 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8108 (Fax)
 BCcon@bccon.com

CENTREVILLE FARMS ENTRY FEATURE DETAILS
CENTREVILLE FARMS NORTH
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

RZ-00-SU-042
 Application No. _____ Staff *Johnson*
 APPROVED DEVELOPMENT PLAN
 (DP), (GDP), (CDD), (FDP)
 SEE PROFFERS DATED 3-2-01
 REVISED JANUARY 29, 2001
 Date of (BCS) (FC) approval 3-5-01
 SHEET 7 OF 18

BC REVISIONS	FEBRUARY 20, 2001
NOVEMBER 27, 2000	
DECEMBER 7, 2000	
DECEMBER 20, 2000	
JANUARY 12, 2001	
REVISED JANUARY 29, 2001	
CONTRACT PURCHASERS/APPLICANT:	
WINCHESTER HOMES, INC.	
12701 FAIR LAKES CIRCLE	
SUITE 200	
FAIRFAX, VA 22033	
DESIGNED BY: DDD	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: OCTOBER 20, 2000	
SCALE: HOR. N/A	
VERT.	
SHEET 7 OF 18	
CO. NO. RZ 2000-SU-042	
FILE NO. 99061.21-08N	
CADD NAME: PCFNENTY.DWG	

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY!



MAJOR SIDEWALK CONNECTIONS/ROUTES
(ALL SIDEWALKS NOT SHOWN. REFER TO THE CDP/FDP FOR OTHER LOCATIONS.)

PASSIVE RECREATION AREA

PASSIVE RECREATION AREA

MULTI-FAMILY CLUBHOUSE
* POOL

STREAM VALLEY TRAIL

TOT LOT
* PLAY EQUIPMENT
* BENCHES

PASSIVE RECREATION AREA

TOT LOT
* PLAY EQUIPMENT
* BENCHES

PASSIVE RECREATION AREA

COMMUNITY CENTER
* POOL
* TENNIS COURTS
* TOT LOT

WILDLIFE HABITAT OVERLOOK

TOT LOT
* PLAY EQUIPMENT
* BENCHES

STREAM VALLEY TRAIL

OFFSITE PARK

PASSIVE RECREATION AREA

LELAND ROAD - ROUTE #1021

PASSIVE RECREATION AREA

COMPREHENSIVE PLAN TRAIL

MAJOR SIDEWALK CONNECTIONS/ROUTES
(ALL SIDEWALKS NOT SHOWN. REFER TO THE CDP/FDP FOR OTHER LOCATIONS.)

PASSIVE RECREATION AREA

PASSIVE RECREATION AREA

STREAM VALLEY TRAIL

TOT LOT
* PLAY EQUIPMENT
* BENCHES

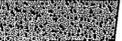
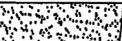
COMPREHENSIVE PLAN TRAIL

COMPREHENSIVE PLAN TRAIL

LEE HIGHWAY - ROUTE #29

RZ-00-SU-042
Application No. _____ Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (GDP) (GDP) (GDP)
SEE PROFFERS DATED 3-2-01
Date of (BOS) (PC) approval 3-5-01
Sheet 8 of 18

Legend:

-  AMENITY AREA
-  STREAM VALLEY PARK
-  OFFSITE PARK
-  WALKING/COMPREHENSIVE PLAN TRAIL
-  MAJOR SIDEWALK CONNECTION/ROUTES
-  STREAM VALLEY TRAIL (6' WIDE ASPHALT)
-  AREAS NOT PART OF OVERALL SITE
-  CROSSWALK STRIPING

- TRAILS NOTE:**
- ALL TRAIL LOCATIONS ARE APPROXIMATE. FINAL LOCATIONS WILL BE COORDINATED AT THE SITE PLAN PHASE IN CONSULTATION WITH THE APPROPRIATE AGENCIES/PROPERTY OWNERS. ALL ON-SITE TRAILS WILL BE EXTENDED TO THE APPLICATION BOUNDARIES ONLY. ALL OFF-SITE TRAILS ARE BY OTHERS.
 - STREAM VALLEY TRAIL AND STREAM CROSSING WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FAIRFAX COUNTY P.F.M. SPECIFICATIONS. THE EXACT LOCATION OF THE TRAIL AND THE STREAM VALLEY CROSSING SHALL BE COORDINATED WITH THE F.C.P.A. TRAILS COORDINATOR.

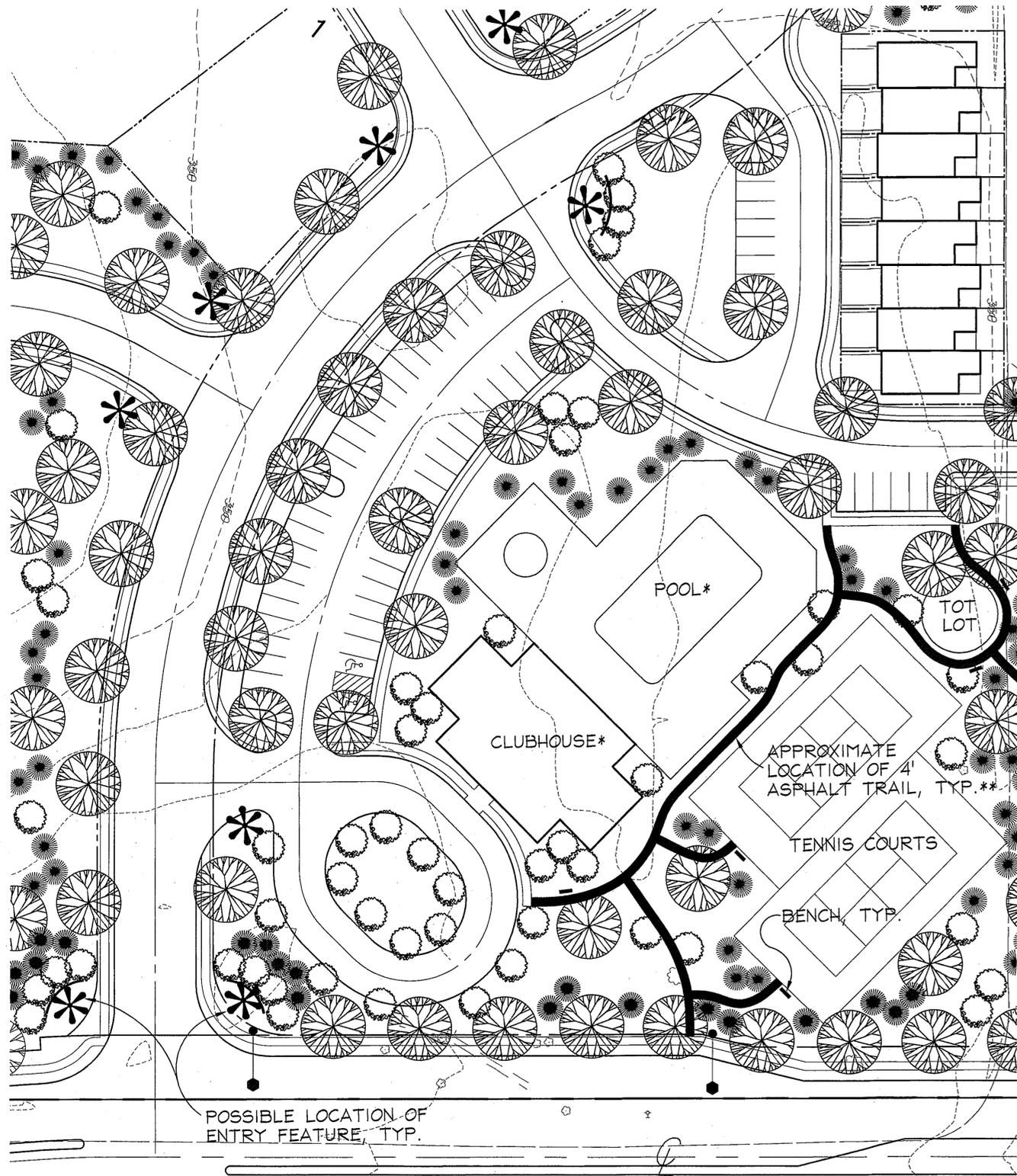
NOTE: THIS PLAN MAY NOT ACCURATELY REFLECT THE PULTE HOMES CORP. FINAL LAYOUT. HOWEVER, THE INTENT OF ALL RECREATIONAL AMENITIES AND TRAILS SHOWN HEREON SHALL NOT BE COMPROMISED. REFER TO APPLICATION RZ 2000-SU-029 FOR THE FINAL PULTE HOMES PLAN.

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(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com



CENTREVILLE FARMS NORTH
RECREATIONAL AMENITIES AND TRAILS PLAN

REVISED FEBRUARY 20, 2001	BC REVISIONS
REVISED NOVEMBER 27, 2000	
REVISED DECEMBER 7, 2000	
REVISED DECEMBER 20, 2000	
REVISED JANUARY 12, 2001	
REVISED JANUARY 29, 2001	
DESIGNED BY: DDD	CONTRACT PURCHASERS/APPLICANT:
DRAFTED BY: CAD	WINCHESTER HOMES, INC.
CHECKED BY: DDD	12701 FAIR LAKES CIRCLE
DATE: OCTOBER 20, 2000	SUITE 200
SCALE: HOR. 1"=20'	FAIRFAX, VA 22033
VERT.	
SHEET 8 OF 18	
CO. NO. RZ-2000-SU-042	
FILE NO. 99061.21-08N	
CADD NAME: PCFNREC.DWG	

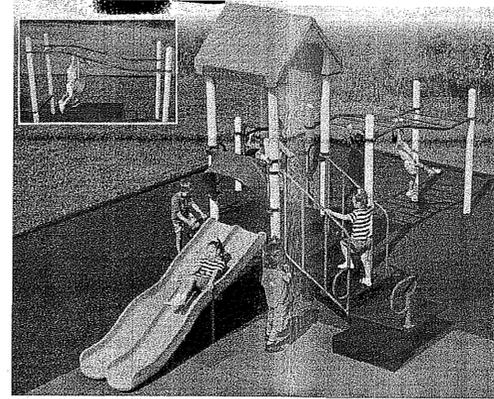


Centreville Farms Community Center

DETAIL PLAN (FOR ILLUSTRATIVE PURPOSES ONLY) Scale: 1" = 30'

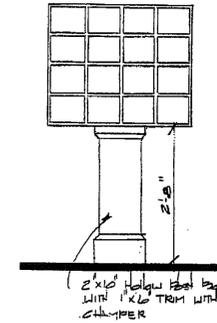
NOTE: CENTREVILLE FARMS COMMUNITY CENTER WILL BE SHARED WITH ALL OF THE CENTREVILLE FARMS APPLICATION AREAS. SEE SHEET 8 FOR LOCATION

* THE CLUBHOUSE FOOTPRINT AND THE POOL/POOL DECK LAYOUTS ARE CONCEPTUAL AND MAY CHANGE WITH FINAL ENGINEERING. THE CLUBHOUSE FOOTPRINT MAY INCREASE OR DECREASE DEPENDING ON FINAL ARCHITECTURAL PLANS. ANY INCREASE IN THE CLUBHOUSE SIZE WILL NOT DIMINISH THE PERIPHERAL SETBACK DIMENSIONS SHOWN ON SHEET 2. THE FINAL POOL CONFIGURATION WILL INCLUDE PROVISIONS FOR A 6 LANE x 75'-1 1/2" (LONG) POOL.



Play Structure for Tot Lot

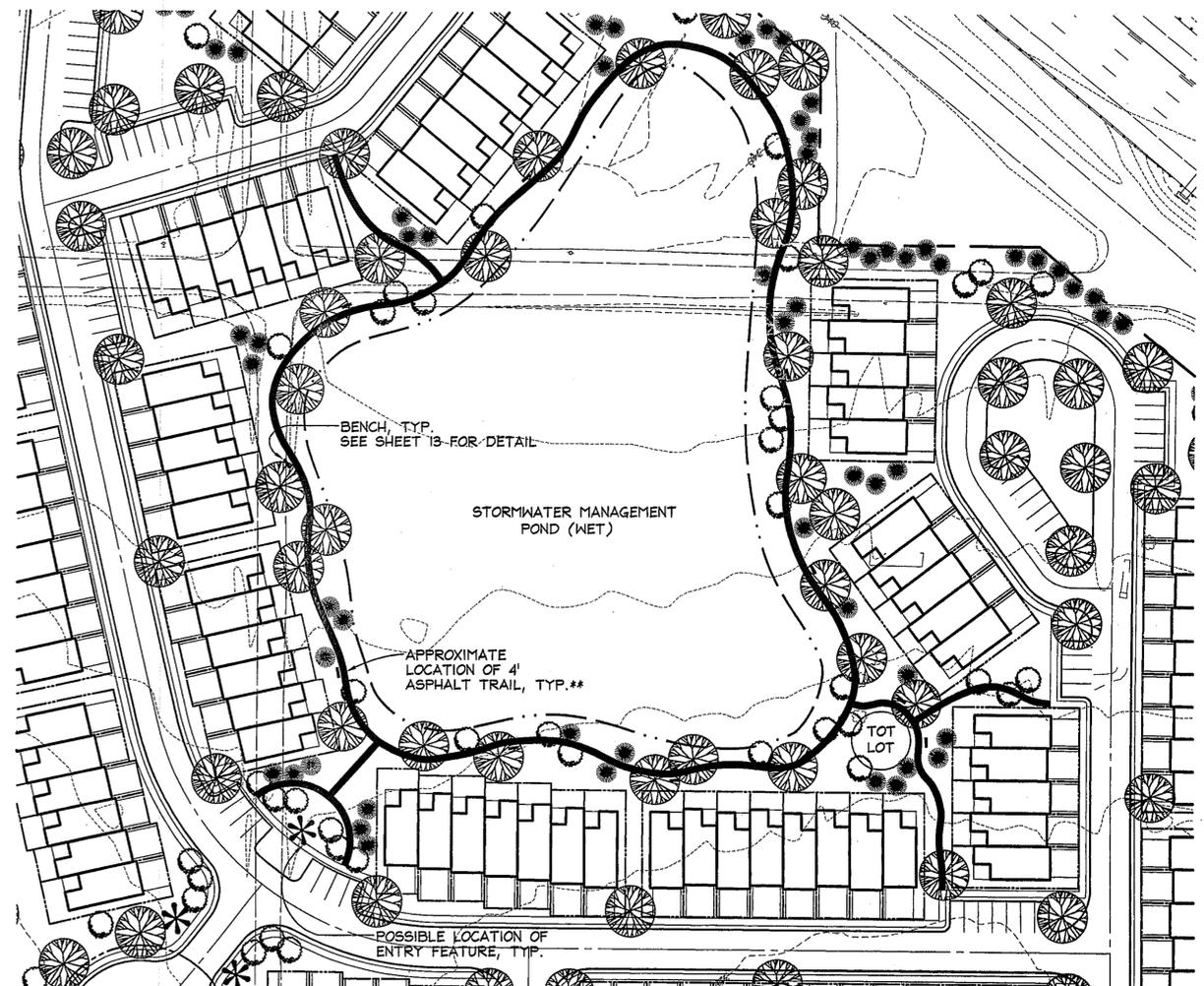
IDEA#9710 (or approved equal)
Landscape Structures, Inc.
P.O. Box 38178
Richmond, VA 23231
800.688.7089



NOTE:
TYPICAL AT EACH TOWNHOUSE
SUBDIVISION.

Cluster Mailbox Structure

STANDARD PER US POST OFFICE
(or approved equal)



Stormwater Management Pond Amenities Area

DETAIL PLAN (FOR ILLUSTRATIVE PURPOSES ONLY) Scale: 1" = 50'

** TRAIL LOCATIONS ARE APPROXIMATE. FINAL LOCATIONS WILL BE DETERMINED AT THE SITE PLAN PHASE. CONNECTIONS TO THE SIDEWALK SYSTEM MAY BE ALTERED DUE TO FINAL SITE GRADING AND SPACE CONSTRAINTS.

Application No. RZ-00-SU-042 Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-2-01
Date of (BOS) (PC) approval 3-5-01
Sheet 9 of 18

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12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

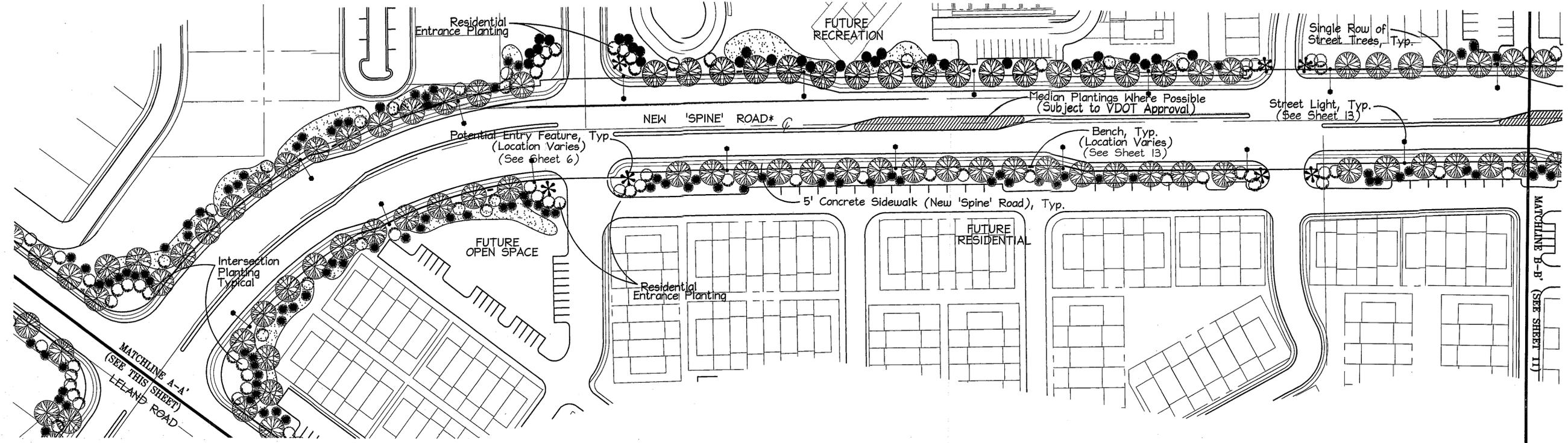
COMMISSION OF THE STATE OF VIRGINIA
DENNIS D. JOHNSON
No. 882
7-10-01
REGISTERED LANDSCAPE ARCHITECT

SITE AMENITIES AND FURNISHING DETAILS
CENTREVILLE FARMS NORTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: DDD
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: JULY, 2000
SCALE: HOR. AS SHOWN
VERT. N/A
SHEET 9 OF 18
CO. NO. RZ 2000-SU-042
FILE NO. 99061.21-08N
CADD NAME: PCFNDET1.DWG
XREFS: PCFNDET1.DWG

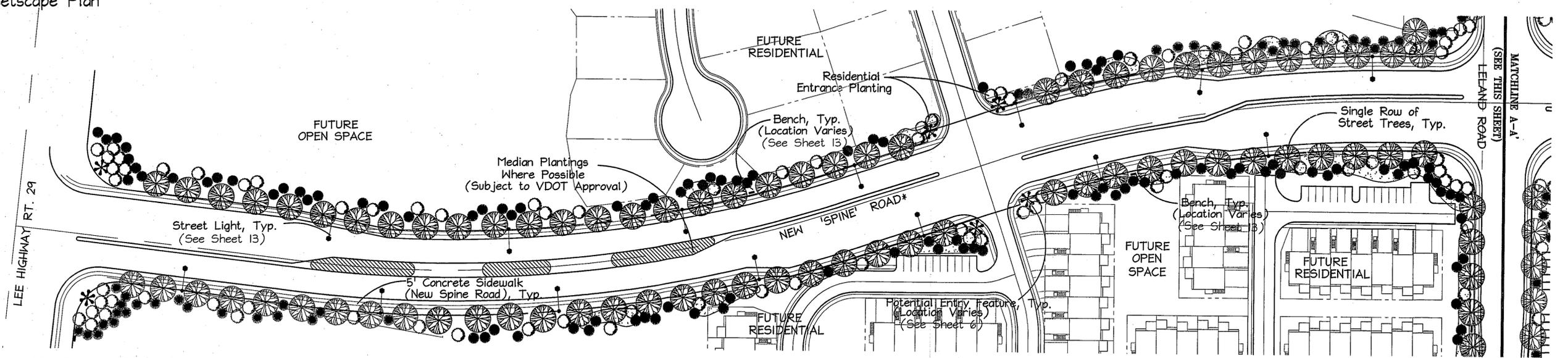
BC REVISIONS
APPROVED: AUGUST 10, 2000
REVISED: OCTOBER 20, 2000
REVISED: NOVEMBER 27, 2000
REVISED: DECEMBER 7, 2000
REVISED: FEBRUARY 20, 2001
REVISED: JANUARY 29, 2001
REVISED: JANUARY 12, 2001

FEBRUARY 20, 2001
REVISED JANUARY 29, 2001
REVISED JANUARY 12, 2001



New 'Spine' Road*

Streetscape Plan



New 'Spine' Road*

Streetscape Plan

Legend:

- STREET TREE (2" CAL. MIN.) LONDON PLANETREE ON THE NEW 'SPINE' ROAD AND PIN OAK ON LELAND ROAD
- ORNAMENTAL TREE (1.5" CAL. MIN.) FLOWERING DOGWOOD, EASTERN REDBUD, DOWNEY SERVICEBERRY, AND YOSHINO CHERRY
- EVERGREEN TREE (5'-6' HT. MIN.) AUSTRIAN PINE, SERBIAN SPRUCE, AND LEYLAND CYPRESS
- MASS PLANTING SHRUB, PERENNIAL, AND/OR GROUNDCOVER
- STREET LIGHT (SEE DETAIL ON SHEET 13)
- POLE LIGHT (SEE DETAIL ON SHEET 13)
- BENCH (SEE DETAIL ON SHEET 13)
- POSSIBLE BERM (SEE GENERAL NOTE #2)
- OFF-SITE TREES BY OTHERS

NOTE: THE SPECIFIC TREES LISTED ARE SUGGESTED FOR THEIR PARTICULAR USE. HOWEVER, THE FINAL TREES SELECTED ARE NOT LIMITED BY THESE SUGGESTIONS AS ADDITIONAL TREES MAY BE SUGGESTED IN CONSULTATION WITH THE URBAN FORESTER.

Notes:

- General Streetscape Notes:**
- 1) Benches have been located adjacent to major open spaces, amenity areas and areas where possible bus stop locations may occur. Final locations shall be determined at the time of final site plans.
 - 2) Potential berm locations have been generally identified on the plans. Final locations and the extent of berming will depend on final site grading and space constraints. Where berms are not possible, plantings of shrubs, perennials and/or ornamental grasses will be provided.
 - 3) Entry features and signage walls shall be coordinated throughout the Centreville Farms application areas. See Sheet 7 for illustrative entry feature/monumentation details.

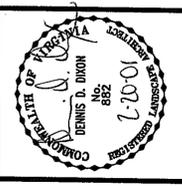
#New 'Spine' Road Note:

The title 'New Spine Road' (commonly referred to as 'Centreville Farms Road') refers to the 4 lane separated road that extends from Lee Highway to Stringfellow Road. No formal name has been assigned to this road and none will be until the site plan phase.

RZ-00-81-042
 Application No. _____ Staff *Johnson*
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (GDP) (RDP)
 SEE PROFFERS DATED 3-2-01
 Date of (BO) (FC) approval 3-5-01
 Sheet 10 of 18

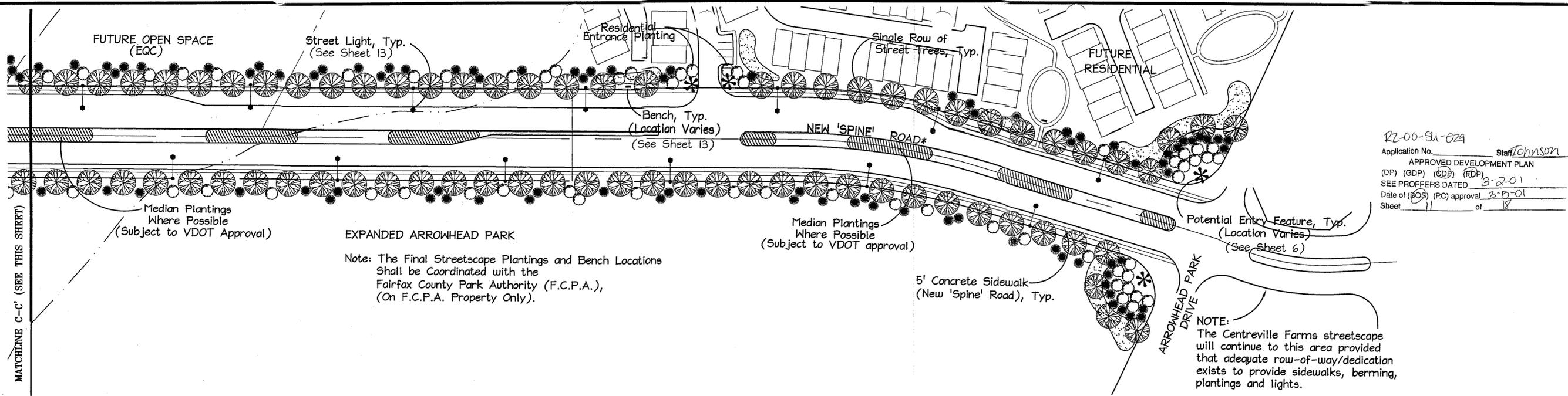
THIS SHEET FOR LANDSCAPING PURPOSES ONLY

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



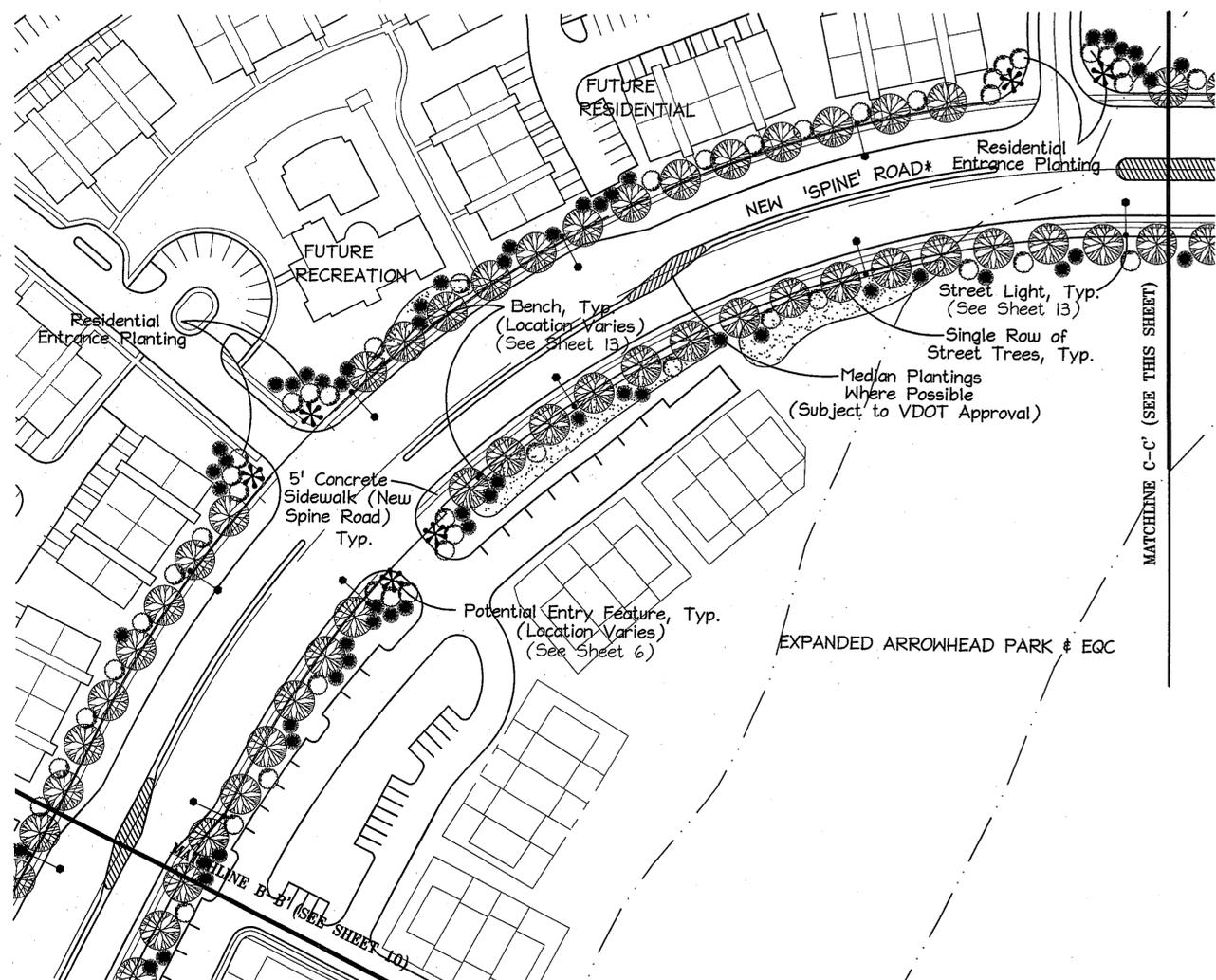
CENTREVILLE FARMS STEETScape PLAN
CENTREVILLE FARMS NORTH
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISED FEBRUARY 26, 2001	BC REVISIONS
REVISED NOVEMBER 27, 2000	DESIGNED BY: JDB
REVISED JULY 2, 2000	DRAFTED BY: CAD
REVISED JANUARY 29, 2001	CHECKED BY: DDD
JANUARY 12, 2001	DATE: OCTOBER 20, 2000
CONTRACT PURCHASERS/APPLICANT: WINCHESTER HOMES, INC. 12701 FAIR LAKES CIRCLE SUITE 200 FAIRFAX, VA 22033	SCALE: HOR. 1"=60' VERT.
	SHEET 10 OF 18
	CO. NO. RZ 2000-SU-042
	FILE NO. 99061.21-08N
	CADD NAME: PCFNSTR1.DWG



New 'Spine' Road*

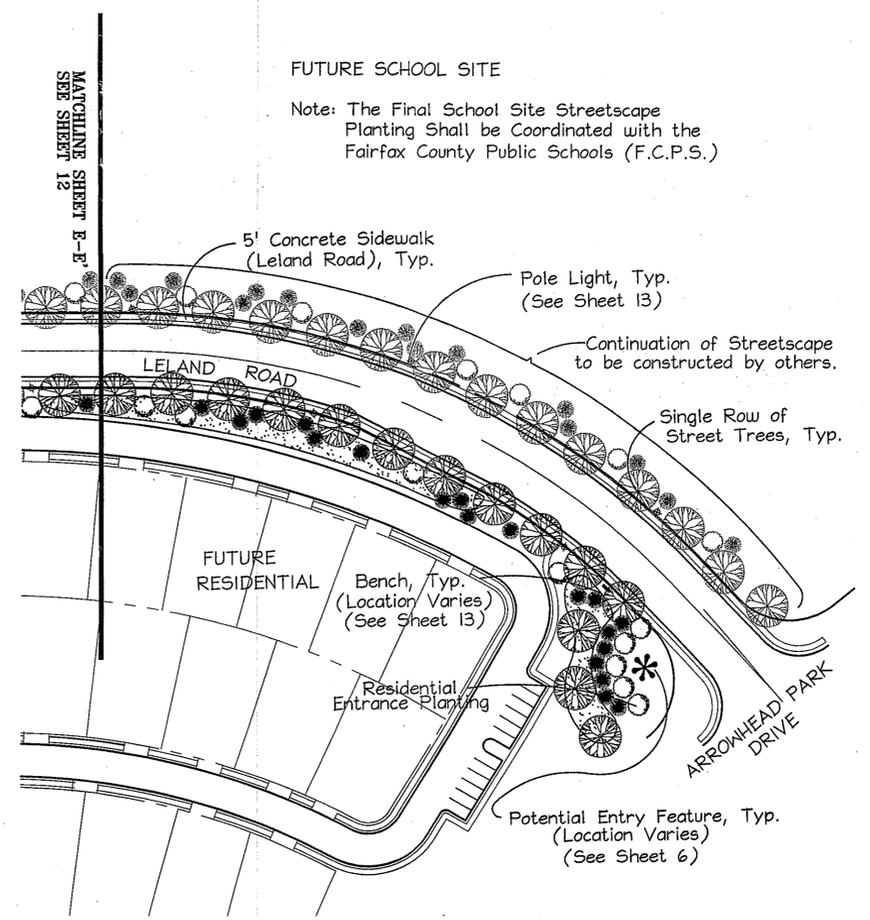
Streetscape Plan



New 'Spine' Road*

Streetscape Plan

THIS SHEET FOR LANDSCAPING PURPOSES ONLY



Leland Road

Streetscape Plan (For Continuation See Sheet 12)

Legend:

- STREET TREE (2" CAL. MIN.) LONDON PLANETREE ON THE NEW 'SPINE' ROAD AND PIN OAK ON LELAND ROAD
- ORNAMENTAL TREE (1.5' CAL. MIN.) FLOWERING DOGWOOD, EASTERN REDBUD, DOWNEY SERVICEBERRY, AND YOSHINO CHERRY
- EVERGREEN TREE (5'-6' HT. MIN.) AUSTRIAN PINE, SERBIAN SPRUCE, AND LEYLAND CYPRESS
- MASS PLANTING SHRUB, PERENNIAL, AND/OR GROUNDCOVER
- STREET LIGHT (SEE DETAIL ON SHEET 13)
- POLE LIGHT (SEE DETAIL ON SHEET 13)
- BENCH (SEE DETAIL ON SHEET 13)
- POSSIBLE BERM (SEE GENERAL NOTE #2)
- OFF-SITE TREES BY OTHERS

NOTE: THE SPECIFIC TREES LISTED ARE SUGGESTED FOR THEIR PARTICULAR USE HOWEVER, THE FINAL TREES SELECTED ARE NOT LIMITED BY THESE SUGGESTIONS AS ADDITIONAL TREES MAY BE SUGGESTED IN CONSULTATION WITH THE URBAN FORESTER.

Notes:

- General Streetscape Notes:**
- 1) Benches have been located adjacent to major open spaces, amenity areas and areas where possible bus stop locations may occur. Final locations shall be determined at the time of final site plans.
 - 2) Potential berm locations have been generally identified on the plans. Final locations and the extent of berming will depend on final site grading and space constraints. Where berms are not possible, plantings of shrubs, perennials and/or ornamental grasses will be provided.
 - 3) Entry features and signage walls shall be coordinated throughout the Centreville Farms application areas. See Sheet 7 for illustrative entry feature/monumentation details.
- New 'Spine' Road Note:**
- The title 'New Spine Road' (commonly referred to as 'Centreville Farms Road') refers to the 4 lane separated road that extends from Lee Highway to Stringfellow Road. No formal name has been assigned to this road and none will be until the site plan phase.

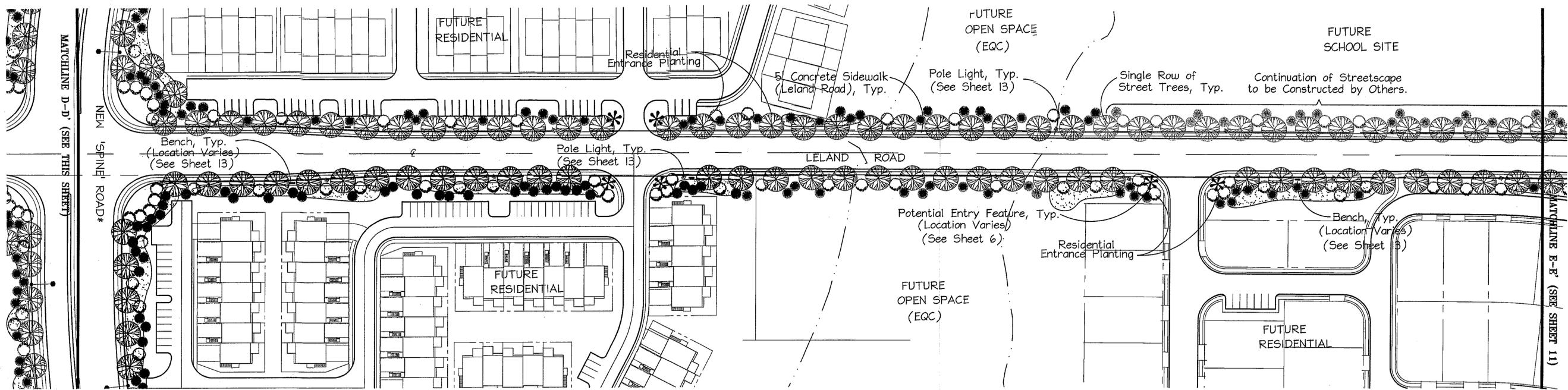
BC Consultants
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 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8108 (Fax)
 BCcon@bccon.com

Professional Seal: COMMONWEALTH OF VIRGINIA, JENNIS D. DIXON, No. 882, 2-10-01

CENTREVILLE FARMS STEETScape PLAN

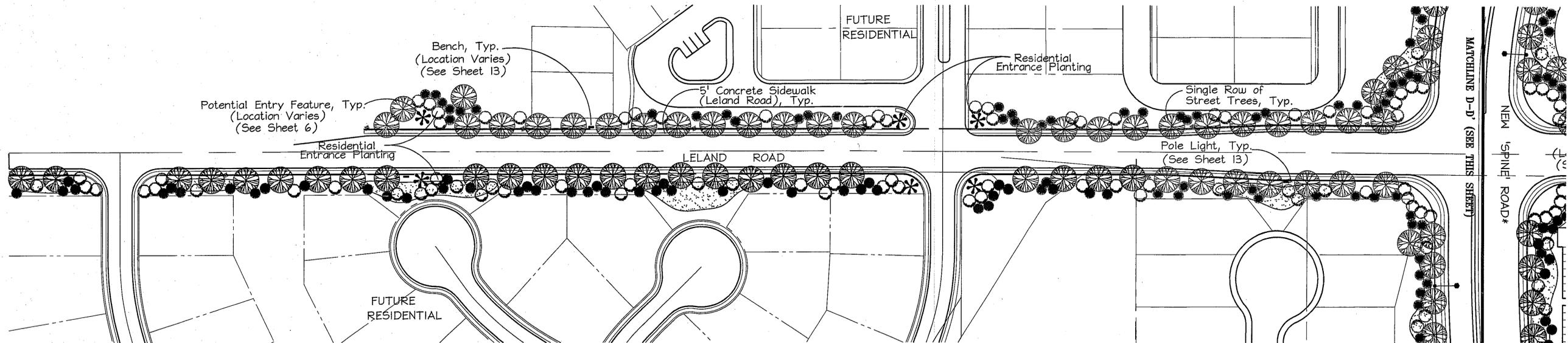
CENTREVILLE FARMS NORTH
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: JDB
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: OCTOBER 20, 2000
SCALE: HOR. 1"=60'
VERT.
SHEET 11 OF 18
CO. NO. RZ 2000-SU-042
FILE NO. 99061.21-08N
CADD NAME: PCFNSTR2.DWG



Leland Road

Streetscape Plan



Leland Road

Streetscape Plan

Legend:

- | | | | |
|--|--|--|--|
| | STREET TREE (2" CAL. MIN.)
LONDON PLANETREE ON
THE NEW 'SPINE' ROAD AND
PIN OAK ON LELAND ROAD | | MASS PLANTING
SHRUB,
PERENNIAL, AND/OR
GROUND COVER |
| | ORNAMENTAL TREE (1 1/2" CAL. MIN.)
FLOWERING DOGWOOD,
EASTERN REDBUD,
DOWNY SERVICEBERRY,
AND YOSHINO CHERRY | | STREET LIGHT (SEE DETAIL ON SHEET 13) |
| | EVERGREEN TREE (5'-6' HT. MIN.)
AUSTRIAN PINE,
SERBIAN SPRUCE, AND
LEYLAND CYPRESS | | POLE LIGHT (SEE DETAIL ON SHEET 13) |
| | | | BENCH (SEE DETAIL ON SHEET 13) |
| | | | POSSIBLE BERM (SEE GENERAL NOTE #2) |
| | | | OFF-SITE TREES
BY OTHERS |

NOTE: THE SPECIFIC TREES LISTED ARE SUGGESTED FOR THEIR PARTICULAR USE. HOWEVER, THE FINAL TREES SELECTED ARE NOT LIMITED BY THESE SUGGESTIONS AS ADDITIONAL TREES MAY BE SUGGESTED IN CONSULTATION WITH THE URBAN FORESTER.

Notes:

General Streetscape Notes:

- 1) Benches have been located adjacent to major open spaces, amenity areas and areas where possible bus stop locations may occur. Final locations shall be determined at the time of final site plans.
- 2) Potential berm locations have been generally identified on the plans. Final locations and the extent of berming will depend on final site grading and space constraints. Where berms are not possible, plantings of shrubs, perennials and/or ornamental grasses will be provided.
- 3) Entry features and signage walls shall be coordinated throughout the Centreville Farms application areas. See Sheet 7 for illustrative entry feature/monumentation details.

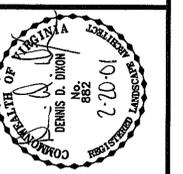
#New 'Spine' Road Note:

The title 'New Spine Road' (commonly referred to as 'Centreville Farms Road') refers to the 4 lane separated road that extends from Lee Highway to Stringfellow Road. No formal name has been assigned to this road and none will be until the site plan phase.

Application No. 22-00-SU-042 Staff Johnson
 APPROVED DEVELOPMENT PLAN
 (GP) (GDP) (QDP) (FDP)
 SEE PROFFERS DATED 3-2-01
 DATE OF (BOS) (PC) APPROVAL 3-5-01
 SET 12 OF 18

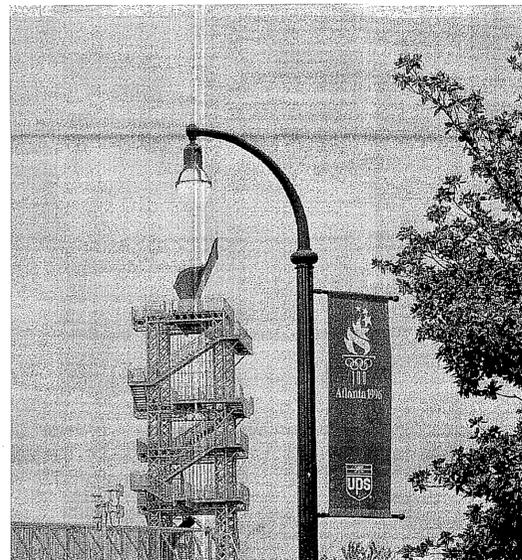
THIS SHEET FOR LANDSCAPING PURPOSES ONLY

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 (703)449-8100 (703)449-8108 (Fax)
 BCcon@bccon.com



CENTREVILLE FARMS STEETScape PLAN
CENTREVILLE FARMS NORTH
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISED FEBRUARY 20, 2001	BC REVISIONS
REVISED NOVEMBER 27, 2000	REVISION 1
REVISION 2	REVISION 3
REVISION 4	REVISION 5
REVISION 6	REVISION 7
REVISION 8	REVISION 9
REVISION 10	REVISION 11
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REVISION 14	REVISION 15
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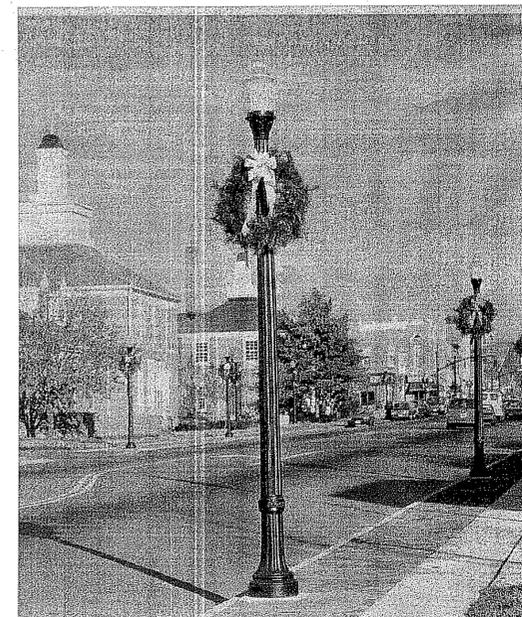


Street Light (Typical along the New 'Spine' Road*)

TEAR DROP SERIES-Atlanta Style w/ Cut-Off Luminaire

Holophane Outdoor Architectural
214 Oakwood Ave.
Newark, OH 43055
740.349.4160

(or approved equal)



Pole Light (Typical along Leland Road**)

GRANVILLE SERIES-North Yorkshire Pole

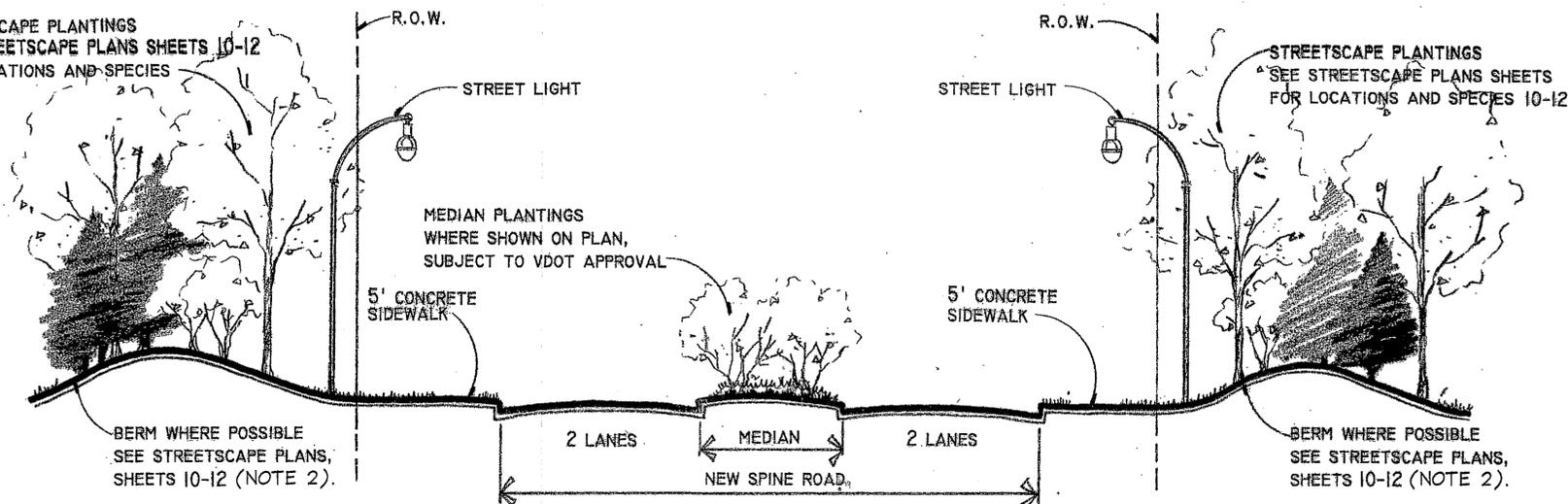
Holophane Outdoor Architectural
214 Oakwood Ave.
Newark, OH 43055
740.349.4160

(or approved equal)

See the 'Acorn Detail' on this sheet for luminaire.

** This light will also be used along the residential streets of Centreville Farms North and South.

STREETSCAPE PLANTINGS
SEE STREETSCAPE PLANS SHEETS 10-12
FOR LOCATIONS AND SPECIES

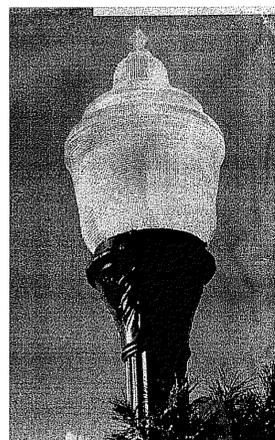


Typical New 'Spine' Road*

SECTION

(FOR ILLUSTRATIVE PURPOSES ONLY)

Scale: 1" = 10'-0"



Acorn Detail (Lamp for Pole Light)

GRANVILLE SERIES-Acorn w/ Cut-Off Luminaire

Holophane Outdoor Architectural
214 Oakwood Ave.
Newark, OH 43055
740.349.4160

(or approved equal)



Bench Detail, Typ.

THE CLASSICS

Victor Stanley, Inc.
Brick House Road
Dunkirk, MD 20754
301.368.2573

(or approved equal)

* New 'Spine' Road Note:

The title 'New Spine Road' (commonly referred to as 'Centreville Farms Road') refers to the 4 lane separated road that extends from Lee Highway to Stringfellow Road. No formal name has been assigned to this road and none will be until the site plan phase.

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(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com



CENTREVILLE FARMS STREETSCAPE DETAILS
CENTREVILLE FARMS NORTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	REVISED NOVEMBER 27, 2000
	DECEMBER 7, 2000
	DECEMBER 20, 2000
	JANUARY 12, 2001
	REVISED JANUARY 29, 2001
OWNER	WINCHESTER HOMES, INC.
CONTACT PURCHASER/APPLICANT:	12701 FAIR LAKES CIRCLE
	SUITE 200
	FAIRFAX, VA 22033
DESIGNED BY:	DDD
DRAFTED BY:	CAD
CHECKED BY:	DDD
DATE:	OCTOBER 20, 2000
SCALE:	HOR. N/A VERT.
SHEET 13 OF 18	
CO. NO. RZ 2000-SU-042	
FILE NO. 99061.21-08N	
CADD NAME: PCFNDET.DWG	

Application No. 02-00-SU-042 Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-2-01
Date of (BOS) (PC) approval 3-5-01
Sheet 13 of 18

REVISED FEBRUARY 20, 2001



Single Family Detached Unit

Scale: NTS



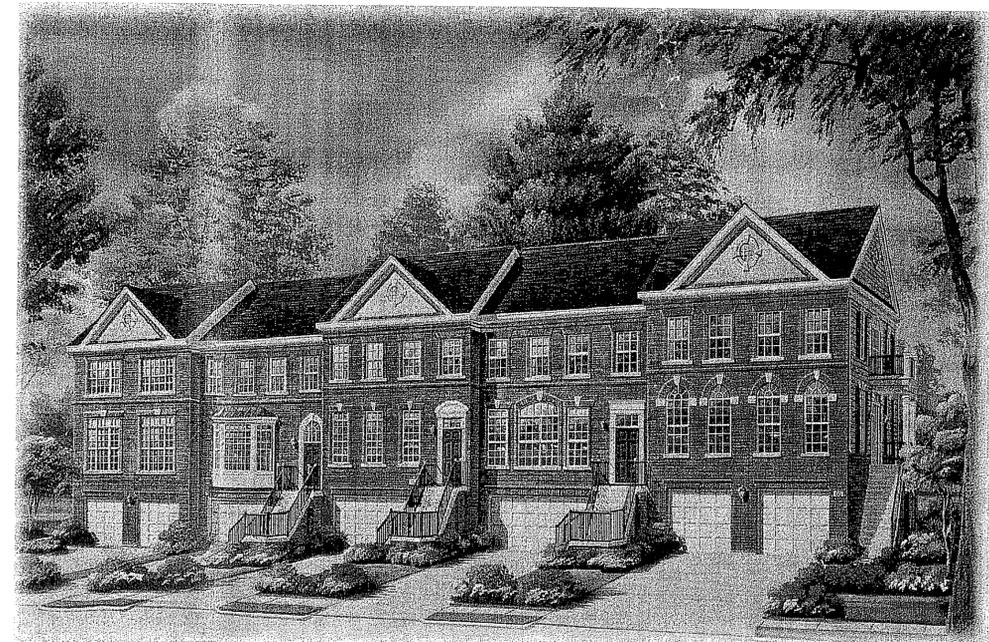
Single Family Detached Unit

Scale: NTS



Single Family Attached Unit

Scale: NTS



Single Family Attached Unit

Scale: NTS

Application No. RT-00-SU-012 Staff Johnson
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (GDP) (FDP)
 SEE PROFFERS DATED 3-2-01
 Date of (GDP) (FC) approval 3-5-01
 Sheet 14 of 18

FOR ILLUSTRATIVE PURPOSES ONLY

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 (703)449-8100 (703)449-8108 (Fax)
 BCcon@bccon.com



ARCHITECTURAL ELEVATIONS
CENTREVILLE FARMS NORTH
 SUILLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	NOVEMBER 27, 2000
	DECEMBER 7, 2000
	DECEMBER 20, 2000
	JANUARY 12, 2001
	REVISED JANUARY 29, 2001
OWNER	WINCHESTER HOMES, INC.
CONTRACT PURCHASERS/APPLICANT:	12701 FAIR LAKES CIRCLE
	SUITE 200
	FAIRFAX, VA 22033
DESIGNED BY:	DDD
DRAFTED BY:	CAD
CHECKED BY:	DDD
DATE:	OCTOBER 20, 2000
SCALE:	HOR. N/A VERT.
SHEET 14 OF 18	
CO. NO. RZ 2000-SU-042	
FILE NO. 99061.21-08N	
CADD NAME: PCFNARCH.DWG	

FEBRUARY 20, 2001

REFS



NOTE: CENTREVILLE FARMS COMMUNITY CENTER WILL BE SHARED WITH ALL OF THE CENTREVILLE FARMS APPLICATION AREAS. SEE SHEET 8 FOR LOCATION.

FOR ILLUSTRATIVE PURPOSES ONLY

RZ-00-8A-042
 Application No. Staff Johnson
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFESSIONALS DATED 2-2-01
 Date of (BCS) (FC) approval 2-5-01
 Sheet 15 of 18

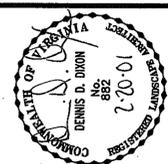
FEBRUARY 20, 2001
 BC REVISIONS
 REVISED NOVEMBER 27, 2000
 DECEMBER 7, 2000
 DECEMBER 20, 2000
 JANUARY 12, 2001
 REVISED JANUARY 29, 2001
 OWNER: LOT PURCHASERS/APPLICANT:
 WINCHESTER HOMES, INC.
 12701 FAIR LAKES CIRCLE
 SUITE 200
 FAIRFAX, VA 22033

DESIGNED BY: DDD
 DRAFTED BY: CAD
 CHECKED BY: DDD
 DATE: OCTOBER 20, 2000
 SCALE: HOR. N/A
 VERT.
 SHEET 15 OF 18
 CO. NO. RZ 2000-SU-042
 FILE NO. 99061.21-08N
 CADD NAME: PCFNPER.DWG

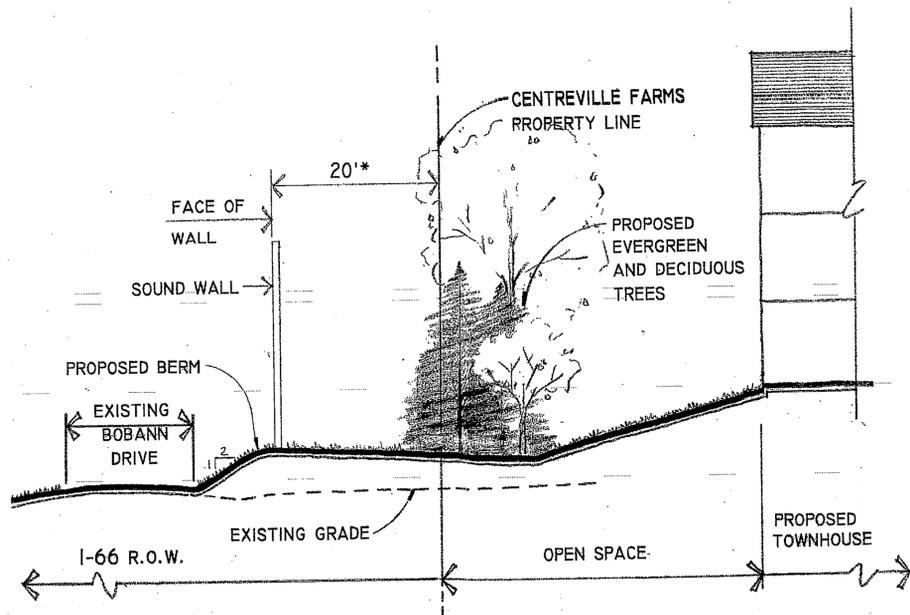
CLUBHOUSE PERSPECTIVE

CENTREVILLE FARMS NORTH

SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

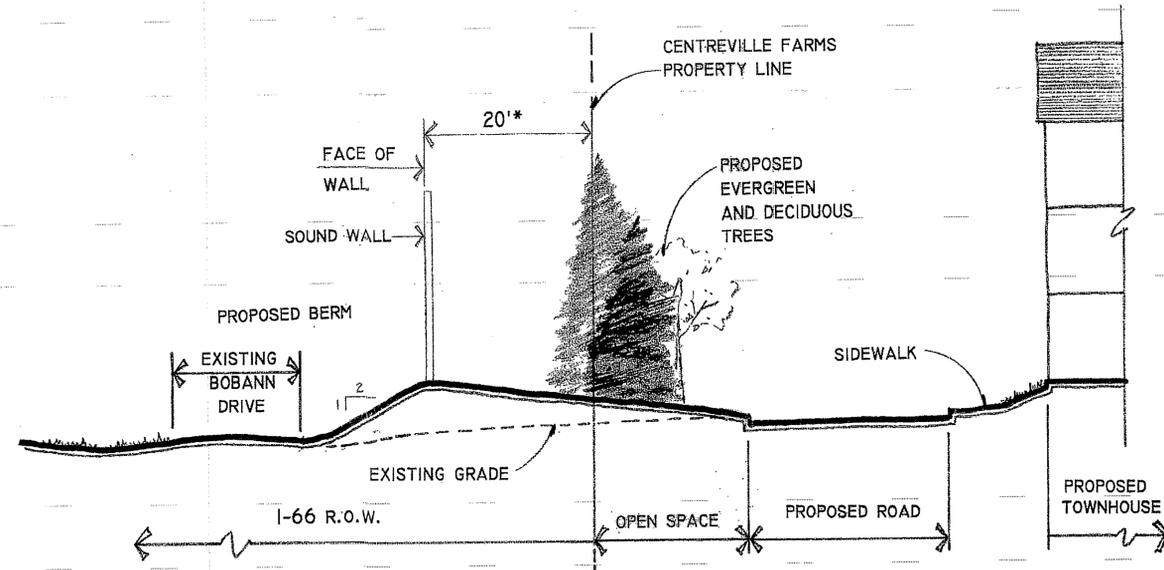


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 (703)449-8100 (703)449-8108 (Fax)
 BCon@bcon.com



Sound Wall Section A

Scale: 1"=10'



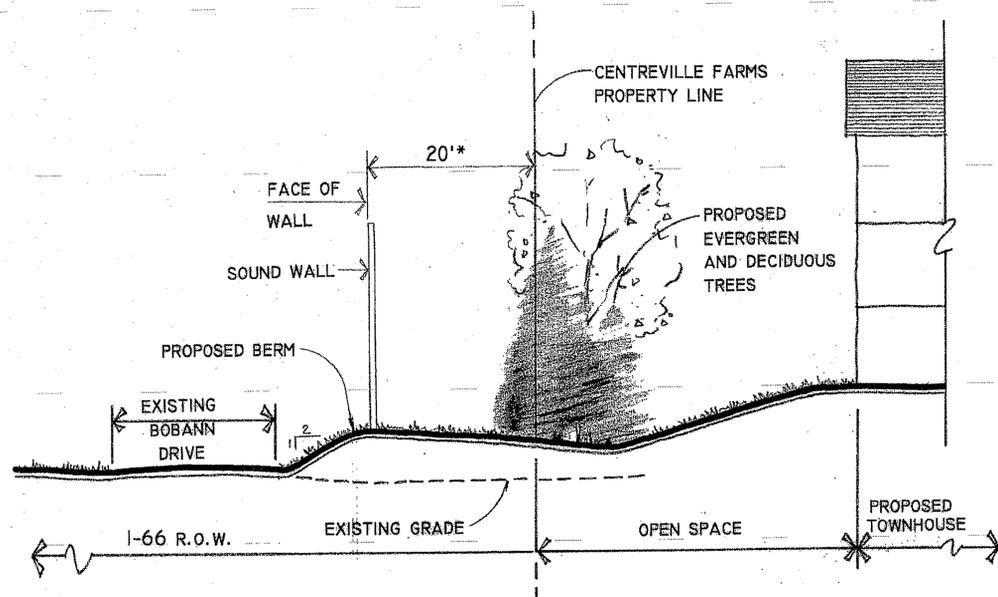
Sound Wall Section B

Scale: 1"=10'

NOTE:

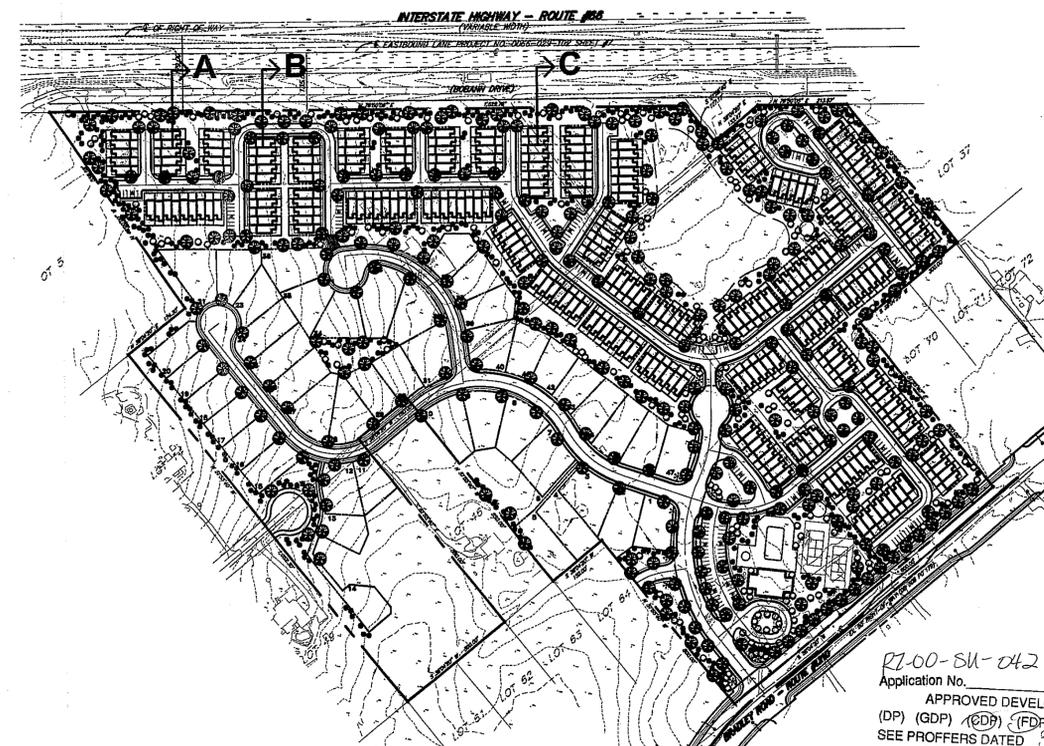
* THIS DIMENSION MAY BE REDUCED WITH VDOT APPROVAL. CONSEQUENTLY, A REDUCTION IN THE 20' DIMENSION WILL INCREASE PROPORTIONALLY THE HEIGHT OF THE BERM.

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY



Sound Wall Section C

Scale: 1"=10'



Plan

Scale: 1"=200'

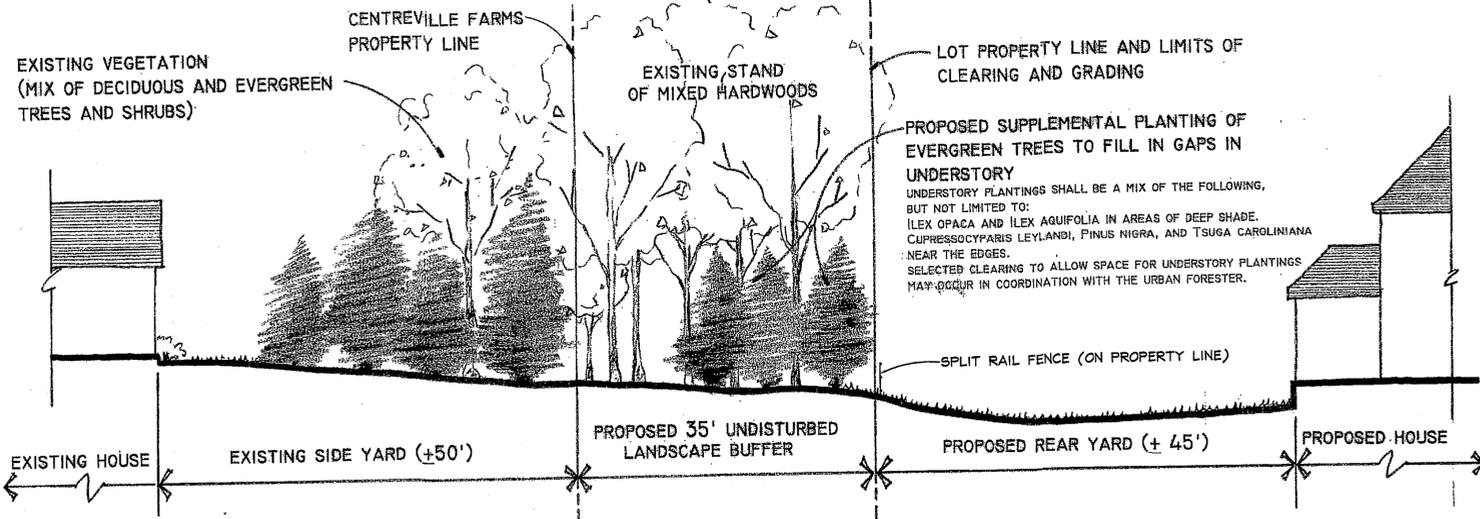


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 (703)449-8100 (703)449-8108 (Fax)
 BCcon@bccon.com

SOUND WALL SECTIONS
CENTREVILLE FARMS NORTH
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: JDB
DECEMBER 7, 2000	DRAFTED BY: CAD
REVISED DECEMBER 20, 2000	CHECKED BY: DDD
REVISED JANUARY 12, 2001	DATE: NOVEMBER 27, 2000
REVISED JANUARY 24, 2001	SCALE: HOR. AS NOTED
REVISED FEBRUARY 20, 2001	VERT.
CONTRACT PURCHASERS/APPLICANT:	SHEET 16 OF 18
WINCHESTER HOMES, INC.	CO. NO. RZ 2000-SU-042
12701 FAIR LAKES CIRCLE	FILE NO. 99061.21-08N
SUITE 200	CADD NAME: PCFNSEC.DWG
FAIRFAX, VA 22033	

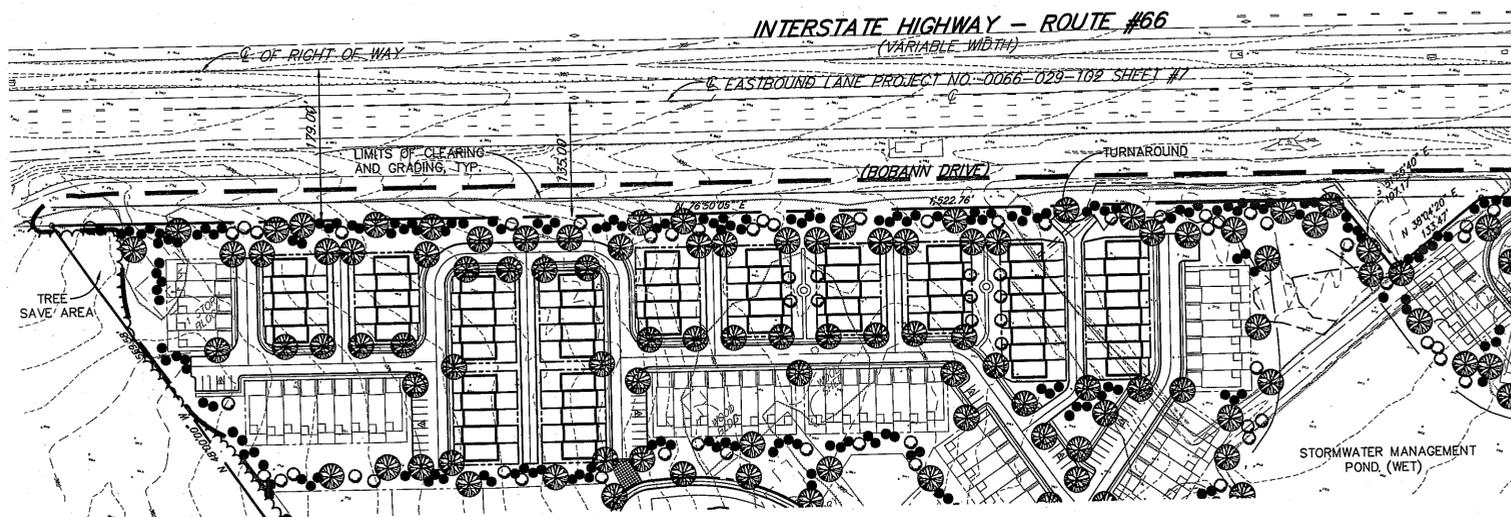
pcfnsec.dwg 1-11-01 12:58:09 pm EST



Landscape Buffer Section A

Scale: 1"=10'

(FOR ILLUSTRATIVE PURPOSES ONLY)



Development Plan Alternative - Mews Option

Scale: 1"=100'

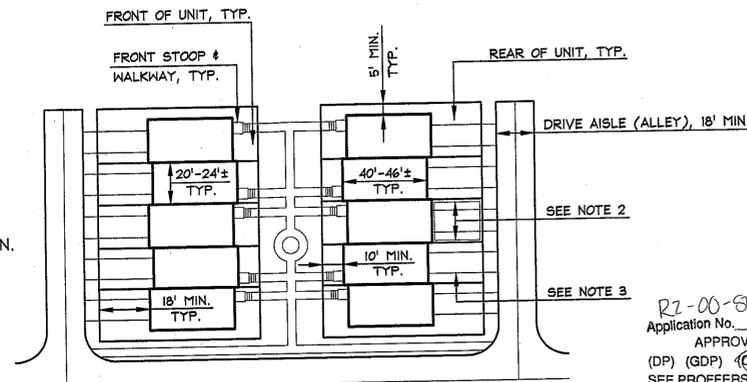
Notes:

DEVELOPMENT PLAN ALTERNATIVE NOTES:

1. THE APPLICANT RESERVES THE RIGHT TO EXECUTE THIS CDP/FDP USING THE DEVELOPMENT PLAN ALTERNATIVE - MEWS OPTION, BASED ON MARKET CONDITIONS.
2. TOWNHOUSES MAY HAVE ONE OR TWO CAR GARAGES AND DRIVEWAYS (ONE CAR DRIVEWAY SHOWN), WHICH WILL BE DETERMINED WITH FINAL ENGINEERING AND DESIGN.
3. A WAIVER OF THE 200 s.f. PRIVACY YARD REQUIREMENT IS REQUESTED. SEE GENERAL NOTE 5 ON SHEET 4.

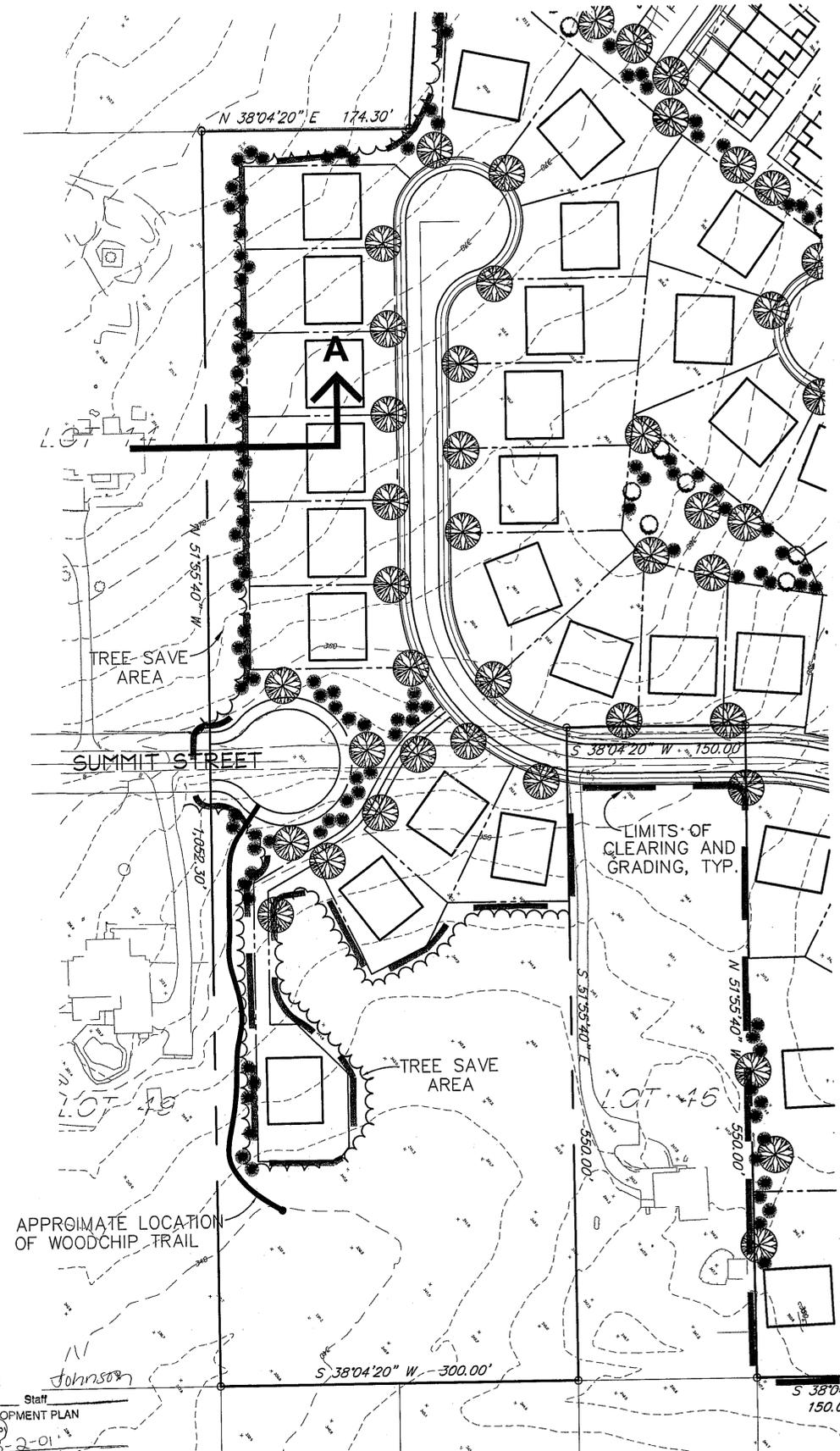
Landscape Legend:

- LARGE DECIDUOUS TREE
- COMPACT OR SMALL DECIDUOUS TREE
- SMALL OR MEDIUM EVERGREEN TREE
- PROPOSED TREELINE
- EXISTING TREELINE



Mews Townhouse Lot Layout

Scale: 1"=40'



Plan - Summit Street Area Landscape Buffer

Scale: 1"=60' (FOR ILLUSTRATIVE PURPOSES ONLY)

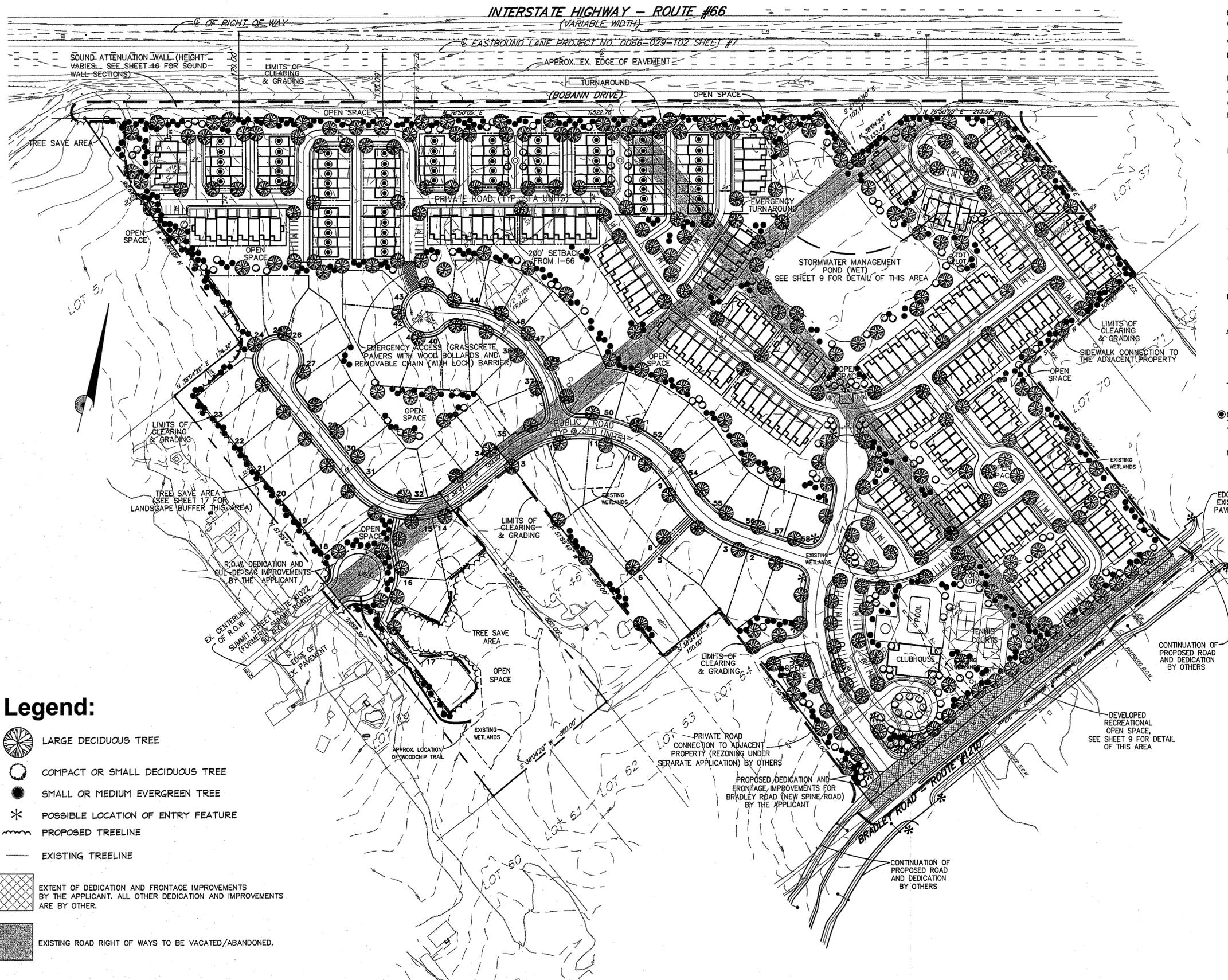
R2-00-SU-042
 Application No. Staff
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (GDI) (RDP)
 SEE PROFFERS DATED 3-2-01
 Date of (BOS) (PC) approval 3-9-01
 Sheet 17 of 18

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



DEVELOPMENT PLAN ALTERNATIVE & LANDSCAPE BUFFER
CENTREVILLE FARMS NORTH
 SUITY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: JDB
DECEMBER 7, 2000	DRAFTED BY: CAD
REVISED DECEMBER 20, 2000	CHECKED BY: DDD
REVISED JANUARY 12, 2001	DATE: NOVEMBER 27, 2000
REVISED JANUARY 24, 2001	SCALE: HOR. AS NOTED
REVISED FEBRUARY 20, 2001	VERT.
OWNER	SHEET 17 OF 18
CONTRACT PURCHASERS/APPLICANT:	CO. NO. RZ 2000-SU-042
CHERRY HILLS HOMES, INC.	FILE NO. 99061.21-08N
1977 CHERRY LAKES CIRCLE	CADD NAME: PCFNSEC1.DWG
SUITE 200	
1977 CHERRY LAKES CIRCLE	
FAIRFAX, VA 22033	



ALTERNATE SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	46.9214 Ac. ±
EXISTING ZONE:	R-1
PROPOSED ZONE:	PDH-8
PROPOSED NUMBER OF UNITS:	309
MARKET UNITS:	258
BONUS UNITS:	34
ADU'S:	17
EFFECTIVE DENSITY: (DOES NOT INCLUDE BONUS UNITS AND ADU'S)	5.50 DU/Ac.
OVERALL DENSITY:	6.59 DU/Ac.
PARKING SPACES REQUIRED: (58 (SFD)DU x 2.0 SP/DU + 251 (SFA)DU x 2.3 SP/DU)	694 SPACES
PARKING SPACES PROVIDED:	742 SPACES*
OPEN SPACE REQUIRED (22% OF G.S.A.):	10.32 Ac. ±
OPEN SPACE PROVIDED (28.1% OF G.S.A.):	13.18 Ac. ±
MAXIMUM BUILDING HEIGHT PROPOSED:	SINGLE FAMILY ATTACHED: 45' MAX.** SINGLE FAMILY DETACHED: 45' MAX.** COMMUNITY CENTER CLUBHOUSE: 65' MAX.**
MINIMUM LOT AREA:	NO REQUIREMENT***

* ASSUMES A ONE CAR GARAGE EVERYWHERE. ADDITIONAL PARKING WILL BE PROVIDED IF THE TWO CAR GARAGE OPTION IS ENACTED (1 ADDITIONAL GARAGE SPACE AND 1 ADDITIONAL DRIVEWAY SPACE PER UNIT). THE TOTAL OF 742 SPACES DOES NOT INCLUDE 47 PARKING SPACES PROVIDED IN FRONT OF THE COMMUNITY CENTER CLUBHOUSE.

** MAXIMUM BUILDING HEIGHTS SUGGESTED BY THE R-8 ZONE ARE AS FOLLOWS: SINGLE FAMILY DETACHED - 35', SINGLE FAMILY ATTACHED - 40' AND THE COMMUNITY CENTER CLUBHOUSE - 65'.

*** THERE IS NO REQUIREMENT FOR EACH USE OR BUILDING PROVIDED THAT A PRIVACY YARD HAVING A MINIMUM AREA OF 200 S.F. SHALL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED UNIT.

NOTE: SEE SHEET 4 FOR MINIMUM LOT SETBACKS/BUILDING RESTRICTION LINE (TYPICAL TOWNHOUSE LOT LAYOUT) AND 'TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT' AND ANGLE OF BULD PLANE ('ANGLE OF BULK PLANE' DETAIL).

ADU CALCULATION:

DENSITY RANGE: 5-8 DU/Ac.
ADJUSTED DENSITY RANGE: 6-9.6 DU/Ac. (20% DENSITY BONUS)
PROPOSED DENSITY: 6.59 DU/Ac.
 $\frac{6.59 - 5}{9.6 - 6} \times 12.5 = \frac{1.59}{3.6} \times 12.5 = .442 \times 12.5 = 5.53\% \times 309 = 17.09$ OR 17 ADU'S

⊙ DESIGNATES MEWS UNITS. SEE SHEET 17 FOR ADDITIONAL INFORMATION CONCERNING THE MEWS OPTION. HOWEVER, THE APPLICANT RESERVES THE RIGHT TO EXECUTE THE ORIGINAL LAYOUT (FOR THE MEWS UNITS ONLY) AS SHOWN ON SHEET 2.

NOTE: SEE SHEET 3 FOR TYPICAL LOT LANDSCAPING PLANS.

Legend:

- LARGE DECIDUOUS TREE
- COMPACT OR SMALL DECIDUOUS TREE
- SMALL OR MEDIUM EVERGREEN TREE
- POSSIBLE LOCATION OF ENTRY FEATURE
- PROPOSED TREELINE
- EXISTING TREELINE
- EXTENT OF DEDICATION AND FRONTAGE IMPROVEMENTS BY THE APPLICANT. ALL OTHER DEDICATION AND IMPROVEMENTS ARE BY OTHER.
- EXISTING ROAD RIGHT OF WAYS TO BE VACATED/ABANDONED.

ALTERNATE CONCEPTUAL/FINAL DEVELOPMENT PLAN

CENTREVILLE FARMS NORTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS REVISED: FEBRUARY 20, 2001	OWNER CONTRACT PURCHASERS/APPLICANT: WINCHESTER HOMES, INC. 12701 FAIR LAKES CIRCLE SUITE 200 FAIRFAX, VA 22033
DESIGNED BY: DDD	DATE: JANUARY 29, 2001
DRAFTED BY: CAD	SCALE: HOR. 1"=100' VERT.
CHECKED BY: DDD	SHEET 18 OF 18
CO. NO. RZ 2000-SU-042	FILE NO. 99061.21-08N
CADD NAME: PCFNALT.DWG	

R2-00-SU-042
Application No. _____ Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (GDP) (RDB)
SEE PROFFERS DATED 2-2-01
Date of (BOS) (PC) approval 3-5-01
Sheet 18 of 18

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