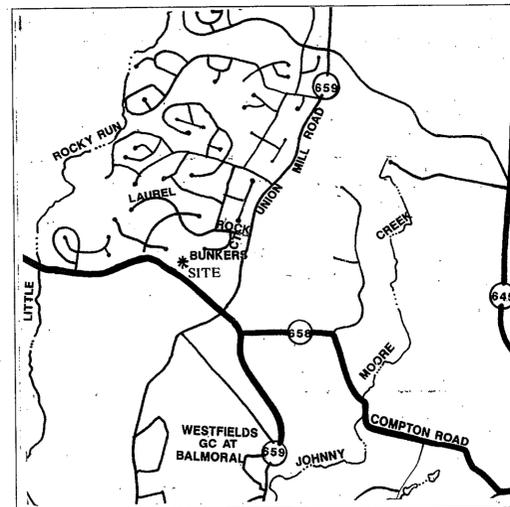


PULTE/BLACKWELL

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA CONCEPTUAL/FINAL DEVELOPMENT PLAN GENERALIZED DEVELOPMENT PLAN



VICINITY MAP
SCALE: 1"=2,000

Application No. 221F08 Staff maryland
APPROVED DEVELOPMENT PLAN
(DP) (SDP) (CDP) (RDP)
SEE PROFFERS DATED 3/23/01
Date of (SOS) (PC) approval 4/12/01
Sheet 1 of 4
P.C. Approval 2/21/01
See Rev. Conv. date 2/7/01

PULTE/BLACKWELL

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN
GENERALIZED DEVELOPMENT PLAN

APPLICANT:

PULTE HOME CORPORATION
10600 ARROWHEAD DRIVE, SUITE 225
FAIRFAX, VIRGINIA 22030

SHEET INDEX:

1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
GENERALIZED DEVELOPMENT PLAN
3. EXISTING VEGETATION MAP
4. ARCHITECTURAL DETAIL / ENTRY FEATURE
AND NOTES AND TABULATIONS

AUGUST 21, 2000
DECEMBER 18, 2000
FEBRUARY 2, 2001
FEBRUARY 7, 2001

PC 2-7-01



Dewberry & Davis LLC
A Dewberry Company
8401 Arlington Blvd.
Fairfax, VA 22031
(703) 849-0100 Fax (703) 849-0118

ZONING EVALUATION DIVISION
Engineers
Planners
Surveyors
Landscape Architects

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
FEB 9 2001

M-10181

EXIST 10' SANITARY SEWER EASEMENT DB 7520 PG 1474

EXIST STORM DRAIN ESMT. DB 7520 PG 1474

LAUREL ROCK DR.

LITTLE ROCKY RUN SECTION 58

EXIST 15' SANITARY SEWER EASEMENT DB 9185 PG 1408

UNION MILL ESTATE DEED BOOK 9185 PAGE

EXIST 15' STORM DRAIN EASEMENT DB 9185 PG 1408

LITTLE ROCKY RUN SECTION 60 DB. 7516 PG. 1109

ROCK BROOK COURT

BUNKERS COURT RTE. 8355 50' R/W

See Sheet 4 of 4 for Entry Detail

EX. 10' SANITARY ESMT DB. 7154 PG. 424

TABULATION:

EXISTING ZONING.....	R-1, R-C AND WS
PROPOSED ZONING.....	R-C, PDH-2 AND WS
TOTAL LAND AREA.....	15.01± AC
LAND AREA NORTH OF COMPTON ROAD.....	13.63± AC (PROPOSED PDH-2)
LAND AREA SOUTH OF COMPTON ROAD.....	1.38± AC (PROPOSED R-C)
TOTAL OPEN SPACE PROVIDED.....	4.0± AC
LAND AREA OF THE PROPOSED PDH-2 DISTRICT.....	13.63± AC
PROPOSED NUMBER OF SINGLE FAMILY DETACHED DWELLING UNITS.....	26
PERMITTED DENSITY.....	2.00 DU/AC
PROPOSED DENSITY.....	1.90 DU/AC
MAXIMUM BUILDING HEIGHTS.....	35 FT
MINIMUM NUMBER OF PARKING SPACES REQUIRED/PROVIDED.....	52
OPEN SPACE REQUIRED (20%).....	2.72± AC
OPEN SPACE PROVIDED (22%).....	2.99± AC
OPEN SPACE NORTH OF COMPTON ROAD.....	2.99± AC (PROPOSED PDH-2 DISTRICT)
LAND AREA OF THE PROPOSED R-C DISTRICT.....	1.38± AC
PROPOSED NUMBER OF DWELLING UNITS.....	0
OPEN SPACE REQUIRED.....	0
OPEN SPACE PROVIDED (73%).....	1.01± AC

DAVID L. HUNTER
LOT 2
DB. 7521 PG. 1123

EX. 20' SAN. SEW. ESMT. DB. 8188 PG.1376

EX. 30' TEMP. CONST. ESMT. DB. 8188 PG.1376

Proposed Park Area

PROPOSED PDH-2 DISTRICT

PROPOSED RC DISTRICT
DEDICATED TO FAIRFAX COUNTY PARK AUTHORITY

Legend

- Proposed Deciduous Trees
- Proposed Water
- Existing Water
- Proposed Sanitary Sewer
- Existing Sanitary Sewer
- Existing Vegetation
- Vegetation to be Saved
- Limits of Clearing and Grading
- Comprehensive Plan Trail
- Proposed On Site Trail (Exact Trail Location to be Coordinated with Urban Forester)

BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON
PARCEL 7A
DEED BOOK 7387 PAGE 1913

R2160P
Application No. 2000-MS-046 Staff MA 4/14/01
APPROVED DEVELOPMENT PLAN
(DP) (EDP) (CDP) (RDP)
SEE PROFFERS DATED 3/23/01
Date of (BOB) (PC) approval 4/2/01
Sheet 2 of 4
P.C. Approved 2/21/01
Dev. Conv. 2/7/01
REV. FEBRUARY 7, 2001
REV. FEBRUARY 2, 2001
REV. DECEMBER 18, 2000
REV. DECEMBER 11, 2000
REV. NOVEMBER 16, 2000

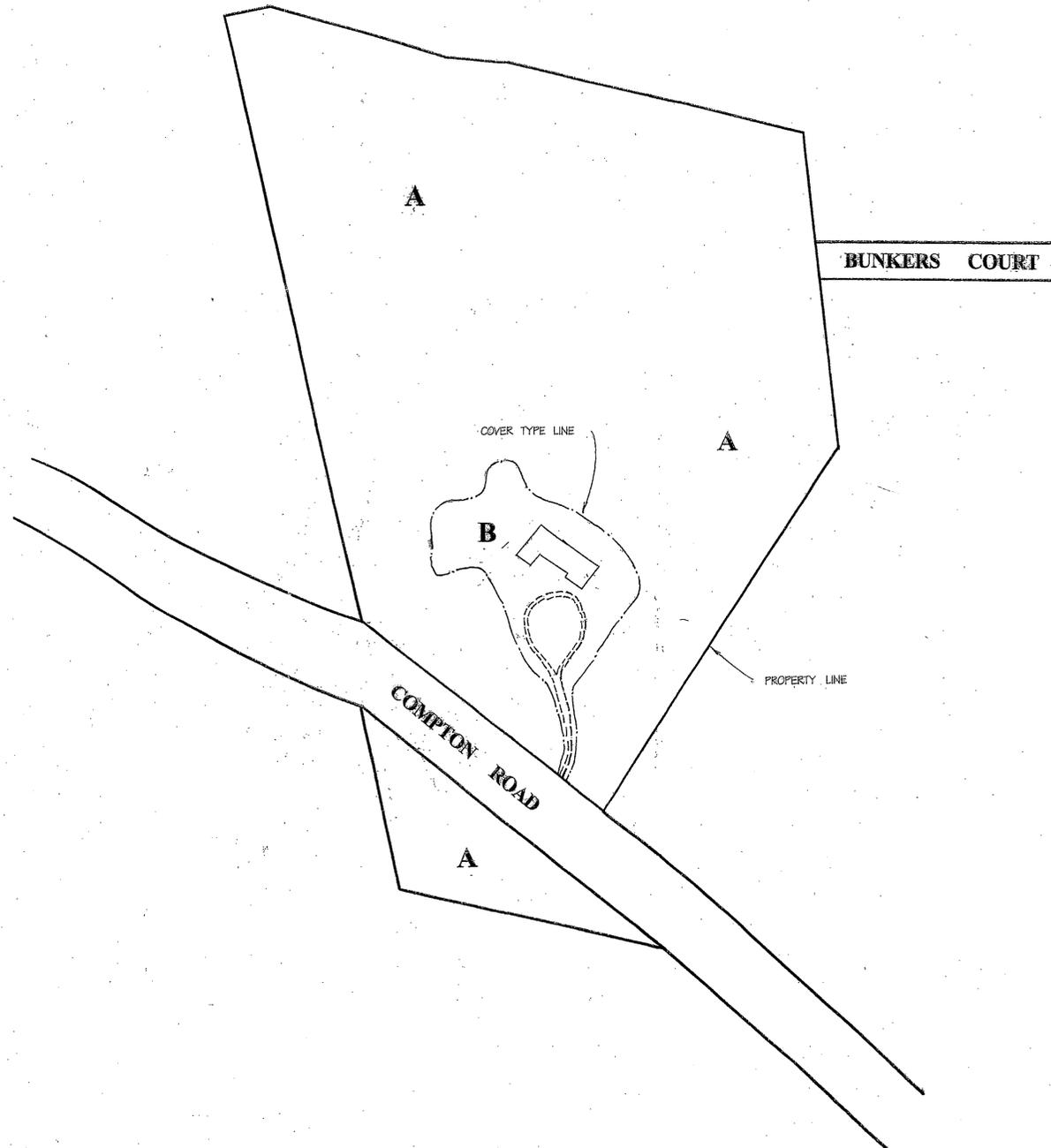
ENGINEER'S SEAL & SIGNATURE

Dewberry & Davis LLC
 A Dewberry Company
 Engineers Planners Surveyors Landscape Architects
 8401 Arlington Blvd.
 Fairfax, VA 22031
 (703) 849-0100 Fax (703) 849-0118

CONCEPTUAL / FINAL DEVELOPMENT PLAN / GENERALIZED DEVELOPMENT PLAN
PULTE/BLACKWELL
 FAIRFAX, VIRGINIA
 SULLY DISTRICT

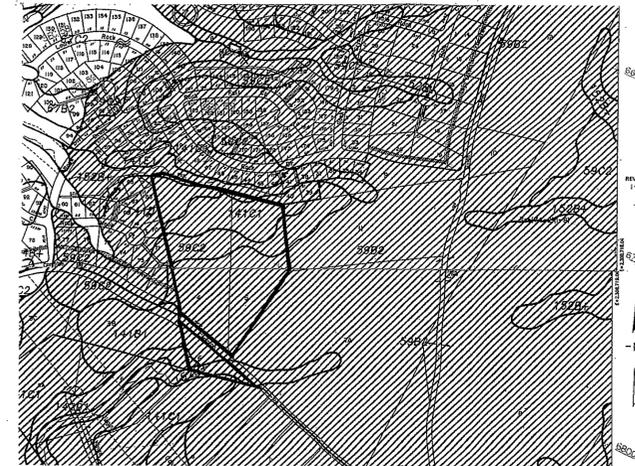
DRAWN BY	MLB
DESIGNED BY	DC
CHECKED BY	LM
DATE	AUGUST 21, 2000
SCALE	1"=60'
PLAN NUMBER	
ZONED	
SHEET	2 OF 4
FILE NUMBER	M-10181

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SOILS MAP

152B+ ELBERT ORANGE GROUP
 141C1 ROCKY LAND GREENSTONE, SLIGHT EROSION
 59C2 BREMO ORANGE SILT LOAM, ROLLING PHASE
 59S2 ORANGE SILT LOAM, UNDULATING PHASE
 141B1 ROCKY LAND GREENSTONE, SLIGHT EROSION



EVM SUMMARY TABLE

Cover Type	Primary Species	Successional Stage	Condition*	Acreage	Comments
A upland hardwoods	white oak	climax	good		see descriptions
B developed	n/a	n/a	n/a		see descriptions
TOTAL ACREAGE				15.01	

*** Condition descriptions:**

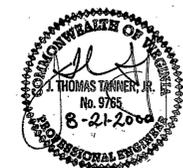
Cover type A: This type covers the entire forested area on the site. White oak is the primary overstory species. Other species include northern red oak, black oak, hickories, blackgum, and scattered Virginia pines. The red oaks and pines are in fair condition at best. Sizes range from pole sized (8 - 12" DBH) to sawtimber sized (14 - 24" DBH) trees. There are a fair amount of large, dead, white oaks scattered throughout the site, especially in the northeast and eastern sections. The understorey consists of black cherry, flowering dogwood, few beech, viburnum, overstorey reproduction, and greenbriar.

Cover type B: This type consists of the existing home and lawn area. There are some native white oaks (1/4 to 18" DBH) located around the house that are in fair condition.

COVER TYPE LINES ARE ESTIMATES BASED ON FIELD OBSERVATIONS.

PROPERTY LINES ARE ESTIMATES BASED ON FAIRFAX COUNTY TAX MAPS.

Application No. 2000-MR-046 Staff MA/AM
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (GDP) (PDP)
 SEE PROFFERS DATED 3/23/01
 Date of (RDP) (PC) approval 4/2/01
 Sheet 3 of 4
 P.C. Approval 2/21/01
 Rev. com 2/7/01



REV. FEBRUARY 7, 2001
 REV. FEBRUARY 2, 2001
 REV. DECEMBER 18, 2000
 REV. DECEMBER 11, 2000
 REV. NOVEMBER 16, 2000

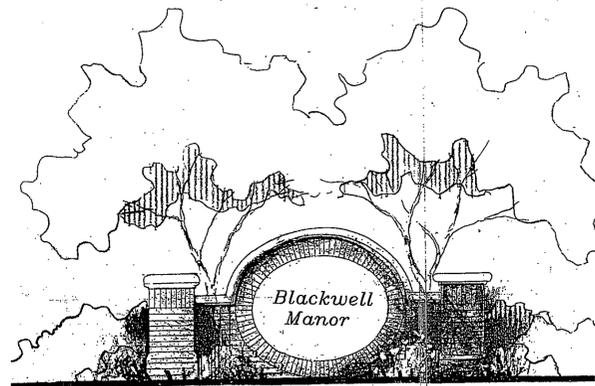
EXISTING VEGETATION MAP
 FOR
 PULTE / BLACKWELL
 FAIRFAX COUNTY, VIRGINIA

Zimmer & Associates, Inc.
 Agricultural • Reentry • Consulting
 Post Office Box 855 • Manassas, Virginia 20115
 Tel: (703) 331-5751 • Fax: (703) 331-1889

DATE: 6-30-2000
 SCALE: 1" = 100'
 DRAWN BY: EFK

AUGUST 21, 2000

SHEET 3 OF 4
 M-10181



ENTRY FEATURE

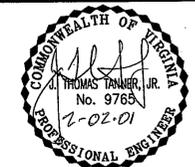
NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN (CDP), FINAL DEVELOPMENT PLAN (FDP) AND GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 74-2 (1) 4, 5 AND 6. THE PROPERTY CONSISTS OF 15.01 ACRES AND IS CURRENTLY ZONED R-1 AND R-C. THE CDP/FDP ACCOMPANIES APPLICATIONS TO REZONE THE PROPERTY TO THE PDH-2 AND R-C DISTRICTS.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS FIELD RUN BY DEWBERRY & DAVIS LLC.
3. THE TOPOGRAPHY SHOWN HEREON IS FIELD RUN AT TWO (2) FOOT CONTOUR INTERVALS BY DEWBERRY & DAVIS LLC.
4. THERE IS ONE EXISTING DWELLING UNIT ON THE SUBJECT PROPERTY WHICH WILL BE RAZED WHEN CONSTRUCTION COMMENCES ON THE DEVELOPMENT PROGRAM. THE DWELLING IS LOCATED ON EXISTING LOT 4. ACCORDING TO FAIRFAX COUNTY ASSESSMENT RECORDS, THE DWELLING WAS BUILT IN 1972 AND HAS NEITHER HISTORICAL NOR ARCHITECTURAL VALUE.
5. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE FEET OR MORE ON THE SUBJECT PROPERTY.
6. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY LOCATED ON THE SUBJECT PROPERTY AND THERE IS NO RESOURCE PROTECTION AREA (RPA) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THE SITE.
7. THE EXISTING VEGETATION MAP (EVM) IS PRESENTED ON SHEET 3 OF 4.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THIS SITE.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES LOCATED OR STORED ON THE SUBJECT PROPERTY, AND TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.
10. A STATEMENT THAT CONFIRMS THE OWNERSHIP(S) OF THE SUBJECT PROPERTY IS FURNISHED ON A SEPARATE ASSOCIATED DOCUMENT.
11. PARCELS 4 AND 5 OF THE SUBJECT PROPERTY ARE LOCATED IN THE BR6 CENTREVILLE COMMUNITY PLANNING SECTOR OF THE BULL RUN PLANNING DISTRICT IN AREA III. THE LAND USE RECOMMENDATION SET FORTH IN THE COMPREHENSIVE PLAN APPLICABLE TO THIS PROPERTY RECOMMENDS A RESIDENTIAL DENSITY OF ONE TO TWO DWELLING UNITS PER ACRE. PARCEL 6 IS LOCATED WITHIN THE JOHNNY MOORE COMMUNITY PLANNING SECTOR OF THE POKICK PLANNING DISTRICT AND IS PLANNED FOR RESIDENTIAL USE AT ONE TO TWO DWELLING UNITS PER ACRE. THE PROPOSED DEVELOPMENT PROGRAM IS IN ACCORDANCE WITH THAT RECOMMENDATION.
12. THE COMPREHENSIVE PLAN TRAIL MAP SHOWS BOTH A BICYCLE AND EQUESTRIAN TRAIL ALONG THE PROPERTY FRONTAGE ON COMPTON ROAD.
13. OTHER THAN THE DEDICATION OF COMPTON ROAD ALONG THE NORTHERN PROPERTY FRONTAGE, THERE ARE NO PUBLIC FACILITIES PLANNED WITH THIS DEVELOPMENT.
14. A STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICE (SWM/BMP) DRY POND WILL BE PROVIDED AS GENERALLY SHOWN HEREON AND WILL BE LANDSCAPED AS PERMITTED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES). THE EXACT SIZE, LOCATION AND CONFIGURATION IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
15. THE NATURAL FEATURES ON THIS SITE ARE BASICALLY THE EXISTING VEGETATION. IN AN EFFORT TO PRESERVE AND PROTECT A SIGNIFICANT AMOUNT OF THESE TREES, A 100-FOOT CONSERVATION EASEMENT IS PROPOSED ALONG THE COMPTON ROAD FRONTAGE AS WELL AS A BUFFER ALONG THE REMAINDER OF THE PROPERTY. IN ADDITION, ALL OF PARCEL 6 WILL BE LEFT UNDISTURBED. EVERY EFFORT WILL BE MADE TO PRESERVE ADDITIONAL TREES AS FINAL ENGINEERING AND DEVELOPMENT PROCEEDS FORWARD.
16. GIVEN THE PROPOSED DEVELOPMENT PROGRAM OF SINGLE FAMILY DETACHED DWELLING UNITS, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES, AND THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIREMENT.
17. THE OPEN SPACE CALCULATION PRESENTED IN THE TABULATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-309 OF THE ZONING ORDINANCE. THE PROPOSED OPEN SPACE WILL BE COMMON OPEN SPACE TO BE DEEDED TO A HOMEOWNERS ASSOCIATION. THE PROPOSED USE OF THE OPEN SPACE WILL BE PASSIVE RECREATION AND STORMWATER MANAGEMENT. IT IS TO BE UNDERSTOOD THAT THERE MAY BE UTILITY LINES WITHIN AND CROSSING THE OPEN SPACE AREA WHICH WILL BE KEPT TO MINIMUM PURSUANT TO SOUND/STANDARD ENGINEERING PRACTICES.
18. THE DENSITY PRESENTED IN THE TABULATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-308 OF THE ZONING ORDINANCE.
19. BASED ON THE PROVISION SET FORTH IN PAR. 1 OF SECT. 2-802 OF THE ZONING ORDINANCE, THERE IS NO AFFORDABLE DWELLING UNIT REQUIREMENT SINCE THE PROPOSED DEVELOPMENT PROGRAM CONTAINS LESS THAN FIFTY (50) UNITS.
20. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER THAT CURRENTLY EXISTS/WILL BE EXTENDED BEYOND THE PROPERTY AS REPRESENTED ON THE GRAPHIC.
21. PRELIMINARY ARCHITECTURAL SKETCHES OF THE PROPOSED UNITS ARE SHOWN ON SHEET 4 OF 4.
22. CONSTRUCTION OF ALL REQUIRED PUBLIC IMPROVEMENTS WILL BE PERFORMED IN CONJUNCTION WITH THE NORMAL APPROVAL AND LAND DEVELOPMENT PROCESS.
23. AT THIS TIME, IT IS ANTICIPATED THAT DEVELOPMENT OF THE PROPERTY WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED; HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. IT IS CURRENTLY ENVISIONED THAT THE PROPOSED DEVELOPMENT PROGRAM WILL BE CONSTRUCTED IN ONE CONTINUOUS PHASE.
24. NOTWITHSTANDING THE CONCEPTUAL DEVELOPMENT PLAN (CDP), FINAL DEVELOPMENT PLAN (FDP), AND GENERALIZED DEVELOPMENT PLAN (GDP) ARE PRESENTED ON ONE DOCUMENT, THE CDP SHALL CONSTITUTE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, THE TOTAL NUMBER OF DWELLING UNITS, AND THE GENERAL LOCATION OF THE OPEN SPACE AREAS. ONCE THE REZONING AND ACCOMPANYING CONCEPTUAL AND FINAL DEVELOPMENT PLANS ARE APPROVED, THE APPLICANT RESERVES THE RIGHT TO REQUEST ONLY FINAL DEVELOPMENT PLAN AMENDMENTS FROM THE PLANNING COMMISSION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-402 OF THE ZONING ORDINANCE.
25. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

The elevations represented on this sheet are preliminary. They are presented to illustrate the general character and architectural theme of the proposed development program. The features, materials, and elevations will be refined and subject to modifications with final engineering and architecture.

Application No. 221F00 Staff MAJ/LAW
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 3/23/01
 Date of (GDP) (PC) approval 4/2/01
 Sheet 4 of 4
 P.C. Approve 2/21/01
 P.C. Jatew 2/7/01

REV. FEBRUARY 7, 2001
 REV. FEBRUARY 2, 2001
 REV. DECEMBER 18, 2000
 REV. DECEMBER 11, 2000
 REV. NOVEMBER 16, 2000



ENGINEER'S SEAL & SIGNATURE

CONCEPTUAL / FINAL DEVELOPMENT PLAN/
 GENERALIZED DEVELOPMENT PLAN

PULTE/BLACKWELL

FAIRFAX, VIRGINIA

Dewberry & Davis LLC
 A Dewberry Company
 Engineers
 Planners
 Surveyors
 Landscape Architects

6401 Arlington Blvd.
 Fairfax, VA 22031
 (703) 849-0100 Fax (703) 849-0118

DRAWN BY	MLB
DESIGNED BY	DC
CHECKED BY	LM
DATE	AUGUST 21, 2000
SCALE	1"=60'
PLAN NUMBER	
ZONED	
SHEET	4 OF 4
FILE NUMBER	M-10181