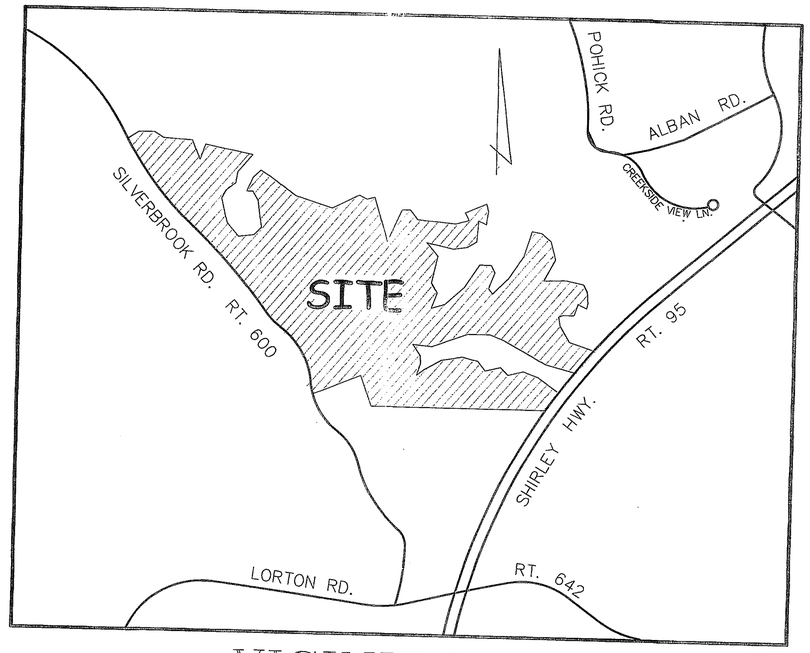
LAUREL HILL SOUTH

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN



VICINITY MAP
SCALE : 1"= 2,000'

Application No. RZ/FDP 2001-MV-025 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/19/01
Date of (BOS) (PC) approval 10/22/01
Sheet 1 of 15
The FDP for Option A, Land Bay E was not approved
See P. 10 for the approved FDP for Land Bay E

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
9-17-01
PROFESSIONAL ENGINEER

RECEIVED
SEP 17 2001
ZONING AND PLANNING DIVISION

SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
3. COMPOSITE PLAN
4-8. CONCEPTUAL/FINAL DEVELOPMENT PLANS
9. ALTERNATE COMPOSITE PLAN
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11. EXISTING VEGETATION MAP
12. PEDESTRIAN CIRCULATION - TRAILS & SIDEWALKS
13. ENTRANCE LANDSCAPE AND NOISE WALL DETAIL
14. LOT DETAILS/LOT LANDSCAPE/HOUSE ELEVATIONS
15. AMENITIES AND SITE FURNITURE

AGENT FOR APPLICANT

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

APRIL 9, 2001
Revised: July 9, 2001
Revised: August 9, 2001
Revised: August 30, 2001
Revised: September 17, 2001

LAUREL HILL SOUTH
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN

RZ / FDP 2001-MV-025

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

M-10274

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NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN (CDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 106-4((1)) 54 PART. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN (FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 106-4((1)) 54 PART.

2. THE TOTAL LAND AREA OF THIS CDP IS 260.96 ACRES AND IS CURRENTLY ZONED R-C. THE TOTAL LAND AREA OF THIS FDP IS APPROXIMATELY 242.46 ACRES AND IS ZONED R-C. THE DIFFERENCE IN LAND AREA FOR THE FDP IS A RESULT OF THE DELETION OF THE PROPOSED SCHOOL SITE AS PART OF THE FDP. THIS CDP/FDP ACCOMPANIES AN APPLICATION TO REZONE THE PROPERTY FROM THE R-C TO THE PDH-4 DISTRICT.

3. THE BOUNDARY INFORMATION PRESENTED HEREON IS COMPUTED FROM COUNTY RECORDS. DEWBERRY & DAVIS LLC ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.

4. THE TOPOGRAPHIC INFORMATION PRESENTED HEREON IS FROM THE GENERAL SERVICES ADMINISTRATION. DEWBERRY & DAVIS LLC ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION. DEWBERRY & DAVIS LLC WILL VERIFY SAID TOPOGRAPHY AS PART OF THE REZONING PROCESS.

5. THERE IS NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE SUBJECT PROPERTY. THE EQC AND THE PROPERTY BOUNDARY ARE COINCIDENTAL AS NEGOTIATED WITH FAIRFAX COUNTY.

6. STORMWATER DETENTION/BEST MANAGEMENT PRACTICES (SWM/BMPs) WILL BE PROVIDED BY THE FOUR (4) DRY PONDS AND ONE (1) WET POND SHOWN HEREON UNLESS MODIFIED BY OTHER METHODS ACCEPTABLE TO THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

7. THE LIMITS OF CLEARING AND GRADING SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATIONS, IN SUBSTANTIAL CONFORMANCE WITH THE PROFFERS, AT TIME OF FINAL ENGINEERING AND DESIGN.

8. THE FOOTPRINTS OF THE STRUCTURES SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS OF PAR. 5 OF SECT. 18-204 AND PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE SO LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY, AND THE EXACT LOCATIONS OF THE BUILDINGS MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENTS. THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES SHOWN ON THE GRAPHIC ARE PRELIMINARY, AND MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

   THE DENSITY AND BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF UNITS FROM THE TOTAL REPRESENTED IN THE TABULATION, AND THE BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING LOT LAYOUT(S) MAY BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THEY DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.

9. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, INTERNAL DIRECTIONAL SIGNS, SITTING AREAS, PATIOS, TRAILS, PLANTERS, FENCES AND/OR WALLS AND LIGHT STANDARDS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.

10. LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSE ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S) THAT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING FEATURES REPRESENTED HEREON AND IN THE PROFFERS. THE PROPOSED LANDSCAPING ALONG THE PUBLIC STREETS IS CONTINGENT UPON VIRGINIA DEPARTMENT OF TRANSPORTATION APPROVAL.

11. APPROVAL BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES IS HEREBY REQUESTED FOR PRIVATE STREETS WHICH EXCEED 600 FEET IN LENGTH AS PROVIDED FOR IN PAR. 2 OF SECT. 11-302 OF THE ZONING ORDINANCE.

12. IN ACCORDANCE WITH THE PROVISIONS OF PAR. 1 OF SECT. 13-304 OF THE ZONING ORDINANCE, A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ARE HEREBY REQUESTED FOR THE AREA BETWEEN THE PROPOSED RECREATION FACILITY AND THE SINGLE FAMILY ATTACHED AND SINGLE FAMILY DETACHED DWELLING UNITS. THE SCREENING AND BARRIER REQUIREMENTS FOR THE PROPOSED SCHOOL SITE WILL BE ADDRESSED AT TIME OF FINAL DEVELOPMENT PLAN REVIEW OF THE SCHOOL SITE.

13. A STATEMENT OF THE PUBLIC IMPROVEMENTS THAT MAY BE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION, AND AN ESTIMATE OF THE TIMING FOR PROVIDING SUCH IMPROVEMENTS WILL BE SPECIFIED IN THE PROFFERS.

14. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC SEWER AND WATER THAT CURRENTLY EXISTS OR WILL BE EXTENDED TO THE PROPERTY.

15. PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GRAPHIC. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THE TABULATION SO LONG AS THE NUMBER OF SPACES REMAINS PROPORTIONAL TO THE ULTIMATE NUMBER OF UNITS AS THAT PROPORTION REPRESENTED IN THE TABULATION AND THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

   THE NUMBER AND LOCATION OF HANDICAP PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

16. IT IS CURRENTLY ANTICIPATED THAT THE PHASED CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS. THE EXACT PHASING SCHEDULE IS NOT KNOWN AT THIS TIME.

17. THERE ARE TWO (2) EXISTING MAINTENANCE BUILDINGS LOCATED ON THE SUBJECT PROPERTY WHICH WILL BE DEMOLISHED AS PART OF THE DEVELOPMENT PROCESS. THE EXACT DATE OF CONSTRUCTION OF THESE BUILDINGS IS UNKNOWN, HOWEVER, IT IS BELIEVED TO HAVE BEEN IN THE 1970 - 1980 TIMEFRAME. THESE STRUCTURES HAVE NO HISTORIC OR ARCHITECTURAL VALUE.

18. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING MAJOR UTILITY EASEMENTS THAT HAVE A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.

19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

20. THE GENERAL SERVICES ADMINISTRATION HAS IDENTIFIED AN AREA OF THE SITE WHICH IS CONTAMINATED BY A DIESEL SPILL. A CLEAN UP OF THIS CONTAMINATION IS CURRENTLY UNDERWAY WHICH, WHEN THE REMEDIATION IS COMPLETED, WILL RENDER THIS PORTION OF THE SITE IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS WITH RESPECT TO ENVIRONMENTAL INTEGRITY. THE CLEAN UP AREA IS IN LAND BAY E, SOUTH OF THE LAUREL HILL GREENWAY IN THE AREA OF THE PROPOSED WET POND.

   TO THE BEST OF OUR KNOWLEDGE, THE USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672.10.1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280.

21. THE PROPOSED DEVELOPMENT IS LOCATED IN SUB-UNITS 2-A AND 2-B OF THE LP1 LAUREL HILL COMMUNITY PLANNING SECTOR IN THE LOWER POTOMAC PLANNING DISTRICT IN AREA IV AND IS PLANNED AT RESIDENTIAL DENSITIES OF 2-4 DU/AC AND 4-6 DU/AC RESPECTIVELY. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN.

22. ALL SINGLE FAMILY ATTACHED DWELLING UNITS WILL HAVE A MINIMUM FRONT YARD OF 20 FEET AND A MINIMUM REAR YARD OF 20 FEET. THE MINIMUM SIDE YARD OF THE SINGLE FAMILY DETACHED DWELLING UNITS WILL VARY AS PRESENTED ON SHEET 13 OF 14.

23. PUBLIC IMPROVEMENTS BEING PROVIDED INCLUDE THE IMPROVEMENT OF SILVERBROOK ROAD ALONG THE PROPERTY FRONTAGE AND THE RETENTION OF THE LAUREL HILL GREENWAY. IN ADDITION, APPROXIMATELY 18.5 ACRES OF LAND WILL BE DEDICATED FOR USE AS AN ELEMENTARY SCHOOL SITE.

24. AMENITIES PROVIDED WITH THIS DEVELOPMENT PLAN INCLUDE A SWIMMING POOL, POOL HOUSE, EXTENSIVE PEDESTRIAN CIRCULATION SYSTEM AND FIVE PLAY AREAS.

25. STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS SUBMITTED IN A SEPARATE ASSOCIATED DOCUMENT.

26. PUBLIC UTILITIES ARE READILY AVAILABLE BOTH ON AND OFF-SITE AND WILL BE EXTENDED AS APPROPRIATE.

27. A COMPREHENSIVE PLAN TRAIL IS SHOWN ALONG THE SILVERBROOK ROAD FRONTAGE OF THE PROPERTY AND WILL BE PROVIDED AS SHOWN HEREON AS WELL AS THE LAUREL HILL GREENWAY FROM SILVERBROOK ROAD TO INTERSTATE 95. IN ADDITION, A CONNECTOR TRAIL IS SHOWN ON THE CDP/FDP BETWEEN LAUREL HILL SOUTH AND NORTH. SEE PROFFERS.

28. IT IS UNDERSTOOD THAT THE DIMENSIONS OF ALL INTERNAL ROADS MAY CHANGE PROVIDED THEY CONFORM TO THE STANDARDS SPECIFIED IN THE PUBLIC FACILITIES MANUAL AND VDOT REQUIREMENTS.

29. EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

OVERALL TABULATION LAUREL HILL SOUTH - CONCEPT A PRIMARY PLAN
(SEE SHEETS 9 AND 10 FOR TABULATIONS FOR CONCEPT B ALTERNATE PLAN)

TOTAL LAND AREA	260.96 AC
AREA OF THE CDP	260.96 AC
AREA OF THE FDP	242.46 AC
EXISTING ZONING	R-C
PROPOSED ZONING	PDH-4
TOTAL PROPOSED NUMBER OF DWELLING UNITS	732*
SINGLE FAMILY DETACHED	582
SINGLE FAMILY ATTACHED	150
PROPOSED OVERALL DENSITY	2.80 DU/AC
MAXIMUM BUILDING HEIGHT	35 FT
TOTAL PARKING REQUIRED	1,538
SINGLE FAMILY DETACHED	1164
SINGLE FAMILY ATTACHED	345
RECREATION FACILITY	29
TOTAL PARKING PROVIDED	2,707
SINGLE FAMILY DETACHED	2112
SINGLE FAMILY ATTACHED	536
RECREATION FACILITY	59
TOTAL OPEN SPACE REQUIRED (18%)	46.97± AC
TOTAL OPEN SPACE PROVIDED (25%)	67.80± AC**

* THE DENSITY FOR THE AREA PLANNED FOR 4-6 DU/AC (305 DWELLING UNITS) IS 3.92 DU/AC WHICH IS BELOW THE PLAN DENSITY RANGE, THEREFORE, NO AFFORDABLE DWELLING UNITS ARE REQUIRED.

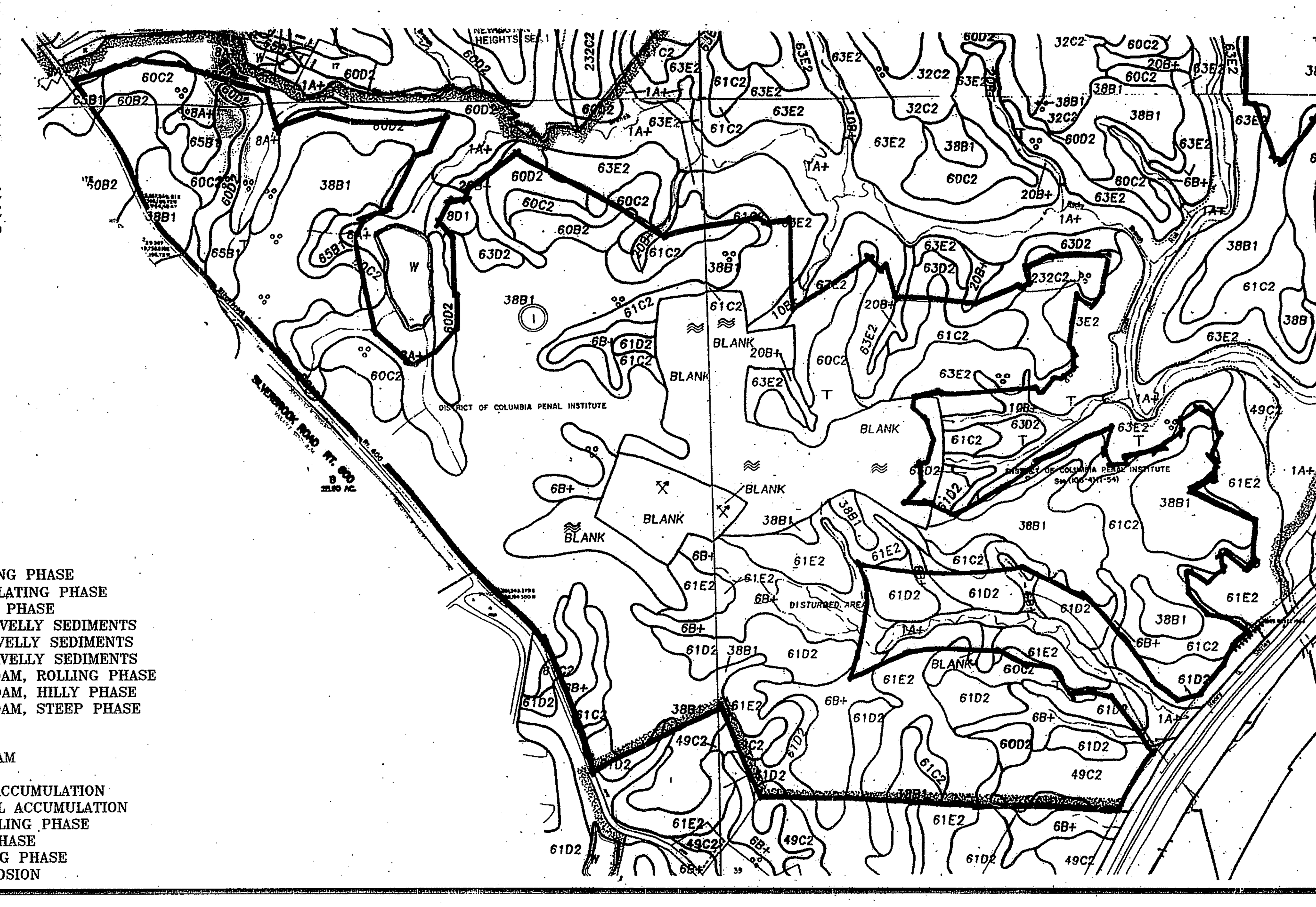
THE AREA PLANNED FOR 2-4 DU/AC CONTAINS 427 DWELLING UNITS AT A DENSITY OF 2.86 DU/AC AND THE AFFORDABLE DWELLING UNIT REGULATIONS DO APPLY. THAT CALCULATION FOR ADU's IS AS FOLLOWS:

$$\frac{2.86 - 2}{4.80 - 2.4} = \frac{0.86}{2.40} = 0.36$$

$0.36 \times 12.5 = 4.5\%$
$427 \times 4.5\% = 19.21$ or 19 ADU's

** ASSUMES 50% OF THE PROPOSED SCHOOL SITE TO BE DEDICATED.

		COMP PLAN RANGE	AVERAGE LOT SIZE
LAND BAY A			
TOTAL LAND AREA	39.59± AC		
PROPOSED NUMBER OF DWELLING UNITS	110		
PROPOSED DENSITY	2.77	2-4 DU/AC	6,600± SF
PARKING SPACES REQUIRED	220		
PARKING SPACES PROVIDED	440		
OPEN SPACE PROVIDED (25%)	9.89± AC		
LAND BAY B (SCHOOL SITE - NOT PART OF FDP)			
TOTAL LAND AREA SCHOOL SITE	18.50± AC	2-4 DU/AC	
LAND BAY C			
TOTAL LAND AREA	60.48± AC		
PROPOSED NUMBER OF DWELLING UNITS	178		
PROPOSED DENSITY	2.94 DU/AC	2-4 DU/AC	7,700± SF
PARKING SPACES REQUIRED (SFD DWELLINGS)	356		
PARKING SPACES PROVIDED	712		
PARKING SPACES PROVIDED (REC FACILITY)	29		
SWIMMING POOL (3000 SF) 1 SPACE/7 PEOPLE LAWFULLY PERMITTED IN THE POOL AT ONE TIME + 1 FOR EACH STAFF PERSON ON DUTY	21		
TENNIS COURTS 2 COURTS AT 4 SPACES/ COURT	8		
PARKING SPACES PROVIDED	59		
OPEN SPACE PROVIDED (18%)	10.5± AC		
LAND BAY D			
TOTAL LAND AREA	55.90± AC		
PROPOSED NUMBER OF DWELLING UNITS	139		
PROPOSED DENSITY	2.48 DU/AC		
PARKING SPACES REQUIRED	278	2-4 DU/AC	9,350± SF
PARKING SPACES PROVIDED	556		
OPEN SPACE PROVIDED (18%)	10.06± AC		
LAND BAY E			
TOTAL LAND AREA	57.73± AC		
PROPOSED NUMBER OF DWELLING UNITS	238		
SINGLE FAMILY ATTACHED	150		
SINGLE FAMILY DETACHED	88		
PROPOSED DENSITY	4.12 DU/AC	4-6 DU/AC	6,600± SF
PARKING SPACES REQUIRED	521		
SINGLE FAMILY DETACHED	176		
SINGLE FAMILY ATTACHED	345		
PARKING SPACES PROVIDED	888		
SINGLE FAMILY DETACHED	352		
SINGLE FAMILY ATTACHED	536		
OPEN SPACE PROVIDED (28%)	16.6± AC		
LAND BAY F			
TOTAL LAND AREA	28.76± AC		
PROPOSED NUMBER OF DWELLING UNITS	67		
PROPOSED DENSITY	2.32 DU/AC	4-6 DU/AC	7,700± SF
PARKING SPACES REQUIRED	134		
PARKING SPACES PROVIDED	268		
OPEN SPACE PROVIDED (40%)	11.50± AC		



SOILS MAP
1'=500'

60C2	APPLING GRITTY LOAM, ROLLING PHASE
60B2	APPLING GRITTY LOAM, UNDULATING PHASE
60D2	APPLING GRITTY LOAM, HILLY PHASE
61C2	ROLLY LAND, LOAMY AND GRAVELLY SEDIMENTS
61D2	HILLY LAND, LOAMY AND GRAVELLY SEDIMENTS
61E2	STEEP LAND, LOAMY AND GRAVELLY SEDIMENTS
63C2	LOUISBURG COARSE SANDY LOAM, ROLLING PHASE
63D2	LOUISBURG COARSE SANDY LOAM, HILLY PHASE
63E2	LOUISBURG COARSE SANDY LOAM, STEEP PHASE
1A	MIXED ALLUVIAL LAND
3E2	CONGAREE SILT LOAM
6B+	HYATTSVILLE FINE SANDY LOAM
8A+	WORSHAM SILT LOAM
10B+	GLENVILLE SILT LOAM, SOIL ACCUMULATION
20B+	MEADOWVILLE SILT LOAM, SOIL ACCUMULATION
49C2	LUNT FINE SANDY LOAM, ROLLING PHASE
65B1	COLFAX LOAM, UNDULATING PHASE
38B1	BELTSVILLE LOAM, UNDULATING PHASE
232C2	FAIRFAX LOAM, MODERATE EROSION

Application No. RZ/FDP 2001-MV-025 Staff FB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/19/01
Date of (BOS) (PC) approval 10/22/01
Sheet 2 of 15
The FDP for Option A, Land Bay E was not approved. See page 10 for approved FDP, Land Bay E

Revised: September 17, 2001
Revised: August 30, 2001
Revised: August 9, 2001
Revised: July 9, 2001

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
8-30-01
9-17-01
PROFESSIONAL ENGINEER
ENGINEER'S SEAL & SIGNATURE

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

NOTES AND TABULATIONS / SOILS MAP
LAUREL HILL SOUTH
MT. VERNON DISTRICT RZ / FDP 2001-MV-025 FAIRFAX, VIRGINIA

DRAWN BY	DSC
DESIGNED BY	DC
CHECKED BY	LM
DATE	APRIL, 2001
SCALE	
PLAN NUMBER	
ZONED	
SHEET	2 OF 15
FILE NUMBER	M-10274

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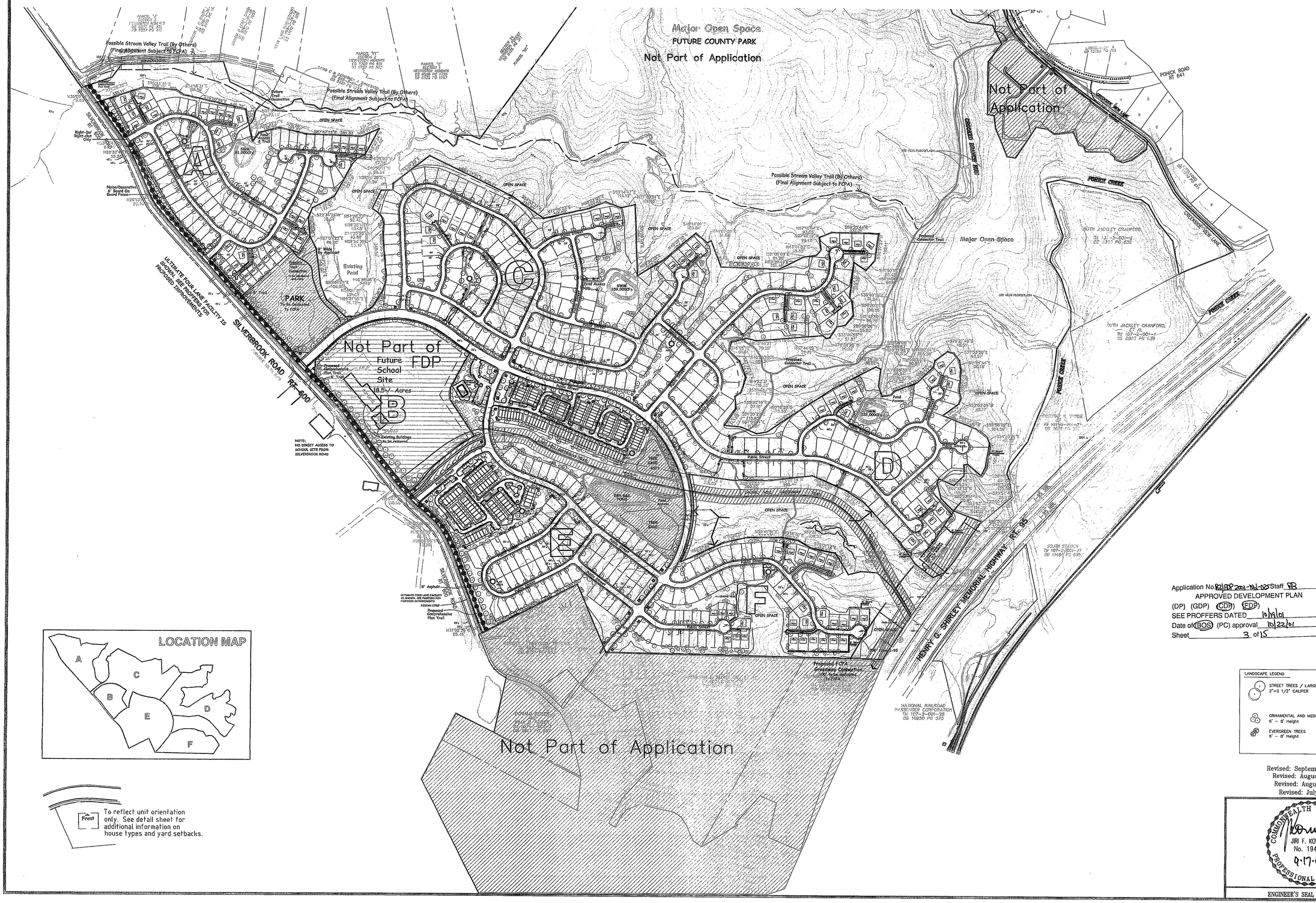

Front — To reflect unit orientation only. See detail sheet for additional information on house types and yard setbacks.

Application No. RZ/FDP 2001-MV-025 Staff SB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/9/01
Date of (BOS) (PC) approval 10/22/01
Sheet 3 of 15

LANDSCAPE LEGEND
- STREET TREES / LARGE CANOPY TREES 2"-2 1/2" CALIPER
- ORNAMENTAL AND MEDIUM CANOPY TREES 6' - 8' Height
- EVERGREEN TREES 6' - 8' Height

Revised: September 17, 2001
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Engineers
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CONCEPT PLAN A (PRIMARY PLAN)
RZ / FDP 2001-MV-025
COMPOSITE PLAN

CONCEPTUAL / FINAL DEVELOPMENT PLAN
LAUREL HILL SOUTH
MT. VERNON DISTRICT FAIRFAX, VIRGINIA

DRAWN BY	MLB
DESIGNED BY	DC
CHECKED BY	LM
DATE	APRIL, 2001
SCALE	1"=300'
PLAN NUMBER	
ZONED	
SHEET	3 OF 15
FILE NUMBER	M-10274

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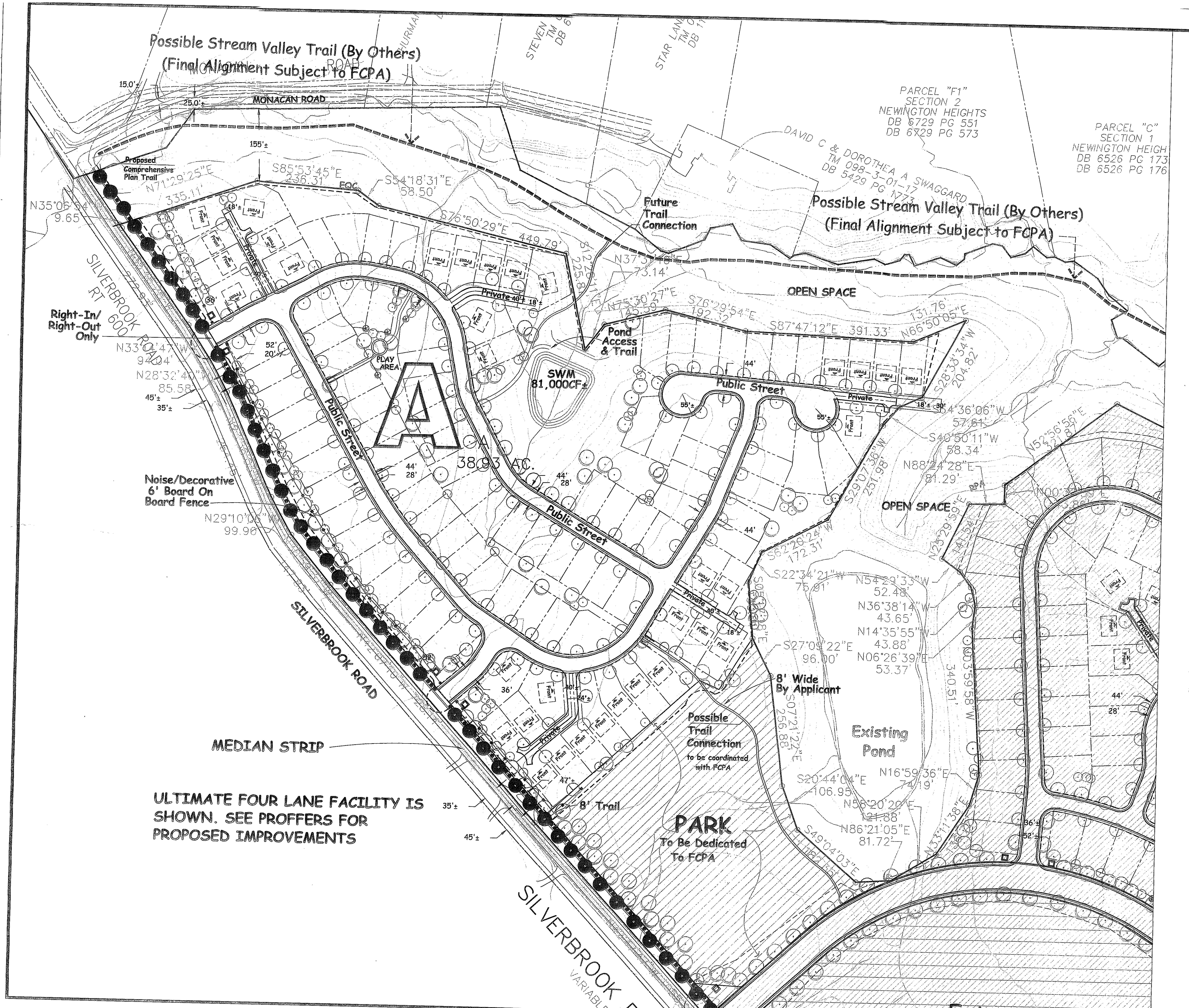

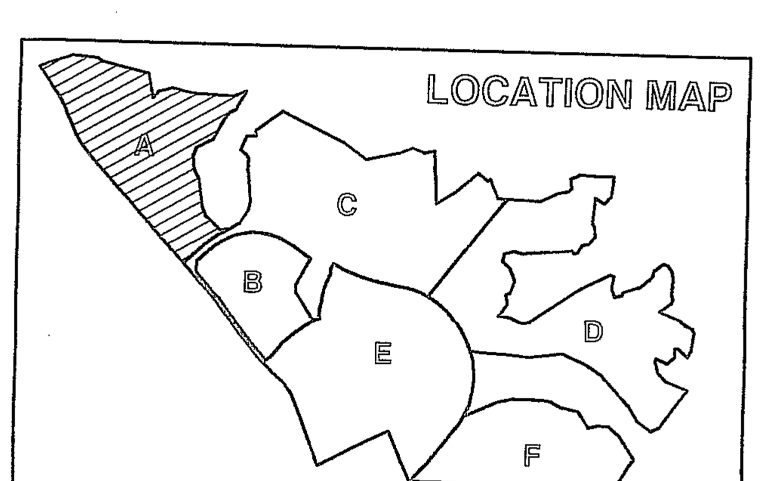

Legend
- Existing EQC
- Existing Floodplain Limits
- Existing RPA
- Proposed Limits of Clearing
- Comprehensive Plan Trail
- Proposed Trees
- Possible Signage/Monumentation
- Trail &/or Path — Possible Amenity Fencing

Application No. RZ/FDP 2001-MV-025 Staff BB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/19/01
Date of (BOS) (PC) approval 10/22/01
Sheet 4 of 15

Front — To reflect unit orientation only. See detail sheet for additional information on house types and yard setbacks.

LANDSCAPE LEGEND
- STREET TREES / LARGE CANOPY TREES 2"=2 1/2" CALIPER
- ORNAMENTAL AND MEDIUM CANOPY TREES 6' – 8' Height
- EVERGREEN TREES 6' – 8' Height

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COMMONWEALTH OF VIRGINIA
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CONCEPT PLAN A (PRIMARY PLAN)
RZ / FDP 2001-MV-025

CONCEPTUAL / FINAL DEVELOPMENT PLAN
LAUREL HILL SOUTH

MT. VERNON DISTRICT FAIRFAX, VIRGINIA

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

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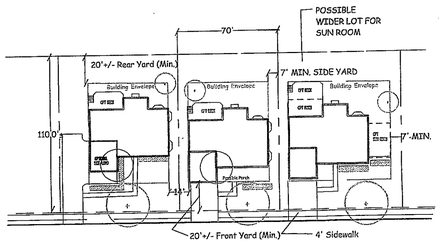
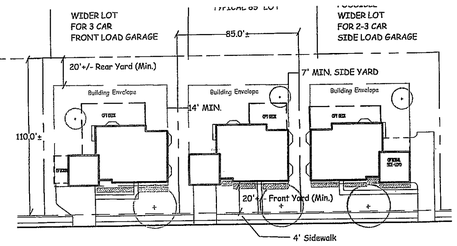
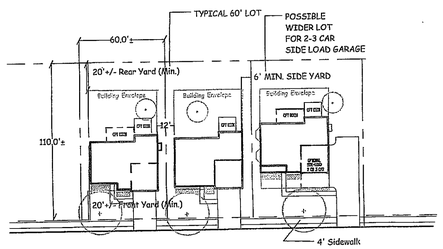


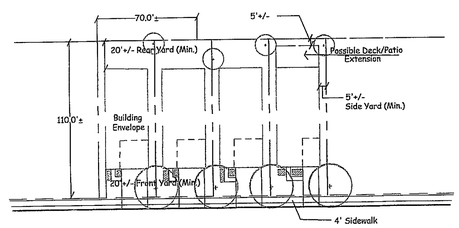
70' Lot
Single Family Detached



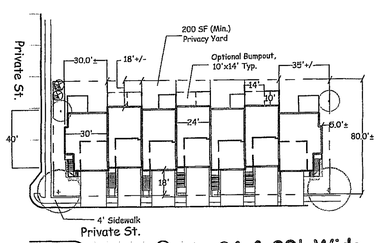
85' Lot
Single Family Detached



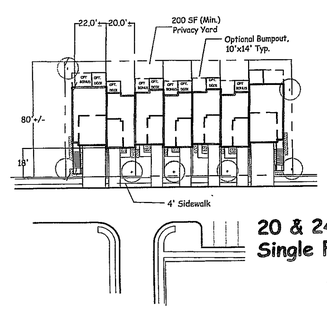
60' Lot
Single Family Detached



40' Lot
Single Family Detached



24 & 30' Wide
Single Family Attached



20 & 24' Wide
Single Family Attached

LANDSCAPE LEGEND

STREET TREES / LARGE CANOPY TREES
2"=2 1/2" CALIPER

ORNAMENTAL AND MEDIUM CANOPY TREES
6' – 8' Height

EVERGREEN TREES
6' – 8' Height

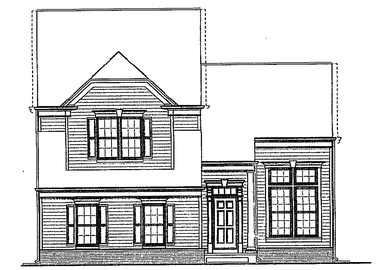
FOUNDATION PLANTING (GENERALIZED)

TYPICAL LOT LAYOUT DETAILS
SCALE 1"= 50'

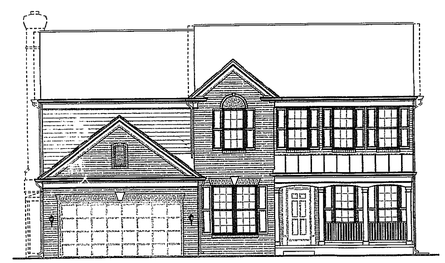
REPRESENTATIVE RESIDENCE - 70' WIDE LOT

REPRESENTATIVE RESIDENCE - 85' WIDE LOT

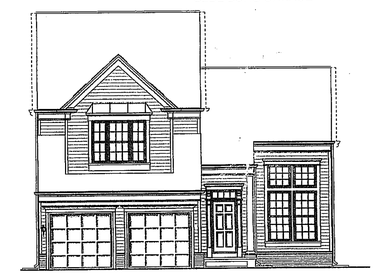
REPRESENTATIVE RESIDENCE - 70' WIDE LOT
SIDE LOAD GARAGE



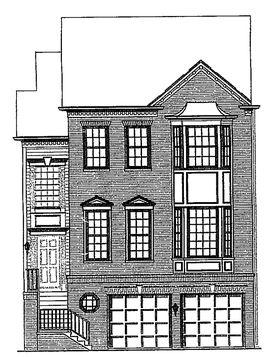
REPRESENTATIVE RESIDENCE - 60' WIDE LOT
SIDE LOAD GARAGE



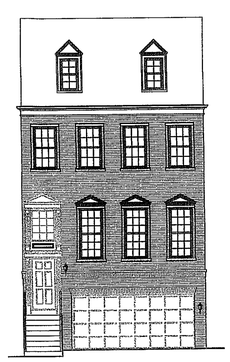
REPRESENTATIVE RESIDENCE - 70' WIDE LOT



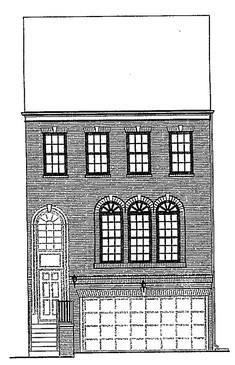
REPRESENTATIVE RESIDENCE - 60' WIDE LOT



REPRESENTATIVE RESIDENCE -
30' WIDE TOWNHOME



24' WIDE TOWNHOME



24' WIDE TOWNHOME

20' WIDE TOWNHOME

TYPICAL HOUSE ELEVATIONS
Not To Scale

Application No(s) RZ/FDP 2001-MV-025 Staff DR
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFFERS DATED 10/1/01
Date of (ROS) (PC) approval 10/22/01
Sheet 14 of 15

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 18405
9-17-01
PROFESSIONAL ENGINEER

Revised: September 17, 2001
Revised: August 30, 2001
Revised: August 9, 2001
Revised: July 9, 2001

RZ / FDP 2001- MV-025

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A Dewberry Company
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Surveyors
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LOT DETAILS – TYPICAL LOT LANDSCAPE – ELEVATIONS
PULTE HOMES \ LAUREL HILL
MT. VERNON DISTRICT FAIRFAX, VIRGINIA

DRAWN BY	DSC
DESIGNED BY	DC
CHECKED BY	LM
DATE	JULY, 2001
SCALE	N.T.S.
PLAN NUMBER	
ZONED	
SHEET	14 OF 15
FILE NUMBER	M-10274

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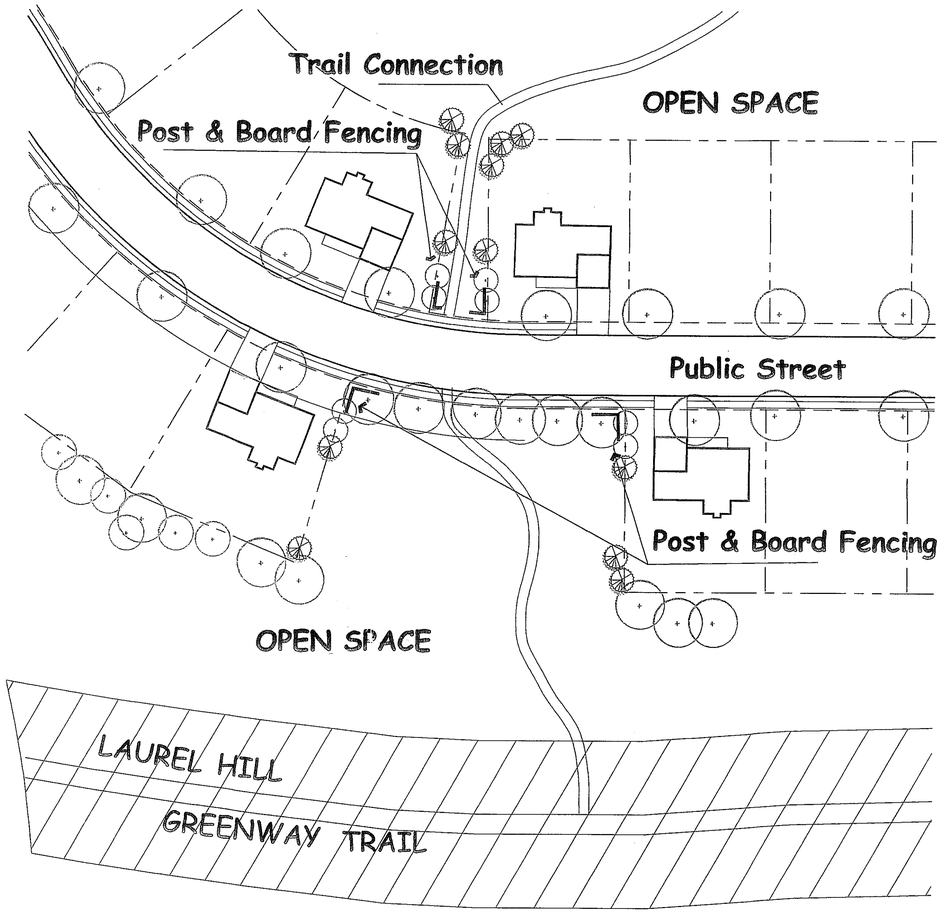
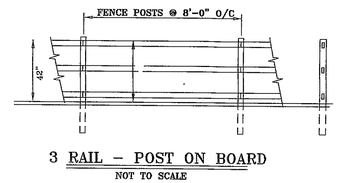


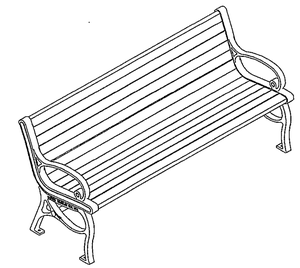
Example of Trail Connection
@ Public Street (N.T.S.)

TYPICAL LOT LAYOUT DETAILS
SCALE 1"=50'

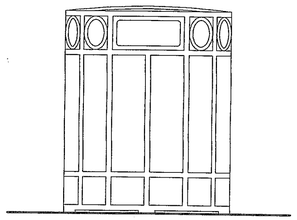


3 RAIL – POST ON BOARD
NOT TO SCALE

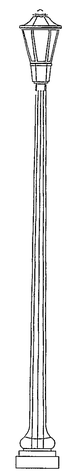
Proposed Amenity Fencing
(at Locations Noted on Plan Sheets)



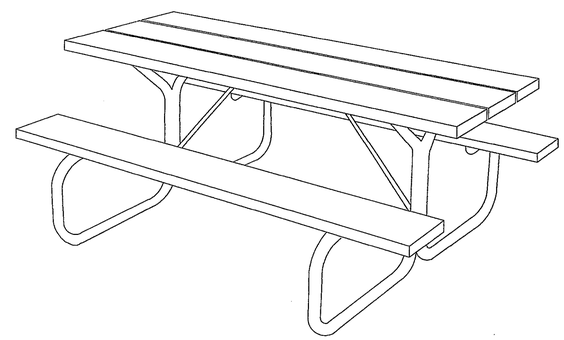
TYPICAL PARK BENCH



TYPICAL TRASH RECEPTACLE



TYPICAL POLE LIGHT



TYPICAL BLACK ALUMINUM
FRAME PICNIC TABLE

Application No. RZ/FDP 2001-MV-025 Staff JB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/8/01
Date of (BOS) (PC) approval 10/22/01
Sheet 15 of 15

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
9-17-01
PROFESSIONAL ENGINEER

Revised: September 17, 2001
Revised: August 30, 2001
Revised: August 9, 2001
Revised: July 9, 2001

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RZ / FDP 2001-MV-025

SITE AMENITIES\FURNITURE
PULTE HOMES \ LAUREL HILL
MT. VERNON DISTRICT
FAIRFAX, VIRGINIA

DRAWN BY	DSC
DESIGNED BY	DC
CHECKED BY	LM
DATE	JULY, 2001
SCALE	N.T.S.
PLAN NUMBER	
ZONED	
SHEET	15 OF 15
FILE NUMBER	M-10274

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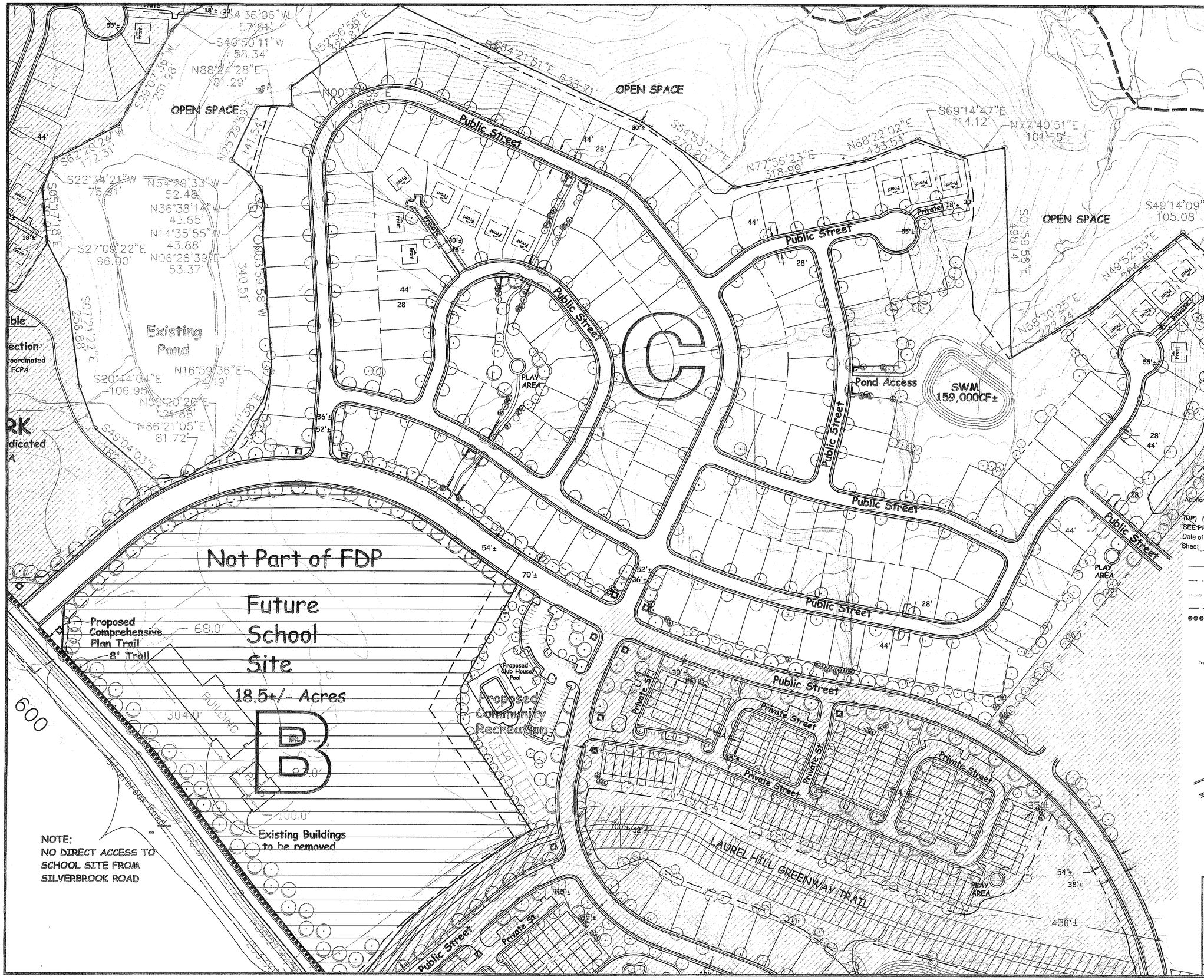

Application No. RZ/FDP 2001-MV-025 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/19/01
Date of (BOS) (PC) approval 10/22/01
Sheet 5 of 15

Legend
- Existing EQC
- Existing Floodplain Limits
- Existing RPA
- Proposed Limits of Clearing
- Comprehensive Plan Trail
- Proposed Trees
- Possible Signage/Monumentation
- Possible Amenity Fencing

LANDSCAPE LEGEND
- STREET TREES / LARGE CANOPY TREES 2"=2 1/2" CALIPER
- ORNAMENTAL AND MEDIUM CANOPY TREES 6' – 8' Height
- EVERGREEN TREES 6' – 8' Height

Front — To reflect unit orientation only. See detail sheet for additional information on house types and yard setbacks.

Revised: September 17, 2001
Revised: August 30, 2001
Revised: August 9, 2001
Revised: July 9, 2001

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
9-17-01
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

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Landscape Architects
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Fairfax, VA 22031
(703) 849-0100 Fax (703) 849-0118

CONCEPT PLAN A (PRIMARY PLAN)
RZ / FDP 2001-MV-025

CONCEPTUAL / FINAL DEVELOPMENT PLAN
LAUREL HILL SOUTH

MT. VERNON DISTRICT
FAIRFAX, VIRGINIA

DRAWN BY	MLB
DESIGNED BY	DC
CHECKED BY	LM
DATE	APRIL, 2001
SCALE	1"=100'
PLAN NUMBER	
ZONED	
SHEET	5 OF 15
FILE NUMBER	M-10274

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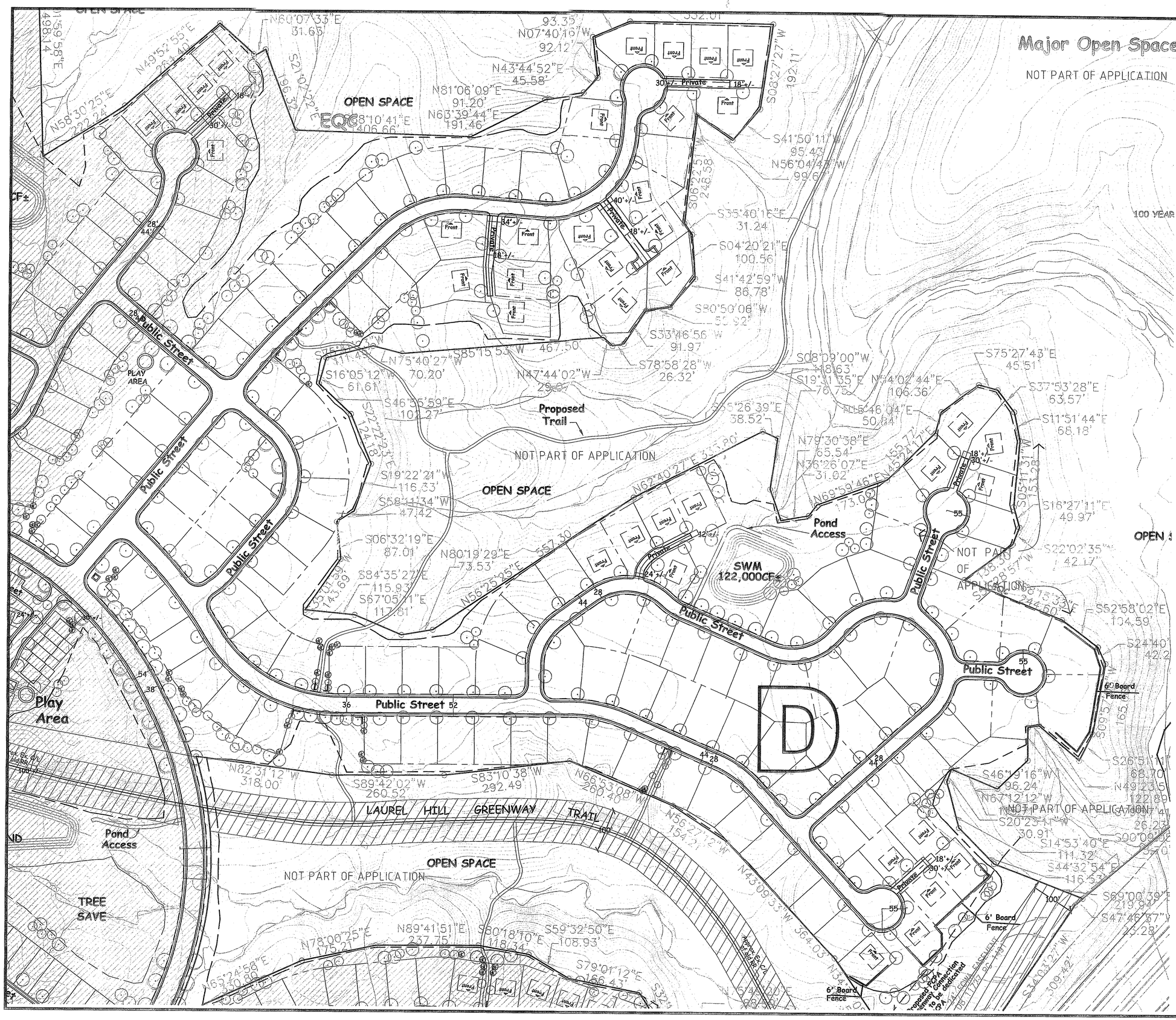

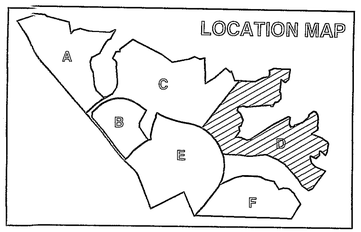

Legend

- Existing EQC
- Existing Floodplain Limits
- Existing RPA
- Proposed Limits of Clearing
- Comprehensive Plan Trail
- Proposed Trees
- Possible Signage/Monumentation
- Possible Amenity Fencing

LANDSCAPE LEGEND

- STREET TREES / LARGE CANOPY TREES 2"=2 1/2" CALIPER
- ORNAMENTAL AND MEDIUM CANOPY TREES 6' - 8' Height
- EVERGREEN TREES 6' - 8' Height

Application No. RZ/FDP 2001-MV-025 PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/9/01
Date of (BOS) (PC) approval 10/22/01
Sheet 6 of 15

Front — To reflect unit orientation only. See detail sheet for additional information on house types and yard setbacks.

Revised: September 17, 2001
Revised: August 30, 2001
Revised: August 9, 2001
Revised: July 9, 2001

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
9-17-01
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CONCEPT PLAN A (PRIMARY PLAN)
RZ /FDP 2001-MV-025

CONCEPTUAL / FINAL DEVELOPMENT PLAN
LAUREL HILL SOUTH

MT. VERNON DISTRICT FAIRFAX, VIRGINIA

DRAWN BY	MLB
DESIGNED BY	DC
CHECKED BY	LM
DATE	APRIL, 2001
SCALE	1"=100'
PLAN NUMBER	
ZONED	
SHEET	6 OF 15
FILE NUMBER	M-10274

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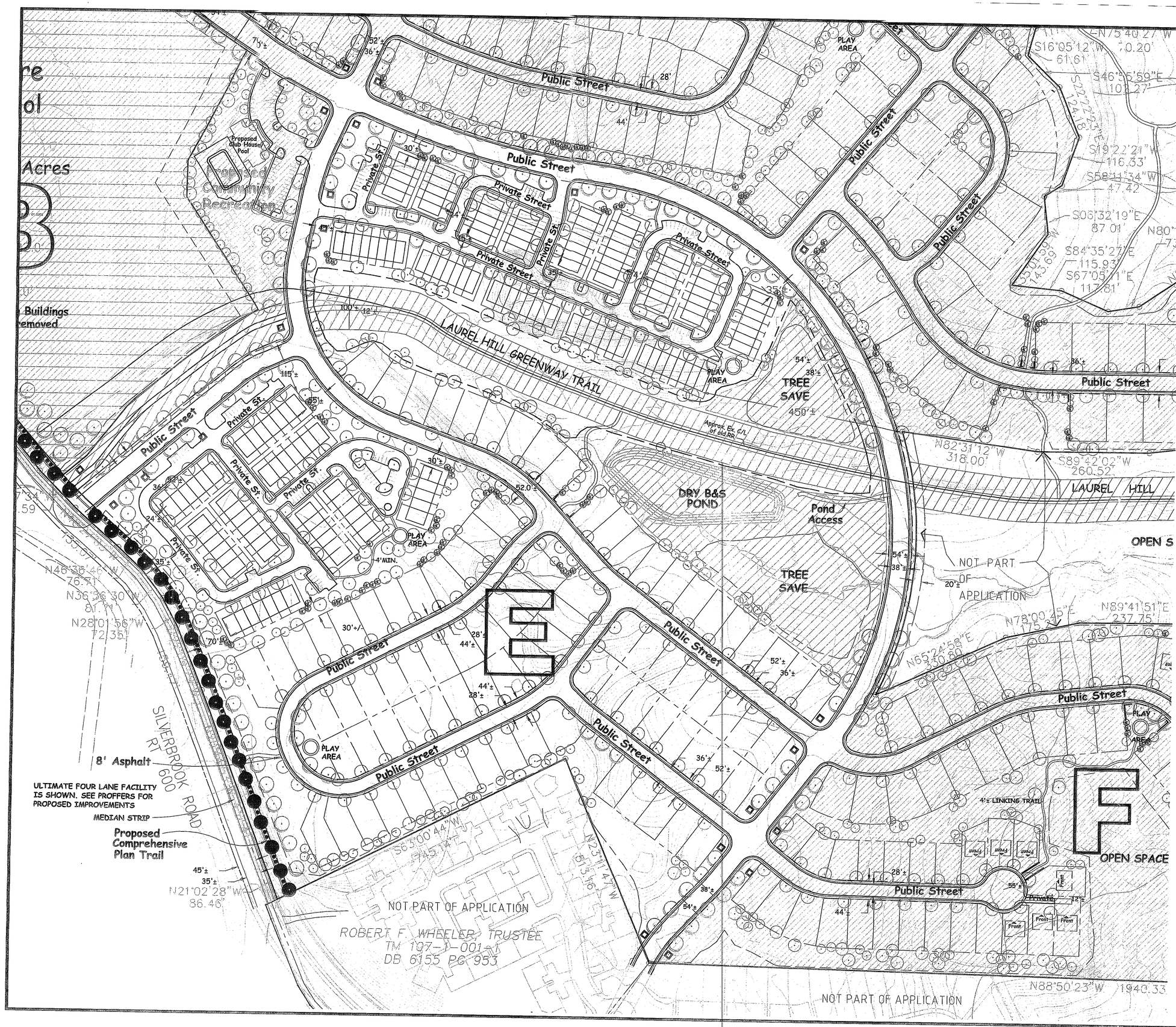

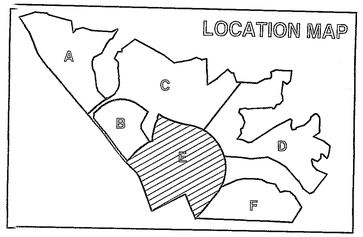

Legend
- Existing EQC
- Existing Floodplain Limits
- Existing RPA
- Proposed Limits of Clearing
- Comprehensive Plan Trail
- Proposed Trees
- Possible Signage/Monumentation
- Possible Amenity Fencing

Application No. RZ 2001-MV-025 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/8/01
Date of (BOS) (PC) approval 10/22/01
Sheet 7 of 15
The FDP for Concept A for Land Bay E was last approved see Concept B p10

Front — To reflect unit orientation only. See detail sheet for additional information on house types and yard setbacks.

Revised; September 17, 2001
Revised; August 30, 2001
Revised; August 9, 2001
Revised; July 9, 2001

COMMONWEALTH OF VIRGINIA
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No. 19406
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CONCEPT PLAN A (PRIMARY PLAN)
RZ / FDP 2001-MV-025

CONCEPTUAL / FINAL DEVELOPMENT PLAN
LAUREL HILL SOUTH

MT. VERNON DISTRICT
FAIRFAX, VIRGINIA

DRAWN BY	MLB
DESIGNED BY	DC
CHECKED BY	LM
DATE	
SCALE	1"=100'
PLAN NUMBER	
ZONED	
SHEET	7 OF 15
FILE NUMBER	M-10274

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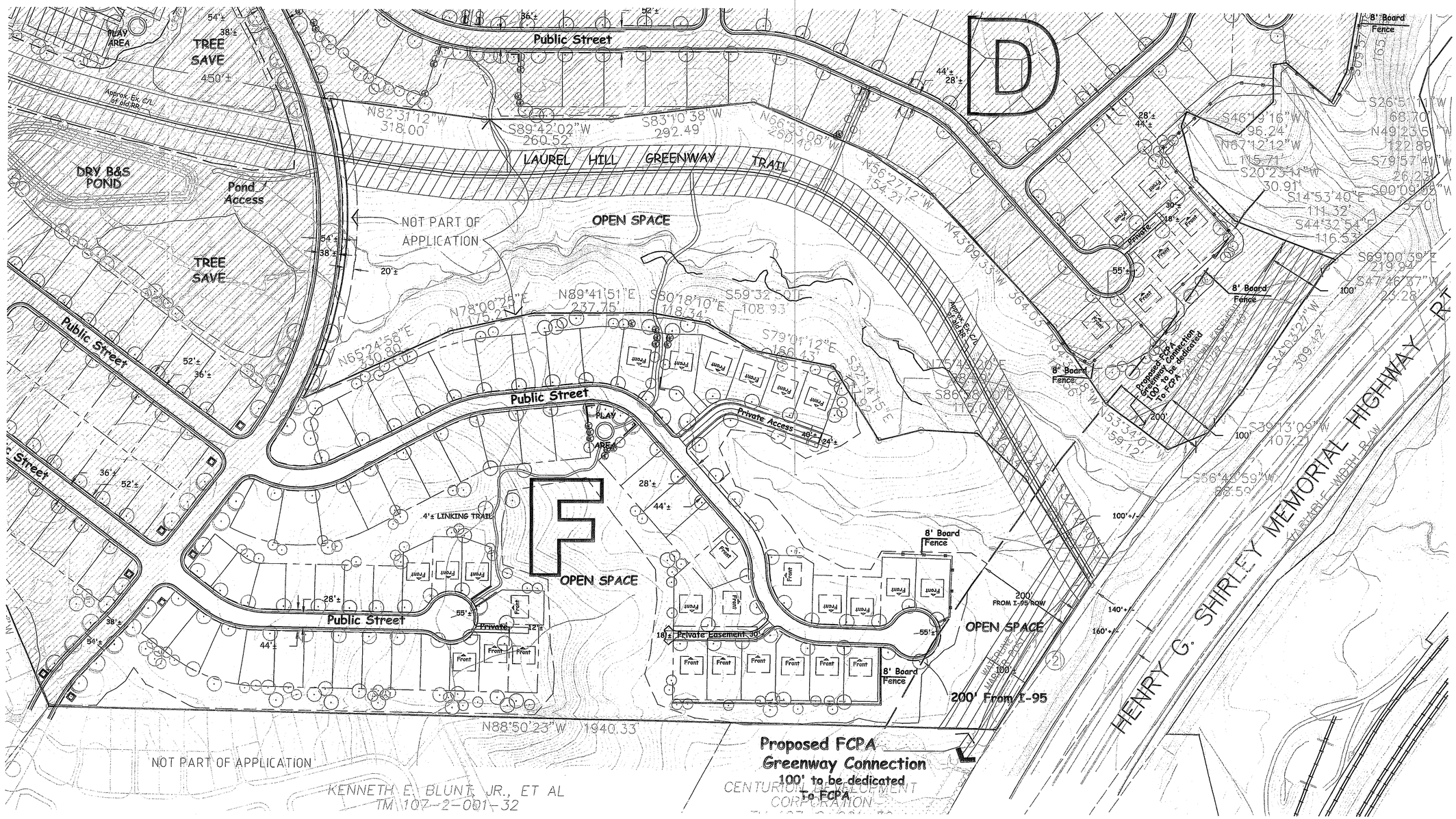

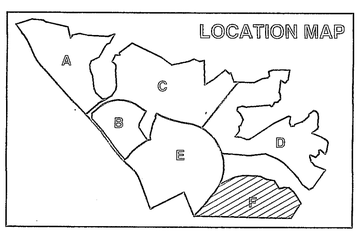

Front — To reflect unit orientation only. See detail sheet for additional information on house types and yard setbacks.

LANDSCAPE LEGEND

- STREET TREES / LARGE CANOPY TREES 2"-2 1/2" CALIPER
- ORNAMENTAL AND MEDIUM CANOPY TREES 6' – 8' Height
- EVERGREEN TREES 6' – 8' Height

Legend

- Existing EQC
- Existing Floodplain Limits
- Existing RPA
- Proposed Limits of Clearing
- Comprehensive Plan Trail
- Proposed Trees
- Possible Signage/Monumentation
- Trail &/or Path — Possible Amenity Fencing

Application No. 2001-MV-025 Staff FB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFFERS DATED 10/19/01
Date of (BOS) (PC) approval 10/22/01
Sheet 8 of 15

Revised: September 17, 2001
Revised: August 30, 2001
Revised: August 9, 2001
Revised: July 9, 2001

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
9-17-01
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

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(703) 849-0100 Fax (703) 849-0118

CONCEPT PLAN A (PRIMARY PLAN)
RZ / FDP 2001-MV-025

CONCEPTUAL / FINAL DEVELOPMENT PLAN
LAUREL HILL SOUTH

MT. VERNON DISTRICT FAIRFAX, VIRGINIA

DRAWN BY	MLB
DESIGNED BY	DC
CHECKED BY	LM
DATE	APRIL, 2001
SCALE	1"=100'
PLAN NUMBER	
ZONED	
SHEET	8 OF 15
FILE NUMBER	M-10274

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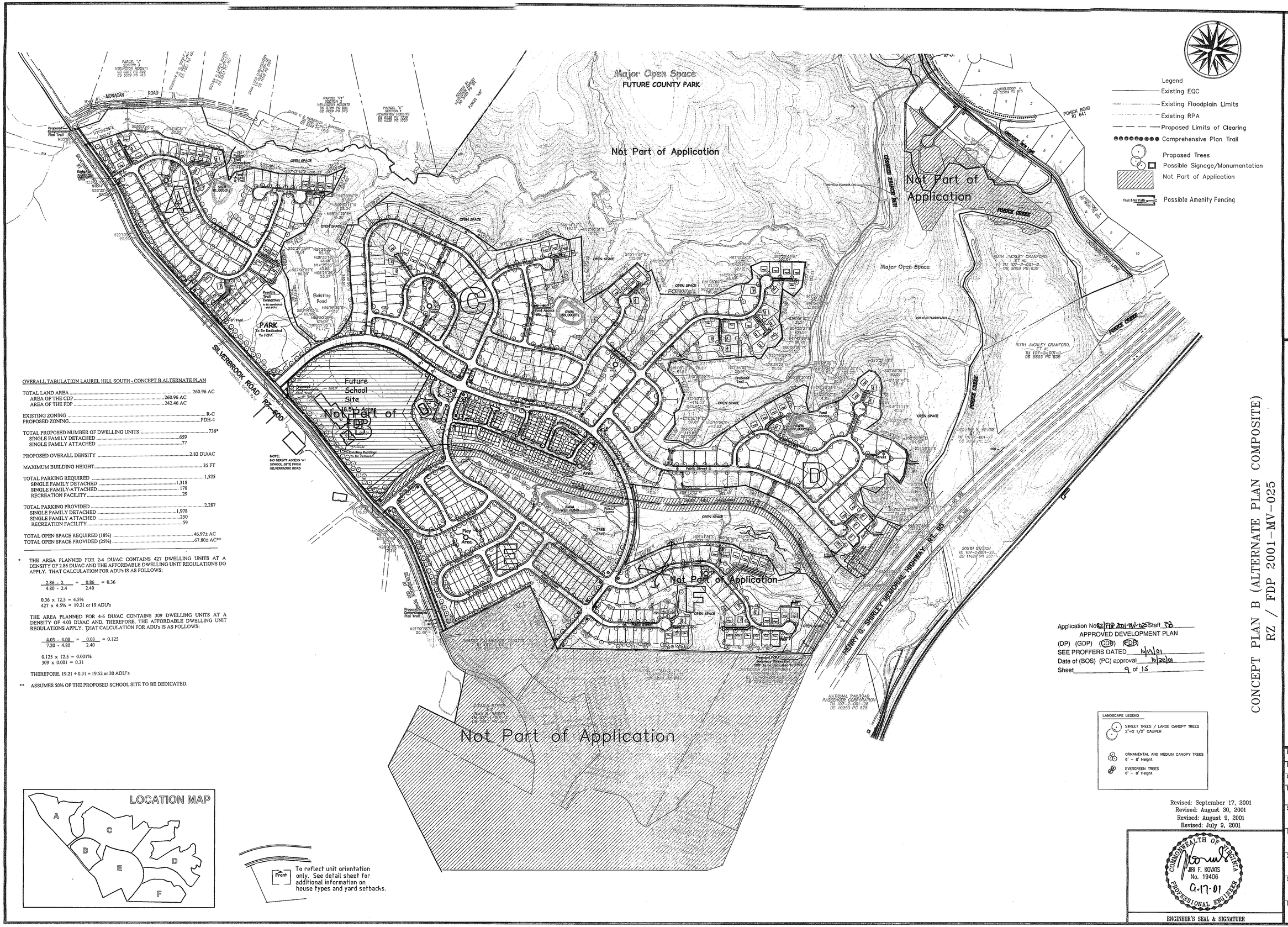

OVERALL TABULATION LAUREL HILL SOUTH - CONCEPT B ALTERNATE PLAN

TOTAL LAND AREA	260.96 AC
AREA OF THE CDP	260.96 AC
AREA OF THE FDP	242.46 AC
EXISTING ZONING	R-C
PROPOSED ZONING	PDH-4
TOTAL PROPOSED NUMBER OF DWELLING UNITS	736*
SINGLE FAMILY DETACHED	659
SINGLE FAMILY ATTACHED	77
PROPOSED OVERALL DENSITY	2.82 DU/AC
MAXIMUM BUILDING HEIGHT	35 FT
TOTAL PARKING REQUIRED	1,525
SINGLE FAMILY DETACHED	1,318
SINGLE FAMILY-ATTACHED	178
RECREATION FACILITY	29
TOTAL PARKING PROVIDED	2,287
SINGLE FAMILY DETACHED	1,978
SINGLE FAMILY ATTACHED	250
RECREATION FACILITY	59
TOTAL OPEN SPACE REQUIRED (18%)	46.97± AC
TOTAL OPEN SPACE PROVIDED (25%)	67.80± AC**

* THE AREA PLANNED FOR 2-4 DU/AC CONTAINS 427 DWELLING UNITS AT A DENSITY OF 2.86 DU/AC AND THE AFFORDABLE DWELLING UNIT REGULATIONS DO APPLY. THAT CALCULATION FOR ADU's IS AS FOLLOWS:

$$\frac{2.86 - 2}{4.80 - 2.4} = \frac{0.86}{2.40} = 0.36$$

0.36 x 12.5 = 4.5%
427 x 4.5% = 19.21 or 19 ADU's

THE AREA PLANNED FOR 4-6 DU/AC CONTAINS 309 DWELLING UNITS AT A DENSITY OF 4.03 DU/AC AND, THEREFORE, THE AFFORDABLE DWELLING UNIT REGULATIONS APPLY. THAT CALCULATION FOR ADU's IS AS FOLLOWS:

$$\frac{4.03 - 4.00}{7.20 - 4.80} = \frac{0.03}{2.40} = 0.125$$

0.125 x 12.5 = 0.001%
309 x 0.001 = 0.31

THEREFORE, 19.21 + 0.31 = 19.52 or 20 ADU's

** ASSUMES 50% OF THE PROPOSED SCHOOL SITE TO BE DEDICATED.

Application No. RZ/FDP 2001-MV-025 Staff JB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/19/01
Date of (BOS) (PC) approval 10/22/01
Sheet 9 of 15

LANDSCAPE LEGEND
STREET TREES / LARGE CANOPY TREES 2"=2 1/2" CALIPER
ORNAMENTAL AND MEDIUM CANOPY TREES 6' - 8' Height
EVERGREEN TREES 6' - 8' Height

Revised: September 17, 2001
Revised: August 30, 2001
Revised: August 9, 2001
Revised: July 9, 2001

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
9-17-01
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

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A Dewberry Company
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Fairfax, VA 22031
(703) 849-0100 Fax (703) 849-0118
Engineers
Planners
Surveyors
Landscape Architects

CONCEPT PLAN B (ALTERNATE PLAN COMPOSITE)
RZ / FDP 2001-MV-025

CONCEPTUAL / FINAL DEVELOPMENT PLAN
LAUREL HILL SOUTH
MT. VERNON DISTRICT
FAIRFAX, VIRGINIA

DRAWN BY	MLB
DESIGNED BY	DC
CHECKED BY	LM
DATE	APRIL, 2001
SCALE	1"=300'
PLAN NUMBER	
ZONED	
SHEET	9 OF 15
FILE NUMBER	M-10274

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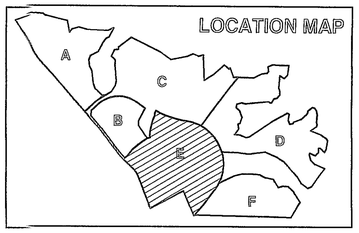
LOCATION MAP



LAND BAY E		COMP PLAN RANGE	AVERAGE LOT SIZE
TOTAL LAND AREA	57.73± AC		
PROPOSED NUMBER OF DWELLING UNITS	242		
SINGLE FAMILY ATTACHED	77		
SINGLE FAMILY DETACHED	165		
PROPOSED DENSITY	4.19 DU/AC	4-6 DU/AC	4,000± SF
PARKING SPACES REQUIRED	508		
SINGLE FAMILY DETACHED	339		
SINGLE FAMILY ATTACHED	178		
PARKING SPACES PROVIDED	910		
SINGLE FAMILY DETACHED	660		
SINGLE FAMILY ATTACHED	250		
OPEN SPACE PROVIDED (28%)	16.6± AC		

Legend
- Existing EQC
- Existing Floodplain Limits
- Existing RPA
- Proposed Limits of Clearing
- Comprehensive Plan Trail
- Proposed Trees
- Possible Signage/Monumentation
- Possible Amenity Fencing

LANDSCAPE LEGEND
- STREET TREES / LARGE CANOPY TREES 2"=2 1/2" CALIPER
- ORNAMENTAL AND MEDIUM CANOPY TREES 6' – 8' Height
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Application No RZ/FDP 2001-MV-025 Staff SB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/9/01
Date of (BOS) (PC) approval 10/22/01
Sheet 10 of 15

To reflect unit orientation only. See detail sheet for additional information on house types and yard setbacks.

Revised: September 17, 2001
Revised: August 30, 2001
Revised: August 9, 2001
Revised: July 9, 2001

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
9-17-01
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

CONCEPT PLAN B (ALTERNATE PLAN)
ALTERNATE PLAN – AREA E
RZ / FDP 2001-MV-025

CONCEPTUAL / FINAL DEVELOPMENT PLAN
LAUREL HILL SOUTH
MT. VERNON DISTRICT FAIRFAX, VIRGINIA

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

DRAWN BY	MLB
DESIGNED BY	DC
CHECKED BY	LM
DATE	APRIL, 2001
SCALE	1"=100'
PLAN NUMBER	
ZONED	
SHEET	10 OF 15
FILE NUMBER	M-10274

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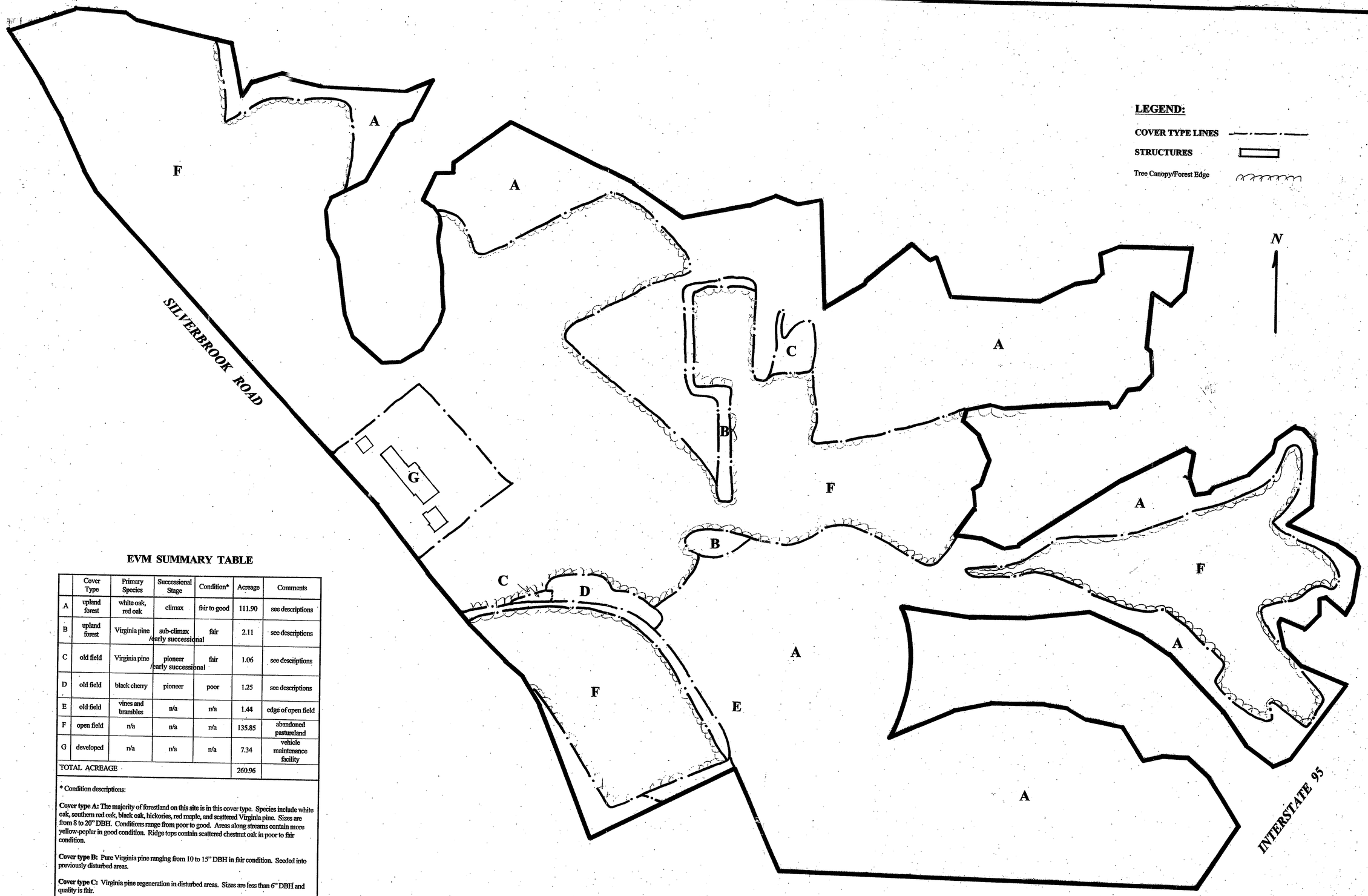


EVM SUMMARY TABLE

	Cover Type	Primary Species	Successional Stage	Condition*	Acreage	Comments
A	upland forest	white oak, red oak	climax	fair to good	111.90	see descriptions
B	upland forest	Virginia pine	sub-climax /early successional	fair	2.11	see descriptions
C	old field	Virginia pine	pioneer /early successional	fair	1.06	see descriptions
D	old field	black cherry	pioneer	poor	1.25	see descriptions
E	old field	vines and brambles	n/a	n/a	1.44	edge of open field
F	open field	n/a	n/a	n/a	135.85	abandoned pastureland
G	developed	n/a	n/a	n/a	7.34	vehicle maintenance facility
TOTAL ACREAGE					260.96	

* Condition descriptions:

Cover type A: The majority of forestland on this site is in this cover type. Species include white oak, southern red oak, black oak, hickories, red maple, and scattered Virginia pine. Sizes are from 8 to 20" DBH. Conditions range from poor to good. Areas along streams contain more yellow-poplar in good condition. Ridge tops contain scattered chestnut oak in poor to fair condition.

Cover type B: Pure Virginia pine ranging from 10 to 15" DBH in fair condition. Seeded into previously disturbed areas.

Cover type C: Virginia pine regeneration in disturbed areas. Sizes are less than 6" DBH and quality is fair.

Cover type D: Disturbed areas seeded in with black cherry, paulownia, and ailanthus. Small trees in poor condition. Heavy vines.

COVER TYPE LINES AND ACREAGES ARE ESTIMATES BASED ON FIELD OBSERVATIONS

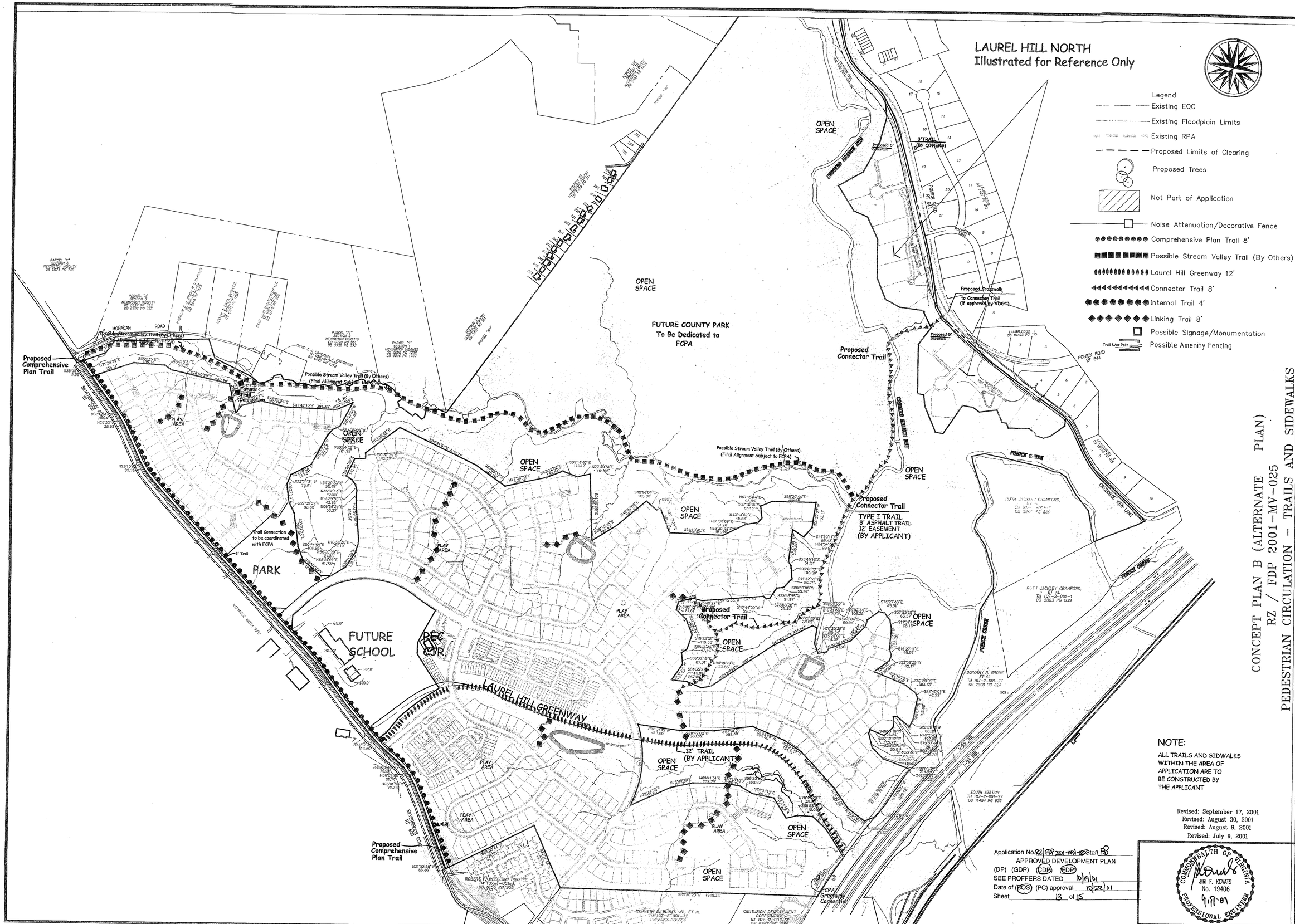
Application No. RZ/FDP 2001-MV-025 Staff TB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/1/01
Date of (BOS) (PC) approval 10/22/01
Sheet 11 of 15

Zimar & Associates, Inc.
Arboriculture • Forestry • Consulting
Post Office Box 855 • Manassas, Virginia 20113
Tel (703) 331-3731 • Fax (703) 331-1359

EXISTING VEGETATION MAP.
FOR A PORTION OF
UNITED STATES OF AMERICA
D.C. DEPARTMENT OF CORRECTIONS
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: 03-29-01
SCALE: 1"=200'
DRAWN BY: EFK
ISA #MA-0461

CERTIFIED ARBORIST



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CONCEPT PLAN B (ALTERNATE PLAN)
RZ / FDP 2001-MV-025
PEDESTRIAN CIRCULATION - TRAILS AND SIDEWALKS

CONCEPTUAL / FINAL DEVELOPMENT PLAN
LAUREL HILLS SOUTH
MT. VERNON DISTRICT
FAIRFAX, VIRGINIA

DRAWN BY	MLB
DESIGNED BY	DC
CHECKED BY	LM
DATE	APRIL, 2001
SCALE	1"=300'
PLAN NUMBER	
ZONED	
SHEET	12 OF 15
FILE NUMBER	M-10274

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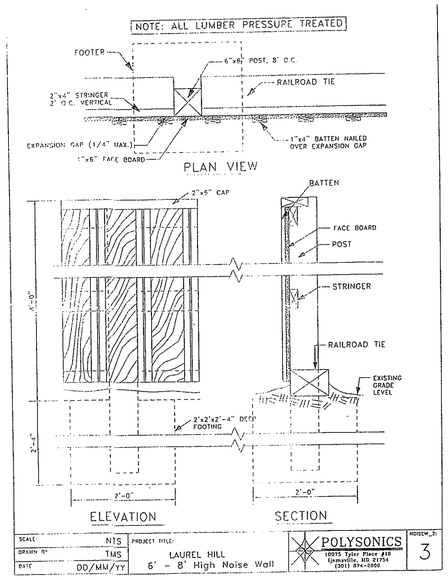
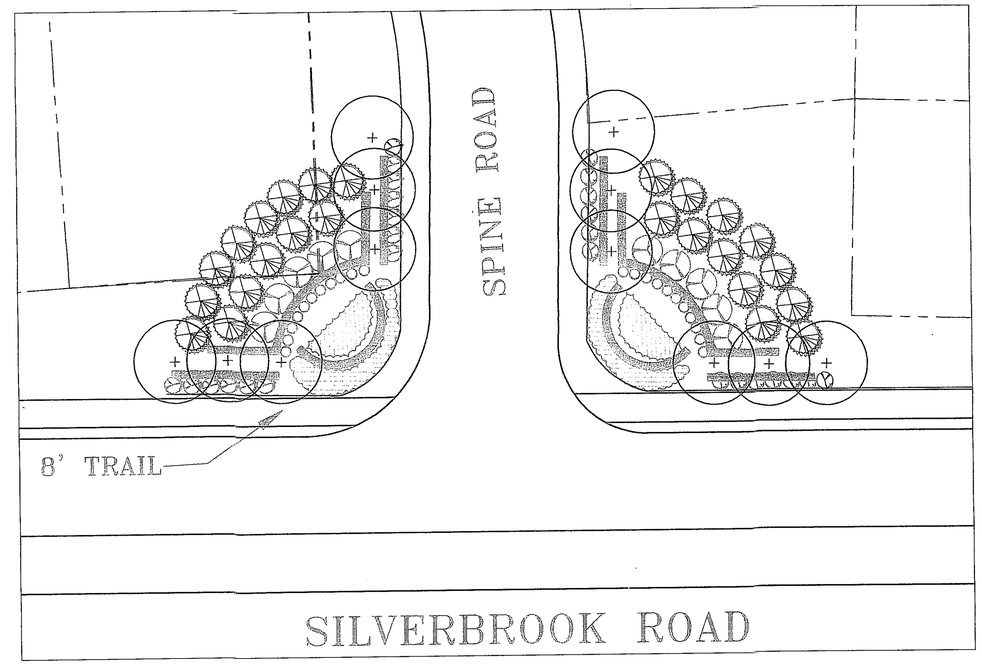
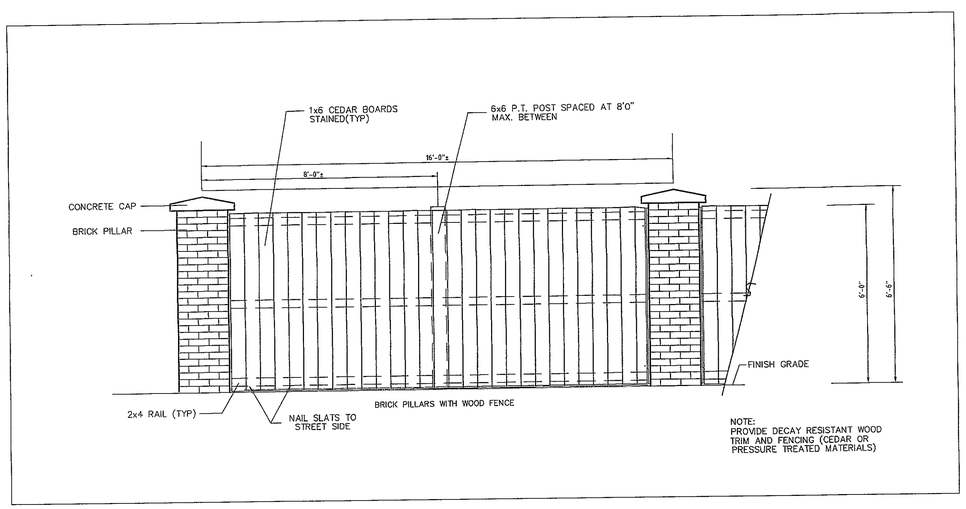


NOISE WALL DETAILS FOR FENCING IN LANDBAYS 'D' & 'F'

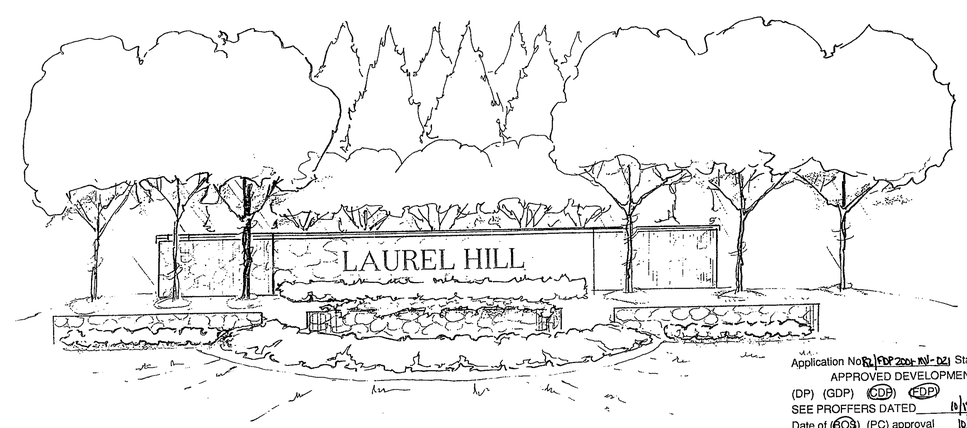


ENTRANCE PLAN



TYP. NOISE ATTENUATION/DECORATIVE FENCE

LANDBAY 'A' FRONTAGE - SILVERBROOK RD.



Application No. RZ/FDP 2001-MV-021 Staff FB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/19/01
Date of (BOS) (PC) approval 10/22/01
Sheet 13 of 15

ENTRANCE ELEVATION

Revised: September 17, 2001
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Revised: August 9, 2001
Revised: July 9, 2001

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
9.17.01
PROFESSIONAL ENGINEER

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ENTRANCE LANDSCAPE DETAIL
& NOISE WALL DETAILS
PULTE HOMES \ LAUREL HILL
MT. VERNON DISTRICT
FAIRFAX, VIRGINIA

DRAWN BY	DSC
DESIGNED BY	DC
CHECKED BY	LM
DATE	JULY, 2001
SCALE	
PLAN NUMBER	
ZONED	
SHEET	13 OF 15
FILE NUMBER	M-10274

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