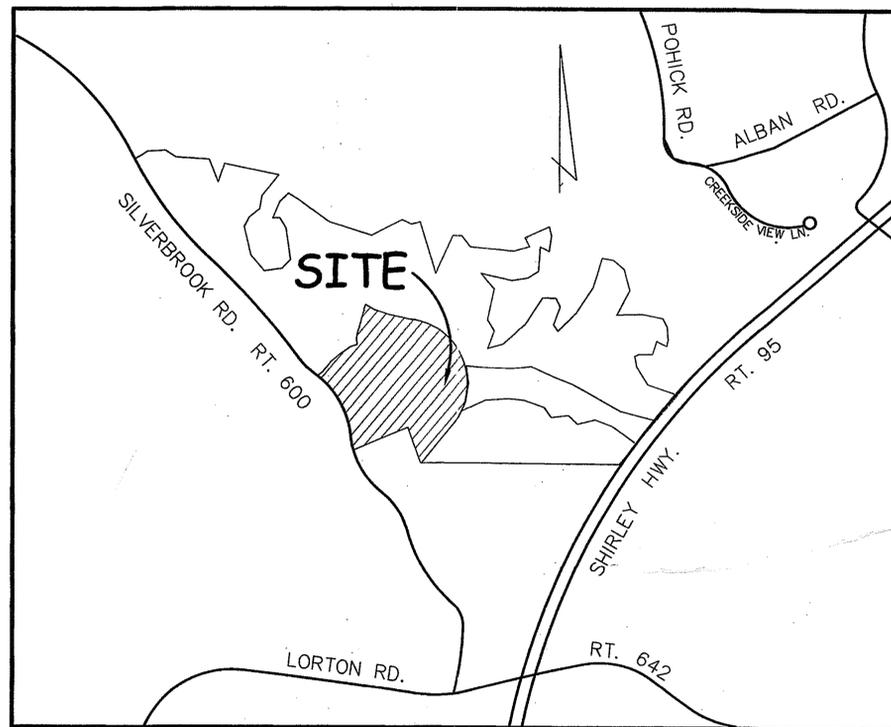


LAUREL HILL SOUTH LANDBAY E

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENT



VICINITY MAP
SCALE : 1" = 2,000'

SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
3. COMPOSITE PLAN
4. FINAL DEVELOPMENT PLAN AMENDMENT
5. ENTRANCE LANDSCAPE DETAIL AND NOISE WALL DETAILS
6. LOT DETAILS-TYPICAL LOT LANDSCAPE-ELEVATIONS
7. SITE AMENITIES/FURNITURE

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

NOVEMBER 15, 2001
FEBRUARY 28, 2002
MARCH 15, 2002



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

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

MAR 14 2002

ZONING EVALUATION DIVISION

M-10338

Application No. FDPA 2001-MV-025
APPROVAL DEVELOPMENT PLAN
(D) (E) (F) (G) (H) (I) (J)
SEE PROFILES DATED
Date of (BOS) (FC) Approval 3/21/02
Sheet 1 of 7

LAUREL HILL SOUTH
LANDBAY E
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2001-MV-025

NOTES:

- THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 106-4(1) 54 PART AND CONSISTS OF APPROXIMATELY 57.73 ACRES.
- 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.
- THE TOPOGRAPHIC INFORMATION PRESENTED HEREON IS FIELD RUN BY DEWBERRY & DAVIS LLC.
- 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.
- STORMWATER DETENTION/BEST MANAGEMENT PRACTICES (SWM/BMP'S) WILL BE PROVIDED BY THE DRY POND SHOWN HEREON UNLESS MODIFIED BY OTHER METHODS ACCEPTABLE TO THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.
- 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.
- 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. IT IS UNDERSTOOD THAT SUCH DEVIATIONS ARE PERMITTED PROVIDED THE RESULTS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN HEREON.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC SEWER AND WATER THAT CURRENTLY EXISTS OR WILL BE EXTENDED TO THE PROPERTY.
- 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. IT IS FURTHER UNDERSTOOD THAT IN NO CASE WILL THE OVERALL NUMBER OF PARKING SPACES BE DECREASED TO LESS THAN THREE (3) SPACES PER UNIT.
- 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.
- 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.
- THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY SUBJECT OF THIS FDPA.
- 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.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- 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 DRY 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.
- THE PROPOSED DEVELOPMENT SUBJECT OF THIS FDPA IS LOCATED IN SUB-UNIT 2-B OF THE LP1 LAUREL HILL COMMUNITY PLANNING SECTOR IN THE LOWER POTOMAC PLANNING DISTRICT IN AREA IV AND IS PLANNED AT A RESIDENTIAL DENSITY OF 4-6 DWELLING UNITS PER ACRE. THE COMPREHENSIVE PLAN ALSO PLACES A LIMIT ON THE PERCENTAGE OF TOWNHOUSES WITHIN THIS SUB-UNIT. THAT RESTRICTION IS THE SUBJECT OF A PENDING COMPREHENSIVE PLAN AMENDMENT WHICH, WHEN APPROVED, WILL RENDER THE PROPOSED DEVELOPMENT IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN.
- ALL SINGLE FAMILY ATTACHED DWELLING UNITS WILL HAVE A MINIMUM FRONT YARD OF 20 FEET AND A MINIMUM REAR YARD OF 20 FEET. FURTHER, IN NO CASE WILL DECKS EXTEND CLOSER THAN FIVE (5) FEET TO THE REAR PROPERTY LINE. THE MINIMUM SIDE YARD OF THE SINGLE FAMILY DETACHED DWELLING UNITS WILL VARY HOWEVER, IT SHALL NOT BE LESS THAN FIVE (5) FEET AS STATED IN THE PROFFERS.
- 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.
- AMENITIES PROVIDED WITH THE OVERALL DEVELOPMENT OF LAUREL HILL SOUTH INCLUDE A SWIMMING POOL, POOL HOUSE, EXTENSIVE PEDESTRIAN CIRCULATION SYSTEM AND FIVE PLAY AREAS.
- 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.
- 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. SEE THE APPROVED CONCEPTUAL/FINAL DEVELOPMENT FOR LAUREL HILL SOUTH FOR INFORMATION PERTAINING TO THE COMPREHENSIVE PLAN TRAIL FOR THIS COMMUNITY.
- 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.
- 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.

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

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 DRY 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.

THE PROPOSED DEVELOPMENT SUBJECT OF THIS FDPA IS LOCATED IN SUB-UNIT 2-B OF THE LP1 LAUREL HILL COMMUNITY PLANNING SECTOR IN THE LOWER POTOMAC PLANNING DISTRICT IN AREA IV AND IS PLANNED AT A RESIDENTIAL DENSITY OF 4-6 DWELLING UNITS PER ACRE. THE COMPREHENSIVE PLAN ALSO PLACES A LIMIT ON THE PERCENTAGE OF TOWNHOUSES WITHIN THIS SUB-UNIT. THAT RESTRICTION IS THE SUBJECT OF A PENDING COMPREHENSIVE PLAN AMENDMENT WHICH, WHEN APPROVED, WILL RENDER THE PROPOSED DEVELOPMENT IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN.

ALL SINGLE FAMILY ATTACHED DWELLING UNITS WILL HAVE A MINIMUM FRONT YARD OF 20 FEET AND A MINIMUM REAR YARD OF 20 FEET. FURTHER, IN NO CASE WILL DECKS EXTEND CLOSER THAN FIVE (5) FEET TO THE REAR PROPERTY LINE. THE MINIMUM SIDE YARD OF THE SINGLE FAMILY DETACHED DWELLING UNITS WILL VARY HOWEVER, IT SHALL NOT BE LESS THAN FIVE (5) FEET AS STATED IN THE PROFFERS.

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.

AMENITIES PROVIDED WITH THE OVERALL DEVELOPMENT OF LAUREL HILL SOUTH INCLUDE A SWIMMING POOL, POOL HOUSE, EXTENSIVE PEDESTRIAN CIRCULATION SYSTEM AND FIVE PLAY AREAS.

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.

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. SEE THE APPROVED CONCEPTUAL/FINAL DEVELOPMENT FOR LAUREL HILL SOUTH FOR INFORMATION PERTAINING TO THE COMPREHENSIVE PLAN TRAIL FOR THIS COMMUNITY.

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.

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.

LAND BAY E	COMP PLAN RANGE	AVERAGE LOT SIZE
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
MAXIMUM BUILDING HEIGHT	35 FT	6,600± SF
PARKING SPACES REQUIRED	566	
SINGLE FAMILY DETACHED	176	
SINGLE FAMILY ATTACHED	390	
PARKING SPACES PROVIDED	881	
SINGLE FAMILY DETACHED	352	
SINGLE FAMILY ATTACHED	529	
OPEN SPACE PROVIDED (28%)	16.6± AC	

OVERALL TABULATION LAUREL HILL SOUTH	
TOTAL LAND AREA	260.96 AC
AREA OF THE CDP	260.96 AC
AREA OF THE FDP	242.46 AC
EXISTING/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	2,112
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.

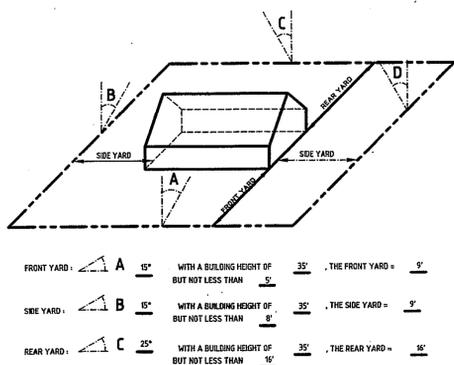
THE AREA PLANNED FOR 2-4 DU/AC CONTAINS 427 DWELLING UNITS AT A DENSITY OF 2.86 DU/AC AND THE AFFORDABLE DWELLING UNIT REGULATIONS DO APPLY. THAT CALCULATION FOR ADU'S IS AS FOLLOWS:

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

$$0.36 \times 12.5 = 4.5\%$$

$$427 \times 4.5\% = 19.21 \text{ or } 19 \text{ ADU'S}$$

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

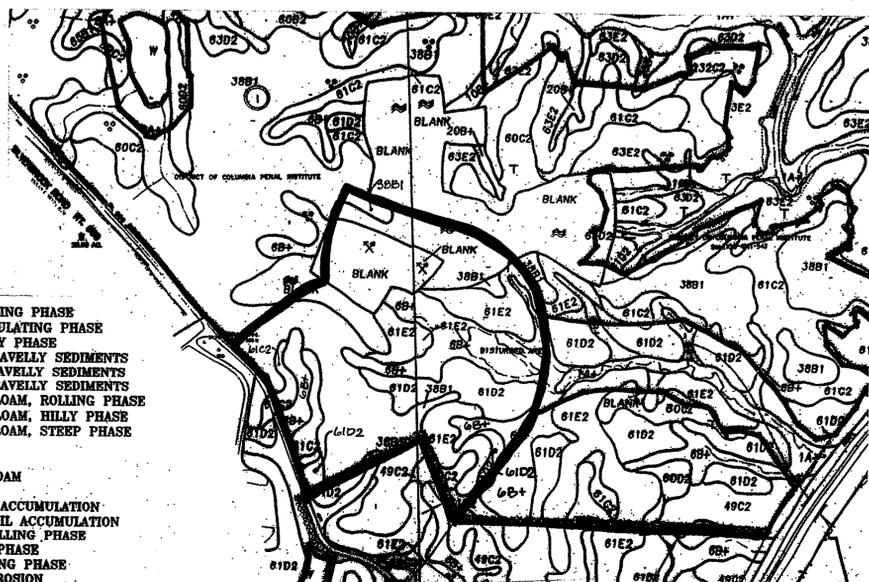


ANGLE OF BULK PLANE
MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT

NOTE:
THERE IS NO ANGLE OF BULK PLANE REQUIRED FOR THE PDH DISTRICT. THIS GRAPHIC DEPICTION OF THE R-5 (ADU) DISTRICT CONSIDERATION OF THE PROPOSED SINGLE FAMILY ATTACHED DWELLING UNITS AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PROPOSED SINGLE FAMILY DETACHED DWELLING UNITS.

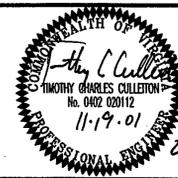
SOILS MAP
1"=500'

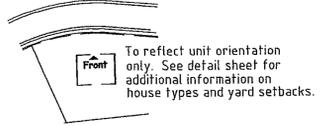
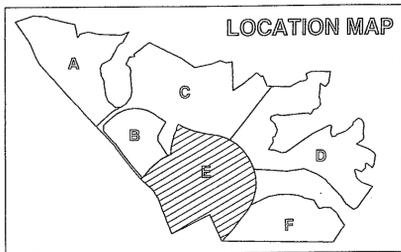
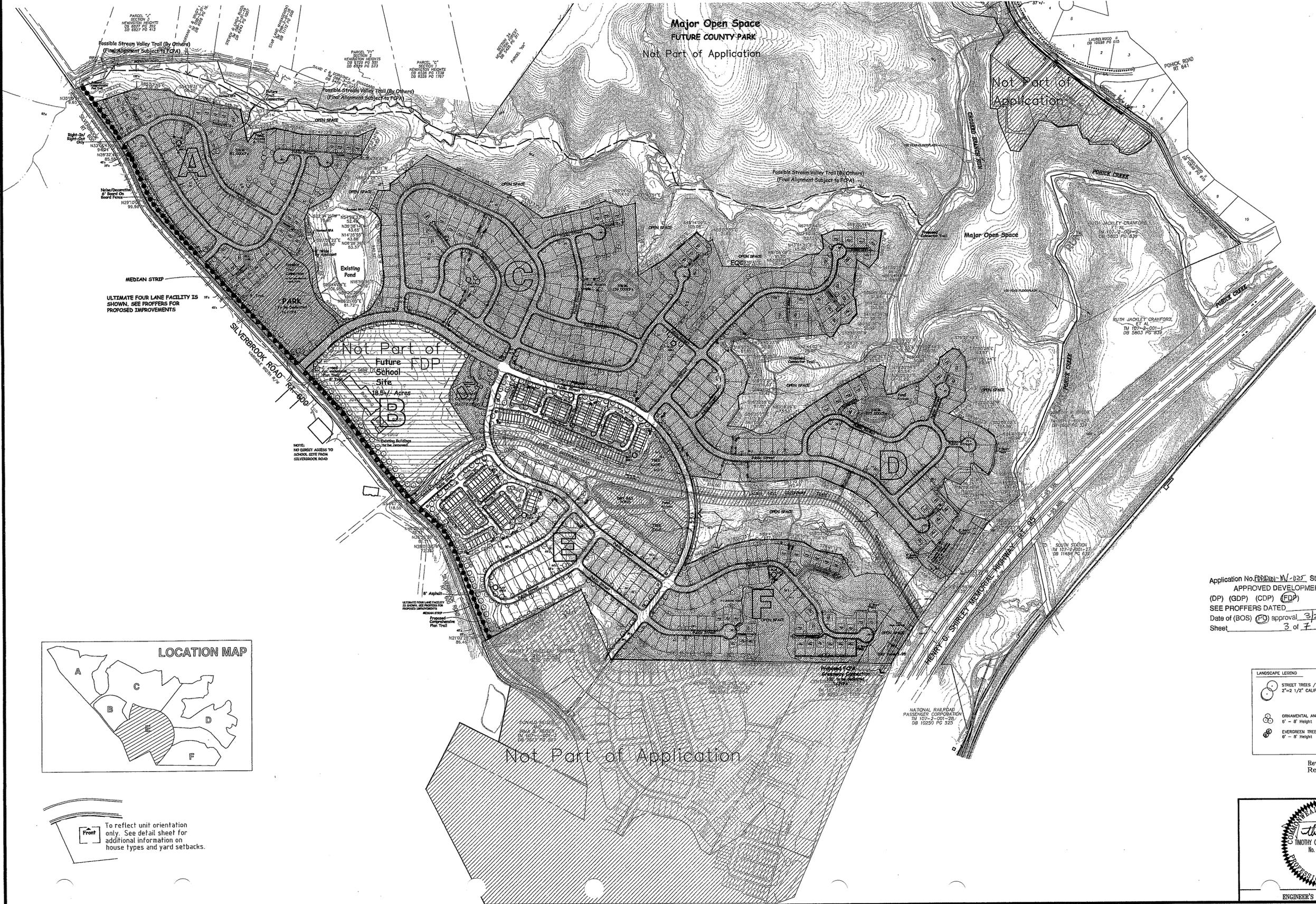
- 60C2 APPLING GRITTY LOAM, ROLLING PHASE
- 60B2 APPLING GRITTY LOAM, UNULATING PHASE
- 60D2 APPLING GRITTY LOAM, HILLY PHASE
- 61C2 ROLLY LAND, LOAMY AND GRAVELLY SEDIMENTS
- 61D2 HILLY LAND, LOAMY AND GRAVELLY SEDIMENTS
- 61E2 STEEP LAND, LOAMY AND GRAVELLY SEDIMENTS
- 63C2 LOUISBURG COARSE SANDY LOAM, ROLLING PHASE
- 63D2 LOUISBURG COARSE SANDY LOAM, HILLY PHASE
- 63E2 LOUISBURG COARSE SANDY LOAM, STEEP PHASE
- 1A MIXED ALLUVIAL LAND
- 3E2 CONGAREE SILT LOAM
- 9B+ HYATTSVILLE FINE SANDY LOAM
- 9A+ WORSHAM SILT LOAM
- 10B+ GLENVILLE SILT LOAM, SOIL ACCUMULATION
- 20B+ LINT FINE SANDY LOAM, SOIL ACCUMULATION
- 49C2 LINT FINE SANDY LOAM, ROLLING PHASE
- 65B1 COLFAX LOAM, UNULATING PHASE
- 38B1 BELTSVILLE LOAM, UNULATING PHASE
- 23C2 FAIRFAX LOAM, MODERATE EROSION



Application No. FDPA-11-02 Staff FB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED
Date of 3/21/02 Approval
Sheet 2 of 2

Revised February 28, 2002
Revised March 15, 2002





Application No. FDPA 2001-MY-025 Staff SP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED _____
Date of (BOS) approval 3/21/02
Sheet 3 of 7

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 February 28, 2002
Revised March 15, 2002

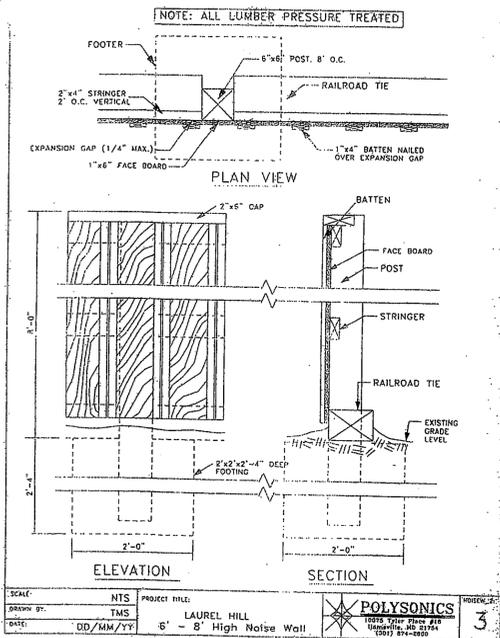


ENGINEER'S SEAL & SIGNATURE

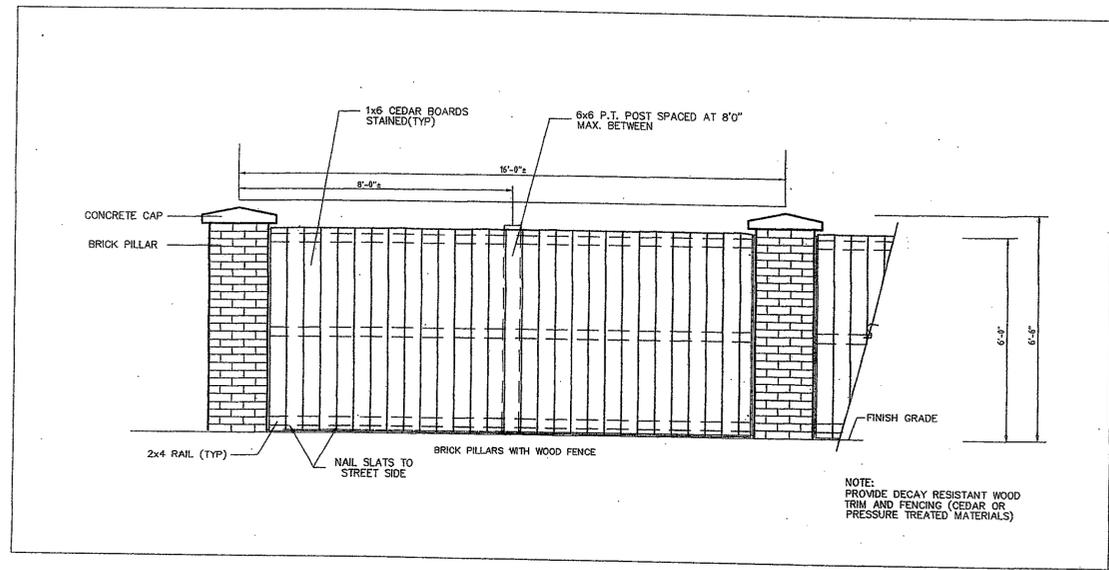
Dewberry & Davis LLC
A Dewberry Company
8401 Arlington Blvd.
Fairfax, VA 22031
(703) 849-0100 Fax (703) 849-0118

FINAL DEVELOPMENT PLAN AMENDMENT
FDPA 2001-MY-025
LAUREL HILL SOUTH - LAND BAY E
MT. VERNON DISTRICT

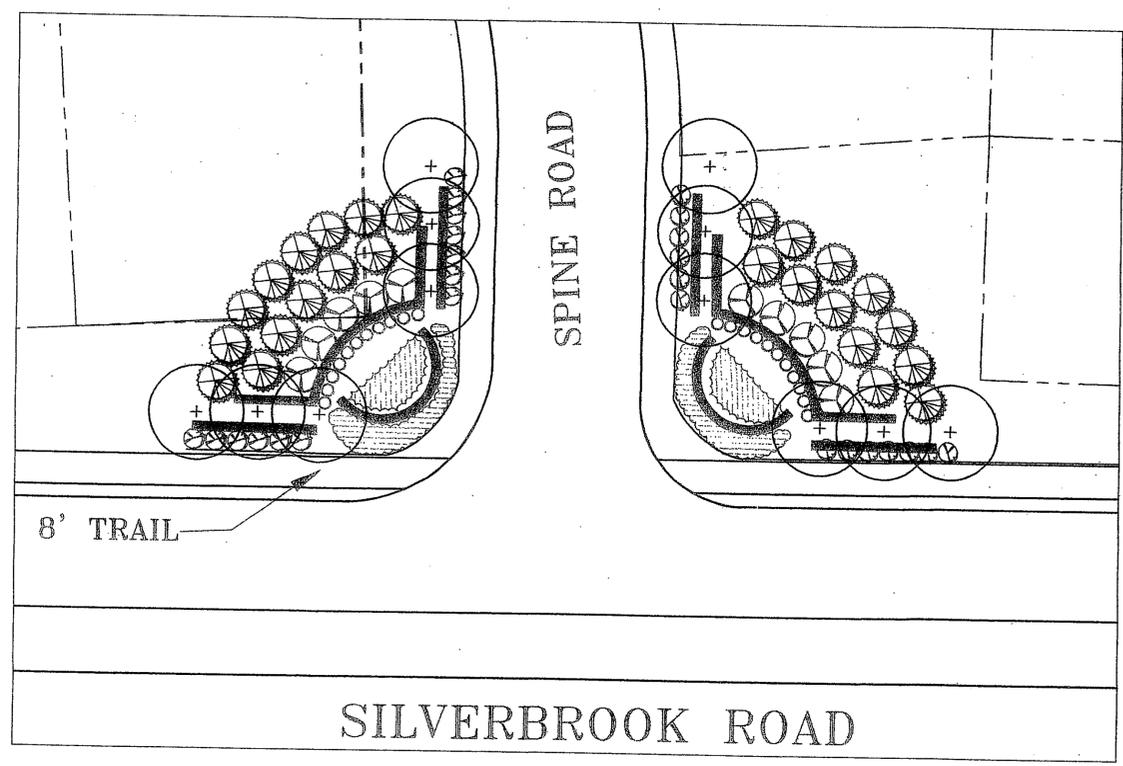
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DESIGNED BY DC
CHECKED BY LM
DATE November 15, 2001
SCALE 1"=300'
PLAN NUMBER
ZONED
SHEET 3 OF 7
FILE NUMBER M-10338



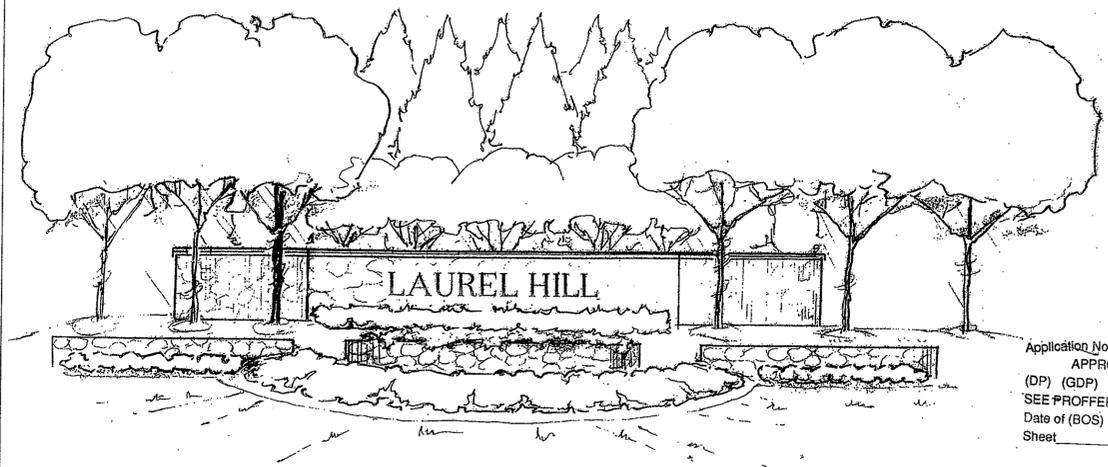
NOISE WALL DETAILS FOR FENCING IN LANDBAYS 'D' & 'F'



TYP. NOISE ATTENUATION/DECORATIVE FENCE
 LANDBAY 'A' FRONTAGE - SILVERBROOK RD.



ENTRANCE PLAN



ENTRANCE ELEVATION

Application No. PR201-MV-025 Staff PP
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED
 Date of (BOS) (PC) approval 3/21/02
 Sheet 5 of 7

Revised March 15, 2002

Professional Engineer's Seal & Signature
 Timothy Charles Cullen
 No. 0402 020112
 2-28-02
 3-15-02
 REC

RZ / FDP 2001-MV-025

ENTRANCE LANDSCAPE DETAIL
 & NOISE WALL DETAILS

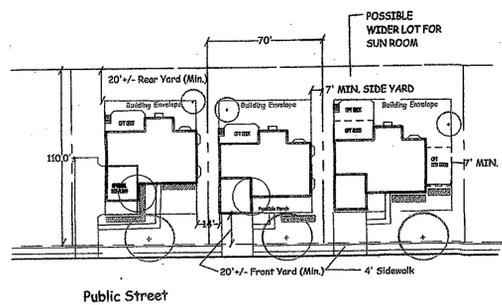
PULTE HOMES / LAUREL HILL

MT. VERNON DISTRICT

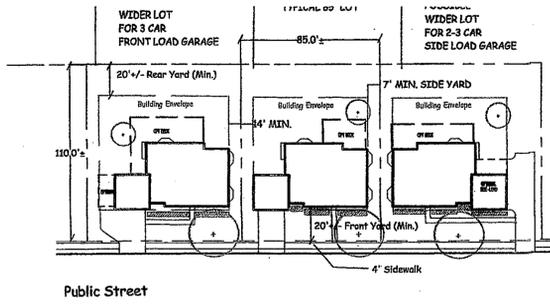
FAIRFAX, VIRGINIA

Dewberry & Davis LLC
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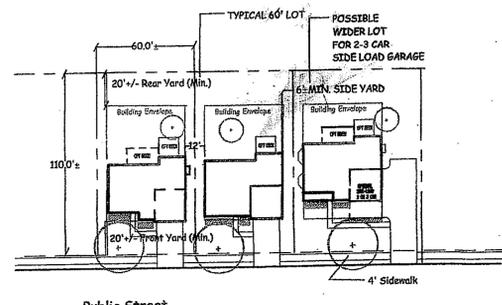
DRAWN BY	DSC
DESIGNED BY	DC
CHECKED BY	LM
DATE	February 28, 2002
SCALE	
PLAN NUMBER	
ZONED	
SHEET	5 OF 7
FILE NUMBER	M-10338



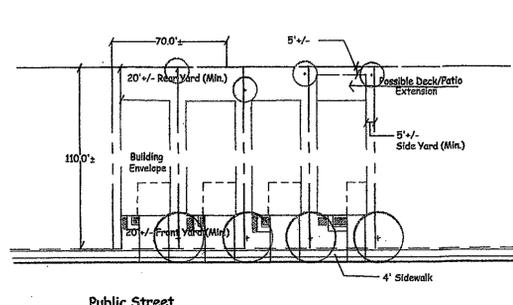
**70' Lot
Single Family Detached**



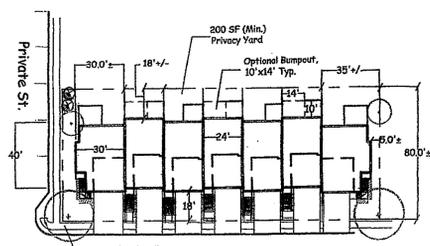
**85' Lot
Single Family Detached**



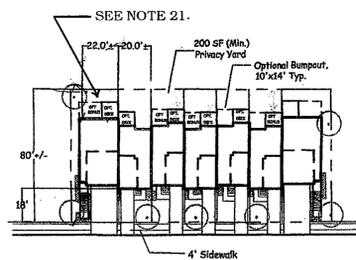
**60' Lot
Single Family Detached**



**40' Lot
Single Family Detached**

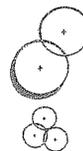


**24 & 30' Wide
Single Family Attached**



**20 & 24' Wide
Single Family Attached**

LANDSCAPE LEGEND



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



EVERGREEN TREES
6' - 8' Height



FOUNDATION PLANTING (GENERALIZED)

ORNAMENTAL AND MEDIUM CANOPY TREES
6' - 8' Height

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



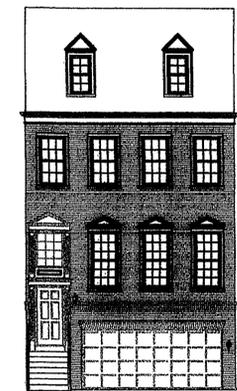
REPRESENTATIVE RESIDENCE - 70' WIDE LOT



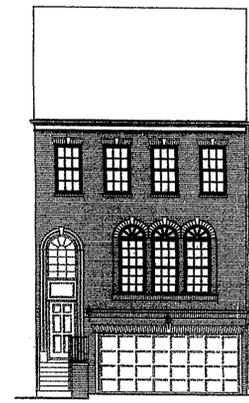
REPRESENTATIVE RESIDENCE - 60' WIDE LOT



REPRESENTATIVE RESIDENCE -
30' WIDE TOWNHOME



24' WIDE TOWNHOME



24' WIDE TOWNHOME



20' WIDE TOWNHOME

TYPICAL HOUSE ELEVATIONS
Not To Scale

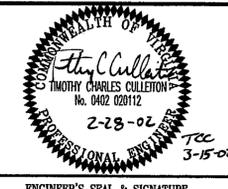
Application No. FPD 2001-MV-025 Staff DP
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFFERS DATED _____
Date of (BOS) approval 2/21/02
Sheet 6 of 7

RZ / FDP 2001 - MV - 025

LOT DETAILS - TYPICAL LOT LANDSCAPE - ELEVATIONS
PULTE HOMES / LAUREL HILL
MT. VERNON DISTRICT
FAIRFAX, VIRGINIA

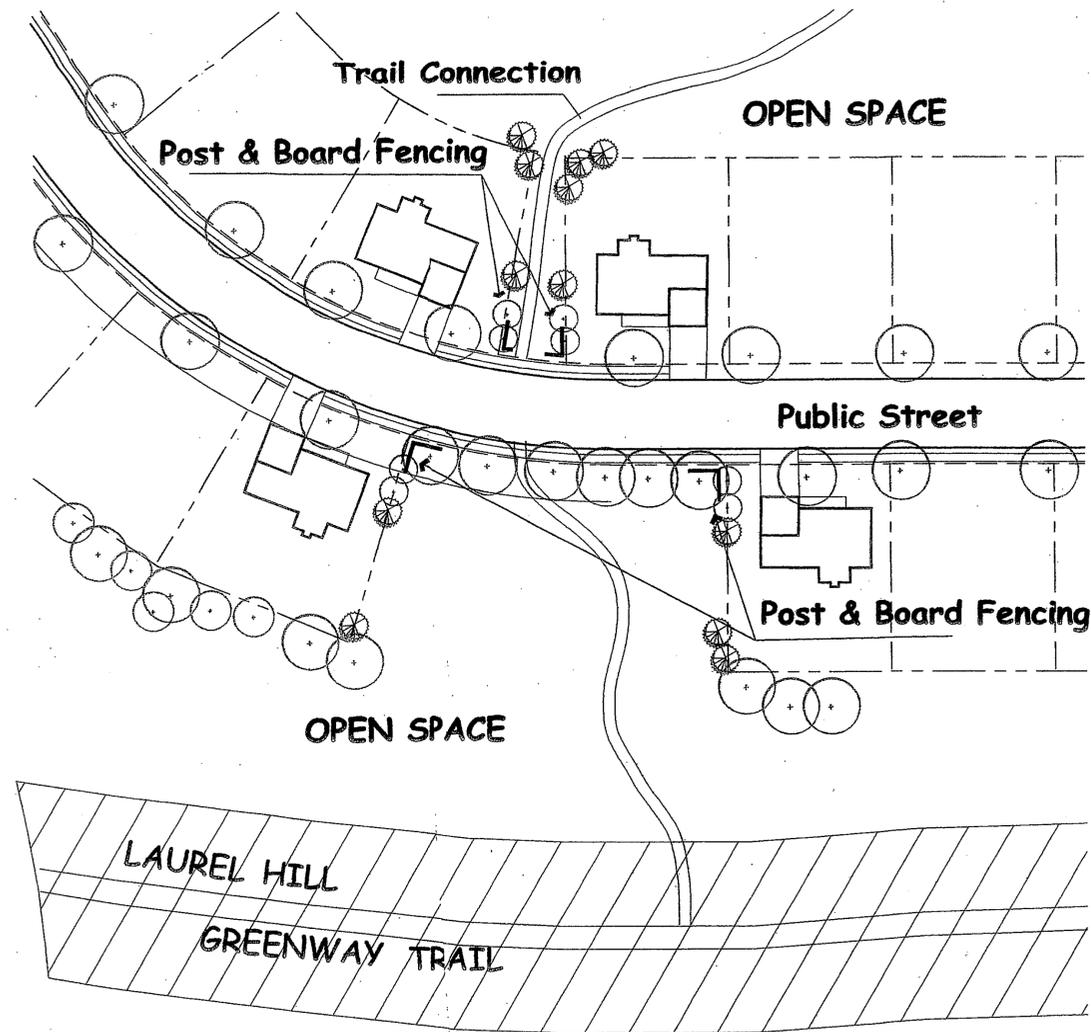
Dewberry & Davis LLC
A Dewberry Company
Engineers
Planners
Surveyors
Landscape Architects
8401 Arlington Blvd.
Fairfax, VA 22031
(703) 849-0100 Fax (703) 849-0118

DRAWN BY DSC
DESIGNED BY DC
CHECKED BY LM
DATE February 28, 2002
SCALE N.T.S.
PLAN NUMBER
ZONED
SHEET 6 OF 7
FILE NUMBER M-10338



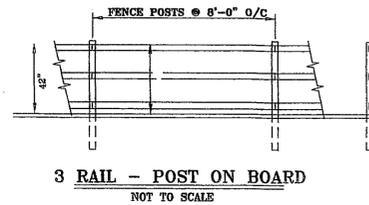
ENGINEER'S SEAL & SIGNATURE

Revised March 15, 2002



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

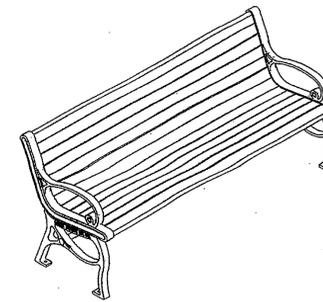
TYPICAL LOT LAYOUT DETAILS
 SCALE 1"=50'



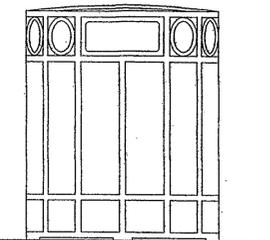
Proposed Amenity Fencing
 (at Locations Noted on Plan Sheets)



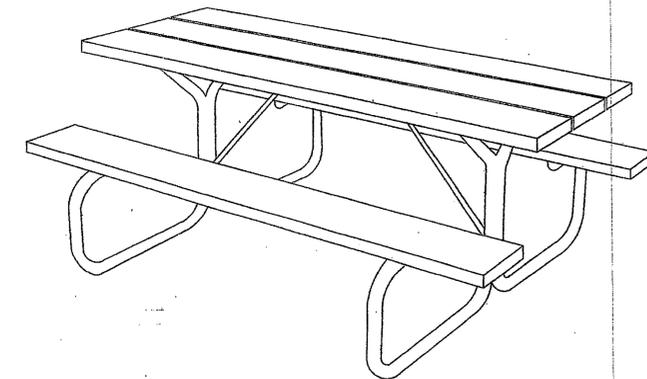
TYPICAL POLE LIGHT



TYPICAL PARK BENCH



TYPICAL TRASH RECEPTACLE



TYPICAL BLACK ALUMINUM
 FRAME PICNIC TABLE

Application No. 2002-01-14-025 Staff PB
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED _____
 Date of (BOS) (FC) approval 3/2/02
 Sheet 2 of 7



Revised March 15, 2002

RZ / FDP 2001-MV-025

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

DRAWN BY	DSC
DESIGNED BY	DC
CHECKED BY	LM
DATE	February 28, 2002
SCALE	N.T.S.
PLAN NUMBER	
ZONED	
SHEET	7 OF 7
FILE NUMBER	M-10338