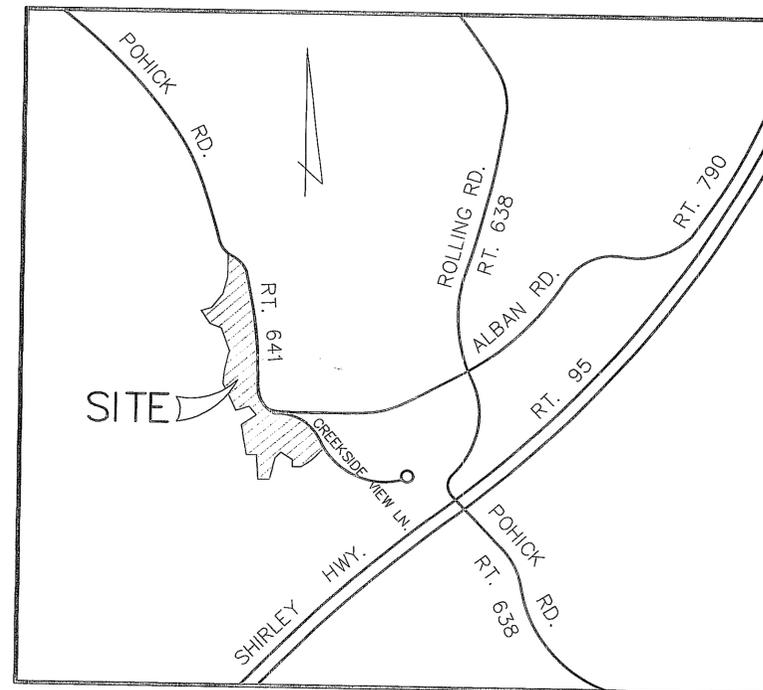


LAUREL HILL NORTH

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN



VICINITY MAP

SCALE : 1" = 2,000'

AGENT FOR APPLICANT

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

SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
3. GENERALIZED DEVELOPMENT PLAN
4. EXISTING VEGETATION MAP
5. PEDESTRIAN CIRCULATION - TRAILS & SIDEWALKS

APRIL 9, 2001
Revised: July 9, 2001
Revised; August 9, 2001
Revised; August 30, 2001

Application No. RZ 2001-MV-026 Staff 18
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/19/01
Date of (BOS) (PC) approval 10/22/01
Sheet 1 of 5



LAUREL HILL NORTH

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN

RZ 2001-MV - 026

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
DEPARTMENT OF PLANNING AND ZONING
AUG 31 2001
SPRINGFIELD

M-10273

NOTES:

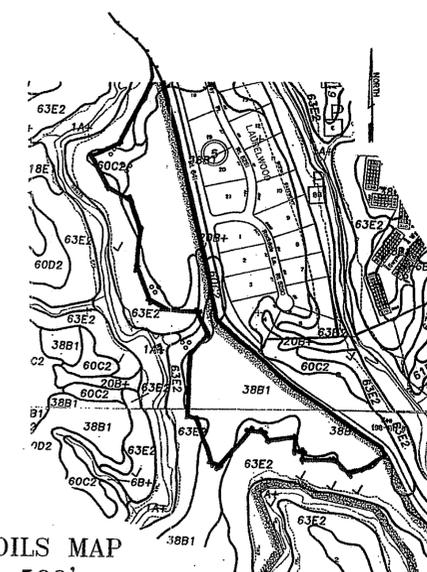
1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 106-4(1) 54 PART.
2. THE TOTAL LAND AREA OF THIS GDP IS 22.25 ACRES AND IS CURRENTLY ZONED R-C. THIS GDP ACCOMPANIES AN APPLICATION TO REZONE THE PROPERTY TO THE R-1 CONVENTIONAL 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. THERE ARE NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENTS FOR THE PROPOSED DEVELOPMENT.
7. STORMWATER DETENTION/BEST MANAGEMENT PRACTICES (SWM/BMPs) WILL BE PROVIDED BY A DRY POND AS SHOWN HEREON UNLESS MODIFIED BY A PROFFERED CONDITION AND/OR WAIVER.
8. THE LIMITS OF CLEARING AND GRADING SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR CHANGES AT TIME OF FINAL ENGINEERING AND DESIGN PROVIDED SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE PROFFERS.
9. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, SITTING AREAS, PATIOS, TRAILS, PLANTERS, FENCES AND/OR WALLS AND LIGHT STANDARDS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.
10. 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.
11. IT IS CURRENTLY ANTICIPATED THAT THE 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.
12. THERE ARE NO STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
13. 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.
14. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
15. 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.
16. THE PROPOSED DEVELOPMENT IS LOCATED IN SUB-UNIT 1B OF THE LP1 LAUREL HILL COMMUNITY PLANNING SECTOR IN THE LOWER POTOMAC PLANNING DISTRICT IN PLANNING AREA IV AND IS PLANNED FOR 1-2 DWELLING UNITS PER ACRE. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE APPROVED COMPREHENSIVE PLAN.
17. THE SPECIAL AMENITIES PROVIDED WITH THE PROPOSED DEVELOPMENT INCLUDE LARGE LOTS WHICH ARE ADJACENT TO AN EQC.
18. OTHER THAN WHATEVER DEDICATION AND IMPROVEMENT TO POHICK ROAD THAT MAY BE REQUIRED, THERE ARE NO PUBLIC FACILITIES PLANNED WITH THE PROPOSED DEVELOPMENT PROGRAM.
19. GIVEN THE LIMITED SIZE AND DENSITY OF THE PROPOSED DEVELOPMENT PROGRAM, THERE ARE NO RECREATIONAL AMENITIES PROPOSED ON SITE.

20. OTHER THAN EXISTING VEGETATION, THERE ARE NO NATURAL FEATURES OR SCENIC ASSETS LOCATED ON THE SUBJECT PROPERTY THAT ARE WORTHY OF PROTECTION AND PRESERVATION.
21. GIVEN THE PROPOSED DEVELOPMENT PROGRAM OF SINGLE FAMILY DETACHED DWELLING UNITS, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT PROPERTIES.
22. THE REQUIRED TREE COVER CALCULATIONS WILL BE PROVIDED AT TIME OF FINAL ENGINEERING AND SUBDIVISION.
23. THE MINIMUM YARD REQUIREMENTS FOR THE R-1 CONVENTIONAL DISTRICT ARE:
 - (a) FRONT YARD: 40 FEET
 - (b) SIDE YARD: 20 FEET
 - (c) REAR YARD: 25 FEET

THESE REQUIREMENTS HAVE BEEN MET OR EXCEEDED ON ALL LOTS SHOWN HEREON. IN ADDITION, THE MINIMUM LOT AREA OF 36,000 SQUARE FEET HAS BEEN SATISFIED AS SHOWN HEREON.
24. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER THAT CURRENTLY EXISTS OR WILL BE EXTENDED TO THE PROPERTY AS REPRESENTED ON THIS GRAPHIC.
25. A 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. A COMPREHENSIVE PLAN TRAIL IS SHOWN ALONG THE NORTH SIDE OF POHICK ROAD.
27. 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.

TABULATION:

TOTAL LAND AREA	22.25± AC
EXISTING ZONING	R-C
PROPOSED ZONING	R-1
PROPOSED NUMBER OF UNITS	18
MAXIMUM DENSITY PERMITTED	1.0 DU/AC
PROPOSED DENSITY	0.80 DU/AC
MAXIMUM BUILDING HEIGHT	35 FT
PARKING SPACES REQUIRED	36
PARKING SPACES PROVIDED	72±
OPEN SPACE REQUIRED	0
OPEN SPACE PROVIDED	26,870± AC



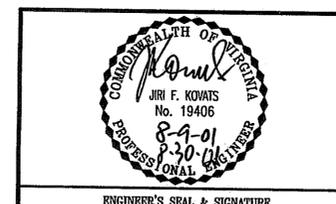
SOILS MAP
1' = 500'

- 60C2 APPLING GRITTY LOAM, ROLLING PHASE
- 63E2 LOUISBURG COARSE SANDY LOAM, STEEP PHASE
- 1A MIXED ALLUVIAL LAND
- 38B1 BELTSVILLE LOAM, UNDULATING PHASE



Application No. 822 200-MV-024 Staff PB
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 10/19/01
 Date of (GOS) (PC) approval 10/22/01
 Sheet 2 of 5

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



ENGINEER'S SEAL & SIGNATURE

NOTES AND TABULATIONS

GENERALIZED DEVELOPMENT PLAN
 LAUREL HILL NORTH

MT. VERNON DISTRICT FAIRFAX, VIRGINIA

DRAWN BY	MLB
DESIGNED BY	DC
CHECKED BY	LM
DATE	APRIL, 2001
SCALE	1" = 100'
PLAN NUMBER	
ZONED	
SHEET	2 OF 5
FILE NUMBER	M-10273

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



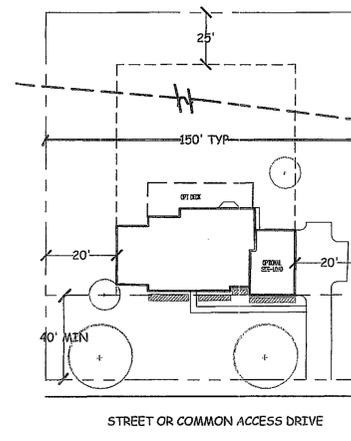
Engineers
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GENERALIZED DEVELOPMENT PLAN
LAUREL HILL NORTH
MT. VERNON DISTRICT
FAIRFAX, VIRGINIA

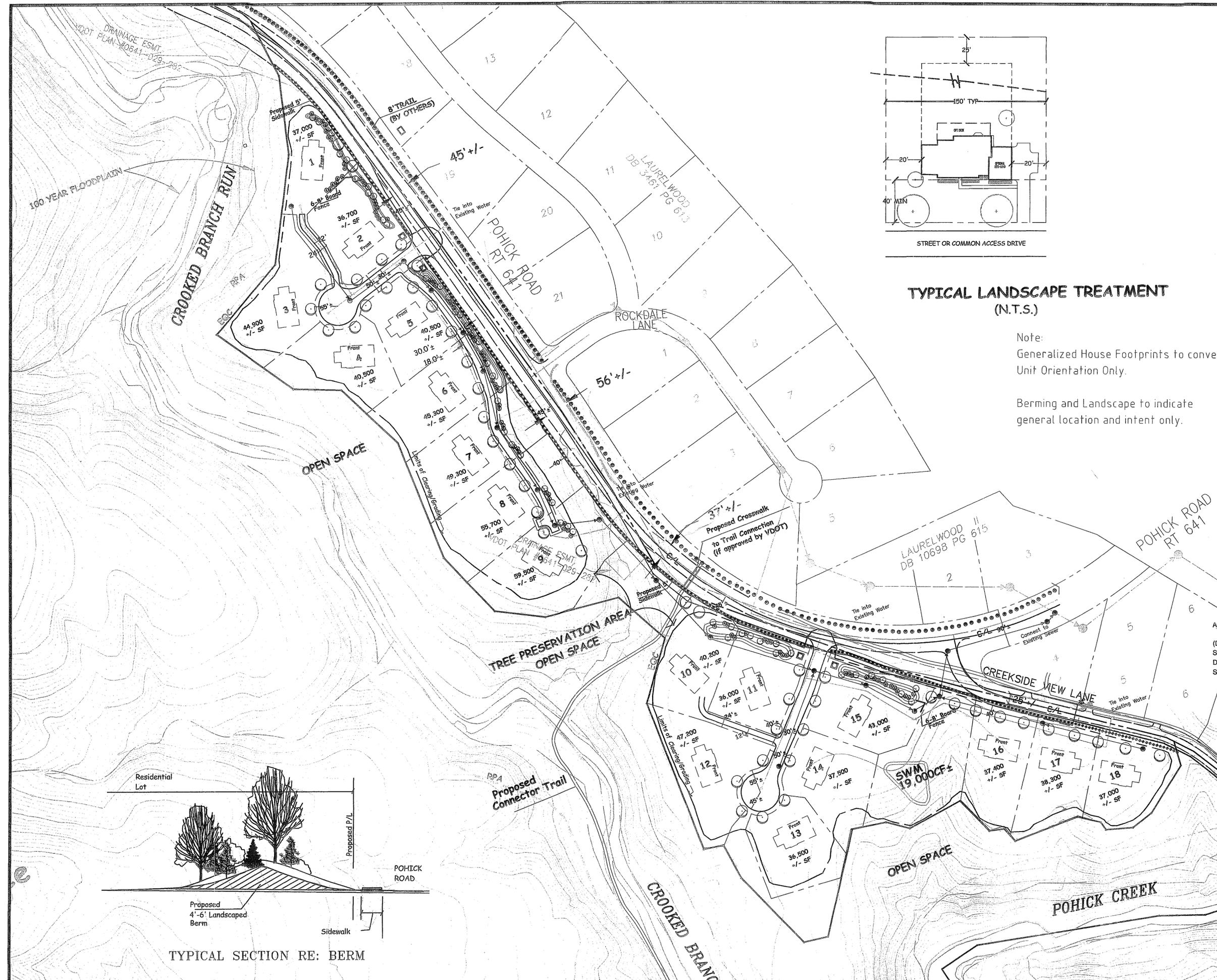
DRAWN BY MLB
DESIGNED BY DC
CHECKED BY LM
DATE APRIL, 2001
SCALE 1"=100'
PLAN NUMBER
ZONED
SHEET 3 OF 5
FILE NUMBER M-10273



TYPICAL LANDSCAPE TREATMENT (N.T.S.)

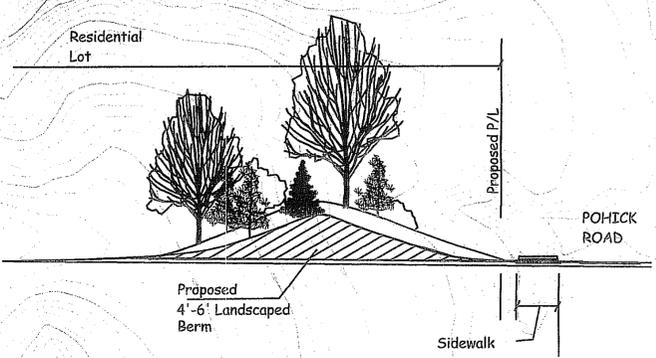
Note:
Generalized House Footprints to convey
Unit Orientation Only.

Berming and Landscape to indicate
general location and intent only.



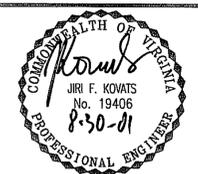
Application No. R2 2000-MV-026 Staff PR
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8/19/01
Date of BOS (PC) approval 6/22/01
Sheet 3 of 5

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



TYPICAL SECTION RE: BERM

Revised August 30, 2001
Revised August 9, 2001
Revised July 9, 2001



ENGINEER'S SEAL & SIGNATURE

PROJECT: LAUREL HILL NORTH.dwg Thu Aug 30 15:33:28 2001 DCO/lwe/l

EVM SUMMARY TABLE

Cover Type	Primary Species	Successional Stage	Condition*	Acreage	Comments
A upland forest	Virginia pine	subclimax /early successional	fair	.68	see descriptions
B upland forest	white oak, red oak	climax	fair	21.57	see descriptions
TOTAL ACREAGE				22.25	

* Condition descriptions:
Cover type A: Area of Virginia pine. Sizes range from 10 to 16" DBH. Quality is fair. Probably seeded in previously disturbed area. Upland hardwoods scattered throughout.
Cover type B: White oak, southern red oak, chestnut oak, hickories, American beech, yellow-poplar, and red maple are the major overstory species. Sizes range from 10 to 20" DBH with scattered, larger trees. Scattered Virginia pine throughout. Understory consists of overstory reproduction and mountain laurel. Many dead trees in the southern portion of this area.

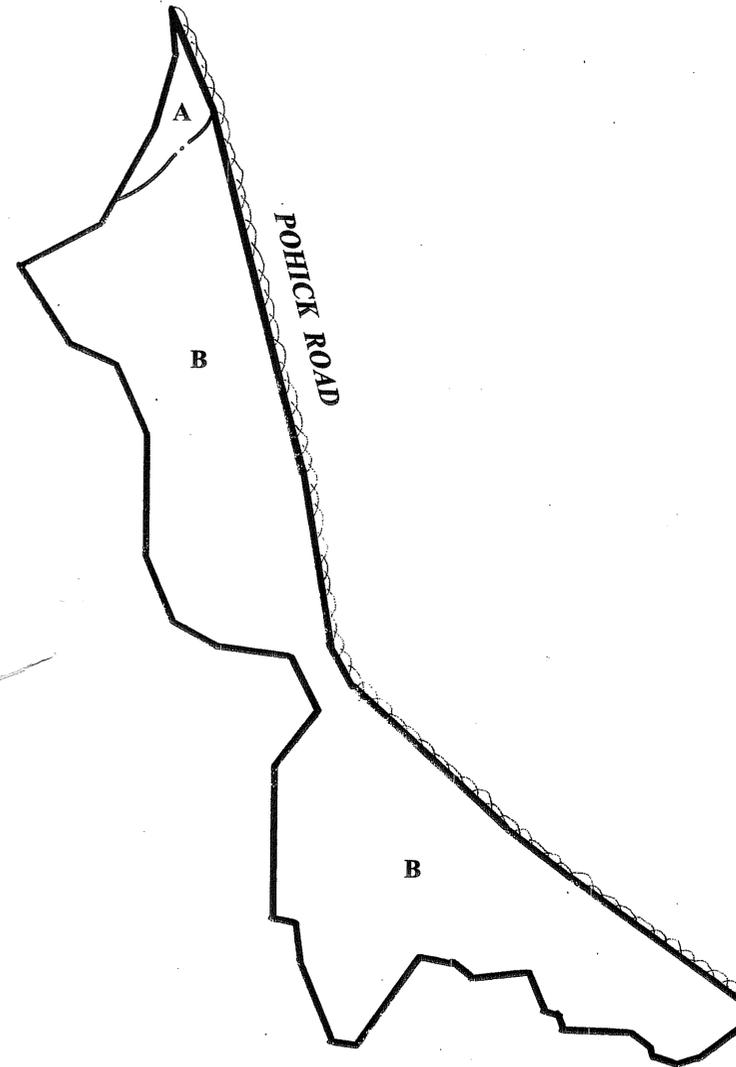
COVER TYPE LINES AND ACREAGES ARE ESTIMATES BASED ON FIELD OBSERVATIONS

LEGEND:

COVER TYPE LINES
 Tree Canopy/Forest Edge

Additional Notes:

1. Areas adjacent to stands along Pohick road have been cleared and graded for improvements to Pohick Road. This grading has resulted in damage to many trees along this edge of the property. Damage includes root loss, trunk scars, and felling of trees into forest along this edge.
2. This site is entirely wooded. Tree canopy cannot be shown as it extends well beyond the limit of the site in all directions and would be misleading if shown at edge of property with the exception of area along Pohick Road right-of-way.



Application No. RZ 2011-101-026 Staff PB
 APPROVED DEVELOPMENT PLAN
 (DP) (CDP) (CDP) (FDP)
 SEE PROFFERS DATED 10/11/11
 Date of (BOS) (PC) approval 10/22/11
 Sheet 4 of 5

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

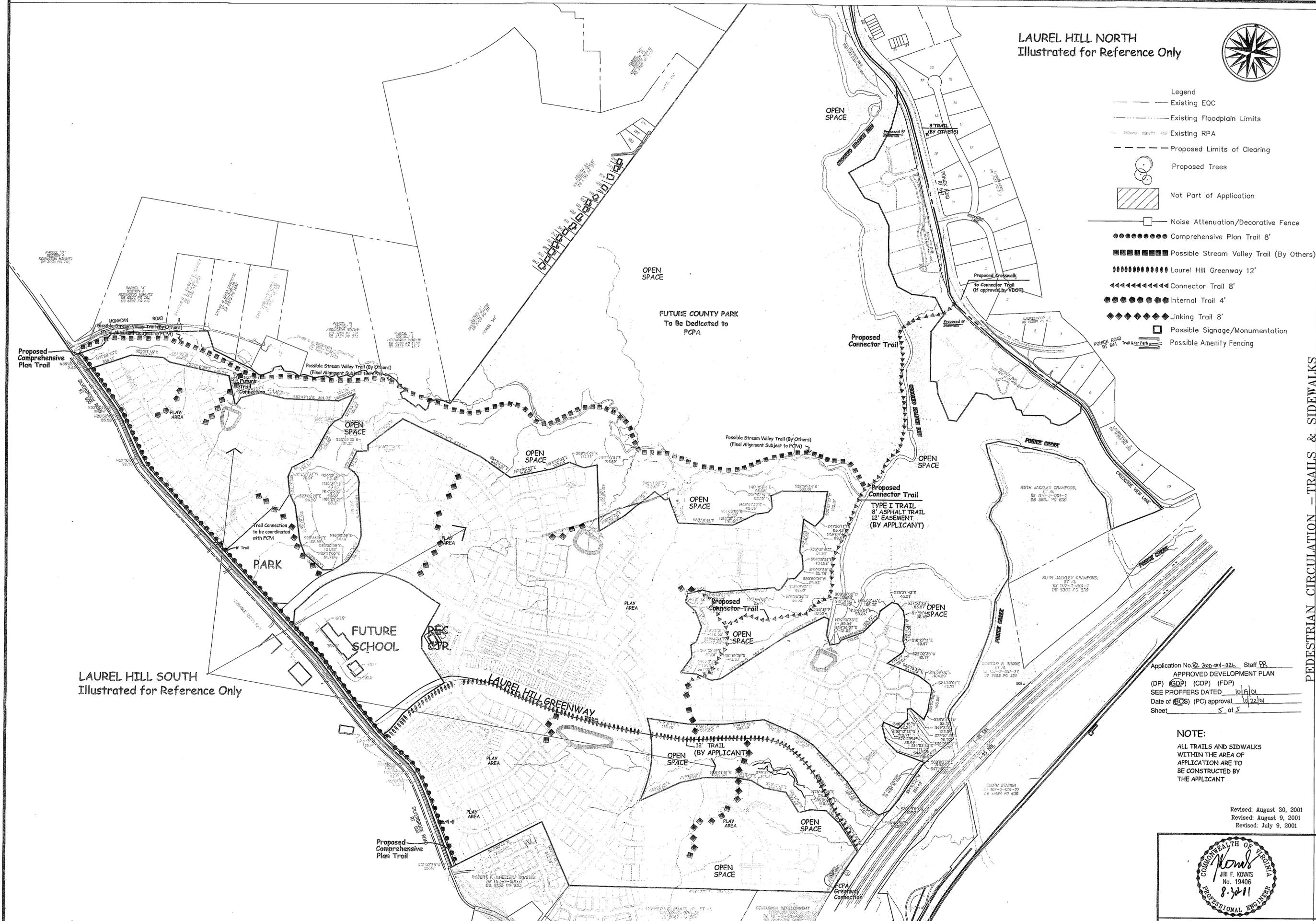
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 ISA #MA-0461



LAUREL HILL NORTH
Illustrated for Reference Only



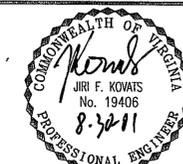
- Legend
- Existing EQC
 - - - Existing Floodplain Limits
 - - - Existing RPA
 - - - Proposed Limits of Clearing
 - Proposed Trees
 - ▨ Not Part of Application
 - Noise Attenuation/Decorative Fence
 - Comprehensive Plan Trail 8'
 - ■ ■ ■ ■ ■ ■ ■ Possible Stream Valley Trail (By Others)
 - ○ ○ ○ ○ ○ ○ ○ Laurel Hill Greenway 12'
 - ◀◀◀◀◀◀◀◀ Connector Trail 8'
 - Internal Trail 4'
 - ◆◆◆◆◆◆◆◆ Linking Trail 8'
 - Possible Signage/Monumentation
 - ▭ Possible Amenity Fencing



Application No. 2001-026 Staff ES
 APPROVED DEVELOPMENT PLAN
 (DP) (DP) (CDP) (FDP)
 SEE PROFFERS DATED 10/10/01
 Date of (OS) (PC) approval 10/22/01
 Sheet 5 of 5

NOTE:
 ALL TRAILS AND SIDEWALKS
 WITHIN THE AREA OF
 APPLICATION ARE TO
 BE CONSTRUCTED BY
 THE APPLICANT

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



ENGINEER'S SEAL & SIGNATURE

PEDESTRIAN CIRCULATION - TRAILS & SIDEWALKS

GENERALIZED DEVELOPMENT PLAN

LAUREL HILLS NORTH

FAIRFAX, VIRGINIA

MT. VERNON DISTRICT

DRAWN BY	MLB
DESIGNED BY	DC
CHECKED BY	LM
DATE	APRIL, 2001
SCALE	1"=300'
PLAN NUMBER	
ZONED	
SHEET	5 OF 5
FILE NUMBER	M-10273

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