CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN
CAREY PROPERTY
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
RZ- FDP-2001-PR-050

GENERAL NOTES

1. The property subject to this Rezoning Application is located on Fairfax County Tax Assessment Map 48-4 ((1)) Parcels 15 and 16. The property consists of 4.46± acres (194,232 SF) and is presently zoned R-1. This Conceptual Development Plan/ Final Development Plan (CDP/FDP) accompanies an application to rezone the property to PDH-12.

2. The property consists of the following:

48-4 ((1)) Parcel 15	3.09± acres
48-4 ((1)) Parcel 16	1.37± acres
Total Area to be Rezoned to PDH-12	4.46± acres

3. Parcel 16 is currently owned by Ida Lee Carey as General Partner of the Covington Family Limited Partnership, acquired in Deed Book 12061, Page 0800. Parcel 15 is currently owned by Ida Lee Carey as General Partner of the Covington Family Limited Partnership, acquired in Deed Book 12069, Page 1094. Parcel 15 is also known as Parcel "A", Covington Property as recorded in Deed Book 6312, Page 1590, all among the land records of Fairfax County, Virginia.

4. The contract owner/developer is Stanley-Martin Homebuilding, L.L.C..

5. Existing land use and zoning adjacent to the site are as follows:
   - West: C-6 Use: Retail Shopping Center
   - North: R-5 Use: Single Faimly Detached (north of Lee Highway Route 29)
   - East: R-12 Use: Single Family Attached (10.8 DU/ acre)
   - South: R-8 Use: Single Family Attached (9.4 DU/ acre)

6. The boundary information was prepared by Patton Harris Rust & Associates (PHR&A), based on compilation from deeds recorded among the land records of Fairfax County, Virginia. Topographic information taken from Fairfax County maps and available records. The contour interval shown is two (2) feet.

7. Parcel 15 is currently vacant. Parcel 16 is currently developed with a two story brick single family dwelling (circa 1930), gravel driveway, and barn. The existing structures are proposed to be demolished.

8. No floodplain exists on the subject property as delineated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County. No Resource Protection Area (RPA) or Environmental Quality Corridor (EQC) exist on the property per the Fairfax County Chesapeake Bay Preservation Area maps. The site is in a Resource Management Area (RMA).

9. The existing vegetation is shown on the Existing Vegetation Map (EVM) that is included with this application.

10. The proposed stormwater management (SWM) facility will be a dry BMP pond. Based on preliminary engineering, the proposed volume is approximately 31,000 CF.

11. A preliminary engineering analysis of the existing downstream storm drainage system indicates that the system has adequate capacity to carry the two and ten year flows from the site.

12. There are no existing utility easements having a width of twenty-five (25) feet or more on site.

13. In our assessment, there are no existing scenic assets or natural features that justify special protection or preservation.

14. To the best of our knowledge and belief, there are no graves or burial sites located on this property.

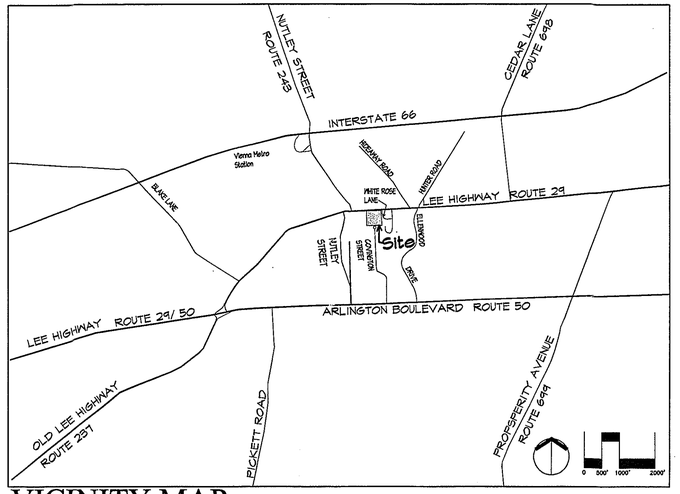
15. The Comprehensive Plan for Fairfax County, Area II proposes a recommended land use as residential, 8-12 units per acre. The concept for future development recommends that the Lee Community Planning Sector VI be developed as Surburban Neighborhoods.

16. The proposed development shall conform to the provisions of all applicable ordinances, regulations, and adopted standards, except for the requested waivers and/or modifications noted on this plan.

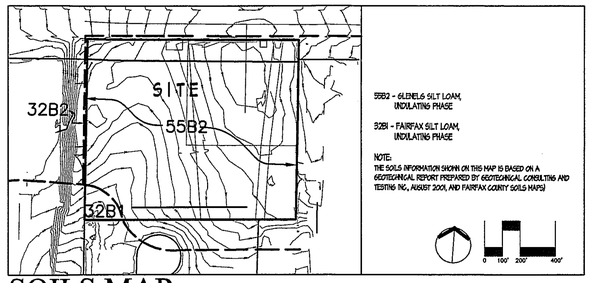
17. The special amenities that will be provided within the development may include landscape walls, piers, and fencing, enhanced landscaping, benches, and decorative site lighting. A linear park with walkway and benches is proposed in a central location within the development. A greater setback of the units from the the private roadways has been provided to allow for street tree plantings along the private streets. See sheet 4 for details.

18. The construction will be subject to market conditions. The applicant reserves the right to develop the site in phases.

19. Lee Highway right-of-way dedication will be provided, approximately 81 feet from a design centerline, as coordinated with Department of Transportation staff. A portion of the ultimate service drives, along with an entrance from Lee Highway, will be constructed with this project, as shown on sheet 2, CDP/FDP.



VICINITY MAP
SCALE: 1"=2000'



SOILS MAP
SCALE: 1"=200'

GENERAL NOTES (CONTINUATION)

20. To the best of our knowledge, no hazardous or toxic substances are present on site as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355; all hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management Regulations VR 672-10-1- Virginia Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280. To the best of our knowledge, the proposed development will not generate, utilize, store, treat or dispose of any such substances on site.

21. The project shall be constructed in accordance with Standard 19 of Virginia Erosion and Sediment Control Handbook and Fairfax County Erosion and Sediment Control Regulations.

22. Tree Cover and screening will be provided in accordance with Section 13 of the Fairfax County Zoning Ordinance, except for the requested waivers and/or modifications noted on this plan.

23. Pursuant to Paragraph 4 of Section 16-403 of the Fairfax County Zoning Ordinance, minor modifications to the CDP/FDP may be permitted as determined by the Zoning Administrator. The applicant reserves the right to make minor adjustments to the layout; building orientation, width, or depth; internal lot lines; off-lot parking; lot size; and/or utility location, at time of final site plan, based on grading, building footprints, final engineering design, provided that such adjustments do not increase the total number of units nor decrease the amount and location of open space, parking, or distance of referenced items to the peripheral property lines.

24. The Limits of Clearing and Grading is considered to be the limits of the site, and is not shown on the plan.

25. The applicant reserves the right to construct optional sunrooms and/ or decks on all lots, except that sunrooms shall not be permitted on lots 29-42, provided all setbacks shown herein are met.

26. Final garage, driveway, and building entrance locations may vary from that shown on the CDP/FDP to be as shown on the proposed elevations shown on sheet 6.

27. Sunrooms shall be setback a minimum of 25 ft from property boundaries.

SITE TABULATIONS

Total Site Area	4.46± Acres (194,232 SF)
Existing Zoning	R-1
Proposed Zoning	PDH-12
Minimum District Size Permitted:	2 acres
District Size Proposed:	4.46± acres
Total Dwelling Units Proposed	43 DU (9.64 DU/ac)

Minimum Yard Requirements for Single Family Attached

	Required	Provided
Minimum Front Yard	None	12 ft. min. with 18 ft. min. driveway
Minimum Side Yard	None	6 ft. min. w/ encroachments for fireplaces, bay windows, covered porch, and other arch. features See detail, sheet 5.
Minimum Rear Yard	None	10 ft. min.; 5 ft. min. with opt. sunroom
Maximum Building Height	None	35 ft. max.
Interior Lot Width	No min.	24 ft. shown (see note 23.)

Open Space Calculation

Total Site Area	4.46± acres
Proposed Right-of Way Dedication	0.54 ± acres
Net Site Area	3.92 ± acres
Open Space Required (30 % of Net Area)	1.18 ± acres
Open Space Provided (31.4 % of Net Area)	1.23 ± acres

Parking Tabulation

	Required	Provided
Parking	99 spaces (2.3 spaces/lot)	108 spaces *

*Parking Note: Provided spaces shown above represent spaces that can be counted to meet code requirements only. Actual provided spaces will be approximately 194 spaces (4.5 spaces per lot). All proposed townhouse units will have two car garages and will accomodate up to four (4) cars per lot.

WAIVERS

- The applicant requests a modification of Section 13-300 of the Fairfax County Zoning Ordinance, Transitional Screening and Barriers, to allow for a modification of the width and planting requirements for the Transitional Screening Yard Type 1 near the northern boundary of the site, adjoining the R-5 single-family housing development to the north. Applicant requests a reduction in transitional screening yard width to ten (10) feet, and a modification of planting and barrier requirements to that shown on the plan.

- The applicant requests a partial waiver of section 17-201 3.B. of the Fairfax County Zoning Ordinance, Service Drive requirement, for a portion of the service drive djacent to the existing commercial site as shown on the CDP/FDP.

RZ/FDP
Application No. 2001-PR-050 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8-1-02
Date of BOS (PC) approval 8-5-02
Sheet 1 of 7

RECEIVED
Department of Planning & Zoning
JUN 20 2002
Zoning Evaluation Division

SHEET INDEX

SHEET	DESCRIPTION
1 of 7	COVER SHEET
2 of 7	CONCEPTUAL/FINAL DEVELOPMENT PLAN
3 of 7	LANDSCAPE PLAN
4 of 7	DETAIL SHEET
5 of 7	POND AND PARK DETAILS
6 of 7	ARCHITECTURAL ELEVATIONS
7 of 7	TREE RELOCATION PLAN

COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
No. 609
CERTIFIED LANDSCAPE ARCHITECT
6/10/02

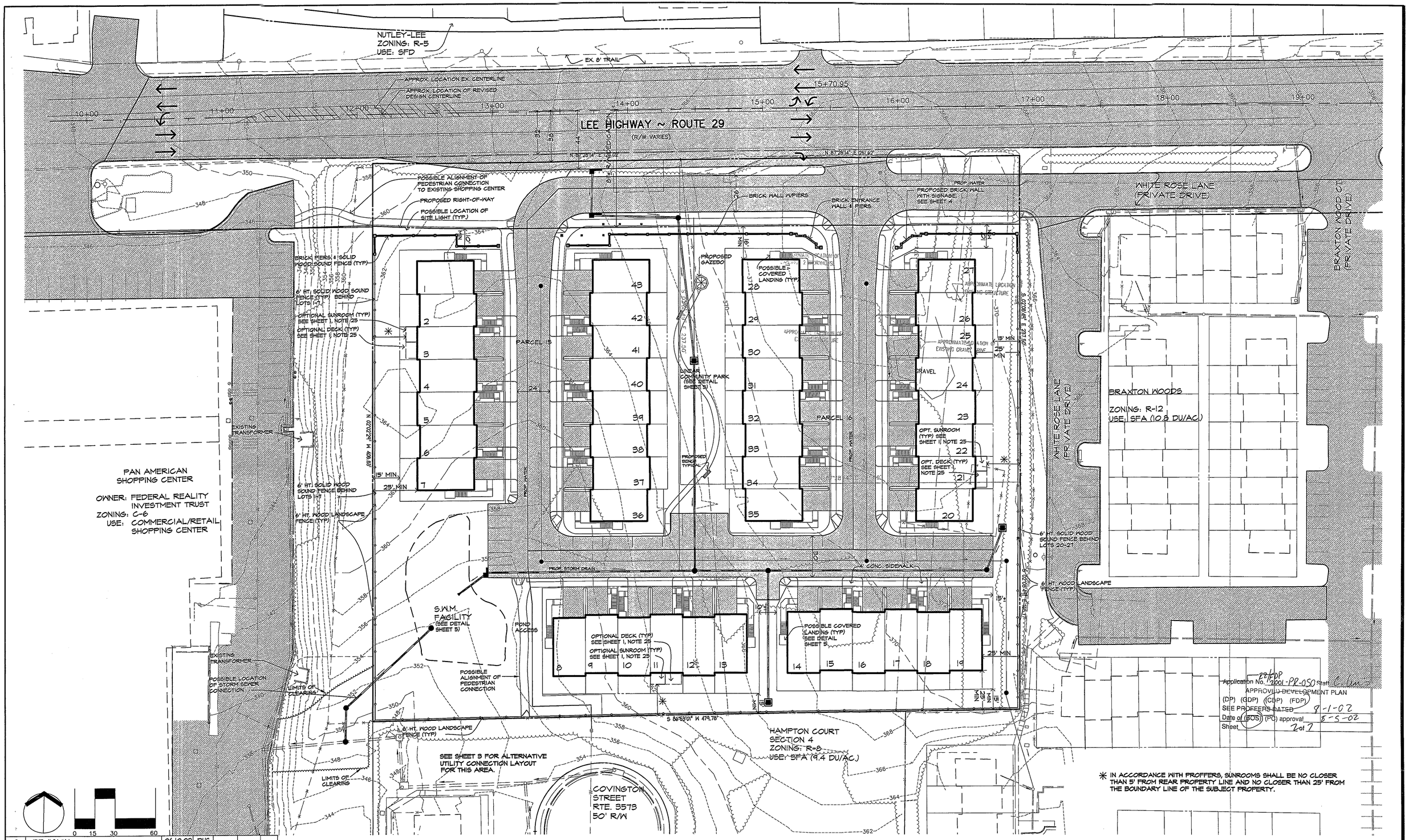
PHR&A

Patton Harris Rust & Associates, pc.
Engineers, Surveyors, Planners, Landscape Architects
14532 Lee Road
Chantilly, Virginia 20151-1679
703-449-6700

Offices:
Bridgewater, Va.
Leesburg, Va.
Virginia Beach, Va.
Chantilly, Va.
Winchester, Va.
Woodbridge, Va.
Martinsburg, W.V.

SEPTEMBER 2001
revised: 3/06/02
revised: 3/22/02
revised: 4/12/02
revised: 4/24/02
revised: 5/03/02
revised: 5/16/02
revised: 6/10/02

11164-1-1
SHEET 1 OF 7



Application No. 22/FDP 2001-PR-050 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8-1-02
Date of (BOS) (PC) approval 8-5-02
Sheet 2 of 7

* IN ACCORDANCE WITH PROFFERS, SUNROOMS SHALL BE NO CLOSER THAN 5' FROM REAR PROPERTY LINE AND NO CLOSER THAN 25' FROM THE BOUNDARY LINE OF THE SUBJECT PROPERTY.

NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APRV'D	DATE
8	REVISION	06.10.02	DHS			
7	REVISION	05.16.02	EFF			
6	REVISION	05.03.02	DHS			
5	REVISION	04.29.02	DHS			
4	REVISION	04.12.02	EFF			
3	REVISION	03.22.02	EFF			
2	REVISION	3/06/02	DHS			
1	REVISION	2/08/02	SME			

REVISION

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
No. 609
6/10/02
CERTIFIED LANDSCAPE ARCHITECT

PROJECT
CAREY PROPERTY
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
CONCEPTUAL/FINAL DEVELOPMENT PLAN

PHR&A
Patton Harris Rust & Associates, pc.
Engineers, Surveyors, Planners, Landscape Architects
14532 Lee Road
Chantilly, Virginia 20151-1679
703-449-6700

Offices:
Bridgewater, Va.
Leesburg, Va.
Virginia Beach, Va.
Chantilly, Va.
Winchester, Va.
Woodbridge, Va.
Martinsburg, W.V.

DESIGN PHR+A	SURVEY
DRAWN PHR+A	DATE JUNE, 2002
CHECKED DHS	SCALE 1"= 30'
SHEET 2 OF 7	FILE NO. 11169-1-1

NUTLEY-LEE
ZONING: R-5
USE: SFD

EX. 8' TRAIL

APPROX. LOCATION EX. CENTERLINE

LEE HIGHWAY ~ ROUTE #29
(R/W VARIES)

N 87°28'14" E 126.02

N 87°28'14" E 251.62'

POSSIBLE ALIGNMENT OF PEDESTRIAN CONNECTION TO EXISTING SHOPPING CENTER

PROPOSED RIGHT-OF-WAY

POSSIBLE LOCATION OF SITE LIGHT (TYP.)

BRICK WALL W/PIERS

BRICK ENTRANCE WALL & PIERS

PROPOSED BRICK WALL WITH SIGNAGE. SEE SHEET 4

WHITE ROSE LANE (PRIVATE DRIVE)

BRICK PIERS & SOLID WOOD SOUND FENCE (TYP.)

6' HT. SOLID WOOD SOUND FENCE (TYP.) BEHIND LOTS 1-7

PAN AMERICAN SHOPPING CENTER

OWNER: FEDERAL REALITY INVESTMENT TRUST
ZONING: C-6
USE: COMMERCIAL/RETAIL SHOPPING CENTER

6' HT. SOLID WOOD SOUND FENCE BEHIND LOTS 1-7

6' HT. WOOD LANDSCAPE FENCE (TYP.)

POSSIBLE LOCATION FOR LANDSCAPING IN SWM AREA. FINAL DESIGN WILL VARY ACCORDING TO FINAL ENGINEERING DESIGN OF SWM FACILITY.

LINEAR COMMUNITY PARK (SEE DETAIL SHEET 5)

PROPOSED BENCH (TYP.)

4' CONC. SIDEWALK

S.W.M. FACILITY (SEE DETAIL SHEET 5)

POND ACCESS

POSSIBLE ALIGNMENT OF PEDESTRIAN CONNECTION

LIMITS OF CLEARING

6' HT. WOOD LANDSCAPE FENCE (TYP.)

SEE ALTERNATIVE UTILITY LAYOUT PLAN ON THIS SHEET FOR THIS AREA

S 84°53'01" W 474.78

COVINGTON STREET
RTE. 3573
50' R/W

HAMPTON COURT
SECTION 4
ZONING: R-8
USE: SFA (9.4 DU/AC.)

WHITE ROSE LANE (PRIVATE DRIVE)

BRAXTON WOODS
ZONING: R-12
USE: SFA (10.6 DU/AC.)

EXISTING TREES TO BE SAVED (TYPICAL)

6' HT. SOLID WOOD SOUND FENCE BEHIND LOTS 20-21

EX. WOOD FENCE ON BRAXTON WOODS TO BE REMOVED

6' HT. WOOD LANDSCAPE FENCE (TYP.)

LEGEND

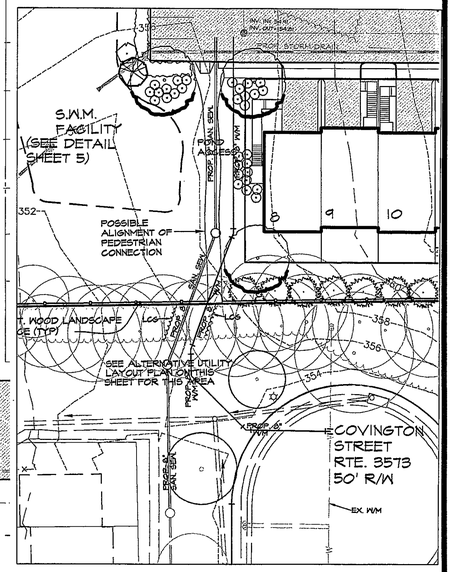
- LONDON PLANE TREE (2 1/2"CAL.)
- SHADE TREE (2 1/2" CAL.)
- EVERGREEN TREE (6-8' HT.)
- ORNAMENTAL TREE (6' HT.))
- AREA OF SHRUBS
- GROUND COVER
- WOOD BENCH
- LIGHTPOST

LANDSCAPE NOTE:

Unless otherwise specified, plant material should consist of a variety of native tree species of various sizes. Native species may include Willow Oak, Red Maple, Redbud, Flowering Dogwood and Service Berry.

TREE COVERAGE CALCULATION

Total Site Area	4.46 acres
Proposed Right-of Way Dedication	0.54 acres
Net Site Area	3.92 acres
Proposed Zoning PDH-12	
Tree Coverage Required	15% (19,230sf)
Tree Coverage Provided	18.2% (23,300sf)



ALTERNATIVE UTILITY LAYOUT PLAN
1"=30'

NOTE:
THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY AND IS SUBJECT TO MINOR MODIFICATION AT FINAL SITE PLAN.

Application No. 2001-PR-050 Staff
APPROVED DEVELOPMENT PLAN
( ) (GDP) (CDP) (FDP)
PROFFERS DATED 9-1-02
(BOS) (PC) approval 8-5-02
3 of 7

0 15 30 60

NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APRV'D	DATE
8	REVISION	06.10.02	DHS			
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3	REVISION	03.22.02	EFF			
2	REVISION	03/06/02	DHS			
1	REVISION	02/08/02	SME			

REVISION

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
No. 609
CERTIFIED LANDSCAPE ARCHITECT
6/10/02

PROJECT
CAREY PROPERTY
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
CDP/FDP LANDSCAPE PLAN

PHR&A
Patton Harris Rust & Associates,pc.
Engineers,Surveyors,Planners,Landscape Architects
14532 Lee Road
Chantilly, Virginia 20151-1679
703-449-6700

Offices:
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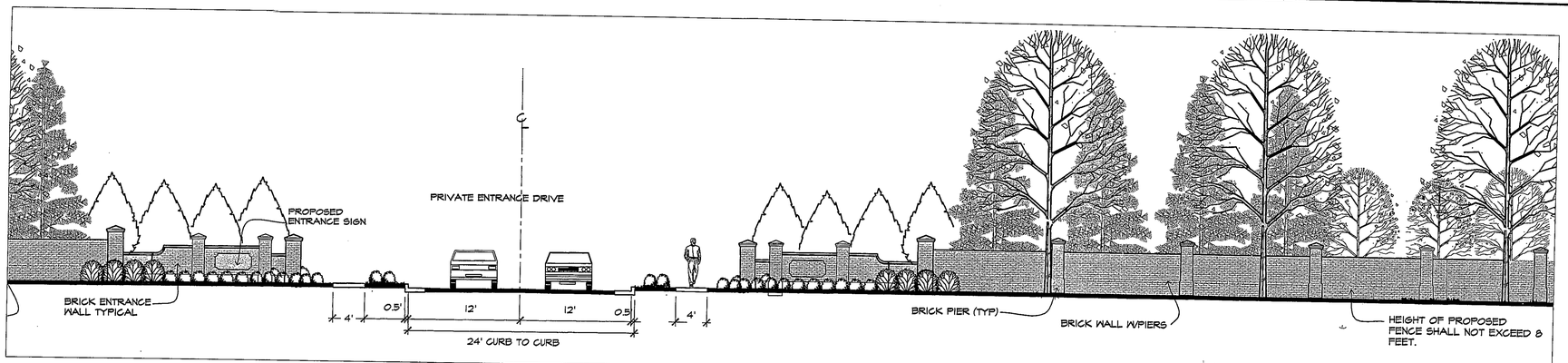
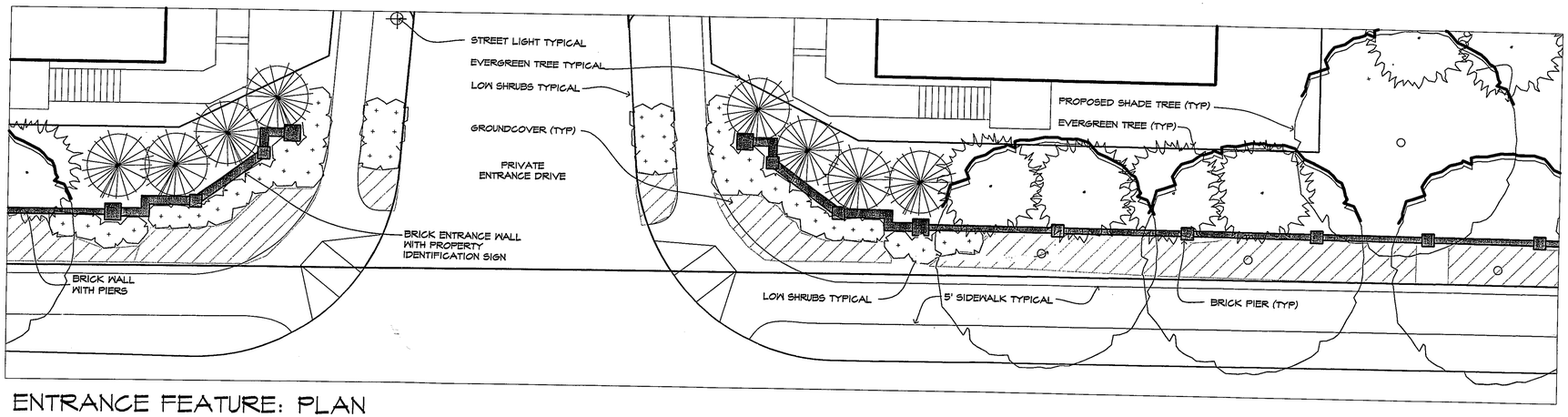
Woodbridge,Va.
Martinsburg,W.V.

DESIGN: PHR+A	SURVEY:
DRAWN: PHR+A	DATE: JUNE, 2002
CHECKED: DHS	SCALE: 1"= 30'
SHEET: 3 OF 7	FILE NO.: 11169-1-1



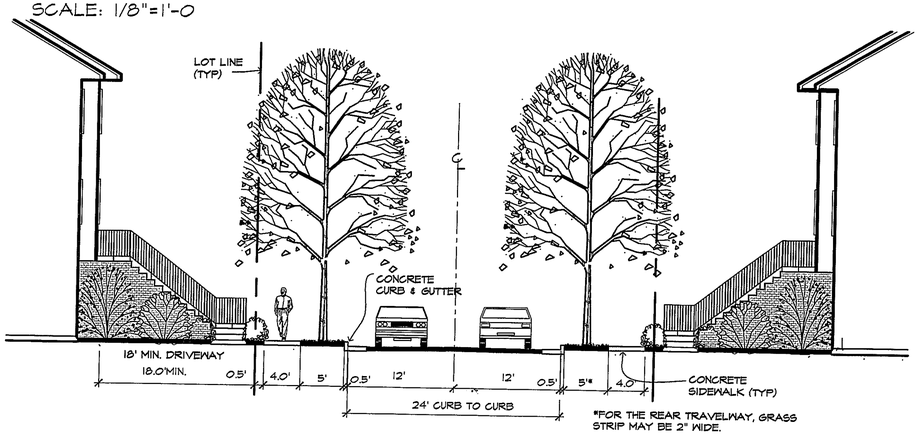
ENTRANCE FEATURE: ELEVATION

SCALE: 1/8"=1'-0



ENTRANCE FEATURE: PLAN

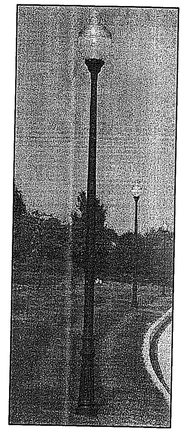
SCALE: 1/8"=1'-0



TYPICAL STREETSCAPE: PRIVATE ROAD

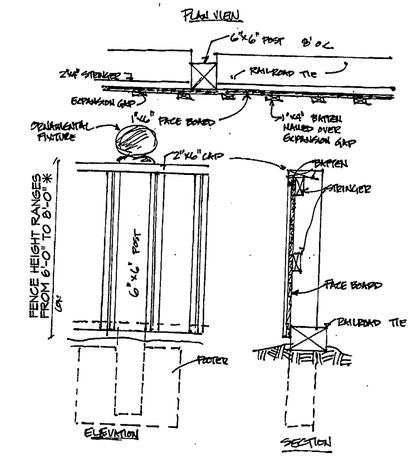
SCALE: 1/8"=1'-0

NOTE: THIS DETAIL REPRESENTS A TYPICAL CONDITION AND IS NOT REPRESENTATIVE OF ALL CONDITIONS. SEE SHEET 2 FOR FURTHER INFORMATION ON THE PROPOSED PRIVATE ROAD DESIGN.



TYPICAL STREET LIGHT DETAIL

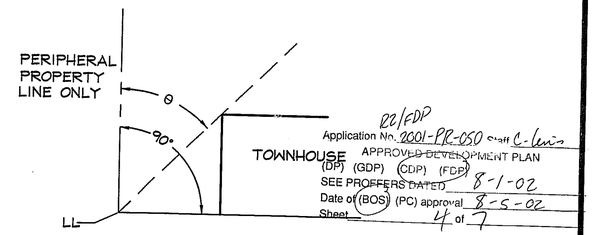
TYPICAL WOOD BENCH DETAIL



* FENCE HEIGHT CAN BE REDUCED WHEN USED WITH BERM WITH SAME TOTAL TOGETHER THEY ACHIEVE DESIRED HEIGHT

WOOD SOUND FENCE DETAIL

NOT TO SCALE APRIL 2002



RZ/FDP
Application No. 2001-PR-050 Staff C. Lewis
TOWNHOUSE APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8-1-02
Date of (BOS) (PC) approval 8-5-02
Sheet 4 of 7

ANGLE OF BULK PLANE

θ = ANGLE OF BULK PLANE

SINGLE FAMILY ATTACHED ≥ TO 30°
(IN CONFORMANCE WITH THE COMPARABLE R-12 ZONING DISTRICT)

NOTE: THIS INFORMATION REPRESENTS THE GENERAL CHARACTER AND THEME OF THE PROPOSED DEVELOPMENT AND LANDSCAPE FEATURES. THE DESIGN IS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING, ARCHITECTURE, AND LANDSCAPE DESIGN.

NO.	DESCRIPTION	DATE	REV'D	REW'D	APR'V'D	DATE
8	REVISION	06.10.02	DHS			
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6	REVISION	05.03.02	DHS			
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2	REVISION	3/06/02	DHS			
1	REVISION	2/08/02	SME			

REVISION

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
No. 609
6/10/02
CERTIFIED LANDSCAPE ARCHITECT

PROJECT
CAREY PROPERTY
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
DETAILS

PHR&A
Patton Harris Rust & Associates, pc.
Engineers, Surveyors, Planners, Landscape Architects
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Offices:
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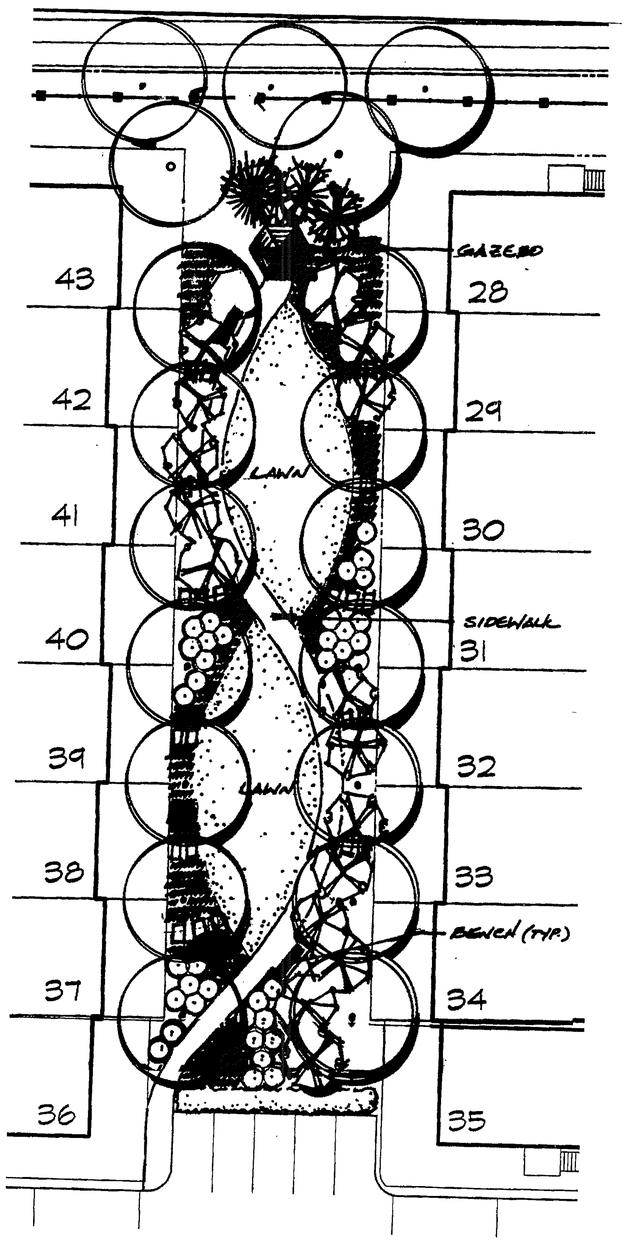
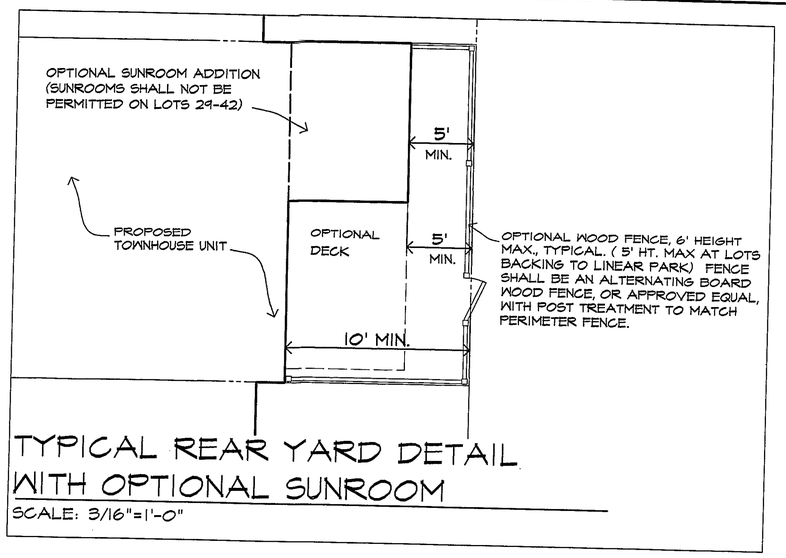
Martinsburg, W.V.

DESIGN: EFF	SURVEY:
DRAWN: PHR+A	DATE: JUNE, 2002
CHECKED: DHS	SCALE: AS SHOWN
SHEET: 4 OF 7	FILE NO.: 11169-1-1



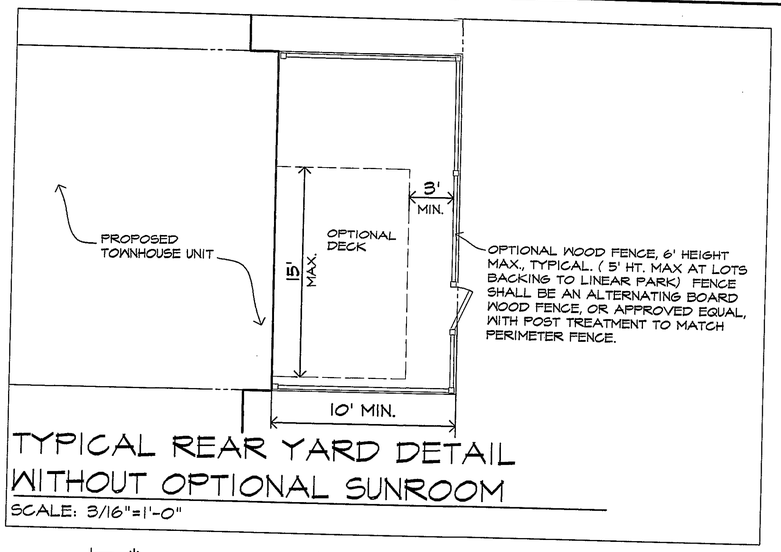
PARK LANDSCAPE DETAIL

SCALE: 1/16"=1'-0"



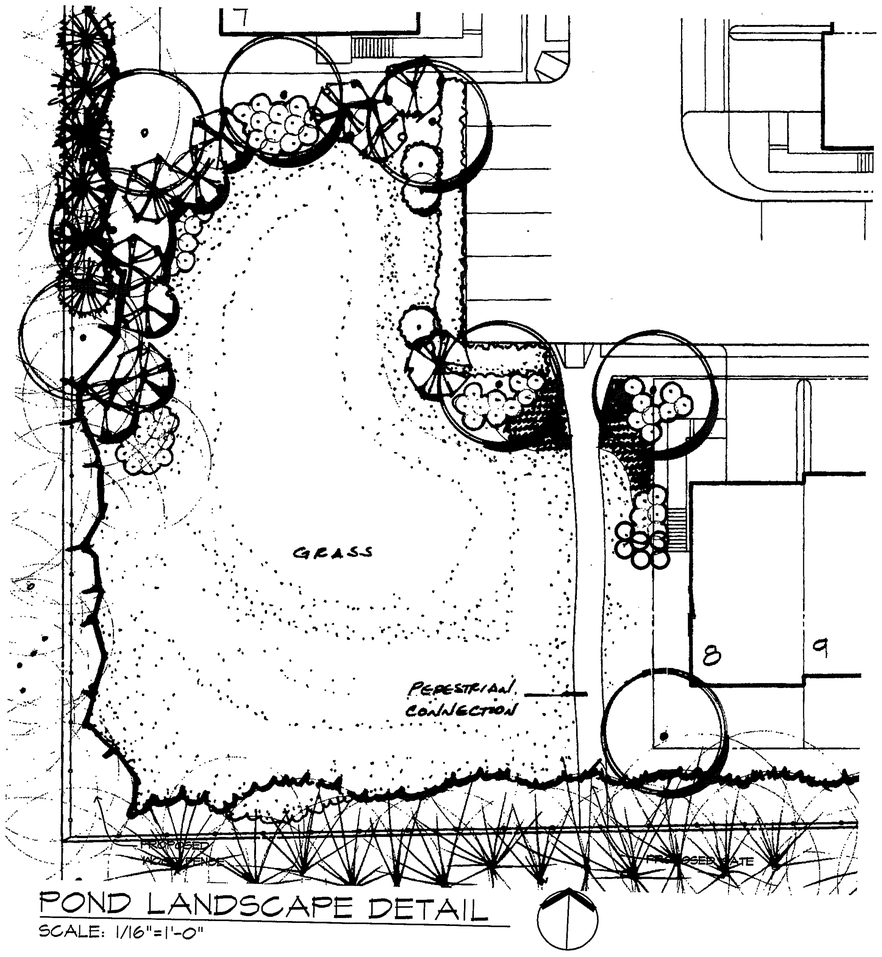
TYPICAL REAR YARD DETAIL WITH OPTIONAL SUNROOM

SCALE: 3/16"=1'-0"



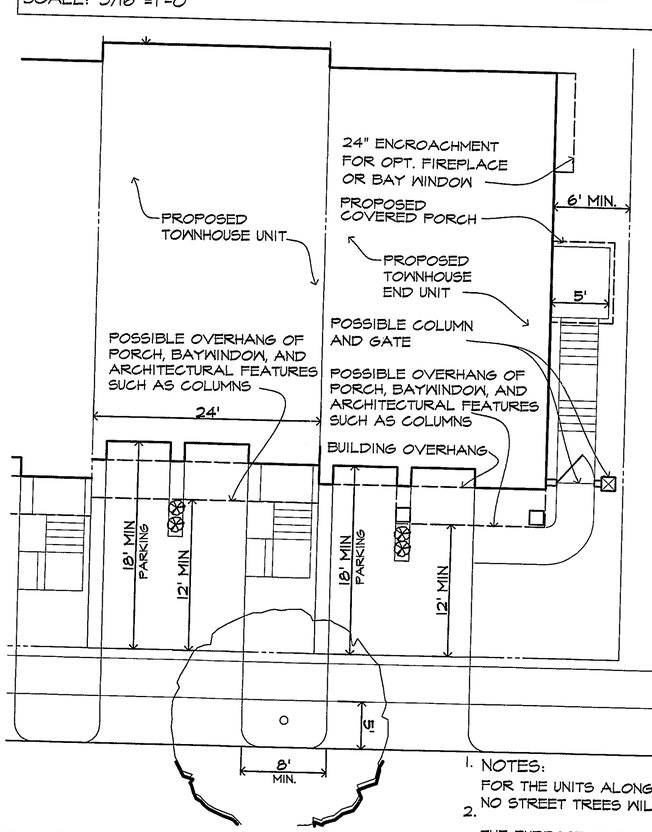
TYPICAL REAR YARD DETAIL WITHOUT OPTIONAL SUNROOM

SCALE: 3/16"=1'-0"



POND LANDSCAPE DETAIL

SCALE: 1/16"=1'-0"



TYPICAL FRONT AND SIDE YARD DETAIL

SCALE: 1/8"=1'-0"

1. NOTES:
   FOR THE UNITS ALONG THE SOUTHERN BOUNDARY NO STREET TREES WILL BE PROVIDED.
2. THE PURPOSE OF THIS DETAIL IS ONLY TO ILLUSTRATE PROPOSED SETBACKS. ACTUAL BUILDING OVERHANGS, OPTIONS, AND CONFIGURATION OF WALKS AND STEPS ARE SUBJECT TO VARIATION AT FINAL SITE PLAN.

NOTE: THE INFORMATION ON THIS PLAN REPRESENTS THE GENERAL CHARACTER AND THEME OF THE PROPOSED DEVELOPMENT AND LANDSCAPE FEATURES. THE DESIGN IS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING, ARCHITECTURE, AND LANDSCAPE DESIGN.

Application No. 82/6DP 2001-PR-050 Staff C. Lewis
APPLICANT'S REQUEST
(DP) (GDP) (SUP) PCA
SEE PROFFERS
Date of (BOS) (PC) 8-1-02
Sheet 5 of 7

REVISION	DESCRIPTION	DATE	REVS'D	REW'D	APRV'D	DATE
REVISION		06.10.02	EFF			
REVISION		05.16.02	EFF			
REVISION		05.03.02	DHS			
REVISION		04.29.02	DHS			
REVISION		04.12.02	EFF			
REVISION		04.05.02	EFF			
REVISION		03.22.02	EFF			
ADDED DETAILS		03/06/02	SME			

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
No. 609
CERTIFIED LANDSCAPE ARCHITECT
6/10/02

PROJECT
CAREY PROPERTY
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
LANDSCAPE AND TYPICAL LOT DETAILS

PHR&A
Patton Harris Rust & Associates, pc.
Engineers, Surveyors, Planners, Landscape Architects
14532 Lee Road
Chantilly, Virginia 20151-1679
703-449-6700

Offices:
Bridgewater, Va.
Leesburg, Va.
Virginia Beach, Va.
Chantilly, Va.
Winchester, Va.
Woodbridge, Va.
Martinsburg, W.V.

DESIGN	SURVEY
PHR&A	
DRAWN	DATE
PHR+A	JUNE, 2002
CHECKED	SCALE
DHS	AS NOTED
SHEET	FILE NO.
5 OF 7	11169-1-1

NOTE:
The typical building elevations shown on this plan were provided by Stanley Martin Companies Inc. The elevations represented in these sketches are an artist's conception, and are subject to change due to final architectural design.

RIGHT SIDE ELEVATION AT ROUTE 29 WITH OPTIONAL SUNROOM AND FIREPLACE
SCALE: 3/16"=1'-0"

TYPICAL FRONT ELEVATION
SCALE: 3/16"=1'-0"

Application No. RZ/FDP 2001-PR-050 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8-1-02
Date of (BOS) (PC) approval 8-5-02
Sheet 6 of 7

NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APRV'D	DATE
	REVISION					
1	REVISION	06.10.02	DHS			
1	ADDED SHEET	05.16.02	EFF			

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
No. 609
6/10/02
CERTIFIED LANDSCAPE ARCHITECT

PROJECT
CAREY PROPERTY
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
ARCHITECTURAL ELEVATIONS

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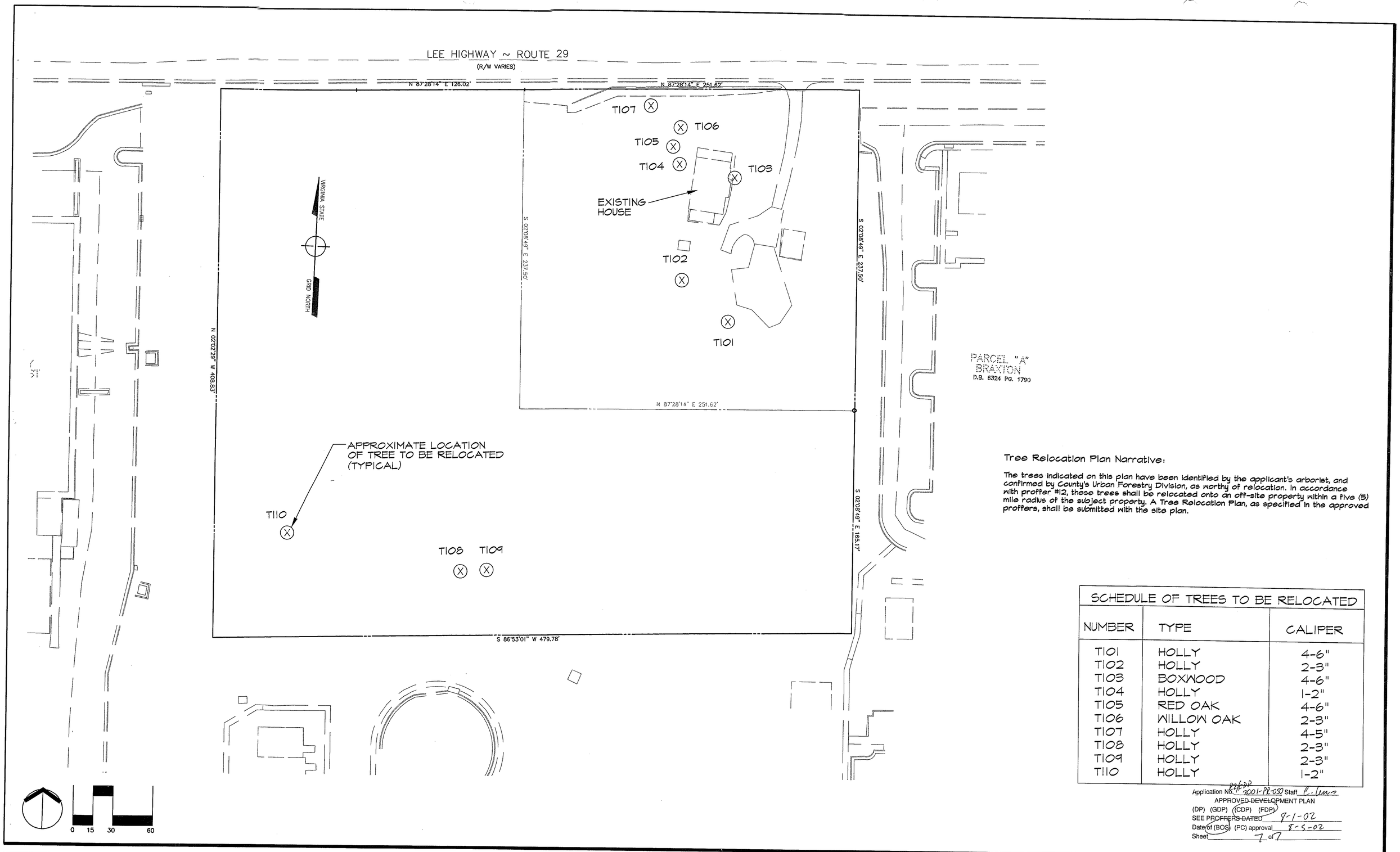
DESIGN PHR+A	SURVEY
DRAWN PHR+A	DATE JUNE, 2002
CHECKED DHS	SCALE 3/16"=1'-0"
SHEET 6 OF 7	FILE NO. 11169-1-1



Tree Relocation Plan Narrative:

The trees indicated on this plan have been identified by the applicant's arborist, and confirmed by County's Urban Forestry Division, as worthy of relocation. In accordance with proffer #12, these trees shall be relocated onto an off-site property within a five (5) mile radius of the subject property. A Tree Relocation Plan, as specified in the approved proffers, shall be submitted with the site plan.

SCHEDULE OF TREES TO BE RELOCATED

NUMBER	TYPE	CALIPER
T101	HOLLY	4-6"
T102	HOLLY	2-3"
T103	BOXWOOD	4-6"
T104	HOLLY	1-2"
T105	RED OAK	4-6"
T106	WILLOW OAK	2-3"
T107	HOLLY	4-5"
T108	HOLLY	2-3"
T109	HOLLY	2-3"
T110	HOLLY	1-2"

Application No. RZ/FDP 2001-PR-050 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8-1-02
Date of (BOS) (PC) approval 8-5-02
Sheet 7 of 7

NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APRV'D	DATE
1	TREE RELOCATION PLAN	06.10.02				

REVISION

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
No. 609
6/10/02
CERTIFIED LANDSCAPE ARCHITECT

PROJECT
CAREY PROPERTY
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
TREE RELOCATION PLAN

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DESIGN	SURVEY
DRAWN PHR+A	DATE JUNE, 2002
CHECKED DHS	SCALE 1" = 30'
SHEET 7 OF 7	FILE NO. 11169-1-1