

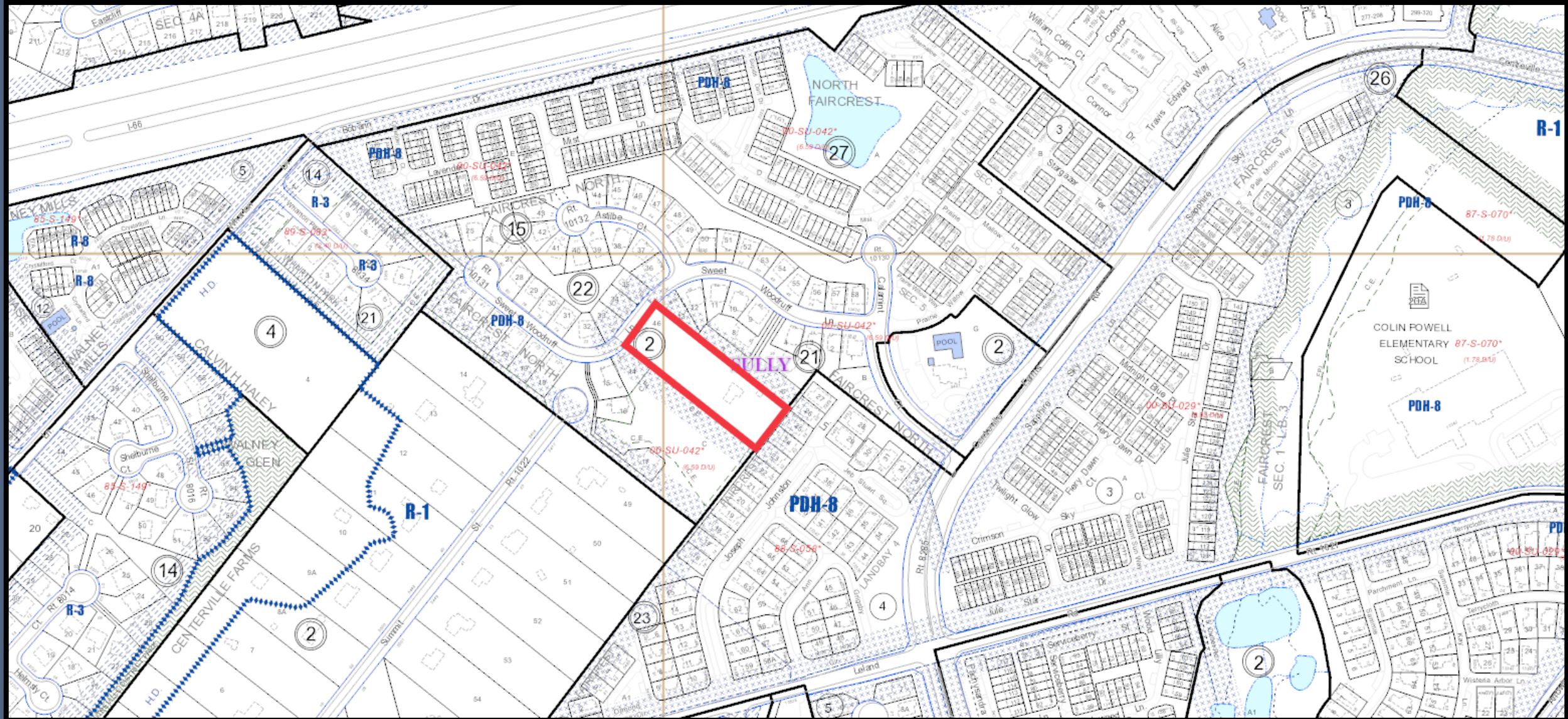
The Reserve at Centreville Farms

RZ/FDP 2021-SU-00024

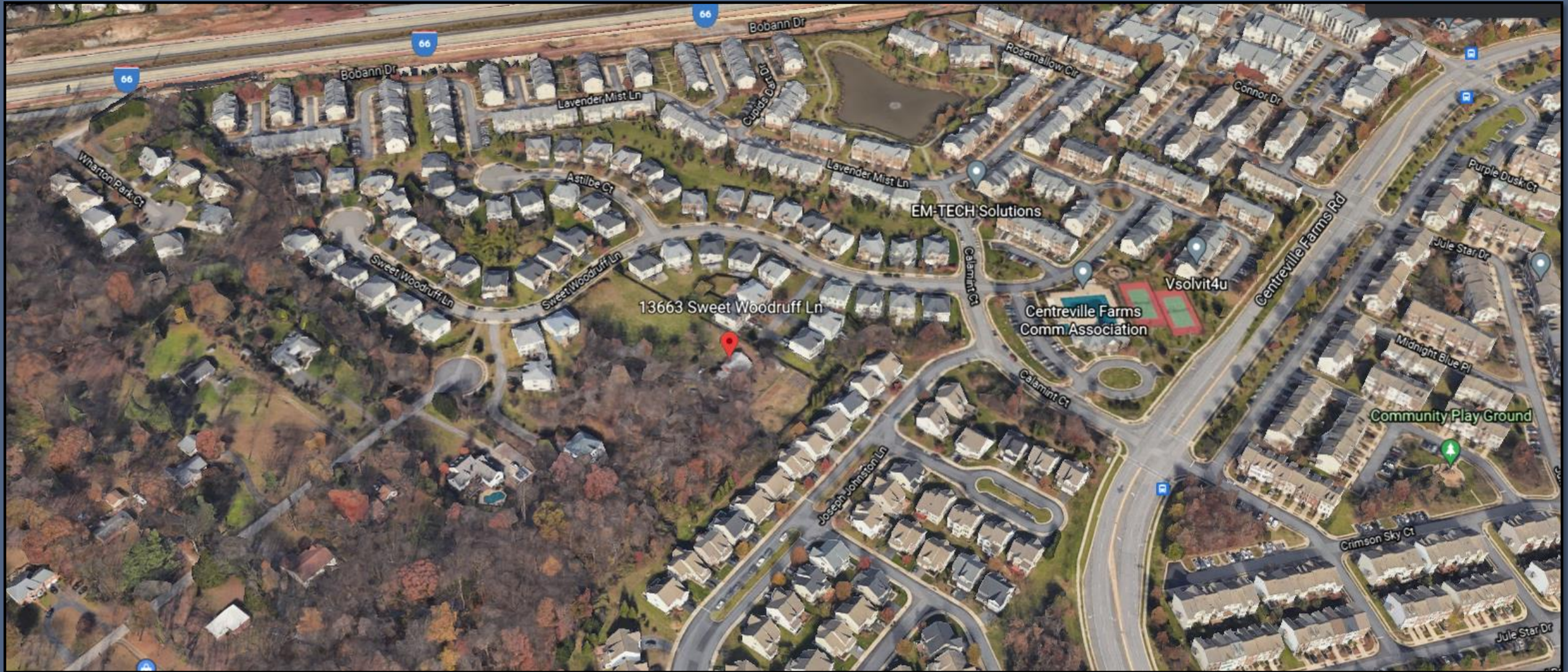
Sully District Land Use and Transportation Committee

May 16, 2022

Application Property



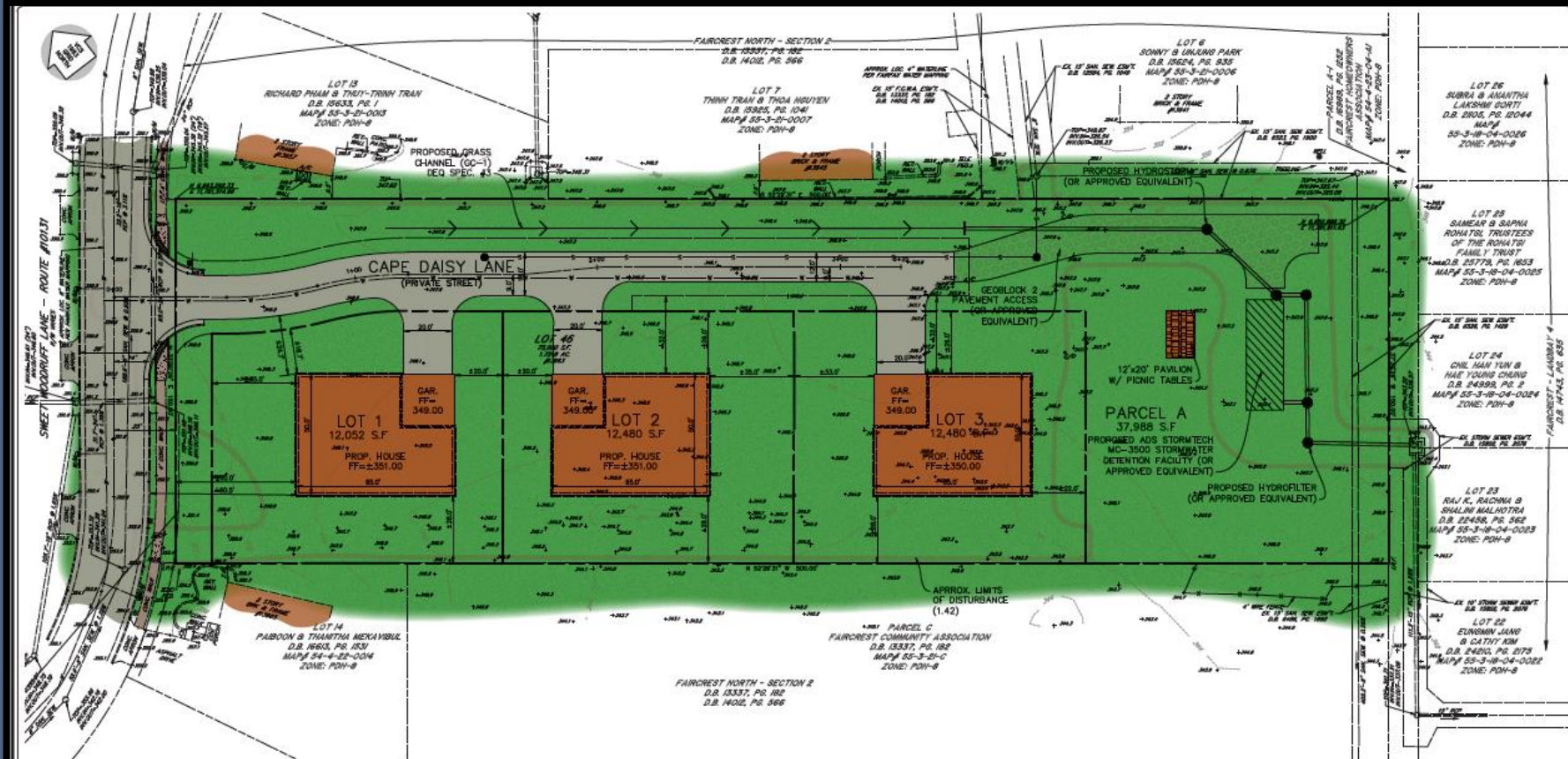
Aerial View of Application Property



Existing Conditions



The Reserve at Centreville Farms

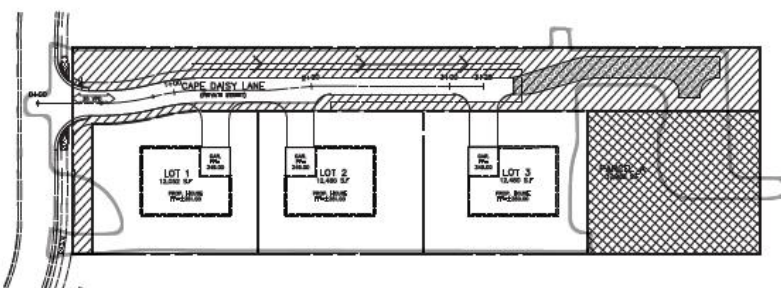


LEGEND

SYMBOL	DESCRIPTION
⊛	ELECTRIC METER
⊙	MAIL BOX
⊚	APR. CONDOMINIUM
⊜	UTILITY POLE
⊞	TELEPHONE PEDIESTAL
⊠	CLEAN OUT
⊡	WELL
⊢	WATER METER
⊣	WATER VALVE
⊤	SEWER MANHOLE
⊥	STORM MANHOLE
⊦	SNOW PLAT OR IS
⊧	SEWER
⊨	WATERLINE
⊩	CURB & GUTTER
⊪	STAKELINE

TREE TABLE

78 11" TREE	217 8" TREE	228 14" TREE
79 11" TREE	218 10" TREE	229 14" TREE
80 11" TREE	219 10" TREE	230 8" TREE
81 11" TREE	220 10" TREE	231 8" TREE
82 11" TREE	221 10" TREE	232 8" TREE
83 11" TREE	222 10" TREE	233 14" TREE
84 11" TREE	223 10" TREE	234 14" TREE
85 11" TREE	224 10" TREE	235 14" TREE
86 11" TREE	225 10" TREE	236 14" TREE
87 11" TREE	226 10" TREE	237 14" TREE
88 11" TREE	227 10" TREE	238 14" TREE
89 11" TREE	228 10" TREE	239 14" TREE
90 11" TREE	229 10" TREE	240 14" TREE
91 11" TREE	230 10" TREE	241 14" TREE
92 11" TREE	231 10" TREE	242 14" TREE
93 11" TREE	232 10" TREE	243 14" TREE
94 11" TREE	233 10" TREE	244 14" TREE
95 11" TREE	234 10" TREE	245 14" TREE
96 11" TREE	235 10" TREE	246 14" TREE
97 11" TREE	236 10" TREE	247 14" TREE
98 11" TREE	237 10" TREE	248 14" TREE
99 11" TREE	238 10" TREE	249 14" TREE
100 11" TREE	239 10" TREE	250 14" TREE



OPEN SPACE EXHIBIT
SCALE: 1"=40'

GENERAL OPEN SPACE: ±19,776 S.F.
 RECREATIONAL OPEN SPACE: ±13,000 S.F.
TOTAL OPEN SPACE: 32,776 S.F.



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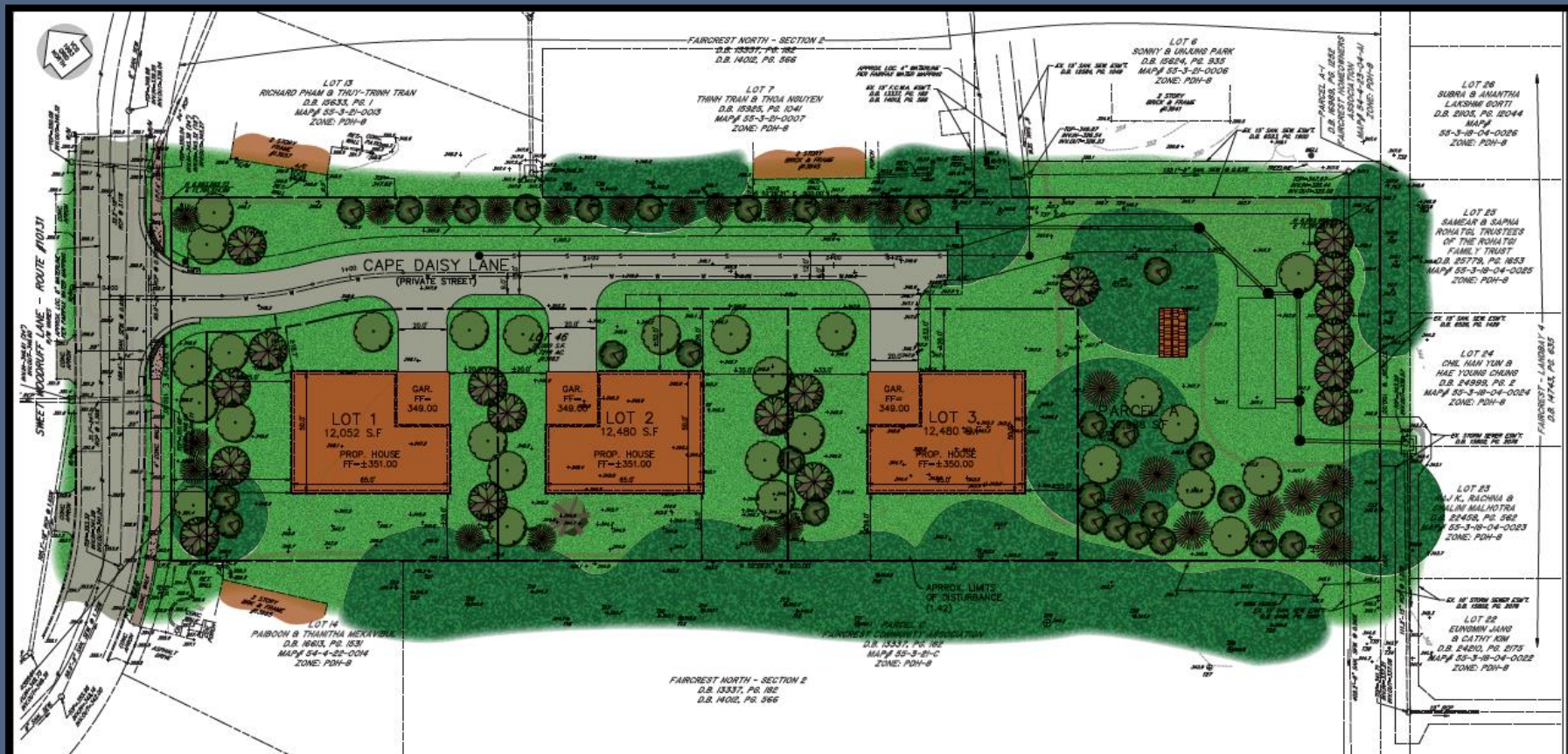
THE RESERVE AT CENTREVILLE FARMS
 BELLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN

DATE	DESCRIPTION

PWA DRAWING SCALE: 1" = 20'
 PLOT DATE: 10/13/2021
 CO. DESK SHEET: 4 OF 32

Landscape Plan



LEGEND

○	ELECTRIC METER
○	MAIL BOX
○	SW CONDENSER
○	LIGHT POLE
○	WATERING PRINCIPAL
○	CLEAN OUT
○	WELL
○	WATER ACER
○	WATER TAP
○	SANITARY MANHOLE
○	STORM MANHOLE
○	SEWER MEET POINT
○	LAND
○	WATERLINE
○	GAS & ELECTRIC
○	PROPANE

TREE TABLE

11" TREE	17" TREE	23" TREE
12" TREE	18" TREE	24" TREE
13" TREE	19" TREE	25" TREE
14" TREE	20" TREE	26" TREE
15" TREE	21" TREE	27" TREE
16" TREE	22" TREE	28" TREE
17" TREE	23" TREE	29" TREE
18" TREE	24" TREE	30" TREE
19" TREE	25" TREE	31" TREE
20" TREE	26" TREE	32" TREE
21" TREE	27" TREE	33" TREE
22" TREE	28" TREE	34" TREE
23" TREE	29" TREE	35" TREE
24" TREE	30" TREE	36" TREE
25" TREE	31" TREE	37" TREE
26" TREE	32" TREE	38" TREE
27" TREE	33" TREE	39" TREE
28" TREE	34" TREE	40" TREE
29" TREE	35" TREE	41" TREE
30" TREE	36" TREE	42" TREE
31" TREE	37" TREE	43" TREE
32" TREE	38" TREE	44" TREE
33" TREE	39" TREE	45" TREE
34" TREE	40" TREE	46" TREE
35" TREE	41" TREE	47" TREE
36" TREE	42" TREE	48" TREE
37" TREE	43" TREE	49" TREE
38" TREE	44" TREE	50" TREE
39" TREE	45" TREE	51" TREE
40" TREE	46" TREE	52" TREE
41" TREE	47" TREE	53" TREE
42" TREE	48" TREE	54" TREE
43" TREE	49" TREE	55" TREE
44" TREE	50" TREE	56" TREE
45" TREE	51" TREE	57" TREE
46" TREE	52" TREE	58" TREE
47" TREE	53" TREE	59" TREE
48" TREE	54" TREE	60" TREE
49" TREE	55" TREE	61" TREE
50" TREE	56" TREE	62" TREE
51" TREE	57" TREE	63" TREE
52" TREE	58" TREE	64" TREE
53" TREE	59" TREE	65" TREE
54" TREE	60" TREE	66" TREE
55" TREE	61" TREE	67" TREE
56" TREE	62" TREE	68" TREE
57" TREE	63" TREE	69" TREE
58" TREE	64" TREE	70" TREE
59" TREE	65" TREE	71" TREE
60" TREE	66" TREE	72" TREE
61" TREE	67" TREE	73" TREE
62" TREE	68" TREE	74" TREE
63" TREE	69" TREE	75" TREE
64" TREE	70" TREE	76" TREE
65" TREE	71" TREE	77" TREE
66" TREE	72" TREE	78" TREE
67" TREE	73" TREE	79" TREE
68" TREE	74" TREE	80" TREE
69" TREE	75" TREE	81" TREE
70" TREE	76" TREE	82" TREE
71" TREE	77" TREE	83" TREE
72" TREE	78" TREE	84" TREE
73" TREE	79" TREE	85" TREE
74" TREE	80" TREE	86" TREE
75" TREE	81" TREE	87" TREE
76" TREE	82" TREE	88" TREE
77" TREE	83" TREE	89" TREE
78" TREE	84" TREE	90" TREE
79" TREE	85" TREE	91" TREE
80" TREE	86" TREE	92" TREE
81" TREE	87" TREE	93" TREE
82" TREE	88" TREE	94" TREE
83" TREE	89" TREE	95" TREE
84" TREE	90" TREE	96" TREE
85" TREE	91" TREE	97" TREE
86" TREE	92" TREE	98" TREE
87" TREE	93" TREE	99" TREE
88" TREE	94" TREE	100" TREE

LANDSCAPE NOTES:

- THE APPLICANT WILL PROVIDE LANDSCAPING AS GENERALLY SHOWN ON THE CIV/PROP. AT THE TIME OF SUBMISSION. PLAN SUBMISSION FOR APPLICATION PROPERTY. THE APPLICANT WILL SUBMIT TO THE URBAN FOREST MANAGEMENT DIVISION (AFMD) A DETAILED LANDSCAPE PLAN FOR REVIEW AND APPROVAL THAT WILL BE GENERALLY CONSISTENT WITH THE QUALITY AND QUANTITY OF PLANTINGS AND MATERIALS SHOWN ON THE CIV/PROP. THE LANDSCAPE PLAN WILL BE DESIGNED TO ENSURE ADEQUATE PLANTING SPACE FOR ALL TREES BASED ON THE REQUIREMENTS IN THESE PLANTINGS WILL INCLUDE ONLY HIGH-QUALITY SPECIES AND, TO THE GREATEST PRACTICAL, MATCH THE SPECIES, ADJUSTMENTS TO THE TYPE AND LOCATION OF VEGETATION AND THE DESIGN OF LANDSCAPED AREAS FROM THAT SHOWN ON THE CIV/PROP WILL BE PERMITTED AS APPROVED BY UFMD.
- PRIOR TO INSTALLATION OF ANY PLANTS TO MEET THE REQUIREMENTS OF THE APPROVED LANDSCAPE PLANNING PLAN, THE CONTRACTOR/DEVELOPER SHALL COORDINATE A PRE-INSTALLATION MEETING ON THE SITE WITH THE LANDSCAPE CONTRACTOR, UFMD STAFF, AND ANY ADDITIONAL APPROPRIATE PARTIES. ANY PROPOSED CHANGES TO PLANTING LOCATIONS, TREE/SHRUB PLANTING SIZES, AND SPECIES SUBSTITUTIONS SHOWN ON THE APPROVED PLAN SHALL BE REVIEWED AND MUST BE APPROVED BY UFMD STAFF PRIOR TO PLANTING. THE INSTALLATION OF PLANTS NOT APPROVED BY UFMD MAY REQUIRE THE SUBMISSION OF A REVISION TO THE LANDSCAPE PLAN OR REMOVAL AND REPLACEMENT WITH APPROVED TREES/SHRUBS PRIOR TO BOND RELEASE.

LANDSCAPE SCHEDULE

	LARGE DECIDUOUS (2" CAL.) AMERICAN LINDEN/WHITE OAK/RED MAPLE ±27 X 200 SF = 5,400 SF
	LARGE EVERGREEN (8") LOBLOLLY PINE/PITCH PINE ±18 TREES X 200 SF = 3,600 SF
	SMALL DECIDUOUS (2" CAL.) EASTERN REDBUD/AMERICAN HORNBEAM/SWEETBAY MAGNOLIA ±30 TREES X 100 SF = 3,000 SF
	SMALL/MEDIUM EVERGREEN (8") AMERICAN HOLLY/EASTERN REDCEDAR ±18 TREES X 100 SF = 1,800 SF
	MEDIUM EVERGREEN (8") SHORTLEAF PINE ±8 TREES X 150 SF = 1,200 SF
TOTAL CANOPY = 15,000 SF X 1.5 = 22,500 SF	

NOTE: APPLICANT RESERVES THE RIGHT TO MODIFY THE TREE COUNTS WITHIN THE CATEGORIES SUBJECT TO APPROVAL BY URBAN FORESTRY.

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THE RESERVE AT CENTREVILLE FARMS
FAIRFAX COUNTY, VIRGINIA
REALLY BETTER

LANDSCAPE PLAN

REVISION	DATE	DESCRIPTION
1	10/13/2021	PER COUNTY COMMENTS
2	10/13/2021	PER COUNTY COMMENTS

DATE: 10/13/21
SCALE: 1" = 30'
DRAWN: J. B. B. DATE: 10/13/2021
CHECKED: J. B. B. DATE: 10/13/2021