RZ/FDP

Application No. 2003-MV-034 Staff PB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 8-10-04

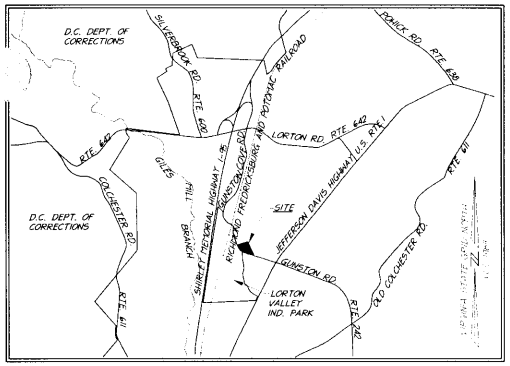
Date of (BOS) (PC) approval 9-13-04

Sheet _____ of 10

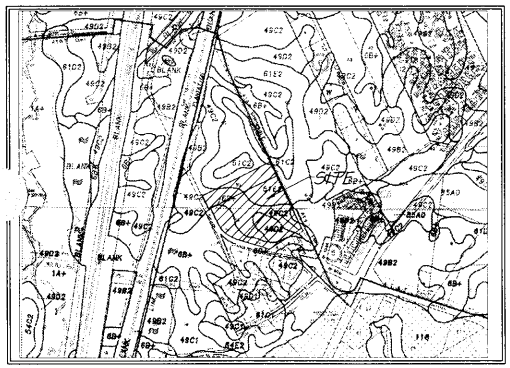
CONCEPTUAL/FINAL DEVELOPMENT PLAN

GUNSTON COVE

RZ 2003-MV-034
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP



SOILS MAP

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PREPARED BY:

christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
9900 main street (fourth floor) · fairfax, va 22031-3907
703.273.6820 · fax 703.273.7636

SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES AND TABULATIONS
3. SITE PLAN
4. SIGHT DISTANCE PLAN AND PROFILE
5. EXISTING VEGETATION MAP
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7. LANDSCAPE NOTES AND DETAILS
8. PEDESTRIAN ACCESS PLAN
9. CROSS SECTIONS
10. BUILDING ELEVATIONS

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISION APPROVED BY
DIVISION OF DESIGN REVIEW

NO.	DESCRIPTION	REV. BY	APPROVED	DATE

DATE	REVISION
5-28-04	COUNTY COMMENTS
6-28-04	COUNTY COMMENTS

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
ALBERTO N. ABASTILLAS
No. 24850
PROFESSIONAL ENGINEER

DATE: APRIL 1, 2004

APPLICANT
NATIONAL CAPITAL LAND & DEVELOPMENT
13662 OFFICE PLACE
SUITE 201B
WOODBRIDGE, VIRGINIA 22192
703-580-8419 FAX: 703-580-8230

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ATTORNEY
VENABLE, LLP
8010 TOWERS CRESCENT DRIVE
SUITE 300
VIENNA, VIRGINIA 22182
(703) 760-1956 FAX: (703) 821-8949

SR. PROJECT MANAGER/ASSOCIATE: KEVIN M. WASHINGTON 703-273-6820

NOTES

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON THE FOLLOWING FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBERS, ARE CURRENTLY ZONED R-1 AND CURRENTLY OWNED AS FOLLOWS:

T.M. # 113-2-01-0003-A	T.M. # 113-2-01-0003-B	T.M. # 107-4-01-0059
JUDY L. BARNES	ROBERT B. AND ROSALYN M. DOWLING	EDWARD AND ANNELIESE A. BERCH
DEED BOOK 5487 PAGE 1461	DEED BOOK 5323 PAGE 434	DEED BOOK 2017 PAGE 648

CONTRACT OWNER: NATIONAL CAPITAL LAND DEVELOPMENT
13662 OFFICE PLACE
SUITE 201B
WOODBRIDGE, VIRGINIA 22192

2. CURRENT ZONE: R-1
PROPOSED ZONE: PDH-8

3. GROSS AREA OF APPLICATION = 8.69 ACRES WHICH CONSISTS OF 44 LOTS.
TOTAL AREA TO BE REZONED TO PDH-8 IS 8.69 ACRES.

BOUNDARY SURVEY BY christopher consultants, ltd., DATED JANUARY 2003. FIELD RUN TOPOGRAPHIC SURVEY PREPARED BY christopher consultants ltd., DATED: JANUARY 2003. CONTOUR INTERVAL = 2'

THE COMPREHENSIVE PLAN SHOWS A 6 FOOT BICYCLE/PEDESTRIAN TRAIL ALONG THE GUNSTON COVE RD. FRONTAGE OF THIS SITE. A TRAIL MEETING THIS REQUIREMENT IS SHOWN HEREON.

6. PUBLIC FACILITIES/IMPROVEMENTS TO BE PROVIDED: 1) ONSITE SWM/BMP FACILITY, 2) 6' PEDESTRIAN TRAIL ALONG THE GUNSTON COVE RD. FRONTAGE 3) ROAD WIDENING OF GUNSTON COVE ROAD ALONG THE FRONTAGE OF THE PROPERTY. CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE CONCURRENT WITH ON SITE CONSTRUCTION. (SEE THIS SHEET FOR SECTION OF GUNSTON COVE ROAD IMPROVEMENTS).

7. THE FAIRFAX COUNTY COMPREHENSIVE PLAN INDICATES DEVELOPMENT OF THIS SITE AT A DENSITY OF 8-12 UNITS PER ACRE. THIS PROPOSAL IS FOR A PLANNED DEVELOPMENT BELOW THE BASE MAXIMUM DENSITY AND CONFORMS TO THE ADOPTED COMPREHENSIVE PLAN.

8. STORMWATER MANAGEMENT AND BMPs ARE TO BE PROVIDED WITH AN ON-SITE DRY POND, TO BE MAINTAINED BY FAIRFAX COUNTY. ADEQUATE OUTFALL WILL BE TO MILL BRANCH WATERSHED.

9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER ONSITE.

10. ALL EXISTING UTILITY LOCATIONS AND EXISTING STRUCTURES SHOWN ARE FROM TOPOGRAPHIC SURVEY AND PLANS OF RECORD.

11. ALL STRUCTURES CURRENTLY EXISTING ON THE PROPERTY ARE TO BE DEMOLISHED. ALL EXISTING STRUCTURES WERE CONSTRUCTED IN 1957 AND 1961, AND ARE NOT UNDER CONSIDERATION FOR HISTORIC SIGNIFICANCE.

12. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS DEVELOPMENT.

13. THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT AS SPECIFICALLY NOTED HEREON.

14. CONSTRUCTION SHALL COMMENCE AS SOON AS ALL NECESSARY APPROVALS HAVE BEEN OBTAINED.

15. PUBLIC IMPROVEMENTS SHOWN ON THIS PLAN ARE TO BE PROVIDED SIMULTANEOUSLY WITH SITE CONSTRUCTION.

16. NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ONSITE.

17. THERE ARE NO FLOODPLAINS AND ASSOCIATED RESOURCE PROTECTION AREAS LOCATED ON SITE.

18. TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT, NO EVIDENCE OF GRAVES OR BURIAL MARKERS HAVE BEEN IDENTIFIED ON THIS PROPERTY.

19. IF PRESENT, EXISTING WELLS AND DRAINFIELDS SHALL BE LOCATED AND ABANDONED IN ACCORDANCE WITH FAIRFAX COUNTY HEALTH DEPARTMENT STANDARDS. PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.

20. THIS PROPERTY IS LOCATED WITHIN THE MILL BRANCH WATERSHED.

21. OPEN SPACE TO BE CONVEYED TO THE FUTURE HOMEOWNER'S ASSOCIATION OF THE COMMUNITY.

22. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE FINAL DESIGN CONCEPTS, TO COMPLY WITH NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE PROFFERED GDP.

BUILDING FOOTPRINTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN IF IN SUBSTANTIAL CONFORMANCE WITH GDP. IT SHOULD BE UNDERSTOOD THAT FINAL BUILDING LOCATIONS AND FOOTPRINTS WILL ADHERE TO THE MINIMUM BUILDING SETBACKS ALONG PERIPHERAL BOUNDARIES AND LIMITS OF CLEARING AND GRADING AS SHOWN HEREON.

24. ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.

25. DECKS OR PATIOS CAN ENCROACH INTO THE MINIMUM REAR YARD REQUIREMENTS AS FOLLOWS: 4' ABOVE FINISHED GRADE (MAXIMUM): 20 FEET, BUT NOT CLOSER THAN 5 FEET TO ANY SIDE OR REAR LOT LINE. HIGHER THAN 4' ABOVE FINISHED GRADE: 12 FEET, BUT NOT CLOSER THAN 5' TO ANY REAR LOT LINE AND NOT CLOSER THAN A DISTANCE EQUAL TO THE MINIMUM REQUIRED SIDE YARD TO THE SIDE LOT.

26. NO TITLE REPORT FURNISHED.

27. THIS PROPOSED COMMUNITY IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE AND INTENSITY AND IS IN ACCORDANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.

28. A FINAL SOILS/GEOTECHNICAL REPORT WILL BE REQUIRED AND PROVIDED UNDER SEPERATE COVER UPON FINAL SITE PLAN SUBMISSION.

29. THERE ARE NO SIGNIFICANT SCENIC ASSETS OR NATURAL FEATURES LOCATED ONSITE DESERVING OF PROTECTION AND PRESERVATION.

30. THERE ARE NO SPECIAL AMENITIES PLANNED WITH THIS PROJECT.

31. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NO. 515525 0150 D, DATED MARCH 5, 1990 ZONE X, AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

32. IN CONFORMANCE WITH PARAGRAPH TWO IN SECTION 6-110 OF THE FAIRFAX COUNTY ZONING ORDINANCE, THE MINIMUM EXPENDITURE OF $955.00 PER DWELLING UNIT IS REQUIRED AS A PART OF THE OPEN SPACE AND/OR RECREATIONAL FACILITIES THAT SHALL BE PROVIDED WITH THIS PROPOSED DEVELOPMENT.

33. THE OPEN SPACE AND/OR RECREATIONAL FACILITIES SHALL BE PROVIDED ON-SITE BY THE DEVELOPER IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN.

REQUESTED WAIVERS

1. THIS DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE REQUESTED WAIVERS BELOW.
2. A WAIVER OF THE 600 FOOT MAXIMUM LENGTH FOR PRIVATE STREETS IS REQUESTED

ZONING TABULATION

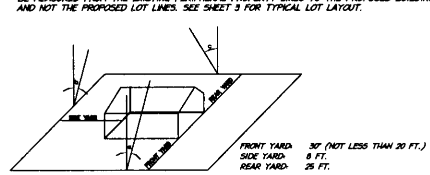
EXISTING ZONE:	R-1
PROPOSED ZONE:	PDH-8
EXISTING SITE AREA:	378,829 S.F. OR 8.6967 ACRES T.M. # 113-2-01-0003-A= 204,592 S.F. OR 4.6968 ACRES T.M. # 113-2-01-0003-B= 87,119 S.F. OR 2.0000 ACRES T.M. # 107-4-01-0059= 87,118 S.F. OR 1.9999 ACRES
PROPOSED SITE AREA:	378,829 S.F. - 6,181 S.F. (RIGHT-OF-WAY DEDICATION) 372,648 S.F. OR 8.5548 ACRES
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	44 DWELLING UNITS (SINGLE-FAMILY DETACHED)
PDH-8 REQUIREMENTS:	
MINIMUM DISTRICT SIZE:	2 ACRES
MAXIMUM DENSITY:	8 DU/ACRE
PROPOSED DENSITY:	44 UNITS/8.6967 AC. = 5.06 DU/AC.
MINIMUM LOT AREA:	N/A
MINIMUM LOT WIDTH:	N/A
OPEN SPACE REQUIRED:	25% OF GROSS SITE AREA AFTER R.O.W. DEDICATION (372,648 S.F. X 0.25= 93,162 S.F. OR 2.14 AC)
OPEN SPACE PROVIDED:	±126,336 S.F. OR ±2.90 AC
AVERAGE LOT AREA:	±4,129 S.F. OR ±0.09 AC
YARD REQUIREMENTS:	NO FRONT, SIDE OR REAR SETBACKS ARE REQUIRED FOR INTERIOR LOTS.
PARKING TABULATION:	
PARKING REQUIRED:	2.0 SPACES PER DWELLING UNIT (2.0 X 44= 88 SPACES)
PARKING PROVIDED:	2 GARAGE SPACES + 2 DRIVEWAY SPACES PER UNIT 4 SPACES X 44 UNITS= 176 SPACES SURFACE PARKING= 26 SPACES TOTAL PARKING PROVIDED= 202 SPACES
LOADING SPACES REQUIRED:	0
LOADING SPACES PROVIDED:	0
ZONING MODIFICATION REQUESTED:	N/A

IN CONFORMANCE WITH SECTION 16-102 OF THE FAIRFAX COUNTY ZONING ORDIANCE, AT ALL PERIPHERAL BOUNDARIES OF THE PLANNED DEVELOPMENT DISTRICT, THE BULK REGULATIONS AND LANDSCAPING AND SCREENING PROVISIONS SHALL GENERALLY CONFORM TO THE PROVISIONS OF THAT CONVENTIONAL ZONING DISTRICT WHICH MOST CLOSELY CHARACTERIZES THE PARTICULAR TYPE OF DEVELOPMENT UNDER CONSTRUCTION. THE REGULATIONS SET FORTH WITH ZONE R-8 SHALL BE CONSIDERED WITH THIS PLAN.

R-8 REQUIREMENTS (PERIPHERAL BOUNDARY ONLY):

MAXIMUM BUILDING HEIGHT:	35 FEET
BUILDING HEIGHT PROVIDED:	EQUAL TO OR LESS THAN 35 FEET
MINIMUM YARD REQUIREMENTS: FRONT:	30° ANGLE OF BULK PLANE, NOT LESS THAN 20 FEET
SIDE:	8 FEET
REAR:	25 FEET
MINIMUM YARD PROVIDED: (AT PERIPHERAL BOUNDARY) FRONT:	N/A
SIDE:	SEE SITE PLAN
REAR:	SEE SITE PLAN

THE PERIPHERAL LOT REQUIREMENTS APPLIES TO LOTS 1-31 ON THE CDP/FDP AND WILL BE MEASURED FROM THE EXISTING PERIPHERAL PROPERTY LINES TO THE PROPOSED BUILDINGS AND NOT THE PROPOSED LOT LINES. SEE SHEET 3 FOR TYPICAL LOT LAYOUT.



ANGLE OF BULK PLANE DETAIL FOR SINGLE-FAMILY DETACHED
(PERIPHERAL BOUNDARIES ONLY)

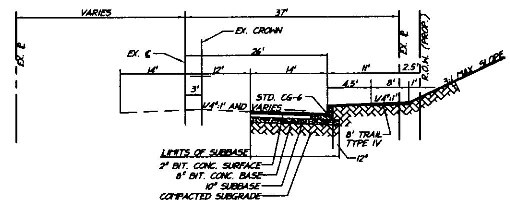
THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

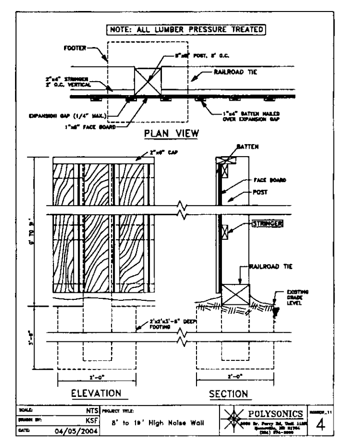
No.	DESCRIPTION	REV. BY	APPROVED	DATE

DATE	REVISION
5-17-04	COUNTY COMMENTS
5-20-04	COUNTY COMMENTS

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



TYPICAL CROSS SECTION
GUNSTON COVE
N.T.S.



GUNSTON COVE
CONCEPTUAL/FINAL DEVELOPMENT PLAN
MOUNT VERNON, FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES AND TABULATIONS

christopher consultants
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christopher consultants, ltd
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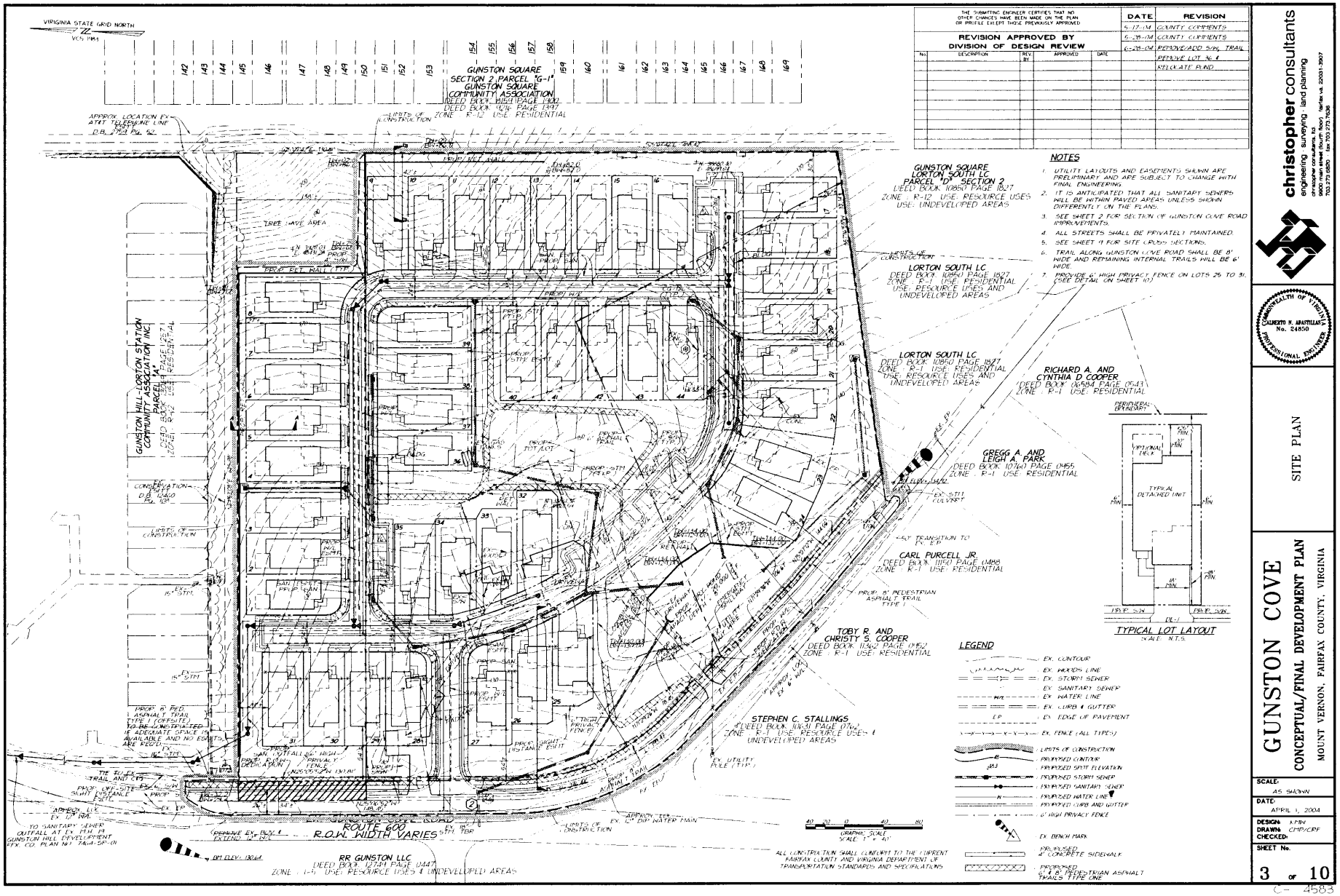
703.273.6820 · fax 703.273.7636

COMMONWEALTH OF VIRGINIA
No. 24856
PROFESSIONAL ENGINEER

SCALE: AS SHOWN
DATE: APRIL 1, 2004
DESIGN: KMW
DRAWN: CMP/CRF
CHECKED:
SHEET No.

C- 4583



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REVISION APPROVED BY DIVISION OF DESIGN REVIEW	5-17-04	COUNTY COMMENTS
	6-28-04	COUNTY COMMENTS
	6-28-04	REMOVE/ADD S/W, TRAIL
		REMOVE LOT 36 &
		RELOCATE POND

No.	DESCRIPTION	REV. BY	APPROVED	DATE

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chantilly, virginia (fourth floor) fairfax va. 22031-3907
9900 main street 703.273.6820 fax 703.273.7636

COMMONWEALTH OF VIRGINIA
ALBERTO N. ABASTILLAS
No. 24850
PROFESSIONAL ENGINEER

SITE PLAN

GUNSTON COVE
CONCEPTUAL/FINAL DEVELOPMENT PLAN
MOUNT VERNON, FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN
DATE: APRIL 1, 2004
DESIGN: MRN
DRAWN: CMP/CRF
CHECKED:
SHEET No. 3 OF 10

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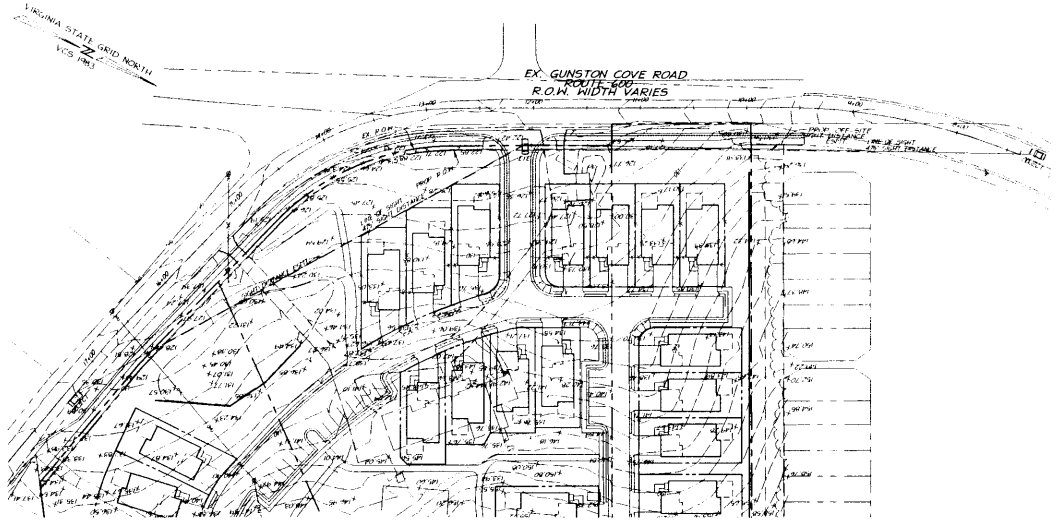


PLAN VIEW
SCALE 1"=40'

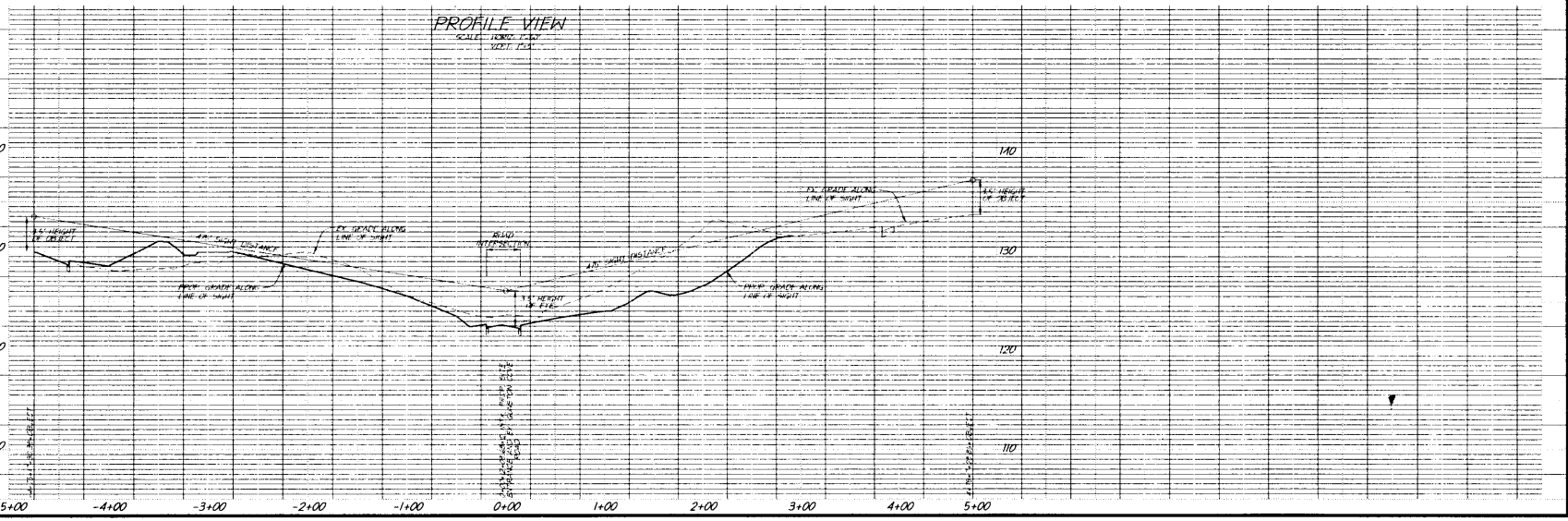
POSTED SPEED = 25 MPH
DESIGN SPEED = 40 MPH

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED	DATE	REVISION
REVISION APPROVED BY DIVISION OF DESIGN REVIEW	5/17/04	COUNTY COMMENTS
	4/28/04	COUNTY COMMENTS
	6/28/04	REVISE SIGHT DISTANCE

No.	DESCRIPTION	REV. BY	APPROVED	DATE

GRAPHIC SCALE
50 25 0 50 100
1" = 50'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



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COMMONWEALTH OF VIRGINIA
ALBERTO N. ARASTILLAS
No. 24650
PROFESSIONAL ENGINEER

SIGHT DISTANCE
PLAN & PROFILE

GUNSTON COVE
CONCEPTUAL/FINAL DEVELOPMENT PLAN
MOUNT VERNON, FAIRFAX COUNTY, VIRGINIA

SCALE: HORZ 1"=50'
VERT 1"=5'
DATE: 11/3/03
DESIGN AA
DRAWN CRF
CHECKED
SHEET No.

4 OF 10

C- 4583

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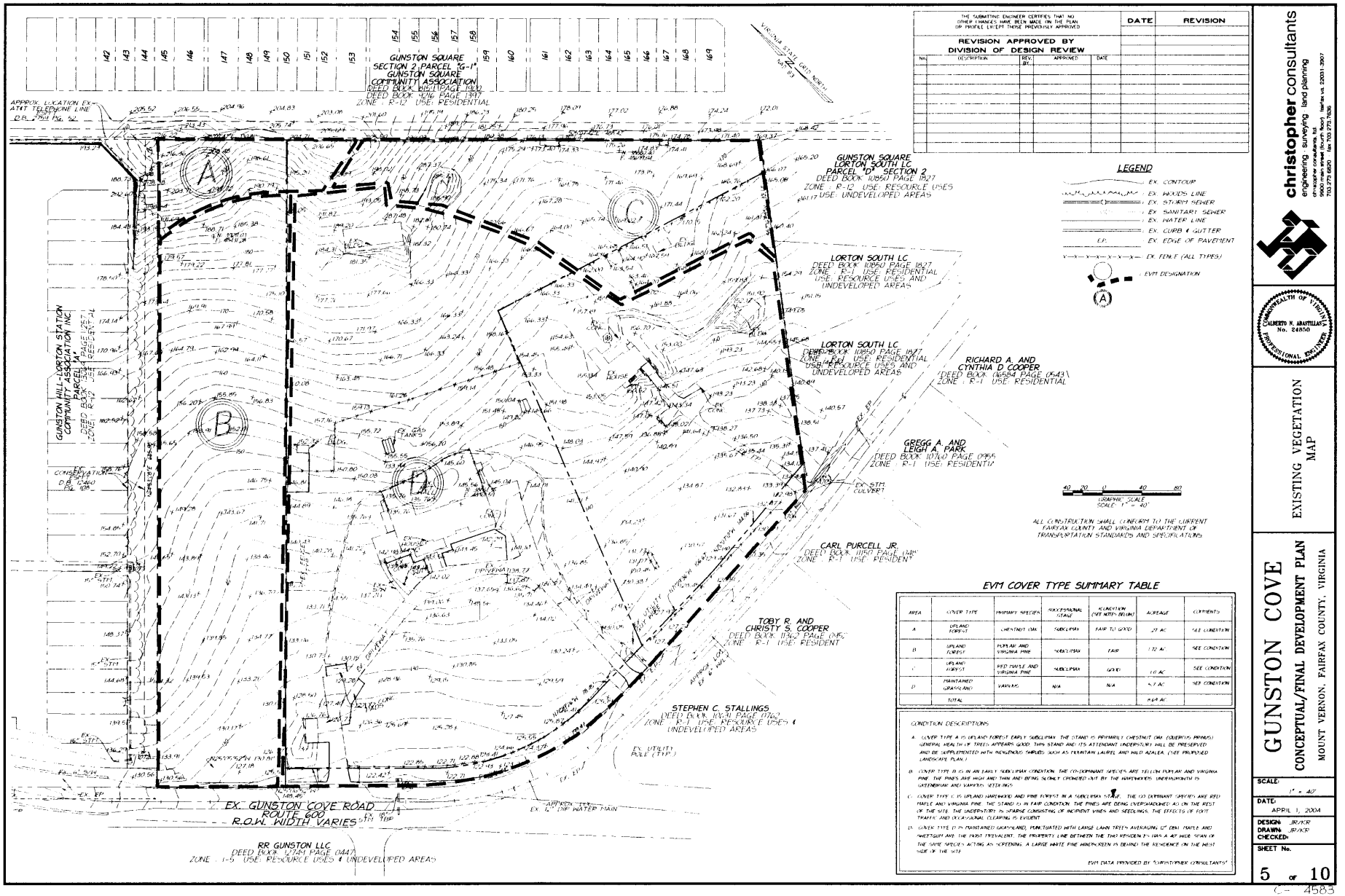

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DATE	REVISION

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DESCRIPTION	REV. BY	APPROVED	DATE

EVM COVER TYPE SUMMARY TABLE

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION (SEE NOTES BELOW)	ACREAGE	COMMENTS
A	UPLAND FOREST	CHESTNUT OAK	SUBCLIMAX	FAIR TO GOOD	29 AC	SEE CONDITION
B	UPLAND FOREST	POPLAR AND VIRGINIA PINE	SUBCLIMAX	FAIR	1.72 AC	SEE CONDITION
C	UPLAND FOREST	RED MAPLE AND VIRGINIA PINE	SUBCLIMAX	GOOD	1.0 AC	SEE CONDITION
D	MAINTAINED GRASSLAND	VARIOUS	N/A	N/A	4.7 AC	SEE CONDITION
	TOTAL				8.49 AC	

CONDITION DESCRIPTIONS

A. COVER TYPE A IS UPLAND FOREST EARLY SUBCLIMAX. THE STAND IS PRIMARILY CHESTNUT OAK (QUERCUS PRINOS). GENERAL HEALTH OF TREES APPEARS GOOD. THIS STAND AND ITS ATTENDANT UNDERSTORY WILL BE PRESERVED AND BE SUPPLEMENTED WITH INDIGENOUS SHRUBS SUCH AS MOUNTAIN LAUREL AND WILD AZALEA. (SEE PROPOSED LANDSCAPE PLAN.)

B. COVER TYPE B IS IN AN EARLY SUBCLIMAX CONDITION. THE CO-DOMINANT SPECIES ARE YELLOW POPLAR AND VIRGINIA PINE. THE PINES ARE HIGH AND THIN AND BEING SLOWLY CROWDED OUT BY THE HARDWOODS. UNDERGROWTH IS UNREMARKABLE AND SPARSE. (SEE PHOTO)

C. COVER TYPE C IS UPLAND (HARDWOOD) AND PINE FOREST IN A SUBCLIMAX STAGE. THE CO DOMINANT SPECIES ARE RED MAPLE AND VIRGINIA PINE. THE STAND IS IN FAIR CONDITION. THE PINES ARE BEING OVERSHADOWED AS ON THE REST OF THE SITE. THE UNDERSTORY IS SPARSE CONSISTING OF INCIPIENT VINES AND SEEDLINGS. THE EFFECTS OF FOOT TRAFFIC AND OCCASIONAL CLEARING IS EVIDENT.

D. COVER TYPE D IS MAINTAINED GRASSLAND, PUNCTUATED WITH LARGE LAWN TREES AVERAGING 12" DBH. MAPLE AND SWEETGUM ARE THE MOST PREVALENT. THE PROPERTY LINE BETWEEN THE TWO RESIDENTS HAS A 40' WIDE SPAN OF THE SAME SPECIES ACTING AS SCREENING. A LARGE WHITE PINE WINDBREEN IS BEHIND THE RESIDENCE ON THE WEST SIDE OF THE SITE.

EVM DATA PROVIDED BY "CHRISTOPHER CONSULTANTS"

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chantilly, virginia 20151 (fourth floor) fax 703.273.7536
9900 main street 703.273.6820

COMMONWEALTH OF VIRGINIA
ALBERTO N. ARASTILLAS
No. 24850
PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP

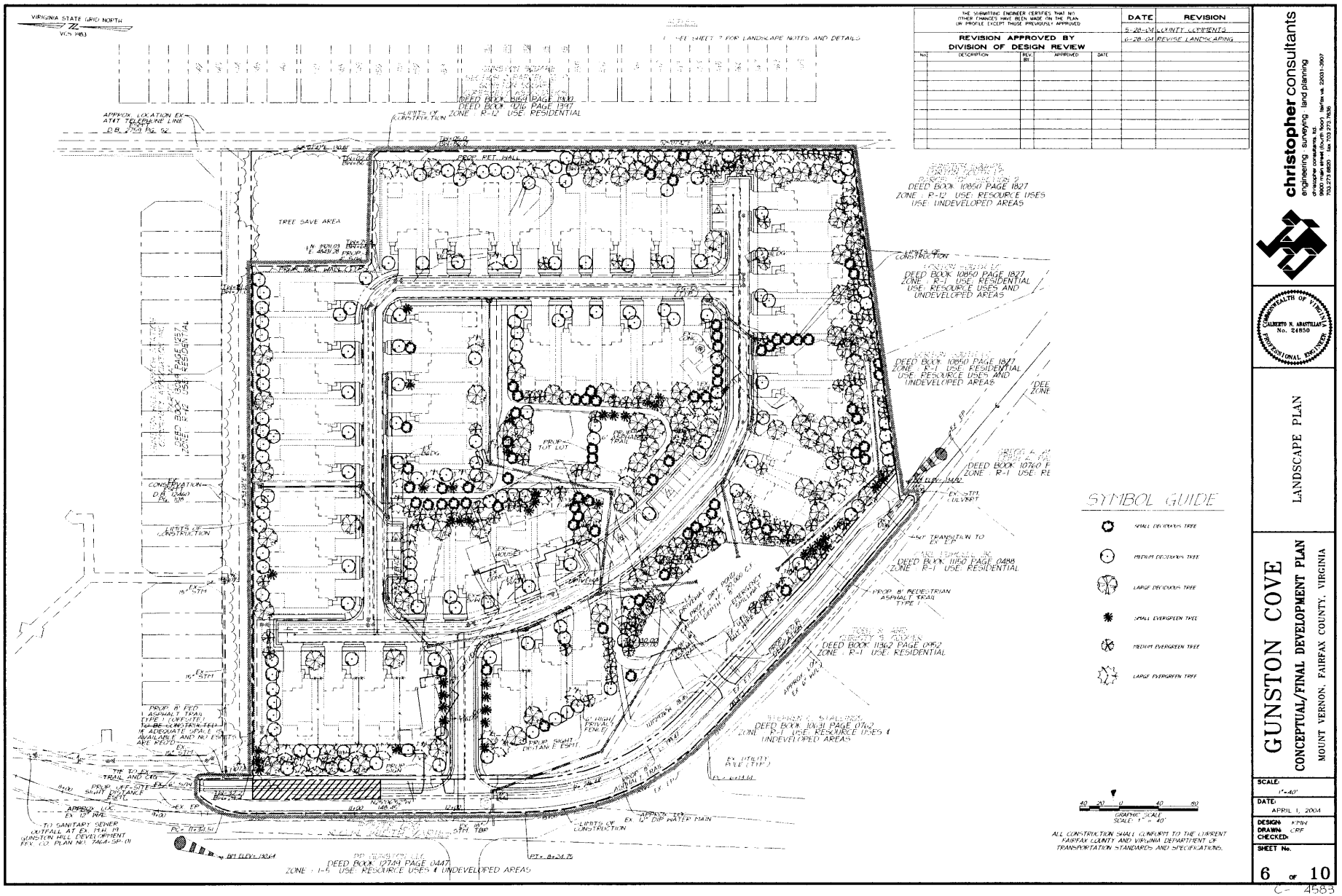
GUNSTON COVE

CONCEPTUAL/FINAL DEVELOPMENT PLAN

MOUNT VERNON, FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40'
DATE: APRIL 1, 2004
DESIGN: JR/KR
DRAWN: JP/KR
CHECKED:
SHEET No. 5 OF 10

C- 4583



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DATE	REVISION
5-28-04	COUNTY COMMENTS
6-28-04	REVISE LANDSCAPING

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COMMONWEALTH OF VIRGINIA
CALIXTO N. ARANTILLAS
No. 24850
PROFESSIONAL ENGINEER

GUNSTON COVE

CONCEPTUAL/FINAL DEVELOPMENT PLAN

MOUNT VERNON, FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN

SCALE: 1"=40'

DATE: APRIL 1, 2004

DESIGN: KMH
DRAWN: CRF
CHECKED:

SHEET No. 6 OF 10

C- 4583

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SPECIFICATIONS FOR PLANTING

PLANT IDENTIFICATION: ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING

LIST OF PLANT MATERIAL: THE CONTRACTOR WILL VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER.

PLANT QUALITY: ALL SHRUBS SHALL BE DENSE, HEAVY TO THE GROUND, AND WELL GROWN, SHOWING EVIDENCE OF HAVING BEEN SHEARED REGULARLY, SHALL BE VIGOROUS, HEALTHY, AND OF GOOD COLOR. ALL PLANTS SHALL BE SOUND, FREE OF PLANT DISEASE OR INSECT EGGS, AND SHALL HAVE HEALTHY NORMAL ROOT SYSTEMS. PLANTS SHALL BE FRESHLY DUG AND NOT HELD-IN STOCK, NOR STOCK FROM COLD STORAGE. ALL PLANTS SHALL BE NURSERY GROWN. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY. THE SHAPE OF THE PLANT IN GENERAL SHALL CONFORM TO ITS NATURAL GROWTH PROPORTIONS, UNLESS OTHERWISE SPECIFIED. ALL PLANTS INCLUDING CONTAINER-GROWN SHALL CONFORM TO THE BRANCHING, CALIPER, AND HEIGHT SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S PUBLICATION ENTITLED "AMERICAN STANDARD FOR NURSERY STOCK", ANSI A60.1-CURRENT EDITION, AND SHALL HAVE A WELL-SHAPED, HEAVY BRANCH STRUCTURE FOR THE SPECIES. EVERGREEN TREES ARE TO HAVE AN INTERNODE NO GREATER THAN 24" AND SHALL BE UNIFORMLY WELL-SHAPED. ALL PLANT SIZES SHALL AVERAGE AT LEAST THE MIDDLE OF THE RANGE GIVEN IN THE PLANT LIST.

PLANT SPACING: PLANT SPACING IS TO SCALE ON PLAN. NO PLANTS EXCEPT ESPALIERED MATERIAL SHALL BE CLOSER THAN 30 INCHES TO BUILDINGS.

SOIL MIX: SOIL MIX WILL BE 2/3 EXISTING SOIL, 1/3 LEAF MOLD OR EQUAL ORGANIC MATERIAL, THOROUGHLY MIXED AND HOMOGENIZED.

BALL SIZE: THE BALL SIZE SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S PUBLICATION ENTITLED "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1-CURRENT EDITION

EXCAVATION: PLANT PITS FOR ALL PLANTS SHALL BE 18 INCHES LARGER IN DIAMETER THAN SIZE OF BALL OR CONTAINER, AND SHALL HAVE VERTICAL SIDES. HEDGES SHALL BE PLANTED IN A TRENCH 12 INCHES WIDER THAN BALL DIAMETER. BEDS FOR MASS PLANTING SHALL BE ENTIRELY ROTOTILLED TO A DEPTH OF 8 INCHES AND SHALL BE 18 INCHES BEYOND THE AVERAGE OUTSIDE EDGE OF PLANT BALLS. ORGANIC MATERIAL (I.E., LEAF MOLD) WILL BE INCORPORATED INTO PLANT BED BY TILLING AGAIN. PROPORTIONS OF SOIL TO ORGANIC MATERIAL WILL BE 2 PARTS TO 1 PART.

PLANTING: BACKFILLING SHALL BE DONE WITH SOIL MIX, REASONABLY FREE OF STONES, SUBSOIL, CLAY, LUMPS, STUMPS, ROOTS, WEEDS, BERMUDA GRASS, LITTER, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER GRADING, PLANTING, OR MAINTENANCE OPERATIONS. SHOULD ANY UNFORESEEN OR UNSUITABLE PLANTING CONDITIONS ARISE SUCH AS FAULTY SOIL DRAINAGE OR CHEMICAL RESIDUES, THEY SHOULD BE CALLED TO THE ATTENTION OF THE OWNER FOR ADJUSTMENT BEFORE PLANTING. THE PLANT SHALL BE SET PLUMB AND STRAIGHT AND SHALL BE STAKED AT THE TIME OF PLANTING. BACKFILL SHALL BE WELL WORKED ABOUT THE ROOTS AND SETTLED BY WATERING. PLANTS WILL BE PLANTED HIGHER THAN SURROUNDING GRADE. SHRUBS WILL BE 1 INCH HIGHER AND TREES WILL BE 3 INCHES HIGHER. REMOVE ROPE FROM AROUND TREE TRUNKS AND LAY BACK BURLAP FROM TOP OF B&B MATERIAL. NYLON OR VINYL ROPE AND/OR BURLAP WILL BE COMPLETELY REMOVED FROM ALL PLANT MATERIAL PRIOR TO PLANTING.

TRANSPLANTING TREES BY TREE MACHINES: TREES SHALL BE MOVED BY MACHINES THAT PROVIDE A MINIMUM BALL DIAMETER OF 12 INCHES PER 1 INCH OF TREE CALIPER. HOLES ARE TO BE DUG BY THE SAME SIZE MACHINE AS THE ONE TRANSPORTING THE PLANT. THE PLANT MATERIAL SHALL BE TRANSPLANTED IN APPROXIMATELY THE SAME GROWING CONDITION AS IT IS PRESENTLY GROWING, IN TERMS OF SOIL TYPE AND MOISTURE CONTENT. FERTILIZE AND GUY AS DESCRIBED IN THESE PLANS AND SPECIFICATIONS.

TRANSPLANTING EXISTING TREES: HARDWOODS SHOULD BE TRANSPLANTED IN THE LATE FALL FOLLOWING THEIR LEAF DROP. EVERGREENS MAY BE TRANSPLANTED BEGINNING WITH THE FALL COOL-DOWN PERIOD (NORMALLY SEPTEMBER) AND MAY CONTINUE INTO SPRING PRIOR TO ELONGATION OF THE NEW GROWTH. PROPER DIGGING OF A TREE INCLUDES THE CONSERVATION OF AS MUCH OF THE ROOT SYSTEM AS POSSIBLE, PARTICULARLY THE FINE ROOTS. SOIL ADHERING TO THE ROOTS SHOULD BE DAMP WHEN TREE IS DUG, AND KEPT MOIST UNTIL PLANTING. THE SOIL (OR "ROOT") BALL SHOULD BE 12 INCHES IN DIAMETER FOR EACH INCH OF DIAMETER OF THE TRUNK. THE TREE SHOULD BE CAREFULLY EXCAVATED AND THE SOIL BALL WRAPPED IN BURLAP AND TIED WITH ROPE. SOIL AROUND BALLED AND BURLAPPED TREE ROOTS SHOULD BE DUG WITH THE TREE AND NOT JUST PACKED AROUND BARE ROOTS. BALLED AND BURLAPPED PLANT MATERIAL SHALL BE KEPT MOIST

CULTIVATION: ALL TRENCHES AND SHRUB BEDS SHALL BE CULTIVATED, EDGED, AND MULCHED TO A DEPTH OF 3 INCHES WITH FINE SHREDDED HARDWOOD BARK. THE AREA AROUND ISOLATED PLANTS SHALL BE MULCHED TO AT LEAST A 6-INCH GREATER DIAMETER THAN THAT OF THE HOLE. PLANT BEDS ADJACENT TO BUILDINGS SHALL BE MULCHED TO THE BUILDING WALL.

MAINTENANCE: THE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT AND, UP TO THE TIME OF ACCEPTANCE, FOR KEEPING THE PLANTING AND WORK INCIDENTAL THERETO IN GOOD CONDITION, BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING AND SPRAYING, STAKING, AND CLEANING UP, AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CARE FOR PROMOTION OF GOOD PLANT GROWTH, SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT THE TIME OF ACCEPTANCE AT NO ADDITIONAL COST TO THE OWNER.

FERTILIZER: FERTILIZER SHALL BE A SLOW-RELEASE TYPE CONTAINED IN POLYETHYLENE PERFORATED BAGS WITH MICROPORE HOLES FOR CONTROLLED FEEDING, SUCH AS "EASY GROW" AS MANUFACTURED BY SPECIALTY FERTILIZER, INC., BOX 355, SUFFERN, NEW YORK, 10901 OR APPROVED EQUAL. THE BAGS SHALL CONTAIN 1 OUNCE OF SOLUBLE FERTILIZER ANALYSIS 16-18-16 PER UNIT TO LAST FOR THREE YEARS AND SHALL BE APPLIED DURING PLANTING AS RECOMMENDED BY THE MANUFACTURER. IF FERTILIZER PACKETS ARE NOT USED, THE CONTRACTOR SHALL APPLY GRANULAR FERTILIZER TO THE SOIL MIX OF 10-6-6 ANALYSIS, 50% ORGANIC, AT THE FOLLOWING RATES.

TREE PITS:	2-3 LBS. PER CALIPER INCH
SHRUB BEDS:	3-5 LBS. PER 100 SQ. FT.
GROUND COVER:	2-4 LBS. PER 100 SQ.FT

GROUND COVER: ALL AREAS OF GROUND COVER SHALL BE ROTOTILLED TO A DEPTH OF SIX INCHES. APPLY 2 INCHES OF ORGANIC MATERIAL AND ROTOTILL UNTIL THOROUGHLY MIXED. APPLY FERTILIZER AS STATED ABOVE.

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED					DATE	REVISION
					5-17-04	COUNTY COMMENTS
REVISION APPROVED BY DIVISION OF DESIGN REVIEW					5-28-04	COUNTY COMMENTS
					6-28-04	REVISE TREE CALCULATIONS
No.	DESCRIPTION	REV. BY	APPROVED	DATE		

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

LANDSCAPE NOTES:

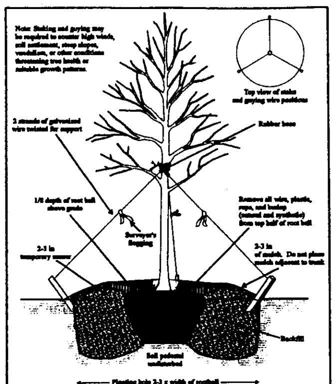
NOTE #1: NO PLANTING SHALL OCCUR IN UTILITY EASEMENTS UNLESS EXCEPTED BY THE REVIEWING PARTIES. UNFORESEEN CONFLICTS SHALL BE ACCOMMODATED BY FIELD ADJUSTMENT OF PLANT LOCATION. SUCH CONFLICTS SHOULD FIRST BE BROUGHT TO THE ATTENTION OF THE REVIEWING PARTIES AND RESOLVED ACCORDING TO THEIR DETERMINATIONS.

NOTE #2: APPROVAL FOR SPECIES SUBSTITUTIONS MUST BE OBTAINED FROM THE URBAN FORESTRY DIVISION PRIOR TO PLANTING. (ZO 18-204.4)

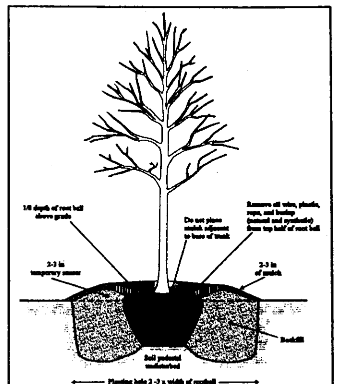
TREE COVER CALCULATIONS

	TOTAL QUANITY	CALIPER	HEIGHT	CANOPY PER TREE (SF)	TOTAL COVER (SF)	ENERGY CONSER-VATION	ADDITION CREDITS IF 90% DESIRABLE SPECIES USED (NTCA x 0.1) + #DTP
DECIDUOUS TREES - LARGE							
	90	3"	N/A	250	22,500		0
DECIDUOUS TREES - MEDIUM							
	165	3"	N/A	150	24,750		0
DECIDUOUS TREES - SMALL							
	71	3"	N/A	75	5,325		0
EVERGREEN TREES - LARGE							
	55	3"	N/A	250	13,750		0
EVERGREEN TREES - MEDIUM							
	86	3"	N/A	100	8,600		0
EVERGREEN TREES - SMALL							
	40	2"	N/A	75	3,000		0
SHRUBS							
		N/A	24" H.	N/A			
TOTAL TREE COVER PROVIDED (SF):					77,925		
ADDITIONAL CREDITS (SF):					0		
TOTAL USING DESIRABLE SPECIES & EC (SF):					0		

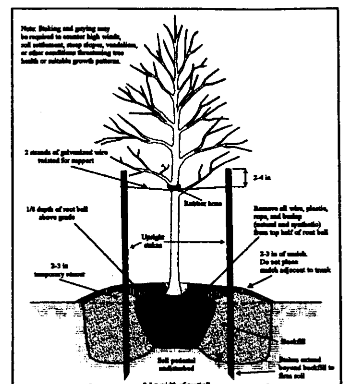
TREE COVER REQUIRED = 372,648 SF x 20% = 74,530 SF
TREE COVER PROVIDED = 77,925 SF



Reference: Section 12-0605.3C	TREE GUYING FOR TREES 3 INCHES IN CALIPER AND GREATER WHEN REQUIRED	PLATE NO 10-12	STD NO



Reference: Section 12-0605.3A	TREE PLANTING	PLATE NO 8-12	STD NO



Reference: Section 12-0605.3C	TREE STAKING UPRIGHT STAKING FOR TREES LESS THAN 3 INCHES IN CALIPER WHEN REQUIRED	PLATE NO 9-12	STD NO

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY

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703.273.6820 · fax 703.273.7636

COMMONWEALTH OF VIRGINIA
ALBERTO N. ARISTILLAS
No. 24850
PROFESSIONAL ENGINEER

LANDSCAPE NOTES AND DETAILS

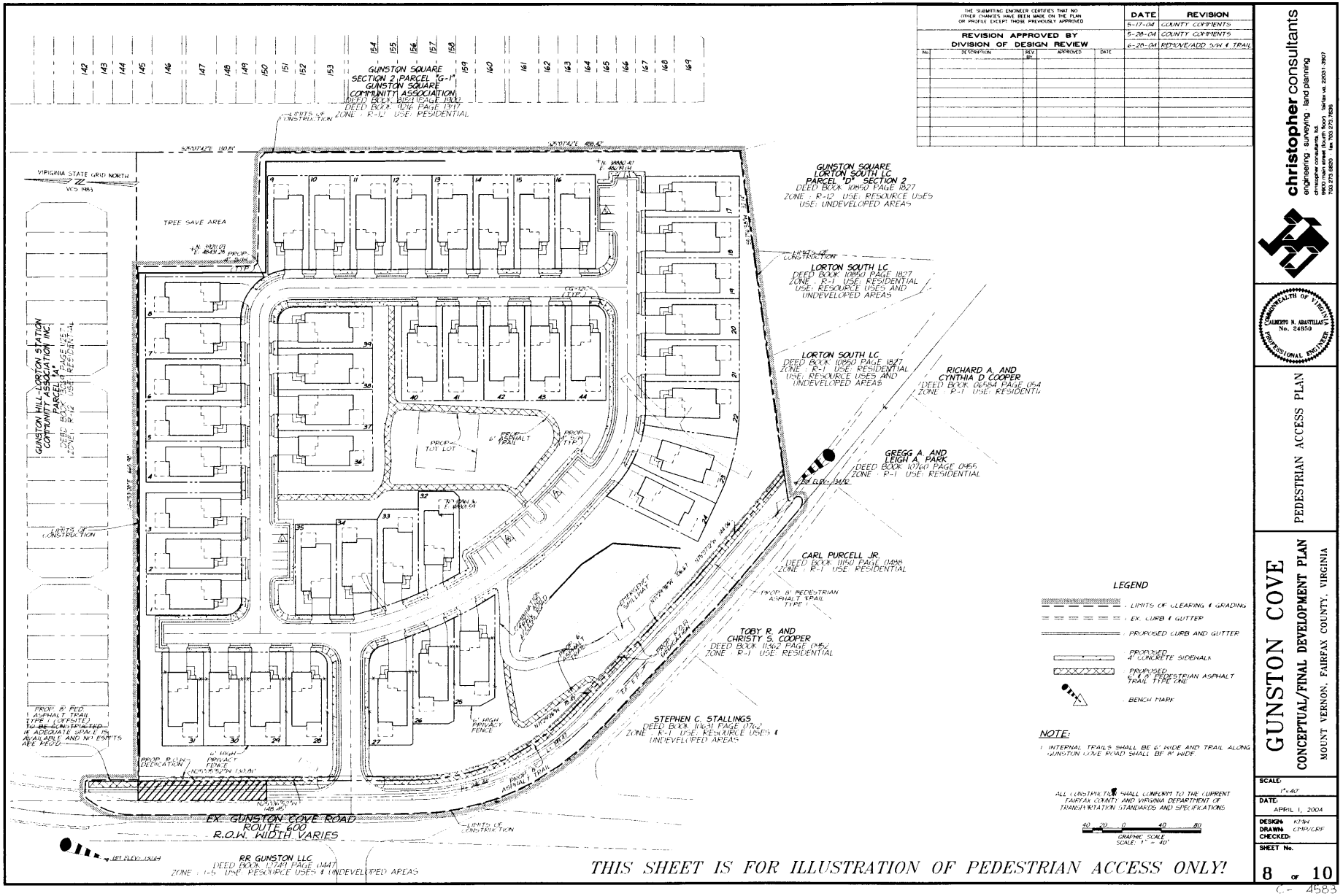
GUNSTON COVE

CONCEPTUAL/FINAL DEVELOPMENT PLAN

MOUNT VERNON, FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN
DATE: APRIL 1, 2004
DESIGN: KMW
DRAWN: CMP
CHECKED:
SHEET No. 7 OF 10

C- 4583



REVISION APPROVED BY DIVISION OF DESIGN REVIEW				
No.	DESCRIPTION	REV BY	APPROVED	DATE

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

DATE	REVISION
5-17-04	COUNTY COMMENTS
5-28-04	COUNTY COMMENTS
6-28-04	REMOVE/ADD S/W & TRAIL

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COMMONWEALTH OF VIRGINIA
ALBERTO N. ABASTILLAS
No. 24850
PROFESSIONAL ENGINEER

GUNSTON COVE
CONCEPTUAL/FINAL DEVELOPMENT PLAN
PEDESTRIAN ACCESS PLAN
MOUNT VERNON, FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
DATE: APRIL 1, 2004
DESIGN: KMW
DRAWN: CMP/GRF
CHECKED:
SHEET No. 8 OF 10

C- 4583

NOTES:

1. SEE SITE PLAN FOR LOCATION OF CROSS SECTIONS.
2. THIS PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

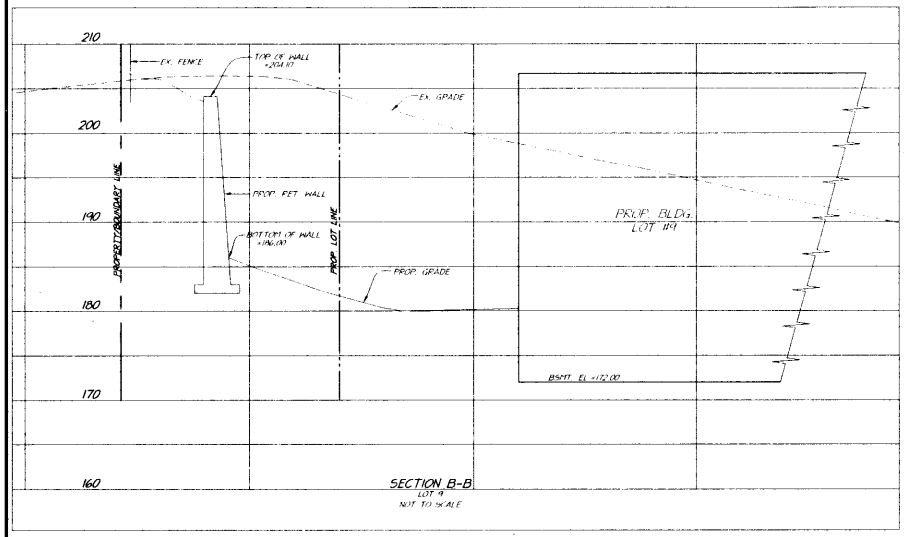
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

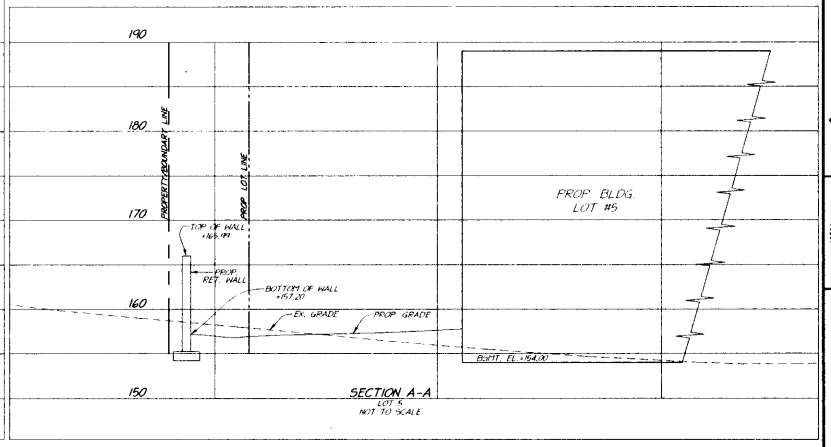
REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DESCRIPTION	REV. BY	APPROVED	DATE

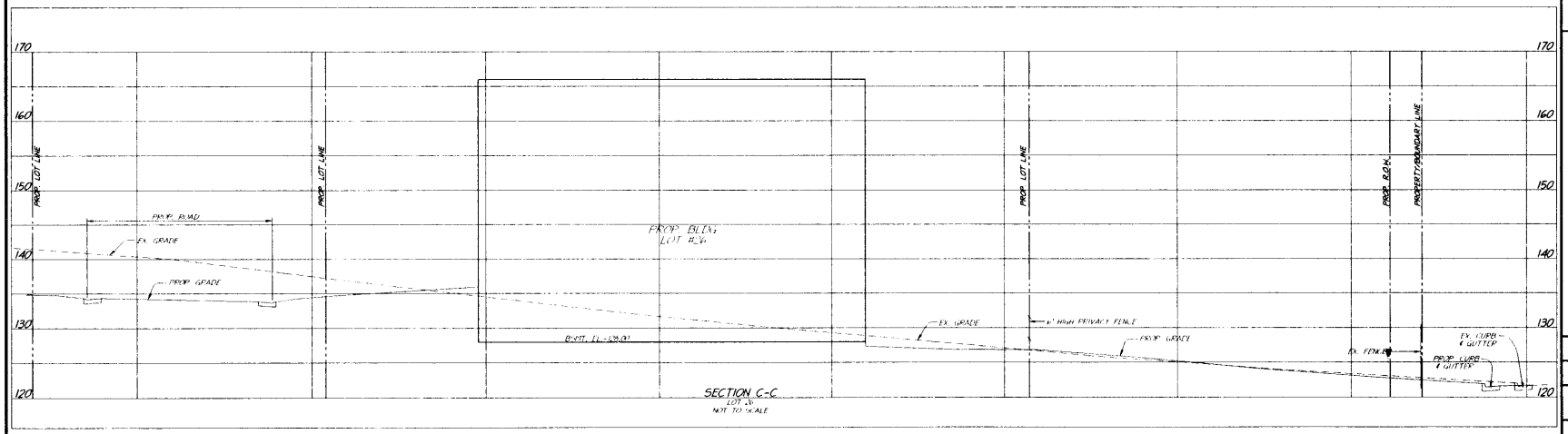
DATE	REVISION
5-17-04	COUNTY COMMENTS
5-28-04	COUNTY COMMENTS



SECTION B-B
LOT 9
NOT TO SCALE



SECTION A-A
LOT 5
NOT TO SCALE



SECTION C-C
LOT 6
NOT TO SCALE

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COMMONWEALTH OF VIRGINIA
CALIXTO N. ABASTILLAS
No. 24850
PROFESSIONAL ENGINEER

CROSS SECTIONS

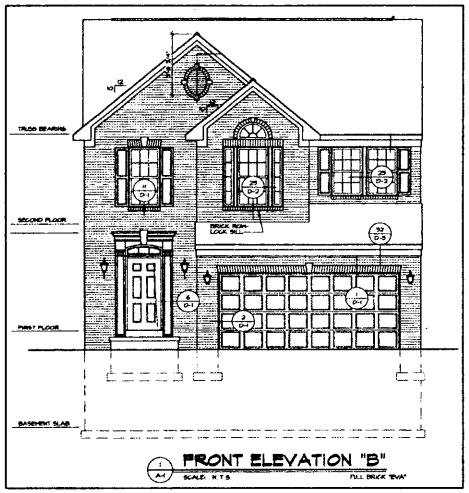
GUNSTON COVE

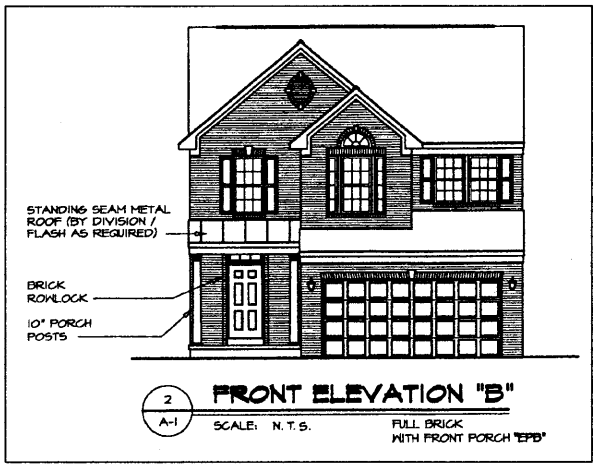
CONCEPTUAL/FINAL DEVELOPMENT PLAN

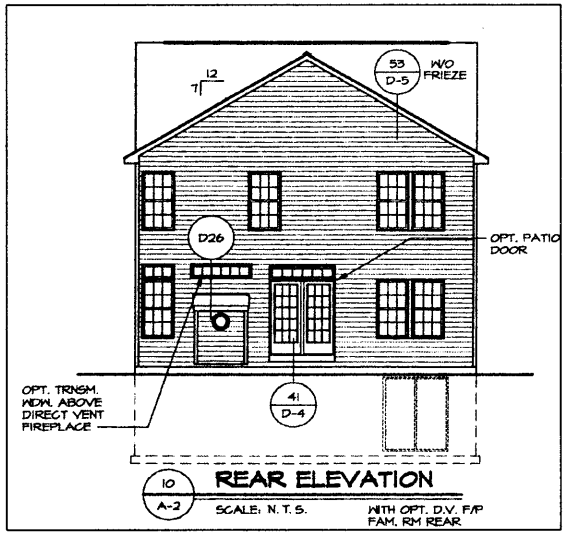
MOUNT VERNON, FAIRFAX COUNTY, VIRGINIA

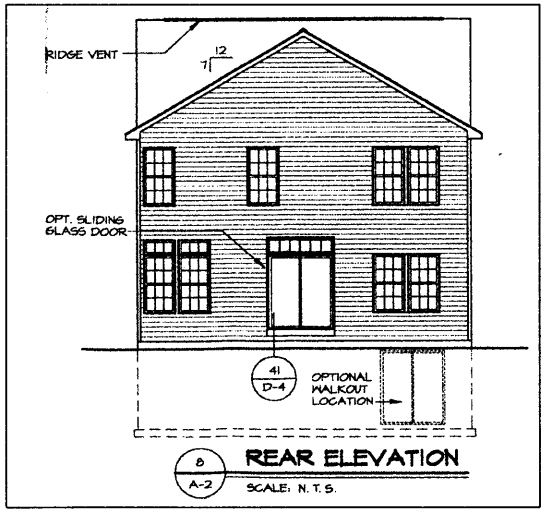
SCALE: NOT TO SCALE
DATE: APRIL 1, 2004
DESIGN: CPF
DRAWN: CPF/JDS
CHECKED:
SHEET No. 9 OF 10

C- 4583







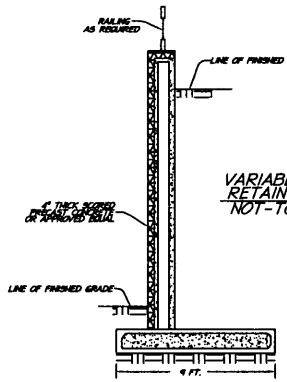


DATE	REVISION
6-28-04	THIS SHEET ADDED
6-28-04	ADD DETAILS

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

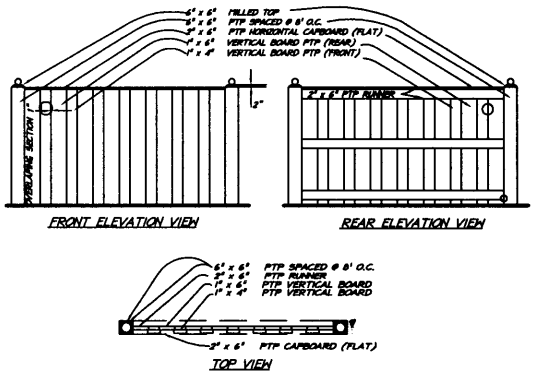
No.	DESCRIPTION	BY	APPROVED	DATE

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



VARIABLE HEIGHT RETAINING WALL NOT-TO-SCALE

NOTES:
1. DETAIL PROVIDED FOR INFORMATIONAL PURPOSES ONLY. FOR MATERIAL ON THE FACADE OF THE RETAINING WALL.
2. STRUCTURAL DESIGN OF RETAINING WALL SUBJECT TO CHANGE WITH FINAL ENGINEERING.



PRIVACY FENCE DETAIL OR EQUILVENT
6 FT. MAXIMUM HEIGHT
N.T.S.

christopher consultants
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chantilly corporate park, 4211 stonecroft blvd. chantilly, va. 20151-3907
9900 main street (fourth floor) fairfax, va. 22031-3907
703.273.6820 fax 703.273.7636

COMMONWEALTH OF VIRGINIA — JAMES E. [illegible] — No. 24880 — LICENSED PROFESSIONAL ENGINEER

BUILDING ELEVATIONS

GUNSTON COVE

CONCEPTUAL/FINAL DEVELOPMENT PLAN

MOUNT VERNON, FAIRFAX COUNTY, VIRGINIA

SCALE: NOT TO SCALE
DATE: APRIL 1, 2004
DESIGN: KPH/AA
DRAWN: JDB/CHP
CHECKED:
SHEET No. 10 of 10

C- 4583