Application No. RZ 2003-LE-050 Staff CSB

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 3-22-04

Date of (BOS) (PC) approval 5-10-04

Sheet _____ of 4

ECHO, INC.

GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION PLAN

NOTES:

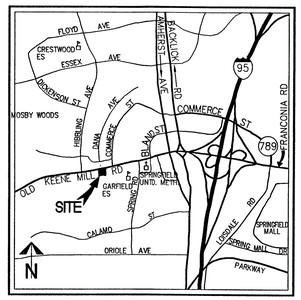
1. OWNER/ APPLICANT: ECHO, INC.
   07205 OLD KEENE MILL ROAD
   SPRINGFIELD, VA 22150
2. PROPERTY IS DELINEATED ON ASSESSMENT MAP NUMBER 090-1-01-0051 AND IS CURRENTLY ZONED R-1.
3. THE TOTAL SITE AREA IS 38,580 SF OR 0.8857 AC.
4. THIS REZONING/SPECIAL EXCEPTION PLAT IS TO REQUEST A REZONING TO R-3 AND THE EXPANSION OF THE EXISTING BUILDING AND PARKING AREAS. THE EXCEPTION USE IS A CATEGORY THREE SPECIAL EXCEPTION.
5. TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN.
6. THIS PLAT DOES NOT SHOW ALL COVENANTS, EASEMENTS, RESTRICTIONS OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE.
7. EXISTING CONDITIONS, BOUNDARY, AND TOPOGRAPHIC INFORMATION (FIELD RUN) TAKEN FROM APRIL 2002 BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS 2 FOOT.
8. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
9. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 5155250150D, DATED MARCH 1990, THIS PROPERTY IS SHOWN AS ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.
10. NO RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS, AS DEFINED, ARE DELINEATED ON THIS PROPERTY.
11. NO GRAVES OR OTHER EVIDENCE OF BURIAL PLACES ARE FOUND ON THIS PROPERTY.
12. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING; AND, MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED.
13. THE EXISTING SWM FACILITY WILL BE EXPANDED AND UPGRADED TO ADDRESS SWM AND WQ WITH THIS DEVELOPMENT.
14. THE F.A.R. HAS BEEN CALCULATED BASED ON THE PRE-DEDICATION SITE AREA.

WAIVERS/MODIFICATIONS REQUESTED:

1. MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT TO THE NORTH, WEST, AND SOUTH IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT.
2. A WAIVER OF THE BARRIER REQUIREMENT ON THE NORTH SIDE OF THE SITE.
3. A MODIFICATION OF THE TRAIL REQUIREMENT ALONG OLD KEENE MILL ROAD TO PERMIT THE EXISTING FIVE (5) FOOT WIDE SIDEWALK TO REMAIN.

SHEET INDEX

1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION PLAN-PRE-DEDICATION
2A. GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION PLAN-POST-DEDICATION
3. EXISTING VEGETATION MAP



VICINITY MAP SCALE: 1"=2000'

BUILDLING AREA TABULATION:

EXISTING BUILDING:	±3,760 SF OF GFA
PROPOSED FIRST LEVEL ADDITION:	±4,170 SF OF GFA
PROPOSED SECOND LEVEL ADDITION:	±1,715 SF OF GFA
TOTAL BUILDING AREA:	**±9,645 SF OF GFA**

PARKING TABULATION:

PARKING PROVIDED: 32 (INCLUDING 2 ACCESSIBLE SPACES)
(INCLUDING 4 SPACES TO BE LEASED BACK FROM FAIRFAX COUNTY)

TYPICAL DAY'S OPERATION WOULD REQUIRE THE FOLLOWING PARKING:

5 SPACES FOR THE STAFF
5 SPACES FOR CLIENTS
3 SPACES FOR PERSONS MAKING DROP OFFS
12 SPACES FOR VOLUNTEERS*
5 SPACES FOR EXTRA VOLUNTEERS
(FOR PERIODIC CLOTHING AND FOOD DRIVES)

* MULTIPLE VOLUNTEERS OFTEN ARRIVE IN A SINGLE CAR AND SO THERE WILL BE MORE VOLUNTEERS ON SITE ON TYPICAL OR PERIODIC EVENT DAYS THAN THERE ARE PARKING SPACES ALLOCATED TO VOLUNTEERS

ZONING TABULATION

EXISTING ZONE: R-1 **PROPOSED ZONE: R-3**
HC OVERLAY

	MINIMUM REQUIRED (UNLESS SPECIFIED)	PROVIDED
LOT AREA:	N/A	38,580 SF (PRE-DEDICATION)
LOT WIDTH:	N/A	209 FEET
MAXIMUM BUILDING HEIGHT:	60 FEET	±28 FEET
YARD REQUIREMENTS:		
FRONT	40' ABP, >30 FEET	±40 FEET
SIDE	35' ABP, >10 FEET	±40 FEET
REAR	35' ABP, >25 FEET	±35 FEET
MAXIMUM FAR:	0.25, OR 9,645 GFA	0.25, OR 9,645 GFA
OPEN SPACE:	N/A	20%
INTERIOR PARKING LOT LANDSCAPING:	5%	5%
TREE COVER:	20%	20%

TREE COVER CALCULATIONS

TOTAL SITE AREA	38,580 S.F.
BUILDING FOOTPRINT	- 8,481 S.F.
ADJUSTED SITE AREA	30,099 S.F.
PERCENT REQUIRED	X 20 %
TREE COVER REQUIRED	**6,020 S.F.**
TREE COVER PROVIDED(PLANTED)	5087.5 S.F.
EXISTING TREE COVERAGE	+1012.50 S.F.
TOTAL TREE COVERAGE	**6,100S.F. (20%)**

SEA Application No. 84-L-013 Staff CSB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 3.24.04
Date of (BOS) (BZA) approval 5.10.04
Sheet 1 of 4

RECEIVED
Department of Planning & Zoning
MAR 1 1 2004
Zoning Evaluation Division

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 WWW.WLPINC.COM
(703) 532-6163 FAX (703) 533-1301

DATE: 6/27/03 REV. 8/27/03 REV. 2/2/04 REV. 3/11/04
SCALE: NONE DRAWN: JJH

COMMONWEALTH OF VIRGINIA TERRANCE M. ANDERSON LIC. NO. 9998 6-27-03 PROFESSIONAL ENGINEER

REVISION APPROVED BY

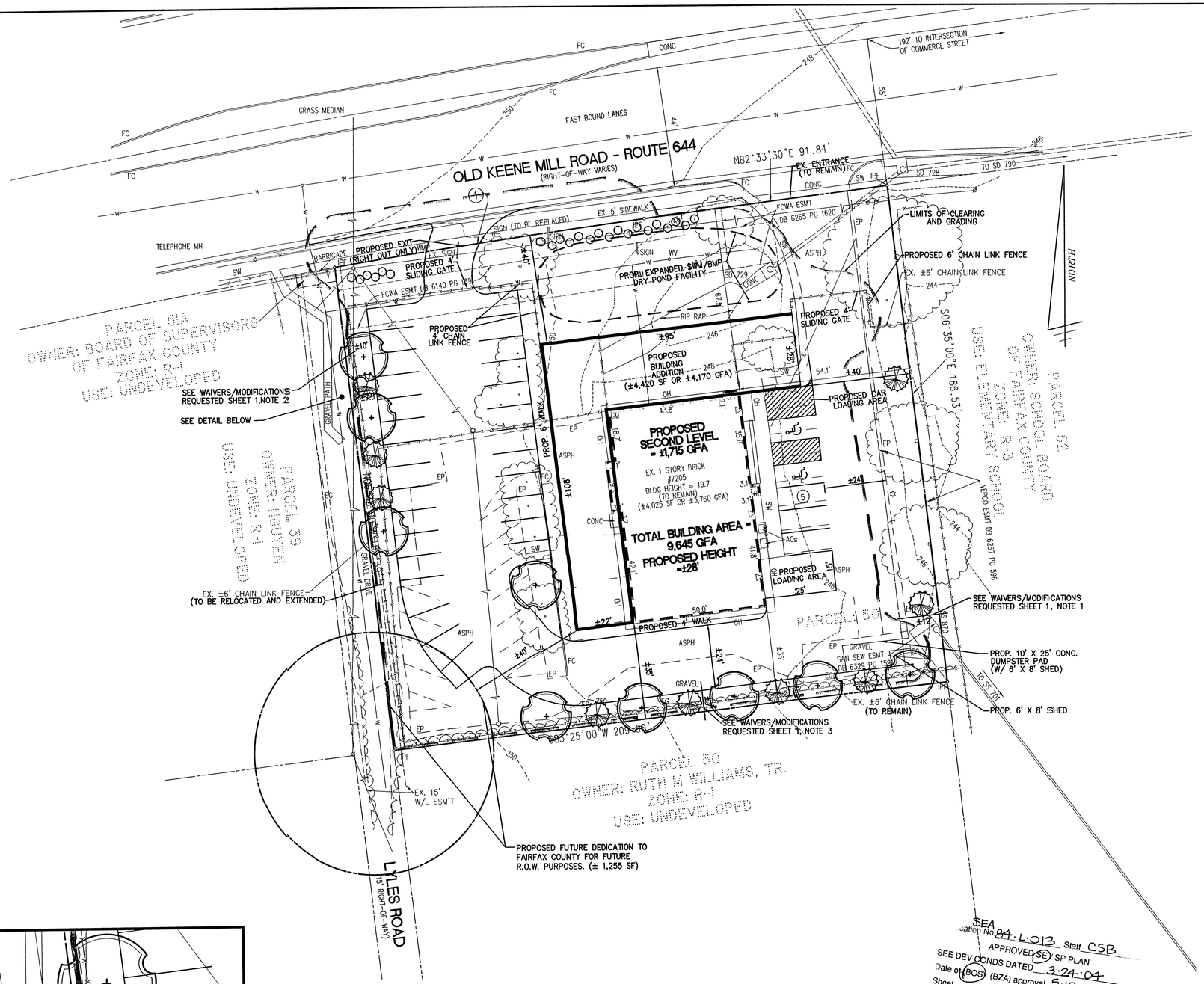
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

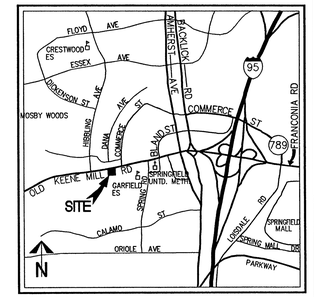
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAN

ECHO, INC.
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

File No. FH-10 Tax Map No. 90-1 Job No. 00-044 Cadd Dwg. File: 00044cover Xref:

SHEET: 1 OF 3

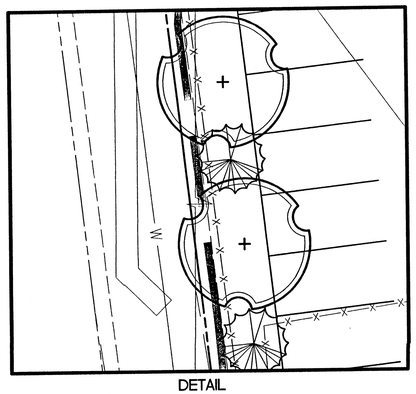




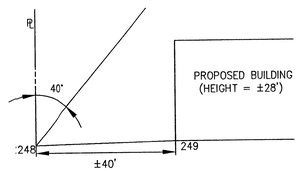
VICINITY MAP SCALE: 1"=2000'

LEGEND

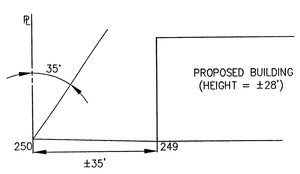
PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
• C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	LIMITS OF CLEARING AND GRADING	



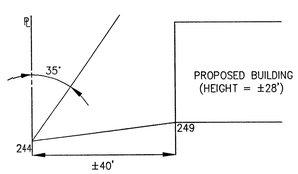
DETAIL
SCALE: 1"=10'



FRONT YARD ABP DETAIL
SCALE: 1"=20'



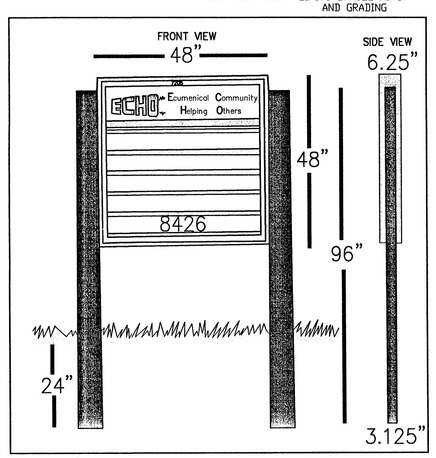
SIDE YARD ABP DETAIL
SCALE: 1"=20'



REAR YARD ABP DETAIL
SCALE: 1"=20'

LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUB



PROPOSED SIGN DETAIL
(NOT TO SCALE)

NOTES:

1. DOUBLE SIDED SATIN ALUMINUM FRAMED OUTDOOR CHANGEABLE ILLUMINATED READERBOARD WITH 3/16" ILEXAN WINDOW.
2. THIS SIGN WILL REPLACE EXISTING WOOD SIGN LOCATED ALONG OLD KEENE MILL ROAD.

SEA Station No. 84-L-013 Staff CSB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 3-24-04
Date of (BOS) (BZA) approval 5-10-04
Sheet 2 of 4

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-3001 WWW.WLPINC.COM

DATE: 6-27-03 REV. 2/2/04 REV. 3/11/04 REV. 8/27/03
DRAWN: JJH
SCALE: 1" = 20'

COMMONWEALTH OF VIRGINIA TERRANCE M. ANDERSON 9909 6-27-03 PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY:	APPROVED

REVISION APPROVED BY

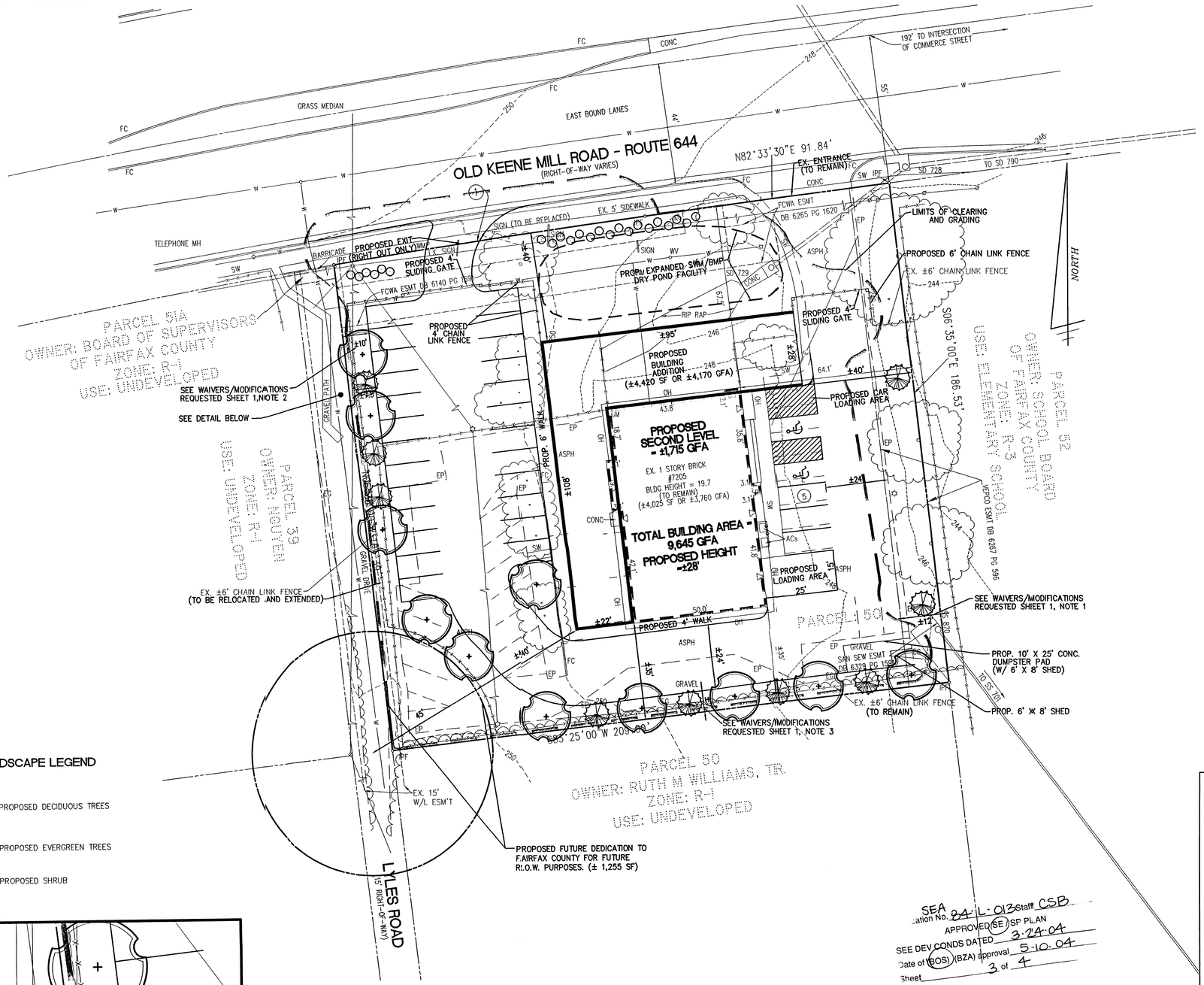
GDP/SE PLAT - PRE-CUL-DE-SAC DEVELOPMENT

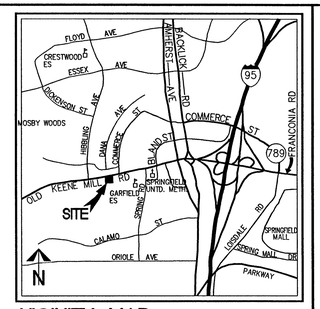
THE PROPERTY OF ECHO, INC.

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET: 2 OF 3

File No. FH-10 Tax Map No. 90-1 Job No. 000-44 Cadd Dwg. File: 00044revised se2 Xref: N/A





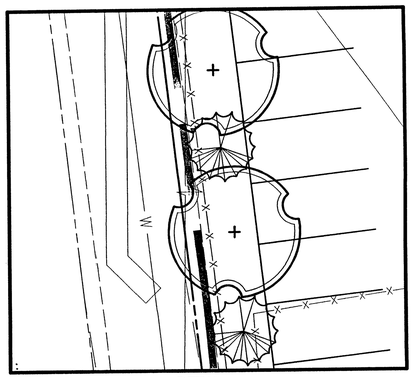
VICINITY MAP SCALE: 1"=2000'

LEGEND

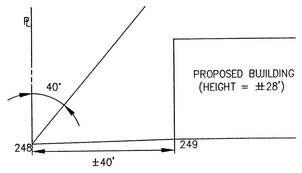
PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
● C.O.	CLEAN OUT	○ C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
c	PLUG	c
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
	LIMITS OF CLEARING AND GRADING	

LANDSCAPE LEGEND

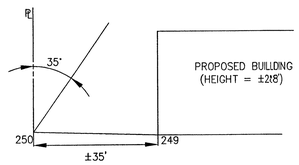
- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUB



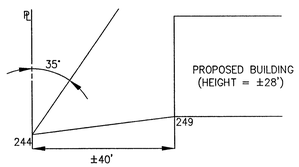
DETAIL
SCALE: 1"=10'



FRONT YARD ABP DETAIL
SCALE: 1"=20'

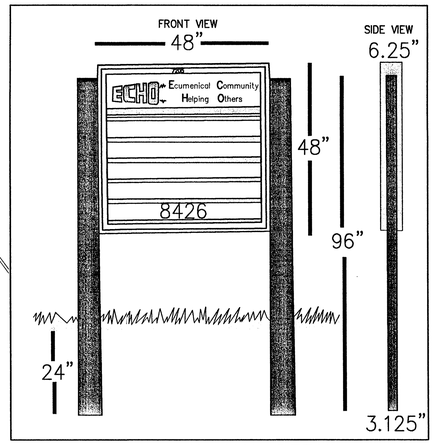


SIDE YARD ABP DETAIL
SCALE: 1"=20'



REAR YARD ABP DETAIL
SCALE: 1"=20'

SEA Application No. 84-L-013 Staff CSB
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 3.24.04
Date of (BOS) (BZA) approval 5.10.04
Sheet 3 of 4



PROPOSED SIGN DETAIL
(NOT TO SCALE)

NOTES:

1. DOUBLE SIDED SATIN ALUMINUM FRAMED OUTDOOR CHANGEABLE ILLUMINATED READERBOARD WITH 3/16" LEXAN WINDOW.
2. THIS SIGN WILL REPLACE EXISTING WOOD SIGN LOCATED ALONG OLD KEENE MILL ROAD.

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1801 WWW.WLPINC.COM

DATE: 6-27-03 REV. 2/2/04 REV. 3/11/04
DRAWN: JJH
SCALE: 1" = 20'

COMMONWEALTH OF VIRGINIA
TERRANCE M. AUSTIN
No. 9909
6-27-05
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED

REVISION APPROVED BY

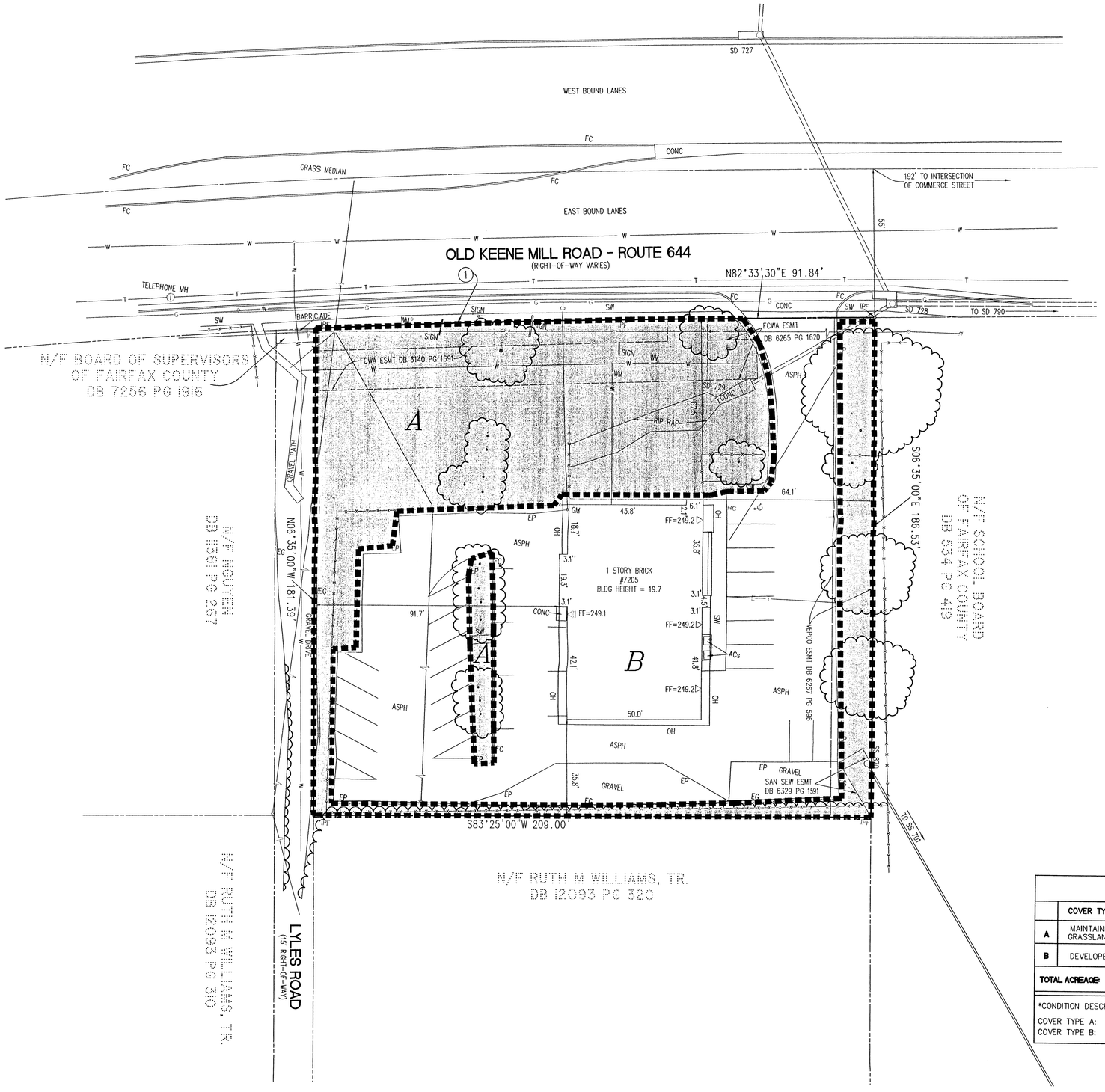
GDP/SE PLAT - POST CUL-DE-SAC DEVELOPMENT

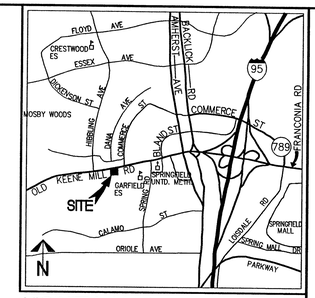
THE PROPERTY OF
ECHO, INC.
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

File No. FH-10 Tax Map No. 90-1 Job No. 000-44 Cadd Dwg. File: 00044revised sel Xref: N/A

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	3,409.65'	117.23'	1°58'12"	58.62'	117.23'	N81°34'24"E





VICINITY MAP SCALE: 1"=2000'

SEA Location No. 84-L-013 Staff CSB
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 3.24.04
Date of (BOS) (BZA) approval 5.10.04
Sheet 4 of 4

EXISTING VEGETATION MAP INFORMATION

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION*	ACREAGE	COMMENTS
A	MAINTAINED GRASSLANDS	CEDAR, MAPLE	EARLY SUCCESSIONAL TO SUBCLIMAX	FAIR	16,571 SF OR .3804 AC	SEE CONDITION DESCRIPTIONS
B	DEVELOPED	N/A	N/A	N/A	22,009 SF OR .5053 AC	
TOTAL ACREAGE					**38,580 SF OR .8857 AC**	

*CONDITION DESCRIPTIONS:

COVER TYPE A: MINIMALLY MAINTAINED LANDSCAPE AREAS, CONDITION RANGES FROM FAIR TO POOR.
COVER TYPE B: THIS AREAS INCLUDES BUILDINGS, ASPHALT, AND GRAVEL AREAS

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 538-1301 WWW.WLPINC.COM

DRAWN: KLM
DATE: 6-27-03
REV.: 9/27/03
SCALE: 1" = 20'

COMMONWEALTH OF VIRGINIA
TERRANCE M. ANDERSON
No. 9999
6-27-03
REGISTERED PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

EXISTING VEGETATION MAP

THE PROPERTY OF
ECHO, INC.
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

File No. FH-10 Tax Map No. 90-1 Job No. 000-44 Cadd Dwg. File: 00044EVM Xref: N/A