GENERAL DEVELOPMENT PLAN
(GDP)

7706 GAMBRILL ROAD

Mount Vernon District
Fairfax County, Virginia

DECEMBER 12, 2003
JANUARY 06, 2004
JANUARY 27, 2004

DRAWING LIST

SHEET #	TITLE
1	COVER SHEET
2	NOTES
3	GDP LAYOUT
4	EXISTING VEGETATION MAP

Application No. RZ 2003-MV-051 Staff A. Sleiber
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/4/04
Date of (BOS) (PC) approval 5/24/04
Sheet 1 of 4

CIVIL ENGINEER:

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PREPARED FOR:

VIRGINIA BUILDERS GROUP, L.L.C.
1539 COAT RIDGE ROAD
HERNDON, VIRGINIA 20170

ATTORNEY:

McGuireWoods, LLP
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MCLEAN, VIRGINIA 22102-4215
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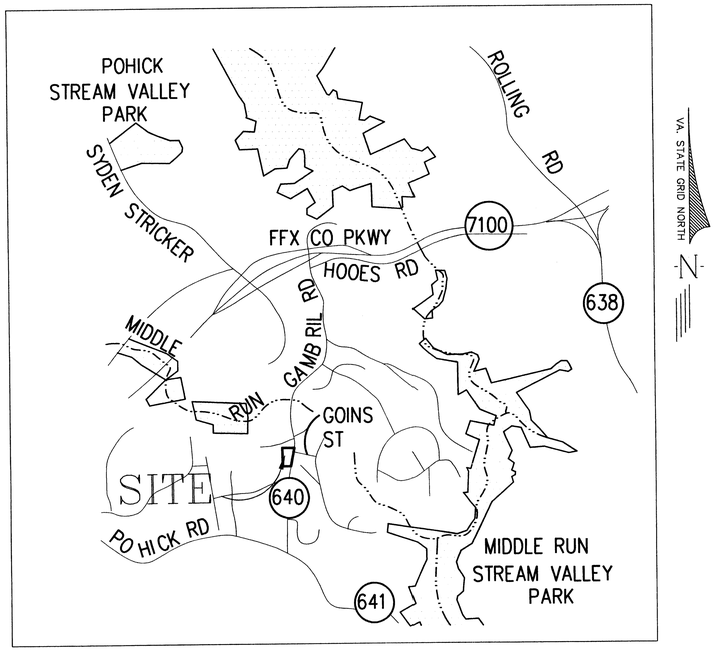
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
01/27/04
PROFESSIONAL ENGINEER

RECEIVED
Department of Planning & Zoning
JAN 28 2004
Zoning Evaluation Division

SHEET 1 OF 4
MISC- 1498

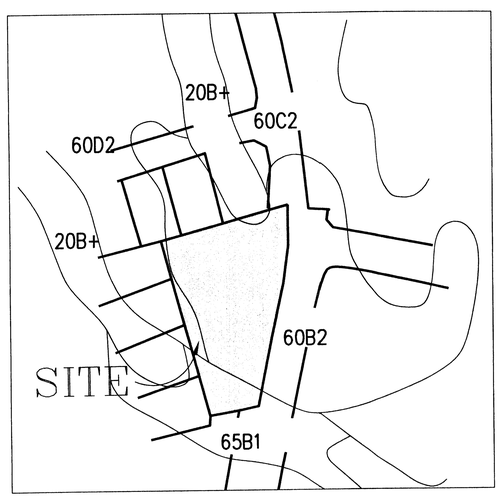
VICINITY MAP

SCALE 1"=1000'



SOILS MAP

SCALE 1"=500'



SOIL ID NUMB.	SERIES NAME	FOUND'N. SUPPORT	DRAINAGE	ERODIBILITY	PROBLEM CLASS
65B1	COLFAX	MARGINAL	MARGINAL	MOD	B
60B2	APPLING	GOOD	GOOD	HIGH	C
20B+	MEADOWVILLE	FAIR	MARG	MOD	B

GENERAL NOTES

1. THE PROPERTY DELINEATED HEREIN IS LOCATED ON TAX MAP 98-1 ((1)) PARCEL 37 AND IS ZONED R-1.

2. OWNER:
KISHWAR BHATTI
8518 WILD SPRUCE DR
SPRINGFIELD, VA 22153

APPLICANT (CONTRACT OWNER):
VIRGINIA BUILDERS GROUP, L.L.C.
1539 COAT RIDGE ROAD
HERNDON, VA 20170

3. TOTAL LAND AREA IS 1.21 ACRES OR 52,514 SF.

4. PROPOSED ZONING IS R-3.

5. PUBLIC SEWER AND WATER SERVE THIS SITE.

6. A WAIVER OF THE STORMWATER MANAGEMENT REQUIREMENTS WILL BE REQUESTED. THE SITE DRAINS TO AN EXISTING APPROVED OFFSITE SWM POND.

7. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE DESERVING PROTECTION OR PRESERVATION.

8. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS PROPERTY.

9. THERE ARE NO SPECIAL AMENITIES BEING PROPOSED WITH THIS PROJECT.

10. THERE ARE PUBLIC IMPROVEMENTS (WATER & SEWER) PROPOSED WITH THIS PROJECT.

11. CONSTRUCTION IS EXPECTED TO BEGIN WITHIN 30 MONTHS OF APPROVAL OF THIS REZONING, SUBJECT TO APPROVAL OF SUBDIVISION CONSTRUCTION PLANS AND MARKET CONDITIONS.

12. PER FEMA FIRM PANEL 5155250075D, THIS SITE LIES WITHIN ZONE "X", AN AREA OUTSIDE THE 500 YEAR FLOODPLAIN. PER FAIRFAX COUNTY MAPPING THERE ARE NO RPAS OR ENVIRONMENTAL QUALITY CORRIDORS IN ASSOCIATION WITH THIS PROPERTY.

13. THE FAIRFAX COUNTY TRAILS MAP IDENTIFIES THE NEED FOR A PEDESTRIAN TRAIL ALONG GAMBRILL ROAD. A 6' ASPHALT TRAIL IS PROPOSED, CONNECTING THE EXISTING TRAILS ADJACENT TO OUR SITE.

14. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES OR MARKERS DESIGNATING A PLACE OF BURIAL ON THE SUBJECT PROPERTY.

15. THE APPROXIMATE LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE GDP. EXISTING TREES WILL BE SAVED WHERE POSSIBLE TO PROVIDE THE NECESSARY 20% TREE COVER. SEE TREE COVER CALCULATION. IF THE EXISTING TREES DO NOT EQUAL OR EXCEED THE REQUIRED TREE COVER, THEN ADDITIONAL TREES WILL BE PLANTED TO FULFILL THE REQUIREMENT.

16. THIS PROPERTY IS LOCATED WITHIN THE POHICK PLANNING DISTRICT AND IS PART OF MAIN BRANCH COMMUNITY PLANNING SECTOR P-2. THIS AREA IS MOSTLY DEVELOPED. THE COMPREHENSIVE PLAN STATES "INFILL DEVELOPMENT IN THESE NEIGHBORHOODS SHOULD BE OF A COMPATIBLE USE, TYPE AND INTENSITY IN ACCORDANCE WITH THE GUIDANCE PROVIDED BY THE POLICY PLAN UNDER LAND USE OBJECTIVES 8 AND 14." THE PROPOSED REZONING AND USE OF THIS PROPERTY TO R-3 IS COMPATIBLE WITH THE SURROUNDING R-3 AND R-5 ZONED PROPERTY IN TERMS OF LOT SIZE AND USE (SINGLE FAMILY DETACHED HOMES).

17. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.3 AND 355 BEING GENERATED, UTILIZED, STORED OR DISPOSED OF ON THIS PROPERTY.

Application No. RZ 2003-MV-051 Staff A. Shaiba
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/14/04
Date of (BOS) (PC) approval 5/24/04
Sheet 2 of 4

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

PLAN DATE
12-12-03
01-06-04
01-27-04

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

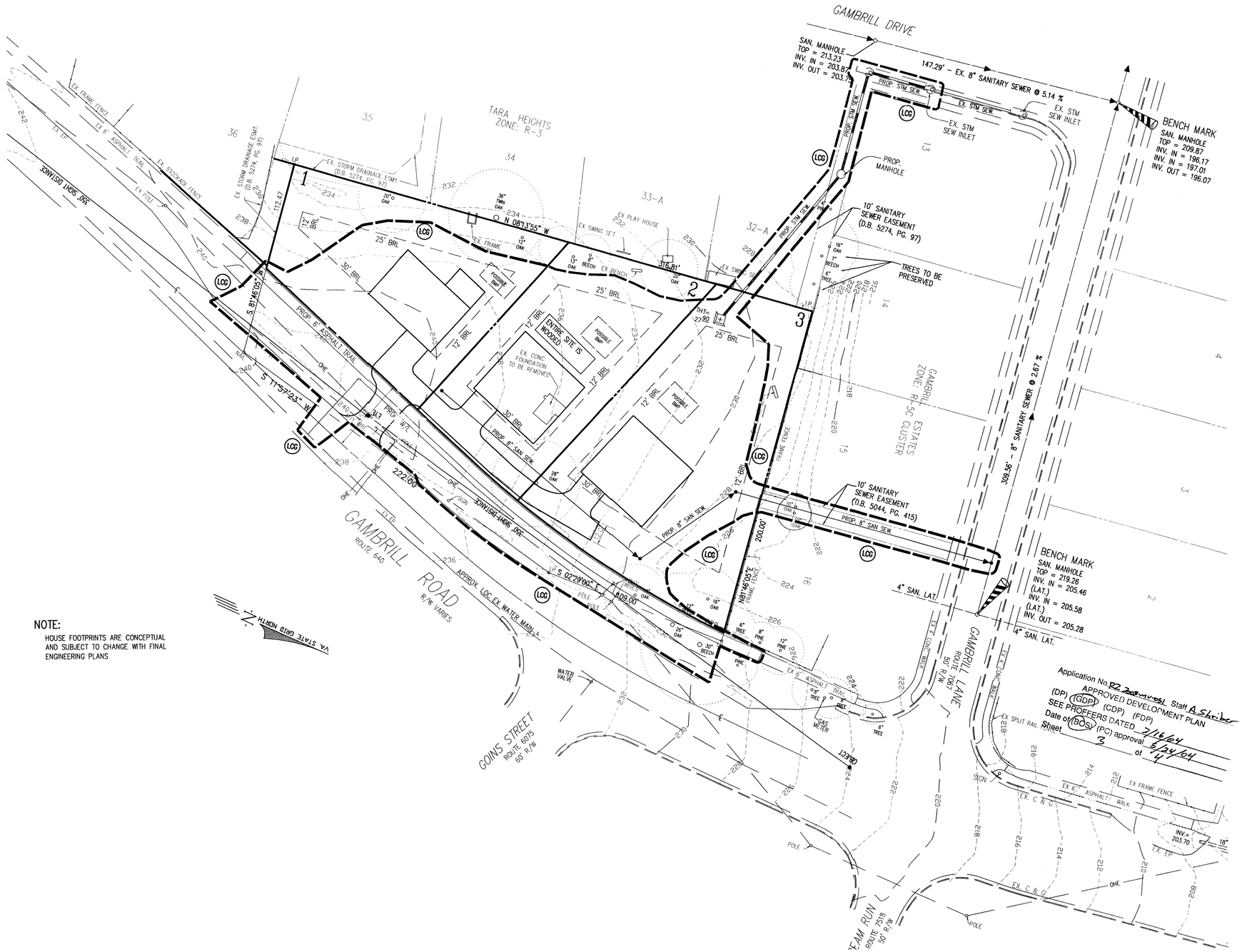
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
PROFESSIONAL ENGINEER
1/27/2004

NOTES & TABULATIONS
7706 GAMBRILL ROAD
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: DEC., 2003
SCALE: N/A
C.I. N/A

SHEET
2
OF
4

FILE No.
MISC-1498



NOTE:

HOUSE FOOTPRINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS

NOTES

1. THE SUBJECT PROPERTY DEINEATED HEREON ARE LOCATED ON FAIRFAX COUNTY TAX MAP 98-1-((1)) PARCELS 37
2. BOUNDARY AND TOPOGRAPHIC INFORMATION AS SHOWN IS BASED ON THE TOPOGRAPHICS PROVIDED BY GDN ENGINEERING, INC.
3. TOTAL AREA OF REZONING: 1.21 ACRES
4. PROPOSED ZONING: R-3
   PROPOSED USE: RESIDENTIAL - SINGLE-FAMILY
5. A TITLE REPORT HAS NOT BEEN PROVIDED, SUCH REPORT MAY REFLECT RIGHT-OF-WAY, EASEMENTS OR OTHER CIRCUMSTANCES AFFECTING THE PROPERTY SHOWN.

DEVELOPMENT CRITERIA

EXISTING ZONING	R-1
PROPOSED ZONING	R-3
AVERAGE LOT AREA	11,500 SF
MINIMUM LOT AREA	10,500 SF
MINIMUM LOT WIDTH	
INTERIOR	80 LF
CORNER	105 LF
MINIMUM YARD REQUIREMENTS	
FRONT	30 LF
SIDE	12 LF
REAR	25 LF

OPEN SPACE: NOT REQUIRED

DEVELOPMENT TABULATION

GROSS SITE AREA	1.21 ACRES
RIGHT-OF-WAY DEDICATION	8,717 SF/ 0.20 ACRES
AREA OF LOTS	43,797 SF/ 1.01 ACRES
AVERAGE LOT AREA	14,599 SF/ 0.34 ACRES

MAX. NO. OF DWELLING UNITS PROPOSED = 3

LOT AREAS

LOT 1	13,232 SF / 0.30 ACRES
LOT 2	12,212 SF / 0.28 ACRES
LOT 3	18,353 SF / 0.42 ACRES

ALL AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

DENSITY CALCULATIONS

3 LOTS / 1.21 ACRES = 2.48 UNITS / ACRE
MAXIMUM DENSITY PERMITTED (R-3) = 3 UNITS / ACRE
(OR 1.21 X 3 = 3.63 TOTAL UNITS)

TREE COVER CALCULATIONS

GROSS SITE AREA =	40,260 SF
NET SITE AREA =	40,260 SF

REQUIRED TREE COVER @ 20% = 8,052 SF
PROVIDED TREE COVER (MINIMUM) = 8,052 SF

TRANSITIONAL SCREENING & LANDSCAPING

TRANSITIONAL SCREENING, BARRIERS AND LANDSCAPING ARE NOT REQUIRED OR PROVIDED. NO TREE SAVE AREAS ARE PROPOSED. EXISTING HEALTHY TREES WILL BE SAVED TO THE MAXIMUM EXTENT POSSIBLE. THE ENTIRE SITE IS COVERED BY EXISTING VEGETATION.

PARKING SCHEDULE

TOTAL # OF UNITS =	3
PARKING SPACES REQ'D:	3 X 2 SPACES/UNIT= 6
PARKING SPACES PROVIDED:	3 X 2 SPACES/UNIT= 6

6 PROPOSED= 6 REQUIRED : THERFORE O.K.
FINAL PARKING COUNT SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS

LEGEND:

LOG - APPROXIMATE LIMITS OF CLEARING & GRADING

Application No. RZ 2003-MV-051 Staff A. Stribar
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/16/04
Date of (BOS) (PC) approval 8/24/04
Sheet 2 of 4

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
1.	5/30/03	REVISE LAYOUT-PROP. ZONING			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
12-12-03
01-06-04
01-27-04

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COMMONWEALTH OF VIRGINIA
DAVID T. McELFAMEY
No. 022046
1/27/04
PROFESSIONAL ENGINEER

GDP LAYOUT

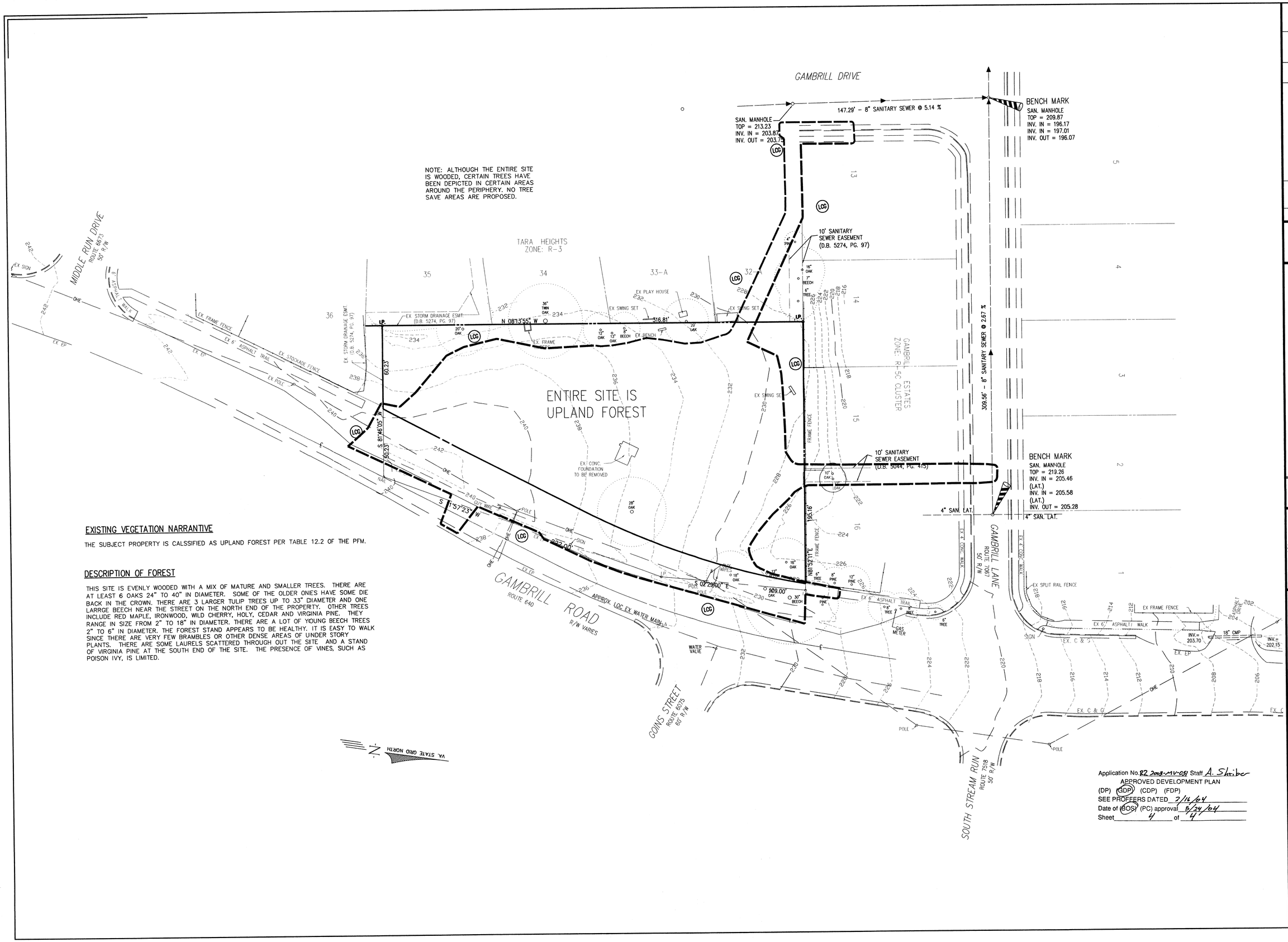
7706 GAMBRILL ROAD

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' | C.I. = 2' | DATE: DEC., 2003

SHEET 3 OF 4

FILE No. MISC.-1498



EXISTING VEGETATION NARRANTIVE

THE SUBJECT PROPERTY IS CALSSIFIED AS UPLAND FOREST PER TABLE 12.2 OF THE PFM.

DESCRIPTION OF FOREST

THIS SITE IS EVENLY WOODED WITH A MIX OF MATURE AND SMALLER TREES. THERE ARE AT LEAST 6 OAKS 24" TO 40" IN DIAMETER. SOME OF THE OLDER ONES HAVE SOME DIE BACK IN THE CROWN. THERE ARE 3 LARGER TULIP TREES UP TO 33" DIAMETER AND ONE LARRGE BEECH NEAR THE STREET ON THE NORTH END OF THE PROPERTY. OTHER TREES INCLUDE RED MAPLE, IRONWOOD, WILD CHERRY, HOLY, CEDAR AND VIRGINIA PINE. THEY RANGE IN SIZE FROM 2" TO 18" IN DIAMETER. THERE ARE A LOT OF YOUNG BEECH TREES 2" TO 6" IN DIAMETER. THE FOREST STAND APPEARS TO BE HEALTHY. IT IS EASY TO WALK SINCE THERE ARE VERY FEW BRAMBLES OR OTHER DENSE AREAS OF UNDER STORY PLANTS. THERE ARE SOME LAURELS SCATTERED THROUGH OUT THE SITE AND A STAND OF VIRGINIA PINE AT THE SOUTH END OF THE SITE. THE PRESENCE OF VINES, SUCH AS POISON IVY, IS LIMITED.

Application No. RZ 2003-MV-051 Staff A. Shriber
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/16/04
Date of (BOS) (PC) approval 5/24/04
Sheet 4 of 4

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

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12-12-03
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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
1/27/04
PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP

7706 GAMBRILL ROAD

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' C.I. = 2' DATE: DEC., 2003

SHEET 4 OF 4

FILE No. MISC.-1498