CONCEPT DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

(CDP/FDP)

BEECH GROVE

Providence District
Fairfax County, Virginia

MAY 30, 2003
OCTOBER 8, 2003
NOVEMBER 12, 2003
DECEMBER 29, 2003
JANUARY 12, 2004
FEBRUARY 17, 2004
FEBRUARY 27, 2004

DRAWING LIST

SHEET #	TITLE
1	COVER SHEET
2	NOTES
3	EXISTING VEGETATION MAP
4	CERTIFIED PLAT
5	ILLUSTRATIVE PLAN
6	LANDSCAPE PLAN
7	CDP/FDP
8	ARCHITECTURAL ELEVATIONS

RZ/FDP Application No. 2003-PR-037 Staff: LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-29-04
Date of (BOS) (PC) approval 3-29-04
Sheet 1 of 8

ATTORNEY:

Cooley Godward, LLP
11951 FREEDOM DRIVE
SUITE 1500
RESTON, VIRGINIA 20190
(703) 456-8000 FAX: ((703) 456-8100

CIVIL ENGINEER:

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

PLANNER:

PARKER RODRIGUEZ
101 N. UNION STREET
ALEXANDRIA, VIRGINIA 22314
(703) 548-5010 FAX: (703) 548-6280

PREPARED FOR:

JAMES S. AUDIA, TRUSTEE AND
MANUEL G. SERRA, TRUSTEE
1307 VINCENT PLACE
MCLEAN, VIRGINIA 22101
(703) 848-1747 FAX: (703) 848-0740

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
12/29/03
PROFESSIONAL ENGINEER

RECEIVED
Department of Planning & Zoning
MAR 0 1 2004
Zoning Evaluation Division

RZ/FDP 2003-PR-037

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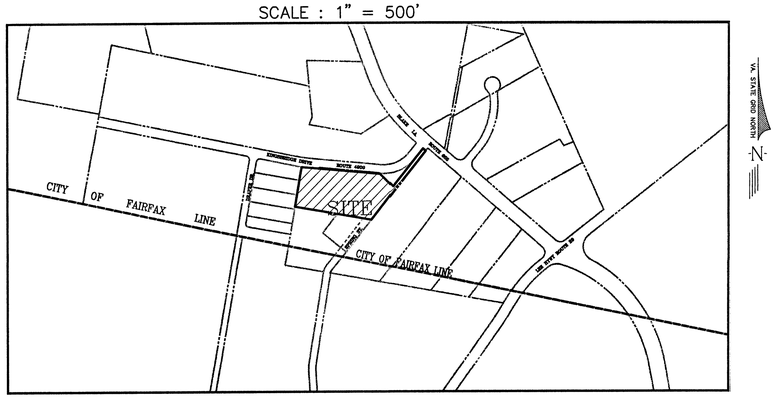
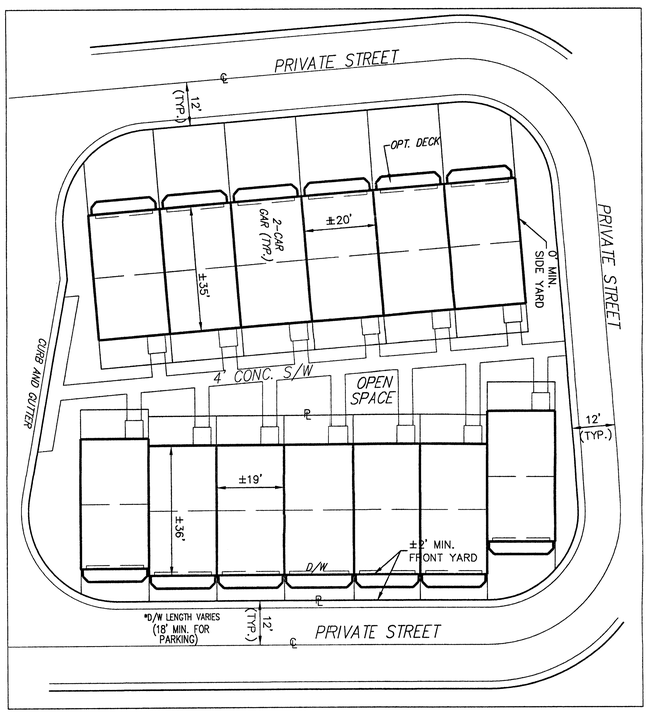
VICINITY MAP

SCALE : 1" = 500'



TYPICAL LOT/UNIT DETAIL

NOT TO SCALE



NOTES: 1. TYPICAL FOOTPRINTS SUBJECT TO MINOR MODIFICATION. SEE GENERAL NOTE #12 THIS SHEET

2. FOR LANDSCAPING PLAN, SEE SHEET 6.

ADU CALCULATION

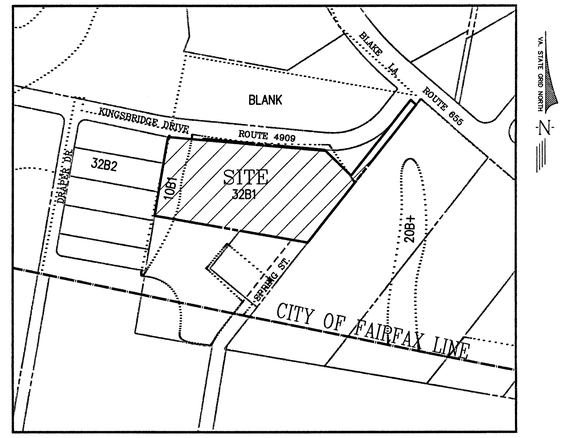
NUMBER OF UNITS:	PARCEL 25 = 73 UNITS
LAND AREA:	PARCEL 25 = 4.38 AC.
COMP PLAN DENSITY RANGE:	PARCEL 25 = 16–20 DU/AC
COMPOSITE RANGE–HIGH:	20
COMPOSITE RANGE–LOW:	16

ADU'S REQUIRED: $\frac{16.66 - 16}{(20)(1.2) - (16)(1.2)}$ X 12.5 = 1.72%

OF ADU'S= 73 x 1.72% = 1.26 THEREFORE 1 ADU IS REQUIRED

SOILS MAP

SCALE: 1"= 250'



SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	GEOTECHNICAL REPORT REQ'D	PROBLEM SOIL CLASS
10B1	GLENVILLE	FAIR	MARGINAL	GOOD	SLIGHT	NO	B
32B1	FAIRFAX (SILT)	GOOD	MARGINAL	GOOD	SEVERE	NO	B

NOTE: SOIL INFORMATION IS PER THE LATEST FAIRFAX COUNTY SOILS MAP AND SOILS OF FAIRFAX, GENERAL RATINGS FOR URBAN DEVELOPMENT.

ZONING AND AREA TABULATION

TOTAL AREA	=	4.43 AC
EXISTING ZONING	–	I-5 (4.38 AC) & R-20 (0.05 AC)
PROPOSED ZONING	–	PDH-20
PROPOSED LOTS	=	73 SINGLE FAMILY ATTACHED UNITS (INCUDES 1 ADU)
DENSITY	=	73/4.38 = 16.66 DU/AC
DENSITY WITHOUT ADU'S	=	72/4.38 = 16.44 DU/AC
OPEN SPACE	=	±1.45 Ac.(33.1% OF SITE) (31% OF SITE REQUIRED)
PROVIDED DEVELOPED RECREATION SPACE	=	±7,425 S.F.
R-20 FRONT YARD	=	15° ANGLE OF BULK PLANE, BUT NOT LESS THAN 5'
FRONT YARD: PROVIDED	=	±2' MINIMUM WITH A 2° BULK PLANE ANGLE
R-20 SIDE YARD	=	15° ANGLE OF BULK PLANE, BUT NOT LESS THAN 8'
SIDE YARD PROVIDED	=	ZERO FEET (0') MINIMUM WITH A 0° BULK PLANE ANGLE
R-20 REAR YARD	=	25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 16'
REAR YARD PROVIDED	=	±2' FEET MINIMUM WITH A 2° BULK PLANE ANGLE
LOT WIDTH REQUIRED	=	NONE
LOT WIDTH PROVIDED	=	19' (MIN.)
LOT AREA REQUIRED	=	NONE
LOT AREA PROVIDED	=	±900 S.F.

*THE APPLICANT REQUESTS A WAIVER OF 200 SQUARE FOOT YARD REQUIREMENT FOR SINGLE FAMILY ATTACHED UNITS.

MINIMUM DISTRICT SIZE	=	2 ACRES
PROVIDED DISTRICT SIZE	=	4.43 ACRES
MAXIMUM BUILDING HEIGHT	=	40'
BUILDING HEIGHT PROVIDED	=	40'

PARKING TABULATION

TOTAL # OF UNITS	73
PARKING SPACES REQ'D	73X2.3 = 167.9(168)
PARKING SPACES PROVIDED	
SURFACE	30
DRIVEWAY	12
GARAGE SPACES	146
TOTAL=	188

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 48–3 ((1)) PARCEL 25 AND 48–3–((25))–A.
2. SEE THE REZONING PLAT INCORPORATED IN THIS SET FOR THE PROPERTY OWNERS BY PARCEL. THE PURCHASER FOR THIS SITE IS JAMES S. AUDIA, TRUSTEE AND MANUEL G. SERRA, TRUSTEE. THIS SHALL BE A PROFFERED PLAN.
3. THERE ARE NO 100–YEAR FLOOD LIMITS, RMA OR RPA (RESOURCE PROTECTION AREA) ON THE SUBJECT PROPERTY.
4. THERE ARE NO KNOWN GRAVES OR OBJECTS OR STRUCTURES MARKING PLACES OF BURIAL WITHIN THE SITE.
5. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
6. THERE ARE NO EXISTING BUILDINGS ON–SITE.
7. TO THE BEST OF OUR KNOWLEDGE, THIS DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, OR IF ANY WAIVER, EXCEPTION OR VARIANCE IS SOUGHT BY THE APPLICANT, SUCH SHALL BE SPECIFICALLY NOTED WITH THE JUSTIFICATION FOR SUCH MODIFICATION.
8. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THIS 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 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 BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
9. BOUNDARY INFORMATION IS PROVIDED BY BOUNDARY SURVEY PERFORMED BY URBAN ENGINEERING & ASSOC., INC. AND FROM DEEDS OF RECORD. THE EXISTING TOPOGRAPHY IS 2–FOOT FIELD RUN CONTOURS PROVIDED BY URBAN ENGINEERING & ASSOC., INC.
10. THIS PROJECT IS TO BE DEVELOPED IN A SINGLE PHASE.
11. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE TABULATIONS SHOWN ON THIS SHEET.
12. IN ACCORDANCE WITH SECTION 16–403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AND AMENDMENT TO THIS CDP/FDP, SO LONG AS SUCH MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP AND THE GOVERNING PROFFERS.
13. SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
14. PUBLIC WATER AND SEWER SHALL BE PROVIDED. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.
15. THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/LEASING TRAILERS ON THE SITE IN ACCORDANCE WITH COUNTY REQUIREMENTS.
16. THIS PLAN IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
17. THERE ARE NO KNOWN EXISTING MAJOR UTILITY EASEMENTS (25' OR GREATER) ON THE SUBJECT PROPERTY.
18. PER SECTIONS 18–204 AND 16–403 OF THE FFX. CO. ZONING ORDINANCE, THE LIMITS OF CLEARING AND GRADING AND LANDSCAPED OPEN SPACE REPRESENTATED ON THE GRAPHIC ARE SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN, PROVIDED THE LIMITS OF CLEARING AND GRADING ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. LANDSCAPING AND TREE COVER SHALL BE PROVIDED PER ARTICLE 13 AND THE SUBJECT PROFFERS.
19. SWM AND BMP'S WILL BE PROVIDED ON–SITE, WITHIN APPROPRIATELY DESIGNED FACILITIES, TO BE DETERMINED WITH FINAL ENGINEERING DESIGN.
20. PRIVATE STREETS ARE TO BE LOCATED ON COMMON HOMEOWNERS ASSOCIATION (HOA) PROPERTY AND TO BE OWNED AND MAINTAINED BY THE HOA.
21. NUMBER OF UNITS AND PARKING SPACES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. THE APPLICANT RESERVES THE RIGHT TO REDUCE THE NUMBER OF UNITS AND ASSOCIATED GARAGE SPACES.
22. THERE ARE NO AREAS WITH SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THIS SITE.
23. SPECIAL AMENITIES SHALL BE PROVIDED AS SHOW ON SHEETS 5 AND 7.
24. THE APPLICANT REQUESTS A MODIFICATION TO SECTION 12–0502.1B OF THE PFM TO ALLOW PLANTING OF ORNAMENTAL TREES IN PLANTING AREAS SMALLER THAN 50 SF. THE APPLICANT PROPOSES A MINIMUM PLANTING AREA OF 33 SF (6.5–FOOT RADIUS).

RZ/FDP Application No. 2003-PR-037 Staff: LJ
(CDP) (GDP) APPROVED DEVELOPMENT PLAN
SEE PROFFERS DATED (CDP) (FDP) 3-29-04
Date of BOS Approval 3-29-04
Sheet 2 of 8

MODIFICATION/WAIVER SUMMARY:

1. THE APPLICANT REQUESTS A MODIFICATION TO SECTION 12–0502.1B OF THE PFM TO ALLOW PLANTING OF ORNAMENTAL TREES IN PLANTING AREAS SMALLER THAN 50 SF. THE APPLICANT PROPOSES A MINIMUM PLANTING AREA OF 33 SF (6.5–FOOT RADIUS).
2. THE APPLICANT REQUESTS A WAIVER OF THE 200 SF. PRIVACY YARD REQUIREMENT FOR SINGLE FAMILY ATTACHED UNITS.
3. THE APPLICANT REQUESTS A WAIVER TO SECTION 6–0303.8 OF THE PFM TO ALLOW UNDERGROUND S.W.M. FACILITIES IN RESIDENTIAL DEVELOPMENTS.

RZ/FDP 2003-PR-037

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
05-30-03
10-08-03
11-12-03
12-29-03
01-12-04
02-17-04
02-27-04

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
12/29/03
PROFESSIONAL ENGINEER

NOTES

BEECH GROVE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN C.I. N/A DATE: MAY, 2003

SHEET 2 OF 8

FILE No. MISC-1431

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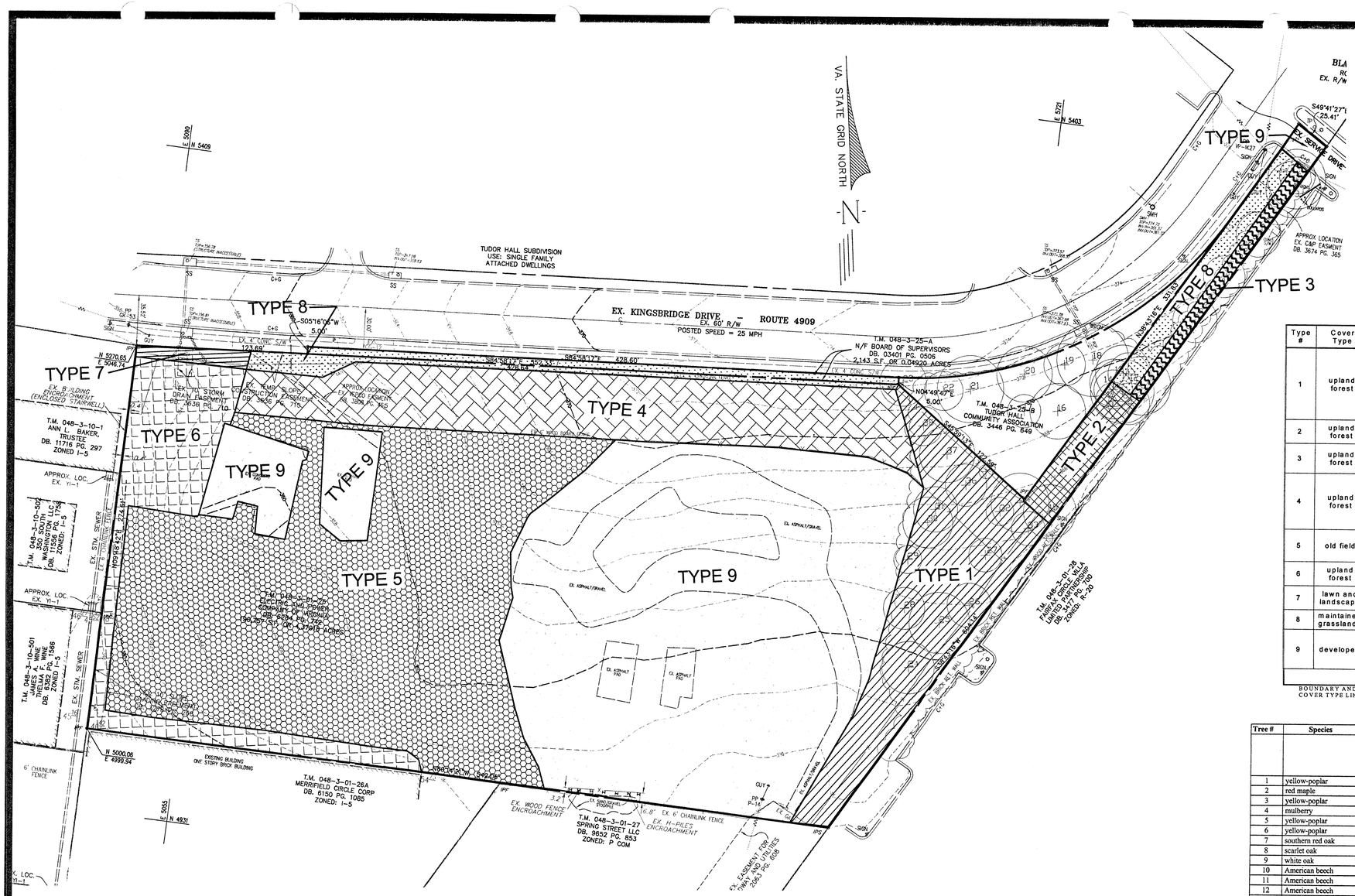

EVM SUMMARY TABLE

Type #	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Description
1	upland forest	white oak, red oak	climax	fair to good	0.39	Mature forest containing white oak, red oak, hickory, few American beech, and blackgum. Sizes range from 14 to 22" DBH. Most trees in fair to good condition. Root zones of some trees in the western portion of cover type probably impacted from past disturbances. Dense understory of hickory, blackgum, Japanese honeysuckle. Poison ivy throughout. There are understory plantings of white pine and arborvitae in the western portion of this cover type/. These trees are suppressed and have girdling guy wires.
2	upland forest	American beech	climax	good	0.06	Forested area containing American beech and northern red oak 16 to 20" DBH in good condition. Very sparse understory.
3	upland forest	yellow-poplar	n/a	fair to good	0.04	Scattered trees along existing fenceline. One mulberry tree and a large autumn olive shrub in this cover type. Mowed underneath.
4	upland forest	mixed (see description)	sub-climax	fair	0.49	Area of native vegetation underplanted with white pine and arborvitae. Species include white oak, red oak, American beech, cottonwood, yellow-poplar, and black cherry. Understory appears to have been cleared away. Mowed underneath. Understory plantings are balled and burlapped. Some girdling guywires. These trees are in fair condition but partially suppressed.
5	old field	boxelder	pioneer	fair	1.33	Abandoned field seeded in with pioneer bottomland species. Mostly boxelder saplings with few red maple, green ash, and willow. Trees are scattered. Poison ivy and Japanese honeysuckle throughout.
6	upland forest	black locust	early successional	fair to poor	0.30	Area of trees located along fencelines. Mostly black locust with few red maple, ash, boxelder and sycamore. Unmaintained. Sycamore has anthracnose.
7	lawn and landscape	green ash	n/a	fair	0.02	Small area of native vegetation containing mostly ash with boxelder and black cherry 6 to 14" DBH. Maintained by mowing underneath.
8	maintained grasslands	n/a	n/a	n/a	0.15	Mowed lawn.
9	developed	n/a	n/a	n/a	1.65	Abandoned disturbed areas and pavement. The large area in the center of the site is beginning to seed in with grasses and forbs. No trees present. A portion of a service road and two concrete slabs make up the remaining areas in this cover type.
TOTAL ACREAGE					4.43	

BOUNDARY AND TOPOGRAPHIC INFORMATION SUPPLIED BY URBAN ENGINEERING & ASSOCIATES, INC MAY 2003
COVER TYPE LINE LOCATIONS ARE ESTIMATES BASED ON FIELD OBSERVATIONS

EX. TREE INVENTORY

Tree #	Species	Size DBH (in.)	CRZ D (ft.)	Condition	Problems	Comments
1	yellow-poplar	13	26	65	one sided	
2	red maple	21	42	73	deadwood	
3	yellow-poplar	20	40	68		
4	mulberry	16	32	60		double trunk
5	yellow-poplar	15	30	68	deadwood, heavy vines	
6	yellow-poplar	16	32	65		double trunk
7	southern red oak	21	42	68	deadwood, one sided	
8	scarlet oak	23	46	70	deadwood, large girdling root	
9	white oak	15	30	65	suppressed	
10	American beech	13	26	60	dead top, suppressed	
11	American beech	14	28	65	suppressed	
12	American beech	15	30	63	suppressed, poor form	
13	American beech	20	40	68		
14	American beech	17	34	65	large deadwood	
15	white oak	19	38	65	large deadwood, double @ 6'	
16	American beech	20	40	64	large deadwood, suppressed	
17	southern red oak	12	24	70		
18	American beech	26	52	75	large deadwood	
19	post oak	15	30	64	trunk wound, one sided, large deadwood	
20	American beech	20	40	62	deformed crown, large deadwood	
21	American beech	24	48	80	large deadwood	
22	American beech	14	28	64	suppressed, root damage	
23	blackgum	17	34	70	large deadwood	
25	American beech	22	44	58	dead top, declining, hollow	
24	white oak	19	38	70	compacted soil	
26	southern red oak	16	32	30	poor condition	
27	hickory	12	24	70		triple trunk
28	white oak	15	30	70	compacted soil	
29	white oak	10	20	55		
30	white oak	18	36	70		
31	American beech	16	32	58	hollow, suppressed	
32	hickory	10	20	65		
33	blackgum	12	24	70	deadwood	
34	scarlet oak	21	42	70	large deadwood	
35	black walnut	1	2	0	dead	
36	American beech	15	30	65		
37	American beech	20	40	68	large deadwood, upper branch decay	
38	white oak	14	28	70		

RZ/FDP
Application No. ~~2003-PR-037~~ Staff LJ
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(DP) (GDP) (CDP) ((FDP))
SEE PROFFERS DATED 3-29-04
Date of ~~(GDP)~~ (FD) approval 3-29-04
Sheet 3 of 8

EVM MAP AND EXISTING TREE LOCATIONS/INVENTORY PREPARED BY ZIMAR ASSOCIATES.

RZ/FDP 2003-PR-037

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
05-30-03
07-21-03
10-08-03
11-12-03
12-29-03
01-12-04
02-17-04
02-27-04

URBAN ENGINEERING & ASSOC., INC.

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ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
12/29/03
PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP

BEECH GROVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. =2' DATE: MAY 2003

SHEET 3 OF 8

FILE No. MISC-1431

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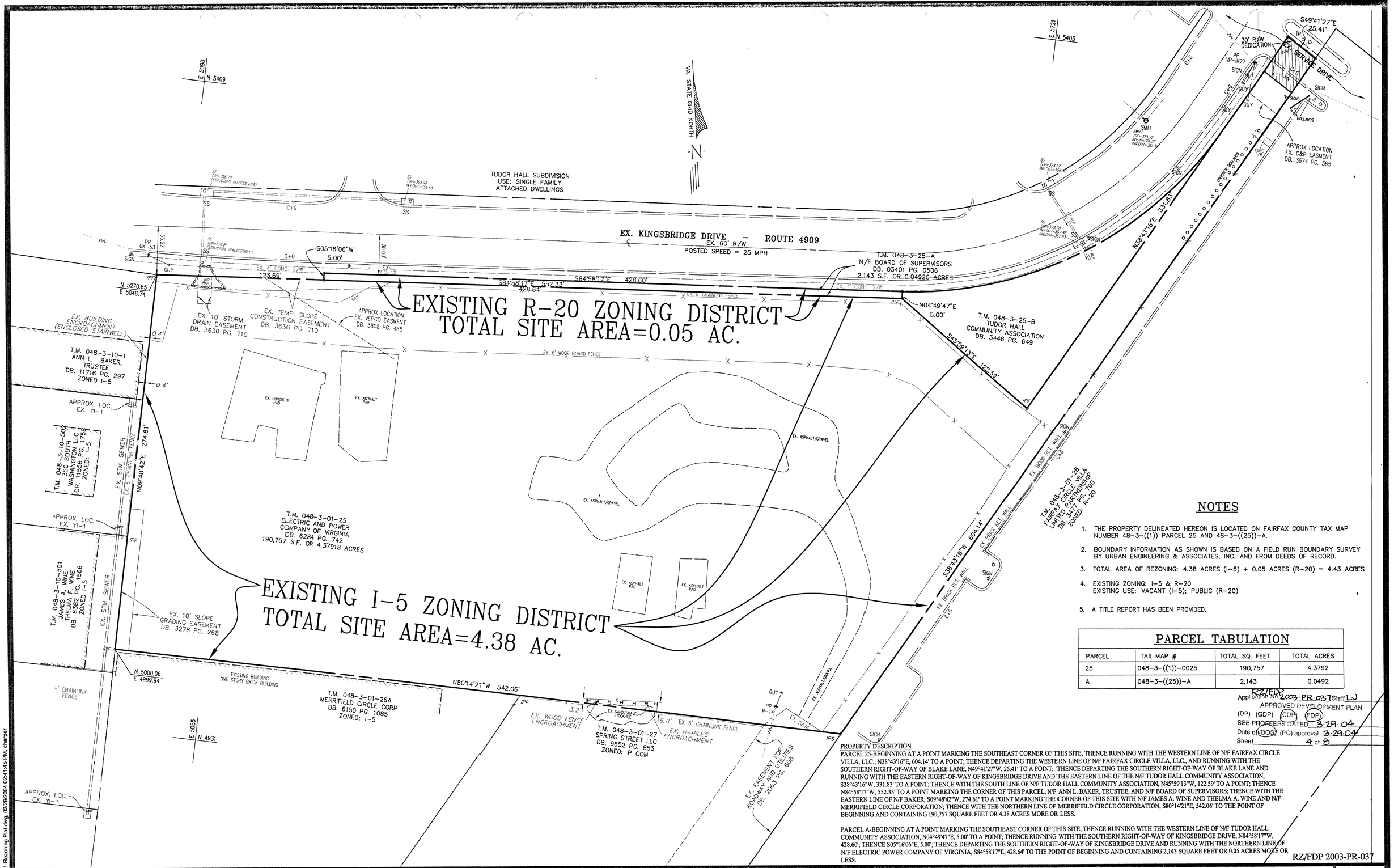

NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP NUMBER 48-3-((1)) PARCEL 25 AND 48-3-((25))-A.
2. BOUNDARY INFORMATION AS SHOWN IS BASED ON A FIELD RUN BOUNDARY SURVEY BY URBAN ENGINEERING & ASSOCIATES, INC. AND FROM DEEDS OF RECORD.
3. TOTAL AREA OF REZONING: 4.38 ACRES (I-5) + 0.05 ACRES (R-20) = 4.43 ACRES
4. EXISTING ZONING: I-5 & R-20
   EXISTING USE: VACANT (I-5); PUBLIC (R-20)
5. A TITLE REPORT HAS BEEN PROVIDED.

PARCEL TABULATION

PARCEL	TAX MAP #	TOTAL SQ. FEET	TOTAL ACRES
25	048-3-((1))-0025	190,757	4.3792
A	048-3-((25))-A	2,143	0.0492

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Sheet 4 of 8

PROPERTY DESCRIPTION

PARCEL 25-BEGINNING AT A POINT MARKING THE SOUTHEAST CORNER OF THIS SITE, THENCE RUNNING WITH THE WESTERN LINE OF N/F FAIRFAX CIRCLE VILLA, LLC., N38°43'16"E, 604.14' TO A POINT; THENCE DEPARTING THE WESTERN LINE OF N/F FAIRFAX CIRCLE VILLA, LLC., AND RUNNING WITH THE SOUTHERN RIGHT-OF-WAY OF BLAKE LANE, N49°41'27"W, 25.41' TO A POINT; THENCE DEPARTING THE SOUTHERN RIGHT-OF-WAY OF BLAKE LANE AND RUNNING WITH THE EASTERN RIGHT-OF-WAY OF KINGSBRIDGE DRIVE AND THE EASTERN LINE OF THE N/F TUDOR HALL COMMUNITY ASSOCIATION, S38°43'16"W, 331.83' TO A POINT; THENCE WITH THE SOUTH LINE OF N/F TUDOR HALL COMMUNITY ASSOCIATION, N45°59'13"W, 122.59' TO A POINT; THENCE N84°58'17"W, 552.33' TO A POINT MARKING THE CORNER OF THIS PARCEL, N/F ANN L. BAKER, TRUSTEE, AND N/F BOARD OF SUPERVISORS; THENCE WITH THE EASTERN LINE OF N/F BAKER, S09°48'42"W, 274.61' TO A POINT MARKING THE CORNER OF THIS SITE WITH N/F JAMES A. WINE AND THELMA A. WINE AND N/F MERRIFIELD CIRCLE CORPORATION; THENCE WITH THE NORTHERN LINE OF MERRIFIELD CIRCLE CORPORATION, S80°14'21"E, 542.06' TO THE POINT OF BEGINNING AND CONTAINING 190,757 SQUARE FEET OR 4.38 ACRES MORE OR LESS.

PARCEL A-BEGINNING AT A POINT MARKING THE SOUTHEAST CORNER OF THIS SITE, THENCE RUNNING WITH THE WESTERN LINE OF N/F TUDOR HALL COMMUNITY ASSOCIATION, N04°49'47"E, 5.00' TO A POINT; THENCE RUNNING WITH THE SOUTHERN RIGHT-OF-WAY OF KINGSBRIDGE DRIVE, N84°58'17"W, 428.60'; THENCE S05°16'06"E, 5.00'; THENCE DEPARTING THE SOUTHERN RIGHT-OF-WAY OF KINGSBRIDGE DRIVE AND RUNNING WITH THE NORTHERN LINE OF N/F ELECTRIC POWER COMPANY OF VIRGINIA, S84°58'17"E, 428.64' TO THE POINT OF BEGINNING AND CONTAINING 2,143 SQUARE FEET OR 0.05 ACRES MORE OR LESS.

RZ/FDP 2003-PR-037

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
05-30-03
10-09-03
11-12-03
12-29-03
01-05-04
01-12-04
02-17-04
02-27-04

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COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
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12/29/03
PROFESSIONAL ENGINEER

CERTIFIED PLAT

BEECH GROVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

SHEET 4 OF 8

FILE No. MISC-1431

J:\Jobs\3120 SpringStreet\CDP\1431-Rezoning Plat.dwg, 02/26/2004 02:41:45 PM, charper

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APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3.29.04
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Sheet 5 of 8

PARKERRODRIGUEZ, INC.
101 North Union Street, Suite 320
Alexandria, Virginia 22314
703.548.5010
Planning
Urban Design
Landscape Architecture

ILLUSTRATIVE PLAN

BEECH GROVE

Providence District

FAIRFAX COUNTY VIRGINIA

Revision & Date: February 27, 2004	
February 17, 2004	
January 12, 2004	
December 29, 2003	
November 12, 2003	
10/8/03	
5/30/03	

Drawn by: SM

Designed by: WJL

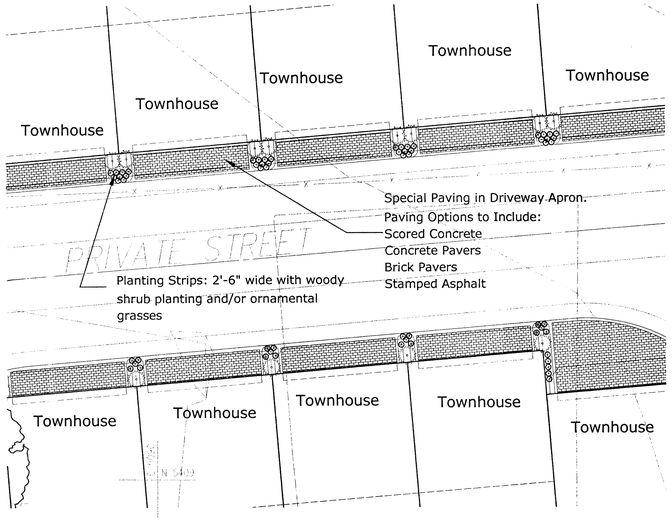
Checked by: WJL

Date: June, 2003

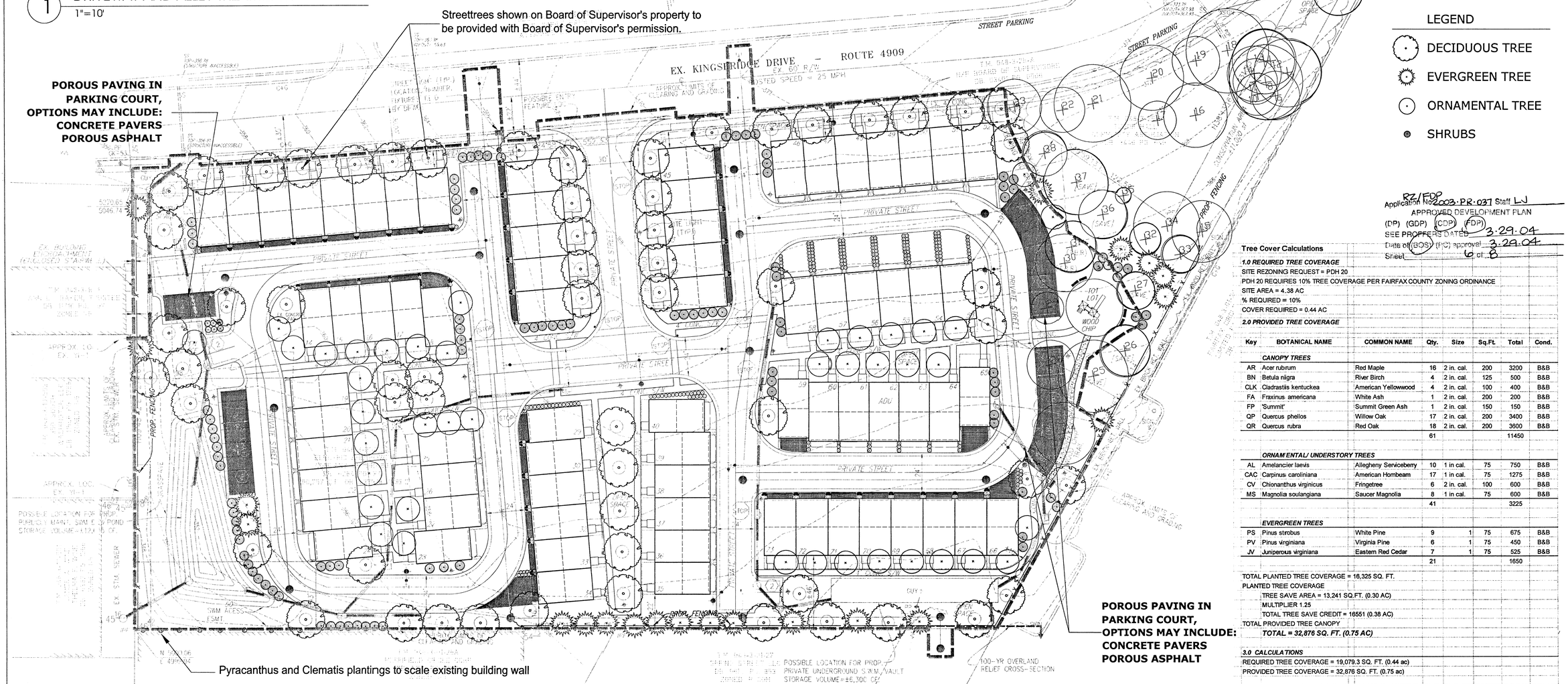
Scale: Not to Scale

Drawing Number: 5

Sheet 5 of 8



1 DRIVEWAY AND ALLEY TREATMENTS
1"=10'



2 MASTER PLAN
1"=30'

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS

RZ/FDP Application No. 2003-PR-037 Staff LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-29-04
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Sheet 6 of 8

Tree Cover Calculations

1.0 REQUIRED TREE COVERAGE

SITE REZONING REQUEST = PDH 20
PDH 20 REQUIRES 10% TREE COVERAGE PER FAIRFAX COUNTY ZONING ORDINANCE
SITE AREA = 4.38 AC
% REQUIRED = 10%
COVER REQUIRED = 0.44 AC

2.0 PROVIDED TREE COVERAGE

Key	BOTANICAL NAME	COMMON NAME	Qty.	Size	Sq.Ft.	Total	Cond.
	CANOPY TREES						
AR	Acer rubirum	Red Maple	16	2 in. cal.	200	3200	B&B
BN	Betula nigra	River Birch	4	2 in. cal.	125	500	B&B
CLK	Cladrastis kentuckea	American Yellowwood	4	2 in. cal.	100	400	B&B
FA	Fraxinus americana	White Ash	1	2 in. cal.	200	200	B&B
FP	'Summit'	Summit Green Ash	1	2 in. cal.	150	150	B&B
QP	Quercus phellos	Willow Oak	17	2 in. cal.	200	3400	B&B
QR	Quercus rubra	Red Oak	18	2 in. cal.	200	3600	B&B
			61			11450	
	ORNAMENTAL/ UNDERSTORY TREES						
AL	Amelanclier laevis	Allegheny Serviceberry	10	1 in cal.	75	750	B&B
CAC	Carpinus caroliniana	American Hombeam	17	1 in cal.	75	1275	B&B
CV	Chionanthus virginicus	Fringetree	6	2 in. cal.	100	600	B&B
MS	Magnolia soulangiana	Saucer Magnolia	8	1 in cal.	75	600	B&B
			41			3225	
	EVERGREEN TREES						
PS	Pinus strobus	White Pine	9	1	75	675	B&B
PV	Pinus virginiana	Virginia Pine	6	1	75	450	B&B
JV	Juniperous virginiana	Eastern Red Cedar	7	1	75	525	B&B
			21			1650	

TOTAL PLANTED TREE COVERAGE = 16,325 SQ. FT.
PLANTED TREE COVERAGE
TREE SAVE AREA = 13,241 SQ.FT. (0.30 AC)
MULTIPLIER 1.25
TOTAL TREE SAVE CREDIT = 16551 (0.38 AC)
TOTAL PROVIDED TREE CANOPY
TOTAL = 32,876 SQ. FT. (0.75 AC)

3.0 CALCULATIONS

REQUIRED TREE COVERAGE = 19,079.3 SQ. FT. (0.44 ac)
PROVIDED TREE COVERAGE = 32,876 SQ. FT. (0.75 ac)

3 Canopy Calculations
NTS

PARKERRODRIGUEZ, INC.
Planning
Urban Design
Landscape Architecture
101 North Union Street, Suite 320
Alexandria, Virginia 22314
703.548.5010

LANDSCAPE PLAN

BEECH GROVE
Providence District
FAIRFAX COUNTY VIRGINIA

Revision & Date: February 23, 2004
February 17, 2004
January 12, 2004
December 29, 2003
November 12, 2003
10/8/03
5/30/03

Drawn by: SM
Designed by: WJL
Checked by: WJL
Date: June, 2003
Scale: 1"=30'

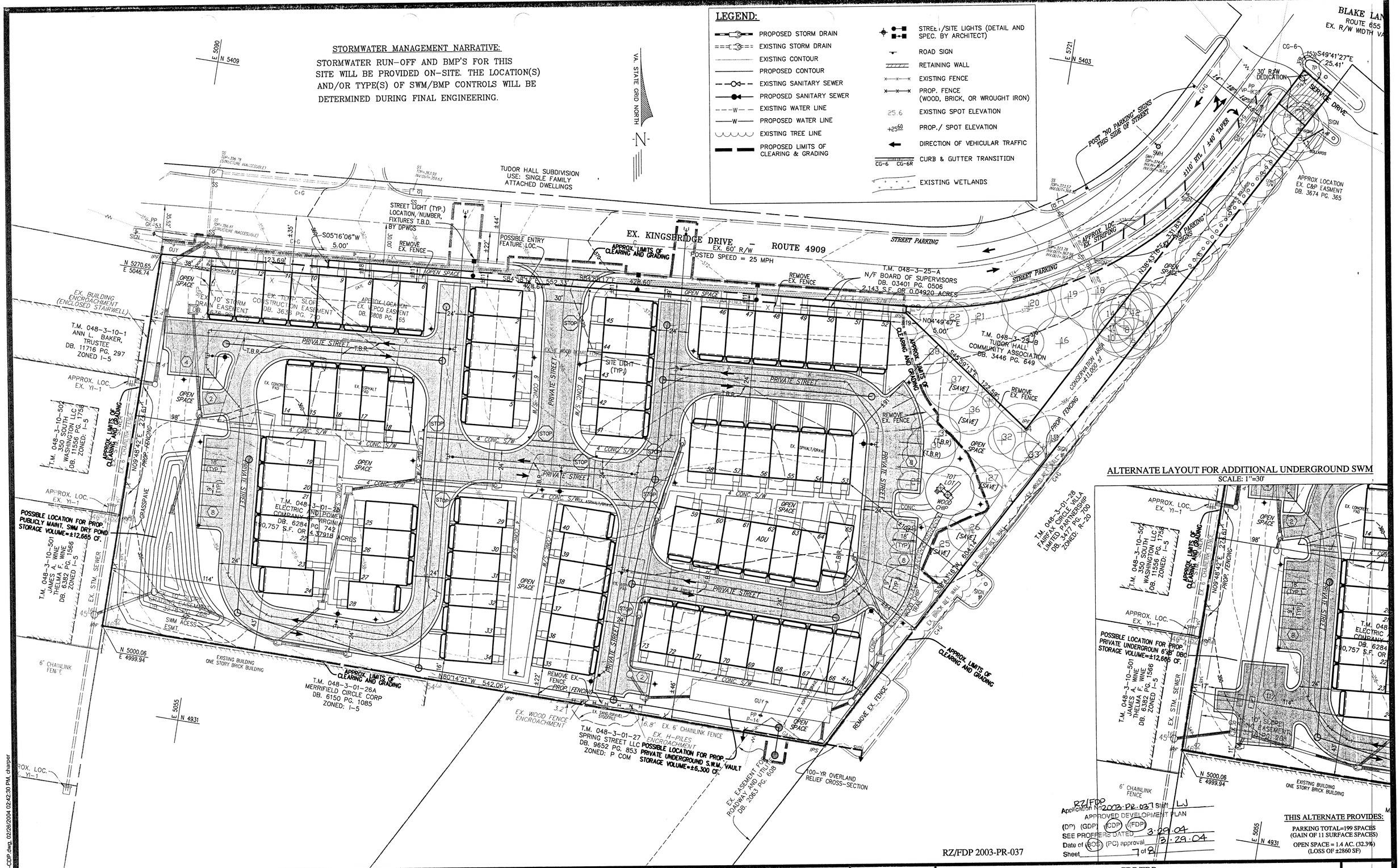
Drawing Number:
6

STORMWATER MANAGEMENT NARRATIVE:

STORMWATER RUN-OFF AND BMP'S FOR THIS SITE WILL BE PROVIDED ON-SITE. THE LOCATION(S) AND/OR TYPE(S) OF SWM/BMP CONTROLS WILL BE DETERMINED DURING FINAL ENGINEERING.

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING
- STREET/SITE LIGHTS (DETAIL AND SPEC. BY ARCHITECT)
- ROAD SIGN
- RETAINING WALL
- EXISTING FENCE
- PROP. FENCE (WOOD, BRICK, OR WROUGHT IRON)
- 25.6 EXISTING SPOT ELEVATION
- +25 60 PROP./ SPOT ELEVATION
- DIRECTION OF VEHICULAR TRAFFIC
- CG-6 CG-6R CURB & GUTTER TRANSITION
- EXISTING WETLANDS



RZ/FDP 2003-PR-037

Application No. RZ/FDP 2003-PR-037 SHM LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3.29.04
Date of (BOS) (PC) approval 12.29.04
Sheet 7 of 8

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
05-30-03
10-08-03
11-12-03
12-29-03
01-05-04
02-17-04
02-27-04

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
12/29/03
PROFESSIONAL ENGINEER

CDP/FDP

BEECH GROVE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

SHEET 7 OF 8

FILE No. MISC-1431

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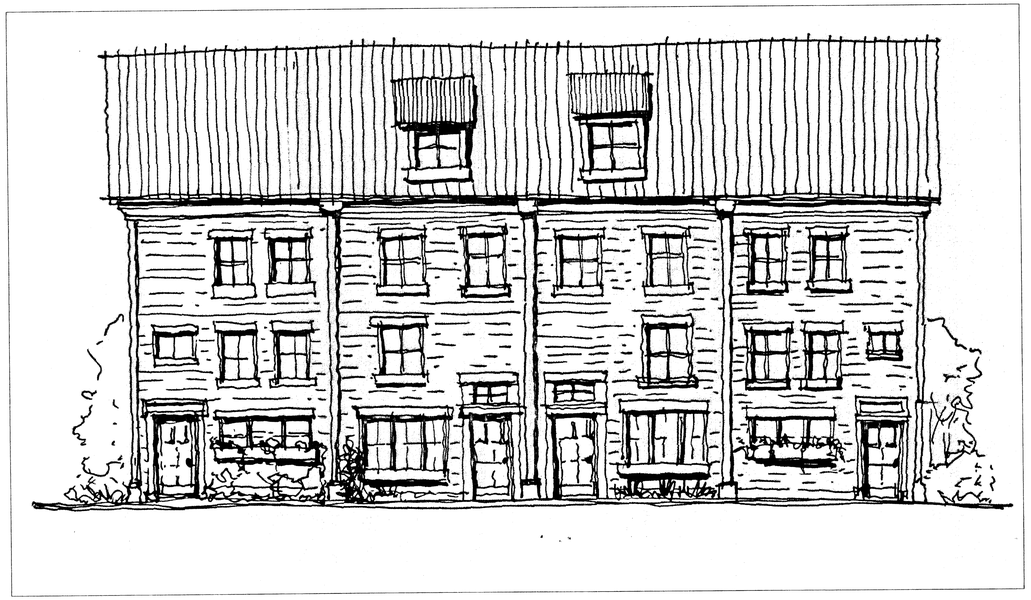
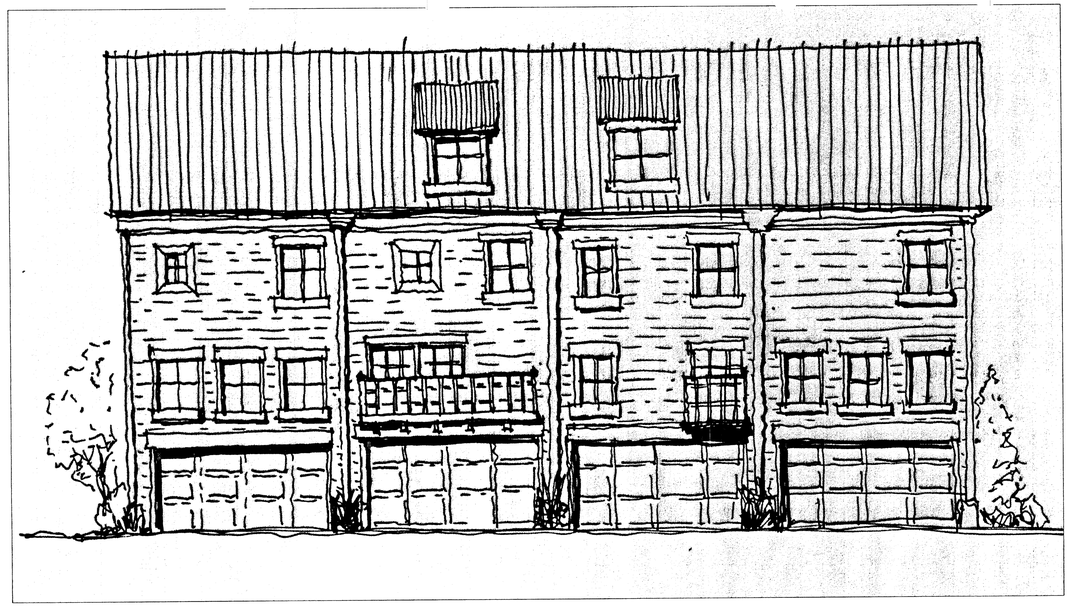


1 Proposed Front Entrance
N.T.S.



3 Proposed Rear Elevation (Garage Entrance)
N.T.S.

2 Street Scape
N.T.S.

RZ/FDP
Application No. 2003-PR-037 Staff LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Sheet 8 of 8

PARKERRODRIGUEZ, INC.
101 North Union Street, Suite 320
Alexandria, Virginia 22314
703.548.5010
Planning
Urban Design
Landscape Architecture

Proposed Typical Architecture

BEECH GROVE
Providence District
FAIRFAX COUNTY VIRGINIA

Revision & Date:

February 27, 2004
February 17, 2004
January 12, 2004
December 29, 2003

Drawn by: SM
Designed by: WJL
Checked by: WJL
Date: October, 2003
Scale: As Noted

Drawing Number: 8

Sheet 8 of 8