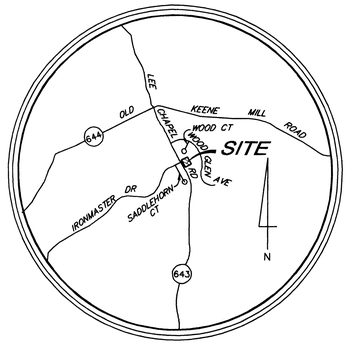
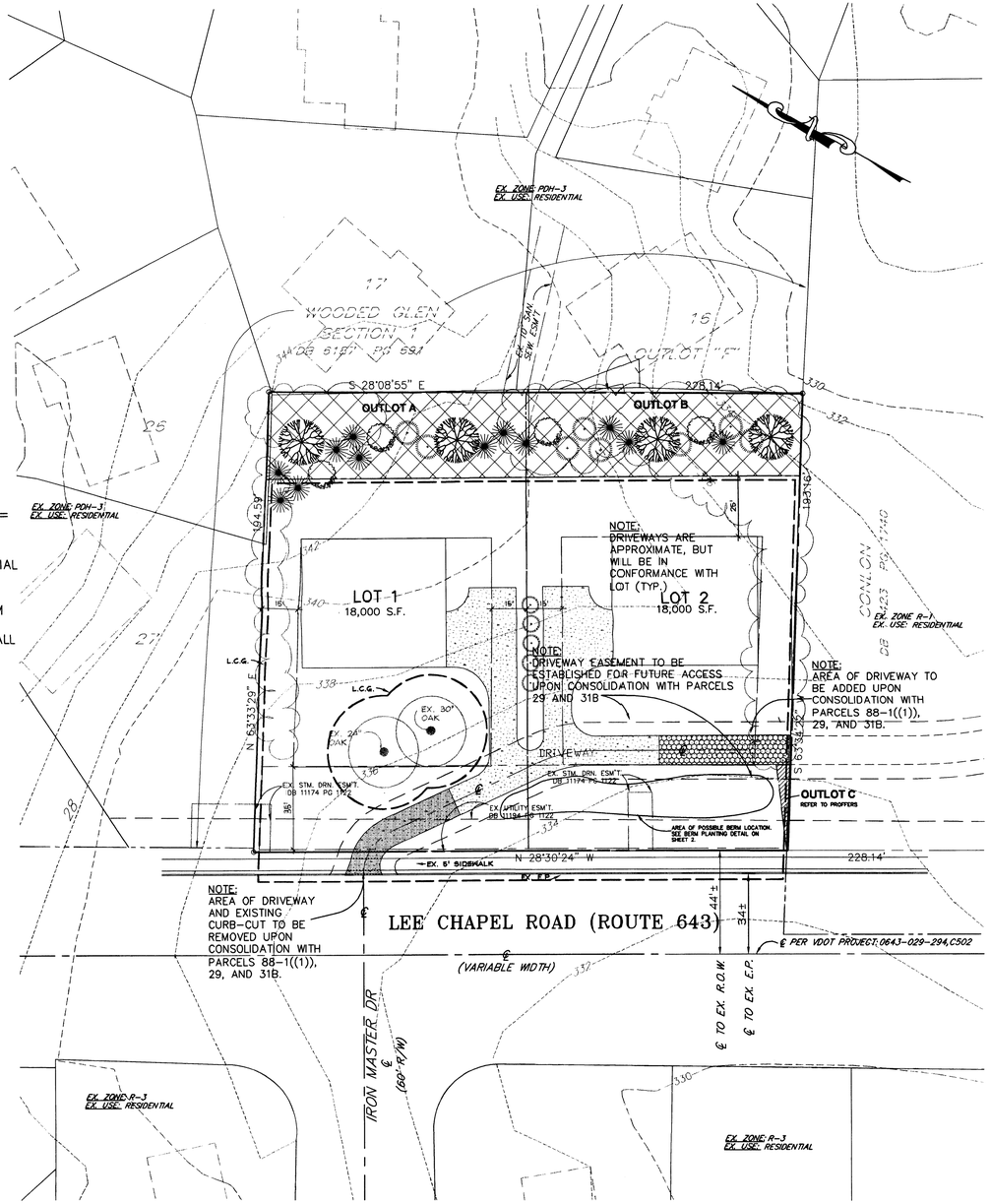


VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES:

1. OUTLOTS A AND B HAVE BEEN PROVIDED AS WATER QUALITY MANAGEMENT AREAS IN ORDER TO HELP SATISFY BEST MANAGEMENT PRACTICE (BMP) REQUIREMENTS PER PFM SECTION 6-000. A WAIVER OF SWM, AND A PARTIAL WAIVER OF BMP'S HAS BEEN REQUESTED FROM DPW&ES PENDING THE APPROVAL OF THIS REZONING. IN ADDITION, PERMISSION TO PLANT IN THESE WATER QUALITY MANAGEMENT AREAS IS HEREBY REQUESTED FROM DPS&ES IN ORDER TO SATISFY THE TREE COVER REQUIREMENTS OF THE PROPERTY. LANDSCAPING IN THE WATER QUALITY MANAGEMENT AREAS SHALL BE LIMITED TO THAT AS SHOWN ON THE PLAN AND SHALL BE PLANTED BY HAND TO MINIMIZE THE DISTURBANCE OF THESE AREAS TO THE MAXIMUM EXTENT FEASIBLE. NO MECHANICAL EQUIPMENT SHALL BE UTILIZED WITHIN THE CONSERVATION AREAS.
2. OUTLOT C TO BE PLACED IN RESERVATION UNTIL THE TIME OF CONSOLIDATION WITH PARCELS (88-1 ((1)) 29, AND 88-1((1)) 31B) APPLICANT SHALL CONVEY THE SAID AREA IN FEE SIMPLE AND AT NO COST TO THE ADJACENT PROPERTY UPON DEMAND. SEE PROFFERS.



SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	44,058.65 S.F.± or 1.01145 AC.±
OUTLOT A:	4,067 S.F.± or 0.0923 AC.±
OUTLOT B:	4,161.09 S.F.± or 0.0944 AC.±
OUTLOT C:	69.93 S.F.± or 0.0015 AC.±
LOTS 1&2:	36,000 S.F.± or 0.8170 AC.±
*ADJUSTED GROSS SITE AREA (A.G.S.A.):	43,988.72 S.F.± or 1.00984 AC.±
EXISTING ZONE:	R-1
PROPOSED ZONE:	R-2 (CONVENTIONAL)
PROPOSED UNITS:	2
MAXIMUM DENSITY ALLOWED:	2 DU/AC.
PROPOSED DENSITY:	2.00
MINIMUM LOT SIZE REQUIRED:	15,000 S.F.
MINIMUM LOT SIZE PROVIDED:	18,000 S.F.±
AVERAGE LOT SIZE REQUIRED:	18,000 S.F.
AVERAGE LOT SIZE PROVIDED:	18,000 S.F.±
MINIMUM LOT WIDTH REQUIRED:	100 FT.
MINIMUM LOT WIDTH PROVIDED:	100 FT.
MAXIMUM BUILDING HEIGHT ALLOWED:	35'
OPEN SPACE REQUIRED:	NONE
YARD REQUIREMENTS:	
FRONT:	35'
SIDE:	15'
REAR:	25'
TREE COVER REQUIRED:	
[(A.G.S.A. – BUILDING FOOTPRINTS) * .20] =	7,367.74 S.F. or .1691 AC.±
TREE COVER TO BE SATISFIED BY PLANTING	5,954.02 or .1366 AC.±
TREE COVER TO BE SATISFIED BY PRESERVATION	1,413.72 or .0324 AC.±

*ADJUSTED GROSS SITE AREA (A.G.S.A.)= GROSS SITE AREA MINUS THE OUTLOT C

* CREDIT FOR TREES PRESERVED AND PLANTED WILL BE DETERMINED AT THE SITE PLAN PHASE. PROPOSED TREES SHOWN ON THE PLAN MAY NOT TOTAL THE REQUIRED NUMBER OF TREES TO BE PLANTED, HOWEVER, NO LESS THAN THOSE SHOWN WILL BE PROVIDED.

LEGEND:

- LIMITS OF CLEARING ANG GRADING
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN TREE
- EXISTING TREE
- OUTLOTS A and B
- OUTLOT C
- AREA OF DRIVEWAY TO BE REMOVED
- AREA OF DRIVEWAY TO BE ADDED

Application No. RZ 2004-SP-036 Staff A. Stalber
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/1/2005
Date of (BOS) (PC) approval 4/25/2005
Sheet 1 of 3

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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 2681
CERTIFIED LANDSCAPE ARCHITECT
2/17/05

GENERALIZED DEVELOPMENT PLAN
LEE CHAPEL ROAD

SPRINGFIELD MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUGUST 17, 2004

BC REVISIONS
JANUARY 10, 2005
JANUARY 14, 2005
FEBRUARY 7, 2005
FEBRUARY 14, 2005
FEBRUARY 17, 2005

OWNER/DEVELOPER: PURCHASER
SEWAY ENTERPRISES, LLC
3314 LONGWOOD DRIVE
FALLS CHURCH, VIRGINIA 22041

DESIGNED BY:	RLM
DRAFTED BY:	RLM
CHECKED BY:	PLR
DATE:	AUGUST, 2004
SCALE:	HOR. 1"=30' VERT.
SHEET	1 OF 3
CO. NO.	
CAD NAME:	G4108GDP.DWG
LAYOUT:	GDP
FILE NO.	04018.01.06

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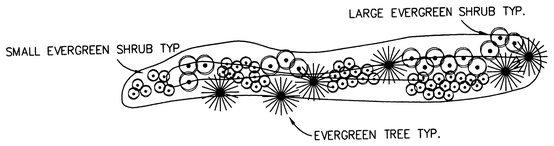
XREFS:

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #88-1((01)), PARCEL 28 AND IS CURRENTLY ZONED R-1.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON DEEDS OF RECORD, ADJACENT INFORMATION AND INFORMATION PROVIDED BY THE FAIRFAX COUNTY TAX ASSESSMENTS INFORMATION BASE AND DOES NOT REPRESENT A FIELD SURVEY.
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS INTERPOLATED FROM COUNTY GIS DATA. THE TOPOGRAPHY IS SHOWN AT A TWO FOOT CONTOUR INTERVAL. THE BC CONSULTANTS ASSUME NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES DUE TO INACCURACIES IN TOPOGRAPHIC INFORMATION SHOWN HEREON.
4. THE PROPERTY SHOWN ON THIS GDP IS IN THE SPRINGFIELD DISTRICT AND THE POHICK CREEK WATERSHED.
5. TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, WAIVERS AND ADOPTED STANDARDS AND CONDITIONS.
6. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER SUPPLY AND SANITARY SEWER SUPPLY AGENCIES FOR THIS DEVELOPMENT. SANITARY SEWER SUPPLY IS LOCATED IN THE POHICK N-1 AREA.
7. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE FAIRFAX CO. DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES UNLESS WAIVERS AND/OR MODIFICATIONS ARE REQUESTED PER GENERAL NOTE #5 ABOVE.
8. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
9. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
10. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
11. THE LIMITS OF CLEARING AND GRADING WILL BE ADHERED TO AS PROFFERED.
12. ANY AND ALL OFF-SITE GRADING, R.O.W., ACCESS & UTILITY CROSSINGS SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS AND/OR THEIR ASSOCIATED HOMEOWNER'S ASSOCIATION.
13. PUBLIC AND PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, SECTION 7' AND/OR VDOT.
14. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE YARD SET BACKS (BUILDING RESTRICTION LINES) AND LANDSCAPING AS SHOWN ON THE PLAN ARE NOT REDUCED.
15. THERE ARE NO KNOWN STRUCTURES ON THE SITE. HOWEVER, ANY EXISTING STRUCTURES FOUND ON SITE ARE TO BE DEMOLISHED.
16. PROPOSED TREE QUANTITIES MAY BE REDUCED IF ADDITIONAL TREE SAVE AREAS CAN BE ACHIEVED. THE OVERALL LANDSCAPING WILL BE IN SUBSTANTIAL CONFORMANCE TO THE CURRENT PFM STANDARDS UNLESS OTHERWISE REQUESTED IN NOTE #5.



BERM PLANTING DETAIL

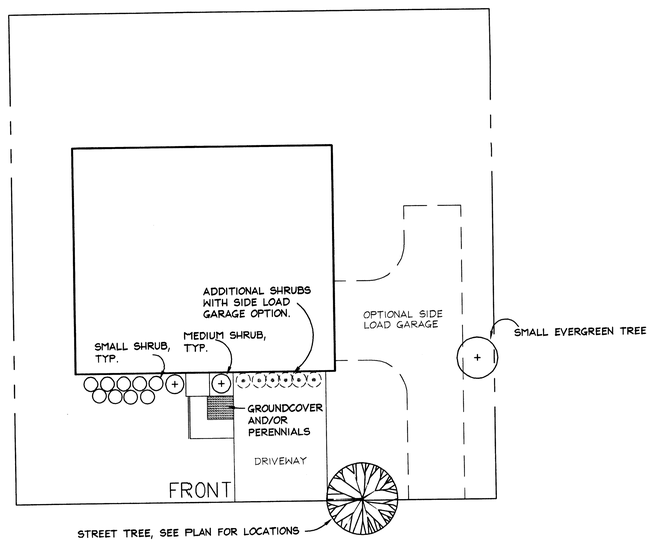
NOT TO SCALE

18-202 COMMENTS:

10. A. AS SHOWN ON THE PLAN.
B. N/A
C. N/A
D. N/A
E. EXISTING UTILITY EASEMENTS ARE AS SHOWN ON THE PLAN.
F. N/A
G. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
H. SELECTED TREES ON PROPERTY WILL BE PRESERVED. SEE PLAN FOR LOCATIONS.
I. VEHICULAR ACCESS IS PROVIDED FROM EXISTING LEE CHAPEL ROAD AS SHOWN ON PLAN. ALL REQUIRED PERIPHERAL YARDS AS SHOWN ON PLAN. ADJACENT AND NEIGHBORING PROPERTIES SHALL NOT BE EFFECTED BY PROPOSED DEVELOPMENT.
J. ALL EXISTING STRUCTURES ON THE SITE ARE TO BE RETAINED.
K. N/A
L. SEE SITE TABULATION
M. NO SPECIAL AMENITIES ARE PROPOSED WITHIN THE DEVELOPMENT.
N. THERE ARE NO PUBLIC IMPROVEMENTS REQUIRED FOR THE DEVELOPMENT.
O. DEVELOPMENT SCHEDULE TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
P. NO FLOODPLAINS, EQC'S OR RPA'S ARE LOCATED ON PROPERTY.
Q. EXISTING ROADS AS SHOWN ON PLAN. SEE PLAN FOR DIMENSIONS.
R. INFORMATION REGARDING VEGETATION AS SHOWN ON PLAN. EXISTING VEGETATION MAP (EVM) TO BE SUBMITTED UNDER SEPERATE COVER.
S. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON PROPERTY.
T. OWNERS:

TAX I.D. NO.	PARCEL #	OWNER
88-1-((01))28	R-2	THAN NGUYEN

CONTRACT PURCHASER/APPLICANT:
SEWAN ENTERPRISES, LLC
3314 LONGWOOD DRIVE
FALLS CHURCH, VIRGINIA 22041



TYPICAL SINGLE FAMILY DETACHED LOT LANDSCAPING

NOT TO SCALE

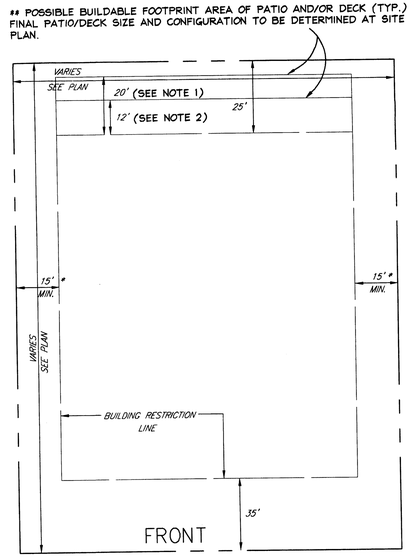
** THESE TREES MAY BE SHOWN ON SHEET 1. FINAL LOCATIONS ARE TO BE DETERMINED AT THE SUBDIVISION PHASE.

*ELEVATION FOR ILLUSTRATIVE PURPOSES ONLY

NOTE: HOUSE MAY HAVE A SIDE LOAD GARAGE.

TYPICAL ARCHITECTURAL ELEVATION

NOT TO SCALE



* FROM THE R-2 CONVENTIONAL ZONE

TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT

NOT TO SCALE

NOTE:
1. ANY OPEN DECK WITH NO PART OF ITS FLOOR HIGHER THAN FOUR FEET ABOVE FINISHED GROUND LEVEL MAY EXTEND 20', BUT NO CLOSER THAN 5' TO ANY SIDE OR REAR LOT LINE.
2. ANY OPEN DECK WITH ANY PART OF ITS FLOOR HIGHER THAN FOUR FEET ABOVE FINISHED GROUND LEVEL MAY EXTEND 12', BUT NO 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 LINE.

Application No. RZ 2004-SP-036 Staff A. Shriber
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/1/2005
Date of (BOS) (PC) approval 4/25/2005
Sheet 2 of 3

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COMMONWEALTH OF VIRGINIA — PETER L. DWEK — No. 38817 — REGISTERED LANDSCAPE ARCHITECT

GENERALIZED DEVELOPMENT PLAN NOTES

LEE CHAPEL ROAD

SPRINGFIELD MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUGUST 17, 2004

BC REVISIONS
JANUARY 10, 2005
JANUARY 14, 2005
FEBRUARY 7, 2005
FEBRUARY 14, 2005
FEBRUARY 17, 2005

OWNER/CONTRACT PURCHASER
SEWAN ENTERPRISES, LLC
3314 LONGWOOD DRIVE
FALLS CHURCH, VIRGINIA 22041

DESIGNED BY:	RLM
DRAFTED BY:	RLM
CHECKED BY:	PLR
DATE:	AUGUST, 2004
SCALE:	HOR. NA VERT.
SHEET 2 OF 3	
CO. NO.	
CAD NAME:	G4018GDP.DWG
LAYOUT:	NOTES
FILE NO.	04018.01.06

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LEGEND:

OUTLOT C

OUTLOTS A and B

Application No. RZ 2004-SP-036 Staff A. Shriber
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/1/2005
Date of (BOS) (PC) approval 4/25/2005
Sheet 3 of 3

AUGUST 17, 2004

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FEBRUARY 7, 2005
FEBRUARY 14, 2005
FEBRUARY 17, 2005

OWNER/CONTRACT PURCHASER
LEE CHAPEL LAND, LLC
3314 LONGWOOD DRIVE
FALLS CHURCH, VIRGINIA 22041

DESIGNED BY: RLM
DRAFTED BY: RLM
CHECKED BY: PLR
DATE: AUGUST, 2004
SCALE: HOR. 1"=40'
VERT.
SHEET 3 OF 3
CO. NO.
CAD NAME: G4108GDP.DWG
LAYOUT: CONSOLIDATION
FILE NO. 04018.01.06

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No. 388
CERTIFIED LANDSCAPE ARCHITECT
2/17/05

GDP CONSOLIDATION PLAN
LEE CHAPEL ROAD

SPRINGFIELD MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

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