CONCEPTUAL / FINAL DEVELOPMENT PLAN

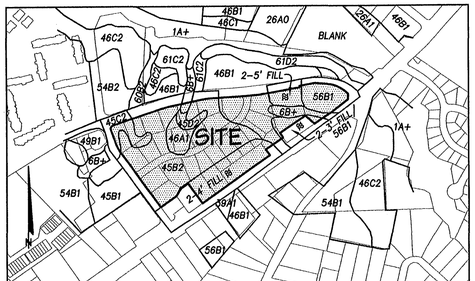
MOUNT VERNON GATEWAY

RZ/FDP 2004-LE-021 CL
APPLICATION NO _____ STAFF _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/29/05
SEE PROFFERS DATED _____
DATE OF (BOS) (PC) APPROVAL 8/1/05
SHEET 1 OF 20

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

RZ 2004-LE-021



SOIL #	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	PROBLEM CLASS	GEOTECH REPORT REQ'D
6B+	HYATTSVILLE	FAIR	MARGINAL	GOOD	LOW	B	NO
45B2	MATAPEAKE	GOOD	FAIR	GOOD	MODERATE	C	NO
45C2	MATAPEAKE	GOOD	FAIR	GOOD	MODERATE	C	NO
45D2	MATAPEAKE	GOOD	FAIR	GOOD	MODERATE	C	NO
46A1	MATTAPEX	MARGINAL	MARGINAL	GOOD	MODERATE	B	NO
46B1	MATTAPEX	MARGINAL	MARGINAL	GOOD	MODERATE	B	NO
56B1	KEMPSVILLE	GOOD	FAIR	GOOD	MODERATE	B	NO
fill	FILL	---	---	---	---	A	YES

SOILS MAP/DATA
SCALE : 1" = 500'
SOILS MAPPING PROVIDED BY SOIL TECH, INC.

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 101-2((1)) PARCELS 22 & 24; 101-2((5))(2) LOTS 1, 2 & 5-16; AND 101-2((5))(3) LOTS 1-13. THE SITE IS CURRENTLY ZONED C-5, C-8, R-3, AND HCOD. THE PROPOSED ZONING IS PDH-30 AND HCOD.
2. SEE SHEET 3 FOR OWNERSHIP INFORMATION AND DATES OF CONSTRUCTION.
3. BOUNDARY INFORMATION TAIKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED DECEMBER 2003.
4. TOPOGRAPHIC INFORMATION TAKEN FROM AN AERIAL SURVEY PREPARED BY VIRGINIA RESOURCE MAPPING, DATED DECEMBER 2003, SUPPLEMEINTED BY A FIELD RUN SURVEY BY CHARLES P. JOHNSON & ASSOCIATES. CONTOUR INTERVAL EQUALS TWO FEET USGS NGVD 1929.
5. THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
6. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON-SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
7. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
10. ANY EXISTING WELLS ON-SIITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
11. SEE SHEET 13 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAIL REGULATIONS PART 116.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; 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.
13. THE SITE IS WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD).
14. THERE ARE AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT. SEE SHEET 2 FOR ADU CALCULATIONS.
15. NO DENSITY REDUCTIONS AIRE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
16. PROPOSED PUBLIC IMPROVEMENTS :
    A. WATER SERVICE TO BE PROVIDED BY EXISTING MAINS LOCATED IN RICHMOND HIGHWAY, BUCKMAN ROAD, AND JANNA LEE AVENUE
    B. SANITARY SERVICE TO BE PROVIDED BY EXISTING MAINS LOCATED IN BUCKMAN ROAD AND JANNA LEE AVENUE
17. A TYPE I MAJOR PAVED TRAIL IS REQUIRED FOR THIS PROJECT ALONG RICHMOND HIGHWAY PER THE FAIRFAX COUNTY TRAILS PLAN. SEE THE MODIFICATION/WAIVER OF THE TRAIL REQUIREMENTS IN NOTE #26.
18. PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE PLAN. THE NUMBER OF SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THAT TABULATION, AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
19. PARCEL "A" WILL BE CONVIEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
20. THERE ARE RECREATIONAL FACILITIES BEING PROPOSED WITH THIS DEVELOPMENT.
21. THE WET POND AT THE INTERSECTION OF BUCKMAN ROAD AND RICHMOND HIGHWAY IS BEING PROPOSED AS A SPECIAL AMENITY.
22. SEE SHEETS 15-18 FOR ARCHITECTURAL ELEVATIONS.
23. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
24. SOLID WASTE WILL BE PICKED UP A MINIMUM OF ONCE A WEEK BY A PRIVATE REFUSE COLLECTION SERVICE FROM INDIVIDUAL HOUSEHOLD CONTAINERS AND/OR DUMPSTERS.
25. THE ELEVATIONS FOR BUILDING 'C' AS SHOWN ON SHEET 17 MAY BE MODIFIED TO ALLOW ADDITIONAL FLOORS WITHIN 80' HEIGHT LIMIT.
26. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL AND COMMERCIAL DEVELOPMENT, AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED BELOW :
    - A MODIFICATION OF ARTICLE 17-201(4)
      ROUTE 1 IS A PROPOSED 6-LANE ROAD ON THE COMPREHENSIVE PLAN. ACCORDING TO THE ROUTE 1 STREETSCAPE PLANS, A 77' DEDICATION OF RIGHT-OF-WAY FROM CENTERLINE (89' WITH A RIGHT-TURN LANE) WOULD BE REQUIRED. THE FACE OF CURB WOULD BE 51' FROM CENTERLINE (63' WITH A RIGHT-TURN LANE). WE ARE PROPOSING 72' OF DEDICATION BY PLACING SOME OF THE STREETSCAPE ON PRIVATE PROPERTY. CONSTRUCTION OF A FACE OF CURB 51' FROM CENTERLINE IS ALSO PROPOSED. HOWEVER IN ORDER TO PROVIDE ADDITIONAL IMPROVEMENTS ON THE NORTHBOUND SIDE OF ROUTE 1 THAT MUST OCCUR WITHIN THE EXISTING RIGHT-OF-WAY, THE ULTIMATE 3-LANE SOUTHBOUND CONFIGURATION CAN NOT BE FULLY IMPLEMENTED UNTIL ADDITIONAL DEVELOPMENT OCCURS ALONG NORTHBOUND ROUTE 1, OR ROUTE 1 IS WIDENED BY VDOT. (SEE SHEET 9)
    - A MODIFICATION OF ARTICLE 13-202(2)(A)
      THE PROPOSED ROAD IMPROVEMENTS ALONG JANNA LEE AVENUE ACROSS THE FRONTAGE OF 101-2((5))(2)4 WILL REDUCE THE PERIPHERAL PARKING LOT LANDSCAPING TO 4' IN LIEU OF THE REQUIRED 10'. THIS REDUCTION IS NECESSARY IN ORDER FOR THE IMPROVEMENTS TO JANNA LEE AVENUE TO BE CONSTRUCTED.
    - A WAIVER OF ARTICLE 2-802(5)(D) THAT AFFORDABLE DWELLING UNITS BE OF THE SAME UNIT TYPE AS THE MARKET RATE UNITS
      ALL THE ADUs ARE PROPOSED TO BE PROVIDED IN THE FOUR-STORY MULTI-FAMILY CONDOMINIUM BUILDINGS (BUILDINGS A, D & E), WHICH WILL PROVIDE DISPERSION OF THE UNITS THROUGHOUT THE PROJECT.
    - A WAIVER OF THE REQUIREMENT FOR A SERVICE DRIVE ALONG RICHMOND HIGHWAY IS HEREBY REQUESTED
      THIS PROJECT CONSOLIDATES SEVERAL DEVELOPED PARCELS ALONG ROUTE 1 AND WILL ELIMINATE SEVERAL EXISTING ENTRANCES. WITH CIRCULATION BEING PROVIDED WITHIN THE SITE FOR THE VARIOUS USES AND UNIT TYPES, A SERVICE DRIVE WOULD SERVE NO TRANSPORTATION FUNCTION AND WOULD BE CONTRARY TO THE STREETSCAPE IMPROVEMENTS ALONG ROUTE 1 PROMOTED BY THE COMPREHENSIVE PLAN. AN EASEMENT TO 101-2((5))(2)3 IS BEING PROVIDED TO ALLOW FOR A FUTURE CONNECTION AT SUCH TIME AS THE ADJACENT LOTS ARE REDEVELOPED; THUS THERE IS NO NEED OR PURPOSE IN HAVING A SERVICE DRIVE ALONG ROUTE 1.
    - A WAIVER OF THE MAXIMUM 600' PRIVATE STREET LENGTH IS HEREBY REQUESTED
      THE SITE IS DESIGNED TO PROVIDE MULTIPLE ACCESS POINTS TO AVOID LONG DEAD-ENDS AND HAS ADDITIONAL EASEMENTS FOR FIRE ACCESS WHERE NECESSARY.
    - A WAIVER OF TRANSITIONAL SCREENING AND BARRIERS IS HEREBY REQUESTED, IN FAVOR OF THE LANDSCAPING SHOWN
      THE PROJECT CONSISTS OF SINGLE-FAMILY ATTACHED UNITS, MULTI-FAMILY UNITS, AND A COMMERCIAL/OFFICE BUILDING. TRANSITIONAL SCREENING 1 WOULD BE REQUIRED IN THE INTERIOR OF THE PROJECT BETWEEN THE MULTI-FAMILY AND SINGLE-FAMILY UNITS. ALSO, TRANSITIONAL SCREENING 1 AND BARRIER D, E, OR F WOULD BE REQUIRED BETWEEN THE COMMERCIAL/OFFICE USES AND THE MULTI-FAMILY USES. THERE IS NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENT ALONG RICHMOND HIGHWAY, BUCKMAN ROAD, OR JANNA LEE AVENUE BASED ON THE EXISTING USES ON THE OPPOSITE SIDE OF THE STREET FROM THIS DEVELOPMENT.
    - A WAIVER OF THE REQUIREMENT FOR A 200 SQ. FT. PRIVACY YARD FOR SINGLE-FAMILY ATTACHED UNITS IS HEREBY REQUESTED
      WITHIN A PDH DISTRICT THERE IS A REQUIREMENT FOR A 200 S.F. PRIVACY YARD FOR SINGLE-FAMILY ATTACHED UNITS. UNITS 1-122 ARE SINGLE-FAMILY ATTACHED UNITS, BUT ARE NOT TRADITIONAL TOWNHOUSE UNITS. LOTS 11-46 ARE "BACK-TO-BACK" UNITS AND LOTS 1-10 & 47-122 ARE "TWO-OVER-TWO" UNITS. THE OPEN SPACE FOR THIS PROJECT HAS BEEN PLANNED IN SUCH A WAY THAT IT IS IN CLOSE PROXIMITY TO THE UNITS. IN LIEU OF A FENCED 200 S.F. PRIVACY YARD, WHICH WOULD LEAD TO LARGE AREAS OF FENCED-IN YARDS, THE NEED FOR OPEN SPACE IS SATISFIED BY THIS COMMON OPEN SPACE COMPONENT (A MINIMUM OF 40% OF THE SITE) THAT CONTAINS AREAS TO SIT, PICNIC, ETC.
    - A WAIVER OF ARTICLE 10-104(3)(B) FOR A FENCE IN THE FRONT YARD IN EXCESS OF 4 FEET IS HEREBY REQUESTED
      THIS DEVELOPMENT WILL BE A GATED COMMUNITY. AN ILLUSTRATIVE DETAIL OF THE FENCE IS SHOWN ON SHEET 11. THIS FENCE WILL BE BOTH AN AESTHETIC FEATURE AS WELL AS ADDING A SENSE OF SECURITY. IN ORDER TO ACCOMODATE THIS FENCE, A WAIVER OF THE 4-FOOT HEIGHT LIMIT IN THE FRONT YARD IS NECESSARY.
    - WAIVERS WILL BE REQUESTED TO ALLOW A WET POND AND UNDERGROUND DETENTION IN A RESIDENTIAL AREA
      FORMAL APPROVAL OF THIS WAIVER MAY BE APPROVED BY DPW&ES AFTER THE APPROVAL OF THIS REZONING. THE WET POND IS INTENTED TO BE AN AMENITY FOR THE COMMUNITY. IT IS TO BE SURROUNDED BY TRAILS AND WALKS, AND WILL ADD TO THE QUALITY OF THE COMMUNITY MORE THAN A LARGE, EXCAVATED DRY POND WOULD. AS PART OF THE JUSTIFICATION FOR THE WET POND, THE PFM ALLOWS WET PONDS IN RESIDENTIAL AREAS WHEN THEY ARE PRIVATELY MAINTAINED (AS THIS POND WILL BE) AND WHEN IT PROVIDES BMPs FOR THE UPSTREAM AREA. THIS POND WILL BE DESIGNED TO PROVIDE BMPs FOR APPROXIMATELY 14 OFFSITE ACRES DRAINING TO IT. THE UNDERGROUND DETENTION THAT IS PROPOSED ALLOWS FOR MORE OPEN SPACE AND AVOIDS THE NEED FOR AN ADDITIONAL EXCAVATED DRY POND THAT WOULD DETRACT FROM THE COMMUNITY. THESE FACILITES WILL BE PRIVATELY MAINTAINED, AND WILL NOT BE A RESPONSIBILITY OF FAIRFAX COUNTY.
    - A WAIVER OF ARTICLE 11-202 OF OFF-STREET LOADING TO ALLOW A REDUCTION OF UP TO FOUR (4) LOADING SPACES.
      OFF-STREET LOADING MAY BE PROVIDED COOPERATIVELY SUBJECT TO APPROVAL BY THE DIRECTOR. THIS REQUEST WILL BE FILED WITH THE SITE PLAN.
    - A WAIVER/MODIFICATION OF ARTICLE 17-201(2) FOR TRAILS SHOWN ON THE COMPREHENSIVE PLAN
      A 9' CONCRETE SIDEWALK ALONG ROUTE 1 IS PROPOSED IN LIEU OF A 10' ASPHALT TRAIL. THIS IS IN ACCORDANCE WITH A PENDING REVISION OF THE ROUTE 1 CROSS-SECTION IN THE COMPREHENSIVE PLAN. ALSO, A WAIVER OF THE ON-ROAD BIKE LANE IS REQUESTED IN ORDER TO PROVIDE THE ADDITIONAL NORTHBOUND WIDENING ON ROUTE 1.
27. THE RAIN GARDENS AND/OR UNDERGROUND SAND FILTER SHOWN ON THE PLAN MAY BE ELIMINATED IF DURING FINAL DESIGN THEY ARE NOT NEEDED TO SATISFY BMP REQUIREMENTS. STORM STRUCTURES MAY INCLUDE FILTERRAS.
28. MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, RETAINING WALL ELEVATIONS & LOCATIONS, LANDSCAPING, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION OF THE ZONING ORDINANCE.

VICINITY MAP
SCALE : 1" = 2000'
Copyright © 2002 ADC The Map People ® and GIS Integrated Solutions, LLC.

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
7-14-05
PROFESSIONAL ENGINEER

DEVELOPER
LANDMARK COMMUNITIES
2700 SOUTH NELSON STREET
ARLINGTON, VIRGINIA 22206
(703) 998-5200

TABLE OF CONTENTS

1	COVER SHEET
2	SITE TABULATIONS
3	EXISTING CONDITIONS PLAN
4	CONCEPTUAL/FINAL DEVELOPMENT PLAN (OVERALL PLAN)
5-8	CONCEPTUAL/FINAL DEVELOPMENT PLAN
9	EXHIBITS OF PROPOSED ROUTE 1 IMPROVEMENTS
10	EXHIBIT OF PROP. JANNA LEE AVE. IMPROVEMENTS
11	EXHIBITS OF POTENTIAL REDEVELOPMENT OF 101-2((5))(2) 3 & 4
12	CONCEPTUAL LANDSCAPE PLAN
13	LANDSCAPE DETAILS
14	CROSS-SECTIONS & DETAILS
15-18	ARCHITECTURAL ELEVATIONS
19	EXISTING VEGETATION MAP
20	SWM, BMP & OUTFALL ANALYSIS

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

DATE : JUNE 20, 2004
REVISED : SEPTEMBER 9, 2004
JANUARY 24, 2005
APRIL 25, 2005
JUNE 9, 2005
JUNE 17, 2005
JUNE 27, 2005
JULY 6, 2005
JULY 14, 2005

RECEIVED
Department of Planning & Zoning
JUL 26 2005
Zoning Evaluation Division

SHEET 1 OF 20

MOUNT VERNON GATEWAY

Plotted: 7/14/05 09:37 Acad Dwg: N:\03520\DWG\00-FD01.DWG

FILE # 03-520-201

ADU CALCULATIONS

COMPREHENSIVE PLAN MAXIMUM DENSITY OF 25 DU/AC[1]

SINGLE-FAMILY ADJUSTED HIGH END AT 20% INCREASE = 30 DU/AC
SINGLE-FAMILY ADJUSTED LOW END AT 20% INCREASE = 15 DU/AC

MULTI-FAMILY ADJUSTED HIGH END AT 17% INCREASE = 29.25 DU/AC
MULTI-FAMILY ADJUSTED LOW END AT 17% INCREASE = 14.625 DU/AC

PROPOSED UNITS (TOTAL) = 428
PROPOSED SINGLE-FAMILY UNITS = 122
PROPOSED MULTI-FAMILY UNITS = 306[2]

DENSITY = 25.25 DU/AC

SINGLE-FAMILY ADU CALCULATIONS

$\frac{25.25-12.5}{30-15} = \frac{12.75}{15}$ = 0.85 x 12.5% = 10.625% ADUs

122 UNITS x 10.625% = 12.96 ADUs

MULTI-FAMILY ADU CALCULATIONS

$\frac{25.25-12.5}{29.25-14.625} = \frac{12.75}{14.625}$ = 0.872 x 5.0% = 4.36% ADUs

124 UNITS[3] x 4.36% = 5.41 ADUs

TOTAL AFFORDABLE DWELLING UNITS = 18.37 = 18 ADUs

* MULTI-FAMILY CALCULATIONS ASSUME 124 MULTI-FAMILY UNITS ARE 4-STORY WITH ELEVATORS, AND ARE CONSTRUCTION TYPE 5. IF ANY BUILDINGS ARE NOT CONSTRUCTION TYPE 5, THE NUMBER OF REQUIRED ADUs WOULD DECREASE. BUILDING 'A' (182 UNITS OF CONSTRUCTION TYPE 5) IS NOT INCLUDED IN THE ADU CALCULATION.

[1] WHERE NO LOWER LIMIT IS SPECIFIED, IT IS ASSUMED TO BE 50% OF THE UPPER END OR 12.5 DU/AC.

[2] 124 UNITS ARE CONSTRUCTION TYPE 5, 182 UNITS (BUILDING 'A') ARE NOT CONSTRUCTION TYPE 5.

[3] BUILDINGS 'B', 'D', AND 'E'.

SITE TABULATIONS

SITE AREA :	
LOT AREA	34,216 ± (0.786 Ac)
PARCEL "A"	647,646 ± (14.868 Ac)
RIGHT-OF-WAY DEDICATION	56,508 ± (1.297 Ac)
TOTAL	738,369 ± (16.951 Ac)

PDH-30 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	SEE UNIT TYPE TABULATIONS
FLOOR AREA RATIO	3.0 MAX.	1.28
DENSITY	N/A	SEE DENSITY TABULATION
MAXIMUM BUILDING HEIGHT	N/A	115' FOR MULTI-FAMILY/ 80' FOR OFFICE/ 55' FOR SINGLE-FAMILY ATTACHED
SETBACKS	N/A	SEE PLAN
OPEN SPACE	40% (6.78 Ac)	40% (6.78 Ac)

DENSITY TABULATION

UNITS	SITE AREA	DENSITY
428 TOTAL (INCL. BONUS UNITS & ADUs)	16.951 Ac	25.25 DU/AC
- 18 ADUs		
- 11 BONUS UNITS		
= 399 NET UNITS		23.54 DU/AC

UNIT TYPE TABULATIONS

SINGLE-FAMILY ATTACHED
- BACK-TO-BACK - 36 UNITS
- "STACKED" - 86 UNITS
- TOTAL SINGLE-FAMILY ATTACHED : 122 UNITS

MULTI-FAMILY*
- BUILDING 'A' :
  - AGE-RESTRICTED - 70 UNITS
  - NON-AGE-RESTRICTED - 112 UNITS
  - (TOTAL 182 UNITS)
- BUILDING 'B' - 40 UNITS
- BUILDING 'D' - 48 UNITS
- BUILDING 'E' - 40 UNITS
- TOTAL MULTI-FAMILY : 306 UNITS

TOTAL : 428 UNITS

* THE NUMBER OF UNITS IN EACH BUILDING IS A MAXIMUM, BUT THE TOTAL NUMBER OF MULTI-FAMILY UNITS WILL NOT EXCEED 306.

	PARKING REQUIRED	PARKING PROVIDED**	LOADING REQUIRED	LOADING PROVIDED
SINGLE-FAMILY ATTACHED (308,642±)	2.3 spaces/unit 2.3 spaces X 122 units = 281 total	281 (244 garage/driveway spaces + 37 surface spaces)	0	0
MULTI-FAMILY (368,861±)	1.6 spaces/unit 1.6 spaces X 236 units = 378 total	378 (84 surface spaces + 294 structure spaces)	1 space/1st 25,000 ± + 1 space/ea. add'l. 100,000 ± = 4	4
AGE-RESTRICTED HOUSING (55 & OLDER) (108,103±)	1 space/4 units + 1 space/ each employee or staff member on the major shift 70 units/4 spaces = 18 total	24 structure spaces	1 space/1st 10,000± + 1 space/ea. add'l. 100,000± = 1	1
OFFICE* (80,000 MAX. GSF)	3.0 spaces/1,000 GSF = 240*	240* (59 surface spaces + 181 structure spaces)	1 space/1st 10,000± + 1 space/ea. add'l. 20,000± = 4	4
VISITORS	N/R	27 surface spaces	-	-
TOTAL SPACES	917*	950* (244 garage/driveway spaces + 207 surface spaces + 499 parking structure spaces)	9*	9
HANDICAP SPACES	2% of total = 18 spaces	19 (17 surface spaces + 2 structure spaces)	-	-

* SOME OF BUILDING 'C' MAY BE USED FOR RETAIL PURPOSES. REQUIRED AND PROVIDED PARKING & LOADING SPACES FOR NON-RESIDENTIAL USES MAY VARY AS FINAL OCCUPANCY IS DETERMINED

** THE NUMBER OF STRUCTURED PARKING SPACES MAY BE REDUCED FROM THAT SHOWN ON SHEETS 4, 5 & 7 IF THE NUMBER OF UNITS IN A BUILDING IS BELOW THE MAXIMUM NUMBER OF UNITS FOR THAT BUILDING

NO.	DATE	REVISION PRIOR TO APPROVAL
1.	6-9-05	REVISED LAYOUT (KJV)
2.	7-6-05	REVISED TABS (KJV)
3.	7-14-05	REVISED TABS (KJV)

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555 FAX(703)273-8595
CPJ Associates

SITE TABULATIONS

MOUNT VERNON GATEWAY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2004-LE-021

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
PROFESSIONAL ENGINEER
7-14-05

CL

RZ/FDP 2004-LE-021
APPLICATION NO
STAFF
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/29/05
SEE PROFFERS DATED 8/1/05
DATE OF (BOS) (PC) APPROVAL 20
SHEET 2 OF

NO.	DESCRIPTION REVISIONS	REVIEW BY	APPROV. DATE

DESIGN KJV | DRAFT KJV | APPROVED HMF | DATE APRIL 2005 | SCALE HORIZ: --- VERT: ---

SHEET 2 OF 20

FILE NO.: 03-520-202

Plotted: 7/14/05 09:58 Acad Dwg: N:\03520\DWG\00-T031.DWG

MOUNT VERNON GATEWAY

EXISTING CONDITIONS PLAN

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

RZ 2004-LE-021

LEGEND

- EXISTING TREELINE
- EXISTING ZONING BOUNDARY
- EXISTING UTILITY LINE & POLE
- EX. SAN. SEWER & EASEMENT
- EX. STORM DRAIN & EASEMENT
- EX. WATERMAIN & EASEMENT
- EX. STRUCTURE TO REMAIN
- EX. STRUCTURE TO BE REMOVED

VIRGINIA STATE GRID NORTH (NAD83)

THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF :

101-2((1)) 22 – E. JOHN SCHRENZEL IN DEED BOOK 1523 AT PAGE 473
101-2((1)) 24 – HEIRS OF MARIE F. AYERS c/o BETTY A. EMBREY IN WILL BOOK 383 AT PAGE 619, DEED BOOK M13 AT PAGE 520, AND DEED BOOK 470 AT PAGE 346
101-2((5))(2) 1 & 2 – Name Withheld IN DEED BOOK 16045 AT PAGE 1512 AND DEED BOOK 9842 AT PAGE 932
101-2((5))(2) 5 – MARIA A. MARQUEZ & MOISES M. DELCID IN DEED BOOK 11281 AT PAGE 1703
101-2((5))(2) 6 – PAUL C. L. HSU & PAULINE I. P. HSU IN DEED BOOK 8687 AT PAGE 622
101-2((5))(2) 7 – CHAMLONG MUNTRAT & ERIC D. SMAW IN DEED BOOK 11688 AT PAGE 1339
101-2((5))(2) 8A – JESSE W. STAFFORD III & DONNA L. STAFFORD IN DEED BOOK 3653 AT PAGE 390
101-2((5))(2) 8B – CHANG H. GRIFFITH IN WILL BOOK 276 AT PAGE 458 AND DEED BOOK 4144 AT PAGE 229
101-2((5))(2) 9 – ELLEN ELAINE SCHUMACHER IN DEED BOOK 6700 AT PAGE 27
101-2((5))(2) 10 – STEPHEN M. & MURIEL A. RUDICH IN DEED BOOK 1207 AT PAGE 28
101-2((5))(2) 11 – GARY L. AND SON C. BRYANT IN DEED BOOK 6249 AT PAGE 1696
101-2((5))(2) 12 – RUBY C. TAYLOR IN DEED BOOK 2257 AT PAGE 67
101-2((5))(3) 13 – JOHN T. JONES SR. IN DEED BOOK 15733 AT PAGE 229
101-2((5))(2) 14 – FAIRFAX DEVELOPMENT CORPORATION IN DEED BOOK 16555 AT PAGE 1056
101-2((5))(2) 15 – AMERICAN LEGION POST 177 IN DEED BOOK 3391 AT PAGE 351
101-2((5))(2) 16 – JOHN AND HEIDI G. VU IN DEED BOOK 14579 AT PAGE 1504
101-2((5))(3) 1 – VILLA ASSOCIATES, LLC IN DEED BOOK 15801 AT PAGE 1818
101-2((5))(3) 2A – SHIRLEY L. & SYLVESTER L. HACKWORTH IN DEED BOOK 8490 AT PAGE 570
101-2((5))(3) 3A – NANCY S. RETTIG IN DEED BOOK 17183 AT PAGE 1844
101-2((5))(3) 4 – THUAN THUC JONES IN DEED BOOK 16678 AT PAGE 735
101-2((5))(3) 5 – JOSE PEREIRA AND CORNEJO CANDELARIA IN DEED BOOK 8611 AT PAGE 674
101-2((5))(3) 6 – HARRY JAMES WEAVER AND MINNIE H. WEAVER IN DEED BOOK 6206 AT PAGE 1468
101-2((5))(3) 7 – ROBERT M. & GLADYS E. KING IN DEED BOOK 1700 AT PAGE 86
101-2((5))(3) 8 – ERNEST A. & HIROKO O. THIELKE IN DEED BOOK 3190 AT PAGE 504
101-2((5))(3) 9 – GONZALO J. BAYA & ALMA B. CARO IN DEED BOOK 9955 AT PAGE 623
101-2((5))(3) 10 – KATHLEEN J. McCOMB, TRUSTEE IN DEED BOOK 15990 AT PAGE 1777 & WILL BOOK 737 AT PAGE 575
101-2((5))(3) 11 – STEVEN P. & LESA K. CRANE IN DEED BOOK 7068 AT PAGE 769
101-2((5))(3) 12 – MARIA VALDEZ IN DEED BOOK 15952 AT PAGE 601
101-2((5))(3) 13 – DANIEL J. GUNIA & KIMBERLEY S. ANDERSON-GUNIA IN DEED BOOK 9397 AT PAGE 1741

DATES OF CONSTRUCTION FOR THE EXISTING STRUCTURES :

101-2((1)) 22 – VACANT	101-2((5))(2) 11 – 1954	101-2((5))(3) 5 – 1959
101-2((1)) 24 – 1935	101-2((5))(2) 12 – 1957	101-2((5))(3) 6 – 1959
101-2((5))(2) 1 & 2 – 1960	101-2((5))(2) 13 – 1953	101-2((5))(3) 7 – 1958
101-2((5))(2) 5 – VACANT	101-2((5))(2) 14 – 1953	101-2((5))(3) 8 – 1957
101-2((5))(2) 6 – 1950	101-2((5))(2) 15 – VACANT	101-2((5))(3) 9 – 1953
101-2((5))(2) 7 – 1952	101-2((5))(2) 16 – 1968	101-2((5))(3) 10 – 1952
101-2((5))(2) 8A – 1953	101-2((5))(3) 1 – 1950	101-2((5))(3) 11 – 1952
101-2((5))(2) 8B – 1953	101-2((5))(3) 2A – 1950	101-2((5))(3) 12 – 1950
101-2((5))(2) 9 – 1954	101-2((5))(3) 3A – 1950	101-2((5))(3) 13 – 1950
101-2((5))(2) 10 – 1954	101-2((5))(3) 4 – 1952	

NO.	DATE	DESCRIPTION
2.	4-25-05	REVISED OWNERSHIP INFORMATION (KJV)
1.	9-9-04	ADDED 101-2((5))(2) LOTS 1, 2 & 16
NO.	DATE	REVISION PRIOR TO APPROVAL

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-6595

COMMONWEALTH OF VIRGINIA
No. 018450
PAUL B. JOHNSON
6/17/05
PROFESSIONAL ENGINEER

APPLICATION NO RZ/FDP 2004-LE-021 STAFF CL
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) SEE PROFFERS DATED 7/29/05
DATE OF (BOS) (PC) APPROVAL 8/1/05
SHEET 3 OF 20

DESIGN	DRAFT
KJV	KJV
APPROVED	DATE
MF	JUNE 2004
SHEET 3	OF 20
SCALE HORIZ: 1" = 60' VERT: ---	
FILE NO.: 03-520-203	

GRAPHIC SCALE
0 30 60 120
SCALE : 1" = 60'

Plotted: 6/17/05 14:51 Acad Dwgs: N:\03520\DWG\03-FDS01.DWG

WET POND NOTES

1. A COMBINED SPILLWAY WILL BE USED FOR THE POND.
2. THE WET POND IS AN EXCAVATED FACILITY WITH NO EMBANKMENT FILL REQUIRED.
3. THE TOP OF THE DAM IS AT ELEV. 34.0±. DAM HEIGHT IS APPROXIMATELY 14 FEET ABOVE THE RICHMOND HWY./ BUCKMAN RD. INTERSECTION.

LEGEND

- R.P.A. (PER COUNTY MAPS)
- LIMITS OF CLEARING & GRADING
- EXISTING ZONING BOUNDARY
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING UTILITY LINE & POLE
- EX. SANITARY SEWER
- PROPOSED SANITARY SEWER
- EX. STORM DRAIN & EASEMENT
- PROPOSED STORM DRAIN
- EX. WATERMAIN
- PROPOSED WATERMAIN
- LIMIT OF STRUCTURED PARKING

VIRGINIA STATE GRID NORTH (NAD83)

BUCKMAN ROAD — ROUTE #636 (VARIABLE WIDTH)

RICHMOND HIGHWAY — ROUTE #1 (VARIABLE WIDTH)

MOUNT VERNON HWY. ROUTE #235 (VARIABLE WIDTH)

JANNA LEE AVENUE — ROUTE #1202 (50' R/W)

ROLLING HILLS AVE. (PRIVATE STREET)

PARCEL "A" 647,648±

PARCEL "A" SWM/BMP WET POND
- NORMAL POOL/BMP ELEV. = 27.2±
- 2-YEAR W.S.E. = 28.0±
- 10-YEAR W.S.E. = 31.3±
- 25-YEAR W.S.E. = 31.8±
- 100-YEAR W.S.E. = 32.5± (S.D.F.)

COMBINED SPILLWAY

APPROX. LOCATION OF PERMANENT W.S. ELEVATION (22,800 SF±)

TOP OF DAM

EMERGENCY ACCESS

ENTRANCE FEATURE

393–432 BUILDING 'E' 6 FLOORS @ 15,312 SF EACH 61,248 SF TOTAL BUILDING HEIGHT = MAX. 65' MAX. 40 RESIDENTIAL UNITS

345–392 BUILDING 'D' 6 FLOORS @ 15,350 SF EACH 73,408 SF TOTAL BUILDING HEIGHT = MAX. 65' MAX. 40 RESIDENTIAL UNITS

192 PARKING SPACES IN GARAGE*

305–344 BUILDING 'B' 6 FLOORS @ 15,312 SF EACH 61,248 SF TOTAL BUILDING HEIGHT = MAX. 65' MAX. 40 RESIDENTIAL UNITS

330 PARKING SPACES IN GARAGE*

123–304 BUILDING 'A' BUILDING HEIGHT = MAX. 65' MAX. 40 RESIDENTIAL UNITS

193 PARKING SPACES IN GARAGE*

181 PARKING SPACES IN GARAGE*

241± BUILDING 'C' 80,000 SF MAXIMUM BUILDING HEIGHT = MAX. 40

OFFICE/RETAIL

COMMUNITY AREA #1

COMMUNITY AREA #2

COMMUNITY AREA #3

COMMUNITY AREA #4

CHILDRENS RECREATION AREA

PICNIC AREA

SWIMMING POOL

CLUBHOUSE

STONE GAZEBO

GATEHOUSE

APPROX. LIMIT OF OFFICE BUILDING AND RETAIL SPACE ASSOCIATION (HOA)

PARCEL 10B — R-20 ZONE
PARCEL 6A — R-20 ZONE
PARCEL 8B — R-20 ZONE
PARCEL 1 — R-20 ZONE
PARCEL 13 — R-3 ZONE
PARCEL 2B — C-8 ZONE
PARCEL 29B — C-8 ZONE
PARCEL 30 — C-8 ZONE
PARCEL 35A — C-8 ZONE
PARCEL 36 — C-8 ZONE

R.P.A. (PER COUNTY MAPS)

N 6,955,800 E 11,685,100

N 6,954,900 E 11,685,100

**NOTE : WALL LOCATIONS AND HEIGHTS MAY VARY BASED ON FINAL ENGINEERING

GRAPHIC SCALE
60 0 30 60 120
SCALE : 1" = 60'

NO.	DATE	REVISION PRIOR TO APPROVAL
1.	5-6-04	REVISED LAYOUT PER COUNTY COMMENTS (KJV)
2.	6-25-05	COUNTY COMMENTS (KJV)
3.	8-9-05	REVISED LAYOUT (KJV)
4.	6-17-05	REVISED ROUTE 1 SECTION (KJV)
5.	7-14-05	REVISED FIRE ACCESS FOR BUILDING 'A' (KJV)
6.		

CPJ Associates

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

CONCEPTUAL / FINAL DEVELOPMENT PLAN
OVERALL PLAN

MOUNT VERNON GATEWAY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2004-LE-021

COMMONWEALTH OF VIRGINIA — PAUL B. JOHNSON — No. 018450 — 7-14-05 — PROFESSIONAL ENGINEER

APPLICATION NO. RZ/FDP 2004-LE-021 STAFF
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/29/05
SEE PROFFERS DATED 8/1/05
DATE OF (BOS)(PC) APPROVAL 20
SHEET 4 OF

DESCRIPTION	REVISIONS	BY	APPROVED	DATE
KNJ		CL		

DESIGN KJV | DRAFT KJV | APPROVED KJD | CHECKED HMF | DATE JUNE 2004 | SCALE HORIZ: 1" = 60' VERT: ---

SHEET 4 OF 20

FILE NO.: 03-520-204

Plotted: 7/14/05 17:13 Acad Dwg: N:\03520\DWG\00-FG600.DWG,00-FG600.DWG,00-FG600

VIRGINIA STATE GRID NORTH (NAD83)

ROLLING HILLS AVE.
(PRIVATE STREET)

JANNA LEE AVENUE – ROUTE #1202
(50' R/W)

RTE. #1201

SEE SHEET 14 FOR CROSS-SECTION

GATEHOUSE

ENTRANCE FEATURE

TO UNDERGROUND PARKING

393–432
BUILDING 'E'
4 FLOORS @ 75,312 SF EACH
161,248 SF TOTAL
BUILDING HEIGHT – MAX. 65'
MAX. 40 RESIDENTIAL UNITS

345–392
BUILDING 'D'
4 FLOORS @ 18,350 SF EACH
73,400 SF TOTAL
BUILDING HEIGHT – MAX. 65'
MAX. 48 RESIDENTIAL UNITS

PLAZA

COMMUNITY AREA #2

COMMUNITY AREA #3

STONE GAZEBO

APPROX. LIMIT OF STRUCTURED PARKING

DEPRESSED CURB

LOADING SPACE

PARCEL "A"

EMERGENCY ACCESS

OFFICE/RETAIL
BUILDING 'C'
80,000 SF MAXIMUM
BUILDING HEIGHT – MAX. 80'

181 PARKING SPACES IN GARAGE

COVERED ENTRY

APPROX. LIMIT OF OFFICE BUILDING AND RETAIL SPACE ASSOCIATION (RSA)

PARCEL 1

LOT 4

LOT 3

EX. RESTAURANT

PARCEL 15

PARCEL 25

PARCEL 26

PARCEL 27

PARCEL 28

PARCEL 29B

PARCEL 30

APPROX. LOCATION OF PROP. BUS SHELTER

BUS PULL-OFF AREA

CLOSE EX. SERVICE DRIVE

APPROX. LOCATION OF FUTURE BUS SHELTER (BY OTHERS)

POSSIBLE TRAFFIC SIGNAL EASEMENT

RICHMOND HIGHWAY – ROUTE #1
(VARIABLE WIDTH)

PROP. RAISED MEDIAN

30' PUBLIC STREET ESM'T. (D.B. 749, PG. 313) TO BE VACATED IF R/W IS ACQUIRED

30' PUBLIC STREET ESM'T. (D.B. 749, PG. 313) TO BE VACATED

MATCHLINE – SEE SHEET 6

MATCHLINE – SEE SHEET 7

**NOTE : WALL LOCATIONS AND HEIGHTS MAY VARY BASED ON FINAL ENGINEERING

GRAPHIC SCALE
30 0 15 30 60
SCALE : 1" = 30'

NO.	DATE	REVISION PRIOR TO APPROVAL
5.	6-17-05	REVISED ROUTE 1 SECTION (KJV)
4.	6-9-05	REVISED LAYOUT (KJV)
3.	4-25-05	COUNTY COMMENTS (KJV)
2.	1-24-05	COUNTY COMMENTS (KJV)
1.	9-9-04	REVISED LAYOUT PER COUNTY COMMENTS (KJV)

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

CONCEPTUAL / FINAL DEVELOPMENT PLAN

MOUNT VERNON GATEWAY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2004-LE-021

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
PROFESSIONAL ENGINEER
7-14-05

APPLICATION NO. RZ/FDP 2004-LE-021
STAFF CL
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/29/05
SEE PROFFERS DATED 8/1/05
DATE OF (BOS) (PC) APPROVAL 20
SHEET 5 OF 20

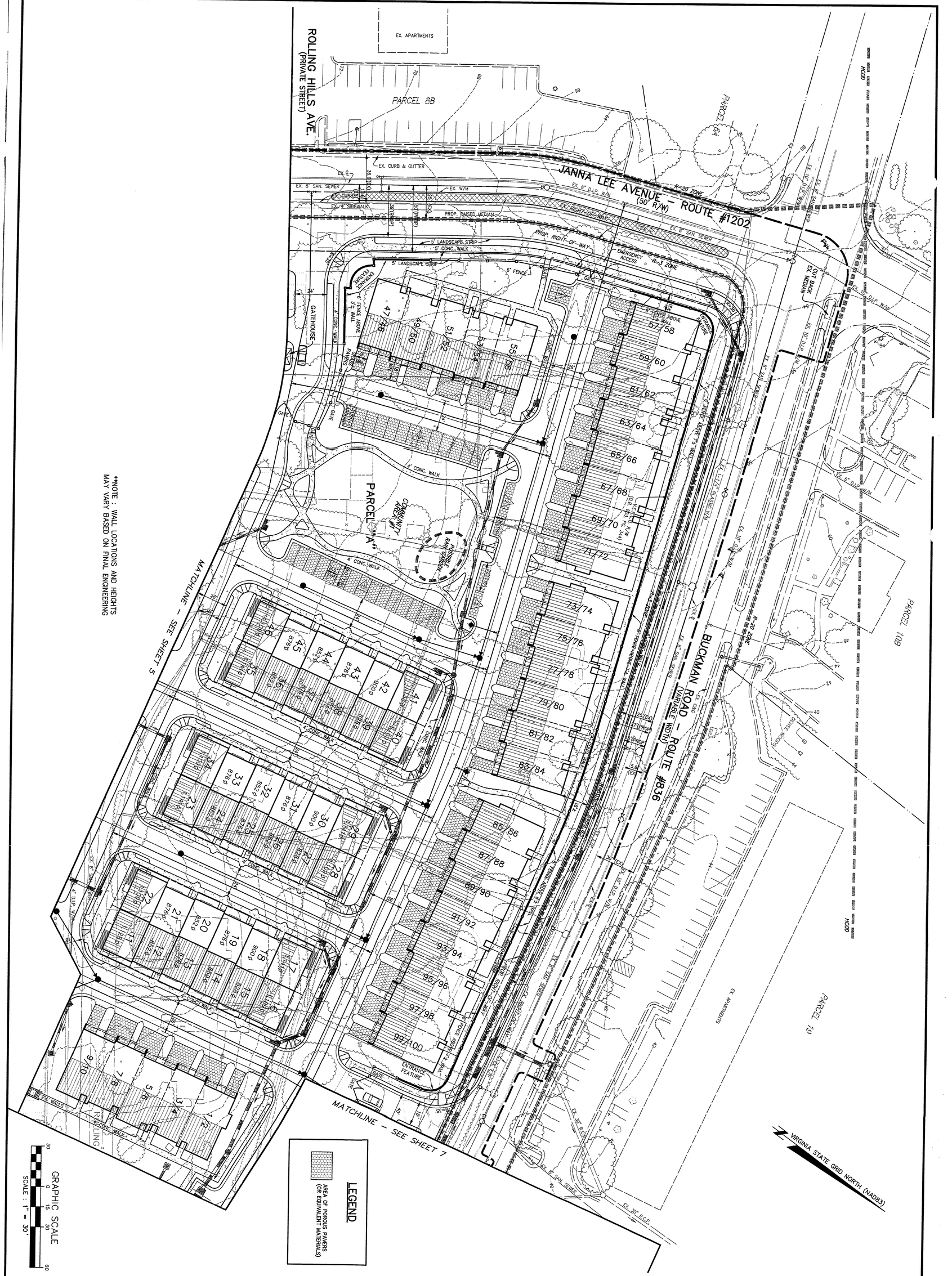
NO.	DESCRIPTION REVISIONS	BY	APPROV. DATE
5.			
4.			
3.			
2.			
1.			

DESIGN KJV | DRAFT KJV | APPROVED HMF | DATE JUNE 2004 | SCALE HORIZ. 1" = 30' VERT. ---

SHEET 5 OF 20

FILE NO.: 03-520-205

09:42 Acad Dwg: N:\03520\DWG\00-T0602.DWG/00-T0600 Plotted: 7/14/05



RZ/FDP 2004-LE-021

APPLICATION NO. _____ STAFF CL

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 7/29/05

DATE OF (BOS) (PC) APPROVAL 8/1/05

SHEET 6 OF 20

NO.	DESCRIPTION REVISIONS	REVIEW BY	APPRVD	DATE

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
7-6-05
PROFESSIONAL ENGINEER

CONCEPTUAL / FINAL DEVELOPMENT PLAN

MOUNT VERNON GATEWAY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	REVISION PRIOR TO APPROVAL
5.	6-17-05	REVISED ROUTE 1 SECTION (KJV)
4.	6-9-05	REVISED LAYOUT (KJV)
3.	4-25-05	COUNTY COMMENTS (KJV)
2.	1-24-05	COUNTY COMMENTS (KJV)
1.	9-9-04	REVISED LAYOUT PER COUNTY COMMENTS (KJV)

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

DESIGN	DRAFT
KJV	KJV
APPROVED	
HMF	
DATE	
JUNE 2004	
SCALE	
HORIZ: 1" = 30'	
VERT: ---	

FILE NO. 03-320-206

Plotted: 7/6/05 14:26 Acad Dwg: N:\03520\DWG\00-F0603.DWG/00-F0600

MATCHLINE – SEE SHEET 8

MATCHLINE – SEE SHEET 6

MATCHLINE – SEE SHEET 5

VIRGINIA STATE GRID NORTH (NAD83)

R.P.A. (PER COUNTY MAPS)

PARCEL 13

EX. APARTMENTS

BUCKMAN ROAD – ROUTE #636 (VARIABLE WIDTH)

SEE SHEET 14 FOR CROSS-SECTION

EX. 15" R.C.P.

EX. 8" D.I.P. W/M

EX. 6" D.I.P. W/M

EX. 12" D.I.P. W/M

EX. 8" SAN. SEWER

EX. C&G

EX. E/P

PROP. RIGHT-OF-WAY

PROP. LANDSCAPE STRIP

4' CONC. WALK

6' FENCE

3± WALL

7± WALL

10'± WALL

EMERGENCY ACCESS

GATE

PLAZA

BUILDING 'A'
12.5-304
281,068 SF
BUILDING HEIGHT – MAX. 115'
MAX. 182 RESIDENTIAL UNITS
(INCL. MAX. 70 AGE-RESTRICTED)

APPROX. LIMIT OF STRUCTURED PARKING

COVERED ENTRY

DROP-OFF AREA

193 PARKING SPACES IN GARAGE

TO UNDERGROUND PARKING

LOADING SPACE

LOADING SPACE

121/122
119/120
117/118
115/116
113/114
111/112
109/110
107/108
105/106
103/104
101/102

ENTRANCE FEATURE

GATE

UNDERGROUND SWM FACILITY

PARCEL 'A'
647,646 SF

SWIMMING POOL
FACILITY TO BE OPEN MAY 15th – SEPT. 15th
MAY BE COVERED IN WINTER

DECK ABOVE

DECK ABOVE

CLUBHOUSE

EMERGENCY ACCESS

CHILDRENS RECREATION AREA #2

AVENUE

BENCHES

PICNIC AREA

COMMUNITY AREA #4

ROUTE #1200

PARCEL 33

PARCEL 35A

R-3 ZONE

Ex. RIGHT-OF-WAY

PROP. RIGHT-OF-WAY

35.7' (EX)

48' (EX)

80'±

6' FENCE

EX. 6" D.I.P. W/M

EX. 15" R.C.P.

EX. E/P

PROP. RIGHT-OF-WAY

MOUNT VERNON HIGHWAY
(VARIABLE WIDTH)
ROUTE #1

PARCEL 35A

EX. DUAL 8" D.I.P. W/M

EX. 8" SAN. SEWER

EX. RIGHT-OF-WAY

EX. C&G

EX. E/P

EX. DUAL 8" D.I.P. W/M

EX. 6" D.I.P. W/M

EX. CURB & GUTTER

64.2' (EX)

72' (EX)

68' (EX)

63' (PROP)

84' (PROP)

CRD

R-3 ZONE
C-8 ZONE
305-344

BUILDING 'B'
4 FLOORS @ 115,312 SF EACH
461,248 SF TOTAL
BUILDING HEIGHT – MAX. 65'
MAX. 40 RESIDENTIAL UNITS

30 PARKING SPACES IN GARAGE

APPROX. LIMIT OF STRUCTURED PARKING

LOADING SPACE

LOADING SPACE

APPROX LIMIT OF OFFICE BUILDING AND RETAIL SPACE ASSOCIATION (RSA)

EX. C&G

EX. E/P

EX. 15" R.C.P.

EX. 6" D.I.P. W/M

EX. 8" SAN. SEWER

EX. 12" D.I.P. W/M

EX. C&G

EX. E/P

PROP. RIGHT-OF-WAY

PROP. LANDSCAPE STRIP

4' CONC. WALK

6' FENCE

3± WALL

7± WALL

10'± WALL

EMERGENCY ACCESS

GATE

TO UNDERGROUND PARKING

LOADING SPACE

LOADING SPACE

121/122
119/120
117/118
115/116
113/114
111/112
109/110
107/108
105/106
103/104
101/102

ENTRANCE FEATURE

GATE

UNDERGROUND SWM FACILITY

PARCEL 'A'
647,646 SF

SWIMMING POOL
FACILITY TO BE OPEN MAY 15th – SEPT. 15th
MAY BE COVERED IN WINTER

DECK ABOVE

DECK ABOVE

CLUBHOUSE

EMERGENCY ACCESS

CHILDRENS RECREATION AREA #2

AVENUE

BENCHES

PICNIC AREA

COMMUNITY AREA #4

ROUTE #1200

LEGEND

AREA OF POROUS PAVERS (OR EQUIVALENT MATERIALS)

GRAPHIC SCALE
30 0 15 30 60
SCALE : 1" = 30'

**NOTE : WALL LOCATIONS AND HEIGHTS MAY VARY BASED ON FINAL ENGINEERING

NO.	DATE	REVISION PRIOR TO APPROVAL
6.	7-14-05	REVISED FIRE ACCESS FOR BUILDING 'A' (KJV)
5.	6-17-05	REVISED ROUTE 1 SECTION (KJV)
4.	6-9-05	REVISED LAYOUT (KJV)
3.	4-25-05	COUNTY COMMENTS (KJV)
2.	1-24-05	COUNTY COMMENTS (KJV)
1.	9-9-04	REVISED LAYOUT PER COUNTY COMMENTS (KJV)

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-5595

CONCEPTUAL / FINAL DEVELOPMENT PLAN

MOUNT VERNON GATEWAY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2004-LE-021

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
7-14-05
PROFESSIONAL ENGINEER

RZ/FDP 2004-LE-021 CL
APPLICATION NO. STAFF

APPROVED-DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 7/29/05

DATE OF (BOS) (PC) APPROVAL 8/1/05

SHEET 7 OF 20

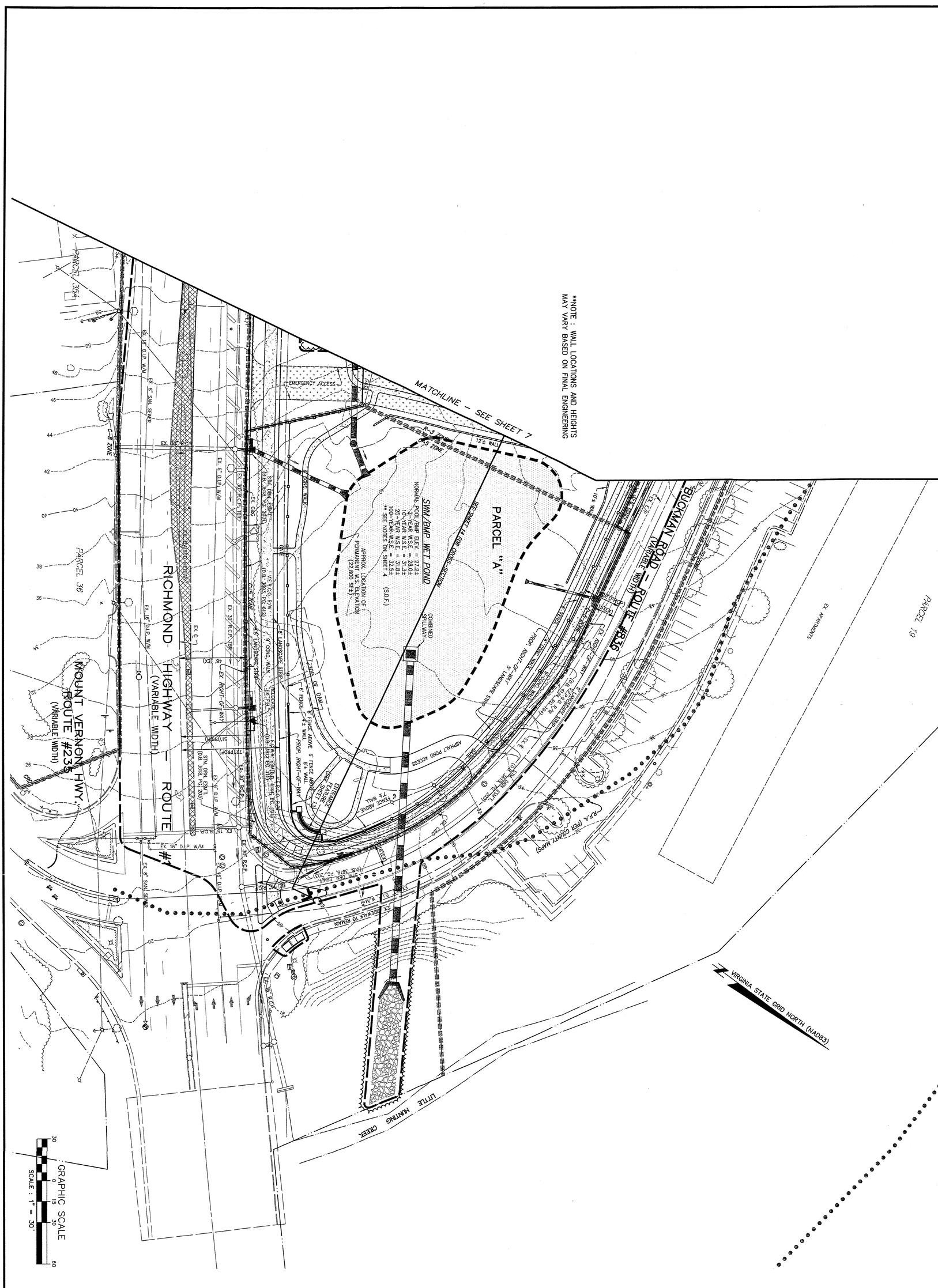
NO.	DESCRIPTION	REVISION BY	APPROVAL DATE

DESIGN KJV | DRAFT KJV
APPROVED HMF
DATE JUNE 2004
SCALE HORIZ:1" = 30' VERT: ---

SHEET 7 OF 20

FILE NO.: 03-520-207

Plotted: 7/14/05 09:43 Acad Dwg: N:\03520\DWG\00-F0804.DWG/00-F0800



RZ/FDP 2004-LE-021 CL

APPLICATION NO. STAFF

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 7/29/05

DATE OF (BOS) (PC) APPROVAL 8/1/05

SHEET 8 OF 20

NO.	DESCRIPTION	REVIEW BY	APPRVD.	DATE
	REVISIONS			

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
7-14-05
PROFESSIONAL ENGINEER

CONCEPTUAL / FINAL DEVELOPMENT PLAN

MOUNT VERNON GATEWAY

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

NO.	DATE	REVISION PRIOR TO APPROVAL
6.	7-14-05	REVISED FIRE ACCESS FOR BUILDING "A" (KJV)
5.	6-17-05	REVISED ROUTE 1 SECTION (KJV)
4.	6-9-05	REVISED LAYOUT (KJV)
3.	4-25-05	COUNTY COMMENTS (KJV)
2.	1-24-05	COUNTY COMMENTS (KJV)
1.	9-9-04	REVISED LAYOUT PER COUNTY COMMENTS (KJV)

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

FILE NO. 03-520-208

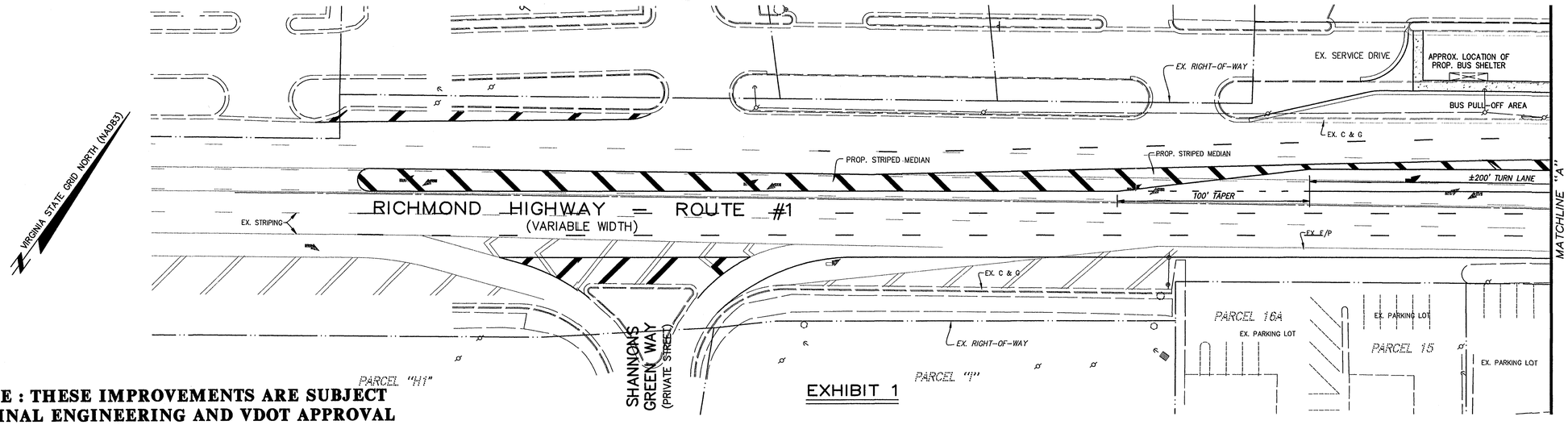
DESIGN KJV | DRAFT KJV

APPROVED HMF

DATE JUNE 2004

SCALE HORIZ: 1" = 30' VERT: ---

Plotted: 7/14/05 14:13 Acad Dwg: N:\03520\DWG\00-F0605.DWG/00-F0600



NOTE : THESE IMPROVEMENTS ARE SUBJECT TO FINAL ENGINEERING AND VDOT APPROVAL

EXHIBIT 1

GRAPHIC SCALE
30 0 15 30 60
SCALE : 1" = 30'

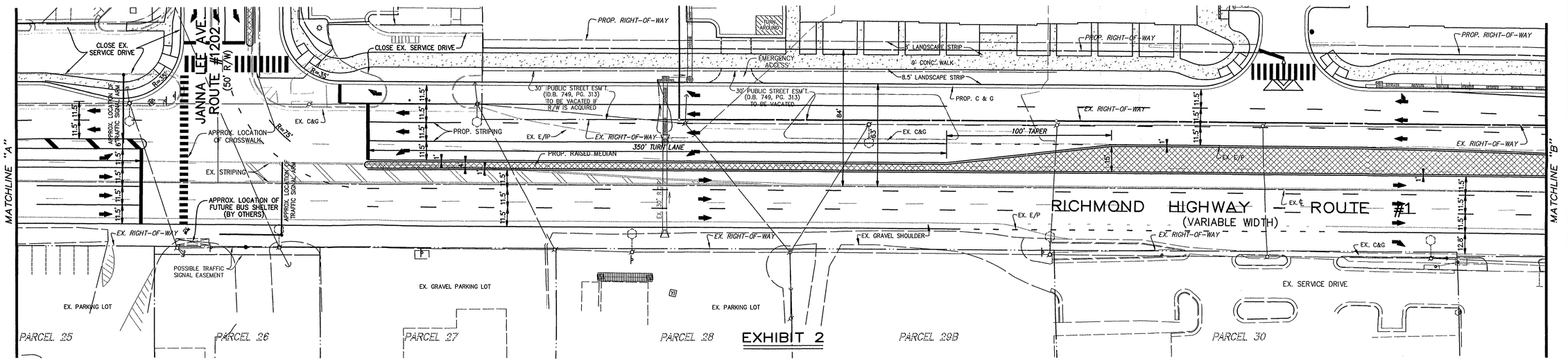


EXHIBIT 2

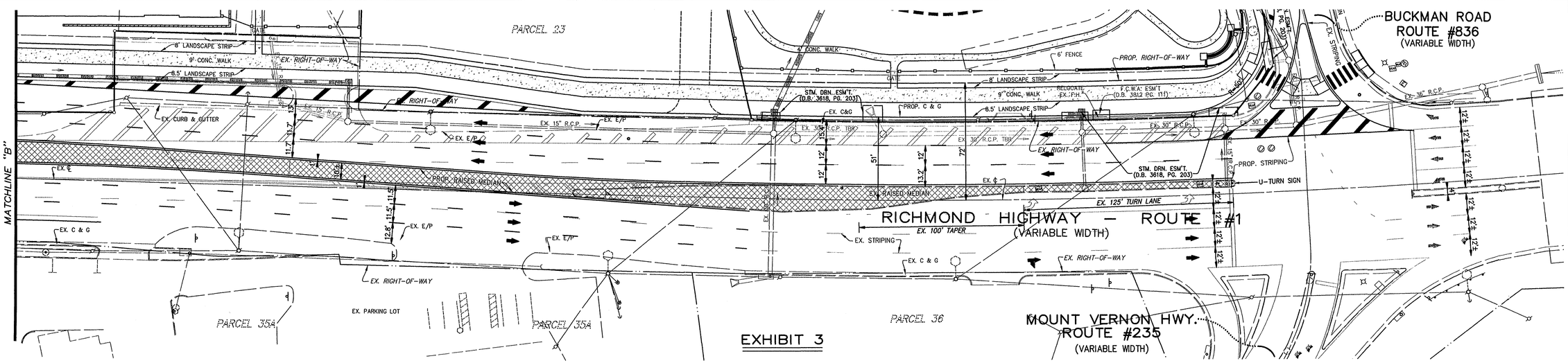


EXHIBIT 3

NO.	DATE	REVISION
2.	6-17-05	REVISED ROUTE 1 SECTION (KJV)
1.	6-9-05	REVISED ROAD SECTION PER VDOT/COUNTY TRANSPORTATION (KJV)

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 FENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

EXHIBITS OF PROPOSED ROUTE 1 IMPROVEMENTS
MOUNT VERNON GATEWAY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2004-LE-021

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
PROFESSIONAL ENGINEER

APPLICATION NO. RZ/FDP 2004-LE-021 STAFF
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/29/05
SEE PROFFERS DATED 8/1/05
DATE OF (BOS)(PC) APPROVAL 20
SHEET 9 OF

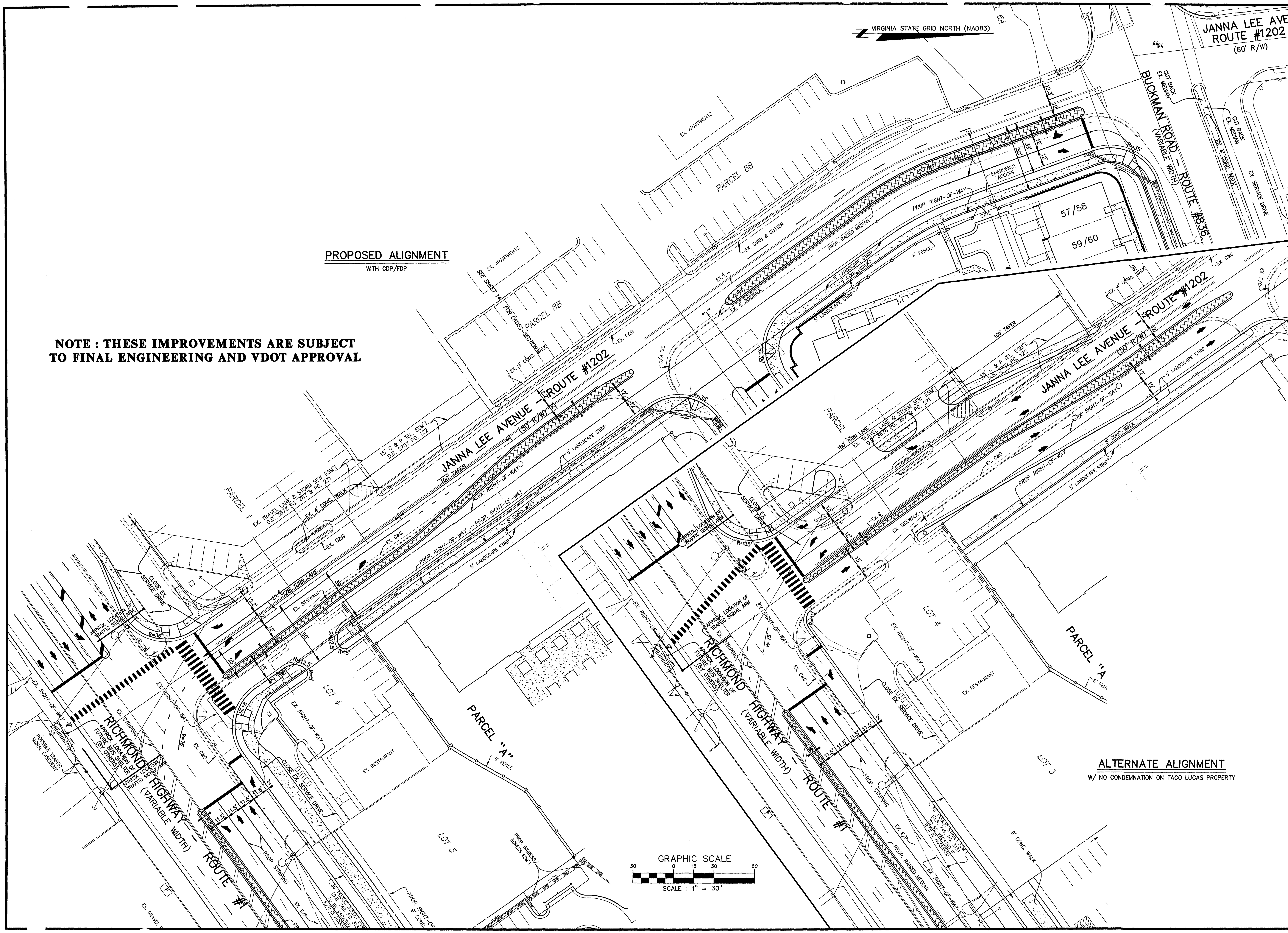
NO.	DESCRIPTION REVISIONS	REVIEW BY	APPROVD. DATE

DESIGN KJW | DRAFT KJW | APPROVED HMF | DATE APRIL 2005 | SCALE HORIZ: 1" = 30' VERT: ---

SHEET 9 OF 20

FILE NO.: 03-520-209

Plotted: 6/27/05 14:13 Acad Dwg: N:\03520\DWG\00-F1601.DWG/00-F0600



NO.	DATE	REVISION
1.	6-17-05	REVISED ROUTE 1 SECTION (KJV) REVISION PRIOR TO APPROVAL

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

EXHIBIT OF PROPOSED JANNA LEE AVE. IMPROVEMENTS

MOUNT VERNON GATEWAY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2004-LE-021

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
6.27.05
PROFESSIONAL ENGINEER

APPLICATION NO RZ/FDP 2004-LE-021 STAFF CL
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/29/05
DATE OF (BOS)(PC) APPROVAL 8/1/05
SHEET 10 OF 20

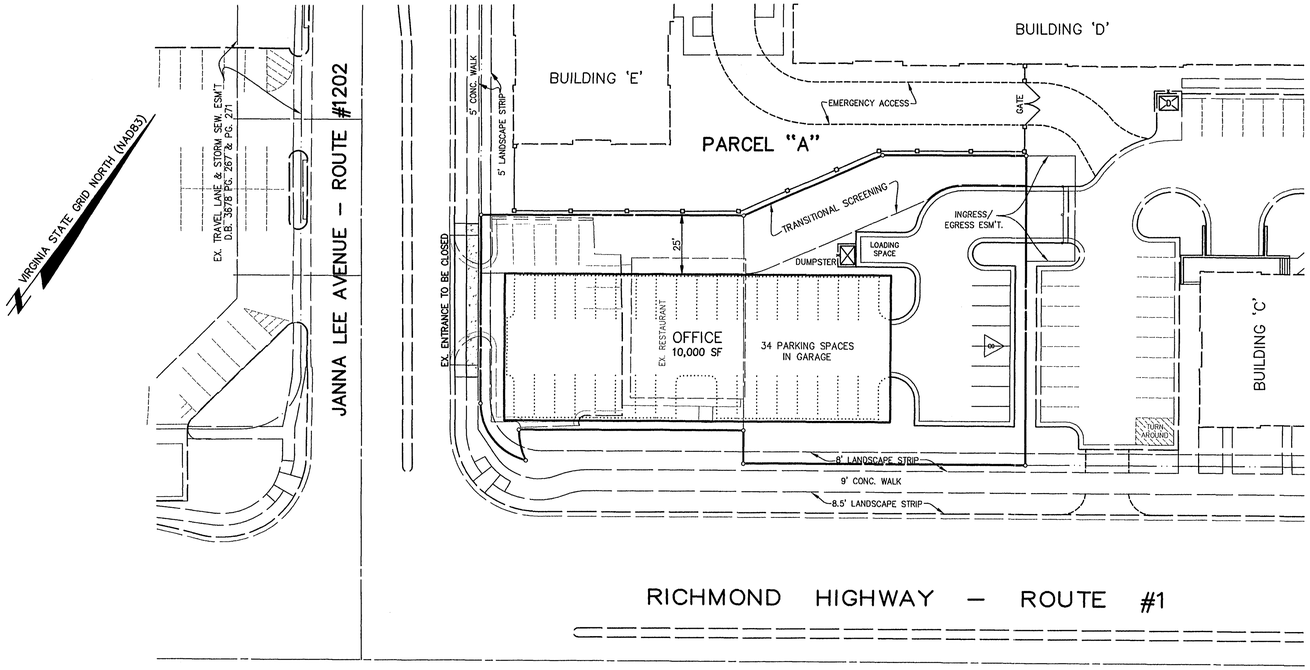
NO.	DESCRIPTION	REVIEW BY	APPRVD.	DATE
	REVISIONS			

DESIGN KJV | DRAFT KJV
APPROVED HMF
DATE JUNE 2005
SCALE HORIZ: 1" = 30' VERT: ---

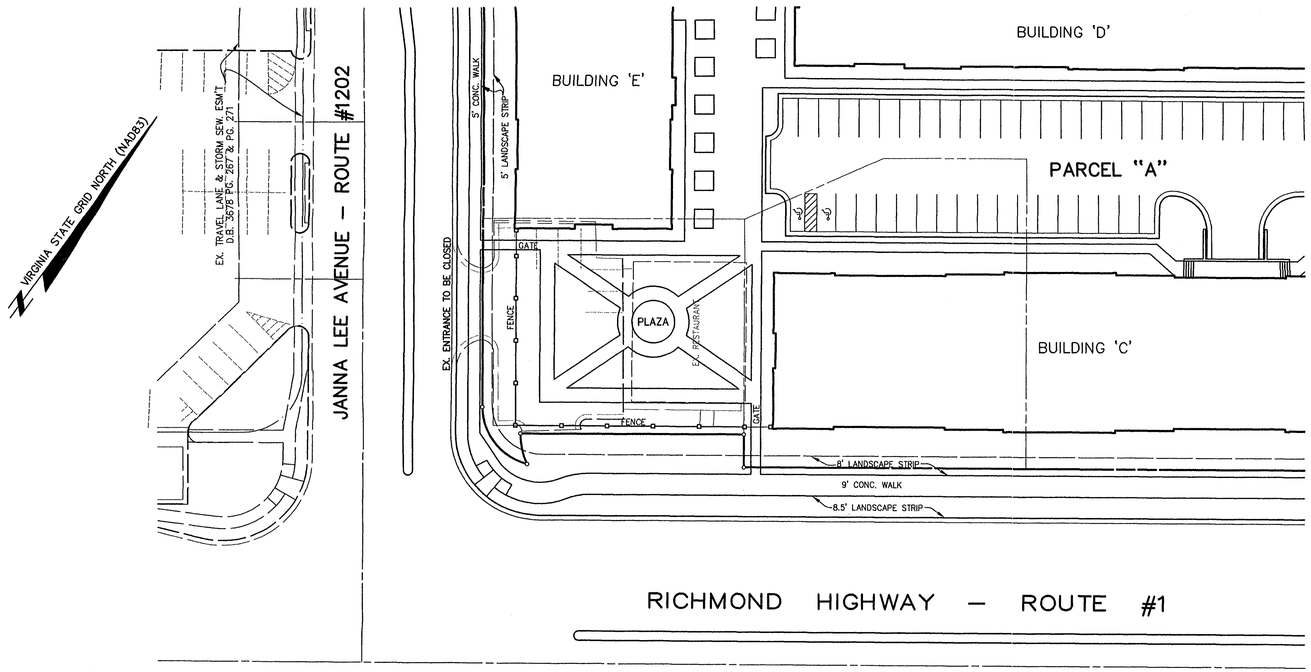
SHEET 10 OF 20

FILE NO.: 03-520-210

Plotted: 6/27/05 14:18 Acad Dwg: N:\03520\DWG\00-F1602.DWG/00-F0600



POTENTIAL REDEVELOPMENT SEPARATE FROM MOUNT VERNON GATEWAY



POSSIBLE DEVELOPMENT WITH MOUNT VERNON GATEWAY

GRAPHIC SCALE
30 0 15 30 60
SCALE : 1" = 30'

NO.	DATE	REVISION PRIOR TO APPROVAL
1.	6-17-05	REVISED ROUTE 1 SECTION (KJV)

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 POHDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

EXHIBITS OF POTENTIAL REDEVELOPMENT OF 101-2((5))(2) 3 & 4

MOUNT VERNON GATEWAY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2004-LE-021

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
6-17-05
PROFESSIONAL ENGINEER

RZ/FDP 2004-LE-021 STAFF CL
APPLICATION NO APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/29/05
SEE PROFFERS DATED 8/1/05
DATE OF (BOS) (PC) APPROVAL
SHEET 11 OF 20

NO.	DESCRIPTION REVISIONS	REVIEW BY	APPROV. DATE

DESIGN KJV | DRAFT KJV | CHECK APPROVED HMF | DATE JUNE 2005 | SCALE HORIZ: 1" = 30' VERT: ---

SHEET 11 OF 20

FILE NO.: 03-520-211

Plotted: 8/17/05 14:37 Acad Dwg: N:\03520\DWG\00-F0302.DWG

LEGEND

- SHADE TREE (3" CAL.)
- EVERGREEN TREE (8' HGT.)
- ORNAMENTAL TREE (1" CAL.)
- MED. DECIDUOUS SHRUB
- MED. EVERGREEN SHRUB
- GROUNDCOVER/PERENNIALS

* LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH FINAL SITE PLAN. NATIVE AND/OR DESIRABLE SPECIES WILL BE USED WHERE POSSIBLE. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS

TREE COVER CALCULATIONS

TREE COVER REQUIRED	
TOTAL SITE AREA	738,369 S.F.
RIGHT-OF-WAY DEDICATION	56,508 S.F.
AREA OF WET POND	22,800 S.F.±
AREA OF SWIMMING POOL	1,950 S.F.±
AREA OF TOT LOT	2,700 S.F.±
NET SITE AREA	654,411 S.F.±
PERCENTAGE OF TREE COVER REQUIRED	10%
TOTAL TREE COVER REQUIRED	65,441 S.F.±

TREE COVER PROVIDED	
AREA OF EXISTING TREES TO BE PRESERVED	0 S.F.
25% CREDIT FOR TEN YEAR GROWTH	N/A
AREA OF TREES TO BE PLANTED	70,000 S.F.±
TOTAL TREE COVER PROVIDED (10.7%± OF SITE AREA)	70,000 S.F.±

NO.	DATE	REVISION PRIOR TO APPROVAL
1.	1-24-05	COUNTY COMMENTS (KJV)
2.	3-24-05	COUNTY COMMENTS (KJV)
3.	4-25-05	COUNTY COMMENTS (KJV)
4.	6-9-05	REVISED LAYOUT (KJV)
5.	6-17-05	REVISED ROUTE 1 SECTION (KJV)
6.	7-14-05	REVISED FIRE ACCESS FOR BUILDING 'A' (KJV)

CPJ Associates

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

CONCEPTUAL LANDSCAPE PLAN

MOUNT VERNON GATEWAY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2004-LE-021

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
7-14-05
PROFESSIONAL ENGINEER

RZ/FDP 2004-LE-021 CL

APPLICATION NO _____ STAFF _____

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP) 7/29/05

SEE PROFFERS DATED 8/1/05

DATE OF (BOS) (PC) APPROVAL _____ 20

SHEET 12 OF

NO.	DESCRIPTION REVISIONS	REVISION APPROVAL DATE BY

DESIGN KJV | DRAFT KJV | CHECKED APP. | DATE JUNE 2004 | SCALE HORIZ.1" = 60' VERT: ---

SHEET 12 OF 20

FILE NO.: 03-520-212

Plotted: 7/14/05 14:32 Acad Dwg: N:\03520\DWG\00-F6601.DWG/00-F0601/00-F0600

PARCEL 6A
PARCEL 6B
PARCEL 18
PARCEL 28
PARCEL 29B
PARCEL 30
PARCEL 35A
PARCEL 36
PARCEL 1

BUCKMAN ROAD – ROUTE #836 (VARIABLE WIDTH)
RICHMOND HIGHWAY – ROUTE #1 (VARIABLE WIDTH)
MOUNT VERNON HWY. ROUTE #235 (VARIABLE WIDTH)
ROLLING HILLS AVE. (PRIVATE STREET)
JANNA LEE AVENUE – ROUTE #1202 (50' R/W)

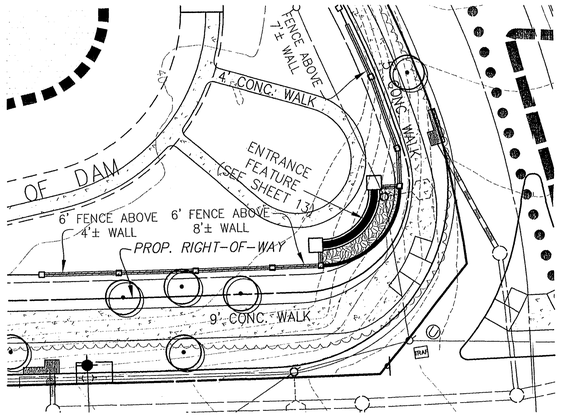
PARCEL "A"
COMMUNITY AREA #1
COMMUNITY AREA #2
COMMUNITY AREA #3
CHILDREN'S RECREATION AREA
PICNIC AREA
SWIMMING POOL
CLUBHOUSE
STONE GAZEBO
345–392 BUILDING 'D'
393–432 BUILDING 'E'
OFFICE/RETAIL BUILDING 'C'
305–344 BUILDING 'B'
123–304 BUILDING 'A'
LOT 4
LOT 5

SWM/BMP WET POND
NORMAL POOL/BMP ELEV. = 27.2±
2-YEAR W.S.E. = 28.0±
10-YEAR W.S.E. = 31.3±
25-YEAR W.S.E. = 31.8±
100-YEAR W.S.E. = 32.5± (S.O.F.)
COMBINED SPILLWAY
APPROX. LOCATION OF PERMANENT W.S. ELEVATION (72,800 SF±)
POND ACCESS
TOP OF DAM
PROPOSED GUARDRAIL

EX. RIGHT-OF-WAY
PROP. RIGHT-OF-WAY
EX. EASEMENTS
EX. STRUCTURES
EX. CONTOURS
EX. TREE LINE
EX. BUILDING CODE
EX. PROPERTY LINE
EX. CURB & GUTTER
PROP. CURB & GUTTER
UNDERGROUND UTILITY LINE
SEE SHEET 2 FOR COUNTY MAPS

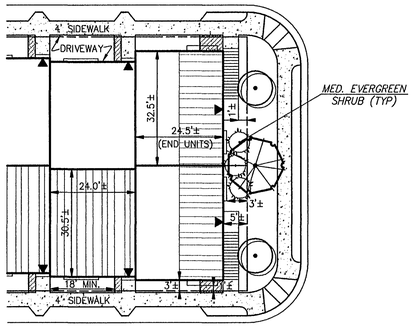
GRAPHIC SCALE
60 0 30 60 120
SCALE : 1" = 60'

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY

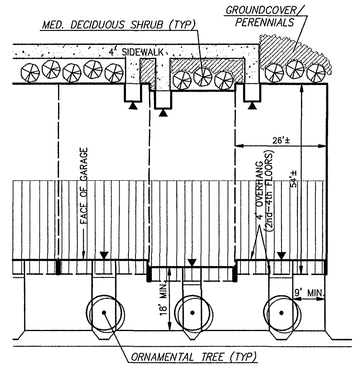


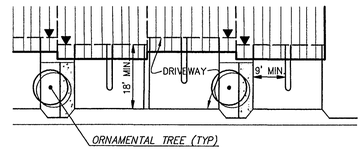
GATEWAY DETAIL

SCALE : 1" = 20'



▼ ACCESS TO UNIT (TYP)





ALTERNATE LAYOUT

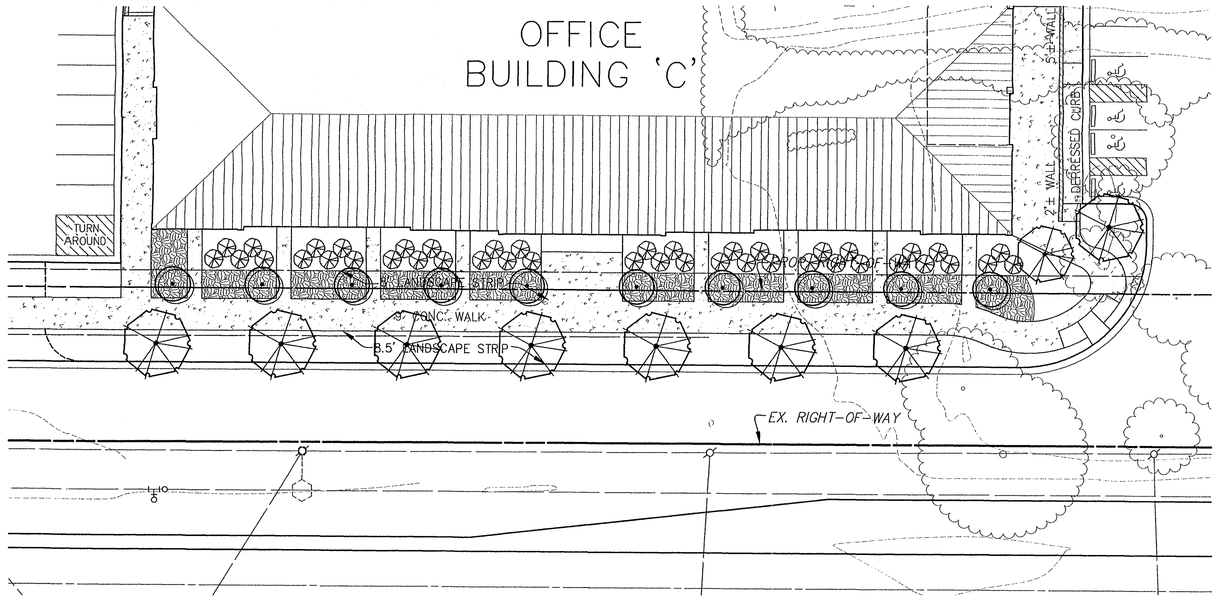
TYPICAL LOT LAYOUT & LANDSCAPING

SCALE : 1" = 20'

LEGEND

- SHADE TREE (3" CAL.)
- ORNAMENTAL TREE (1" CAL.)
- MED. DECIDUOUS SHRUB
- GROUNDCOVER/PERENNIALS

* LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH FINAL SITE PLAN. NATIVE AND/OR DESIRABLE SPECIES WILL BE USED WHERE POSSIBLE.



BUILDING 'C' STREETSCAPE ALONG ROUTE 1

SCALE : 1" = 20'

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY

NO.	DATE	REVISION PRIOR TO APPROVAL
5.	6-17-05	REVISED ROUTE 1 SECTION (KJV)
4.	6-9-05	REVISED DETAILS (KJV)
3.	4-25-05	COUNTY COMMENTS (KJV)
2.	1-24-05	COUNTY COMMENTS (KJV)
1.	9-9-04	REVISED LAYOUT PER COUNTY COMMENTS (KJV)

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

CONCEPTUAL LANDSCAPE PLAN

MOUNT VERNON GATEWAY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2004-LE-021

COMMONWEALTH OF VIRGINIA PAUL B. JOHNSON No. 018450 REGISTERED PROFESSIONAL ENGINEER 6-27-05

RZ/FDP 2004-LE-021 CL

APPLICATION NO. STAFF

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP) 7/29/05

SEE PROFFERS DATED 8/1/05

DATE OF (BOS) (PC) APPROVAL 20

SHEET 13 OF

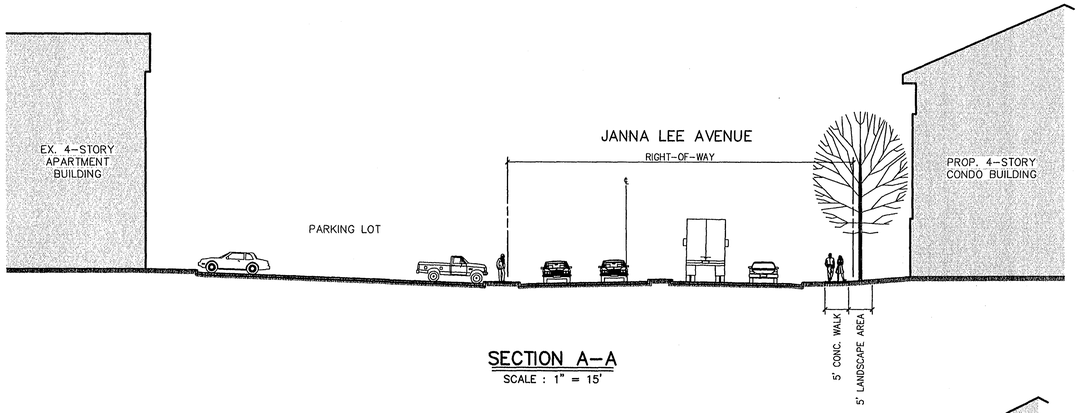
NO.	DESCRIPTION REVISIONS	BY	DATE

DESIGN KJV | DRAFT KJV
APPROVED HMF
DATE JUNE 2005
SCALE HORIZ:1" = 20' VERT: ---

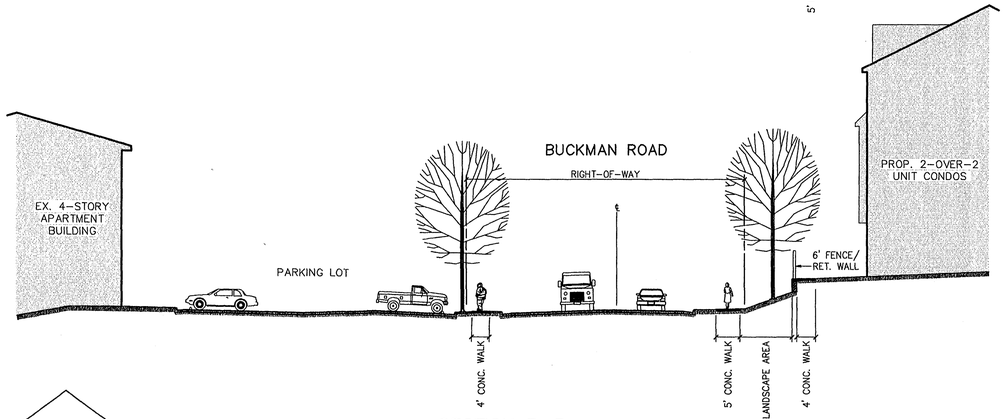
SHEET 13 OF 20

FILE NO.: 03-520-213

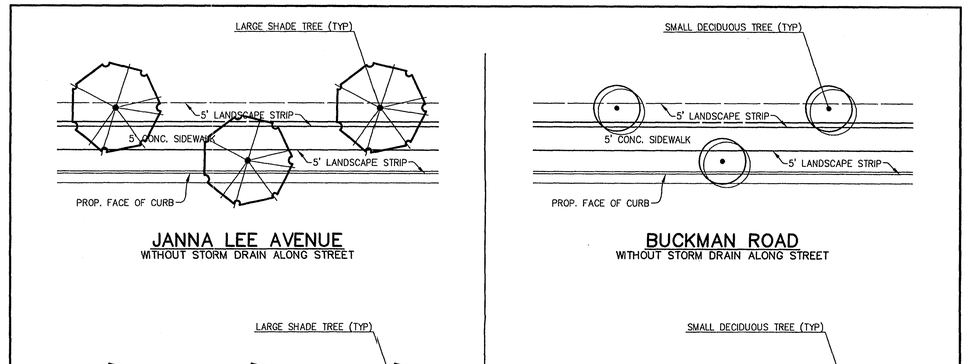
Plot Date: 6/27/05 14:20 Acad Dwg: N:\03520\DWG\05-FB801.DWG/05-FB801/00-T0600



SECTION A–A
SCALE : 1" = 15'



SECTION B–B
SCALE : 1" = 15'



JANNA LEE AVENUE
WITHOUT STORM DRAIN ALONG STREET

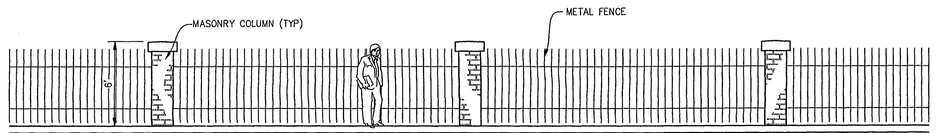
BUCKMAN ROAD
WITHOUT STORM DRAIN ALONG STREET

JANNA LEE AVENUE
WITH STORM DRAIN ALONG STREET

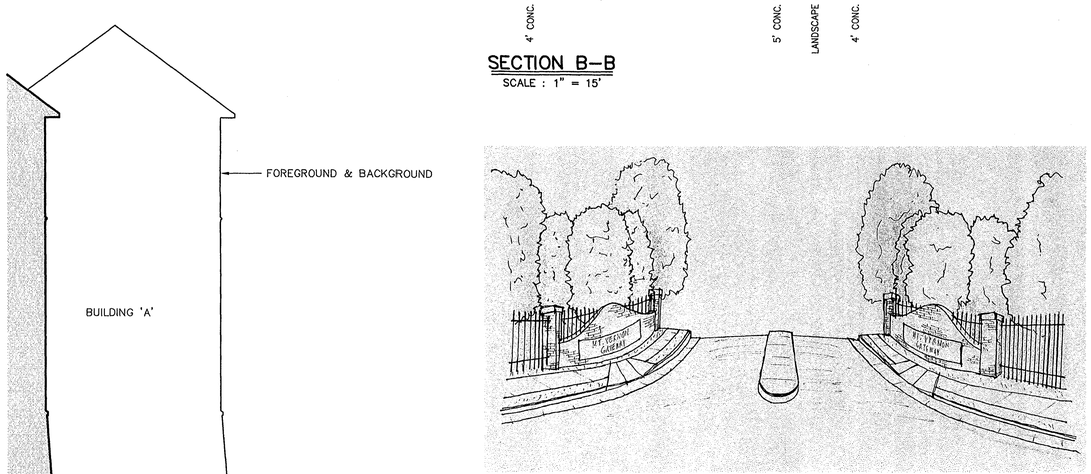
BUCKMAN ROAD
WITH STORM DRAIN ALONG STREET

TYPICAL STREETSCAPE
SCALE : 1" = 15'

NOTE : TREE LOCATIONS AND SIZES MAY VARY WITH FINAL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS

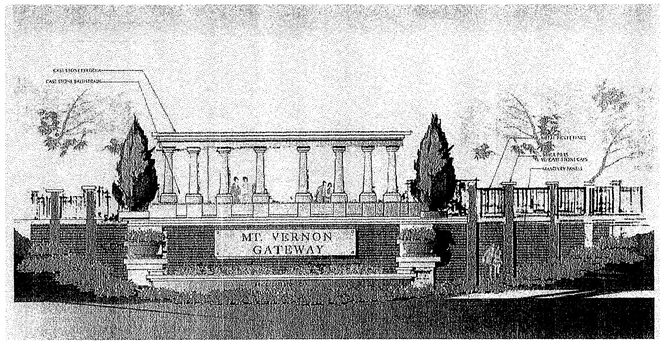


TYPICAL PERIMETER FENCE
SCALE : 1" = 5'



SECTION C–C
SCALE : 1" = 15'

ENTRY FEATURE
AT ENTRANCES INTO SITE



ENTRY FEATURE
AT SW CORNER OF RICHMOND HWY. & BUCKMAN ROAD

CROSS-SECTIONS & DETAILS
MOUNT VERNON GATEWAY
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2004-LE-021

NO.	DATE	REVISION PRIOR TO APPROVAL
1.	6-9-05	REVISED LAYOUT & DETAILS(KJV)
2.	7-14-05	REVISED CROSS-SECTION C-C (KJV)

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-6595

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
REGISTERED PROFESSIONAL ENGINEER
7-14-05

CL

RZ/FDP 2004-LE-021
APPLICATION NO. STAFF
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/29/05
SEE PROFFERS DATED 8/1/05
DATE OF (BOS) (PC) APPROVAL 20
SHEET 14 OF

NO.	DESCRIPTION REVISIONS	BY	APPRVD	DATE

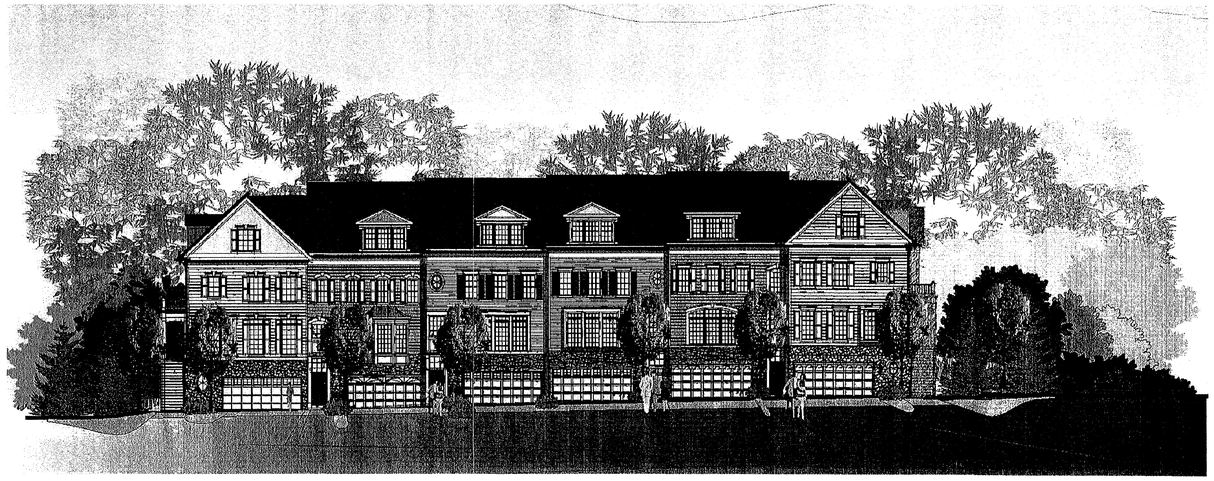
DESIGN KJV | DRAFT KJV | APPROVED HMT | DATE APRIL 2005 | SCALE HORIZ: --- VERT: ---

SHEET 14 OF 20

FILE NO.: 03-520-214

Plotted: 7/14/05 14:20 Acad Dwg: N:\03520\DWG\03-F6802.DWG

SIDE ELEVATION OF BACK-TO-BACK UNITS



FRONT ELEVATION OF BACK-TO-BACK UNITS

FRONT ELEVATION OF 2-OVER-2 CONDOS

REAR ELEVATION OF 2-OVER-2 CONDOS

SIDE ELEVATIONS OF
2-OVER-2 CONDOS

NO.	DATE	REVISION PRIOR TO APPROVAL
1.	6-9-05	UPDATED ARCHITECTURE (KJV)

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-6695

ARCHITECTURAL ELEVATIONS
MOUNT VERNON GATEWAY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2004-LE-021

COMMONWEALTH OF VIRGINIA
PAUL E. JOHNSON
No. 018450
6-17-05
REGISTERED PROFESSIONAL ENGINEER

APPLICATION NO RZ/FDP 2004-LE-021 STAFF CL
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/29/05
SEE PROFFERS DATED 8/1/05
DATE OF (BOS)(PC) APPROVAL 20
SHEET 15 OF

NO.	DESCRIPTION REVISIONS	REVIEW BY	APPROV. DATE

DESIGN KJV | DRAFT KJV | APPROVED HMF | DATE JUNE 2005 | SCALE HORIZ: --- VERT: ---

SHEET 15 OF 20

FILE NO.: 03-520-215

Plotted: 6/17/05 14:17 Acad Dwg: N:\03520\DWG\00-F0201.DWG

NORTH ELEVATION OF BUILDING 'A'

VIEW FROM POND & RICHMOND HWY./ BUCKMAN RD. INTERSECTION

SOUTH ELEVATION OF BUILDING 'A'

VIEW FROM SWIMMING POOL AREA

EAST ELEVATION OF BUILDING 'A'

VIEW FROM RICHMOND HWY.

WEST ELEVATION OF BUILDING 'A'

VIEW FROM BUCKMAN RD.

NO.	DATE	REVISION PRIOR TO APPROVAL
1.	6-9-05	UPDATED ARCHITECTURE (KJV)

CPJ Associates

Charles P. Johnson & Associates, Inc.

PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS

3959 POWER DRIVE, SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555 FAX(703)273-8595

ARCHITECTURAL ELEVATIONS

MOUNT VERNON GATEWAY

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

RZ 2004-LE-021

COMMONWEALTH OF VIRGINIA — PAUL B. JOHNSON — No. 018450 — 6.17.05 — REGISTERED PROFESSIONAL ENGINEER

RZ/FDP 2004-LE-021 CL

APPLICATION NO. STAFF

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP) 7/29/05

SEE PROFFERS DATED 8/1/05

DATE OF (BOS) (PC) APPROVAL

SHEET 6 OF 20

NO.	DESCRIPTION REVISIONS	BY	APPRVD	DATE

DESIGN	DRAFT
KJV	KJV
APPROVED	
HMF	
DATE	
JUNE 2005	
SCALE	
HORIZ: ---	
VERT: ---	

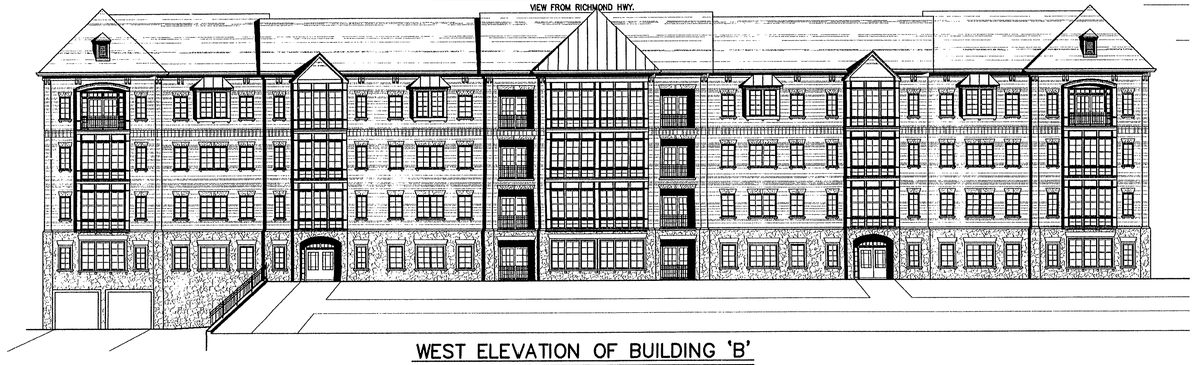
SHEET 16 OF 20

FILE NO.: 03-520-216

Plotted: 6/17/05 14:25 Acad Dwg: N:\03520\DWG\00-02002.DWG

EAST ELEVATION OF BUILDING 'B'

NORTH ELEVATION OF BUILDING 'B'

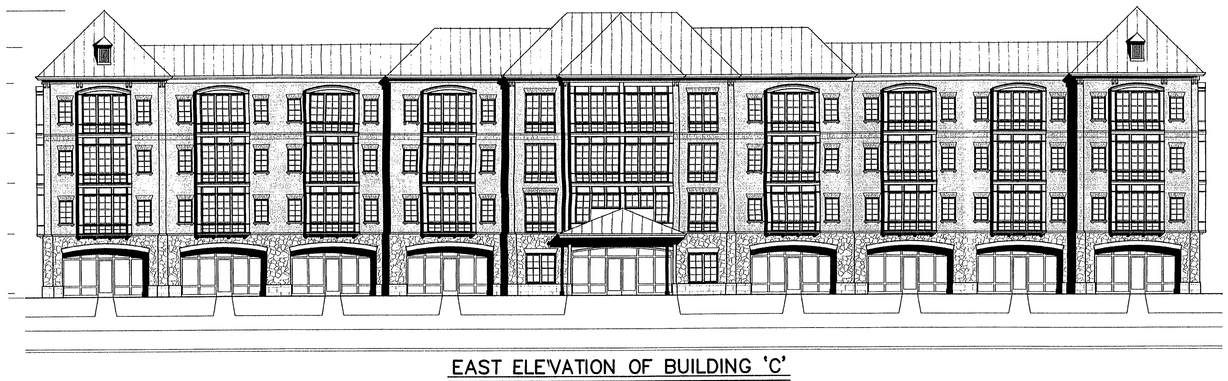


VIEW FROM RICHMOND HWY.

WEST ELEVATION OF BUILDING 'B'

VIEW FROM INTERIOR STREET/ SWIMMING POOL AREA

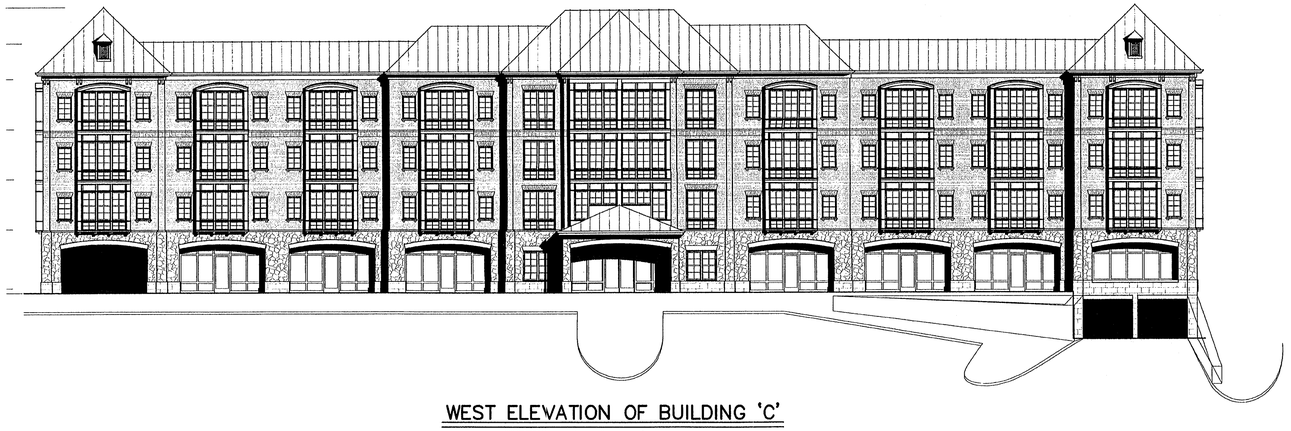
SOUTH ELEVATION OF BUILDING 'B'



EAST ELEVATION OF BUILDING 'C'

VIEW FROM RICHMOND HWY.

NORTH ELEVATION OF BUILDING 'B'



WEST ELEVATION OF BUILDING 'C'

VIEW FROM INTERIOR STREET/ PARKING LOT

SOUTH ELEVATION OF BUILDING 'B'

NO.	DATE	REVISION PRIOR TO APPROVAL
1.	6-9-05	UPDATED ARCHITECTURE (KJV)

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-6595

ARCHITECTURAL ELEVATIONS

MOUNT VERNON GATEWAY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PZ 2004-LE-021

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
6-17-05
PROFESSIONAL ENGINEER

RZ/FDP 2004-LE-021
APPLICATION NO
STAFF
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
7/29/05
SEE PROFFERS DATED
8/1/05
DATE OF (BOS) (PC) APPROVAL
20
SHEET 17 OF

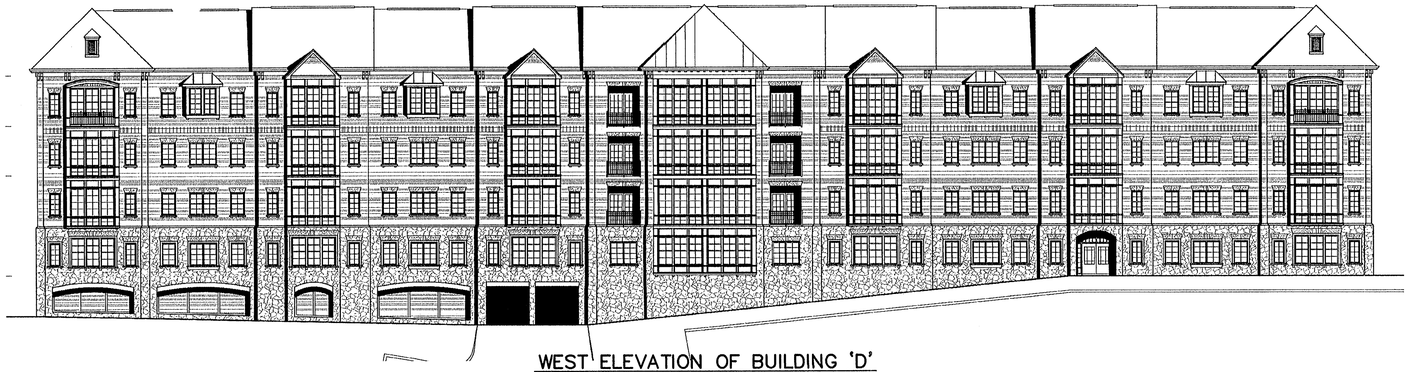
NO.	DESCRIPTION REVISIONS	BY	APPRO.	DATE

DESIGN	DRAFT
KJV	KJV
APPROVED	DATE
HAF	JUNE 2005
	SCALE
	HORIZ: ---
	VERT: ---

SHEET 17 OF 20

FILE NO.: 03-520-217

Plotted: 6/17/05 14:31 Acad Dwg: N:\03520\DWG\00-F0203.T*PC



WEST ELEVATION OF BUILDING 'D'

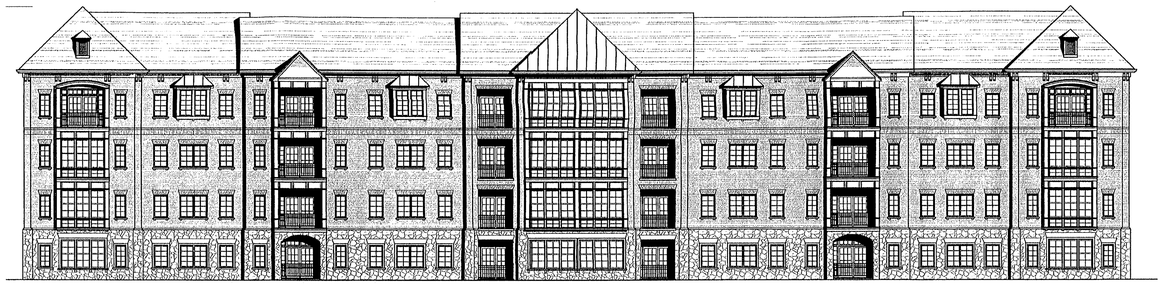
VIEW FROM PARKING LOT

SOUTH ELEVATION OF/BUILDING 'D'

EAST ELEVATION OF BUILDING 'D'

VIEW FROM BUILDING 'C'

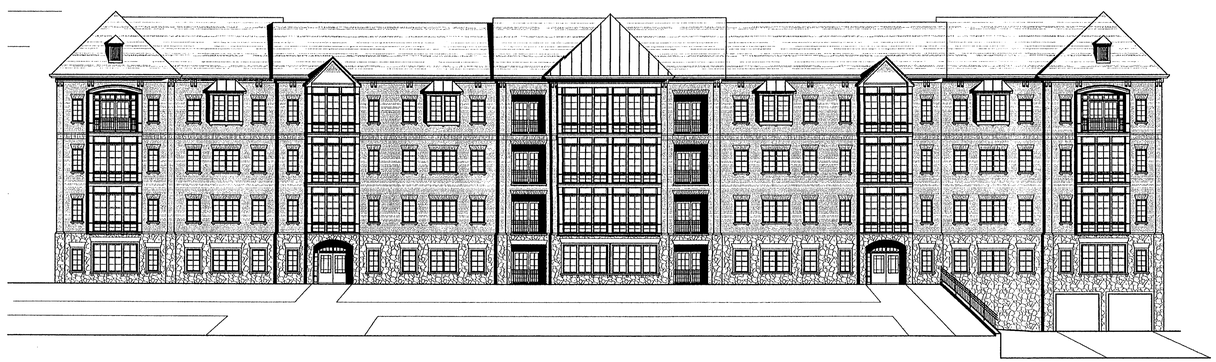
NORTH/ELEVATION OF BUILDING 'D'



SOUTH ELEVATION OF BUILDING 'D'

VIEW FROM JANNA LEE AVENUE

EAST ELEVATION OF BUILDING 'D'



NORTH ELEVATION OF BUILDING 'D'

VIEW FROM PARKING LOT/ BUILDING 'D'

WEST ELEVATION OF BUILDING 'D'

ARCHITECTURAL ELEVATIONS

MOUNT VERNON GATEWAY

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

RZ 2004-LE-021

NO.	DATE	REVISION
1.	6-9-05	UPDATED ARCHITECTURE (KJV) PRIOR TO APPROVAL

CPJ Associates

Charles P. Johnson & Associates, Inc.

PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS

3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555

SILVER SPRING, MD FAX(703)273-8595

COMMONWEALTH OF VIRGINIA PAUL B. JOHNSON No. 018450 PROFESSIONAL ENGINEER 6-17-05 ASSIGNED

APPLICATION NO. RZ/FDP 2004-LE-021 STAFF CL

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP) 7/29/05

SEE PROFFERS DATED 8/1/05

DATE OF (BOS) (PC) APPROVAL 20

SHEET 18 OF 20

NO.	DESCRIPTION REVISIONS	BY	REVIEW APPROVAL DATE

DESIGN KJV | DRAFT KJV | APPROVED HMF | DATE JUNE 2005 | SCALE HORIZ: --- VERT: ---

SHEET 18 OF 20

FILE NO.: 03-520-218

Acad Dwg: N:\03520\DWG\00-FD204.DWG

Plotted: 6/17/05 14:30

COVER TYPE SUMMARY

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE
	Bottomland Forest	see comments	n/a	good	2.70
	Bottomland Forest	Sycamore	early successional	good	0.80
	Bottomland Forest	Red Oak	climax	generally good	3.02
	Maintained Grassland	n/a	n/a	fair	7.09
	Open Field	various grasses and invasives	pioneer	fair	0.27
	Developed Area	n/a	n/a	n/a	3.07
	TOTAL ACREAGE				16.95

COMMENTS :

BOTTOMLAND FOREST : This cover type consists of individual lawn trees, including Redcedars and Oaks. The trees are mostly in good condition.

BOTTOMLAND FOREST : This cover type consists of medium to large widely-scattered pioneer species such as Sycamore, Sweetgum, and Virginia Pine, and appeared to be in good condition, except for a large amount of invasives.

BOTTOMLAND FOREST : This cover type is a dense forest of mostly similar-sized trees. It appears to be in good condition, except for some scattered storm damage, fallen trees, some apparent fire damage around Plot #5, and a large amount of invasive thorny vines.

OPEN FIELD : The vegetation in this cover type has been previously cleared, and is in fair condition. On Lot 14, there the existing yard is overgrown.

TREE COVER DATA

PLOT #1

OVERSTORY TREES ≥ TO 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ TO 10' IN HEIGHT WITHIN THE PLOT
American Sycamore	8	Eastern Redcedar
Virginia Pine	2	

COMMENTS: Plot appears to be in the early successional stage of succession. The trees are generally in good condition. There is a large amount of under-brush and invasives.

TREE COVER DATA

PLOT #2

OVERSTORY TREES ≥ TO 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ TO 10' IN HEIGHT WITHIN THE PLOT
Red Oak	6	---
Eastern Redcedar	3	

COMMENTS: This plot consists of individual trees, with maintained lawn underneath. The trees appear to be in good condition. The Redcedars are approx. 12" DBH, and the Oaks range from 24"-36" DBH.

TREE COVER DATA

PLOT #3

OVERSTORY TREES ≥ TO 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ TO 10' IN HEIGHT WITHIN THE PLOT
American Sycamore	6	English Ivy
Red Maple	4	
Honeylocust	4	
Sweetgum	3	
Black Cherry	2	
Virginia Pine	1	

COMMENTS: Plot appears to be in the sub-climax stage of succession. The trees are generally in good condition. This plot is heavily forested with a large amount on invasives, mostly English Ivy.

TREE COVER DATA

PLOT #4

OVERSTORY TREES ≥ TO 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ TO 10' IN HEIGHT WITHIN THE PLOT
Honeylocust	10	Honeylocust, Eastern Redcedar Multiflora Rose
Eastern Redcedar	6	
Red Oak	3	
Red Maple	2	
Sweetgum	2	

COMMENTS: Plot appears to be in the sub-climax stage of succession. The trees are generally in fair to good condition, and mostly range from 6"-12" DBH in size. There is also a large amount of thorny invasives covering the ground.

TREE COVER DATA

PLOT #5

OVERSTORY TREES ≥ TO 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ TO 10' IN HEIGHT WITHIN THE PLOT
Willow Oak	14	Multiflora Rose
Red Maple	11	
Red Oak	9	
American Beech	3	
American Sycamore	3	
Sweetgum	1	

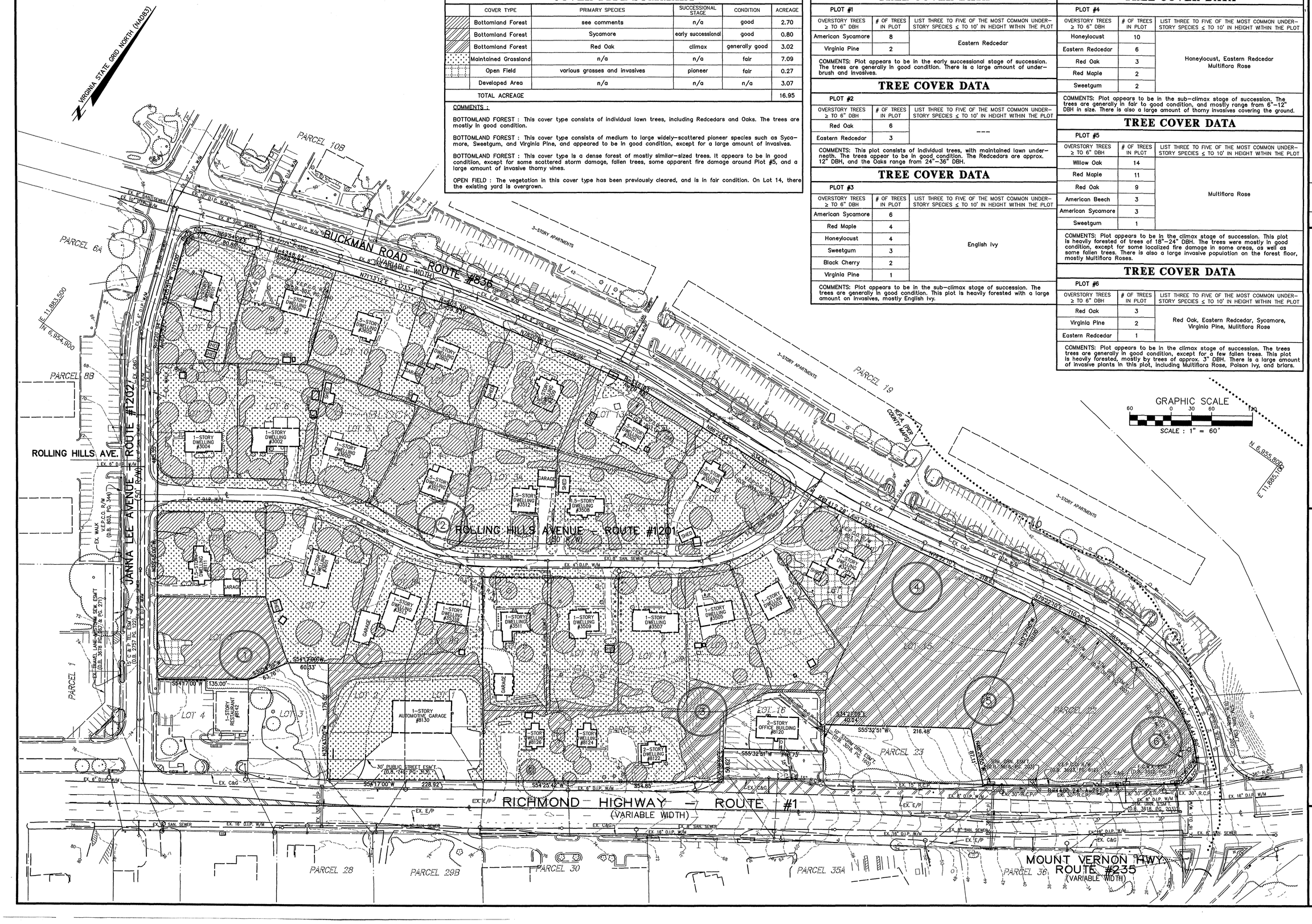
COMMENTS: Plot appears to be in the climax stage of succession. This plot is heavily forested of trees of 18"-24" DBH. The trees were mostly in good condition, except for some localized fire damage in some areas, as well as some fallen trees. There is also a large invasive population on the forest floor, mostly Multiflora Roses.

TREE COVER DATA

PLOT #6

OVERSTORY TREES ≥ TO 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ TO 10' IN HEIGHT WITHIN THE PLOT
Red Oak	3	Red Oak, Eastern Redcedar, Sycamore, Virginia Pine, Mulitflora Rose
Virginia Pine	2	
Eastern Redcedar	1	

COMMENTS: Plot appears to be in the climax stage of succession. The trees trees are generally in good condition, except for a few fallen trees. This plot is heavily forested, mostly by trees of approx. 3" DBH. There is a large amount of invasive plants in this plot, including Multiflora Rose, Poison Ivy, and briars.



GRAPHIC SCALE
60 0 30 60 120
SCALE : 1" = 60'

EXISTING VEGETATION MAP
MOUNT VERNON GATEWAY
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2004-LE-021

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

NO.	DATE	REVISION PRIOR TO APPROVAL
1.	9-9-04	ADDED 101-2(6)(2) LOTS 1, 2 & 16 (K.M)

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
6-17-05
PROFESSIONAL ENGINEER

RZ/FDP 2004-LE-021 STAFF CL
APPLICATION NO APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/29/05
SEE PROFFERS DATED 8/1/05
DATE OF (BOS) (PC) APPROVAL 20
SHEET 19 OF

NO.	DESCRIPTION REVISIONS	REVIEW BY	APPROVED DATE

DESIGN KJV DRAFT KJV APPROVED HMF DATE JUNE 2004 SCALE HORIZ.1" = 60' VERT: ---

SHEET 19 OF 20

FILE NO.: 03-520-219

Plotted: 6/17/05 14:52 Acad Dwg: N:\03520\DWG\00-F7001.DWG/00-F0501

SWM, BMP AND OUTFALL NARRATIVE

The site consists of 16.95 acres, which is currently zoned C–5, C–8, R–3, and HCOD, and has a mix of single–family detached houses, and commercial buildings. The proposed development would be zoned PDH–30, and include a mix of single–family attached houses, multi–family housing, and office space.

Existing buildings and infrastructure were built primarily during the 1950s, and do not incorporate any stormwater management (SWM) or Best Management Practices (BMPs). Designs presented in this Conceptual/Final Development Plan are based on pre–development conditions (e.g. Rational Method C–Factor = 0.30), which represent a marked improvement over existing conditions. (approximate C–Factor of 0.45).

The site drains to the north, toward Buckman Road (Route 836). Storm sewer along Buckman Road conveys flow to the floodplain of Little Hunting Creek. An existing 30" RCP conveys runoff from approximately 14 acres across Route 235, and then onto the site. The offsite drainage area map shown on this sheet depicts the drainage area where Little Hunting Creek intersects with Mount Vernon Highway (Route 235). The drainage area at this point is approximately 1,435 acres (2.22 square miles). Outfall adequacy has been analyzed up to the Little Hunting Creek floodplain, per PFM 6–0203.6C. Therefore, this complies with the requirement for an adequate outfall as defined by the PFM.

Drainage from the northwest corner of the site will be conveyed to a possible underground storage vault to provide SWM. Drainage from the balance of the site will be conveyed to a regional wet pond in the eastern corner.

Sand Filter/Underground Pipes

The possible underground pipes provide SWM for approximately 4.64 acres of onsite area. If required during final engineering, a sand filter may be provided in an approximate area near the underground SWM system. These devices do not receive any offsite drainage. The Sand Filter and/or underground pipes may be eliminated with final design. Also, other BMP devices such as Filterras and/or Rain Gardens may be used at the final design stage.

A sand filter, if required, would have a footprint of approximately 1,500 square feet (0.03 acres), and be located under a parking area. No additional access road is required; maintenance personnel will access the facility by manholes and hatches. Landscaping and tree preservation requirements are not applicable for this type of facility. This facility will be located within areas already designated for clearing and grading for site development.

The underground pipes depicted on the plan has a footprint of approximately 3,000 square feet (0.07 acres), and is generally located under pavement. No additional access road is required; maintenance personnel will access the facility by manholes and hatches. Landscaping and tree preservation areas are depicted on the plan. This facility will be located within areas already designated for clearing and grading for site development. Underground facilities are preferred for this location over conventional ponds, as they leave more open space available for recreational and aesthetic purposes.

The underground pipes will consists of approximately 500 linear feet of 60" pipe (or 350' of 72" pipe), providing approximately 10,000 cubic feet of storage, which will be used to regulate the 2– and 10–year peak flows. Outflow from the underground pipes will be routed to an existing storm sewer on the north side of Buckman Road. Storm sewer computations on this sheet model the drainage system, and demonstrate its adequacy. Structure Ex 1 is the endwall where the system discharges into Little Hunting Creek. No further outfall analysis is required, and no offsite improvements are indicated.

Regional Wet Pond

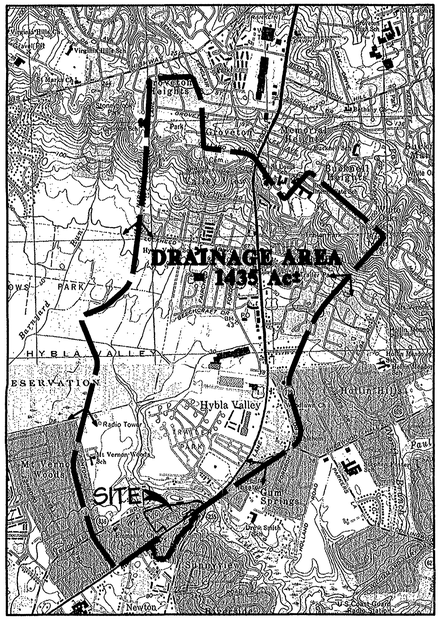
The proposed regional wet pond provides BMPs and SWM for approximately 10.45 acres of onsite area and an additional approximately 14.71 acres of offsite area. The pond has been designed to provide BMPs or SWM for the onsite areas as well as offsite areas.

The pond has a footprint of approximately 0.85 acres at the top of dam elevation. Maintenance access will be provided from Buckman Road by a road, which will tie into an asphalt walk around the pond. This road will likely be asphalt, subject to final design. Limits of clearing and grading, landscaping and tree preservation areas are depicted on the plan.

Areas and storage volumes for the preliminary pond design are shown on the table on this sheet. The riser and outlet pipe will form a combined spillway for this facility. The pipe will convey outflow across Buckman Road, and discharge into Little Hunting Creek. A rip–rap energy dissipation basin will mitigate velocities at the outlet. As previously discussed, no further analysis is required beyond the discharge point into Little Hunting Creek.

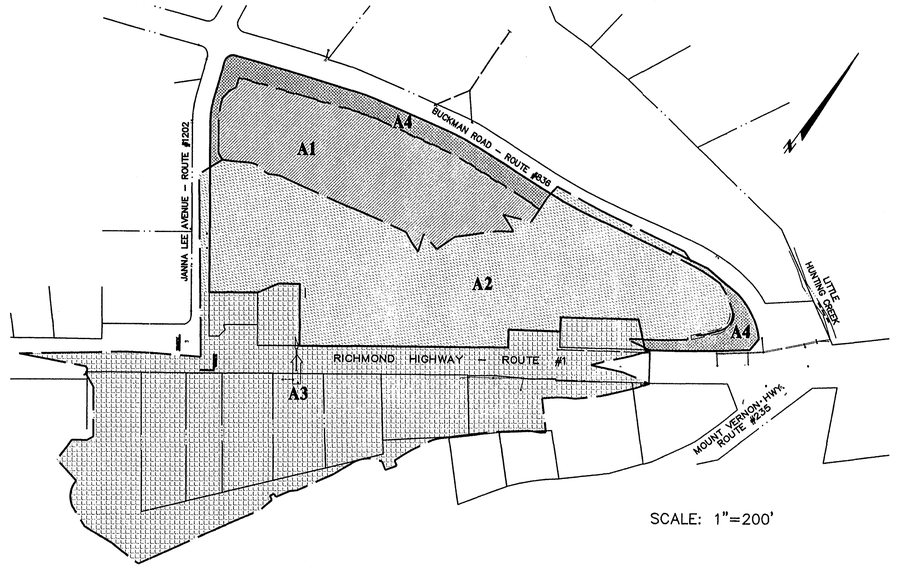
NOTE: Figures for stormwater management and BMPs presented on this sheet represent a reasonable approximation based on preliminary design data. They are subject to change in final design.

OFFSITE DRAINAGE DIVIDES



SCALE: 1" = 2,000'

ONSITE DRAINAGE DIVIDES & BMP AREAS



SCALE: 1"=200'

PHOSPHORUS REMOVAL COMPUTATIONS

		AREA (Ac)	PRE–C	POST–C
A1	ONSITE TO SAND FILTER (IF REQUIRED)	4.639	0.20	0.80
A2	ONSITE TO WET POND	10.881	0.20	0.75
A3	OFFSITE TO WET POND	14.247	0.35	0.80
A4	ONSITE UNCONTROLLED	1.881	0.20	0.75

Part 3 : Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)		Area Ratio (4)		"C" Factor Ratio (5)		Product (6)
A1	SAND FILTER (IF REQUIRED)	60	x	0.147	x	1.02	=	9.01
A2	ONSITE TO WET POND	65	x	0.330	x	0.96	=	20.61
A3	OFFSITE TO WET POND	65	x	0.465	x	1.02	=	30.95
A4	ONSITE UNCONTROLLED	0	x	0.059	x	0.96	=	0
			x		x		=	
			x		x		=	

(a) Total = 60.58 % > 40% req'd.

SWM SUMMARY

TOTAL SITE AREA : 16.95 Ac.
ONSITE AREA TO POND : 10.45 Ac.
OFFSITE AREA TO POND : 14.71 Ac.
ONSITE AREA TO UNDERGROUND DETENTION : 4.64 Ac.
ONSITE UNCONTROLLED AREA : 1.86 Ac.

SCS METHOD WAS USED FOR THE DESIGN OF THE POND. PRE–DEVELOPMENT CONDITIONS ASSUMED UNDEVELOPED (WOOD AND GRASS: COMBINATION).

TOTAL AREA TO POND : 25.16 Ac.

2 YR. PRE DEVELOPED SITE + OFFSITE DISCHARGE : 8.25 cfs
10 YR. PRE DEVELOPED SITE + OFFSITE DISCHARGE : 34.28 cfs
2 YR POST DEVELOPED UNCONTROLLED DISCHARGE : 0.62 cfs
10 YR POST DEVELOPED UNCONTROLLED DISCHARGE : 1.81 cfs

ALLOWABLE RELEASE FROM THE SITE
2 YR. Q = 8.25 cfs – 0.62 cfs = 7.63 cfs
10 YR. Q = 34.28 cfs – 1.81 cfs = 32.47 cfs

ACTUAL RELEASE RATES FROM POND AFTER ROUTINGS
2 YR. Q = 6.24 cfs
10 YR. Q = 29.76 cfs

NOTE: DATA PRESENTED IN THE SWM/BMP SUMMARY IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND DESIGN.

RZ/FDP 2004-LE-021
Application No. Staff CL
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-29-05
Date of (BOS) (PC) approval 8-1-05
Sheet 20 of 20

STORM DRAIN DESIGN COMPUTATIONS

FROM	TO	DRAIN. AREA (ACRES)	RUNOFF COEF. C	C x A INCR.	C x A ACCUM	TIME OF CONCENTRATION tc TO PIPE (min.)	TIME IN PIPE (sec.)	TIME	I	Q (cfs) INCR (c.f.s.)	Q (cfs) ACCUM (c.f.s.)	DESIGN PIPE DIA. In	DESIGN SLOPE Ft/Ft	DESIGN "n"	DESIGN MAX Q (c.f.s.)	DESIGN VEL Ft/Sec	PROFILE LENGTH Ft	PROFILE FALL Ft	PROFILE UPPER INV	PROFILE LOWER INV
Vault	Ex 3									7.71	7.71	To be designed								
Ex 3	Ex 2	1.66	0.85	1.411	1.411	22.66		5	7.27	10.26	17.97	33	0.014	0.013	63.09	8.90	201.80	2.86	32.17	29.31
Ex 4	Ex 2	0.54	0.90	0.486	0.486	9.36		5	7.27	3.53	3.53	12	0.048	0.013	7.81	9.62	90.10	4.31	34.82	30.51
Ex 2	Ex 1	1.61	0.80	1.288	3.185	15.33		5	7.27	9.36	21.50	33	0.039	0.013	104.46	13.16	201.80	7.84	26.96	19.12

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385–7555
SILVER SPRING, MD FAX(703)273–8595

NO. | DATE | REVISION PRIOR TO APPROVAL

SWM, BMP & OUTFALL ANALYSIS

MOUNT VERNON GATEWAY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2004–LE–021

COMMONWEALTH OF VIRGINIA PAUL B. JOHNSON No. 018450 6.27.05 PROFESSIONAL ENGINEER

NO. | DESCRIPTION REVISIONS | BY | APPROV. DATE

DESIGN CDP | DRAFT CDP
APPROVED PBJ | CHK'D
DATE JAN. 2005
SCALE HORIZ: --- VERT: ---

SHEET 20 OF 20

FILE NO.: 03–520–220

Plotted: 6/27/05 14:19 Acad Dwg: N:\03520\DWG\00–F6101.DWG/00–F6600