RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 2 2 1999
ZONING EVALUATION DIVISION

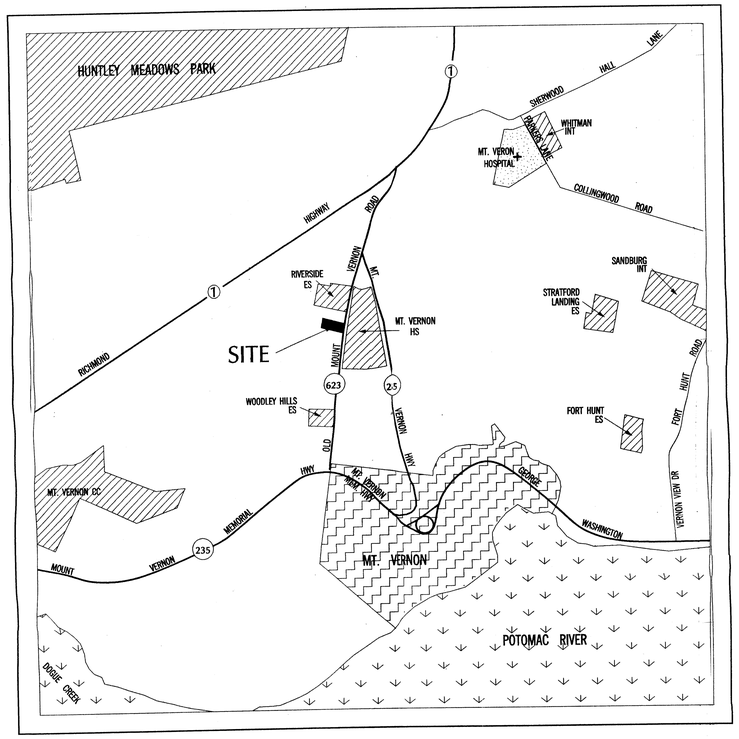
# CONCEPTUAL / FINAL DEVELOPMENT PLAN

# BECHERER PROPERTY

## PDH - 3 REZONING

JUNE 8,1999

REVISED JULY 20, 1999




VICINITY MAP

SCALE: 1" = 2000'


OWNER / APPLICANT:

CHARLES J. & MARIE E. BECHERER

8436 OLD MT. VERNON ROAD
ALEXANDRIA, VIRGINIA 22309

ZONING ATTORNEY:

LYNNE J. STROBEL
WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBLEY
2200 CLARENDON BOULEVARD
ARLINGTON, VIRGINIA 22201
PH (703) 528-4700
FAX (703) 525-3197

PLANNER / ENGINEER:

*GREENHORNE & O'MARA, INC.*

11211 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
PH (703) 385 - 9800
FAX (703) 385 - 5721


SHEET INDEX


1. TITLE SHEET
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2. CONCEPTUAL / FINAL DEVELOPMENT PLAN - ALTERNATIVE A
   SITE TABULATIONS
3. LANDSCAPE PLAN - ALTERNATIVE A
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6. LANDSCAPE DETAILS/CONCEPTS
   TYPICAL BUILDING LOT
   BRICK & WOOD FENCING
   WOOD PAVILLION
   TRAFFIC CIRCLE PLANTING


COMMONWEALTH OF VIRGINIA
PAUL J. KRAUCUNAS
No. 21767
7.20.99
PROFESSIONAL ENGINEER

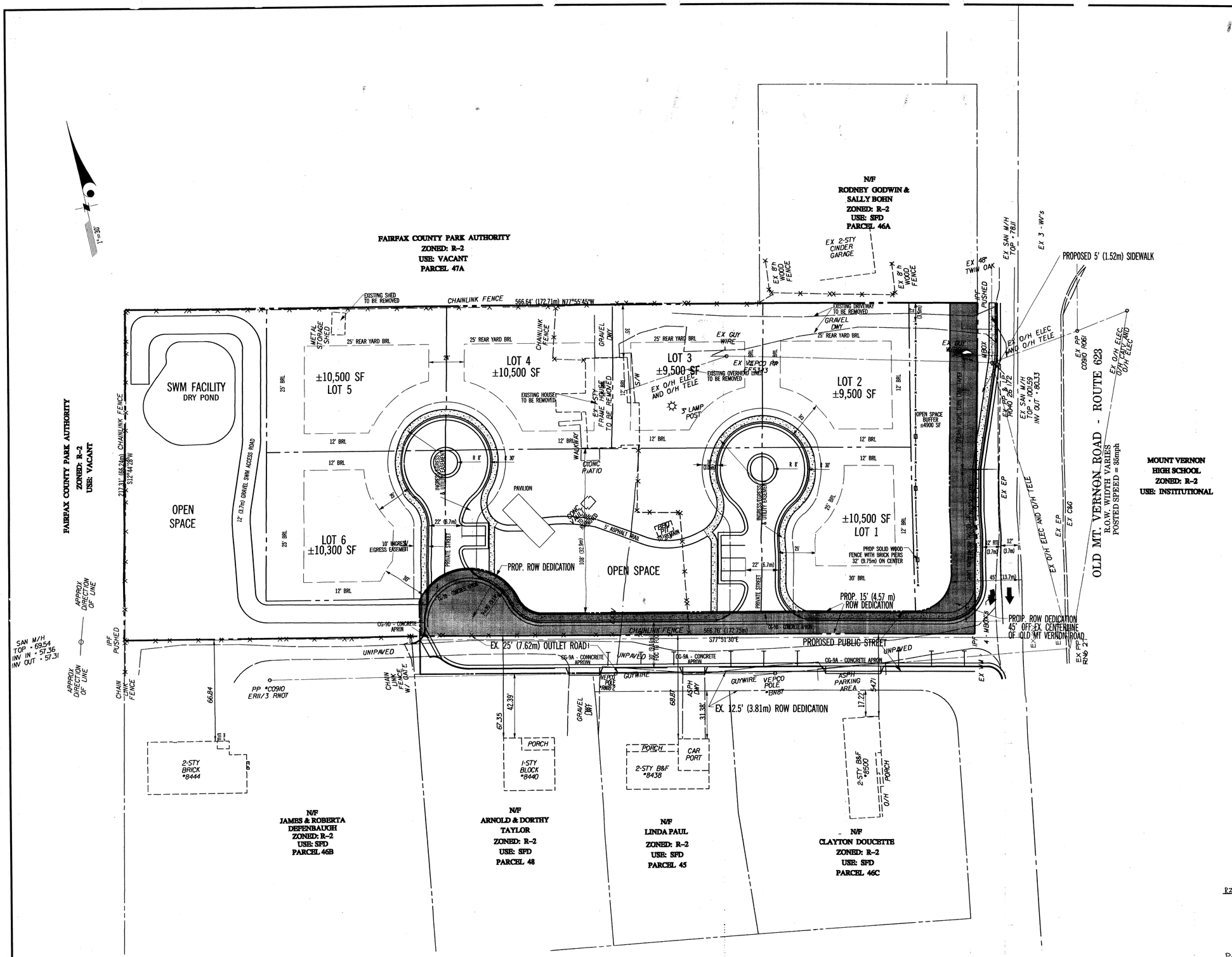
RZ/FDP 1997-MV-038
Application No. Staff LINDA STAGG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED JULY 27, 1999
Date of (BOS) (PC) approval SEPT. 13, 1999
Sheet 1 of 6
PC APPROVED JULY 22, 1999 NO DEV. COND.

MT. VERNON DISTRICT

FAIRFAX COUNTY, VIRGINIA



M - 1212




## SITE TABULATIONS

| | |
|---|---|
| Existing Zoning | R-2 |
| Proposed Zoning | PDH-3 |
| Site Area 2.8350 Ac | 123,493 SF |
| Permitted Density | 3 DU/Ac |
| Proposed Density | 2.11 DU/Ac (6units) |
| Minimum Lot Size | ±9,500 SF |
| Average Lot Size | 10,100 SF |
| Off Street Parking Required | 2 spaces/unit = 12 spaces |
| Off Street Parking Provided | 18 spaces (12 Garage, 6 Surface) |
| Peripheral Side Yard Setback | 12' |

Proposed Yard Setbacks:
Front: 25' or 30' Peripheral
Side: 12'
Rear: 25'

## GENERAL NOTES

1. The subject property of 2.8350 acres is identified as tax map 101-4 ((1)) parcel 47 and is owned by Charles J. and Marie E. Becherer.
2. The property is currently zoned R-2. One house built in 1947 occupies the property which will be removed when the proposed development begins.
3. Old Mount Vernon Road (route 623) fronts the property on the east side. The existing R.O.W. line is 25' from the centerline.
4. The property is served by public sewer and water. There is an 8" waterline located along Old Mount Vernon Road. There are two sanitary lines located in the vicinity of the property. An 8" line is located in Old Mount Vernon Road and a 10" line is located directly west of the property on park property. The latter location appears to be the more feasible point of connection.
5. Topography is from a field run survey prepared by Greenhorne & O*Mara, Inc. dated May 02, 1997. Contour interval is 2'.
6. The site generally drains to the west. The approximate location and size of the proposed dry stormwater management / best management practices facility is in the northwest corner of the site. Outfall will be to a stream bed located on the adjacent park property. Applicant reserves the right to request a waiver for on-site detention.
7. There are no scenic assets or natural features deserving of protection and preservation. The site is generally wooded with mature hardwoods. To the extent possible the existing trees within the proposed tree save areas will be preserved.
8. The property is bounded on the north and west sides by Fairfax County Park Authority property. There is also one single family home along the north side. To the east across Old Mount Vernon Road is the Mount Vernon High School. There are four single family homes located along the south side of the property. These homes are currently served by an ingress / egress easement along their common boundary with the subject property.
9. There are no soils mapped for this property, either by Fairfax County or the Soil Conversation Service. The general soil association is Matapeake-Mattapox-Woodstown which are described as nearly level to gently sloping , well drained and moderately well drained soils over sand, silt and clay on Low Coastal Plain Terraces.
10. There are no 100 year Floodplain, Resource Protection Areas or Environmental Quality Corridors mapped or present on this property.
11. There are no known graves located on this property.
12. There are no known hazardous or toxic substances present on this property.
13. This property will be developed in conformance with all applicable ordinances, regulations and standards as specified in the current Fairfax County Zoning Ordinance and Public Facilities Manual.
14. It is estimated that construction of the site and related housing will commence within a two year period following rezoning of the property, depending on market conditions for sale of the property to a developer / builder as a rezoned parcel.
15. In accordance with the Fairfax County Comprehensive Plan, the density of this development will remain within the limits of 2 to 3 dwelling units per acre.
16. There are no trails required for this site as per the Fairfax County Comprehensive Trails Plan.
17. Applicant requests a modification to PFM to permit private cul-de-sac with 30' radius.

LEGEND

INDICATES PROPOSED ROW DEDICATION

RZ/FDP 1997-MV-038
Application No.
Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED JULY 27, 1999
Date of (BOS) (PC) approval SEPT. 13, 1999
Sheet 2 of 6
PC APPROVED JULY 22, 1999 NO DEV. COND.

REVISED JULY 20, 1999

COMMONWEALTH OF VIRGINIA
PAUL J. KRAUCUNAS
No. 21767
PROFESSIONAL ENGINEER
7-20-99

| No. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING

*Greenhorne & O'Mara, Inc.*
11211 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
(703)385-9800

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© LATEST DATE HEREON

CONCEPTUAL/FINAL DEVELOPMENT PLAN
ALTERNATIVE 'A'

# BECHERER PROPERTY

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

| | | |
|---|---|---|
| LAT/JHG DESIGN | SCALE 1"=30' | |
| GW/SLH DRAWN | SHEET 2 OF 6 | |
| P.J.K. CHECKED | | |
| 6/99 DATE | 4981-GDP PROJ No. | M-1212 FILE No. |

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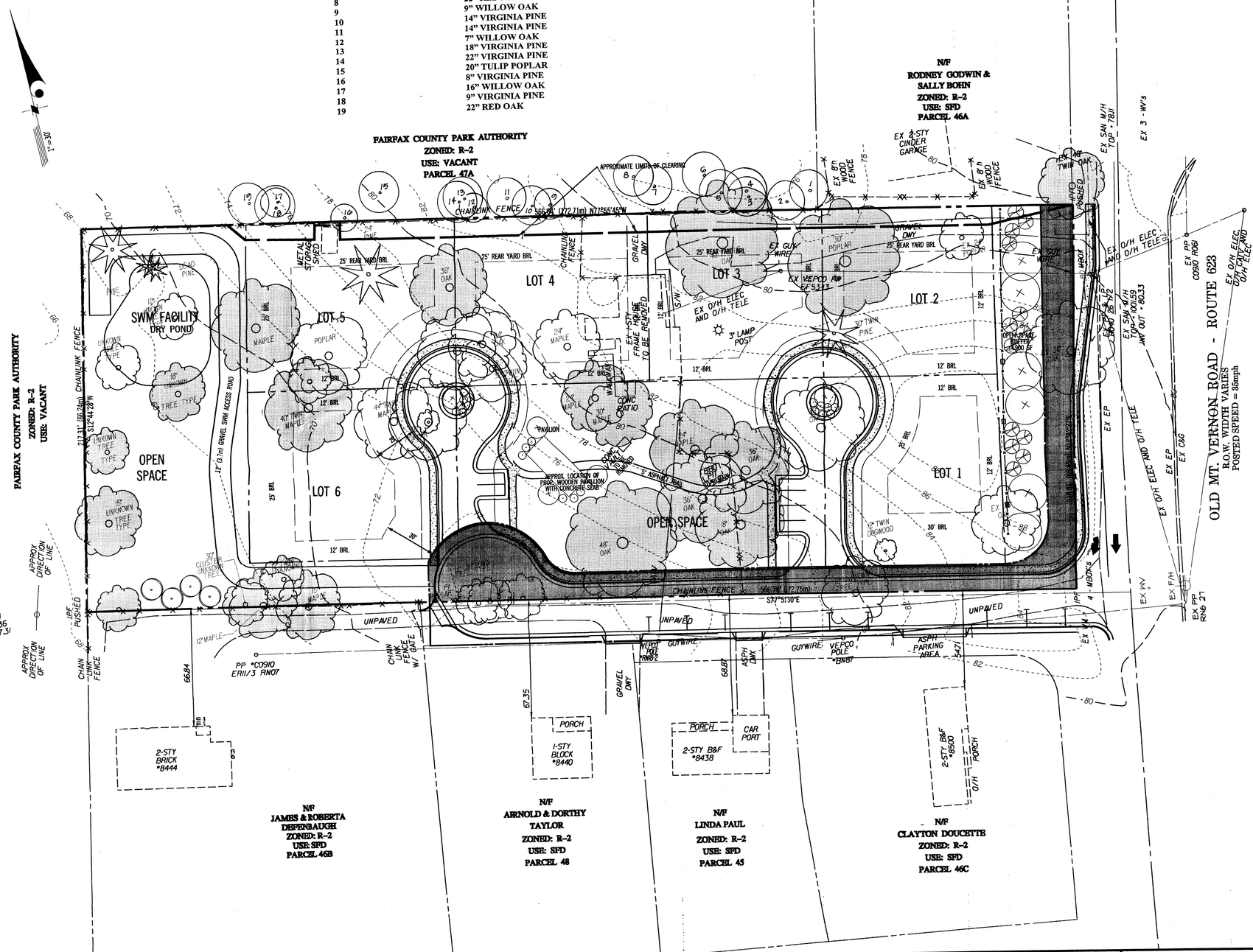
## KEY TO TREES ON PARKLAND

| TREE NUMBER | TREE NAME/SIZE |
|---|---|
| 1 | 10" RED MAPLE |
| 2 | 12" RED MAPLE |
| 3 | 18" RED MAPLE |
| 4 | 12" RED MAPLE |
| 5 | 18" TWIN RED MAPLE |
| 6 | 34" TULIP POPLAR |
| 7 | 12" VIRGINIA PINE |
| 8 | 22" RED MAPLE |
| 9 | 9" WILLOW OAK |
| 10 | 14" VIRGINIA PINE |
| 11 | 14" VIRGINIA PINE |
| 12 | 7" WILLOW OAK |
| 13 | 18" VIRGINIA PINE |
| 14 | 22" VIRGINIA PINE |
| 15 | 20" TULIP POPLAR |
| 16 | 8" VIRGINIA PINE |
| 17 | 16" WILLOW OAK |
| 18 | 9" VIRGINIA PINE |
| 19 | 22" RED OAK |




## OPEN SPACE CALCULATIONS

| | |
|---|---|
| Site Area 2.8350 Ac | 123,493 SF |
| R.O.W. Dedication (Route 623) | ±3,516 SF |
| R.O.W. Dedication (Cul-de-sac street) | ±7,187 SF |
| Net Site Area | 119,977 SF |
| Open Space Required (20%) | 23,995 SF |
| Open Space Provided (34.2%) | ±41,000 SF |

## LANDSCAPE LEGEND

SHADE TREE: 2½" CAL.

FLOWERING TREE: 1½" CAL.

EVERGREEN SHRUB: 5 GAL.

DECIDUOUS SHRUB: 2 GAL.

INDICATES EXISTING TREE TO SAVE

INDICATES EXISTING TREE TO REMOVE

EVERGREEN TREE

IRZ/FDP 1999-MV-038 Staff Linda Strong
Application No.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED JULY 27, 1999
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**REVISED JULY 20, 1999**

COMMONWEALTH OF VIRGINIA
PAUL J. KRAUCUNAS
No. 21767
PROFESSIONAL ENGINEER
7-20-99

| No. | REVISION | DATE | BY |
|---|---|---|---|
| 1 | ADD PARKLAND TREES | 7-20-99 | JJG |

PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING

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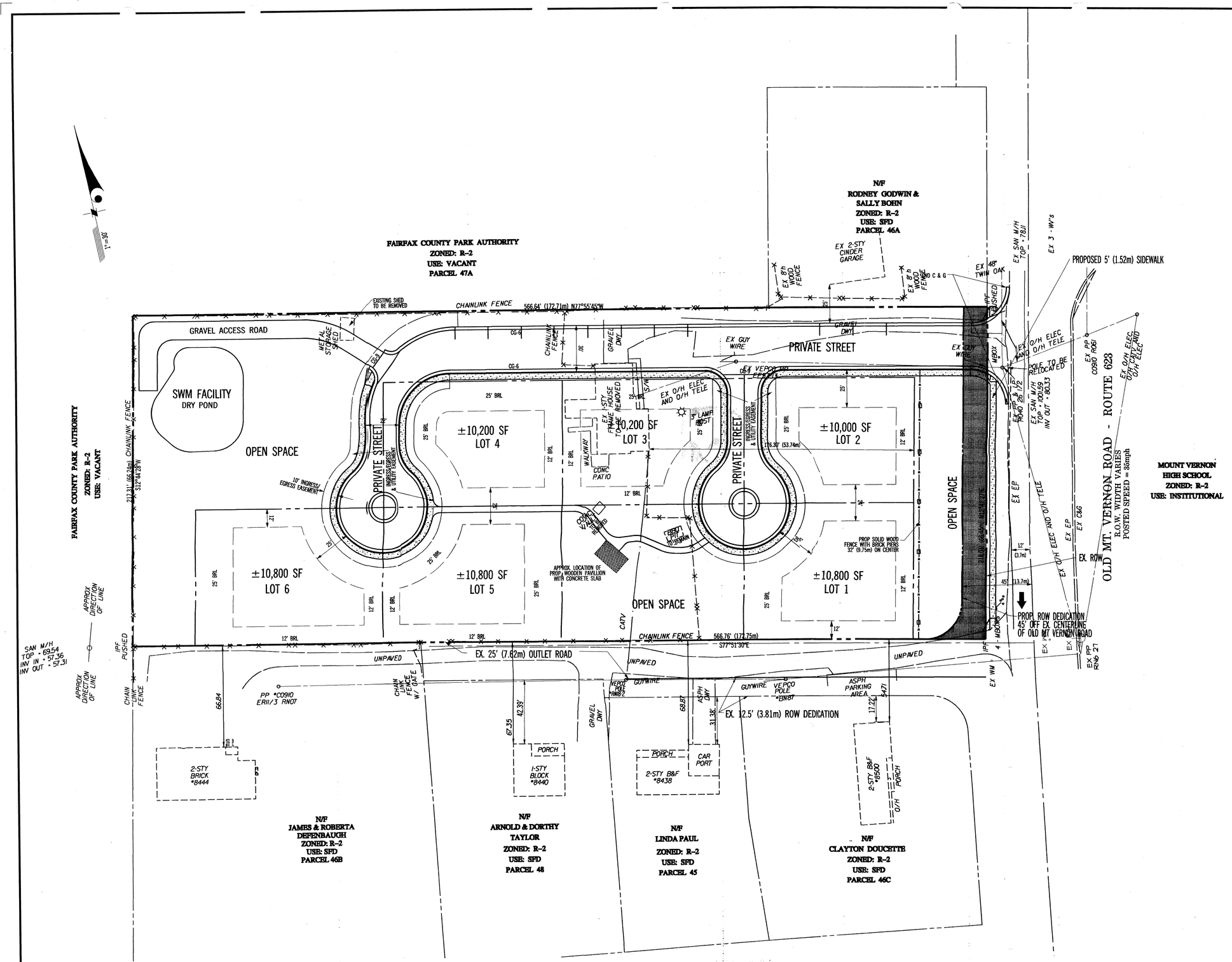
LANDSCAPE PLAN
ALTERNATIVE 'A'

# BECHERER PROPERTY

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

| | | |
|---|---|---|
| JHC DESIGN | SCALE 1"=30' | |
| SLH DRAWN | SHEET 3 OF 6 | |
| PJK CHECKED | | |
| 6/99 DATE | 4981-GDP PROJ No. | M-1212 FILE No. |




## SITE TABULATIONS

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|---|---|
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| Proposed Zoning | PDH-3 |
| Site Area 2.8350 Ac | 123,493 SF |
| Permitted Density | 3 DU/Ac |
| Proposed Density | 2.11 DU/Ac (6units) |
| Minimum Lot Size | 10,000 SF |
| Average Lot Size | 10,500 SF |
| Off Street Parking Required | 2 spaces/unit = 12 spaces |
| Off Street Parking Provided | 21 spaces (12 Garage, 9 Surface) |

Proposed Yard Setbacks:
Front: 25', or 30' Peripheral
Side: 12'
Rear: 25'

## GENERAL NOTES

1. The subject property of 2.8350 acres is identified as tax map 101-4 ((1)) parcel 47 and is owned by Charles J. and Marie E. Becherer.
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RZ/FDP 1997-MV-038
Application No. Staff LINDA STAGG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED JULY 27, 1999
Date of (BOS) (PC) approval SEPT. 13, 1999
Sheet 4 of 6
PC APPROVED JULY 22, 1999 NO DEV. COND.

LEGEND

INDICATES PROPOSED ROW DEDICATION

REVISED JULY 20, 1999

COMMONWEALTH OF VIRGINIA
PAUL J. KRAUCUNAS
No. 21767
7-20-99
PROFESSIONAL ENGINEER

| No. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |


PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING
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CONCEPTUAL/FINAL DEVELOPMENT PLAN
ALTERNATIVE 'B'

# BECHERER PROPERTY

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

| | | |
|---|---|---|
| LAT/JHG DESIGN | SCALE 1"=30' | |
| GW/SLH DRAWN | 4 OF 6 | |
| P.J.K. CHECKED | SHEET | |
| 6/99 DATE | 4981-GDP PROJ No. | M-1212 FILE No. |

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## KEY TO TREES ON PARKLAND

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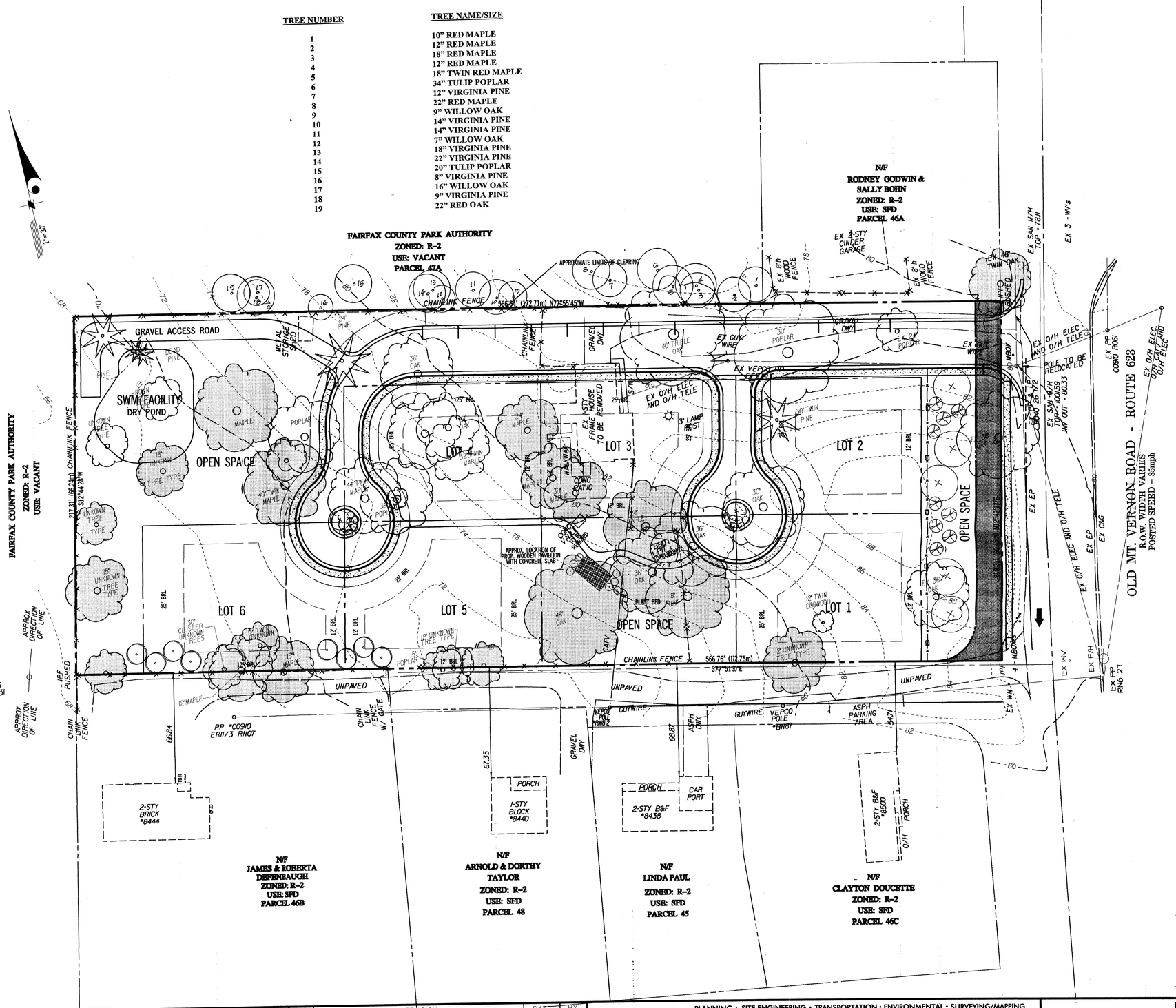


## OPEN SPACE CALCULATIONS

| | |
|---|---|
| Site Area 2.8350 Ac | 123,493 SF |
| R.O.W. Dedication (Route 623) | ±3,654 SF |
| Net Site Area | 119,839 SF |
| Open Space Required (20%) | 23,968 SF |
| Open Space Provided (31.9%) | ±38,300 SF |

## LANDSCAPE LEGEND

SHADE TREE: 2½" CAL.

FLOWERING TREE: 1½" CAL.

EVERGREEN SHRUB: 5 GAL.

DECIDUOUS SHRUB: 2 GAL.

INDICATES EXISTING TREE TO SAVE

INDICATES EXISTING TREE TO REMOVE

EVERGREEN TREE

RZ/FDP 1997-MV-038
Application No.
Staff INDA STAGG

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED JULY 27, 1999
Date of (BOS) (PC) approval SEPT. 13, 1999
Sheet 5 of 6

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**REVISED JULY 20, 1999**

| No. | REVISION | DATE | BY |
|---|---|---|---|
| 1 | ADD PARKLAND TREES | 7-20-99 | JKO. |

COMMONWEALTH OF VIRGINIA
PAUL J. KRAUCUNAS
No. 21767
7-20-99
PROFESSIONAL ENGINEER

PLANNING • SITE ENGINEERING • TRANSPORTATION • ENVIRONMENTAL • SURVEYING/MAPPING

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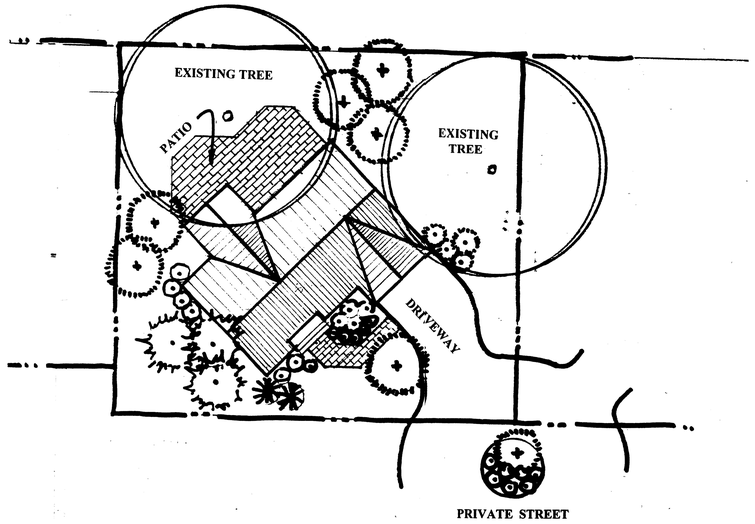
LANDSCAPE PLAN
ALTERNATIVE 'B'

# BECHERER PROPERTY

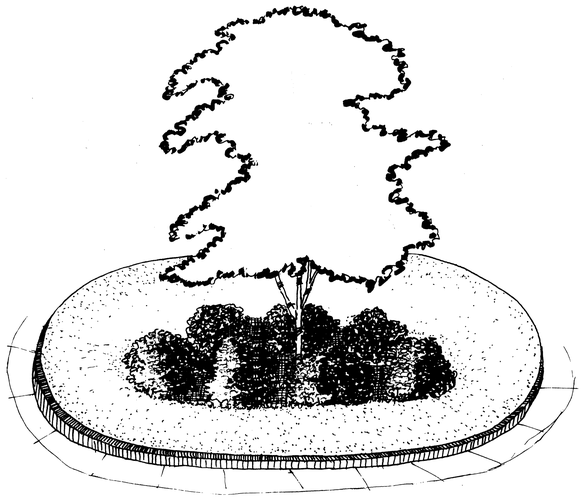
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

| | | | |
|---|---|---|---|
| JHC DESIGN | SCALE 1"=30' | | |
| SLH DRAWN | 5 OF 6 SHEET | | |
| PJK CHECKED | | | |
| 6/99 DATE | 4981-GDP PROJ No. | M-1212 FILE No. | |

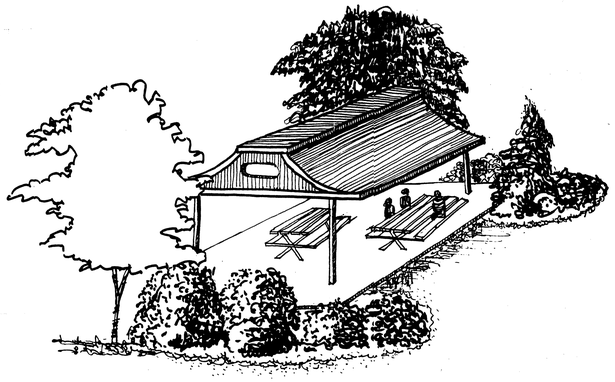
**CONCEPTUAL DESIGN**
**BRICK AND WOOD FENCING**




**CONCEPTUAL DESIGN**
**TYPICAL BUILDING LOT**



**CONCEPTUAL DESIGN**
**PLANTING IN TRAFFIC CIRCLE**



**CONCEPTUAL DESIGN**
**WOOD PAVILION**

RZ/FDP 1997-MV-038
Application No. Staff INDA STAGG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED JULY 27, 1999
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COMMONWEALTH OF VIRGINIA
PAUL J. KRAUCUNAS
No. 21767
7-20-99
PROFESSIONAL ENGINEER

**REVISED JULY 20, 1999**

| REVISION APPROVED BY | | | | | |
|---|---|---|---|---|---|
| No | DATE | DESCRIPTION | REVIEW BY | APPROVED | DATE |
| | | | | | |

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS

**GREENHORNE & O'MARA, INC.**
11211 WAPLES MILL ROAD, FAIRFAX, VIRGINIA 22030
(703) 385-9800

ANNAPOLIS, MD ATLAANTA, GA AURORA, CO BALTIMORE, MD DULUTH, GA FAIRFAX, VA FREDERICKSBURG, VA GREENBELT, MD MANASSAS, VA MECHANICSBURG, PPA ORLANDO, FL PORT ST. LUCIE, FL RALEIGH, NC ROCKVILLE, MD TAMPA, FL WALDORF, MD WEST PALM BEACH, FL

LANDSCAPE DETAILS/CONCEPTS
# BECHERER PROPERTY
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

| | | |
|---|---|---|
| J.J.G. DESIGN | SCALE N/A | |
| J.J.G. DRAWN | 6 OF 6 SHEET | |
| P.J.K CHECKED | | |
| 11/98 DATE | 4081-GDP JOB No. | M-1212 FILE No. |