TYSON'S TRACE

CONCEPTUAL / FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ-1999--PR-064

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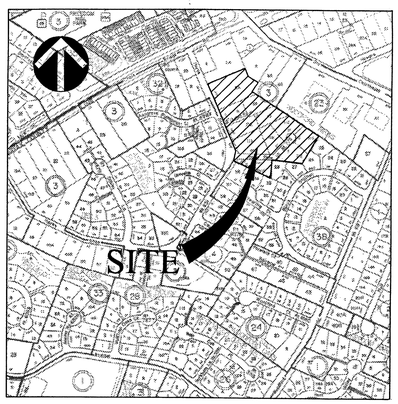
3. CONCEPTUAL/FINAL DEVELOPMENT PLAN
4. EXISTING VEGETATION MAP



VICINITY MAP
SCALE 1" = 500'

Application No. RZ/FDP/FDP-PR-064 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFFERS DATED 6/16/00
Date of (BOS) (PC) approval 6/26/00
Sheet 1 of 4

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
APR 24 2000
ZONING EVALUATION DIVISION

APPLICANT/DEVELOPER
VAN METRE COMPANIES
5252 LYNGATE COURT
BURKE, VIRGINIA 22015
CONTACT: W. ANDREW GARRICH
(703) 425-2600

ENGINEER
VIKA, INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: MR. JOHN AMATETTI, PE
(703) 442-7800

ATTORNEY
HAZEL & THOMAS
3110 FAIRVIEW PARK DRIVE
SUITE 1400
FALLS CHURCH, VA 22042
CONTACT: MR. ROBERT LAWRENCE
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COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
4/21/00
PROFESSIONAL ENGINEER

REVISED
APRIL 21, 2000

REVISED
APRIL 13, 2000

REVISED
APRIL 10, 2000

REVISED
MARCH 27, 2000

REVISED
MARCH 13, 2000

REVISED
FEB. 11, 2000

REVISED
JAN. 4, 2000

REVISED
JAN. 3, 2000

REVISED
DEC. 9, 1999

OCT. 20, 1999
SHEET 1 OF 4

6256cov.dwg 41900 95200

NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSEMENT MAP NO. 39-1-((3)) PARCELS 8A, 9, 9A, 10, 10A, 11A, 11B, 11C, 11D, 11E, AND 12.

2. THE CURRENT PROPERTY OWNERS ARE AS FOLLOWS:

   LOT 8-A (039-1-03-0008-A), REZA HAMED AND JAMILEH T. NAMI, DB 8242 PG 656
   LOT 9 (039-1-03-0009), LUIS H. MORALES AND CECILIA A. MORALES, DB 7841 PG 722
   LOT 9-A (039-1-03-0009-A), TIMOTHY F. WYNNE, DB 10556 PG 1602
   LOT 10 (039-1-03-0010), JAE SUNG CHUNG SOOK JAE CHUNG, DB 7816 PG 497
   LOT 10-A (039-1-03-0010-A), EDY ANTONIO GRANADENO RITA M. GRANADENO, DB 7779 PG 1867
   LOT 11-A (039-1-03-0011-A), REZA A. HAMED AND JAMILEH T. NAIMI, DB 9712 PG 1403
   LOT 11-B (039-1-03-0011-B), DAVID W. BESORE ET AL, DB 8954 PG 1605
   LOT 11-C (039-1-03-0011-C), HANS W.E. ZASSANHAUS, DB 8088 PG 854
   LOT 11-D (039-1-03-0011-D), SAMUEL M. BUTZ AND JACK M. WILBERN, DB 10097 PG 263
   LOT 11-E (039-1-03-0011-E), ROBERT A. MCDONALD AND TRACY S. MCDONALD, DB 7679 PG 1645
   LOT 12 (039-1-03-0012), MARK J. ROLINCIK AND LAVONNE C. ROLINCIK, DB 9182 PG 898

   THE EXISTING RIGHT OF WAY OF HORSE SHOE COURT TO BE VACATED AND INCLUDED IN THIS PROPERTY.

3. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1.

4. THE HORIZONTAL DATUM SHOWN HEREON IS VIRGINIA STATE GRID NORTH. (NAD '83) AND WAS ESTABLISHED BY A FIELD RUN SURVEY PERFORMED BY VIKA, INC. AND IS TIED INTO ASHGROVE PLANTATION SECTION FIVE.

5. THE VERTICAL DATUM REFERENCED HEREON IS NGVD 29 AND WAS ESTABLISHED BY A FIELD RUN SURVEY PERFORMED BY VIKA, INC. AND IS TIED INTO ASHGROVE PLANTATION SECTION FIVE. THE BENCHMARKS UTILIZED TO ESTABLISH THE VERTICAL CONTROL NETWORK WERE TAKEN FROM THE EXISTING SANITARY SEWER MANHOLES SHOWN HEREON AS "BM-1" AND "BM-2".

6. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS ESTABLISHED BY A FIELD RUN SURVEY PERFORMED BY VIKA, INC. DATED 7/22/99.

7. THE CONTOUR INTERVAL SHOWN IS 2 FEET.

8. THE BOUNDARY INFORMATION SHOWN HEREON WAS ESTABLISHED BY A FIELD RUN SURVEY PERFORMED BY VIKA, INC. DATED 7/22/99.

9. THE SUBJECT PROPERTY LIES WITHIN AREA II OF THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY VIENNA PLANNING DISTRICT SUB AREA V3 (SPRING LAKE COMMUNITY PLANNING SECTOR). TO THE BEST OF OUR KNOWLEDGE THIS PROPOSAL WILL COMPLY WITH COMP. PLAN AMENDMENT #97-II-14V.

10. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE OR WILL BE EXTENDED TO SERVE THE DEVELOPMENT.

11. STORM WATER MANAGEMENT FACILITIES WILL BE PROVIDED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPW&ES. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED. ALL SWM/BMP PONDS PROVIDED HEREON SHALL BE MAINTAINED BY THE DEPARTMENT OF PUBLIC WORKS.

12. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.

13. TO THE BEST OF OUR KNOWLEDGE HAZARDOUS AND TOXIC SUBSTANCES ARE NOT KNOWN TO EXIST ON THE SUBJECT PROPERTY.

14. THERE ARE EXISTING STRUCTURES ON THE SUBJECT PROPERTY WHICH SHALL BE DEMOLISHED TO ACCOMMODATE THIS DEVELOPMENT. DATE OF CONSTRUCTION OF STRUCTURES NOT KNOWN.

15. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A RPA ZONE IN ACCORDANCE WITH FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREAS MAPS.

16. THERE ARE NO FAIRFAX COUNTY DEFINED FLOOD PLAINS ON THIS PROPERTY.

17. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL GENERALLY CONFORM TO THE LIMITS OF CLEARING AND GRADING SHOWN ON THE CDP/FDP SUBJECT TO THE INSTALLATION OF UTILITY LINES AS NECESSARY, AS APPROVED BY DPW&ES.

18. SEE MAXIMUM BUILDING HEIGHT IN SITE TABULATION THIS SHEET.

19. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. TIMING OF THE BUILD-OUT WILL DEPEND ON MARKET DEMAND FOR THE RESIDENTIAL USE.

20. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED BELOW.

21. THE LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE / SUBDIVISION PLAN WHICH WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPE FEATURES PRESENTED HEREON IN ACCORDANCE WITH 16-403.

22. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, SIDEWALKS OPEN SPACE AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. MODIFICATIONS SHALL NOT REDUCE PERIMETER BUILDING SETBACKS FROM PROPERTY LINES AS SHOWN ON THE CDP/FDP.

23. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY. FEATURES SUCH AS OPTIONAL ROOMS (TYPICAL LOT LAYOUT), DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS MAY BE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING. THE STAIRS AND STOOPS SHOWN ON THE CDP/FDP ARE FOR ILLUSTRATIVE PURPOSES ONLY; THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED.

24. ADDITIONAL SITE FEATURES SUCH AS SUN ROOMS, GAZEBOS, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.

25. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.

26. THERE IS AN EASEMENT IN EXCESS OF 25 FEET IN WIDTH LOCATED ON THIS SITE. ((SEE CDP/FDP FOR LOCATION)

27. OWNER RESERVES THE RIGHT TO INSTALL PERIMETER FENCING WITH THE FINAL SITE PLAN.

28. THE OPEN SPACE PARCELS SHOWN HEREON SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SITE TABULATIONS

EXISTING ZONING:	R-1 HIGHWAY CORRIDOR OVERLAY DISTRICT (R-1 H.C.)
PROPOSED ZONING:	PDH-4
TOTAL SITE AREA:	316,050.00 SF OR 7.25551 ACRES INCLUDING 21,354.00 SF OR 0.49021 ACRES OF RIGHT OF WAY TO BE VACATED.
USE:	28 SINGLE FAMILY DETACHED LOTS/DWELLINGS
MAXIMUM DENSITY PERMITTED:	4 DWELLING UNITS PER ACRE
PROVIDED:	3.8591 DWELLING UNITS PER ACRE (COMPUTATION BASED ON GROSS AREA TRACT INCLUDING ROAD VACATION AND PRIOR TO THE PROPOSED ROADWAY DEDICATION)
OPEN SPACE REQUIRED: 20%	63,210.00 SF OR 1.45 ACRES
PROVIDED: 30%	94,815.00 SF OR 2.18 ACRES
AREA OF STREET DEDICATION:	2,986.38 SF OR .0686 ACRES ±
MINIMUM LOT AREA REQUIRED:	NONE
PROVIDED:	4,100.00 SF OR .0941 ACRES
AVERAGE LOT AREA PROVIDED:	5,500.50 SF OR .1263 ACRES
ADU'S:	N/A

RESIDENTIAL SETBACKS (INTERIOR)

MINIMUM LOT WIDTH REQUIRED:	NONE
MINIMUM LOT WIDTH PROVIDED:	52'
MINIMUM FRONT YARD REQUIRED:	NONE
PROVIDED:	3' (IN CORNER LOTS 18' WHERE GARAGE IS PRESENT 10' AT ALL OTHER LOCATIONS)
MINIMUM SIDE YARD REQUIRED:	NONE
PROVIDED:	5' (MIN. SIDE YARD IF ADJACENT TO ANOTHER HOUSE)
MINIMUM REAR YARD REQUIRED:	NONE
PROVIDED:	3'
MAXIMUM BUILDING HEIGHT:	35'

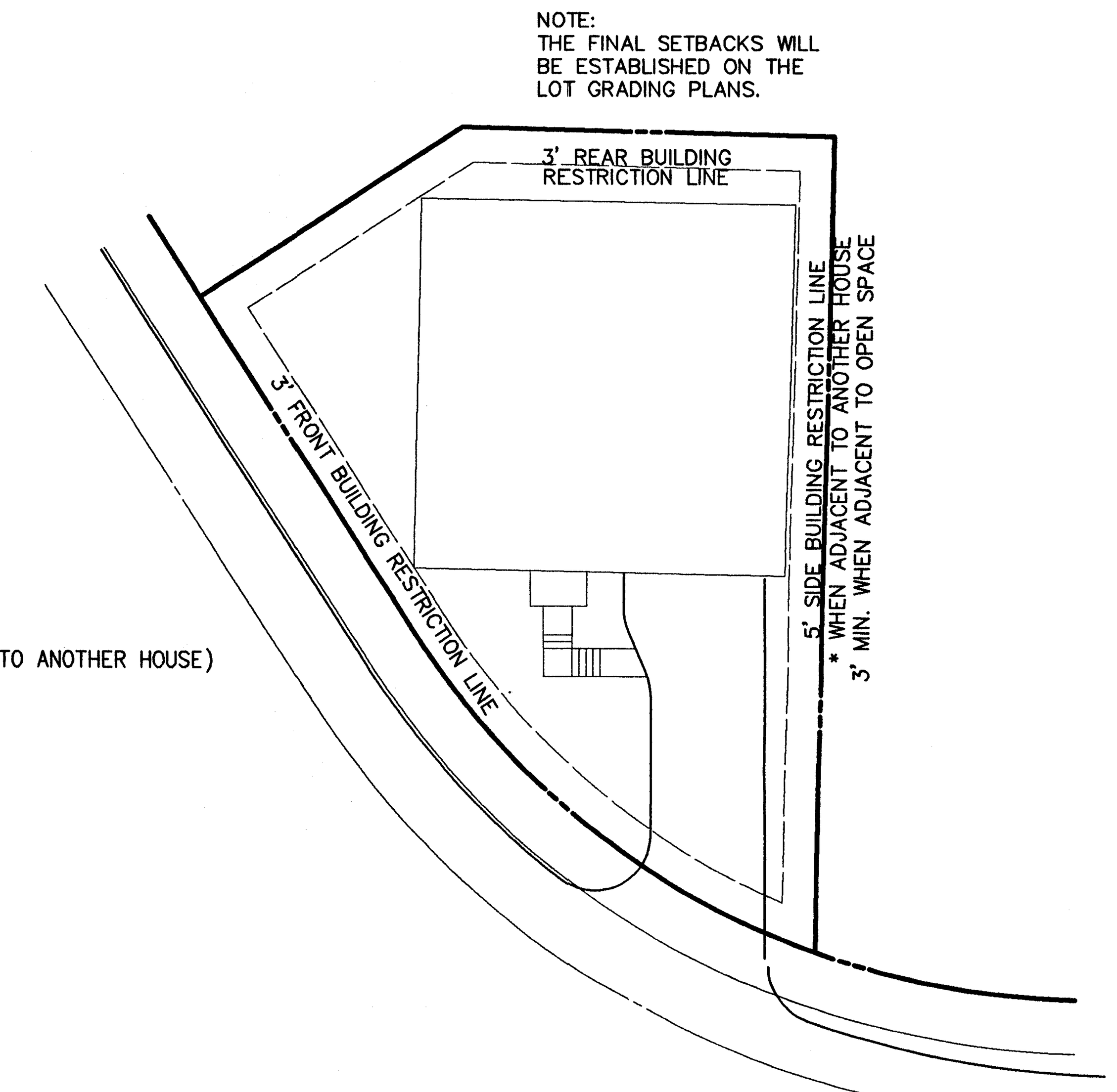
PARKING TABULATION (SINGLE FAMILY):

PARKING SPACES REQUIRED (SINGLE FAMILY DETACHED):	56
PARKING SPACES PROVIDED (SINGLE FAMILY DETACHED):	56

TREE COVER CALCULATIONS:

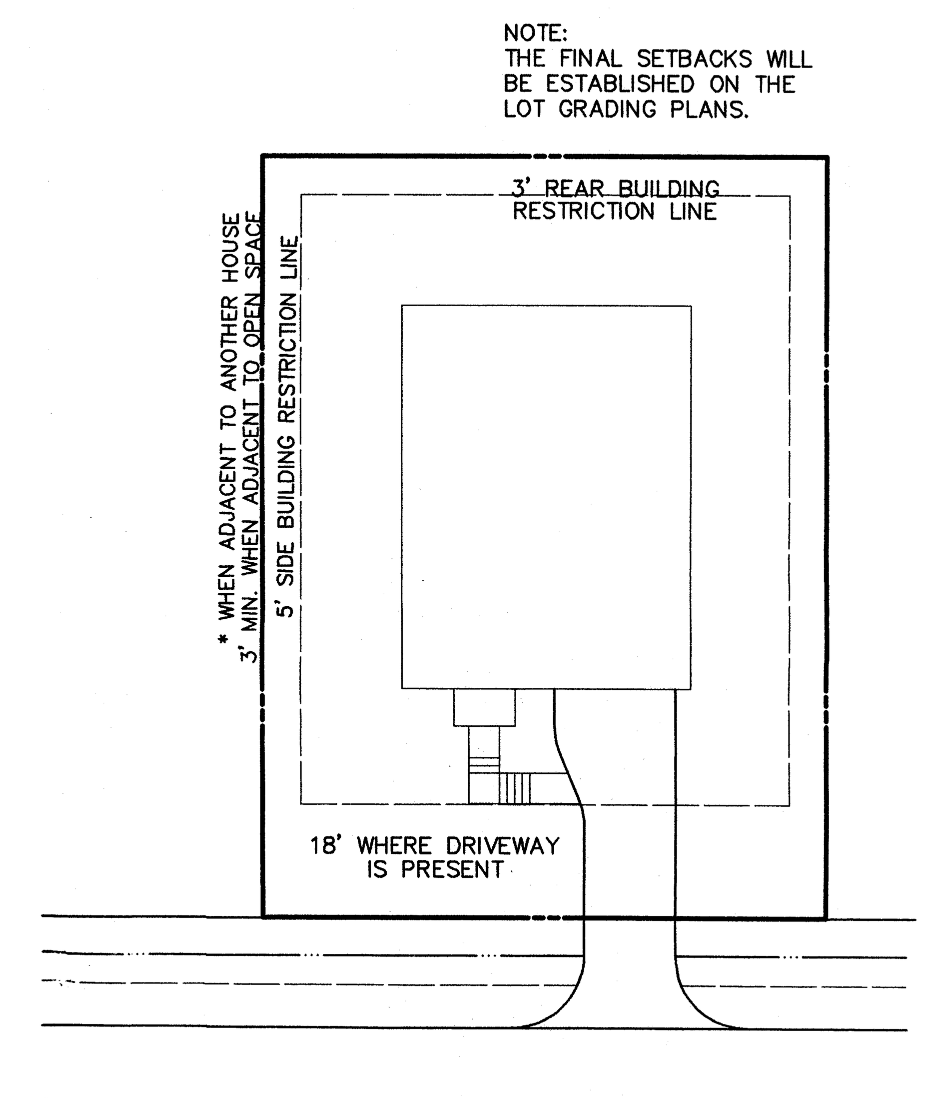
TOTAL SITE AREA =	316,050.00 SF OR 7.25551 ACRES
DEDUCTIBLE ROW-	2,986.38 SF OR .0686 ACRES
DEDUCTIBLE (BUILDING FOOTPRINT =	28 LOTS X 4300 = 120,400.00 SF OR 2.76 ACRES
ADJUSTED SITE AREA =	195,650 SF OR 4.4915 ACRES
20% TREE COVER REQUIRED =	39,990. SF OR .92 ACRES
EXISTING TREE COVER PRESERVED (X1.25) =	37,000 SF OR .8494 ACRES X 1.25 = 1.06 ACRES
TOTAL TREE COVER =	46,173.60 SF OR 1.06 ACRES

TREE COVER REQUIREMENTS ARE MET WITH EXISTING TREE COVER STAND



TYPICAL CORNER LOT LAYOUT

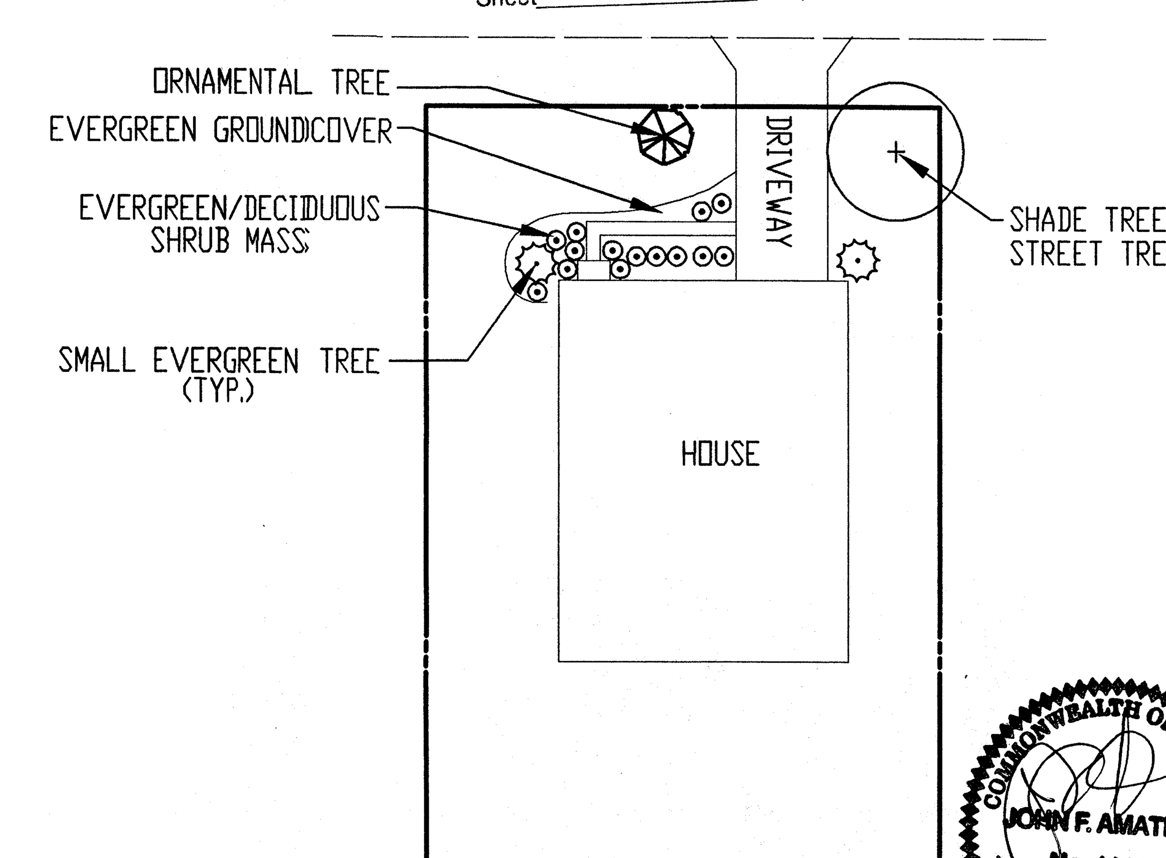
NOT TO SCALE
FOR LOTS 20, 26, AND 27



TYPICAL LOT LAYOUT

NOT TO SCALE
FOR ALL LOTS EXCEPT 20, 26, AND 27

Application No. RZ/FDP 1999-PR-014 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/16/00
Date of (BOS) (PC) approval 6/26/00
Sheet 2 of 4



COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
4/21/00
PROFESSIONAL ENGINEER

TYPICAL FOUNDATION PLANTING

NOT TO SCALE

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS

VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA BETHESDA, MD

TYSON'S TRACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES, TABULATIONS AND DETAILS

VIKA REVISIONS
OCT 20, 1999 PER COUNTY COMMENTS
DEC 9, 1999 REVISION
JAN. 3, 2000 REVISION
JAN. 4, 2000 REVISION
FEB. 11, 2000 REVISION
MARCH 13, 2000 REVISION
MARCH 14 REV.- SIDE YARD REQ.
MARCH 27, 2000 REVISION
APRIL 10, 2000 REVISION
APRIL 13, 2000 REVISION
APRIL 21, 2000 REVISION

DATE: AUG 17, 1999

DES. STF | DWN. STF

SCALE: AS SHOWN

PROJECT/FILE NO. 6256

SHEET NO. 2 OF 4

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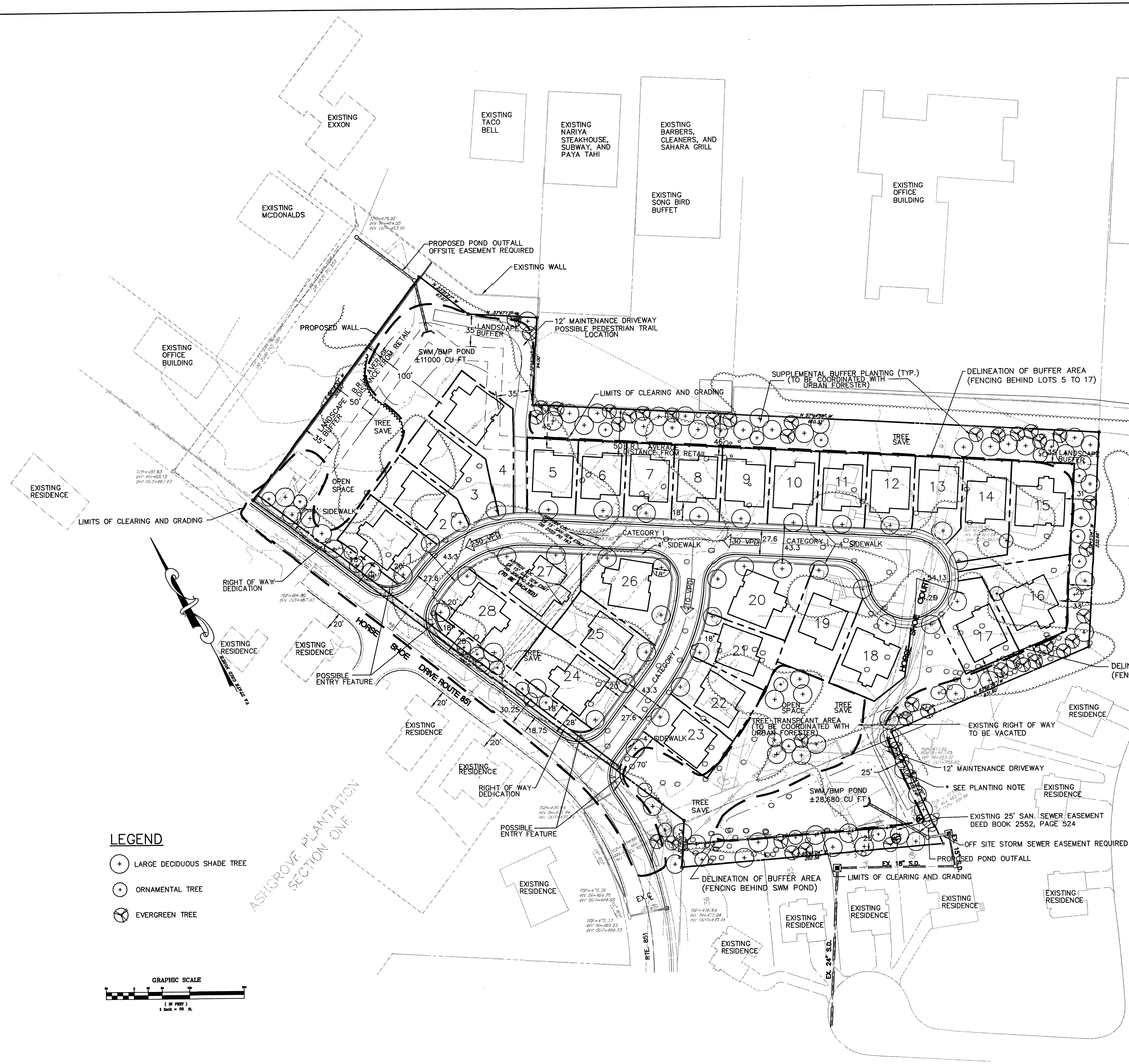

Application No. RZ/FDP 1999-PR-064 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Sheet 3 of 4

*PLANTING NOTE

PLANTING ON EAST SIDE OF EXISTING SANITARY SEWER EASEMENT IS CONDITIONAL ON THE COUNTY'S APPROVAL TO VACATE 7.5' (A TOTAL OF 15') OF THE EASEMENT TO CREATE A 10' EASEMENT, OR ALLOW PLANTING TO BE LOCATED IN THIS PORTION OF THE EXISTING EASEMENT.

STORMWATER MANAGEMENT NARRATIVE

THE SITE IS DIVIDED INTO TWO WATER SHEDS WITH APPROXIMATELY 4.31 ACRES FLOWING TO THE SOUTH AND 2.43 ACRES FLOWING TO THE NORTH. THE SHED FLOWING TO THE SOUTH DISCHARGES INTO AN EXISTING STORM SEWER SYSTEM BUILT WITH ASHGROVE PLANTATION SECTION 5.

TWO SEPARATE PONDS ARE PROPOSED WITH THIS PLAN, A DRY POND WILL BE CONSTRUCTED TO THE SOUTH TO PROVIDE QUALITY CONTROLS TO MEET THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE, AND ANOTHER DRY POND TO THE NORTH ALSO TO PROVIDE QUALITY CONTROLS TO MEET THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE.

BOTH FACILITIES WILL BE MAINTAINED BY FAIRFAX COUNTY.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
4/21/00
PROFESSIONAL ENGINEER

VIKA
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VIKA INCORPORATED
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(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA BETHESDA, MD

TYSON'S TRACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP/FDP

VIKA REVISIONS
DEC. 9, 1999 REVISION
JAN. 3, 2000 REVISION
JAN. 4, 2000 REVISION
FEB. 11, 2000 REVISION
MARCH 13, 2000 REVISION
MARCH 27, 2000 REVISION
APRIL 10, 2000 REVISION
APRIL 13, 2000 REVISION
APRIL 21, 2000 REVISION

DATE: AUG 17, 1999
DES. STF | DWN. STF
SCALE: 1" = 50'
PROJECT/FILE NO. 6256
SHEET NO. 3 OF 4

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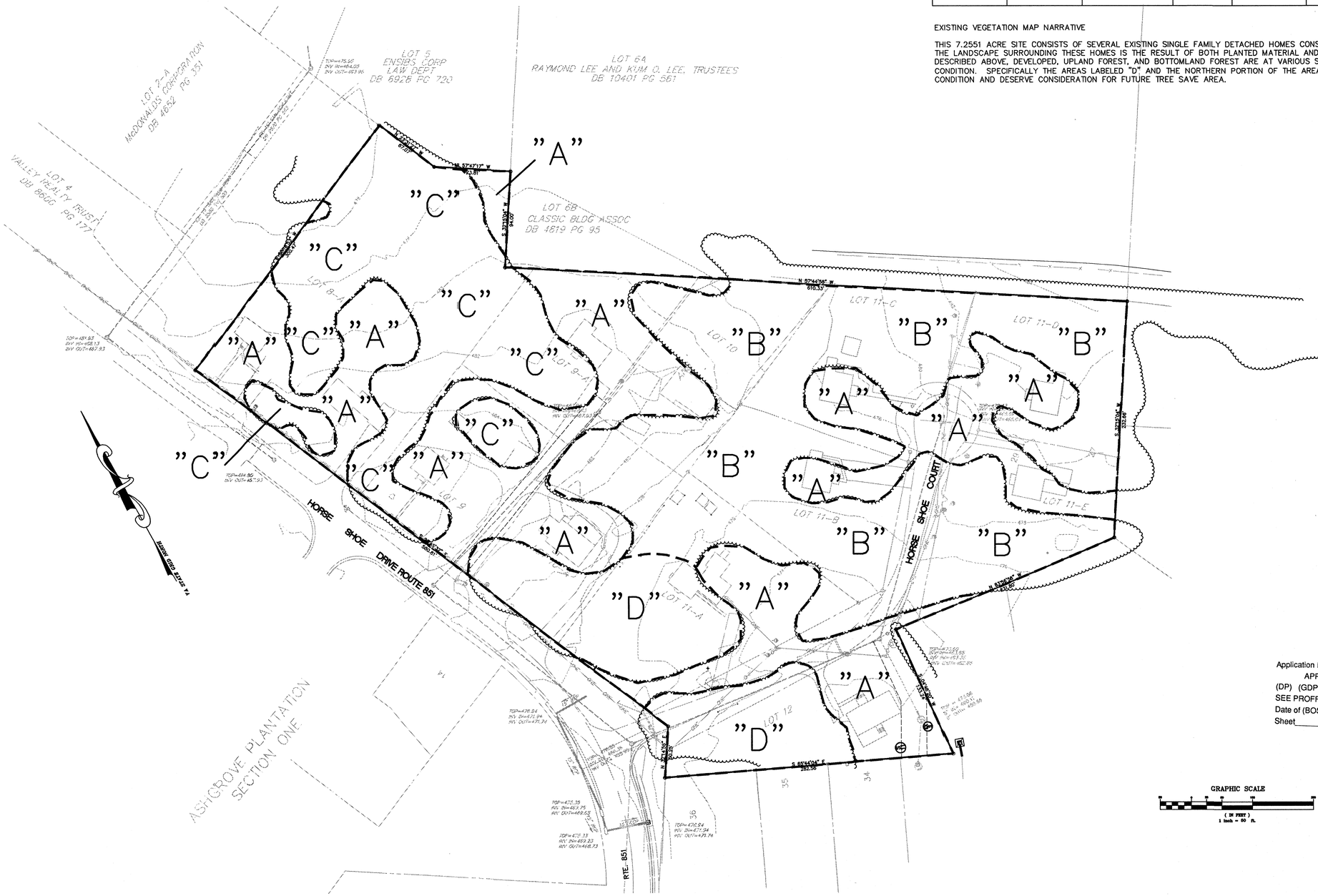
EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES
"A"	DEVELOPED	DEVELOPED	2.4658 AC	FAIR	DEVELOPED AREA, SEEDED GRASS LAWN
"B"	UPLAND FOREST	SUB-CLIMAX	2.5776 AC	GOOD	WHITE OAK, RED OAK, HOLLY
"C"	UPLAND FOREST	PIONEER	1.3529 AC	POOR	CHERRY, BLACK LOCUST
"D"	BOTTOMLAND FOREST	LONG-TERM SUB-CLIMAX	0.8588 AC	GOOD	MAPLE, OAK, HOLLY
TOTAL AREA			7.2551 AC		

EXISTING VEGETATION MAP NARRATIVE

THIS 7.2551 ACRE SITE CONSISTS OF SEVERAL EXISTING SINGLE FAMILY DETACHED HOMES CONSTRUCTED APPROXIMATELY 1950. THE LANDSCAPE SURROUNDING THESE HOMES IS THE RESULT OF BOTH PLANTED MATERIAL AND TREE-SAVE AREAS. THE AREAS DESCRIBED ABOVE, DEVELOPED, UPLAND FOREST, AND BOTTOMLAND FOREST ARE AT VARIOUS STAGES OF SUCCESSION AND CONDITION. SPECIFICALLY THE AREAS LABELED "D" AND THE NORTHERN PORTION OF THE AREA LABELED "B" ARE IN GOOD CONDITION AND DESERVE CONSIDERATION FOR FUTURE TREE SAVE AREA.



Application No. 82 FDP 1999-PR-044 Staff RB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (NDP) (EDP)
SEE PROFFERS DATED 6/16/00
Date of (BOS) (PC) approval 6/26/00
Sheet 4 of 4

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
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TYSON'S TRACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS

- DEC. 9, 1999 REVISION
- JAN. 3, 2000 REVISION
- JAN. 4, 2000 REVISION
- FEB. 11, 2000 REVISION
- MAR. 13, 2000 REVISION
- MAR. 27, 2000 REVISION
- APRIL 10, 2000 REVISION
- APRIL 13, 2000 REVISION
- APRIL 21, 2000 REVISION

DATE: AUG 17, 1999

DES.	DWN.
STF	STF

SCALE: 1" = 50'

PROJECT/FILE NO. 6256

SHEET NO. 4 OF 4

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