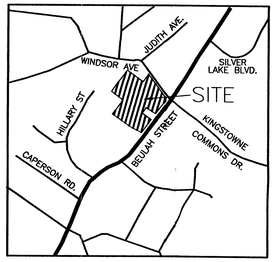
Pulte/Beulah Street

Lee District Fairfax County, Virginia

Conceptual Development Plan/Final Development Plan



VICINITY MAP
SCALE: 1" = 1000'

Applicant:
Pulte Home Corporation
10600 Arrowhead Drive, Suite 225
Fairfax, VA 22030

Application No. RZ2003-LE-027 Staff L. Shulenberger
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/23/04
Date of (BOS) (PC) approval 2/9/04
Sheet 1 of 1

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DEC 05 2003
Zoning Evaluation Division

Sheet Index

1. COVER SHEET
2. CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN
3. NOTES AND DETAILS

Pulte/Beulah Street
Conceptual Development Plan/
Final Development Plan
February 5, 2003
Rev. June 5, 2003
Rev. August 15, 2003
Rev. September 26, 2003
Rev. October 15, 2003
Rev. October 31, 2003
Rev. December 4, 2003

Dewberry & Davis LLC
A Dewberry Company
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
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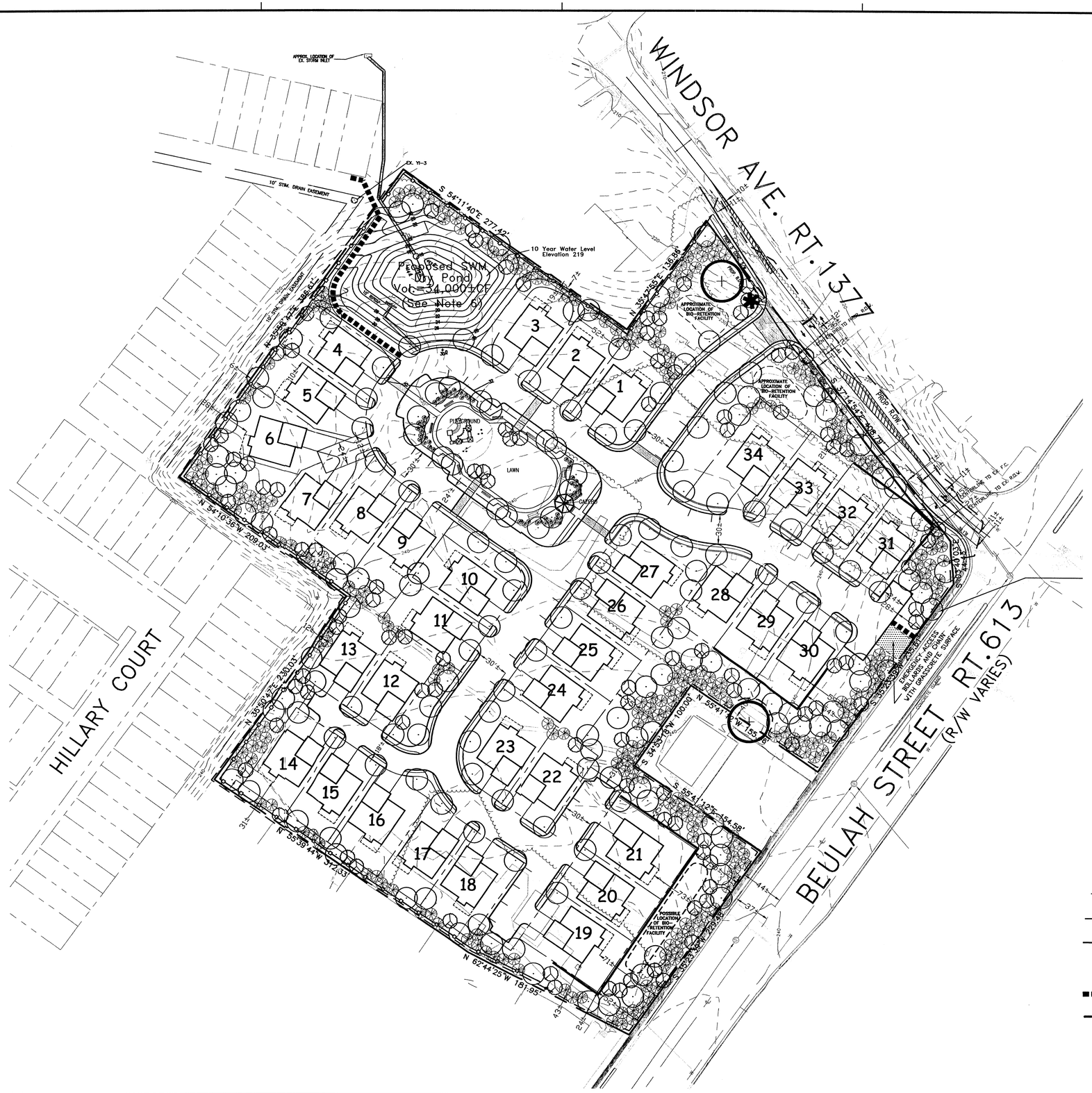
SEAL
COMMONWEALTH OF VIRGINIA
Timothy C. Culleton
TIMOTHY CHARLES CULLETON
No. 0402 020112
12.4.03
PROFESSIONAL ENGINEER

Rev. December 4, 2003
Rev. October 31, 2003
Rev. October 15, 2003
Rev. September 26, 2003
Rev. August 15, 2003
Rev. June 5, 2003
February 5, 2003

SUBMISSION DATE

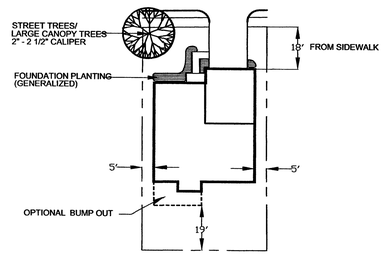
M-10422



Tabulation

EXISTING ZONING	C-5 and R-1
PROPOSED ZONING	PDH-4
TOTAL LAND AREA	9.01± AC
PROPOSED NUMBER OF DWELLING UNITS	34
MAXIMUM PERMITTED DENSITY	4.00 DU/AC
PROPOSED DENSITY	3.77 DU/AC
MAXIMUM BUILDING HEIGHT	35 FT
PARKING SPACES REQUIRED	68
PARKING SPACES PROVIDED	164*
DRIVEWAY/GARAGE	136
ON-STREET VISITOR	28
OPEN SPACE REQUIRED (20%)	1.80± AC
OPEN SPACE PROVIDED (30%)	2.70± AC

*SEE NOTE 14



Typical Lot 1"=30'

Setbacks:

Front Yard:*	18' from Sidewalk
Side Yard:	5'
Rear Yard:	19'

* on corner lot, only applicable to driveway front yard

Legend

- EXISTING TREE TO BE PRESERVED
- PROPOSED LARGE DECIDUOUS TREE (2 - 2 1/2" CAL.)
- PROPOSED ORNAMENTAL TREE (1 - 1 1/2" CAL.)
- PROPOSED EVERGREEN TREE (7' - 8' HT.)
- PROPOSED EVERGREEN SHRUB (3' - 4' HT.)
- LIMITS OF EXISTING VEGETATION
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- LIMITS OF CLEARING AND GRADING
- 7' BOARD-ON-BOARD FENCE
- PROPOSED ENTRANCE FEATURE
- PROPOSED 5' TRAIL
- PROPOSED NOISE BARRIER 7' HT. (MAX.)

Application No. RZ 2003-LE-027 Staff LShulenberger
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (PRC)
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Sheet 2 of 3

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PULTE/ BEULAH STREET
CONCEPTUAL/FINAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEITON
No. 0402 020112
12.4.03
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
0 50 100

No.	DATE	BY	Description
6	12/4/03	jem	
5	10/31/03	gah	
4	10/15/03	gah	
3	09/26/03	gah	
2	08/15/03	gah	
1	06/05/03	gah	

REVISIONS

DRAWN BY	gah
APPROVED BY	lam
CHECKED BY	lam
DATE	02/05/03

TITLE

PULTE/ BEULAH STREET
CONCEPTUAL/FINAL DEVELOPMENT PLAN

PROJECT NO. M-10422

2

SHEET NO. 2 OF 3

NOTES

1) THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 91-3 ((1)) 2, 3, 4, 5, 6 AND 91-3 ((3)) 30.

2) THE LAND AREA OF THIS CDP/FDP IS APPROXIMATELY 9.01 ACRES.

3) THE BOUNDARY INFORMATION SHOWN HEREON IS FIELD RUN BY DEWBERRY & DAVIS LLC.

4) THE TOPOGRAPHY SHOWN HEREON IS FIELD RUN AT TWO (2) FOOT CONTOUR INTERVALS BY DEWBERRY & DAVIS LLC.

5) THERE IS NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.

6) STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES WILL BE PROVIDED BY THE DRY POND SHOWN HERON UNLESS MODIFIED BY OTHER METHODS OR WAIVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES). THE VAST MAJORITY OF STORMWATER DISCHARGE WILL BE CONVEYED TO THE PROPOSED POND IN THE NORTHWEST CORNER OF THE SITE. FROM THE POND, THE WATER WILL BE CONVEYED, THROUGH A CLOSED SYSTEM, TO AN EXISTING INLET LOCATED WITHIN A STORMWATER EASEMENT ON THE ADJACENT WINDSOR ESTATES PROPERTY. THE POND WILL DETAIN THE TWO (2) AND TEN (10) YEAR STORM TO A RATE LESS THAN OR EQUAL TO THE AVAILABLE CAPACITY OF THE EXISTING STORM SEWER SYSTEM. THE NET FLOW LEAVING THE EXISTING STRUCTURE WILL NOT EXCEED EXISTING DISCHARGE OF THAT STRUCTURE.

7) THE LIMITS OF CLEARING AND GRADING SHOWN ON THIS GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION IN CONFORMANCE WITH THE PROFFERS AT TIME OF FINAL ENGINEERING.

8) THE FOOTPRINTS OF THE STRUCTURES SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS OF PAR. 5 OF SECT. 18-204 AND PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE SO LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY, AND THE EXACT LOCATIONS OF THE BUILDINGS MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENTS. THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES SHOWN ON THE GRAPHIC ARE PRELIMINARY, AND MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

THE DENSITY AND BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF UNITS FROM THE TOTAL REPRESENTED IN THE TABULATION, AND THE BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING LAYOUT(S) MAY BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THEY DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.

9) IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, INTERNAL DIRECTIONAL SIGNS, SITTING AREAS, PATIOS, TRAILS, PLANTERS, FENCES AND/OR WALLS AND LIGHT STANDARDS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.

10) A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SUBDIVISION PLAN(S) THAT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING FEATURES REPRESENTED HEREON AND IN THE PROFFERS. THE PROPOSED LANDSCAPING ALONG THE PUBLIC STREETS IS CONTINGENT UPON VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) APPROVAL.

11) APPROVAL BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES) IS HEREBY REQUESTED FOR PRIVATE STREETS WHICH EXCEED 600 FEET IN LENGTH AS PROVIDED FOR IN PAR. 2 OF SECT. 11-302 OF THE ZONING ORDINANCE.

12) A STATEMENT OF THE PUBLIC IMPROVEMENTS THAT MAY BE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION, AND AN ESTIMATE OF THE TIMING FOR PROVIDING SUCH IMPROVEMENTS WILL BE SPECIFIED IN THE PROFFERS.

13) THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC SEWER AND WATER THAT CURRENTLY EXISTS OR WILL BE EXTENDED TO THE PROPERTY.

14) PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GRAPHIC. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THE TABULATION SO LONG AS THE NUMBER OF SPACES REMAINS PROPORTIONAL TO THE ULTIMATE NUMBER OF UNITS AS THAT PROPORTION REPRESENTED IN THE TABULATION AND THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE CURRENT PARKING TABULATION REFLECTS FOUR SPACES FOR EACH TWO-CAR GARAGE UNIT (TWO IN THE GARAGE/TWO IN THE DRIVEWAY) PLUS TWENTY-EIGHT (28) ON-STREET VISITOR SPACES.

THE NUMBER AND LOCATION OF HANDICAP PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

15) IT IS CURRENTLY ANTICIPATED THAT THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS.

16) THERE ARE FOUR (4) DWELLING UNITS, ONE OF WHICH WAS CONSTRUCTED IN 1925 AND THE REMAINING THREE (3) IN THE 1940's TIMEFRAME; AND FIVE (5) OUTBUILDINGS LOCATED ON THE PROPERTY, ALL OF WHICH WILL BE DEMOLISHED AS PART OF THE DEVELOPMENT PROCESS. THERE IS NO HISTORIC OR ARCHITECTURAL VALUE TO THESE STRUCTURES.

17) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING MAJOR UTILITY EASEMENTS THAT HAVE A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.

18) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

19) TO THE BEST OF OUR KNOWLEDGE, THE USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672.10.1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280.

20) THE SUBJECT PROPERTY IS LOCATED WITHIN THE NEWINGTON COMMUNITY PLANNING SECTOR, SPRINGFIELD PLANNING DISTRICT IN AREA IV. THE PROPERTY IS PLANNED FOR RESIDENTIAL USE AT ONE (1) TO TWO (2) DWELLING UNITS PER ACRE WITH AN OPTION OF THREE (3) TO FOUR (4) DWELLING UNITS PER ACRE WITH CONSOLIDATION AND ACCESS VIA WINDSOR AVENUE. THE PROPOSED PLAN IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.

21) THERE ARE NO COMPREHENSIVE PLAN TRAILS ADJACENT TO THE SUBJECT PROPERTY.

22) GIVEN THE PROPOSED DEVELOPMENT PROGRAM OF SINGLE FAMILY DETACHED DWELLING UNITS, THERE WILL BE NO ADVERSE IMPACT ON ADJACENT OR NEIGHBORING PROPERTIES.

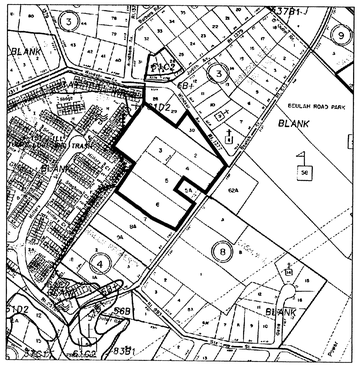
23) GIVEN THE RELATIVELY SMALL SIZE OF THE PROPOSED DEVELOPMENT, NO PUBLIC FACILITIES ARE PLANNED OTHER THAN ROAD IMPROVEMENTS ON THE WINDSOR AVENUE FRONTAGE AND WILL BE IN SUBSTATIAL CONFORMANCE WITH THE LOCATION SHOWN HEREON.

24) A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IN SAME IS SUBMITTED IN A SEPARATE ASSOCIATED DOCUMENT.

25) THE SPECIFIC LOCATION OF ON-SITE LIGHTING WILL BE DETERMINED AT TIME OF FINAL ENGINEERING; HOWEVER, WHEN INSTALLED, SUCH LIGHTING WILL CONFORM TO THE ESTABLISHED LIGHTING STANIDARDS SPECIFIED IN ARTICLE 14 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

26) IT IS UNDERSTOOD THAT THE DIMENSIONS OF ALL INTERNAL ROADS MAY CHANGE PROVIDED THEY CONFORM TO THE STANDARDS SPECIFIED IN THE PUBLIC FACILITIES MANUAL AND/OR VDOT REQUIREMENTS AND THE GENERAL LOCATION AS SHOWN HEREON.

27) EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

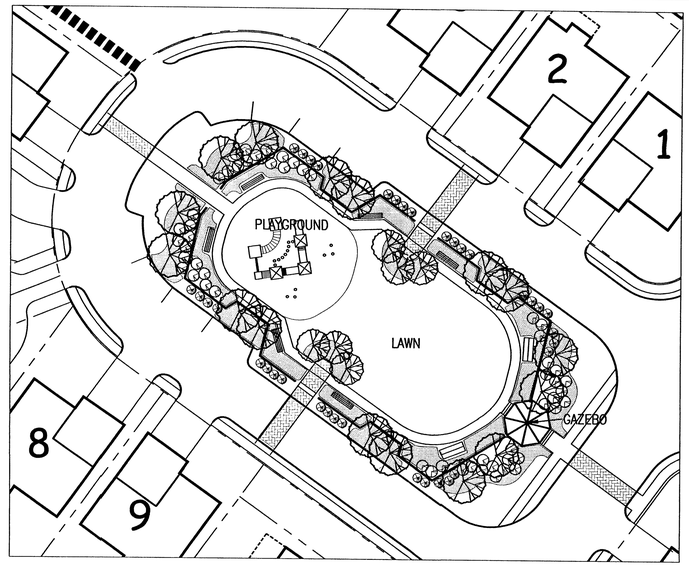


SOILS MAP

Scale: 1" = 500'

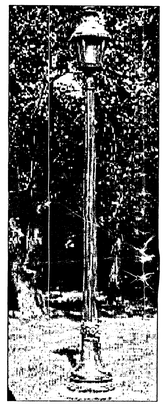
NOTE: SOILS IDENTIFICATION FOR THIS SITE IS BLANK ON THE FAIRFAX COUNTY SOILS IDENTIFICATION MAPS

SOURCE: COUNTY OF FAIRFAX SOILS IDENTIFICATION MAPS



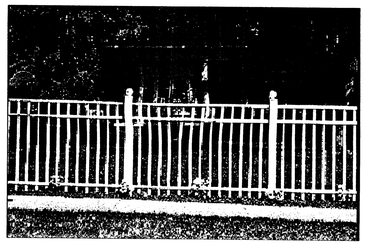
DETAIL - ACTIVE RECREATION AREA

SCALE: 1" = 30'

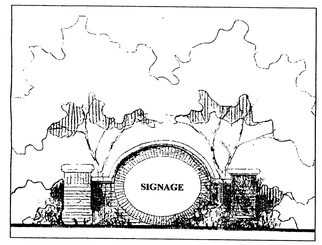


TYPICAL STREET LIGHT (FULL CUT-OFF)

(SEE NOTE #25)



TYPICAL FENCE ACTIVE RECREATION AREA



ENTRY FEATURE

NOTE: The details and architectural elevations presented on this sheet are illustrative and are shown to illustrate the general theme and character of the proposed development. Architectural elevations are subject to minor modification with final engineering and architectural design.

ARCHITECTURAL ELEVATIONS

NOT TO SCALE

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PULTE/ BEULAH STREET

CONCEPTUAL/FINAL DEVELOPMENT PLAN

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLETON
No. 0402 020112
PROFESSIONAL ENGINEER
12-4-03

KEY PLAN

SCALE AS NOTED

No.	DATE	BY	Description
6	12/4/03	jem	
5	10/31/03	gah	
4	10/15/03	gah	
3	09/26/03	gah	
2	08/15/03	gah	
1	06/05/03	gah	

REVISIONS

DRAWN BY	gah
APPROVED BY	lam
CHECKED BY	lam
DATE	02/05/03

TITLE

PULTE/ BEULAH STREET NOTES AND DETAILS

PROJECT NO. M-10422

Application No. 82-2003-LE-027 Staff L. Shallenberger

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 1/23/04

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Sheet 3 of 3

SHEET NO. 3 OF 3