CONCEPTUAL/FINAL DEVELOPMENT PLAN

MEEKER PROPERTY

FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT
RZ/FDP 2002-MV-037

NOTES:

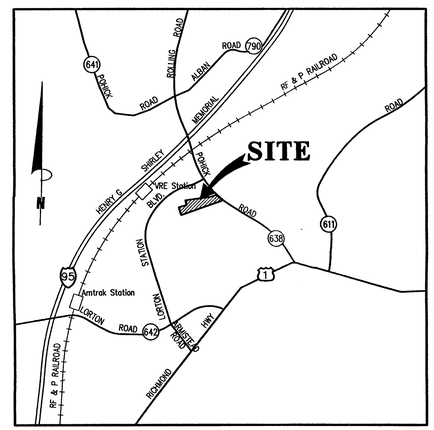
1. THE PROPERTIES DELINEATED BY THIS PLAN ARE CURRENTLY ZONED R-1 AND ARE LOCATED AS FOLLOWS:

Tax Map Number	Deed Book	Page	Property Owner
107-2((1))-11	11214	0950	WILLIAM G. AND ROSEMARY MEEKER
108-1((1))-43	9771	0780	WILLIAM G. AND ROSEMARY MEEKER
108-1((1))-45A	8931	0340	WILLIAM G. AND ROSEMARY MEEKER

2. THE APPLICANT/CONTRACT PURCHASERS ARE:

   NATIONAL CAPITAL LAND
   AND DEVELOPMENT COMPANY
   13601 OFFICE PLACE, 201-B
   WOODBRIDGE, VIRGINIA 22192
   (703) 580-8419

3. TOTAL SITE AREA IS 247,699 S.F. OR 5.6864 AC.
4. TOPOGRAPHY (2' CONTOUR INTERVAL) SHOWN HAS BEEN INTERPOLATED FROM THE FAIRFAX COUNTY TOPOGRAPHIC MAPS.
5. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
6. THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE MOUNT VERNON DISTRICT, THE LOWER POTOMAC SANITARY SEWER DISTRICT, AND THE MILL BRANCH WATERSHED. PUBLIC WATER AND SEWER SHALL BE PROVIDED THROUGH EXISTING AND *EXPANDED* FACILITIES.
7. STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES HAVE BEEN PROVIDED BY AN ON-SITE DETENTION POND. THE ESTIMATED SIZE OF THE POND IS AS SHOWN ON THE PLAN. DOWNSTREAM DRAINAGE IMPROVEMENTS ARE BELIEVED TO BE ADEQUATE.
8. THERE ARE NO FLOODPLAIN, RESOURCE PROTECTION AREAS (R.P.A.), OR ENVIRONMENTAL QUALITY CORRIDOR (E.Q.C.) AREAS, AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN, LOCATED ON THE SUBJECT PROPERTY.
9. THERE ARE NO KNOWN HAZARDOUS WASTE MATERIALS, TOXIC SUBSTANCES, EXISTING STORAGE TANKS, OR CONTAINERS ON-SITE.
10. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
11. EXISTING WATER MAINS, EXISTING SANITARY SEWERS, AND EXISTING STORM DRAINS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY PER AVAILABLE RECORDS. FURTHERMORE, THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES, AND THOSE SHOWN ARE APPROXIMATE.
12. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE.
13. AT TIME OF FINAL ENGINEERING, THE PROPOSED LIMITS OF CLEARING AND GRADING WILL BE IN SUBSTANTIAL CONFORMANCE WITH THAT DEPICTED ON THE CDP/FDP. NECESSARY UTILITIES SHALL BE INSTALLED IN THE LEAST DISRUPTED MANNER AS POSSIBLE.
14. THE PROPOSED DEVELOPMENT CONFORMS TO THE RECOMMENDATIONS SET FORTH IN THE ADOPTED COMPREHENSIVE PLAN FOR THE LOWER POTOMAC PLANNING DISTRICT.
15. THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN IS NOT CONTAINED WITHIN AN AIRPORT NOISE IMPACT ZONE ACCORDING TO THE FAIRFAX COUNTY OFFICE OF COMPREHENSIVE PLANNING.
16. DEVELOPMENT SCHEDULE OF THIS PROJECT IS CONTINGENT UPON PLAN APPROVAL.
17. NO TRAILS ARE REQUIRED PER THE FAIRFAX COUNTY TRAIL PLAN.
18. THE FOOTPRINTS, SIZES AND LOCATIONS OF ALL STRUCTURES AND LOTS REPRESENTED HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING, BUT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THAT DEPICTED ON THE CDP/FDP. BUILDING FEATURES ARE SUBJECT TO FINAL ARCHITECTURAL PLANS. LOT LINES ARE ABLE TO CHANGE AS LONG AS OPEN SPACE STAYS THE SAME.
19. THE PROPOSED RECREATION AMENITIES ARE SUBJECT TO CHANGE WITH FINAL DESIGN, BUT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THAT DEPICTED ON THE CDP/FDP.
20. ALL EXISTING STRUCTURES ARE TO BE DEMOLISHED.
21. THE PROPOSED TEMPORARY CUL-DE-SAC WILL BE REMOVED UPON FUTURE DEVELOPMENT OF PARCELS 12 AND 13.



VICINITY MAP
SCALE: 1"=2000'

APPLICANT:

NATIONAL CAPITAL LAND
AND DEVELOPMENT COMPANY
13601 OFFICE PLACE, 201-B
WOODBRIDGE, VIRGINIA 22192
(703) 580-8419

PREPARED BY:

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VA. 20151

Application No. RZ/FDP 2002-MV-037 Staff CSB
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP)
SEE PROFFERS DATED 7/29/03
Date of (BOS) (PC) approval 7/29/03
Sheet 1 of 7

RECEIVED
Department of Planning & Zoning
MAY 23 2003
Zoning Evaluation Division

SHEET INDEX
MEEKER PROPERTY
RZ/FDP 2002-MV-037

1. COVER SHEET
2. CONCEPTUAL / FINAL DEVELOPMENT PLAN
3. ILLUSTRATIVE LANDSCAPE PLAN
4. EXISTING VEGETATION MAP / EXISTING CONDITIONS PLAN
5. ARCHITECTURAL AND SITE DETAILS PLAN
6. POHICK ROAD FRONTAGE IMPROVEMENTS AND SITE ELEVATION
7. CHERRY HILL OVERLAY

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

COVER SHEET
MEEKER PROPERTY
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

RZ/FDP 2002-MV-037
COUNTY PROJECT NUMBER

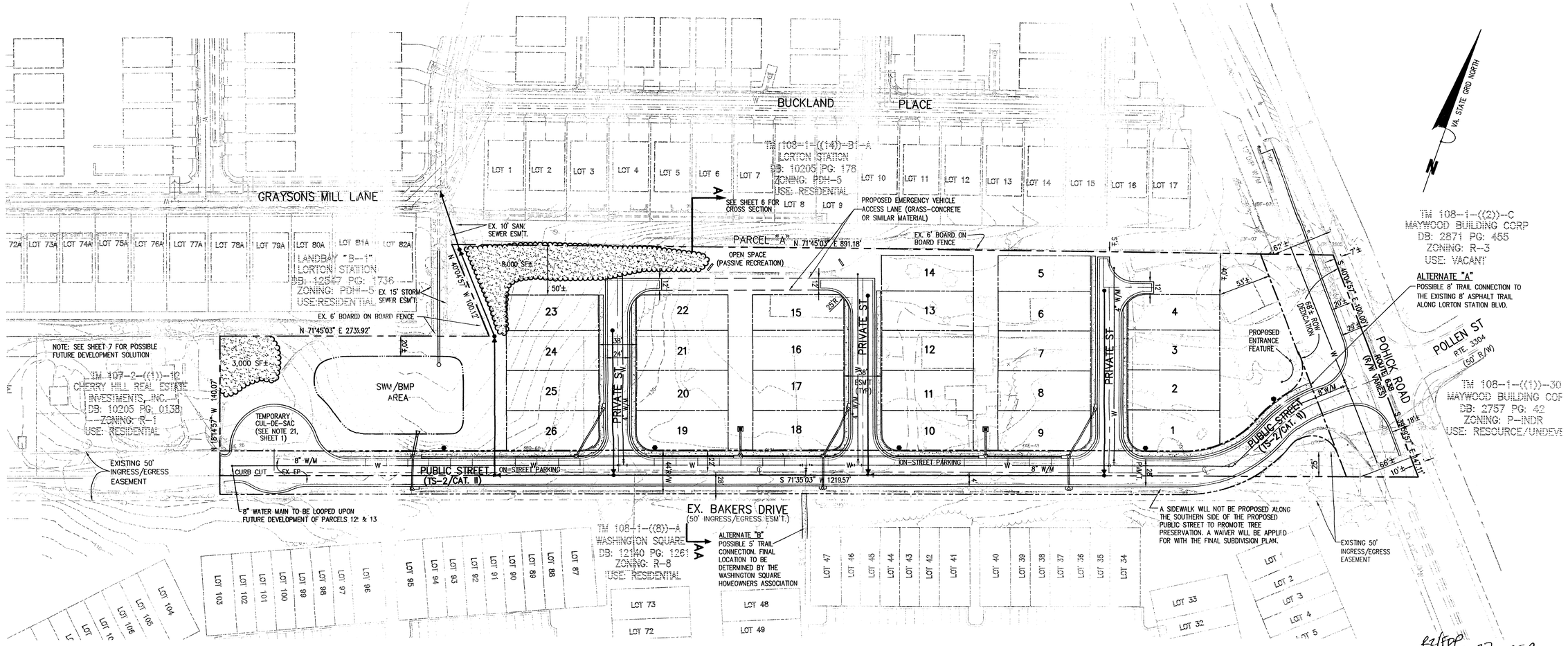
COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
5/23/03
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
8/5/02	EXTEND CUL-DE-SAC
9/24/02	REV. PER CO. CMTS.
12/13/02	REV. PER STAFF CMTS.
1/09/03	ADD ARCH. DETAILS
1/31/03	REV. PER P.C.
4/18/03	REV. PER P.C.
5/19/03	REV. PER STAFF
5/23/03	REV. PER STAFF
DATE	DESCRIPTION

KLK/CTO	EB	KLK
DESIGN	DRAWN	CHKD
SCALE	H: N/A V: N/A	
JOB No. 1892-02-001		
DATE : MAY, 29, 2002		
FILE No. 1892-D-ZP-001		
SHEET 1 OF 7		

P:\1892 - Meeker Property\1892-02-001\Engineering\CDP-FDP\cover.dwg, 05/23/2003 01:44:54 PM, SEL

Cad file name : P:\1892 - Meek[illegible]perty\1892-02-001\Engineering\CDP-FL[illegible]over.dwg



Application No. RZ/FDP 2002-MV-037 Staff CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/22/03
Date of (BOS) (PC) approval 9/29/03
Sheet 2 of 7

SITE TABULATIONS:

TOTAL SITE AREA = 5.6864 AC. (247,699 SF)
PROPOSED ZONING CATEGORY: PDH-5

ALLOWABLE NUMBER OF DWELLING UNITS 28 UNITS

PROPOSED NUMBER OF DWELLING UNITS 26 UNITS

PROPOSED OVERALL DENSITY = 4.57 D.U./AC.

APPROXIMATE R/W DEDICATION 16,286 SF ±

REQUIRED OPEN SPACE 35%
PROVIDED OPEN SPACE ±40%

PARKING TABULATION:

REQUIRED PARKING:
26 SINGLE FAMILY DETACHED UNITS @ 2.0 SP/D.U. = 52 SPACES

PROVIDED PARKING:
26 SINGLE FAMILY DETACHED (4 SP/D.U.) =104 SPACES
PARALLEL PARKING SPACES 26 SPACES
130 SPACES

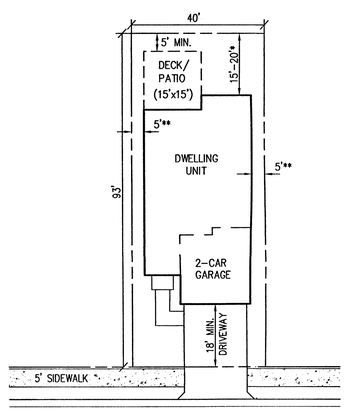
NOTE:
1. THE RIGHT IS RESERVED TO PROVIDE A GREATER NUMBER OF PARKING SPACES THAN THE MINIMUM REQUIREMENT.
2. ON-STREET PARKING IS AVAILABLE ALONG ONE SIDE OF THE PROPOSED PUBLIC STREET.

TYPICAL SINGLE FAMILY DETACHED LOTS

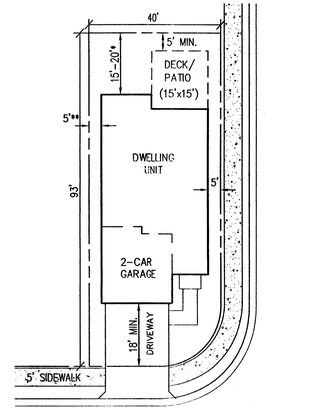
MIN. 36' OR 40' x 93' LOTS
MIN. YARDS & SETBACK:

FRONT	18 FT.
REAR*	15-20 FT.
SIDE**	5 FT.

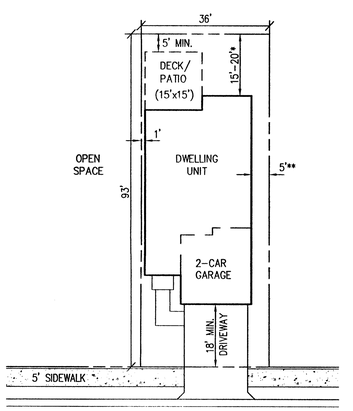
* DEPENDING ON HOUSE TYPE AND OPTIONS SELECTED, THE REAR YARD COULD EXTEND TO 20 FEET. DECKS MAY ENCROACH 10-15 FEET INTO REAR YARD SETBACK.
** A MINIMUM OF 10' BETWEEN DWELLING UNITS.



TYPICAL INTERIOR LOT DETAIL
NOT TO SCALE



TYPICAL CORNER LOT DETAIL
NOT TO SCALE



TYPICAL LOT ADJACENT TO OPEN SPACE
NOT TO SCALE

LEGEND

- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING TREE CANOPY
- TREE SAVE AREA
- PROPOSED CLEARING LIMITS
- R/W — RIGHT-OF-WAY
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING STORM STRUCTURE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED 5' SIDEWALK
- OVERHEAD UTILITY
- EP — EXISTING EDGE OF PAVEMENT
- CENTERLINE OF RIGHT-OF-WAY
- PROPOSED BENCH
- STREET LIGHT

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

CONCEPTUAL / FINAL DEVELOPMENT PLAN
MEEKER PROPERTY
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

RZ/FDP 2002-MV-037
COUNTY PROJECT NUMBER

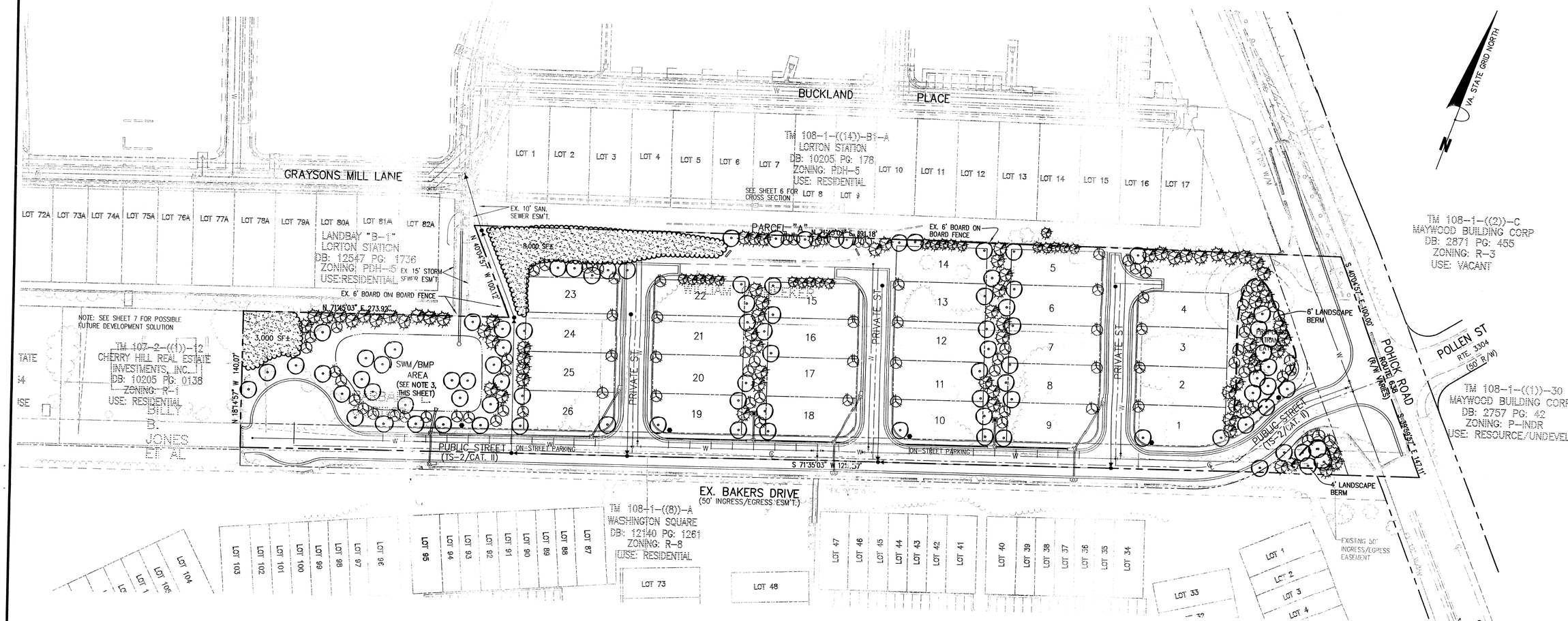
COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
5/23/03
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
8/5/02	EXTEND CUL-DE-SAC
9/24/02	REV. PER CO. CMTS.
12/13/02	REV. PER STAFF CMTS.
1/09/03	ADD ARCH. DETAILS
1/31/03	REV. PER P.C.
4/18/03	REV. PER P.C.
5/19/03	REV. PER STAFF
5/23/03	REV. PER STAFF
DATE	DESCRIPTION

KLK/CTO DESIGN	EB DRAWN	KLK CHKD
SCALE	H: 1"=50' V:	
JOB No. 1892-02-001		
DATE : MAY, 29, 2002		
FILE No. 1892-D-ZP-001		
SHEET 2 OF 7		

P:\1892 - Meeker Property\1892-02-001\Engineering\CDP-FDP\Cdp-Fdp.dwg, 05/23/2003 02:34:30 PM, SEL

Cad file name : P:\1892 - Meeker Property\1892-02-001\Engineering\CDP-FDP\Cdp-Fdp.dwg



Application No. RZ/FDP 2002-MV-037 Staff CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/29/03
Date of (BOS) (PC) approval 9/22/03
Sheet 3 of 7

TREE COVER CALCULATION

GROSS SITE AREA:	247,699 sf
ZONING:	PDH-5
DEDUCTABLE AREAS:	
RIGHT-OF-WAY DEDICATION	16,286 sf ±
ADJUSTED SITE AREA:	231,413 sf (5.3 ac.)
REQUIRED TREE COVER (20%)	46,283 sf
PROVIDED TREE COVER (20%)	46,300 sf
TREE PRESERVATION AREAS (11,000 X 125)	13,750 sf ±
PROPOSED LANDSCAPING	32,550 sf ±

NOTES:

1. LANDSCAPE PLANS ARE CONCEPTUAL AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, PLANT AVAILABILITY, FINAL ARCHITECTURE AND UTILITY LOCATIONS. FINAL LANDSCAPING PLANS WILL BE IN SUBSTANTIAL CONFORMANCE TO THAT WHICH IS SHOWN.
2. PROPOSED STREET TREES SHALL CONSIST OF MEDIUM TO LARGE DECIDUOUS TREES. ALL TREES SHOULD BE SELECTED FROM, BUT NOT LIMITED TO, THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (SECTION 12-0701) AND IN COORDINATION WITH THE URBAN FORESTY DIVISION. TREE LOCATION WILL BE SUBJECT TO DRIVEWAY LOCATIONS, STREETLIGHTS, AND PLACEMENT OF UTILITIES.
3. LANDSCAPING WILL BE PROVIDED IN AND AROUND THE STORMWATER MANAGEMENT AREA TO THE MAXIMUM EXTENT PERMITTED BY DPWES.

PLANT LIST

TREES TO CONSIST OF BUT NOT LIMITED TO THE FOLLOWING:

DECIDUOUS SHADE TREES

ACER RUBRUM
ACER RUBRUM "ARMSTRONG"
ACER SACCHARUM
CARPINUS CAROLINIANA
GLEDITSIA TRIACANTHOS VAR. INERMIS "SKYLINE"
QUERCUS ALBA
QUERCUS COCCINEA
QUERCUS PHELLOS
QUERCUS RUBRA
PLATANUS OCCIDENTALIS
ZELKOVA SERRATA

EVERGREEN TREES

CUPRESSOCYPARIS LEYLANDII
ILEX ATTENUATA 'FOSTERI'
PINUS NIGRA
PINUS THUNBERGIANA

ORNAMENTAL TREES

AMELANCAIER CANADENSIS
CERCIS CANADENSIS
CORNUS KOUSA
MAGNOLIA SOULANGIANA
PRUNUS YEDOENSIS

SHRUBS

BUXUS MICROPHYLLA
ILEX VAR.
JUNIPERUS VAR.
PRUNUS LAUROCERASUS
RHODODENDRON VAR. (AZALEA)

LEGEND

- TREE SAVE AREA
- EXISTING TREELINE
- LARGE SHADE TREE (1"-3" CALIPER)
- ORNAMENTAL TREE (1"-2" CALIPER)
- EVERGREEN TREE (6'-8' HEIGHT)
- EVERGREEN TREE (4'-6' HEIGHT)
- BENCH
- STREET LIGHT
- BERM

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Cad file name : P:\1892 - Meeker Property\1892-02-001\Engineering\CDP-FDP\Illus-Lndscp-Plan.dwg

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

ILLUSTRATIVE LANDSCAPE PLAN
MEEKER PROPERTY

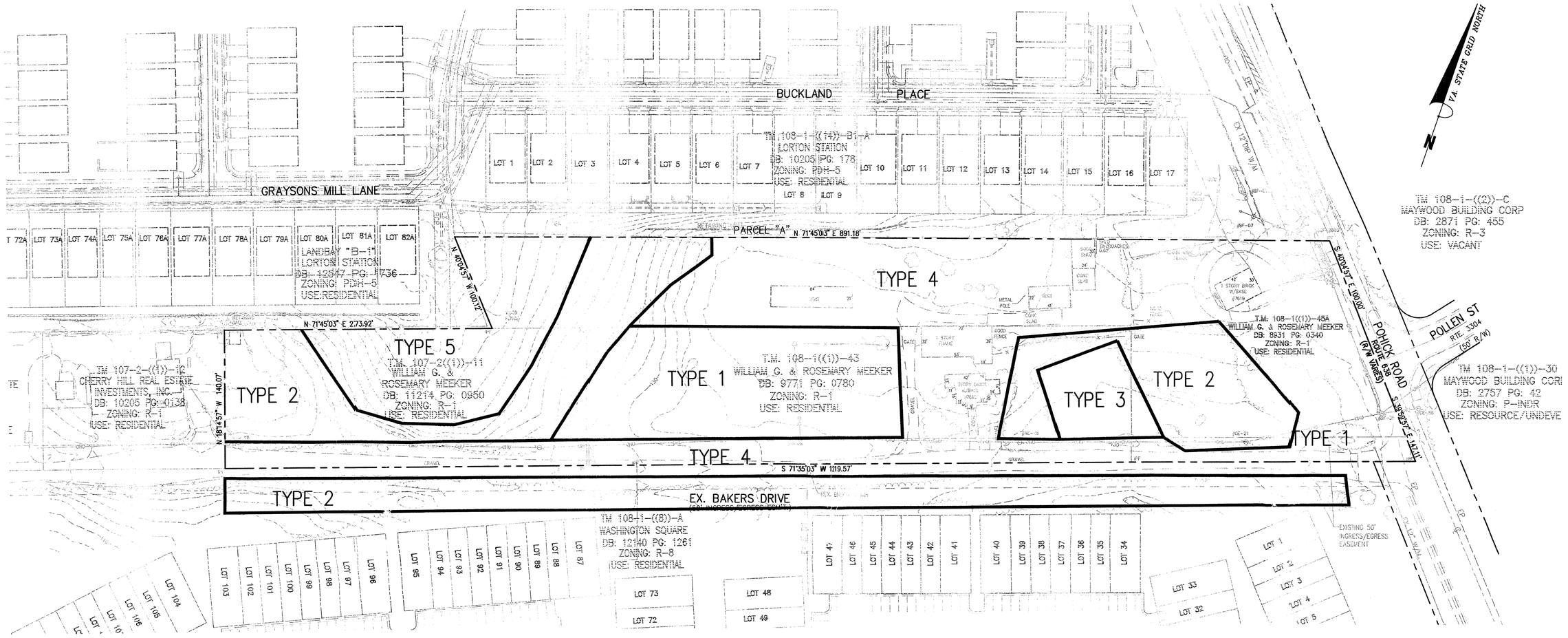
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

RZ/FDP 2002-MV-037
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
5/23/03
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
8/5/02	EXTEND CUL-DE-SAC
9/24/02	REV. PER CO. CMTS.
12/13/02	REV. PER STAFF CMTS.
1/09/03	ADD ARCH. DETAILS
1/31/03	REV. PER P.C.
4/18/03	REV. PER P.C.
5/19/03	REV. PER STAFF
5/23/03	REV. PER STAFF
DATE	DESCRIPTION

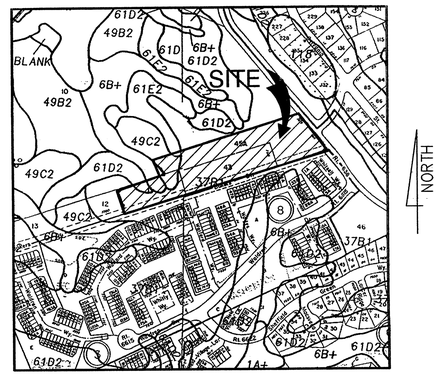
KLK/CTO DESIGN	EB DRAWN	KLK CHKD
SCALE	H: 1"=50' V:	
JOB No. 1892-02-001		
DATE : MAY, 29, 2002		
FILE No. 1892-D-ZP-001		
SHEET 3 OF 7		



EXISTING VEGETATION LEGEND

Cover Type	Primary Species	Understory Species	Successional Stage	Condition	Area
1 Open Field	*Meadow, no trees present.*	*Meadow, no trees present.*	*N/A*	*N/A*	*36,000.5 SF 0.83 AC.*
Comments	*Topography is relatively flat at 2-4%. There is little/ no vegetative cover other than turf.*				
2 Upland Forest	*Quercus alba, Q. falcata, Q. rubra, Q. velutina, Acer rubrum, Liriodendron tulipifera, and Fagus grandifolia*	*Fagus grandifolia, Ilex opaca, Pinus virginiana Fraxinus sp., Malus sp., Quercus stellaata, Liquidambar styraciflua, Juniperus virginiana*	*Sub-climax*	*Fair to good*	*55,515.6 SF 1.27 AC.*
Comments	*The oak canopy shows remnants of past Gypsy Moth damage and, although diverse, the understory is sparse in the front of the property. A more diverse canopy is in very healthy condition and the understory is reasonably/ thick and thriving throughout toward the back. The average dbh of the canopy is 24-30" and the average for the understory is 6-10". Topography is flat at 0-2%.*				
3 Agricultural Land	*Land recently used for agricultural purposes.*	*Land recently used for agricultural purposes.*	*N/A*	*N/A*	*8321.5 SF 0.19 AC.*
Comments	*Topography is flat at 0-2%. There is little/ no vegetative cover*				
4 Developed Land	*Areas constructed with/ for buildings, parking, and/ or miscellaneous storage.*	*Landscaped/ preserved species includte Acer rubrum, Ilex opaca, Quercus sp., and Catalpa speciosa.*	*Sub-climax/ residential landscaping*	*Good*	*120,415.7 SF 2.76 AC.*
Comments	*Topography is relatively flat at 2-4%. Vegetative cover is limited to residential landscaping.*				
5 Bottomland Forest	*Liriodendron tulipifera, Quercus palustris, Fraxinus americana, Acer rubrum, Q. alba, Liquidambar styraciflua*	*Liquidambar styraciflua, Quercus alba, Acer rubrum, Sassafras albidum, Fraxinus pennsylvanica*	*Climax*	*Fair to good*	*27,445.7 SF 0.63 AC.*
Comments	*There has been spot clearing at some point at one part of the site, and as a result, t the canopy has suffered. The canopy trees that remain in this lowland area are the largest on the site on average. Most of the topography is moderate at 6-12%. The average dbh of the canopy is 28-36" and the average for the understory is 10-118".*				
					TOTAL = 5.68 AC

SOILS



6B+ – HYATTSVILLE FINE SANDY LOAM
37B1 – BELTSVILLE SILT LOAM, UNDULATING PHASE
49C2 – LUNT FINE SANDY LOAM, ROLLING PHASE
61D2 – HILLY LAND, LOAMY & GRAVELLY SEDIMENTS

Application No. RZ/FDP 2002-MV-037 Staff CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/29/03
Date of (SOS) (FC) approval 9/29/03
Sheet 4 of 7

LEGEND

40 EXISTING CONTOUR
EXISTING VEGETATION
TYPE 4 EX. TREE COVER TYPE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151
Phone: (703) 484-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

EXISTING VEGETATION MAP/ EXISTING CONDITIONS PLAN MEEKER PROPERTY

FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

RZ/FDP 2002-MV-037
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
5/23/03
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
8/5/02	EXTEND CUL-DE-SAC
9/24/02	REV. PER CO. CMTS.
12/13/02	REV. PER STAFF CMTS.
1/09/03	ADD ARCH. DETAILS
1/31/03	REV. PER P.C.
4/18/03	REV. PER P.C.
5/19/03	REV. PER STAFF
5/23/03	REV. PER STAFF
DATE	DESCRIPTION

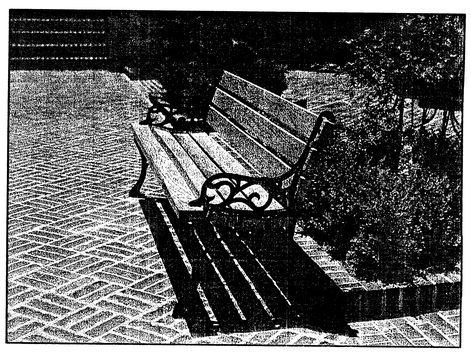
KLK/CTO DESIGN	EB DRAWN	KLK CHKD
SCALE	H: 1"=50' V:	
JOB No. 1892-02-001		
DATE : MAY, 29, 2002		
FILE No. 1892-D-ZP-001		
SHEET 4 OF 7		

P:\1892 - Meeker Property\1892-02-001\Engineering\CDP-FDP\Ex-Vegie-Map.dwg, 05/23/2003 01:46:50 PM, SEL

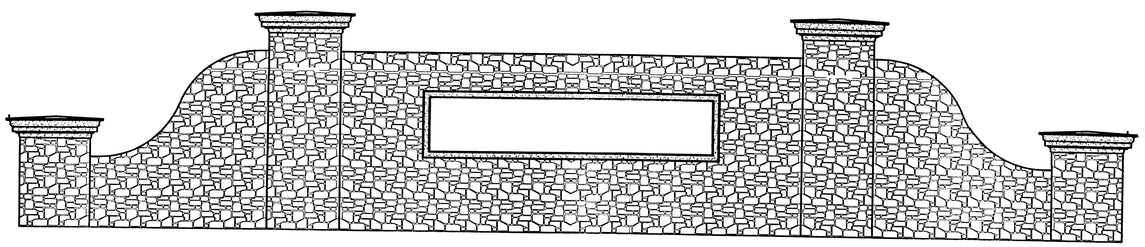
Cad file name : P:\1892 - Meeke perty\1892-02-001\Engineering\CDP-FD \Vegie-Map.dwg

ARCHITECTURAL ELEVATIONS

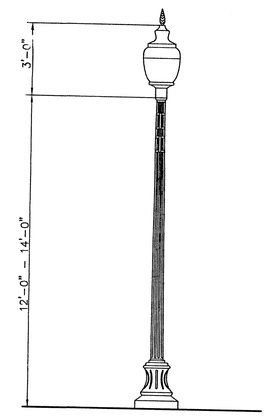
NOT TO SCALE



TYPICAL BENCH DETAIL



ENTRANCE FEATURE



LIGHTING DETAIL

SITE DETAILS

NOT TO SCALE

NOTE:

BUILDING FEATURES AND SITE AMENITIES SHOWN ARE SUBJECT TO CHANGE WITH FINAL DESIGN, BUT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THAT DEPICTED ON THE CDP/FDP.

Application No. RZ/FDP 2002-MV-037 Staff CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/29/03
Date of (BOS) (PC) approval 9/29/03
Sheet 5 of 7

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY !!

Cad file name : P:\1892 - Meeker Property\1892-02-001\Engineering\CDP-FDP\AMENITIES.dwg

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

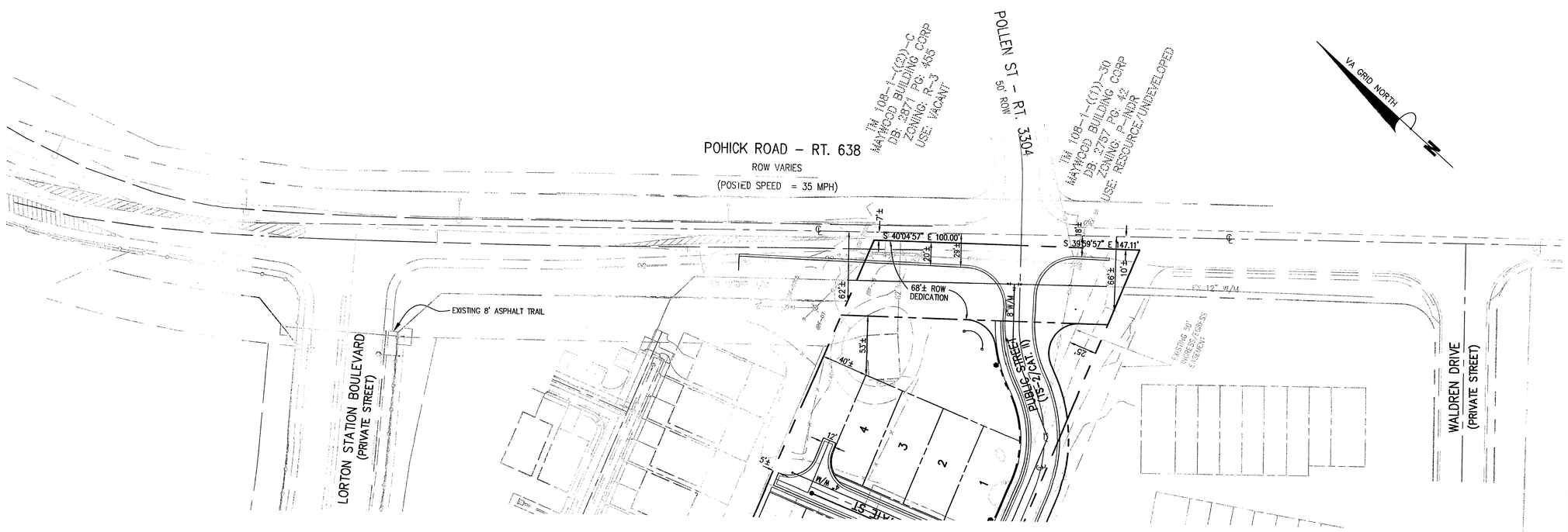
ARCHITECTURAL AND SITE DETAILS PLAN
MEEKER PROPERTY
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

RZ/FDP 2002-MV-037
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
5/23/03
CERTIFIED LANDSCAPE ARCHITECT

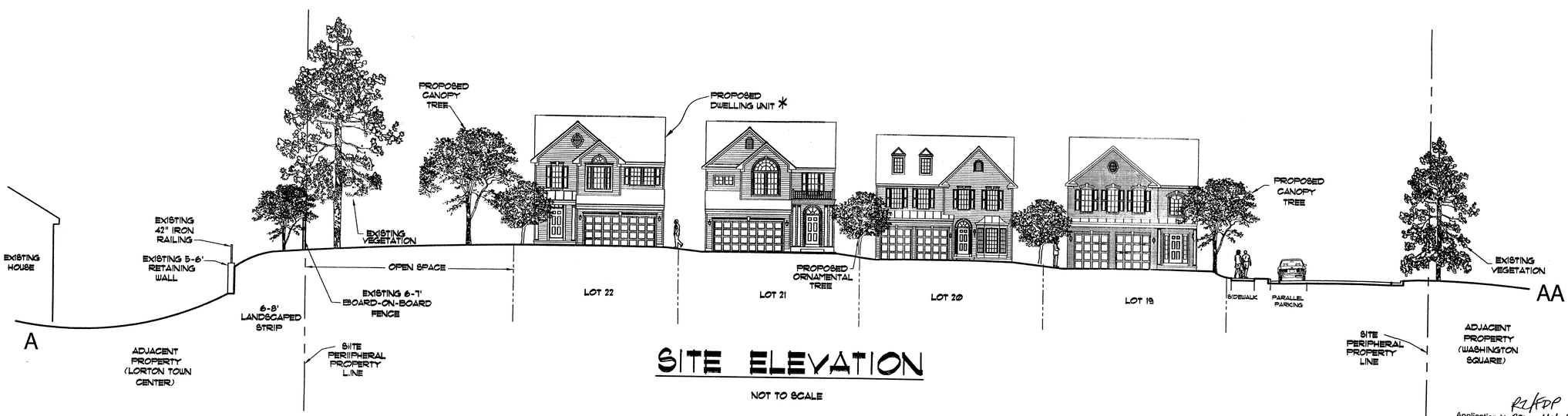
PLAN STATUS	
8/5/02	EXTEND CUL-DE-SAC
9/24/02	REV. PER CO. CMTS.
12/13/02	REV. PER STAFF CMTS.
1/09/03	ADD ARCH. DETAILS
1/31/03	REV. PER P.C.
4/18/03	REV. PER P.C.
5/19/03	REV. PER STAFF
5/23/03	REV. PER STAFF
DATE	DESCRIPTION

KLK/CTO DESIGN	EB DRAWN	KLK CHKD
SCALE	H: N/A V: N/A	
JOB No. 1892-02-001		
DATE : MAY, 29, 2002		
FILE No. 1892-D-ZP-001		
SHEET 5 OF 7		



POHICK ROAD FRONTAGE IMPROVEMENTS

1"=50'



SITE ELEVATION

NOT TO SCALE

*ARCHITECTURE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY

RZ/FDP
Application No. 2002-MV-037 Staff CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/29/03
Date of (BOS) (PC) approval 9/29/03
Sheet 6 of 7

Cad file name : P:\1892 - Meeker F... rty\1892-02-001\Engineering\CDP-FDP\... -02-001-POHICK.dwg

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

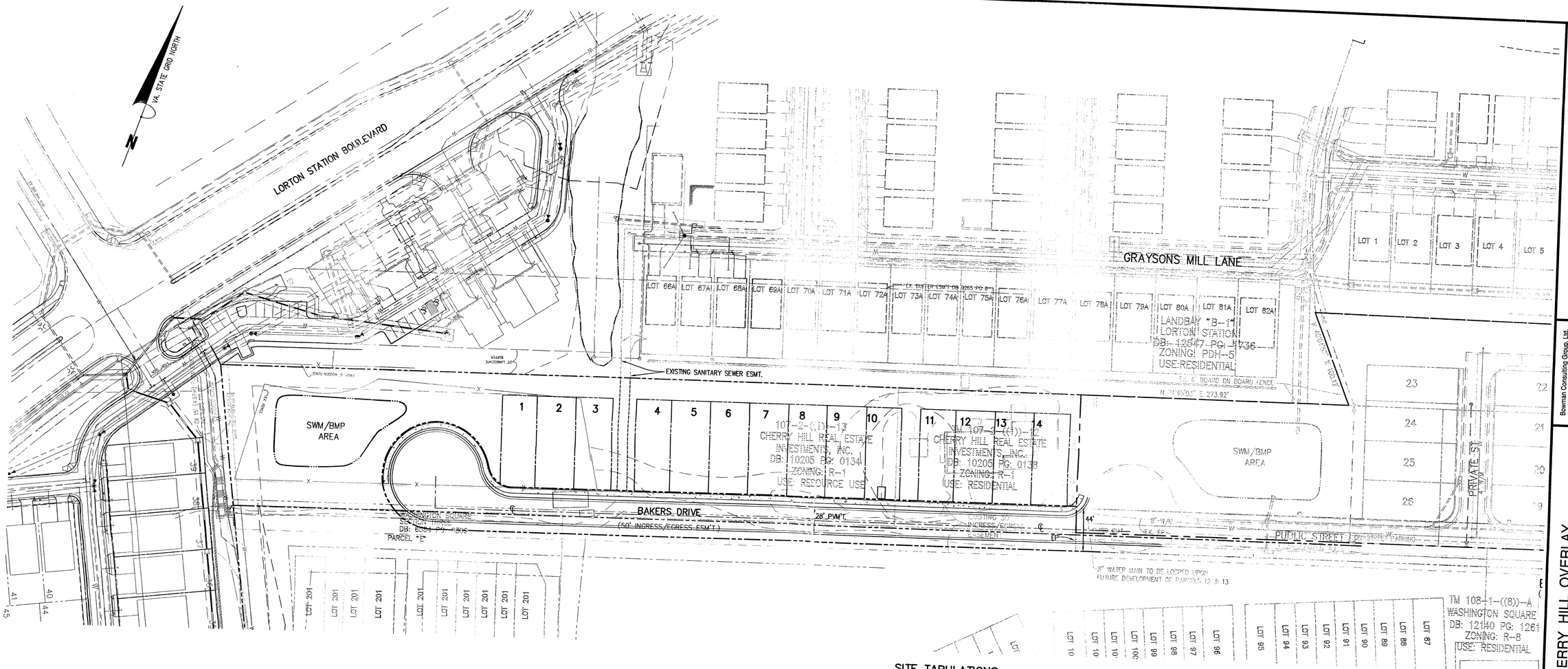
POHICK ROAD FRONTAGE IMPROVEMENTS
AND SITE ELEVATION
MEEKER PROPERTY
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

RZ/FDP 2002-MV-037
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
5/23/03
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
8/5/02	EXTEND CUL-DE-SAC
9/24/02	REV. PER CO. CMTS.
12/13/02	REV. PER STAFF CMTS.
1/09/03	ADD ARCH. DETAILS
1/31/03	REV. PER P.C.
4/18/03	REV. PER P.C.
5/19/03	REV. PER STAFF
5/23/03	REV. PER STAFF
DATE	DESCRIPTION

KLK/CTO DESIGN	EB DRAWN	KLK CHKD
SCALE	H: AS SHOWN V:	
JOB No. 1892-02-001		
DATE : MAY, 29, 2002		
FILE No. 1892-D-ZP-001		
SHEET 6 OF 7		



SITE TABULATIONS:

TOTAL SITE AREA = 2.8018 AC. (122,049 SF)
PROPOSED ZONING CATEGORY: PDH-5

ALLOWABLE NUMBER OF DWELLING UNITS 14 UNITS

PROPOSED NUMBER OF DWELLING UNITS 14 UNITS

PROPOSED OVERALL DENSITY = 4.99 D.U./AC.

PARKING TABULATION:

REQUIRED PARKING:

14 SINGLE FAMILY DETACHED UNITS @ 2.0 SP/D.U. = 28 SPACES

PROVIDED PARKING:

14 SINGLE FAMILY DETACHED (4 SP/D.U.) = 56 SPACES
PARALLEL PARKING SPACES = 16 SPACES±
72 SPACES

NOTE:

1. THE RIGHT IS RESERVED TO PROVIDE A GREATER NUMBER OF PARKING SPACES THAN THE MINIMUM REQUIREMENT.
2. ON-STREET PARKING IS AVAILABLE ALONG ONE SIDE OF THE PROPOSED PUBLIC STREET.

TYPICAL SINGLE FAMILY DETACHED LOTS

MIN. 36' OR 40' x 93' LOTS
MIN. YARDS & SETBACK:

FRONT	18 FT.
REAR*	15-20 FT.
SIDE**	5 FT.

* DEPENDING ON HOUSE TYPE AND OPTIONS SELECTED, THE REAR YARD COULD EXTEND TO 20 FEET.
DECKS MAY ENCROACH 10-15 FEET INTO REAR YARD SETBACK.
** BAY WINDOW AND CHIMNEY ENCROACHMENT AS MAY BE PERMITTED.
1' SIDE YARD WHEN ADJACENT TO OPEN SPACE

Application No. RZ/FDP 2002-MV-037 Staff CSB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/29/03
Date of (BOS) (PC) approval 9/29/03
Sheet 7 of 7

LEGEND

40	EXISTING CONTOUR
X X X	EXISTING FENCE
R/W	RIGHT-OF-WAY
W W	EXISTING WATERLINE
W	PROPOSED WATERLINE
	EXISTING STORM STRUCTURE
	PROPOSED STORM STRUCTURE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED 5' SIDEWALK
OHU	OVERHEAD UTILITY
EP	EXISTING EDGE OF PAVEMENT
℄	CENTERLINE OF RIGHT-OF-WAY

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY !

Cad file name : P:\1892 - Meeker Property\1892-02-001\Engineering\CDP-FDP\Cdp-Fdp-FUTURE.dwg

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151
Phone: (703) 484-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

CHERRY HILL OVERLAY
MEEKER PROPERTY
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

RZ/FDP 2002-MV-037
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
KENNETH L. KIDDER
No.000813
5/23/03
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
8/5/02	EXTEND CUL-DE-SAC
9/24/02	REV. PER CO. CMTS.
12/13/02	REV. PER STAFF CMTS.
1/09/03	ADD ARCH. DETAILS
1/31/03	REV. PER P.C.
4/18/03	REV. PER P.C.
5/19/03	REV. PER STAFF
5/23/03	REV. PER STAFF
DATE	DESCRIPTION

KLK/CTO DESIGN	EB DRAWN	KLK CHKD
SCALE	H: 1"=50' V:	
JOB No. 1892-02-001		
DATE : MAY, 29, 2002		
FILE No. 1892-D-ZP-001		
SHEET 7 OF 7		