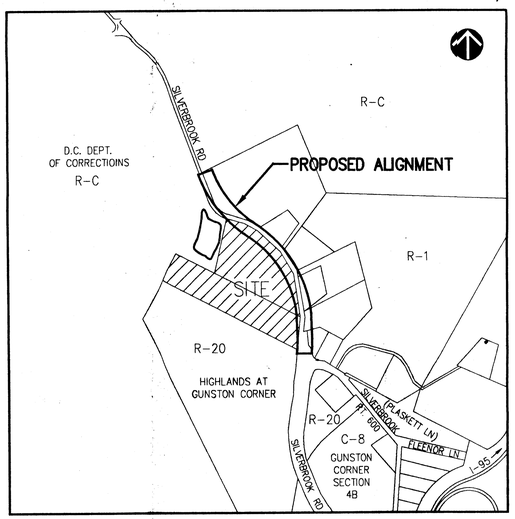
GENERAL DEVELOPMENT PLAN
ADDITION TO GUNSTON CORNERS

PROPERTY OF
DONALD & IRMA B. REISER
AND
RICHARD H. CARTER

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ-95-V-046



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1. COVER SHEET
2. GENERAL DEVELOPMENT PLAN
3. NOTES/TABULATIONS AND DETAILS
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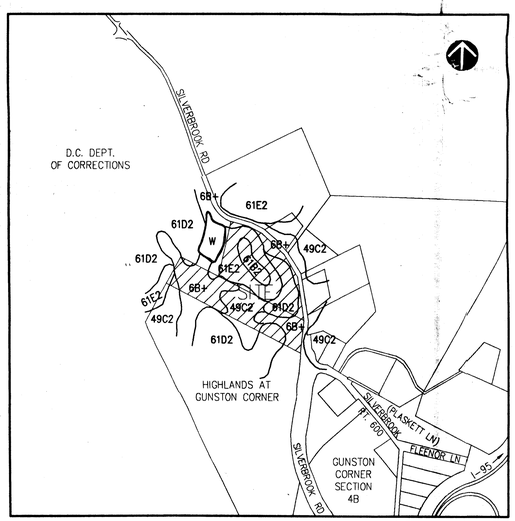
6. LANDSCAPE SECTIONS



VICINITY MAP
SCALE: 1"=500'

SOILS MAP
SCALE: 1"=500'

SOILS DATA

SOIL NO.	SOIL NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE STABILITY	EROSION POTENTIAL
6	HYATTSVILLE	MARGINAL	FAIR	GOOD	SLIGHT
49	LUNT (FSL)	FAIR	MARGINAL	MARGINAL	MODERATE
61	LOAMY AND GRAVELLY SED.	MARGINAL	MARGINAL	MARGINAL	SEVERE

Application No. RZ95-V-046 Staff RB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/12/97
Date of (BOS) (PC) approval 11/17/97
Sheet 1 of 6

COMMONWEALTH OF VIRGINIA
JOHN F. SMATETTI
No. 11447
PROFESSIONAL ENGINEER
3-18-97

VIKA
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VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
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McLEAN, VA BETHESDA, MD

ADDITION TO GUNSTON CORNER
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

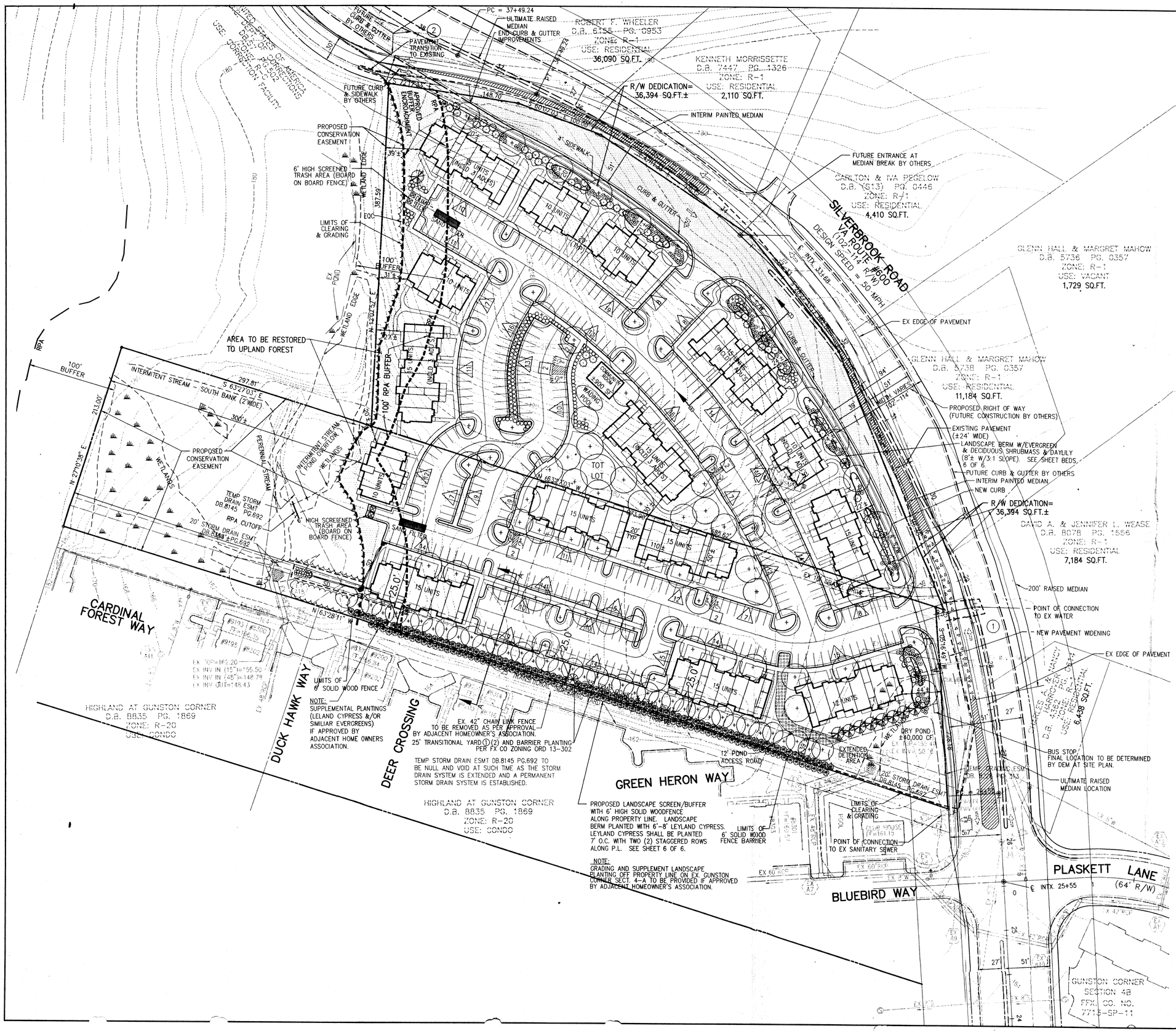
COVER SHEET

VIKA REVISIONS

REV. 9.22.97
REV. 9.11.97
REV. 9.5.97
REV. 8-27-97
REV. 07-22-97
REV. 07-01-97
REV. 03-13-97
REV. 03-01-96
REV. 12-05-95
REV. 11-27-95
AUGUST 22, 1995

DATE: AUG. 11, 1995
DES. DDD | DWN. RMC
SCALE: AS SHOWN
PROJECT/FILE NO. 5910
SHEET NO. 1 OF 6

DWG. 5910COV
DATE: 8-10-95



LEGEND

	NEW	EXISTING
WETLANDS		
SAN SEWER & MH	8"S	
STORM DRAIN & MH	24"RCP	
WATER MAIN	12"W	
SIDEWALK		
RETAINING WALL		
TREE LINE		
TRASH	⊠	
APPROX LIMITS OF CLEARING & GRADING		
RPA ENCROACHMENT		
100' RPA BOUNDARY		
AREA RESTORED TO UPLAND FOREST		
STANDARD PARKING SPACE	8	
HANDICAP PARKING SPACE	2	
NEW TREE	+	2 1/2" CAL
NEW EVERGREEN TREE		6-8' HEIGHT
SMALL EVERGREEN TREE		6-8' HEIGHT
EVERGREEN/DECIDUOUS SHRUB MASS		24"-30"

TRUE NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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ADDITION TO GUNSTON CORNER

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL DEVELOPMENT PLAN

Application No. R98-V-046 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/13/97
Date of (GDP) (PC) approval 11/13/97
Sheet 2 of 6

VIKA REVISIONS

REV. 9/22/97
REV. 9/8/97
REV. 8/27/97
REV. 7/22/97
REV. 7/01/97
REV. 3/13/97
REV. 3/1/96
REV. 2/22/96
REV. 12/05/95
DATE: 11/27/95

DES.	DWN.
JFA	CAD

SCALE: 1"=50'

PROJECT/FILE NO. 5910

SHEET NO. 2 OF 6

DWG: 5910DGDB
DATE: 9-23-97
TIME: 10:30 AM

GENERAL NOTES

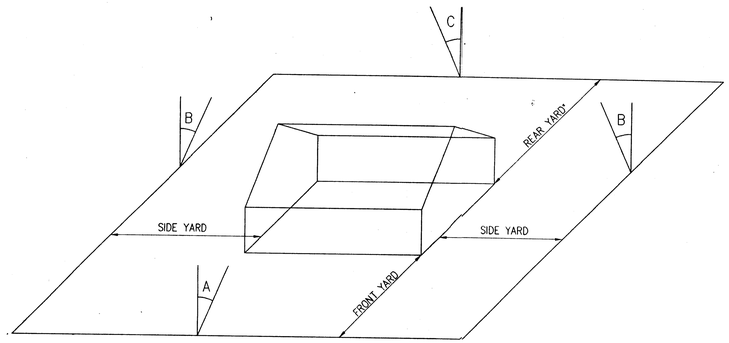
1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 107-1 ((1)), PARCELS 3 & 4 RECORDED IN DEED BOOK 2613, PAGE 507 AND DEED BOOK 8999, PAGE 140 RESPECTIVELY.
2. THE OWNERS OF THE SUBJECT PROPERTY ARE DONALD & IRMA B. REISER AND RICHARD H. CARTER.
3. BOUNDARY INFORMATION FROM DEEDS OF RECORD BY VIKA, INC. TOPOGRAPHIC INFORMATION TAKEN FROM THE 1988 FAIRFAX COUNTY REAL PROPERTY IDENTICATION MAPS – TOPOGRAPHY. CONTOUR INTERVAL IS 2 FEET.
4. THE APPLICATION PROPERTY IS PRESENTLY ZONED R-1.
5. THE PROPERTY IS LOCATED IN THE LOWER POTOMAC PLANNING DISTRICT; LP2 LORTON-SOUTH ROUTE 1 COMMUNITY PLANING SECTOR, LAND UNIT A, SUBUNIT A3. THE ADOPTED COMPREHENSIVE PLAN RECOMMENDS RESIDENTIAL USE AT A MAXIMUM DENSITY OF 16 TO 20 DU/ACRE. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.
6. THE COMPREHENSIVE TRAIL PLAN INDICATES AN 8' FOOT ASPHALT BIKE TRAIL PROPOSED ALONG THE EAST SIDE OF SILVERBROOK ROAD.
7. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT. THE POINTS OF CONNECTION ARE SHOWN ON THE GDP.
8. STORMWATER MANAGEMENT: THE ENTIRE SITE IS IN THE MILL BRANCH WATERSHED. STORMWATER DETENTION AND BMP WILL BE PROVIDED IN ACCORDANCE WITH COUNTY ORDINANCE UNLESS MODIFIED OR WAIVED BY DEM.
9. NO PERMANENT EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE PRESENT ON THE PROPERTY.
10. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
11. NO FLOODPLAIN IS PRESENT ON THE SUBJECT PROPERTY. A PORTION OF THE PROPERTY IS RPA.
12. SEVERAL STRUCTURES CURRENTLY EXIST ON THE SUBJECT PROPERTY AND ARE SHOWN ON THE GDP AND THE CERTIFIED PLAT. THE DATE OF CONSTRUCTION FOR THESE STRUCTURES IS UNKNOWN. NONE OF THESE STRUCTURES SHALL BE RETAINED.
13. DELETED
14. LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE GDP AND THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WHICH WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM), AT THE TIME OF FINAL SITE PLAN REVIEW. THE LIMIT OF CLEARING & GRADING ALONG WESTERN BOUNDARY AS SHOWN ON THE GDP IS IN CONFORMANCE WITH EXHIBIT B OF WAIVER NO. 018025A. NO CLEARING OR GRADING SHALL EXTEND BEYOND THIS LINE EXCEPT FOR UTILITY CONSTRUCTION.
15. THE MAXIMUM HEIGHT OF ALL THE RESIDENTIAL BUILDINGS IS 50 FEET. THE ANGLE OF BULK PLANES ARE APPLICABLE FOR THE PROPOSED ZONING OF THE SUBJECT PROPERTY AS NOTED IN THE SITE TABULATIONS.
16. 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.
17. TO THE BEST OF OUR KNOWLEDGE, NO STORAGE TANKS OR CONTAINERS WITH HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
18. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED BELOW.
19. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING AND DESIGN. HOWEVER, IF IT IS DETERMINED THAT A LANDSCAPED OPEN SPACE AREA (S) CANNOT BE PROVIDED, THEN A COMPARABLE AREA(S) OF LANDSCAPED OPEN SPACE WILL BE SUBSTITUTED ON THE SITE, OR, IF NECESSARY, ADDITIONAL LANDSCAPING WILL BE PROVIDED WITH THE APPROVAL OF DEM.
20. MINOR DEVIATIONS TO THE SIZES, DIMENSION FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, SIDEWALKS/TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
21. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING UNIT TYPES AND FOOTPRINTS MAY BE MODIFIED SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE LOT LINES ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF MULTI-FAMILY DWELLINGS THAN THE NUMBER REPRESENTED ON THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY. IN ADDITION, 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 GDP ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED.
22. ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, CARPORTS, GARAGES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS, NOT REPRESENTED HEREON MAY BE PROVIDED.
23. DEVELOPER RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER DURING CONSTRUCTION OF THIS PROJECT. DEVELOPER SHALL OBTAIN TEMPORARY SPECIAL PERMIT FOR SALES TRAILER.
24. TREE SAVE AREAS ARE NOTED ON THE GDP.
25. THERE IS RPA IN THE SOUTHWEST CORNER OF THE SITE WHICH IS A SCENIC ASSET AND A NATURAL FEATURE WHICH SHALL BE PRESERVED AND PROTECTED. ENCROACHMENT INTO THE RPA SHALL BE ALLOWED AS SHOWN ON EXHIBIT B OF WAIVER NO. 018025A.
26. ALL PROPOSED STORM SEWER SYSTEMS SHALL CONNECT TO OR DRAIN TO EXISTING PUBLICLY MAINTAINED CLOSED CONDUIT SYSTEMS.
27. THERE IS NO FLOODPLAIN ON THE PROPERTY.
28. THE LIMITS OF THE RPA WAS ESTABLISHED WITH 7716-WQ-01 (APPROVED 2-14-97)
29. ENCROACHMENT INTO THR RPA SHALL BE IN CONFORMANCE WITH APPROVED WAIVER 018025A. (APPROVED 2-19-97)
30. SPECIAL AMENTIES SHALL INCLUDE A COMMUNITY ROOM, WADING POOL AND TOT LOT & APPROXIMATELY 1.6 ACRES OF PRESERVED FORESTED OPEN SPACE.
31. APPROXIMATELY 0.12 ACRES WILL BE PROVIDED AS DEVELOPED RECREATIONAL OPEN SPACE, COMMUNITY ROOM, WADING POOL, AND TOT LOT.

REQUESTED WAIVERS AND MODIFICATIONS

1. A WAIVER OF THE 600 FOOT MAXIMUM LENGTH FOR PRIVATE STREETS IS REQUESTED.
2. MODIFICATION OF TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE EAST PROPERTY BOUNDARY IN FAVOR OF THAT SHOWN ON THE GDP IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH 15 OF SECTION 13-304 IS REQUESTED.

SITE TABULATIONS (PER CERTIFIED PLAT)

PRESENT ZONING	R-1
PROPOSED ZONING	R-20
MIN. DISTRICT SIZE	4 ACRES
GROSS SITE AREA	430,939 S.F. (9.893 AC.)
R/W DEDICATION	36,394 S.F. (0.835 AC.)
NET SITE AREA	394,545 S.F. (9.058 AC.)
DENSITY CALCULATIONS: USE: MULTI-FAMILY D.U.'s DENSITY ALLOWED / PROVIDED	
R-20 DENSITY ALLOWED (WITH 10% BONUS)	(20 x 1.10) = 22.0 DWELLING UNITS / ACRE
TOTAL UNITS ALLOWED / PROVIDED (WITH 10% BONUS)	(9.893 x 22) = 217 UNITS / (9.893 x 19.9) = 197 UNITS
TOTAL ADU'S REQUIRED	(197)(0.0625) = 12.31 (SAY 13) ADU UNITS
TOTAL MARKET RATE UNITS	(197 – 13) = 184 UNITS
TOTAL UNITS PROVIDED	197 M.F.D.U.'s (13 A.D.U.'s, 184 M.R.D.U.'s)
MAXIMUM DENSITY PERMITTED (SECTION 2-804) / PROVIDED	22 DU / AC. (WITH ADU's) / 19.9 (WITH ADU'S)
BUILDING HEIGHT ALLOWED	90' MAX.
BUILDING HEIGHT PROVIDED	50' (3/4 STORY)
MIN. LOT REQUIRED	N/A
MIN. LOT PROVIDED	N/A
FRONT YARD REQUIRED	20' BULK PLANE ANGLE (MIN. 15 FEET)
FRONT YARD PROVIDED	15 FEET
SIDE YARD REQUIRED	15' BULK PLANE ANGLE (MIN. 10 FEET)
SIDE YARD PROVIDED	10 FEET
REAR YARD REQUIRED	20' BULK PLANE ANGLE (MIN. 20 FEET)
REAR YARD PROVIDED	20 FEET
OPEN SPACE REQUIRED	1.98 Ac. (20% PER Z.O. 3-2010)
OPEN SPACE PROVIDED	3.5 Ac.
PARKING SPACES REQUIRED (MULTI-FAMILY @ 1.6 / UNIT)	316 SPACES
PARKING SPACES PROVIDED (@ 2.0/UNIT)	394 SPACES (INCLUDES HANDICAP)



FRONT YARD: A — 20' WITH A BUILDING HEIGHT OF 50' THE FRONT YARD = 18.2' BUT NOT LESS THAN 15'

SIDE YARD: B — 15' WITH A BUILDING HEIGHT OF 50' THE SIDE YARD = 13.40' BUT NOT LESS THAN 10'

REAR YARD: C — 20' WITH A BUILDING HEIGHT OF 50' THE REAR YARD = 18.2' BUT NOT LESS THAN 20'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 50' HEIGHT
NOT TO SCALE

Application No. R295-V-046 Staff RB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/17/97
Date of (BOS) (PC) approval 11/17/97
Sheet 3 of 6

COMMONWEALTH OF VIRGINIA
JOHN P. AMATETTI
No. 11447
4/1/98
PROFESSIONAL ENGINEER

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ADDITION TO GUNSTON CORNER

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES, TABULATIONS AND DETAILS

VIKA REVISIONS

REV. 9-26-97
REV. 9-11-97
REV 9-8-97
REV 8-27-97
REV. 7-22-97
REV. 07-01-97
REV. 03-13-97
REV. 03-01-96
REV. 12-05-95
REV. 11-27-95
AUGUST 22, 1995
DATE: AUG. 11, 1995

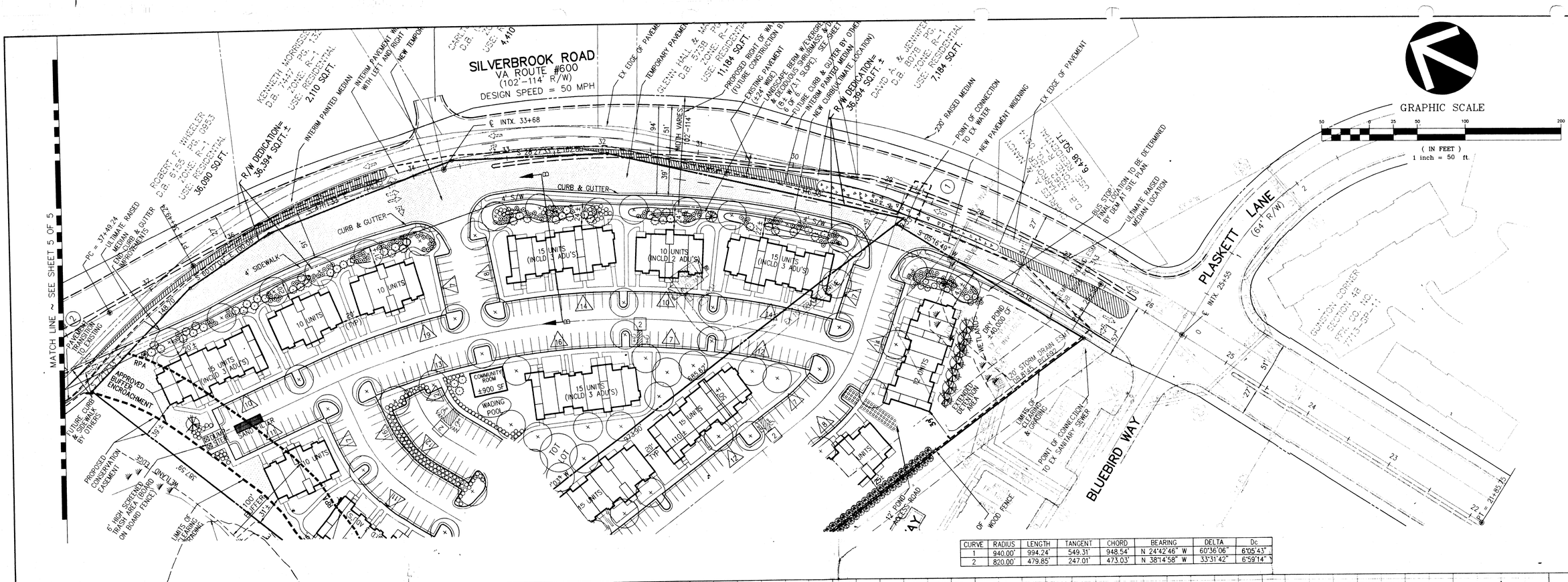
DES.	DWN.
JEB	DDD

SCALE: AS SHOWN

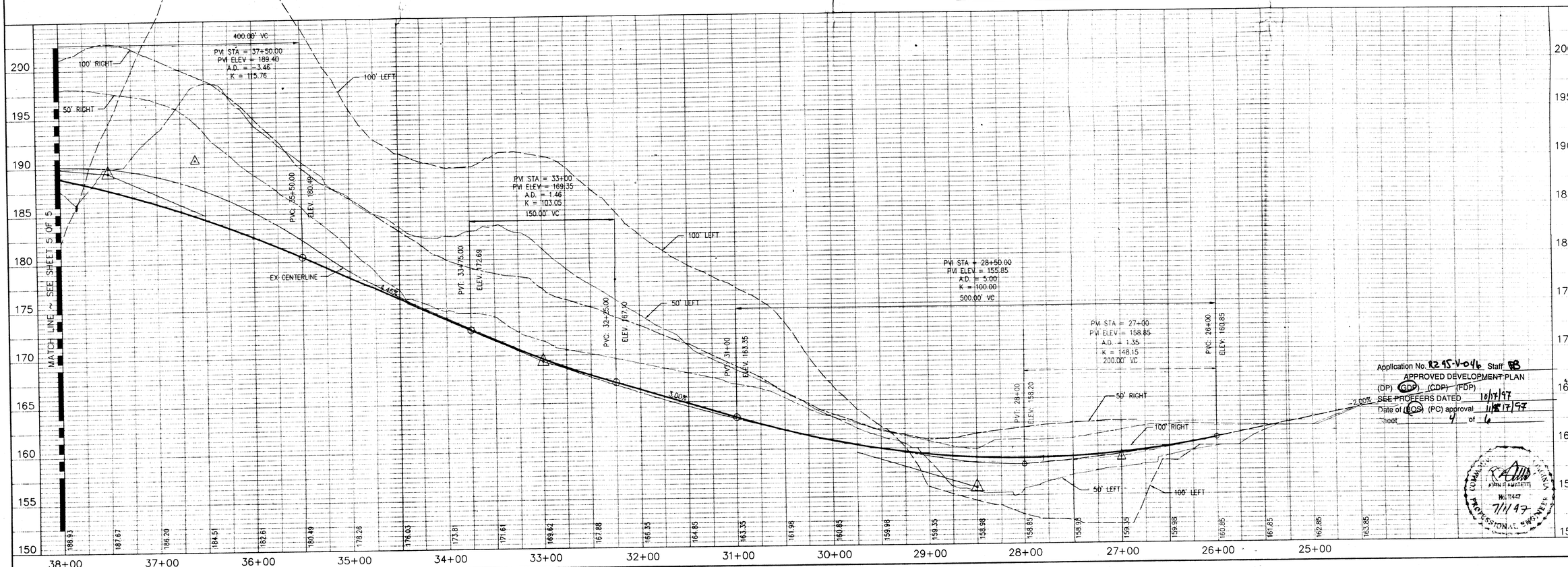
PROJECT/FILE NO. 5910

SHEET NO. 3 OF 6

DWG. 5910G03
FILE: 5-03.dgn



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	Dc
1	940.00'	994.24'	549.31'	948.54'	N 24°42'46" W	60°36'06"	6°05'43"
2	820.00'	479.85'	247.01'	473.03'	N 38°14'58" W	33°31'42"	6°59'14"



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ADDITION TO GUNSTON CORNER

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SILVERBROOK ROAD PRELIMINARY GRADE ESTABLISHMENT

VIKA REVISIONS

REV. 9.22.97
REV. 9.11.97
REV. 9.8.97
REV. 8-27-97
REV. 7/24/97
REV. 7/01/97
REV. 3/13/97
REV. 3/1/96
REV. 2/22/96
REV. 12/05/95
DATE: 11/27/95

DES.	DWN.
KLD	KLD

SCALE: 1"=50'

PROJECT/FILE NO. 5910

SHEET NO. 4 OF 6

Application No. 8295-V-046 Staff BS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/7/97
Date of (BOS) (PC) approval 11/17/97
Sheet 4 of 6

JOHN F. AMATETTI
No. 11447
PROFESSIONAL ENGINEER
7/1/97

DWG. 5910200A
DATE: 1.00 PM
JMK

GRAPHIC SCALE

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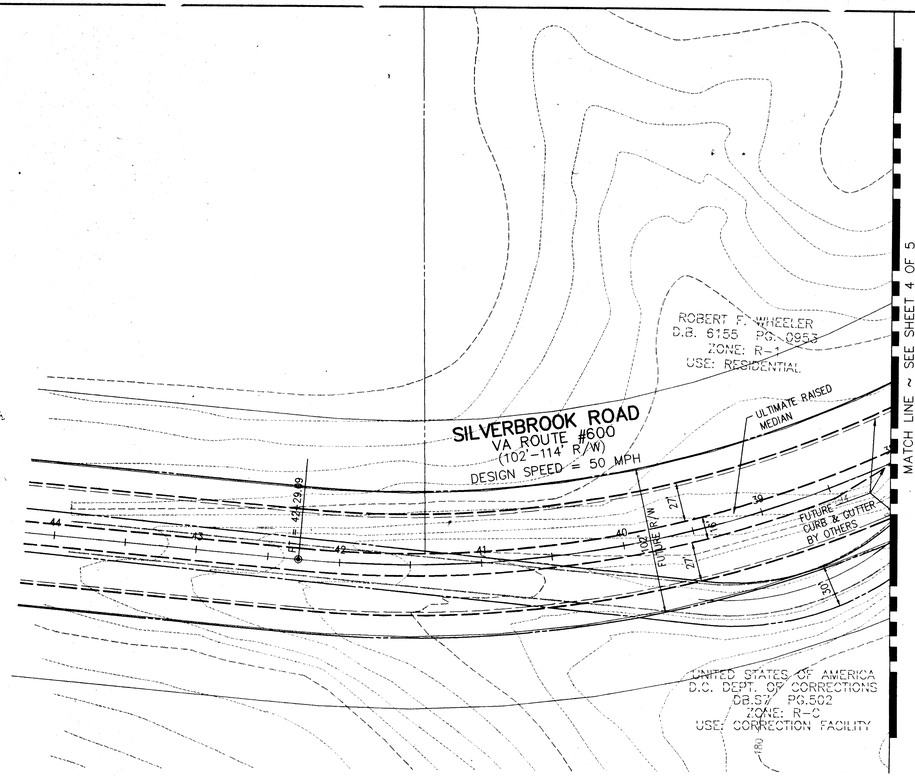
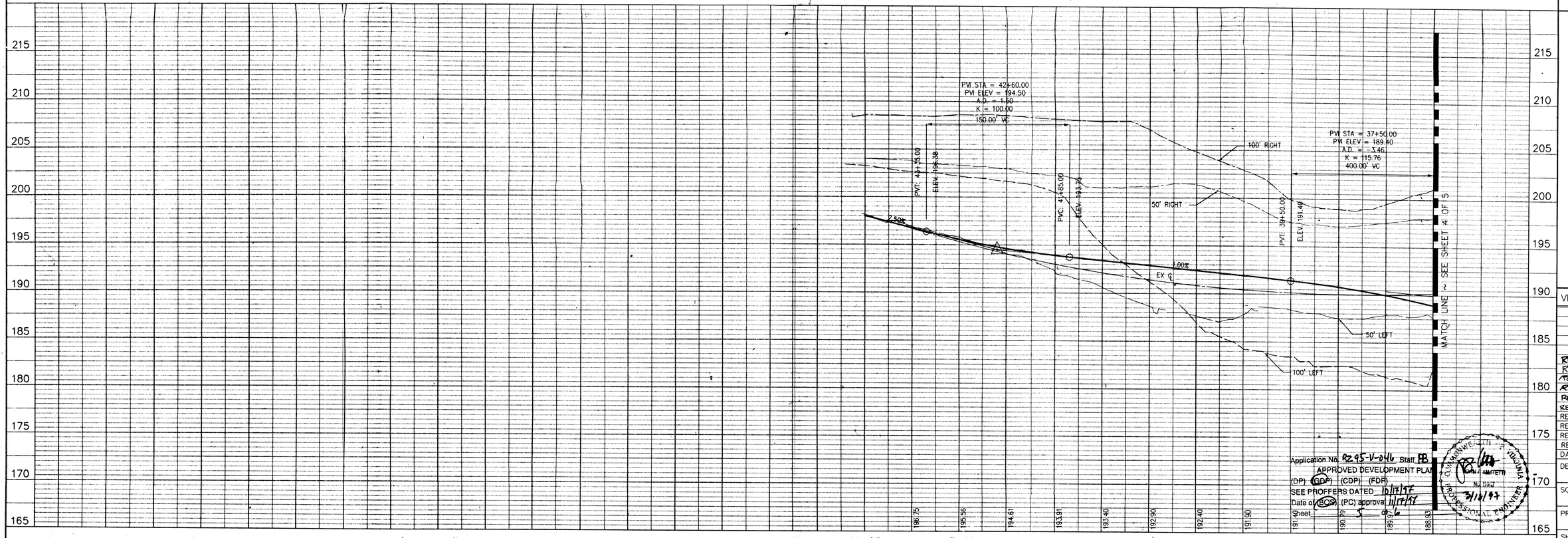
(IN FEET)
1 inch = 50 ft.





Application No. 8295-V-96 Staff PB
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(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/14/97
Date of BOS (PC) approval 11/17/97
Sheet 5 of 6

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11947
PROFESSIONAL ENGINEER
3/12/97

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MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SILVERBROOK ROAD PRELIMINARY GRADE ESTABLISHMENT

VIKA REVISIONS

REV. 9.22.97
REV. 9.11.97
REV. 9.8.97
REV. 8-27-97
REV. 7/22/97
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REV. 3/13/97
REV. 3/1/96
REV. 2/22/96
REV. 12/05/95
DATE: 11/27/95

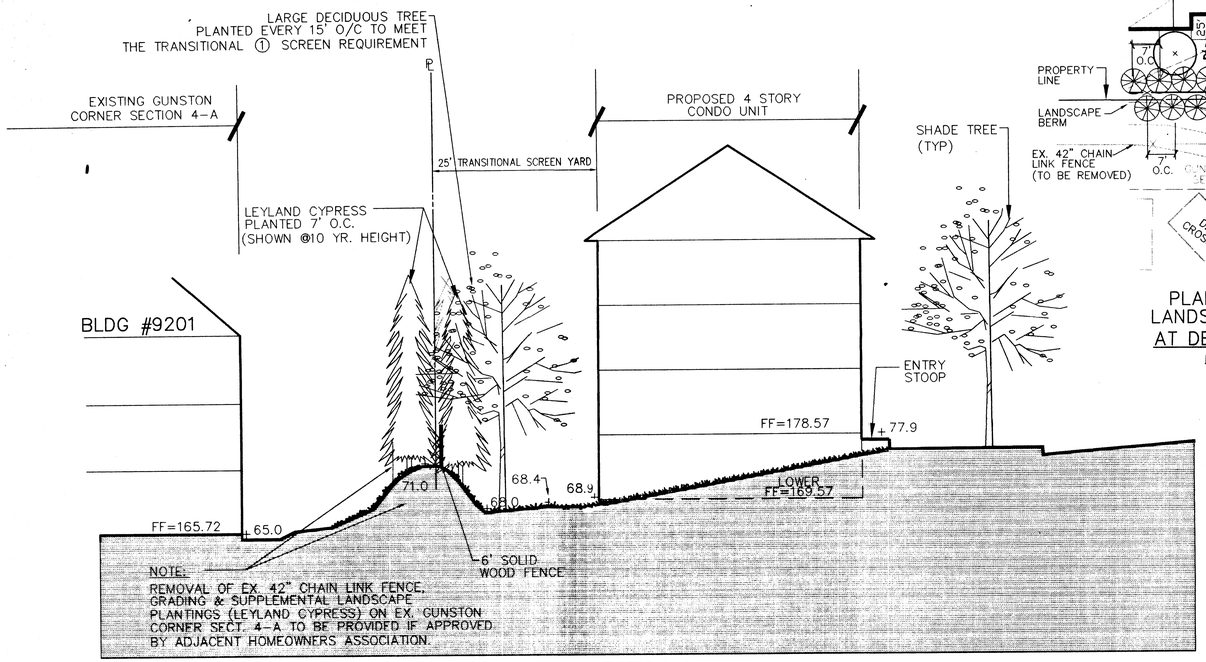
DES.	DWN.
KLD	KLD

SCALE: 1"=50'

PROJECT/FILE NO. 5910

SHEET NO. 5 OF 6

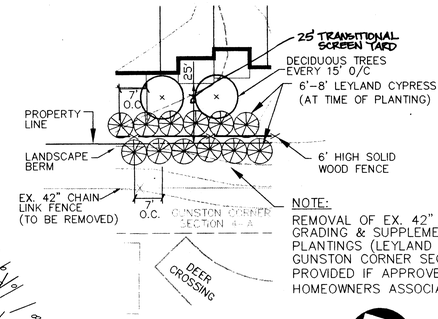
DWG. 5910200A



SECTION A-A

TYPICAL LANDSCAPE BUFFER AT DEER CROSSING

SCALE:
HORIZ: 1"=10'
VERT: 1"=10'

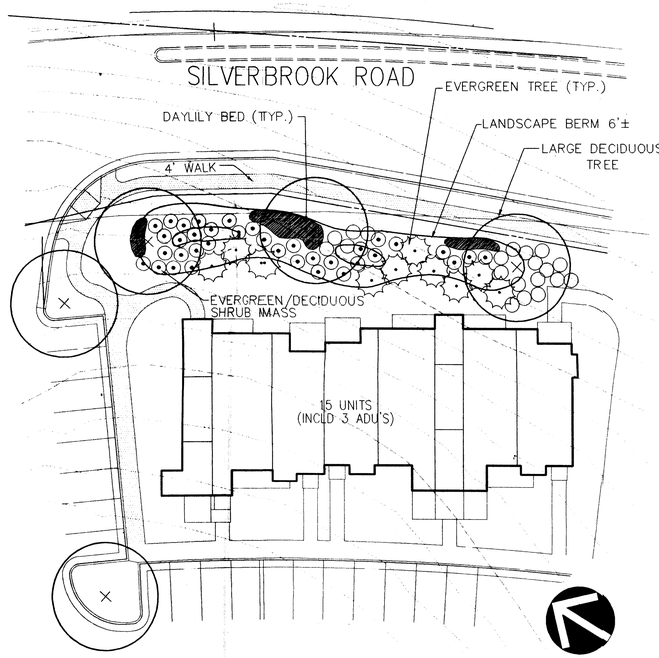


PLAN VIEW A-A
LANDSCAPE BUFFER
AT DEER CROSSING

NOT TO SCALE

TRUE NORTH

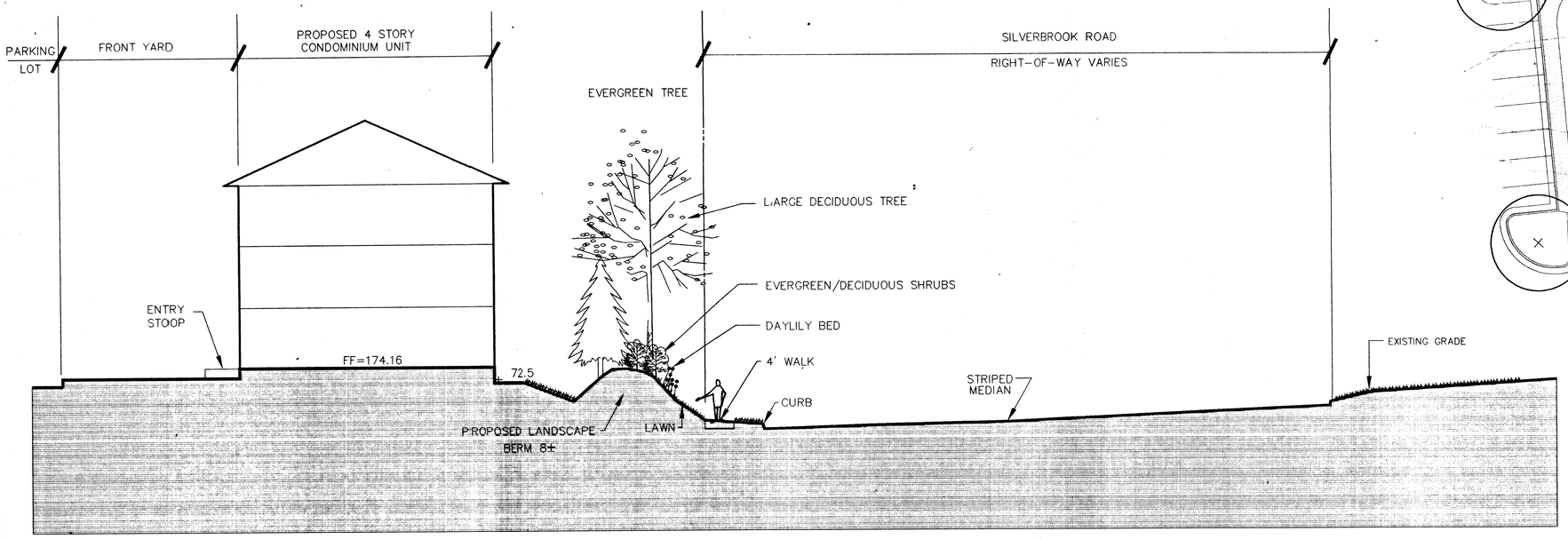
THE BUILDING AIRCHITECTURE SHOWN FOR PROPOSED MULTI-FAMILY IS FOR ILLUSTRATIVE PURPOSES ONLY. APPLICANT RESERVES RIGHT TO MAKE MODIFICATIONS DUE TO FINAL DESIGN ISSUES.



PLAN VIEW B-B
LANDSCAPE BERM ALONG SILVERBROOK ROAD

SCALE:
1"=20'

TRUE NORTH



SECTION B-B

TYPICAL LANDSCAPE SCREEN/BERM ALONG SILVERBROOK ROAD

SCALE:
HORIZ: 1"=10'
VERT: 1"=10'

Application No. R2 95-V-046 Staff PB
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LANDSCAPE SECTIONS

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REV. 7/01/97
REV. 3/13/97
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REV. 12/05/95
DATE: 11/27/95

DES.	DWN.
JFA	CAD

SCALE: AS SHOWN

PROJECT/FILE NO. 5910

SHEET NO. 6 OF 6

DWG: 5910901
DATE: 9-20-97
PLT: 1:00 PM