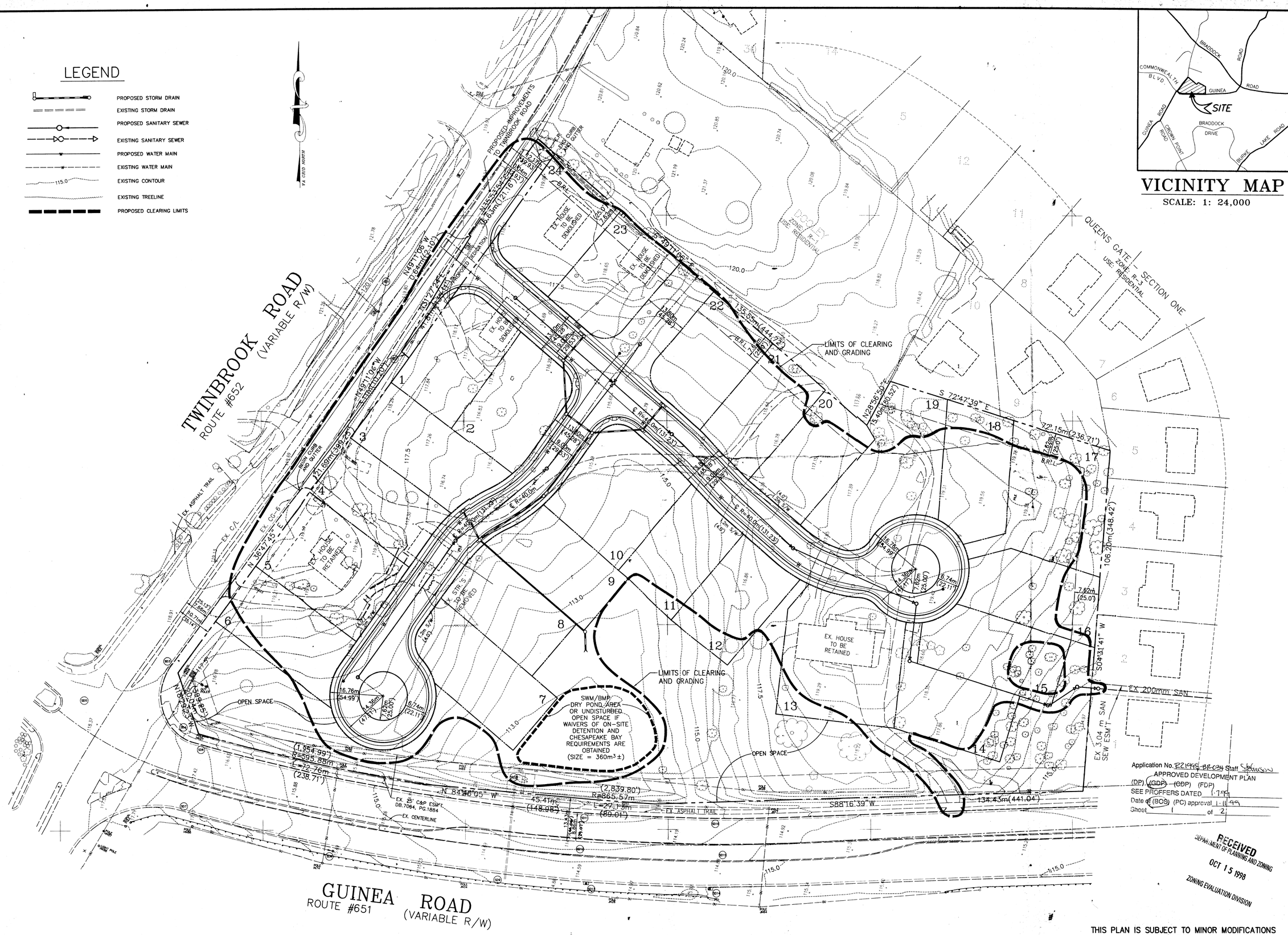


BOWMAN CONSULTING GROUP
ENGINEERS • PLANNERS • SURVEYORS
BOWMAN CONSULTING GROUP, P.C.
10530 ROSEHAVEN STREET, SUITE 230
FAIRFAX, VIRGINIA 22030-2840
PHONE: (703)385-5000 FAX: (703)385-5096

GENERALIZED DEVELOPMENT PLAN
THE SHEADS PROPERTY
BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL G. BRUEN
No.023424
5/19/98
PROFESSIONAL ENGINEER

PLAN STATUS	
4/7/98	REVISED TO GDP
5/19/98	ADD ENGLISH

DATE	DESCRIPTION	
BZI DESIGN	EB DRAWN	MGB CHKD
SCALE	H: 1:500 V: CI:1.5m	
JOB No.	97209	
DATE	APRIL 5, 1998	
SHEET	1 OF 2	

A-342

H:\97209\-mstr.dwg Tue May 19 14:11:59 1998

SITE TABULATIONS

GROSS SITE AREA	= 3.75 Ha (9.26 AC.)	
NET SITE AREA (REDUCED FOR C&P ESM'T. (2-308-3)	= 3.52 Ha (8.71 AC.)	
PROPOSED ZONING	= R-3 CLUSTER	
TOTAL NUMBER OF DWELLING UNITS	= 24 D.U.	
POPULATION TOTAL (6-308-2)	= 84 PERSONS	
	REQUIRED	PROPOSED
LOT AREA	= 789m² (8,500 S.F.)	789m² (8,500 S.F.)
MINIMUM LOT WIDTH (INTERIOR)	= NO REQUIREMENT	21.3m (70 FEET)
MINIMUM LOT WIDTH (CORNER LOT)	= 24.3m (80 FEET)	24.3m (80 FEET)
DENSITY	= 3 UNITS/ACRE	2.76 D.U./AC.
REQUIRED OPEN SPACE	= 15% = 5,625m² (60,505 S.F.)	
PROVIDED OPEN SPACE	= 20% = 7,500m² (80,675 S.F.±)	

PARKING TABULATIONS

REQUIRED PARKING

24 SFD LOTS @ 2.0 SPACES = 48 SPACES REQUIRED

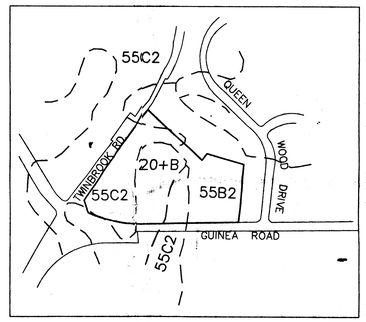
PROVIDED PARKING

2 SPACES ON EACH LOT X 24 LOTS = 48 SPACES PROVIDED.

BULK REGULATIONS

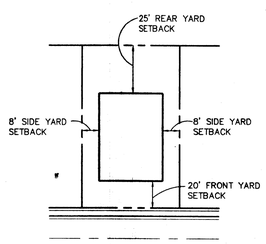
MAXIMUM BUILDING HEIGHT = 10.6m (35 FEET)

MINIMUM YARD REQUIREMENTS:
FRONT = 6.10m (20 FEET)
SIDE = 2.44m (8 FEET BUT A TOTAL MIN. OF 20 FEET)
REAR = 7.62m (25 FEET)



SOILS MAP
SCALE : 1 = 6000

SOIL ID NUMBER	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROBABILITY	GEOTECHNOCAL REPORT REQ'D.
20B+	MEADOWVILLE	FAIR	MARGINAL	GOOD	MODERATE	B – NO
55	GLENELG	GOOD	GOOD	GOOD	SEVERE	C – NO



TYPICAL LOT
NO SCALE

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON TAX MAP NO. 69-2-((1))-PARCELS 30B, 33, 34, 35 AND 36, AND IS CURRENTLY ZONED R-1.

2. THE APPLICANT/CONTRACT OWNER IS:

   BATAL BUILDERS, INC.
   P.O. BOX 7069
   FAIRFAX STATION, VIRGINIA 22039
   3930 WALNUT STREET
   FAIRFAX, VIRGINIA 22030
   (703) 691-2500

3. THE PROPERTY OWNERS ARE:

   PARCELS 30B AND 36
   ANNA S. MILLNER
   ELSIC S. SISSON
   DELBERT E. SHEAD
   5127 TWINBROOK ROAD
   FAIRFAX, VIRGINIA 22032

   PARCEL 33
   CLARENCE AND SAMMY SISSON
   5121 TWINBROOK ROAD
   BURKE, VIRGINIA 22015

   PARCEL 34
   CLARENCE B. AND ELSIC L. SISSON
   5123 TWINBROOK ROAD
   BURKE, VIRGINIA 22015

   PARCEL 35
   DELBERT E. AND DORIS H. SHEAD
   5122 TWINBROOK ROAD
   FAIRFAX, VIRGINIA 22032

4. SITE AREA IS 37,462.59m² (403,244 S.F.) OR 3.746126 Ha (9.25721 AC.)

5. TOPOGRAPHIC INFORMATION IS BASED ON AN AERIAL SURVEY PERFORMED BY PHOTOGRAMMETRIC SERVICES, INC. BOUNDARY INFORMATION IS BASED ON A FIELD SURVEY BY BOWMAN CONSULTING GROUP.

6. NO GRAVES OR BURIAL GROUNDS ARE KNOWN TO EXIST ON THIS PROPERTY.

7. THE PROPERTY SHOWN ON THIS GDP IS IN THE BRADDOCK DISTRICT, THE POHICK CREEK SANITARY SEWER DISTRICT AND THE POHICK CREEK WATERSHED. PUIBLIC WATER AND SEWER SHALL BE PROVIDED THROUGH IEXISTING FACILITIES.

8. NO RPA'S, FLOODPLAINS OR EQC'S ARE MAPPED ON THIS PROPERTY. THIS PROPERTY IS LOCATED IN A RESOURCE MANAGEMENT AREA (RMA).

9. THERE ARE NO KNOWN HAZARDOUS WASTE MATERIALS, TOXIC SUBSTANCES, EXISTING STORAGE TANKS OR CONTAINERS ON-SITE.

10. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXIS'TING UNDERGROUND UTILITIES, AND THOSE SHOWN ARE APPROXIMATE.

11. PROPOSED UTILITIES ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY, AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING.

12. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE APPLIICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE.

13. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND DESIGN OF UTILITIES.

14. THE PROPOSED DEVELOPMENT CONFORMS TO THE RECOM-MENDATIONS SET FORTH IN THE LAND USE PLAN FOR THE POHICK PLANNING DISTRICT, AND IS IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN FOR FAIRFAX COUNTY.

15. DEVELOPMENT SCHEDULE OF THIS PROJECT IS CONTINGENT UPON PLAN APPROVAL AND WILL COMMENCE AS SOON AS ALL APPLICABLE PERMITS ARE OBTAINED.

16. DECKS MAY ENCROACH INTO THE MINIMUM SETBACK AREAS PER THE PROVISIONS CONTAINED IN 2-412 OF THE FAIRFAX COUNTY ZONING ORDINANCE. DECKS WILL NOT ENCROACH INTO THE OPEN SPACE AREAS.

17. STORMWATER MANAGEMENT AND BEST MANAGEMENTT PRACTICES PER CHAPTER 118 SHALL BE PROVIDED ON-SITE WITH A POND OR BIORETENTION, UNLESS WAIVED OR MODIFIED BY D.E.M. THE ESTIMATED SIZE OF THE POND IS AS SHOWN ON THHE PLAN. EXISTING DOWNSTREAM DRAINAGE FACILITIES ARE BIELIEVED TO BE ADEQUATE.

18. TRAILS AS SHOWN ON THE COUNTY TRAILS PLAN AIRE EXISTING ALONG THE NORTH SIDE OF GUINEA ROAD AND THE WEST SIDE OF TWINBROOK ROAD.

19. THE DATE OF CONSTRUCTION OF THE EXISTING STRUCTURES SHOWN ON THE PLAN IS UNKNOWN.

20. NO AREAS DESERVING SPECIAL PROTECTION DUE TO THEIR SCENIC ASSETS OR NATURAL FEATURES EXIST ON THIS PROPERTY.

21. NO AMENITIES ARE PROPOSED WITH THIS DEVELOPMENT IIN THE OPEN SPACE AREAS.

22. RIGHT-OF-WAY DEDICATION AND IMPROVEMENTS TO TWINIBROOK ROAD ARE PROPOSED AS SHOWN ON THE PLAN AND WILL BE CONSTRUCTED CONCURRENTLY WITH THIS DEVELOPMENT.

23. TREE COVER IN ACCORDANCE WITH PFM TO BE PROVIDED WITH THE FINAL SUBDIVISION PLAN APPROVAL.

24. THIS PLAN IS SUBJECT TO MINOR MODIFICATIONS AND CHIANGES SUBJECT TO FINAL ENGINEERING.

Application No. 2221998-BR-024 Staff Sisson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1.7.99
Date of (BOS) (PC) approval 1.11.99
Sheet 2 of 2

BOWMAN CONSULTING GROUP
ENGINEERS • PLANNERS • SURVEYORS
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FAIRFAX, VIRGINIA 22030-2840
PHONE: (703)385-5000 FAX: (703)385-5098

GENERALIZED DEVELOPMENT PLAN

THE SHEADS PROPERTY

BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL G. BRUEN
No. 023424
6/14/98
PROFESSIONAL ENGINEER

PLAN STATUS	
2/9/98	ISSUED TO CLIENT
5/19/98	ISSUED TO CLIENT

DATE	DESCRIPTION

MGP DESIGN	STC DRAWN	GPB CHKD
SCALE	H: N/A V: N/A	
JOB No. 97209		
DATE APRIL 5, 1998		
SHEET 2 OF 2		

A-342

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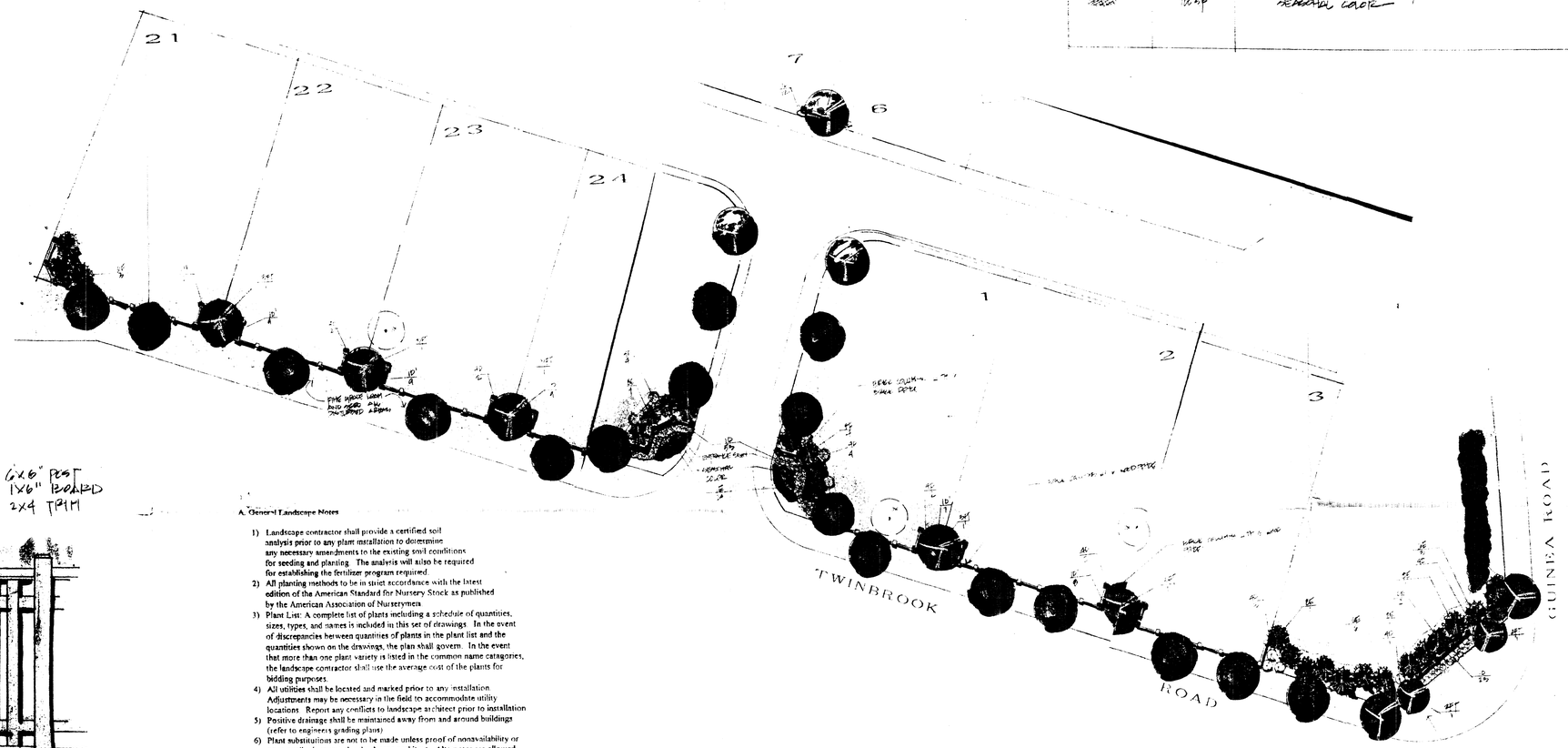
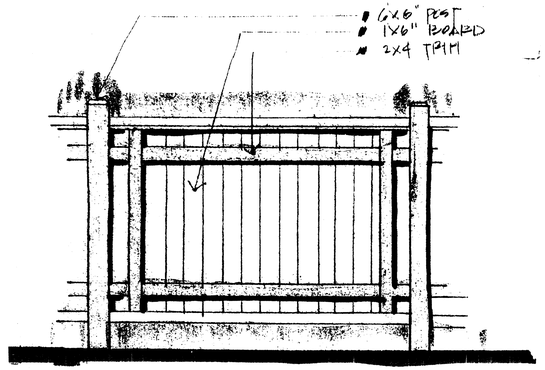
PLANT LIST

SYM	QUAN	PLANT TYPES	SIZE
PAT	4	PIN OAK	5-6" CAL
AT	13	OCTOBER GLORY RED MAPLE	3-3.5" CAL
PET	5	BRADFORD PEAR	4-4.5" CAL
PET	5	BRADFORD PEAR	3-3.5" CAL
CH	2	THUNDER CLOUD PLUM	2.5-3" CAL
HE	2	SOUTH MINE. HEMLOCK } TRANS PLANT FROM SITE WHERE POSSIBLE	10-12'
HE	11	" " "	8-10'
HE	12	" " "	6-7'
JE	24	ANDORRA JUNIPER	5-24"
JD	23	BOX OF GROWN 'LUCY'	4-5"
ID	28	MEDIUM PINK 'MYSTIC	2 GAL
LI	42	DELAWARE VALLEY WHITE AZALEA	18-24"
[illegible]	100 sp	SEASONAL COLOR	

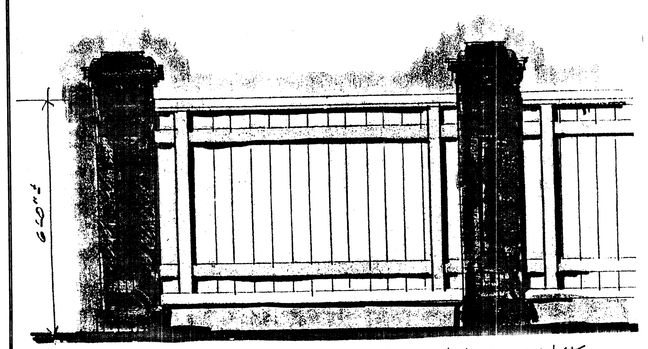




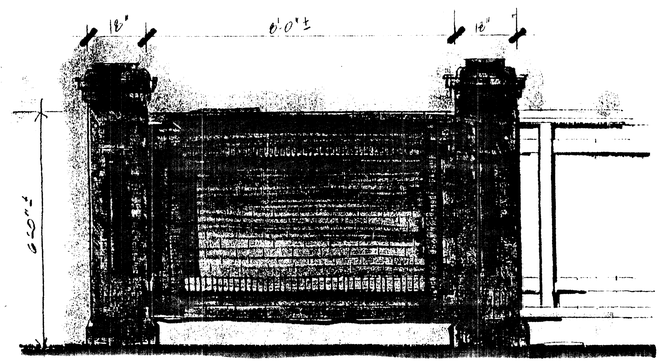
ELEVATION 6' WOOD FENCE / WOOD POST
SCALE: 1/2" = 1'-0"

A. General Landscape Notes

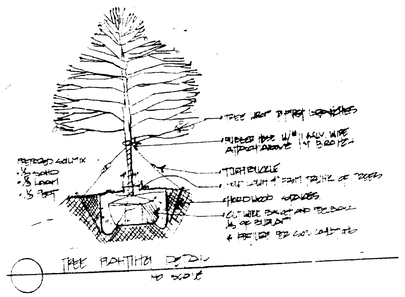
1) Landscape contractor shall provide a certified soil analysis prior to any plant installation to determine any necessary amendments to the existing soil conditions for seeding and planting. The analysis will also be required for establishing the fertilizer program required.
2) All planting methods to be in strict accordance with the latest edition of the American Standard for Nursery Stock as published by the American Association of Nurserymen.
3) Plant List: A complete list of plants including a schedule of quantities, sizes, types, and names is included in this set of drawings. In the event of discrepancies between quantities of plants in the plant list and the quantities shown on the drawings, the plan shall govern. In the event that more than one plant variety is listed in the common name categories, the landscape contractor shall use the average cost of the plants for bidding purposes.
4) All utilities shall be located and marked prior to any installation. Adjustments may be necessary in the field to accommodate utility locations. Report any conflicts to landscape architect prior to installation.
5) Positive drainage shall be maintained away from and around buildings (refer to engineers grading plans)
6) Plant substitutions are not to be made unless proof of nonavailability or poor quality is reported to landscape architect. Alternates are allowed (of equal or greater size) only when approved by landscape architect.
7) The landscape architect shall reserve the right to inspect trees and shrub and plant installation at any time to insure specifications and procedures are adhered to.
8) All plants 3' or greater in height or spread to be balled and burlapped. All trees and shrubs shall be nursery grown within a 1/2 S.D.A. plant hardiness zone which is the same as, or colder than, the zone in which the project is located.
9) Any disturbed areas are to be loamed and seeded and blended into existing grade and conditions.

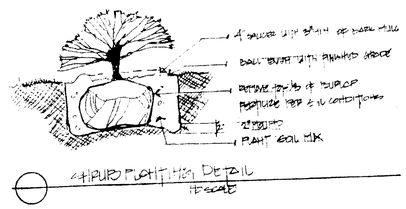


ELEVATION BRICK COLUMN W/ 6' WOOD FENCE
SCALE 1/2" = 1'-0"



ELEVATION - BRICK COLUMN W/ 6' BRICK FENCE
SCALE 3/4" = 1'-0"





twinbrook streetscape/landscape plan

THE CROSSING

for BATAL BUILDERS

Application No. RZ1998-BR-031 Staff [illegible]
APPROVED DEVELOPMENT PLAN
(GDP) (CDP) (FDP)
PROFFERS DATED 1-7-99
(BOS) (PC) approval 1-11-99
Sheet 2A of 2

JORDAN ASSOCIATES, INC.
14225 Old Keith Hunt Rd., Lacona, NH 03246 (603)524-6000 Fax (603)524-7876

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DEPARTMENT OF PLANNING AND ZONING
NOV 19 1998
ZONING EVALUATION DIVISION

BOWMAN CONSULTING GROUP
ENGINEERS • PLANNERS • SURVEYORS
BOWMAN CONSULTING GROUP, LTD.
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FAIRFAX, VIRGINIA 22030-2840
PHONE: (703)385-5000 FAX: (703)385-5096

STREETSCAPE/LANDSCAPE PLAN
THE SHEADS PROPERTY
BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL G. BRUEN
No. 023424
PROFESSIONAL ENGINEER
11/19/98

PLAN STATUS	
DATE	DESCRIPTION

BZI DESIGN	EB DRAWN	MGB CHKD
SCALE	H: 1" = 30' V: N/A	
JOB No. 97209		
DATE NOV. 19, 1998		
SHEET 2A OF 2		

H:\97209\landscape.dwg Thu Nov 19 10:34:13 1998 MikeM