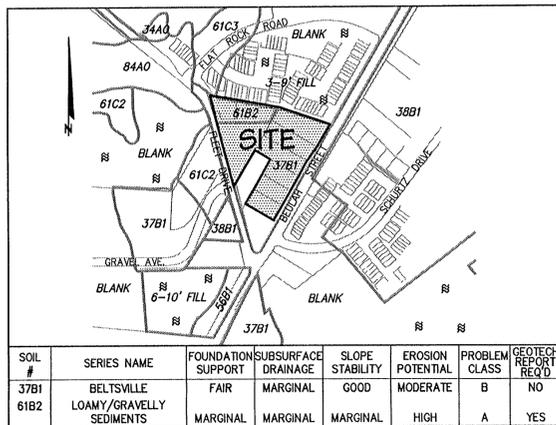


# GENERALIZED DEVELOPMENT PLAN BEULAH FLEET

LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
RZ 2006-LE-018  
AS REVISED THROUGH MARCH 20, 2007

## NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 91-1((1)) PARCELS 58, 59A, 59B & 60 AND 91-1((5)) LOTS 2-6. THE SITE IS CURRENTLY ZONED R-1 AND R-3. THE PROPOSED ZONING IS R-12.
- THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF :  
91-1((1))58 - JORGE BERRIOS IN DEED BOOK 17934 AT PAGE 314  
91-1((1))59A - SUNG SOO KIM AND LAI-FOONG GOH IN DEED BOOK 13660 AT PAGE 1751  
91-1((1))59B - SUNG WON KIM IN DEED BOOK 13661 AT PAGE 131  
91-1((1))60 - FLEET DRIVE, LLC IN DEED BOOK 17383 AT PAGE 1255  
91-1((5))2 - DALLAS R. AND RUTH M. SMITH IN DEED BOOK 3055 AT PAGE 392  
91-1((5))3 - JULIO C. GONZALEZ IN DEED BOOK 10041 AT PAGE 247  
91-1((5))4 - ERIC B. MCGEE AND GLORIA CARHUANCHO IN DEED BOOK 11033 AT PAGE 1454  
91-1((5))5 - MICHAEL E. AND JOANNE M. MARTIN IN DEED BOOK 12751 AT PAGE 1675  
91-1((5))6 - MICHAEL E. AND JOANNE M. MARTIN IN DEED BOOK 6775 AT PAGE 231
- BOUNDARY INFORMATION TAKEN FROM EXISTING DEEDS OF RECORD.
- TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY BY CHARLES P. JOHNSON & ASSOCIATES, DATED APRIL 2006. CONTOUR INTERVAL EQUALS 2 FEET USGS NGVD 1929.
- THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON-SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- ALL ON-SITE WELLS ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
- SEE SHEET 5 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
- THERE ARE NO ZONING OVERLAY DISTRICTS ON THIS SITE.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
- EXISTING STRUCTURES ARE TO BE REMOVED. DATES OF CONSTRUCTION FOR THE EXISTING DWELLINGS :  
91-1((1))58 - 2000      91-1((5))2 - 1956  
91-1((1))59A - 1948      91-1((5))3 - 1956  
91-1((1))59B - 1948      91-1((5))5 - 1958  
91-1((1))60 - 1925      91-1((5))6 - 1954
- THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 8.3 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW :  
• A WAIVER OF THE 60' MAXIMUM PRIVATE STREET LENGTH IS HEREBY REQUESTED  
• A WAIVER TO CONSTRUCT A 5-FOOT CONCRETE SIDEWALK IN LIEU OF THE REQUIRED MINOR PAVED TRAIL ALONG FLEET DRIVE IS HEREBY REQUESTED  
• A MODIFICATION OF ZONING ORDINANCE ARTICLE 18-202 (10)(f)(2)(c) IS HEREBY REQUESTED TO ALLOW THE SUBMISSION REQUIREMENTS FOR DETERMINING AN ADEQUATE OUTFALL TO BE BASED UPON RECENTLY ADOPTED PFM AMENDMENTS INCORPORATED INTO PFM ARTICLE 6-0203.2A.  
• A WAIVER OF THE BARRIER REQUIREMENT AGAINST 91-1((5))7 AND TRANSITIONAL SCREENING AGAINST 91-1((1))1 IS HEREBY REQUESTED  
• A MODIFICATION TO ALLOW THE USE OF FILTERRAS AS AN INNOVATIVE BMP
- PROPOSED PUBLIC IMPROVEMENTS :  
A. WATER SERVICE TO BE PROVIDED BY AN EXISTING 12" MAINS LOCATED IN BEULAH STREET AND FLEET DRIVE  
B. SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED OFFSITE
- PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE CDP/FDP. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- RECREATIONAL FACILITIES AND/OR SPECIAL AMENITIES PROPOSED WITH THIS DEVELOPMENT INCLUDE A GAZEBO, TOT LOT, AND AN INFORMAL PLAY AREA.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.
- A MINOR PAVED TRAIL IS REQUIRED ALONG FLEET DRIVE PER THE FAIRFAX COUNTY TRAILS PLAN (SSE NOTE 17).
- PARCEL "A" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 16-403 OF THE ZONING ORDINANCE.



## SOILS MAP/DATA

SCALE : 1" = 500'

SOILS MAPPING COURTESY OF TERRA ENGINEERING

## DENSITY TABULATIONS

FOR FIRST ADDITION TO FRANCONIA

	# LOTS	AREA	DENSITY
CURRENT CONFIGURATION	6	3.29 Ac	1.82 DU/AC
LOT 7 RESIDUAL	1	0.65 Ac	1.54 DU/AC

## MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

- Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 2.
- Provide :  

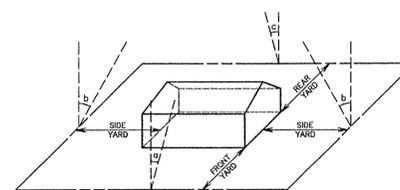
Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
Dry Pond	5.00±	0.94±	5.94±	18,450±	88,300±	9 ±
- Onsite drainage channels, outfalls, and pipe systems are shown on Sheet 2. Pond inlet and outlet pipe systems are shown on Sheet 2.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 2. Type of maintenance access road surface noted on the plot is asphalt.
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.
- A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 6.
- A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet (SEE NOTE 17).
- A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 8.
- Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1 & 4.
- A submission waiver is requested for SEE NOTE 17
- Stormwater management is not required because N/A

## SITE TABULATIONS

SITE AREA :	
LOT AREA	116,308 ± (2.670 Ac)
PARCEL "A"	122,969 ± (2.823 Ac)
RIGHT-OF-WAY DEDICATION (FLEET DR.)	17,919 ± (0.411 Ac)
TOTAL	257,196 ± (5.904 Ac)

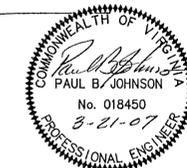
	REQUIRED	PROVIDED
NUMBER OF UNITS	---	49 SINGLE-FAMILY DETACHED
DENSITY	12 DU/AC (MAX.)	8.3 DU/AC
MINIMUM DISTRICT SIZE	4 Ac	5.9 Ac
MINIMUM LOT AREA	N/A	1,900 ±
AVERAGE LOT AREA	N/A	2,350 ±
MINIMUM LOT WIDTH	18'	24'
MAXIMUM BUILDING HEIGHT	35'	35'
MINIMUM YARDS :		
FRONT	15'/5'	15'/5'
SIDE	15'/10'	15'/10'
REAR	30'/20'	30'/20'
OPEN SPACE	25%	28%±
PARKING	2.7 SPACES/ UNIT (133 SPACES TOTAL)	3.47 SPACES/ UNIT (98 garage spaces + 49 driveway spaces + 23 spaces in parking bays =170 SPACES TOTAL)

## MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT RESIDENTIAL



- FRONT YARD : 15' WITH A BUILDING HEIGHT OF 35', THE FRONT YARD = 5' BUT NOT LESS THAN 5'
- SIDE YARD : 15' WITH A BUILDING HEIGHT OF 35', THE SIDE YARD = 10' BUT NOT LESS THAN 10'
- REAR YARD : 15' WITH A BUILDING HEIGHT OF 35', THE REAR YARD = 20' BUT NOT LESS THAN 20'

Application No. R2006-LE-018 Staff C. Lewis  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
SEE OFFERS DATED 4-10-07  
Date of (BOS) (PC) approval 4-30-07  
Sheet 1 of 9



DEVELOPER  
FLEET DRIVE, LLC  
115 BEULAH ROAD, NE  
SUITE 200B  
VIENNA, VIRGINIA  
(703) 281-1703

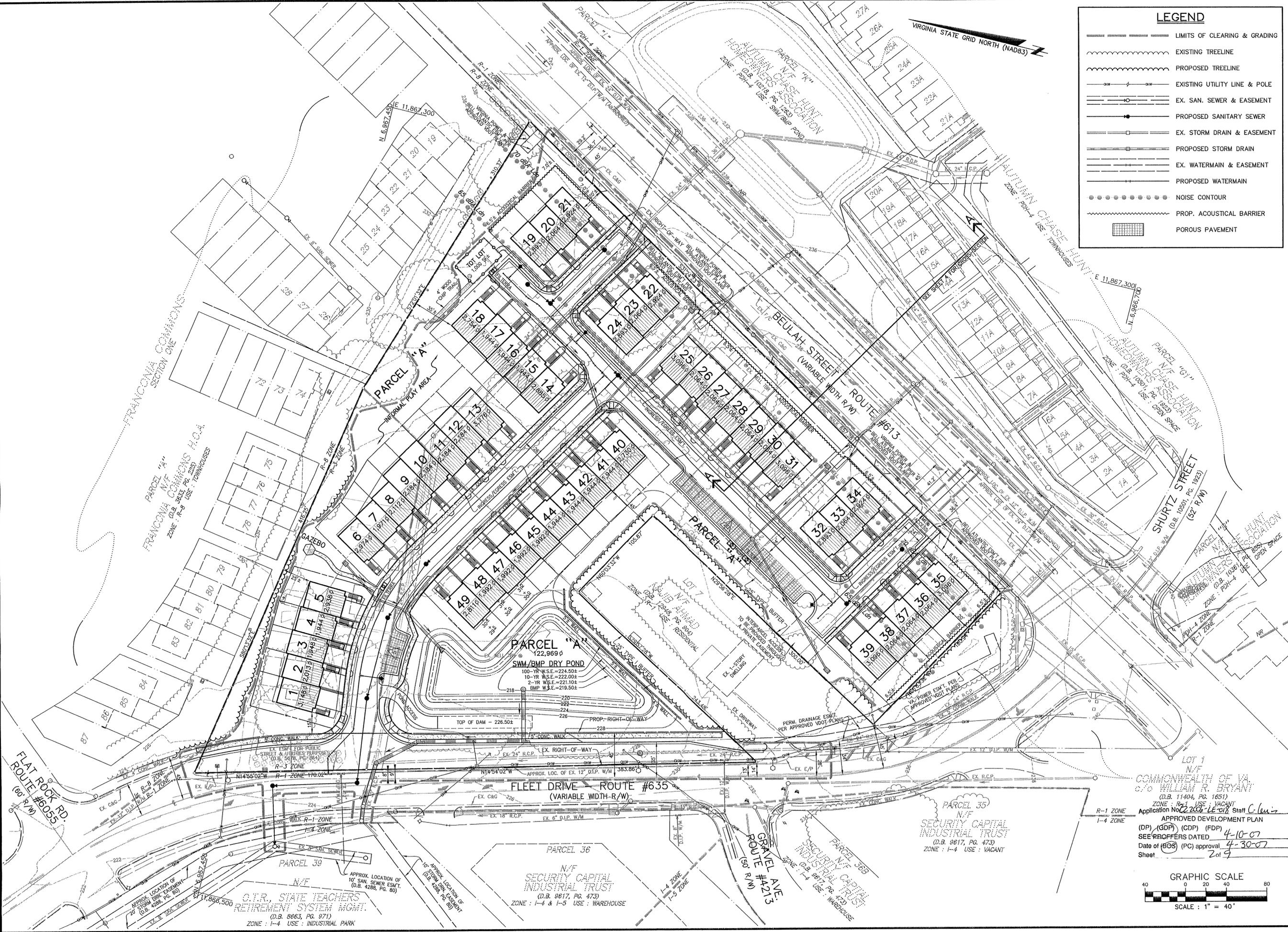
TABLE OF CONTENTS	AS REVISED THROUGH
1 COVER SHEET.....	MARCH 20, 2007
2 GENERALIZED DEVELOPMENT PLAN.....	MARCH 20, 2007
3 CONCEPTUAL LANDSCAPE PLAN.....	MARCH 20, 2007
4 DETAILS.....	MARCH 20, 2007
5 TREE PRESERVATION PLAN.....	MARCH 20, 2007
6 SWM/BMP DRAINAGE OUTFALL ANALYSIS.....	FEBRUARY 1, 2007
7 EXISTING CONDITIONS PLAN.....	JUNE 7, 2006
8 EXISTING VEGETATION MAP.....	JUNE 7, 2006
9 ARCHITECTURAL ELEVATIONS.....	FEBRUARY 1, 2007

**CPJ** Charles P. Johnson & Associates, Inc.  
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS  
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555  
SILVER SPRING, MD FAX(703)273-8595

DATE : JUNE 7, 2006  
REVISED : AUGUST 3, 2006  
SEPTEMBER 13, 2006  
NOVEMBER 10, 2006  
NOVEMBER 30, 2006  
FEBRUARY 1, 2007  
MARCH 20, 2007

SHEET 1 OF 9

**BEULAH FLEET**



VIRGINIA STATE GRID NORTH (NAD83)

LEGEND	
	LIMITS OF CLEARING & GRADING
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING UTILITY LINE & POLE
	EX. SAN. SEWER & EASEMENT
	PROPOSED SANITARY SEWER
	EX. STORM DRAIN & EASEMENT
	PROPOSED STORM DRAIN
	EX. WATERMAIN & EASEMENT
	PROPOSED WATERMAIN
	NOISE CONTOUR
	PROP. ACOUSTICAL BARRIER
	POROUS PAVEMENT

4. 3-20-07 REVISED LAYOUT (KJV)  
 3. 2-1-07 REVISED LAYOUT & ADDED NOISE CONTOURS (KJV)  
 2. 11-30-06 ADJUSTED CLEARING LIMITS ALONG NORTHERN BOUNDARY (KJV)  
 1. 11-10-06 COUNTY COMMENTS (KJV)

NO. DATE REVISION PRIOR TO APPROVAL

**CPJ** Charles P. Johnson & Associates, Inc.  
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS  
 3859 FENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)365-7555  
 SILVER SPRING, MD FAX (703)373-8955

GENERALIZED DEVELOPMENT PLAN

**BEULAH FLEET**

LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

RZ 2006-LE-018



NO.	DATE	DESCRIPTION	REVISIONS	BY

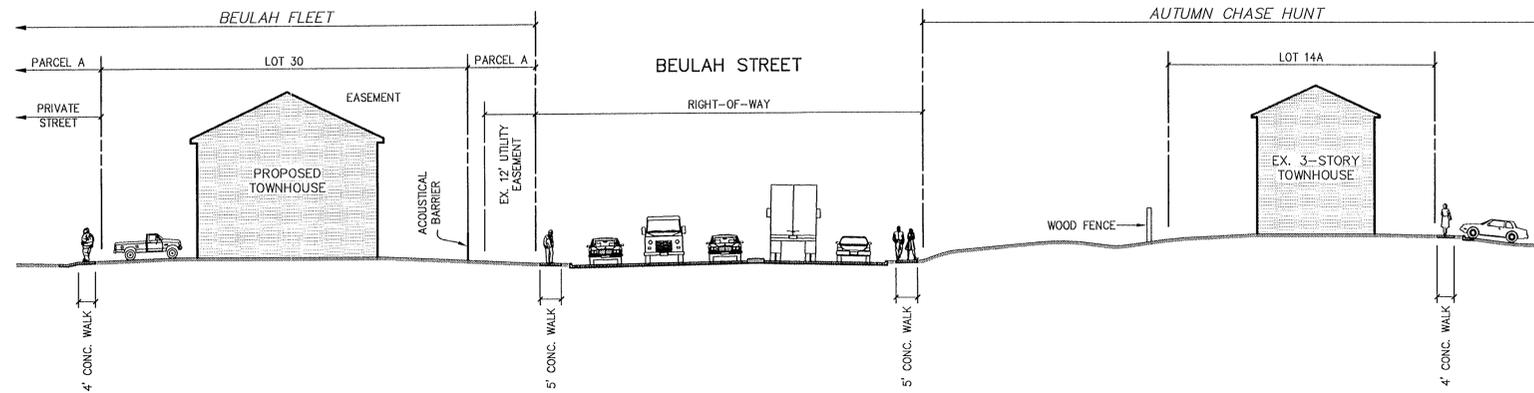
LOT 1 N/F  
 COMMONWEALTH OF VA  
 c/o WILLIAM R. BRYANT  
 (D.B. 11404, PG. 1651)  
 ZONE: R-1 USE: VACANT  
 Application No. 2006-LE-018 Staff: C. Lewis  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED 4-10-07  
 Date of (EOP) (PC) approval 4-30-07  
 Sheet 2 of 9



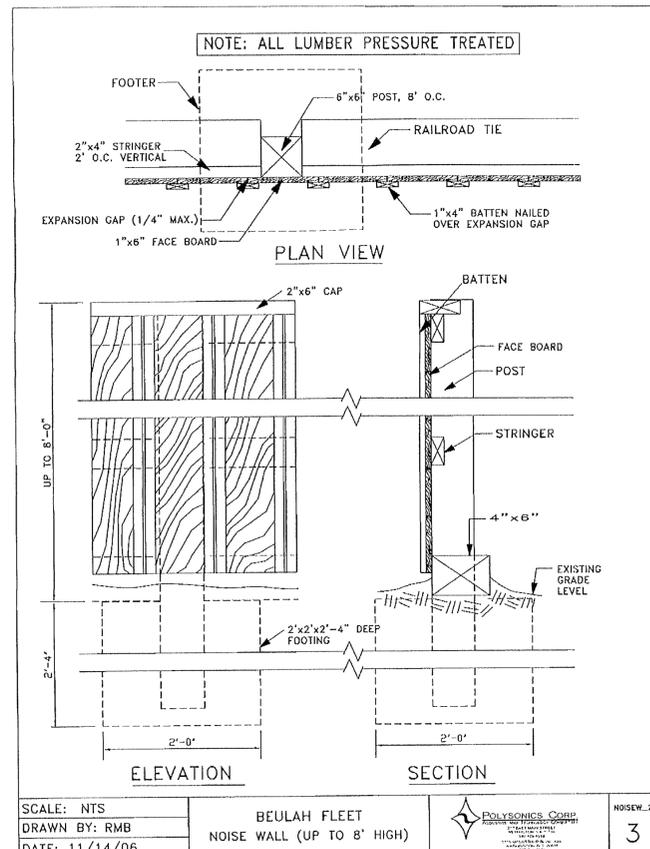
DESIGN APPROVED	KJV	DATE	MAY 2006	SHEET	2	OF	9
SCALE	HORIZ: 1" = 40'	VERT:	---	FILE NO.:	03-591-202		

Plotter: 3/20/07 17:23 Acad Dwg: N:\03591\DWG\00-03601.DWG/00-03601





**SECTION A-A**  
SCALE : 1" = 20'



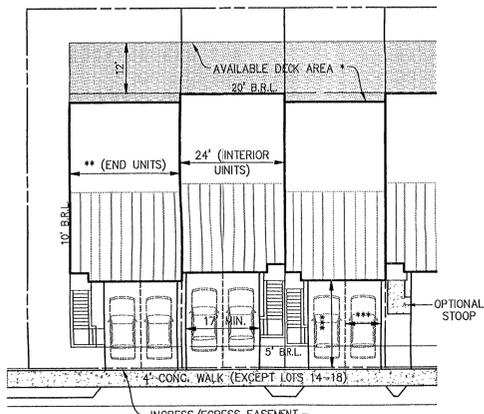
**ACOUSTICAL BARRIER DETAIL**

SCALE: NTS  
DRAWN BY: RMB  
DATE: 11/14/06

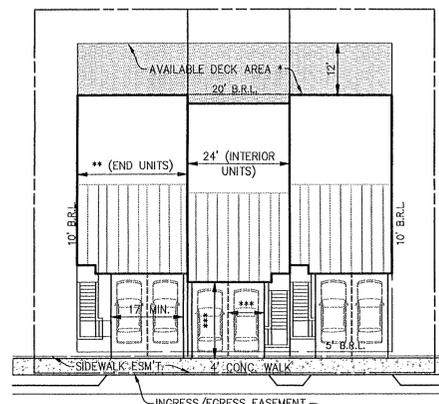
BEULAH FLEET  
NOISE WALL (UP TO 8' HIGH)

POLYSONICS CORP.  
1728 Acad Drive, N. VA 22031  
703-385-7555  
FAX 703-385-6865

NOISEW\_2  
3

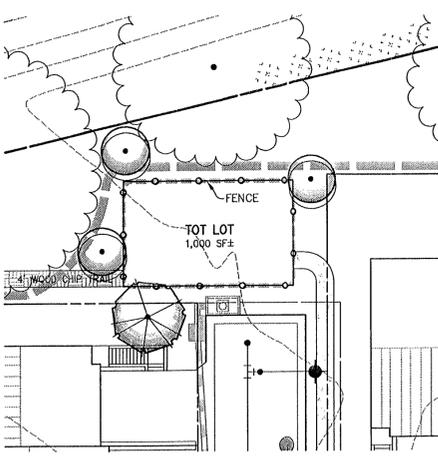


**TYPICAL LOT LAYOUT**  
LOTS 1-18, 25-31, 40-49  
SCALE : 1" = 20'

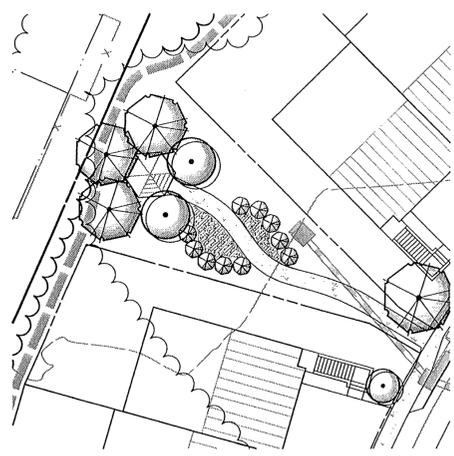


**TYPICAL LOT LAYOUT**  
LOTS 19-24, 32-39  
SCALE : 1" = 20'

\* DECKS MAY BE PERMITTED IN ACCORDANCE WITH ARTICLE 2-412, WHICH ALLOWS A 12' EXTENSION INTO THE REQUIRED MINIMUM YARD  
\*\* 26' FOR LOTS 1,5,6,13,14,25,31,35,39; 24' FOR ALL OTHER END UNITS  
\*\*\* EACH UNIT TO HAVE TWO(2) 8.5'x18.0' PARKING SPACES IN THE DRIVEWAY



**TOT LOT DETAIL**  
SCALE : 1" = 20'



**GAZEBO AREA LANDSCAPING**  
SCALE : 1" = 20'

**LEGEND**

- SHADE TREE (2" CAL.)
- ORNAMENTAL TREE (2" CAL.)
- MED. DECIDUOUS SHRUB
- GROUNDCOVER/SEASONAL PLANTINGS

Application No. 27206-LE-018 Staff C. Lewis  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP) 4-10-07  
SEE PROFFERS DATED  
Date of (BOS) (PC) approval 4-30-07  
Sheet 4 of 9

**CPJ** Charles P. Johnson & Associates, Inc.  
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS  
3859 PARKER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555  
SILVER SPRING, MD FAX (703)385-6865

NO. DATE REVISION PRIOR TO APPROVAL

3 3-20-07 REVISED DETAILS (KJV)  
2 2-1-07 ADDED ACOUSTICAL BARRIER DETAIL (KJV)  
2 11-10-06 REVISED GAZEBO AREA LANDSCAPING (KJV)  
1 11-10-06 REVISED GAZEBO AREA LANDSCAPING (KJV)

**BEULAH FLEET**  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DETAILS

PROFESSIONAL ENGINEER  
PAUL B. JOHNSON  
No. 016450  
5-21-07  
COMMONWEALTH OF VIRGINIA

NO.	DESCRIPTION	REVISIONS	DATE	BY

DESIGN APPROVED: [Signature] DATE: AUG. 2006  
SCALE: HORIZ: 1" = 20' VERT: 1" = 20'

SHEET 4 OF 9

FILE NO.: 03-591-204

Plotted: 3/20/07 17:28 Acad Dwg. N:\35591\DWG\00-F0301.DWG /00-F0650/00-F0601/00-F0601







**COVER TYPE SUMMARY**

COVER TYPE	PRIMARY SPECIES	CONDITION	ACREAGE
Bottomland Forest 1	White Oak, Black Cherry, Red Maple	fair	1.14
Bottomland Forest 2	White Oak, Red Maple	fair	1.87
Maintained Grassland	----	fair	2.50
Developed Area	----	----	0.39
<b>TOTAL ACREAGE</b>			<b>5.90</b>

**COMMENTS:**  
**BOTTOMLAND FOREST 1:** The trees in this cover type were in fair condition with some apparent disease problems and/or storm damage. The understory is overgrown with invasives.  
**BOTTOMLAND FOREST 2:** The trees in this cover type were in fair condition. This area is primarily made up of scattered individual lawn trees with little or no undergrowth.

**TREE COVER DATA**

PLOT #1		
OVERSTORY TREES ≥ TO 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDERSTORY SPECIES ≤ TO 10' IN HEIGHT WITHIN THE PLOT
Black Cherry	4	various Oaks, Black Cherry
Red Oak	3	
Red Maple	1	
Virginia Pine	1	

**COMMENTS:** Plot appears to be in the sub-climax stage of succession. The trees are generally in fair condition. There are a few trees in decline or already dead in this plot.

**TREE COVER DATA**

PLOT #2		
OVERSTORY TREES ≥ TO 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDERSTORY SPECIES ≤ TO 10' IN HEIGHT WITHIN THE PLOT
Red Maple	2	Black Cherry, various Oaks, Red Maple, Redcedar
White Oak	2	
Black Cherry	2	

**COMMENTS:** Plot appears to be in the sub-climax stage of succession. The trees are generally in fair condition. There are a few trees in decline or already dead in this plot.



EXISTING VEGETATION MAP

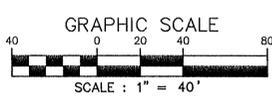
**BEULAH FLEET**

LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



NO.	DATE	REVISION	DESCRIPTION

Application No. 22-206-15-018 Staff: C. Lewis  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (ODP) (FDP)  
 DATE: 4-10-07  
 Date of (BOS) (PC) approval: 4-30-07  
 Sheet: 8 of 9



DESIGN	DRAFT	APPROVED	DATE	SCALE	HORIZ.	VERT.
KJV	KJV	KJV	MAY 2006	1" = 40'	---	---

SHEET **8** OF **9**  
 FILE NO.: 03-591-208

**CPJ** Associates  
 Charles P. Johnson & Associates, Inc.  
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS  
 3909 PENDER DRIVE, SUITE 210, FAIRFAX, VIRGINIA 22030 (703)867-7655  
 SILVER SPRING, MD (410)327-5955

