

CONCEPT DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT

(CDPA/FDPA)

BEECH GROVE

Providence District
Fairfax County, Virginia

MAY 5, 2009
OCTOBER 14, 2009

Application No. PCA/FDPA 2003-PR-037 Staff B. Cho
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDPA)
SEE PROFFERS DATED October 14, 2009
Date of (BOS) (PC) approval November 16, 2009
Sheet 1 of 8

DRAWING LIST

<u>SHEET #</u>	<u>TITLE</u>
1	COVER SHEET
2	NOTES
3	EXISTING VEGETATION MAP
4	CERTIFIED PLAT
5	ILLUSTRATIVE PLAN
6	LANDSCAPE PLAN
7	CDP/FDP
8	ARCHITECTURAL ELEVATIONS

ATTORNEY:

Cooley Godward Kronish, LLP

11951 FREEDOM DRIVE
SUITE 1500
RESTON, VIRGINIA 20190
(703) 456-8000 FAX: ((703) 456-8100

CIVIL ENGINEER:

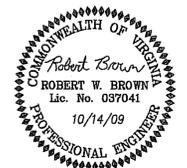


Urban, Ltd.
4200 D Technology Court
Chantilly, Virginia 20151
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PREPARED FOR:

BEECH GROVE NEIGHBORHOODS, LLC

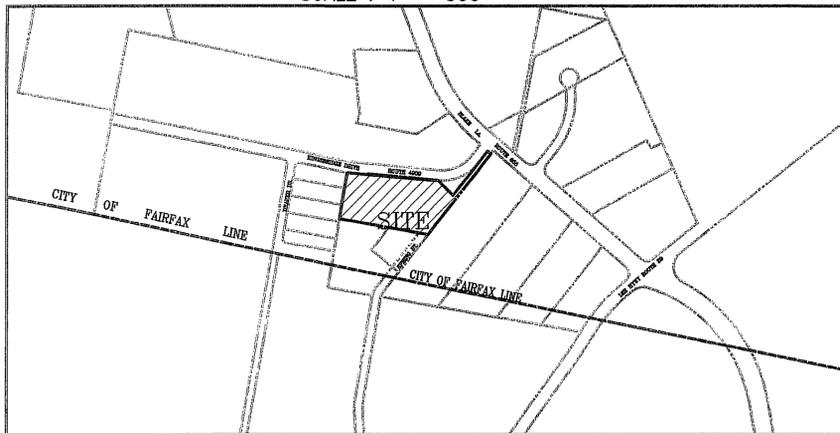
11111 SUNSET HILLS RD
SUITE 200
RESTON, VA 20190
(703) 964-5161 FAX: (703) 715-8076



RECEIVED
Department of Planning & Zoning
OCT 14 2009
Zoning Evaluation Division
SHEET 1 OF 8
MISC-1431

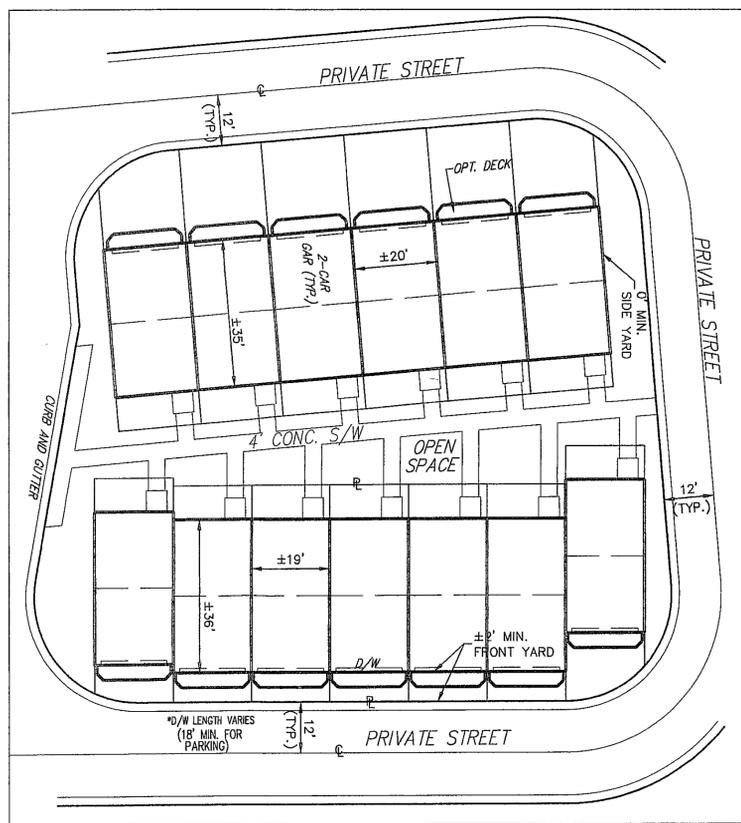
VICINITY MAP

SCALE: 1" = 500'



TYPICAL LOT/UNIT DETAIL

NOT TO SCALE



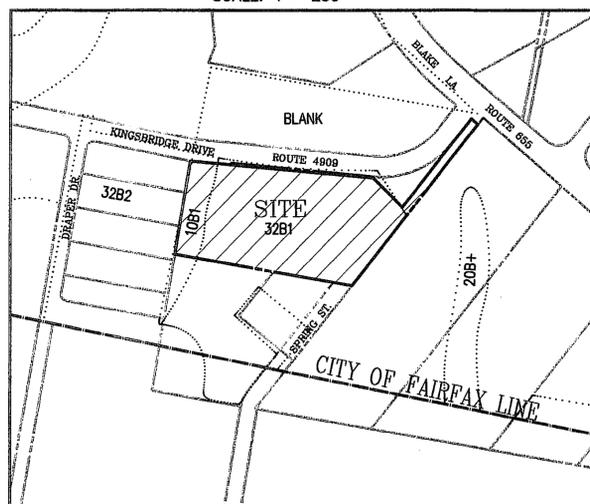
- NOTES: 1. TYPICAL FOOTPRINTS SUBJECT TO MINOR MODIFICATION. SEE GENERAL NOTE #12 THIS SHEET
 2. FOR LANDSCAPING PLAN, SEE SHEET 6.
 3. TYPICAL FOOTPRINTS FOR OVERALL DEVELOPMENT AND NOT THE AREA SUBJECT TO PCA/CDPA/FDPA 2003-PR-037

ADU CALCULATION

NUMBER OF UNITS:	PARCEL 25 = 73 UNITS
LAND AREA:	PARCEL 25 = 4.38 AC.
COMP PLAN DENSITY RANGE:	PARCEL 25 = 16-20 DU/AC
COMPOSITE RANGE-HIGH:	20
COMPOSITE RANGE-LOW:	16
ADU'S REQUIRED:	$\frac{16.66 - 16}{(20)(1.2) - (16)(1.2)} \times 12.5 = 1.72\%$
# OF ADU'S=	$73 \times 1.72\% = 1.26$ THEREFORE 1 ADU IS REQUIRED

SOILS MAP

SCALE: 1" = 250'



SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	GEOTECHNICAL REPORT REQ'D	PROBLEM SOIL CLASS
10B1	GLENVILLE	FAIR	MARGINAL	GOOD	SLIGHT	NO	B
32B1	FAIRFAX (SILT)	GOOD	MARGINAL	GOOD	SEVERE	NO	B

NOTE: SOIL INFORMATION IS PER THE LATEST FAIRFAX COUNTY SOILS MAP AND SOILS OF FAIRFAX, GENERAL RATINGS FOR URBAN DEVELOPMENT.

ZONING AND AREA TABULATION

TOTAL AREA	= 4.43 AC
AREA SUBJECT TO PCA/CDPA/FDPA	= 0.64 AC
EXISTING ZONING	- PDH-20
PROPOSED ZONING	- PDH-20
PROPOSED LOTS	= 73 SINGLE FAMILY ATTACHED UNITS (INCLUDES 1 ADU)
DENSITY	= 73/4.38 = 16.66 DU/AC
DENSITY WITHOUT ADU'S	= 72/4.38 = 16.44 DU/AC
OPEN SPACE	= ±1.45 Ac.(33.1% OF SITE) (31% OF SITE REQUIRED)
PROVIDED DEVELOPED RECREATION SPACE	= ±7,425 S.F.
R-20 FRONT YARD	= 15° ANGLE OF BULK PLANE, BUT NOT LESS THAN 5'
FRONT YARD PROVIDED	= ±2' MINIMUM WITH A 2' BULK PLANE ANGLE
R-20 SIDE YARD	= 15° ANGLE OF BULK PLANE, BUT NOT LESS THAN 8'
SIDE YARD PROVIDED	= ZERO FEET (0') MINIMUM WITH A 0' BULK PLANE ANGLE
R-20 REAR YARD	= 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 16'
REAR YARD PROVIDED	= ±2' FEET MINIMUM WITH A 2' BULK PLANE ANGLE
LOT WIDTH REQUIRED	= NONE
LOT WIDTH PROVIDED	= 19' (MIN.)
LOT AREA REQUIRED	= NONE
LOT AREA PROVIDED	= ±900 S.F.
*THE APPLICANT REQUESTS A WAIVER OF 200 SQUARE FOOT YARD REQUIREMENT FOR SINGLE FAMILY ATTACHED UNITS.	
MINIMUM DISTRICT SIZE	= 2 ACRES
PROVIDED DISTRICT SIZE	= 4.43 ACRES
MAXIMUM BUILDING HEIGHT	= 40'
BUILDING HEIGHT PROVIDED	= 40'

PARKING TABULATION

TOTAL # OF UNITS	73
PARKING SPACES REQ'D	73X2.3 = 167.9(168)
PARKING SPACES PROVIDED	
SURFACE	30
DRIVEWAY	12
GARAGE SPACES	146
TOTAL=	188

GENERAL NOTES:

- THE SUBJECT PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 48-3 ((48)) PARCELS A, 6-19.
- SEE THE REZONING PLAT INCORPORATED IN THIS SET FOR THE PROPERTY OWNERS BY PARCEL. THE OWNERS ARE BEACH GROVE NEIGHBORHOODS, LLC AND KENDALL SQUARE HOMEOWNERS ASSOCIATION.
- THERE ARE NO 100-YEAR FLOOD LIMITS, RMA OR RPA (RESOURCE PROTECTION AREA) ON THE SUBJECT PROPERTY.
- THERE ARE NO KNOWN GRAVES OR OBJECTS OR STRUCTURES MARKING PLACES OF BURIAL WITHIN THE SITE.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THERE ARE NO EXISTING BUILDINGS ON-SITE.
- TO THE BEST OF OUR KNOWLEDGE, THIS DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, OR IF ANY WAIVER, EXCEPTION OR VARIANCE IS SOUGHT BY THE APPLICANT, SUCH SHALL BE SPECIFICALLY NOTED WITH THE JUSTIFICATION FOR SUCH MODIFICATION.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THIS SITE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; 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 AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- BOUNDARY INFORMATION IS PROVIDED BY BOUNDARY SURVEY PERFORMED BY URBAN ENGINEERING & ASSOC., INC. AND FROM DEEDS OF RECORD. THE EXISTING TOPOGRAPHY IS 2-FOOT FIELD RUN CONTOURS PROVIDED BY URBAN ENGINEERING & ASSOC., INC.
- THIS PROJECT IS TO BE DEVELOPED IN A SINGLE PHASE.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE TABULATIONS SHOWN ON THIS SHEET.
- IN ACCORDANCE WITH SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AND AMENDMENT TO THIS CDP/FDP, SO LONG AS SUCH MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP AND THE GOVERNING PROFFERS.
- SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
- PUBLIC WATER AND SEWER SHALL BE PROVIDED. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.
- THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/LEASING TRAILERS ON THE SITE IN ACCORDANCE WITH COUNTY REQUIREMENTS.
- THIS PLAN IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- THERE ARE NO KNOWN EXISTING MAJOR UTILITY EASEMENTS (25' OR GREATER) ON THE SUBJECT PROPERTY.
- PER SECTIONS 18-204 AND 16-403 OF THE FFX. CO. ZONING ORDINANCE, THE LIMITS OF CLEARING AND GRADING AND LANDSCAPED OPEN SPACE REPRESENTED ON THE GRAPHIC ARE SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN, PROVIDED THE LIMITS OF CLEARING AND GRADING ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. LANDSCAPING AND TREE COVER SHALL BE PROVIDED PER ARTICLE 13 AND THE SUBJECT PROFFERS.
- SWM AND BMP'S WILL BE PROVIDED ON-SITE, WITHIN APPROPRIATELY DESIGNED FACILITIES, TO BE DETERMINED WITH FINAL ENGINEERING DESIGN.
- PRIVATE STREETS ARE TO BE LOCATED ON COMMON HOMEOWNERS ASSOCIATION (HOA) PROPERTY AND TO BE OWNED AND MAINTAINED BY THE HOA.
- NUMBER OF UNITS AND PARKING SPACES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. THE APPLICANT RESERVES THE RIGHT TO REDUCE THE NUMBER OF UNITS AND ASSOCIATED GARAGE SPACES.
- THERE ARE NO AREAS WITH SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THIS SITE.
- SPECIAL AMENITIES SHALL BE PROVIDED AS SHOW ON SHEETS 5 AND 7.
- THE APPLICANT REQUESTS A MODIFICATION TO SECTION 12-0502.1B OF THE PFM TO ALLOW PLANTING OF ORNAMENTAL TREES IN PLANTING AREAS SMALLER THAN 50 SF. THE APPLICANT PROPOSES A MINIMUM PLANTING AREA OF 33 SF (6.5-FOOT RADIUS).

MODIFICATION/WAIVER SUMMARY:

- THE APPLICANT REQUESTS A MODIFICATION TO SECTION 12-0502.1B OF THE PFM TO ALLOW PLANTING OF ORNAMENTAL TREES IN PLANTING AREAS SMALLER THAN 50 SF. THE APPLICANT PROPOSES A MINIMUM PLANTING AREA OF 33 SF (6.5-FOOT RADIUS).
- THE APPLICANT REQUESTS A WAIVER OF THE 200 SF. PRIVACY YARD REQUIREMENT FOR SINGLE FAMILY ATTACHED UNITS.
- THE APPLICANT REQUESTS A WAIVER TO SECTION 6-0303.8 OF THE PFM TO ALLOW UNDERGROUND S.W.M. FACILITIES IN RESIDENTIAL DEVELOPMENTS.

Application No. R21K00K 2003-PR-037
 Approved Development Plan
 (DP) (ADP) (CDP) (FDPA) (PDM)
 Date of (BOS) (FO) approval: February 16, 2009
 Sheet 2 of 8

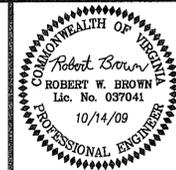
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No.	DATE	DESCRIPTION
REVISIONS		

PLAN DATE	05-05-09 10-14-09
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Urban, Ltd.
 4200 D Technology Court
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NOTES	
BEECH GROVE	
PROVIDENCE DISTRICT	
FAIRFAX COUNTY, VIRGINIA	
SCALE: AS SHOWN	DATE: MAR., 2009

SHEET	2
OF	8
FILE No.	MISC-1431

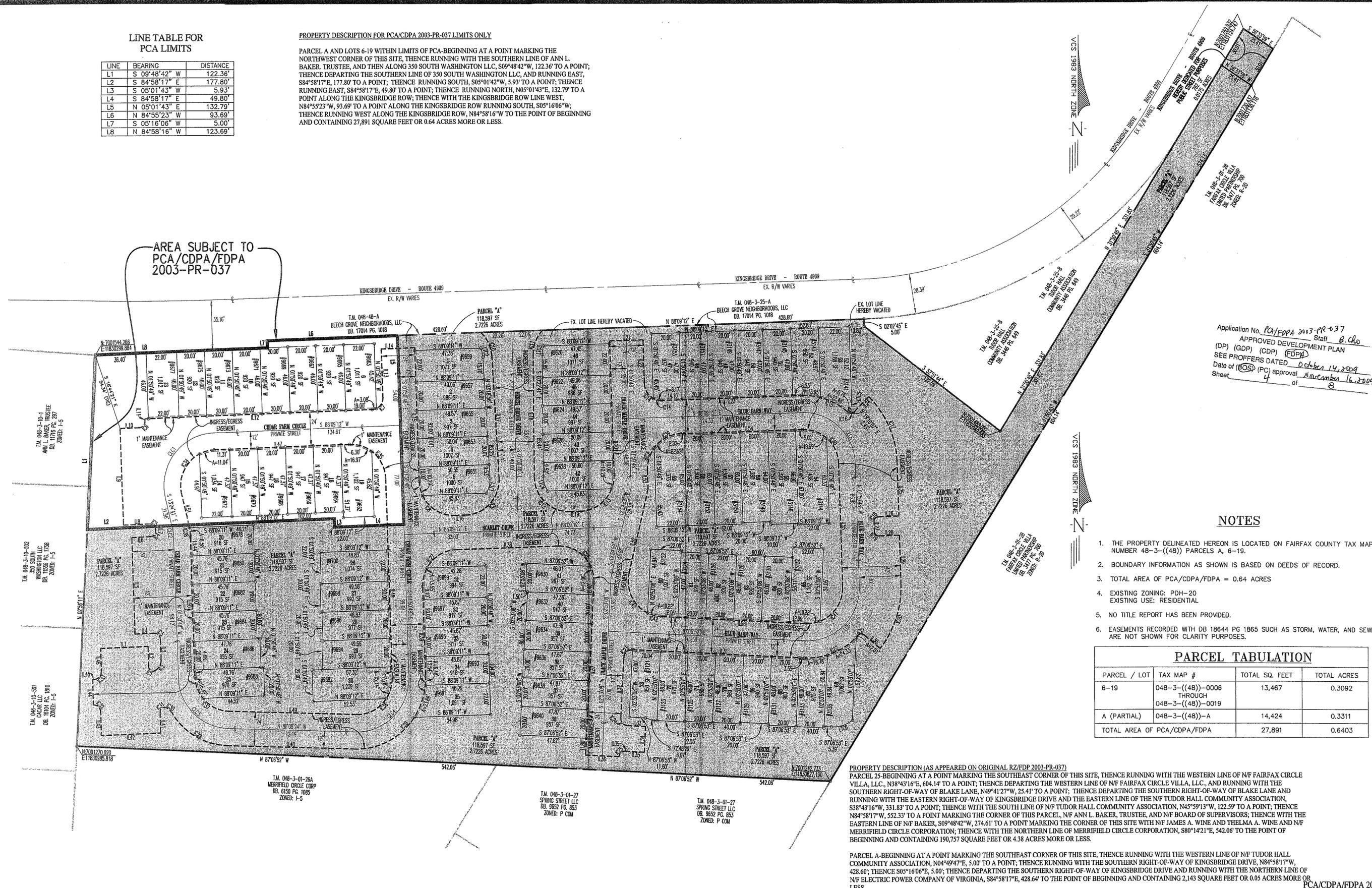
LINE TABLE FOR PCA LIMITS

LINE	BEARING	DISTANCE
L1	S 09°48'42" W	122.36'
L2	S 84°58'17" E	177.80'
L3	S 05°01'43" W	5.93'
L4	S 84°58'17" E	49.80'
L5	N 05°01'43" E	132.79'
L6	N 84°55'23" W	93.69'
L7	S 05°16'06" W	5.00'
L8	N 84°58'16" W	123.69'

PROPERTY DESCRIPTION FOR PCA/CDPA 2003-PR-037 LIMITS ONLY

PARCEL A AND LOTS 6-19 WITHIN LIMITS OF PCA-BEGINNING AT A POINT MARKING THE NORTHWEST CORNER OF THIS SITE, THENCE RUNNING WITH THE SOUTHERN LINE OF ANN L. BAKER, TRUSTEE, AND THEN ALONG 350 SOUTH WASHINGTON LLC, S09°48'42"W, 122.36' TO A POINT; THENCE DEPARTING THE SOUTHERN LINE OF 350 SOUTH WASHINGTON LLC, AND RUNNING EAST, S84°58'17"E, 177.80' TO A POINT; THENCE RUNNING SOUTH, S05°01'42"W, 5.93' TO A POINT; THENCE RUNNING EAST, S84°58'17"E, 49.80' TO A POINT; THENCE RUNNING NORTH, N05°01'43"E, 132.79' TO A POINT ALONG THE KINGSBRIDGE ROW; THENCE WITH THE KINGSBRIDGE ROW LINE WEST, N84°55'23"W, 93.69' TO A POINT ALONG THE KINGSBRIDGE ROW RUNNING SOUTH, S05°16'06"W; THENCE RUNNING WEST ALONG THE KINGSBRIDGE ROW, N84°58'16"W TO THE POINT OF BEGINNING AND CONTAINING 27,891 SQUARE FEET OR 0.64 ACRES MORE OR LESS.

AREA SUBJECT TO PCA/CDPA/FDPA 2003-PR-037



Application No. PCA/FDPA 2003-PR-037
 Staff: B. Cho
 APPROVED DEVELOPMENT PLAN
 (DPI) (GDP) (CDP) (FDPA)
 SEE PROFESSIONAL DATED October 14, 2009
 Date of (GOS) (PC) approval November 16, 2009
 Sheet 4 of 8

NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP NUMBER 48-3-((48)) PARCELS A, 6-19.
2. BOUNDARY INFORMATION AS SHOWN IS BASED ON DEEDS OF RECORD.
3. TOTAL AREA OF PCA/CDPA/FDPA = 0.64 ACRES
4. EXISTING ZONING: PDH-20
EXISTING USE: RESIDENTIAL
5. NO TITLE REPORT HAS BEEN PROVIDED.
6. EASEMENTS RECORDED WITH DB 18644 PG 1865 SUCH AS STORM, WATER, AND SEWER ARE NOT SHOWN FOR CLARITY PURPOSES.

PARCEL TABULATION

PARCEL / LOT	TAX MAP #	TOTAL SQ. FEET	TOTAL ACRES
6-19	048-3-((48))-0006 THROUGH 048-3-((48))-0019	13,467	0.3092
A (PARTIAL)	048-3-((48))-A	14,424	0.3311
TOTAL AREA OF PCA/CDPA/FDPA		27,891	0.6403

PROPERTY DESCRIPTION (AS APPEARED ON ORIGINAL RZ/FDP 2003-PR-037)
 PARCEL 25-BEGINNING AT A POINT MARKING THE SOUTHEAST CORNER OF THIS SITE, THENCE RUNNING WITH THE WESTERN LINE OF N/F FAIRFAX CIRCLE VILLA, LLC, N38°43'16"E, 604.14' TO A POINT; THENCE DEPARTING THE WESTERN LINE OF N/F FAIRFAX CIRCLE VILLA, LLC, AND RUNNING WITH THE SOUTHERN RIGHT-OF-WAY OF BLAKE LANE, N49°41'27"W, 25.41' TO A POINT; THENCE DEPARTING THE SOUTHERN RIGHT-OF-WAY OF BLAKE LANE AND RUNNING WITH THE EASTERN RIGHT-OF-WAY OF KINGSBRIDGE DRIVE AND THE EASTERN LINE OF THE N/F TUDOR HALL COMMUNITY ASSOCIATION, S38°43'16"W, 331.83' TO A POINT; THENCE WITH THE SOUTH LINE OF N/F TUDOR HALL COMMUNITY ASSOCIATION, N45°59'13"W, 122.59' TO A POINT; THENCE N84°58'17"W, 552.33' TO A POINT MARKING THE CORNER OF THIS PARCEL, N/F ANN L. BAKER, TRUSTEE, AND N/F BOARD OF SUPERVISORS; THENCE WITH THE EASTERN LINE OF N/F BAKER, S09°48'42"W, 274.61' TO A POINT MARKING THE CORNER OF THIS SITE WITH N/F JAMES A. WINE AND THELMA A. WINE AND N/F MERRIFIELD CIRCLE CORPORATION; THENCE WITH THE NORTHERN LINE OF MERRIFIELD CIRCLE CORPORATION, S80°14'21"E, 542.06' TO THE POINT OF BEGINNING AND CONTAINING 190,757 SQUARE FEET OR 4.38 ACRES MORE OR LESS.

PARCEL A-BEGINNING AT A POINT MARKING THE SOUTHEAST CORNER OF THIS SITE, THENCE RUNNING WITH THE WESTERN LINE OF N/F TUDOR HALL COMMUNITY ASSOCIATION, N04°49'47"E, 5.00' TO A POINT; THENCE RUNNING WITH THE SOUTHERN RIGHT-OF-WAY OF KINGSBRIDGE DRIVE, N84°58'17"W, 428.60'; THENCE S05°16'06"W, 5.00'; THENCE DEPARTING THE SOUTHERN RIGHT-OF-WAY OF KINGSBRIDGE DRIVE AND RUNNING WITH THE NORTHERN LINE OF N/F ELECTRIC POWER COMPANY OF VIRGINIA, S84°58'17"E, 428.64' TO THE POINT OF BEGINNING AND CONTAINING 2,143 SQUARE FEET OR 0.05 ACRES MORE OR LESS.

J:\loba\3120 Spring Street\CDP\1431-Res zoning Plat.dwg, 10/14/2009 11:40:03 AM, bboron

No.	DATE	DESCRIPTION

PLAN DATE
05-05-09
10-14-09

CERTIFIED PLAT

BEECH GROVE
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' C.I. = 2' DATE: MAR, 2009

SHEET
4
OF
8

FILE No. MISC-1431



NO CHANGES HAVE BEEN MADE TO THIS SHEET WITH THIS PLAN SUBMISSION SINCE THE PREVIOUSLY APPROVED RZ/FDP 2004 PR-037 ON 3/29/04

Application No. PR/FDP 2003 PR-037 Staff B. Cho
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED October 14, 2003
 Date of (BOS) (PC) approval November 16, 2003
 Sheet 5 of 8

Revision & Date:	February 27, 2004
January 12, 2004	12004
December 29, 2003	
November 12, 2003	
10/8/03	
5/30/03	

Drawn by:
SM
 Designed by:
WJL
 Checked by:
WJL
 Date:
June, 2003
 Scale:
Not to Scale

Drawing Number:

5

Sheet 5 of 8

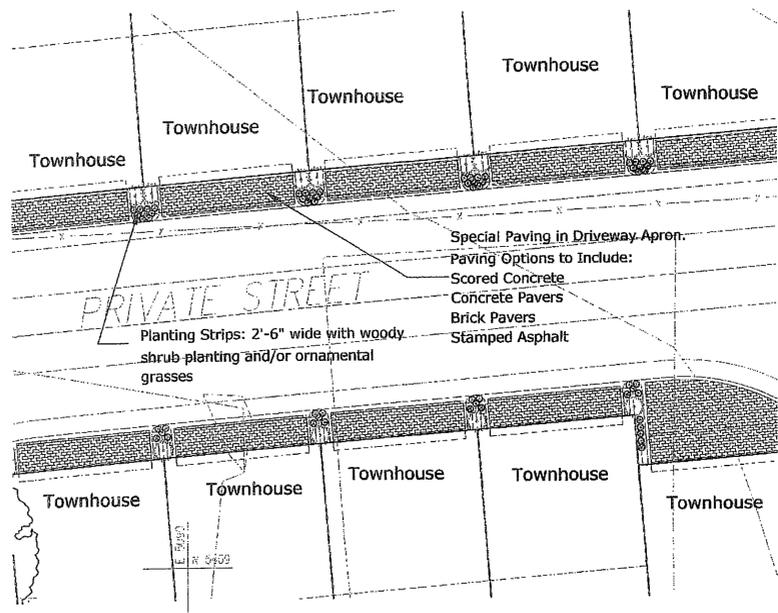
PARKER RODRIGUEZ, INC.

101 North Union Street, Suite 320
 Alexandria, Virginia 22314
 703.648.5010
 Planning
 Urban Design
 Landscape Architecture

ILLUSTRATIVE PLAN

BEECH GROVE
 Providence District

FAIRFAX COUNTY VIRGINIA



NO CHANGES HAVE BEEN MADE TO THIS SHEET WITH THIS PLAN SUBMISSION SINCE THE PREVIOUSLY APPROVED RZ/FDP 2004 PR-037 ON 3/29/04

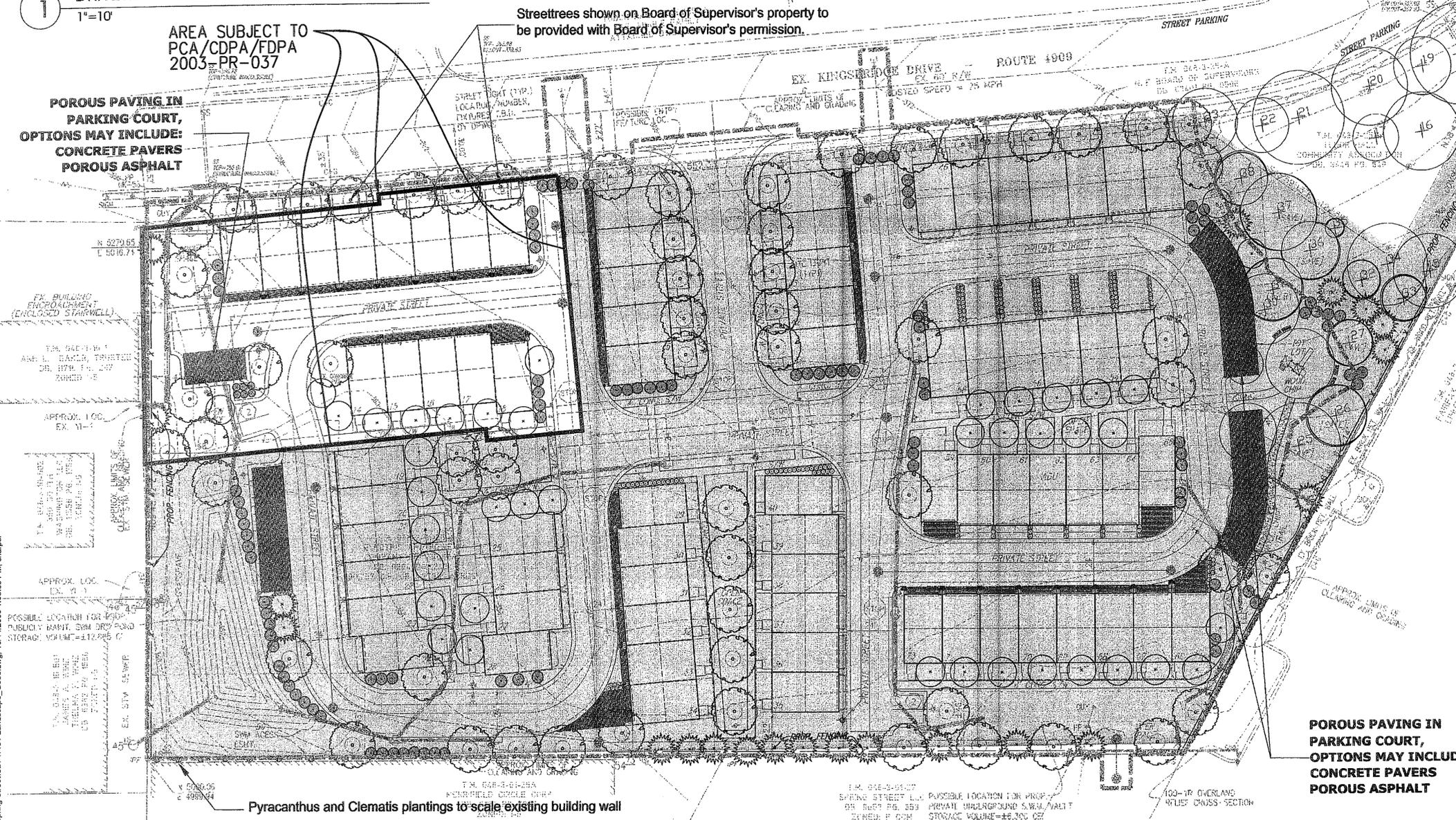
Application No. PCA/FDPA 2003-PR-037
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 SEE PROFFERS DATED October 14, 2009
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 Sheet 6 of

1 DRIVEWAY AND ALLEY TREATMENTS
 1"=10'

AREA SUBJECT TO PCA/CDPA/FDPA 2003-PR-037

POROUS PAVING IN PARKING COURT, OPTIONS MAY INCLUDE: CONCRETE PAVERS POROUS ASPHALT

Streettrees shown on Board of Supervisor's property to be provided with Board of Supervisor's permission.



- LEGEND
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - SHRUBS

Tree Cover Calculations

1.0 REQUIRED TREE COVERAGE
 SITE REZONING REQUEST = PDH 20
 PDH 20 REQUIRES 10% TREE COVERAGE PER FAIRFAX COUNTY ZONING ORDINANCE
 SITE AREA = 4.38 AC
 % REQUIRED = 10%
 COVER REQUIRED = 0.44 AC

2.0 PROVIDED TREE COVERAGE

Key	BOTANICAL NAME	COMMON NAME	Qty.	Size	Sq Ft	Total	Cond.
CANOPY TREES							
AR	Acer rubrum	Red Maple	16	2 in. cal.	200	3200	B&B
BN	Betula nigra	River Birch	4	2 in. cal.	125	500	B&B
CLK	Cladrasites kentuckea	American Yellowwood	4	2 in. cal.	100	400	B&B
FA	Fraxinus americana	White Ash	1	2 in. cal.	200	200	B&B
FP	Summit	Summit Green Ash	1	2 in. cal.	150	150	B&B
QP	Quercus phellos	Willow Oak	17	2 in. cal.	200	3400	B&B
QR	Quercus rubra	Red Oak	18	2 in. cal.	200	3600	B&B
			61			11450	
ORNAMENTAL/ UNDERSTORY TREES							
AL	Amelanchier laevis	Allegheny Serviceberry	10	1 in. cal.	75	750	B&B
CAC	Carpinus caroliniana	American Hornbeam	17	1 in. cal.	75	1275	B&B
CV	Chionanthus virginicus	Fringetree	6	2 in. cal.	100	600	B&B
MS	Magnolia soulangiana	Saucer Magnolia	8	1 in. cal.	75	600	B&B
			41			3225	
EVERGREEN TREES							
PS	Pinus strobus	White Pine	9	1 in. cal.	75	675	B&B
PV	Pinus virginiana	Virginia Pine	6	1 in. cal.	75	450	B&B
JV	Juniperus virginiana	Eastern Red Cedar	7	1 in. cal.	75	525	B&B
			21			1650	
TOTAL PLANTED TREE COVERAGE = 16,325 SQ. FT.							
PLANTED TREE COVERAGE							
TREE SAVE AREA = 13,241 SQ. FT. (0.30 AC)							
MULTIPLIER 1.25							
TOTAL TREE SAVE CREDIT = 16561 (0.38 AC)							
TOTAL PROVIDED TREE CANOPY							
TOTAL = 32,876 SQ. FT. (0.75 AC)							
3.0 CALCULATIONS							
REQUIRED TREE COVERAGE = 19,079.3 SQ. FT. (0.44 ac)							
PROVIDED TREE COVERAGE = 32,876 SQ. FT. (0.75 ac)							

POROUS PAVING IN PARKING COURT, OPTIONS MAY INCLUDE: CONCRETE PAVERS POROUS ASPHALT

2 MASTER PLAN
 1"=30'

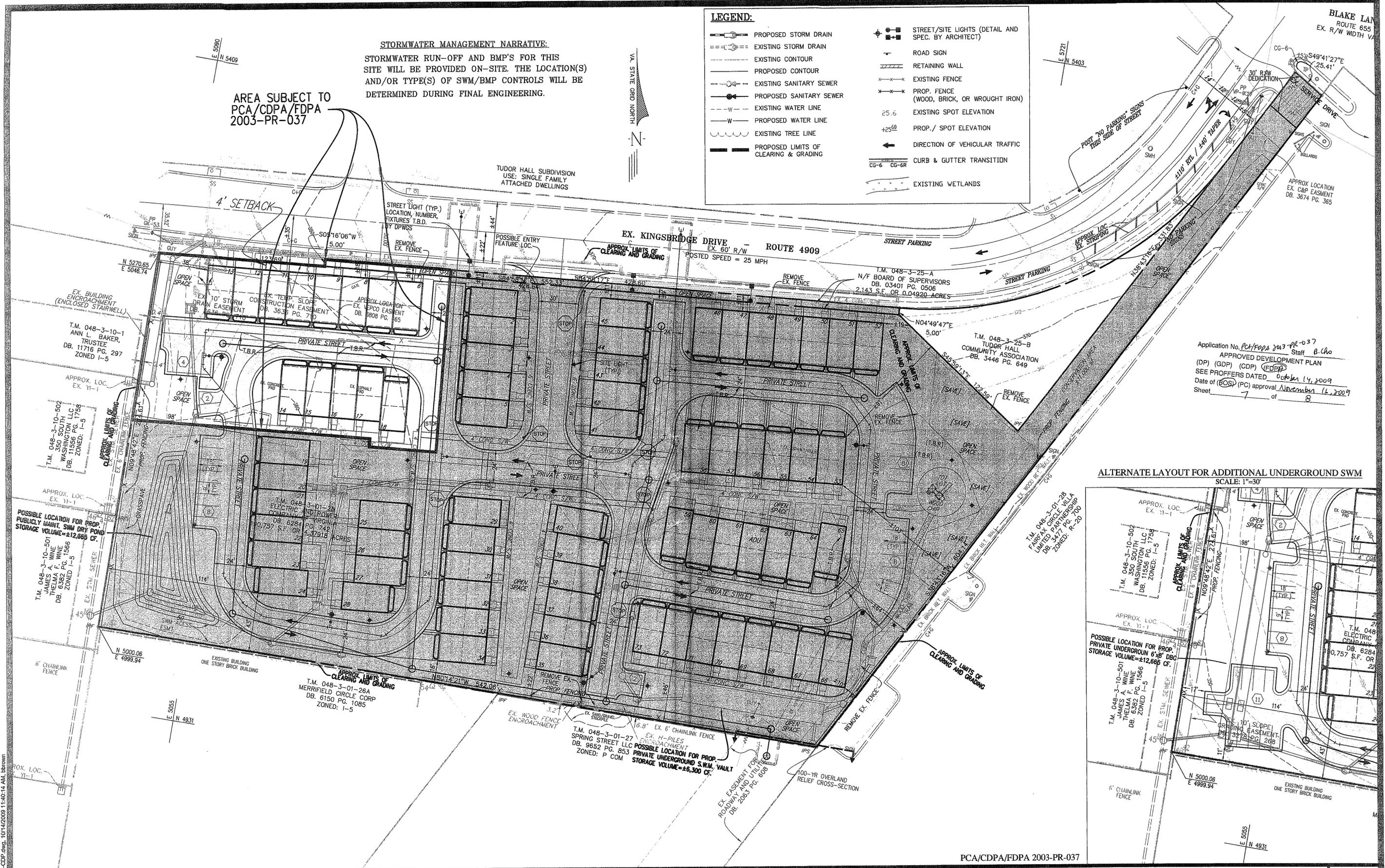
3 Canopy Calculations
 NTS

AREA SUBJECT TO
PCA/CDPA/FDPA
2003-PR-037

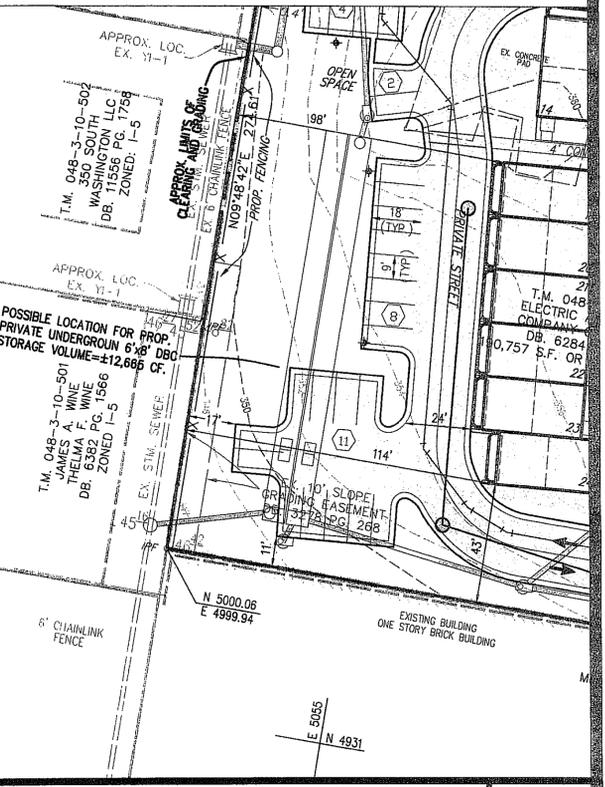
STORMWATER MANAGEMENT NARRATIVE:
STORMWATER RUN-OFF AND BMP'S FOR THIS SITE WILL BE PROVIDED ON-SITE. THE LOCATION(S) AND/OR TYPE(S) OF SWM/BMP CONTROLS WILL BE DETERMINED DURING FINAL ENGINEERING.

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- - - EXISTING SANITARY SEWER
- - - PROPOSED SANITARY SEWER
- - - EXISTING WATER LINE
- - - PROPOSED WATER LINE
- - - EXISTING TREE LINE
- - - PROPOSED LIMITS OF CLEARING & GRADING
- ⊕ STREET/SITE LIGHTS (DETAIL AND SPEC. BY ARCHITECT)
- ⊖ ROAD SIGN
- ▨ RETAINING WALL
- ⊗ EXISTING FENCE
- ⊗ PROP. FENCE (WOOD, BRICK, OR WROUGHT IRON)
- 25.6 EXISTING SPOT ELEVATION
- 425.60 PROP. SPOT ELEVATION
- ➔ DIRECTION OF VEHICULAR TRAFFIC
- CG-6 CG-6R CURB & GUTTER TRANSITION
- EXISTING WETLANDS



ALTERNATE LAYOUT FOR ADDITIONAL UNDERGROUND SWM
SCALE: 1"=30'



J:\Jobs\1220_Spring Street\CDP\1431-CDP.dwg, 10/14/2009 11:00:14 AM, bbbrown

No.	DATE	DESCRIPTION

PLAN DATE	05-05-09 10-14-09
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Urban, Ltd.
4200 D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2306
www.urban-ltd.com

PCA/CDPA/FDPA 2003-PR-037

CDP/FDP

BEECH GROVE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' C.I. =2' DATE: MAR., 2009

SHEET 7 OF 8

FILE No. MISC-1431



1 Proposed Front Entrance
N.T.S.



3 Proposed Rear Elevation (Garage Entrance)
N.T.S.

NO CHANGES HAVE BEEN MADE TO THIS SHEET WITH THIS PLAN SUBMISSION SINCE THE PREVIOUSLY APPROVED RZ/FDP 2004 PR-037 ON 3/29/04



2 Street Scene
N.T.S.

Application No. PCA/FOPA 2003-PR-037 Staff B. Cho
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (ODP) (EDP) (EDP)
SEE PROFFERS DATED October 14, 2003
Date of (BOS) (PC) approval November 16, 2003
Sheet 8 of 8

Revision & Date:

February 27, 2004
February 17, 2004
January 12, 2004
December 29, 2003

Drawn by:
SM
Designed by:
W.L.
Checked by:
W.L.

Date:
October, 2003

Scale:
As Noted

Drawing Number: