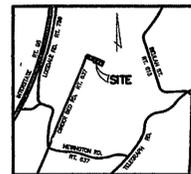


Tavares Concrete Company, Inc.

LEE DISTRICT FAIRFAX COUNTY, VIRGINIA GENERALIZED DEVELOPMENT PLAN

RZ 2000-LE-023



APPLICANT:

Tavares Concrete Co., Inc.
7805 Cinder Bed Road
Lorton, Virginia 22079

April 25, 2000
September 14, 2000
September 18, 2000
October 18, 2000
May 11, 2001
June 14, 2001
September 7, 2001
October 2, 2001
November 8, 2001
February 1, 2002

SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATION, ANGLE OF BULK PLANE
3. GENERALIZED DEVELOPMENT PLAN
4. EXISTING VEGETATION MAP

Application No. RZ 2000-LE-023 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (SDP) (CDP) (FDP)
SEE PROCEEDERS DATED 2-21-02
Date of (BOS) (PC) approval 4-8-02
Sheet 1 of 4

Tavares Concrete Co., Inc.

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN
RZ 2000-LE-023



Dewberry & Davis LLC Engineers
A Dewberry Company Planners
8401 Arlington Blvd. Surveyors
Fairfax, VA 22031 Landscape Architects
(703) 849-0100 Fax (703) 849-0118

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 1 2002
ZONING EVALUATION DIVISION

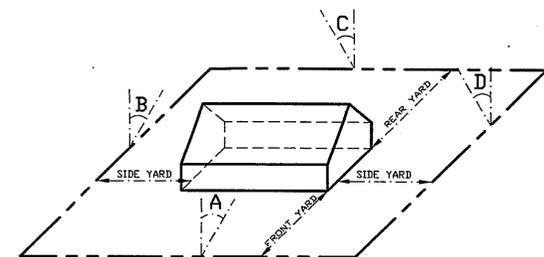
NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 99-2 (1) 17, 18 AND 19. THIS GDP ACCOMPANIES AN APPLICATION TO REZONE THE PROPERTY FROM THE R-1 TO THE I-5 DISTRICT TO PERMIT THE INDUSTRIAL USES SPECIFIED IN THE PROFFERS.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY BY DEWBERRY & DAVIS LLC.
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FIELD RUN AT A CONTOUR INTERVAL OF TWO (2) FEET BY DEWBERRY & DAVIS LLC.
4. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) REQUIREMENTS FOR THE DEVELOPMENT OF THIS SITE WILL BE PROVIDED ON SITE IN A PROPOSED UNDERGROUND SAND FILTER SYSTEMS AS GENERALLY SHOWN ON THE GRAPHIC UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVED BY THE DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES (DPW&ES) WHICH WILL BE REQUESTED. IF REQUIRED, THE EXACT SIZE, SHAPE AND LOCATION OF THE UNDERGROUND FACILITIES WILL BE DETERMINED AT FINAL ENGINEERING.
5. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS SIGNS, FENCES, GATES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
6. THE PUBLIC IMPROVEMENT PROPOSED IS THE CONSTRUCTION OF A 15-FOOT HALF-SECTION OF ROADWAY WITHIN A 35-FOOT DEDICATION FROM THE CENTERLINE OF CINDER BED ROAD AND A COMPREHENSIVE PLAN TRAIL ALONG THE PROPERTY FRONTAGE.
7. THERE ARE NO PUBLIC FACILITIES PROPOSED WITH THIS DEVELOPMENT.
8. TRANSITIONAL SCREENING AND BARRIERS ARE NOT REQUIRED ALONG THE WESTERN AND SOUTHERN BOUNDARY OF LOT 17. PURSUANT TO PAR. 2 OF SECT. 13-304 OF THE ZONING ORDINANCE, A MODIFICATION OF THE SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN BOUNDARY IS HEREBY REQUESTED. FURTHER, PURSUANT TO PAR. 4 OF SECT. 13-304 OF THE ZONING ORDINANCE, AN ARCHITECTURAL BLOCK WALL INTEGRATED WITH THE PROPOSED ARCHITECTURAL BLOCK FAÇADE, WILL BE PLACED ALONG THE SOUTHERN BOUNDARY ADJACENT TO RESIDENTIALLY ZONED AND PLANNED PROPERTY THEREBY QUALIFYING FOR A REDUCTION IN THE TRANSITIONAL SCREENING YARD AND PLANTING REQUIREMENTS.
9. THE PROPERTY TO THE WEST AND SOUTH, ADJACENT TO LOT 17 IS ZONED AND USED FOR INDUSTRIAL PURPOSES. THE LAND TO THE NORTH IS ZONED AND USED RESIDENTIALLY AS OPEN SPACE FOR THE ISLAND CREEK COMMUNITY. THE PROPERTY TO THE EAST AND SOUTH OF PARCELS 18 AND 19 IS PLANNED AND UNDER DEVELOPMENT FOR RESIDENTIAL USES. THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECTS ON THE ADJACENT PROPERTIES.
10. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY OR RESOURCE PROTECTION AREA (RPA)/ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATION ON THE SUBJECT PROPERTY.
11. SEWER OR WATER IS AVAILABLE AND WILL BE EXTENDED TO THE SITE AS NEEDED.
12. THE PROPOSED DEVELOPMENT IS LOCATED IN LAND UNIT I OF THE I-95 CORRIDOR INDUSTRIAL AREA OF \$6 NEWINGTON COMMUNITY PLANNING SECTOR IN THE SPRINGFIELD PLANNING DISTRICT OF AREA IV. PARCEL 17 IS PLANNED FOR INDUSTRIAL USE UP TO A 0.35 FLOOR AREA RATIO WITH ACCESS LIMITED TO CINDER BED ROAD. PARCELS 18 AND 19 ARE PLANNED FOR RESIDENTIAL USE AT UP TO 5-8 DWELLING UNITS PER ACRE WITH CONDITIONS. IF A RESIDENTIAL USE IS NOT ACHIEVED, THE COMPREHENSIVE PLAN PERMITS THESE LOTS TO DEVELOP AS INDUSTRIAL USES UP TO A 0.25 FLOOR AREA RATIO. THE PROPOSED USE IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.
13. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
14. THE PROPOSED USE WILL BE IMPLEMENTED AS SOON AS ALL NECESSARY COUNTY APPROVALS ARE OBTAINED.

15. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302.4 AND 355, HAZARDOUS WASTE AS SET FORTH IN THE COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 VIRGINIA WASTE MANAGEMENT REGULATIONS AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280, EXIST OR WILL BE GENERATED, UTILIZED, STORED, TREATED OR DISPOSED OF ON THE SUBJECT PROPERTY.
16. THERE ARE NO STRUCTURES OF ANY KIND ON THE SUBJECT PROPERTY.
17. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE FEET OR GREATER ON THE SUBJECT PROPERTY.
18. THERE ARE A FEW CLUSTERS OF TREES INTERIOR TO THE SITE THAT ARE IN VARIOUS STAGES OF HEALTH. EFFORTS WILL BE MADE TO PRESERVE ONE PARTICULAR OAK TREE AS SHOWN ON THE GDP. FURTHER, GIVEN THE PROPOSED USE, NO SPECIAL AMENITIES ARE BEING PROPOSED FOR THE PROPERTY.
19. THERE IS A COMPREHENSIVE PLAN BICYCLE TRAIL SHOWN ALONG THE FRONTAGE OF THE SUBJECT PROPERTY.
20. IT IS UNDERSTOOD THAT THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT LESS GROSS FLOOR AREA AND REDUCE THE PARKING ACCORDING TO THE STANDARDS SPECIFIED IN ARTICLE 11 OF THE ZONING ORDINANCE.
21. GIVEN THE PROPOSED USE OF THE PROPERTY, PURSUANT TO PAR. 11 OF SECT. 11-102 OF THE ZONING ORDINANCE, A WAIVER OF THE DUSTLESS SURFACE REQUIREMENT IS HEREBY REQUESTED FROM THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES).
22. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS PROVIDED IN A SEPARATE DOCUMENT.
23. THE APPLICANT RESERVES THE RIGHT TO LEAVE ONE SIDE OF THE PROPOSED BUILDINGS OPEN.
24. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION:

EXISTING ZONING.....	R-1
PROPOSED ZONING.....	I-5
TOTAL LAND AREA	3.30± AC
MAXIMUM GROSS FLOOR AREA PERMITTED.....	71,874± SF
PROPOSED GROSS FLOOR AREA	28,300± SF
MAXIMUM FLOOR AREA RATIO PERMITTED	0.50
PROPOSED FLOOR AREA RATIO.....	0.19
OPEN SPACE REQUIRED (15%).....	21,562± SF
OPEN SPACE PROVIDED (38%).....	54,624± SF
PARKING SPACES REQUIRED.....	29
(ONE SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA)	
PARKING SPACES PROVIDED.....	30



FRONT YARD : $\triangle A$ 45' WITH A BUILDING HEIGHT OF 40', THE FRONT YARD = 40' BUT NOT LESS THAN 40'

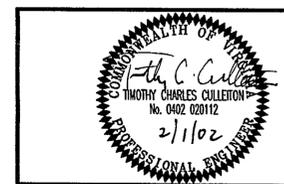
SIDE YARD : $\triangle B$ NO REQUIREMENT Application No. 27-2000-LE-023 Staff C. Lewis

REAR YARD : $\triangle C$ NO REQUIREMENT APPROVED DEVELOPMENT PLAN (DP) (GDP) (CDP) (FDP) SEE PROFFERS DATED 2-21-02 Date of (BOS) (PC) approval 4-8-02 Sheet 2 of 4

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 40' HEIGHT

REVISED FEB. 1, 2002
 REVISED NOV. 8, 2001
 REVISED OCT. 2, 2001
 REVISED SEPT. 7, 2001
 REVISED JUNE 14, 2001
 REVISED MAY 11, 2001
 REVISED OCT. 18, 2000
 REVISED SEPT. 18, 2000
 REVISED SEPT. 14, 2000



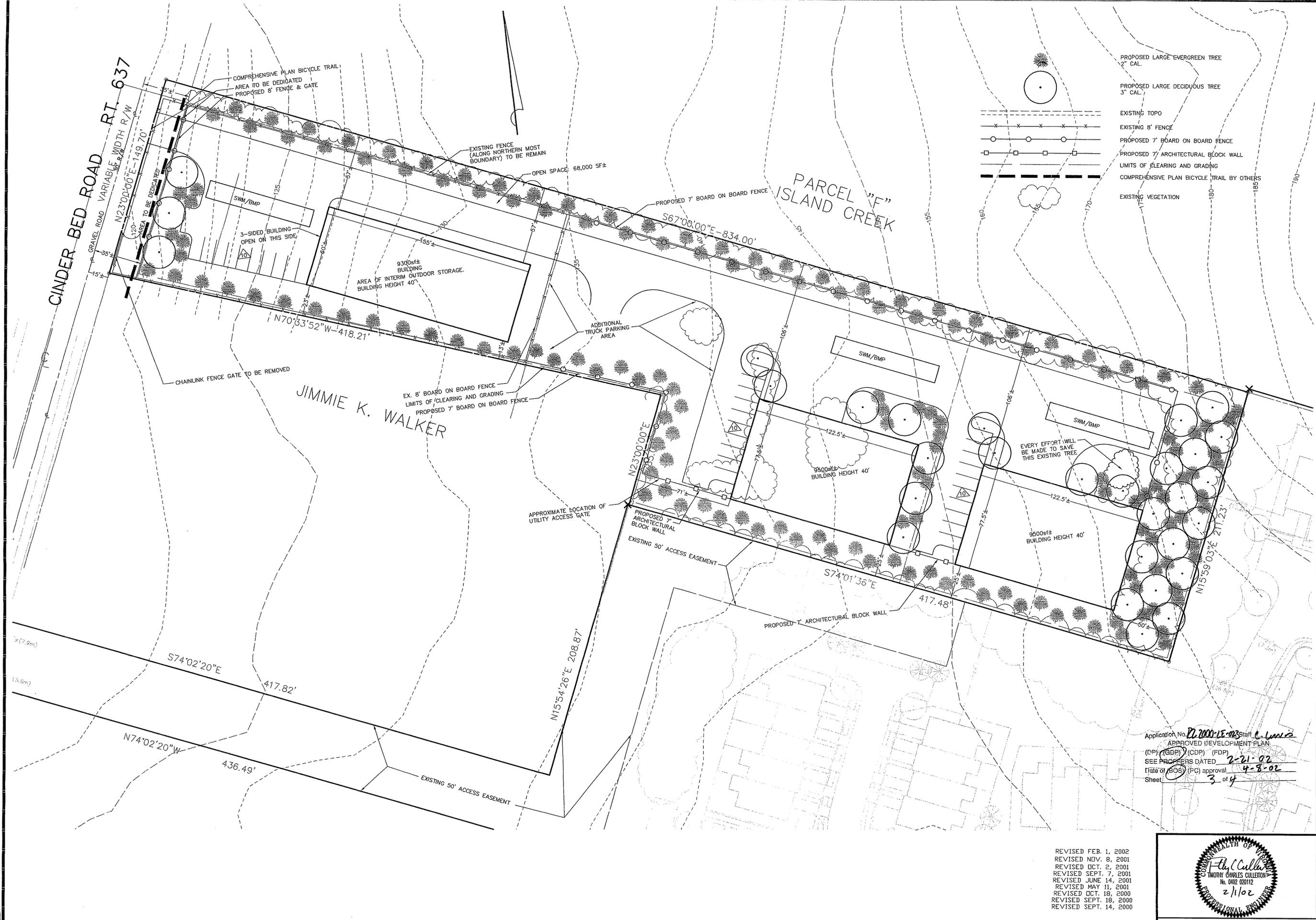
ENGINEER'S SEAL & SIGNATURE

Dewberry & Davis LLC
 A Dewberry Company
 Engineers
 Surveyors
 Landscape Architects
 8401 Arlington Blvd.
 Fairfax, VA 22031
 (703) 849-0100 Fax (703) 849-0118

TAVARES CONCRETE CO., INC.
 LEE DISTRICT RZ 2000-LE-023 FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATION, ANGLE OF BULK PLANE	DESIGNED BY DSC
	CHECKED BY LM
	DATE APRIL 25, 2000
	SCALE n/a
	PLAN NUMBER
	ZONED
	SHEET 2 OF 4
	FILE NUMBER M-10144

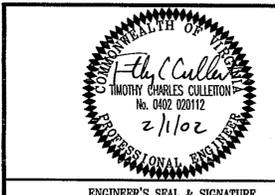
Q:\PROJECT\TAVARES\CDP\1-31.dwg P1: Feb 01 10:03:46 2002 DCC:\wjl



- PROPOSED LARGE EVERGREEN TREE 2" CAL.
- PROPOSED LARGE DECIDUOUS TREE 3" CAL.
- EXISTING TOPO
- EXISTING 8' FENCE
- PROPOSED 7' BOARD ON BOARD FENCE
- PROPOSED 7' ARCHITECTURAL BLOCK WALL
- LIMITS OF CLEARING AND GRADING
- COMPREHENSIVE PLAN BICYCLE TRAIL BY OTHERS
- EXISTING VEGETATION

Application No. PL 2000-LE-023 State of VA
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFESSIONALS DATED 2-21-02
 Date of (GDP) (FC) approval 4-8-02
 Sheet 3 of 4

REVISED FEB. 1, 2002
 REVISED NOV. 8, 2001
 REVISED OCT. 2, 2001
 REVISED SEPT. 7, 2001
 REVISED JUNE 14, 2001
 REVISED MAY 11, 2001
 REVISED OCT. 18, 2000
 REVISED SEPT. 18, 2000
 REVISED SEPT. 14, 2000



ENGINEER'S SEAL & SIGNATURE

Dewberry & Davis LLC
 A Dewberry Company
 Engineers Planners Landscape Architects
 8401 Arlington Blvd.
 Fairfax, VA 22031
 (703) 849-0100 Fax (703) 849-0118

GENERALIZED DEVELOPMENT PLAN
TAVARES CONCRETE CO., INC.
 LEE DISTRICT RZ 2000-LE-023 FAIRFAX COUNTY, VIRGINIA

DRAWN BY	DSC
DESIGNED BY	
CHECKED BY	LM
DATE	APRIL 25, 2000
SCALE	1" = 30'
PLAN NUMBER	
ZONED	
SHEET	3 OF 4
FILE NUMBER	M-10144

CINDER BED ROAD RT. 637
 VARIABLE WIDTH R/W
 N23°00'00"E - 149.70'

N70°33'52"W - 418.21'

JIMMIE K. WALKER

PARCEL "F"
 ISLAND CREEK

S67°00'00"E - 834.00'

N23°00'00"E - 85.00'

N67°00'00"W - 416.60'

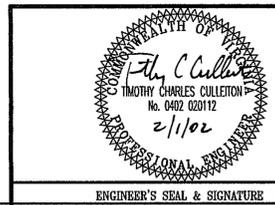
S27°00'00"W - 208.70'

Application No. 2000-LE-023 Staff C. Lewis
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PREPERS DATED 2-21-02
 Date of (BOS) (PC) approval 4-9-02
 Sheet 4 of 4

EXISTING VEGETATION MAP COVER TYPE SUMMARY

Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A Disturbed Land	n.a.	n.a.	n.a.	2.66 ac	Property is used as storage for construction material and equipment or is disturbed from previous site demolition.
B Bottomland Forest	Sweetgum, Oak	Sub-Climax	Poor to Fair	.64 ac	Mostly Sweetgum and Oak, some Maple, understory of Dogwood
Total Acreage				3.3 ac	

Revised Feb. 1, 2002
 Revised Nov. 8, 2001
 Revised Oct. 2, 2001
 Revised Sept. 7, 2001
 Revised June 14, 2001
 Revised May 11, 2001
 Revised Oct. 18, 2000
 Revised Sept. 18, 2000
 Revised Sept. 14, 2000



EXISTING VEGETATION MAP

TAVARES CONCRETE CO., INC.
 LEE DISTRICT RZ 2000-LE-023 FAIRFAX COUNTY, VIRGINIA

DRAWN BY DSC
 DESIGNED BY
 CHECKED BY LM
 DATE APRIL 25, 2000
 SCALE 1" = 30'
 PLAN NUMBER
 ZONED
 SHEET 4 OF 4
 FILE NUMBER M-10144

Dewberry & Davis LLC
 A Dewberry Company

Engineers
 Planners
 Surveyors
 Landscape Architects
 8401 Arlington Blvd
 Fairfax, VA 22031
 (703) 849-0100 Fax (703) 849-0118