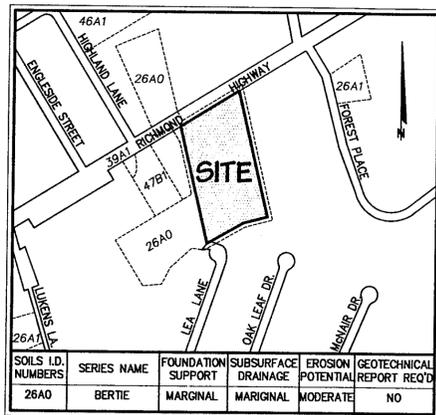


GENERALIZED DEVELOPMENT PLAN

WYNGATE

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

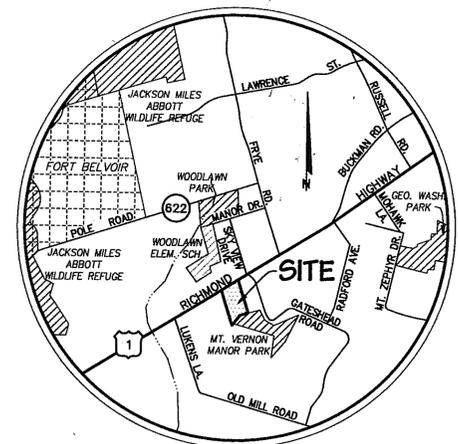


SOILS MAP/DATA

SCALE: 1" = 500'

SOILS I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	EROSION POTENTIAL	GEOTECHNICAL REPORT REQ'D
26A0	BERTIE	MARGINAL	MARGINAL	MODERATE	NO

- NOTES**
- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 101-3(11) PARCEL 35. THE SITE IS CURRENTLY ZONED R-2, C-8, AND H-C.
 - THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF GREEN FAMILY INVESTMENTS, LTD. IN DEED BOOK 10752 AT PAGE 1776 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
 - BOUNDARY INFORMATION TAKEN FROM A FIELD RUN SURVEY BY CHARLES P. JOHNSON & ASSOCIATES, DATED MARCH 2001.
 - EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM EXISTING COUNTY RECORDS CONTOUR INTERVAL EQUALS ONE FOOT.
 - THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
 - THERE ARE NO RESOURCE PROTECTION AREAS (RPA's) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCA) 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.
 - SEE SHEET 5 FOR DESCRIPTION OF EXISTING VEGETATION.
 - THE EXISTING ONE-STORY BRICK DWELLING WAS CONSTRUCTED IN 1900. EXISTING STRUCTURES ARE TO BE REMOVED.
 - 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.
 - THE SITE LIES WITHIN THE HIGHWAY-COMMERCIAL (H-C) OVERLAY DISTRICT.
 - THERE ARE NO AFFORDABLE DWELLING UNITS (ADU's) REQUIRED FOR THIS PROJECT.
 - IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 7.73 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW:
 - A WAIVER OF THE SERVICE DRIVE REQUIREMENT TO THE WESTERN PROPERTY LINE AND A MODIFICATION TO ALLOW AN INTERPARCEL ACCESS EASEMENT TO THE EASTERN PROPERTY LINE IN LIEU OF A SERVICE DRIVE
 - A WAIVER OF THE 600' MAXIMUM PRIVATE STREET LENGTH
 - A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHERN AND WESTERN BOUNDARIES ADJACENT TO THE R-2 ZONING
 - A WAIVER OF THE REQUIREMENT FOR FRONTAGE IMPROVEMENTS ON ROUTE 1
 - PROPOSED PUBLIC IMPROVEMENTS:
 - A. WATER SERVICE TO BE PROVIDED BY AN EXISTING 14" MAIN LOCATED IN RICHMOND HIGHWAY
 - B. SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 15" MAIN LOCATED IN RICHMOND HIGHWAY
 - PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GENERALIZED DEVELOPMENT PLAN. 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.
 - NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
 - THERE ARE NO RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT.
 - SPECIAL AMENITIES ARE NOT PROPOSED WITH THIS PLAN.
 - A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
 - ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.
 - A TRAIL IS NOT REQUIRED FOR THIS SITE PER THE FAIRFAX COUNTY TRAILS PLAN.
 - PARCEL "A" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
 - MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN.
 - PORTIONS OF THE 6' WOOD FENCE MAY BE REMOVED, IF NEEDED, DUE TO UTILITY CROSSINGS, OR AS REQUIRED BY THE STORMWATER MANAGEMENT POND.



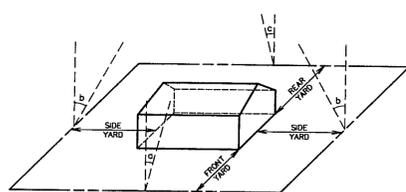
VICINITY MAP

SCALE: 1" = 2000'

SITE TABULATIONS

SITE AREA:	
LOT AREA	97,360.35 ± (2.235 Ac)
PARCEL "A" (INCLUDES TREE SAVE AREAS TOTALING 33,000±)	164,621.00 ± (3.779 Ac)
RIGHT-OF-WAY DEDICATION	14,000.00 ± (0.321 Ac)
TOTAL	275,981.35 ± (6.336 Ac)
AREA OF EX. C-8 ZONE	86,935.31 ± (1.996 Ac)
AREA OF EX. R-2 ZONE	189,046.04 ± (4.340 Ac)

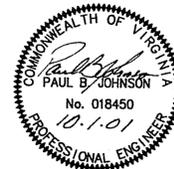
MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT
RESIDENTIAL



- FRONT YARD : $\frac{1}{2} \times 15'$ WITH A BUILDING HEIGHT OF 35', THE FRONT YARD = 9'
BUT NOT LESS THAN 5'
- SIDE YARD : $\frac{1}{2} \times 15'$ WITH A BUILDING HEIGHT OF 35', THE SIDE YARD = 10'
BUT NOT LESS THAN 10'
- REAR YARD : $\frac{1}{2} \times 30'$ WITH A BUILDING HEIGHT OF 35', THE REAR YARD = 20'
BUT NOT LESS THAN 20'

	REQUIRED	R-8 ZONE	PROVIDED
MINIMUM DISTRICT SIZE	5.0 acres		6.336 acres
NUMBER OF UNITS	---		49 single-family attached
DENSITY	8 DU/AC (MAX.)		7.73 DU/AC
MINIMUM LOT SIZE	N/R		1,584±
AVERAGE LOT SIZE	N/R		1,783±
MINIMUM LOT WIDTH	18'		22'
MAXIMUM BUILDING HEIGHT	35'		35'
SETBACKS:			
FRONT	5'/15' AOBP		5'
SIDE (end units only)	10'/15' AOBP		10'
REAR	20'/30' AOBP		20'
PRIVACY YARDS	200± per lot		200± per lot
OPEN SPACE	20%		20%
PARKING	2.3 spaces/unit = 113		119 spaces (garages & driveways - 98 spaces + parking bays - 21 spaces)

RZ 2001-MV-021
Application No. *10-15-2001*
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-15-2001
Date of (BCS) (FC) approval 10-22-2001
Sheet 1 of 5



DEVELOPER
CARRHOMES
7535 LITTLE RIVER TURNPIKE
SUITE 325
ANNANDALE, VIRGINIA 22030
DEPARTMENT OF PLANNING AND ZONING (703) 658-6060
OCT 01 2001

TABLE OF CONTENTS

- COVER SHEET
- GENERALIZED DEVELOPMENT PLAN
- CONCEPTUAL LANDSCAPE PLAN
- DETAILS
- ARCHITECTURAL ELEVATIONS
- EXISTING VEGETATION MAP

ZONING EVALUATION ENGINEER

CPI Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3559 FENNER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703) 385-7555
SILVER SPRING, MD FAX (703) 273-8995

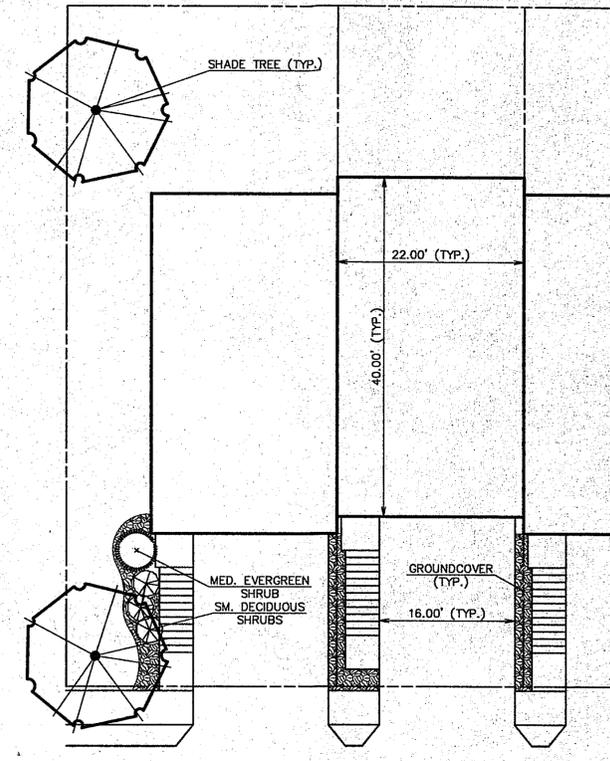
DATE: APRIL 19, 2001
REVISED: JULY 5, 2001
AUGUST 1, 2001
AUGUST 22, 2001
AUGUST 29, 2001
OCTOBER 1, 2001

LANDSCAPE LEGEND

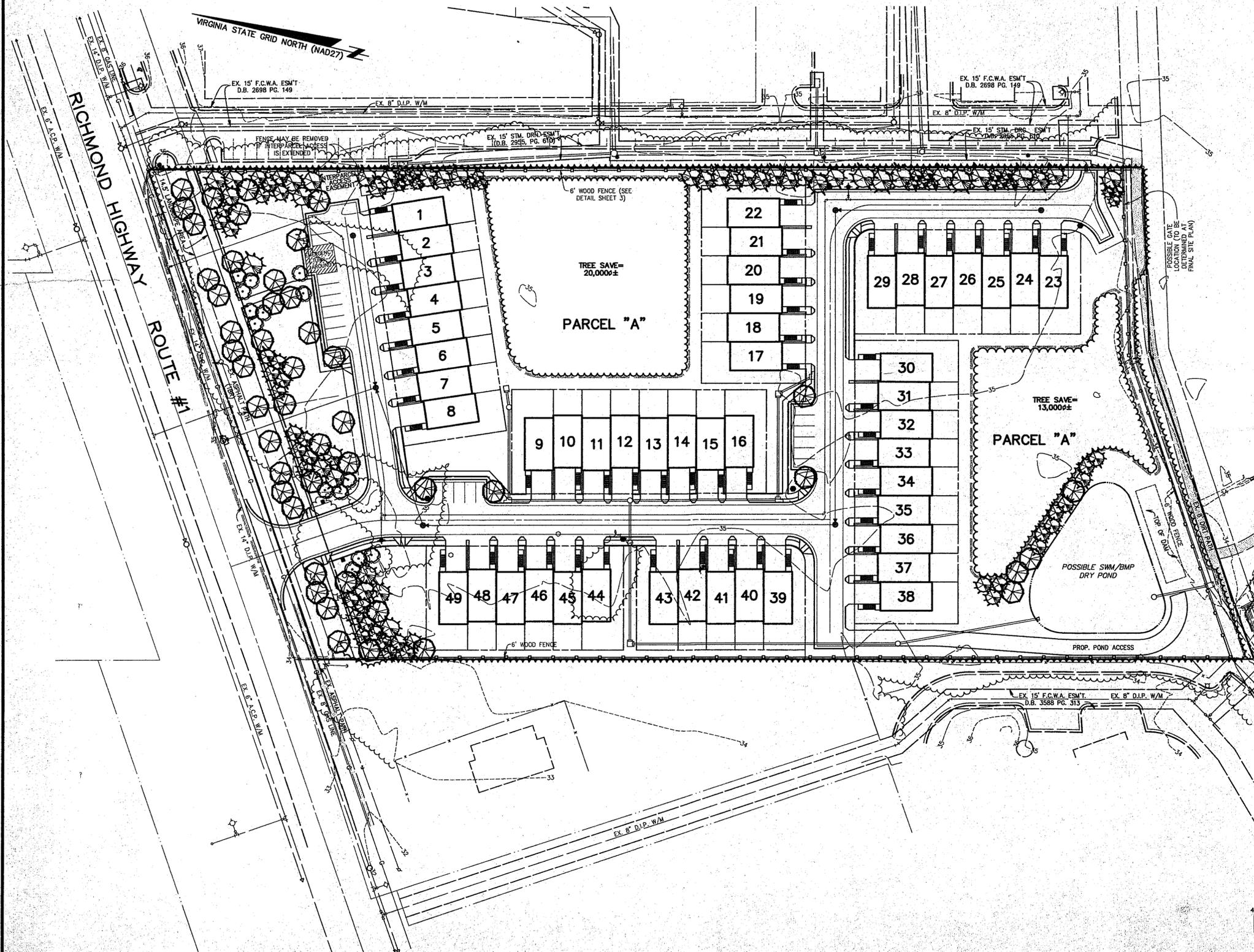
	SHADE TREE (2-2.5" CAL.)
	EVERGREEN TREE (6-8' HEIGHT)
	ORNAMENTAL TREE (2-2.5" CAL.)

TREE COVER CALCULATIONS

TREE COVER REQUIRED	
TOTAL SITE AREA	275,981 S.F.
DEDUCTION FOR RIGHT-OF-WAY	14,000 S.F.
DEDUCTION FOR R-8 ZONE (3,900 x 49)	191,100 S.F.
NET SITE AREA	70,881 S.F.
PERCENTAGE OF TREE COVER REQUIRED	20%
TOTAL TREE COVER REQUIRED	14,176 S.F.
TREE COVER PROVIDED	
AREA OF EXISTING TREES TO BE PRESERVED	33,000 S.F.
25% CREDIT FOR TEN YEAR GROWTH	8,250 S.F.
AREA OF TREES TO BE PLANTED	24,100 S.F.
TOTAL TREE COVER PROVIDED	65,350 S.F.
(92% OF NET SITE AREA)	



TYPICAL UNIT LANDSCAPING
NOT TO SCALE



Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 FENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)967-7555
SILVER SPRING, MD FAX (703)271-8695

CPJ
Associates

NO.	DATE	DESCRIPTION
1	8-29-01	ADDED SHADE TREES TO UNIT LANDSCAPING (KJV)
		REVISION PRIOR TO APPROVAL

CONCEPTUAL LANDSCAPE PLAN

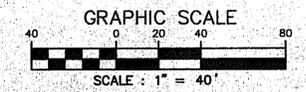
WYNGATE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
8/31/01
PROFESSIONAL ENGINEER

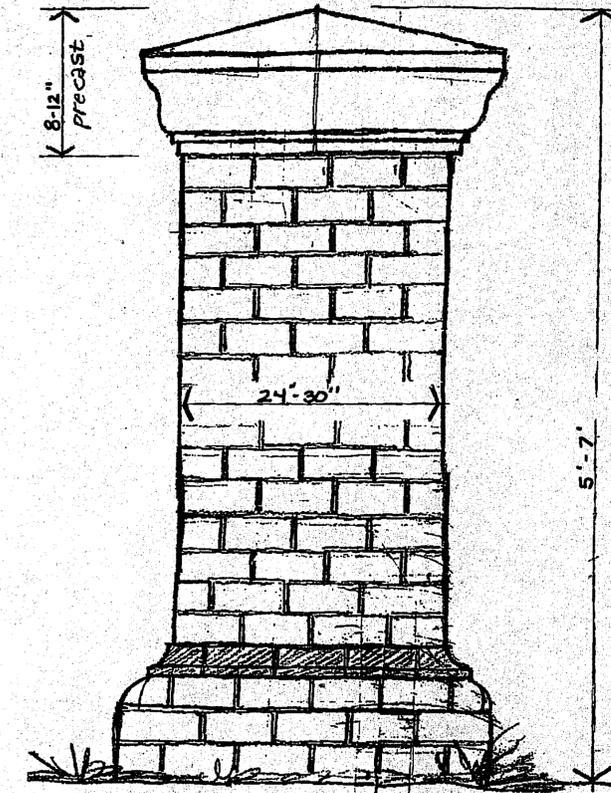
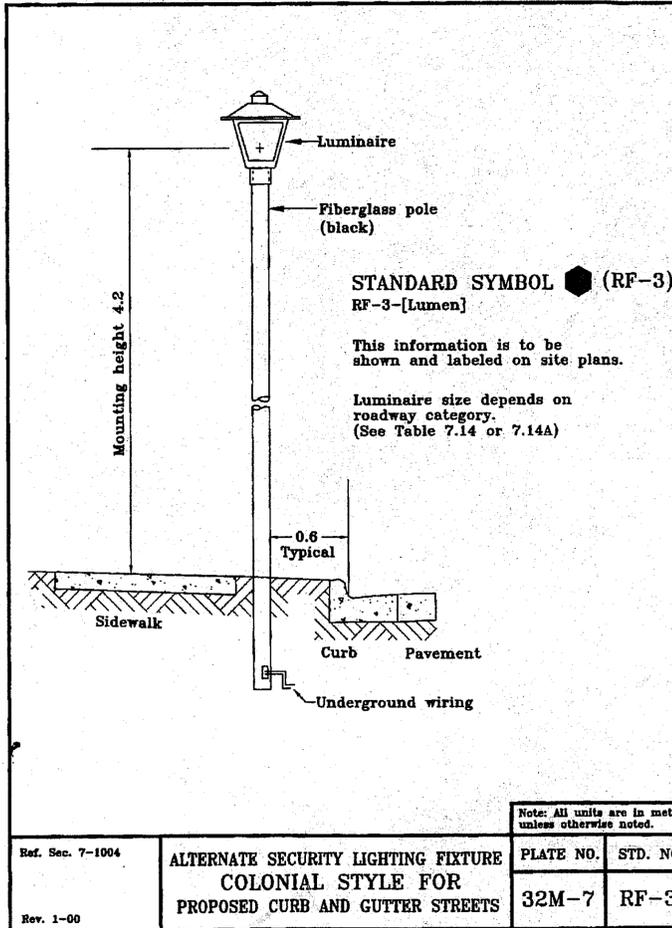
NO.	DATE	DESCRIPTION	REVISIONS

RZ 2001-mv-021 Staff *ms.*
Application No. APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-15-2001
Date of (BOS) (PC) approval 10-22-2001
Sheet 3 of 5



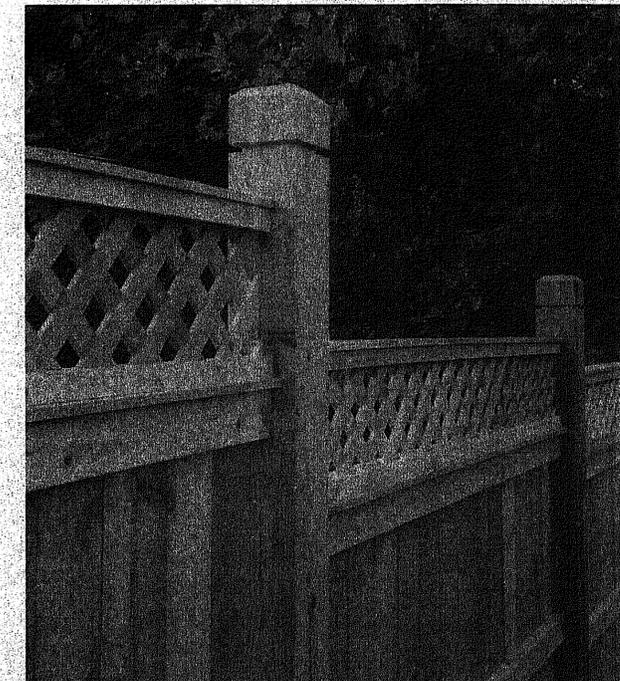
DESIGN	DRAFT	KJV	DATE	AUG. 2001	SCALE	AS SHOWN
APPROVED	HMF					
SHEET	3	OF	5			
FILE NO.	00-624-203					

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



TYPICAL ENTRANCE FEATURE

NOT TO SCALE
NOTE : A PROPOSED SIGN, NOT TO EXCEED 4 SQUARE FEET, MAY BE ADDED



TYPICAL WOOD FENCE

FOR ILLUSTRATIVE PURPOSES ONLY

Application No. RZ-2001-MV-021
 Approved Development Plan
 (DP) (DD) (CDP) (FDP) 10-15-2001
 SEE PROFESSIONALS DATED
 Date of (BOS) (PC) approval 10-22-2001
 Sheet 4 of 5

NO.	DATE	REVISION	PRIOR TO APPROVAL

DETAILS

WYNGATE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



NO.	DESCRIPTION	REVISIONS	DATE

DESIGN	DRAFT	KJV	APPROVED	HMF	DATE	AUG. 2001	SCALE	
SHEET	4	OF	5	FILE NO.	00-624-204			

Charles P. Johnson & Associates, Inc.
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
 3859 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030
 (703) 989-7555
 FAX (703) 989-6986

RZ 2001-mv-021
 Application No. Staff Yms.
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 10-15-2001
 Date of (BOS) (PC) approval 10-22-2001
 Sheet 4A of 5



FRONT ELEVATION #1

FRONT ELEVATION #3

FRONT ELEVATION #2

FRONT ELEVATION #1

FRONT ELEVATION #3

CONCEPTUAL STREET SCAPE



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CARR HOMES, INC.

22' TOWN HOMES

FOR ILLUSTRATIVE PURPOSES ONLY

SHEET 4A OF 5

22' Town Homes 7/3/01



RE 2001-MV-021
 Application No. Staff *ms*
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 10-15-2001
 Date of (EOS) (FC) approval 10-22-2001
 Sheet 5 of 5

CPJ
 Charles P. Johnson & Associates, Inc.
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
 3550 PRINCE DRIVE, SUITE 210 FAIRFAX, VIRGINIA 22030 (703)985-7555
 SILVER SPRING, MD (301)707-6885

EXISTING VEGETATION MAP
WYNGATE
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



PARCEL "A"
 N/F
 VERNON TOWNES HOA, INC.
 570 MID ATLANTIC LAW DEPARTMENT
 (D.B. 998, PG. 1122)
 ZONE: R-16
 ZONE: C-8

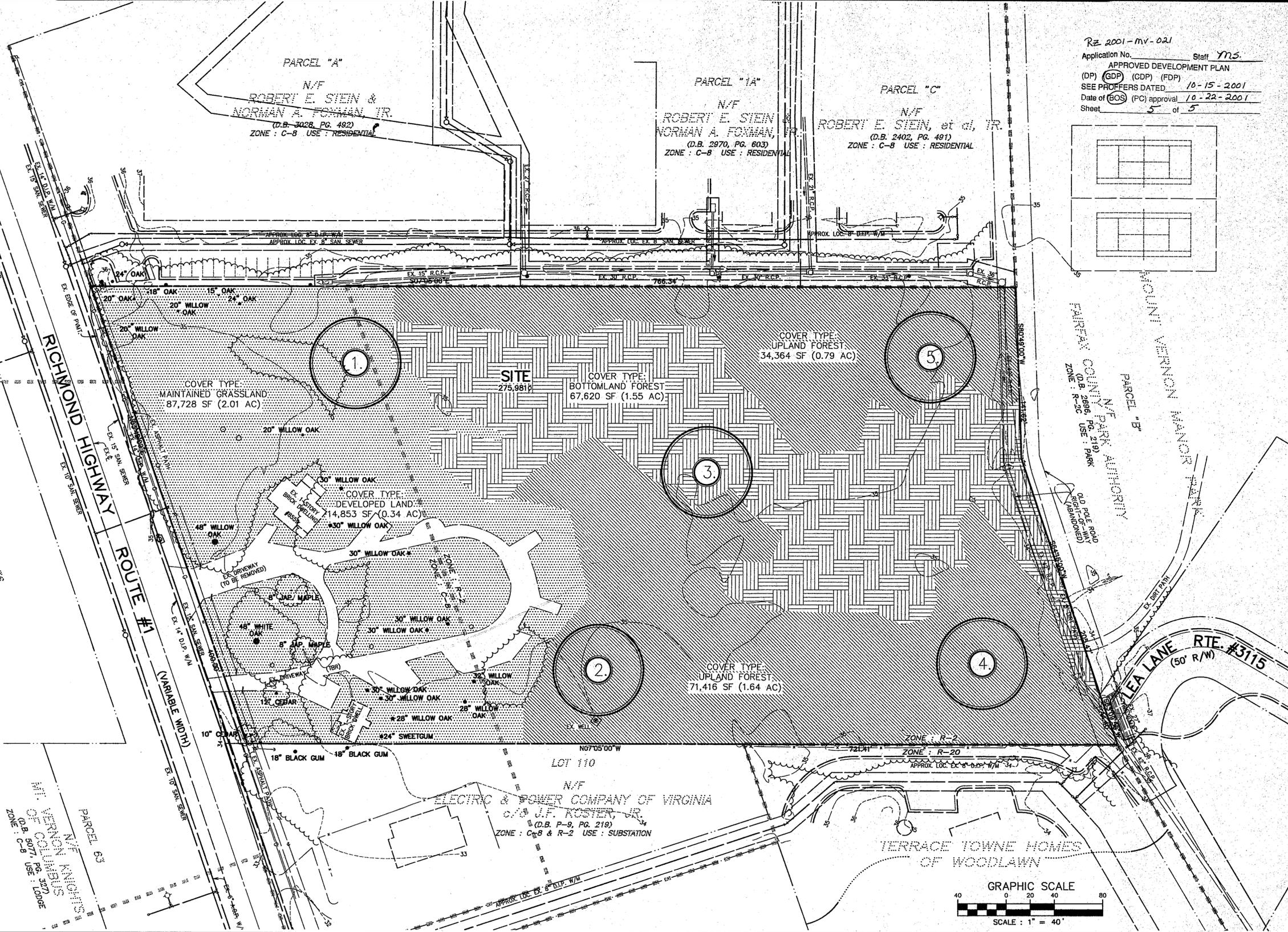
PARCEL "A"
 N/F
 ROBERT E. STEIN &
 NORMAN A. FOXMAN, JR.
 (D.B. 3028, PG. 492)
 ZONE: C-8 USE: RESIDENTIAL

PARCEL "1A"
 N/F
 ROBERT E. STEIN &
 NORMAN A. FOXMAN, JR.
 (D.B. 2970, PG. 603)
 ZONE: C-8 USE: RESIDENTIAL

PARCEL "C"
 N/F
 ROBERT E. STEIN, et al, TR.
 (D.B. 2402, PG. 491)
 ZONE: C-8 USE: RESIDENTIAL

ZONE: R-16
 ZONE: C-8

PARCEL "B"
 N/F
 U.S. POSTAL LAW DEPARTMENT
 670 MID ATLANTIC LAW DEPARTMENT
 (D.B. 1088, PG. 808)
 ZONE: C-8 USE: POSTAL OFFICE

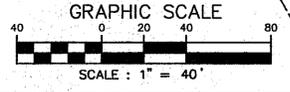


LEGEND

- EXISTING TREELINE
- CENTER OF SAMPLE POINT
- UPLAND FOREST COVER TYPE
- BOTTOMLAND FOREST
- MAINTAINED GRASSLAND
- DEVELOPED LAND

TREE COVER DATA

PLOT #1			PLOT #2			PLOT #3			PLOT #4			PLOT #5		
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	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	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	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	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
Willow Oak	6	American Holly, Rugosa Rose, Sweetgum	Red Oak	3	Oaks, Poison Ivy, Virginia Red Cedars	Red Maple	6	Red Maples, Poison Ivy, Sweetgum	White Oak	9	Oaks, Eastern Red Cedar, Sweetgum	Red Maple	5	Oaks, American Beech, Sweetgum, Rugosa Rose, Japanese Honey Suckle
		COMMENTS: Plot appears to be in the early stage of succession. The Willow Oaks are generally around 18" DBH, and are in good shape. One tree in this plot appears to have been hit by disease, otherwise this plot shows no obvious signs of disease or stress factors. The understorey is mostly grass, and small saplings from other species of trees. Most of the saplings are located towards the northeast corner of the site. There are many squirrels and birds living in the trees in this plot.			COMMENTS: Plot appears to be in the sub-climax stage of succession. The oaks are generally around 16" DBH, and are in good shape. One tree in this plot is dead, and possibly was hit by a disease. There is not much understorey in this plot although there is quite a bit of poison ivy growing up the trunks and a few Cedars among the trees. There are many squirrels and birds present in this plot.			COMMENTS: Plot appears to be in the early stage of succession. The trees in this plot are generally small and have a DBH of 8" to 10". They are generally in good health. There are a few trees that look like disease has hit them and a few dead trees. There is a lot of poison ivy present in this plot. There are many Maple and Sweetgum saplings in this plot. There are many squirrels and birds present in this plot. There is a lot of trash in this plot.			COMMENTS: Plot appears to be in the sub-climax stage of succession. The trees in this plot are generally large and have a DBH of about 20". They are generally in good health. There are a few trees that look like disease has hit them. This is an Oak dominated plot and there is very little understorey. There are many squirrels living in this plot.			COMMENTS: Half the plot appears to be in the sub-climax stage of succession, and the other half is in the early stage of succession. The trees in this plot are range in DBH from the Oaks with a DBH around 20" to the Maples and Pines with a DBH of around 8". They are generally in good health. There are some dead trees, possibly dying from disease. A lot of understorey is present in this plot ranging from saplings to shrubs to ground cover. There is a lot of trash in this plot.



DESIGN	DATE	REVISIONS
IMP	MARCH 2001	
APPROVED	SCALE	
DATE	HORIZ: 1" = 40'	
TIME	VERT: 1" = 40'	
SHEET	OF	
5	5	
FILE NO.:		
00-624-205		