CONCEPTUAL DEVELOPMENT PLAN/PRELIMINARY SITE PLAN
CITY OF FAIRFAX
CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN
FAIRFAX COUNTY
FAIRFAX GATEWAY
CITY OF FAIRFAX
BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

FAIRFAX COUNTY/CITY OF FAIRFAX

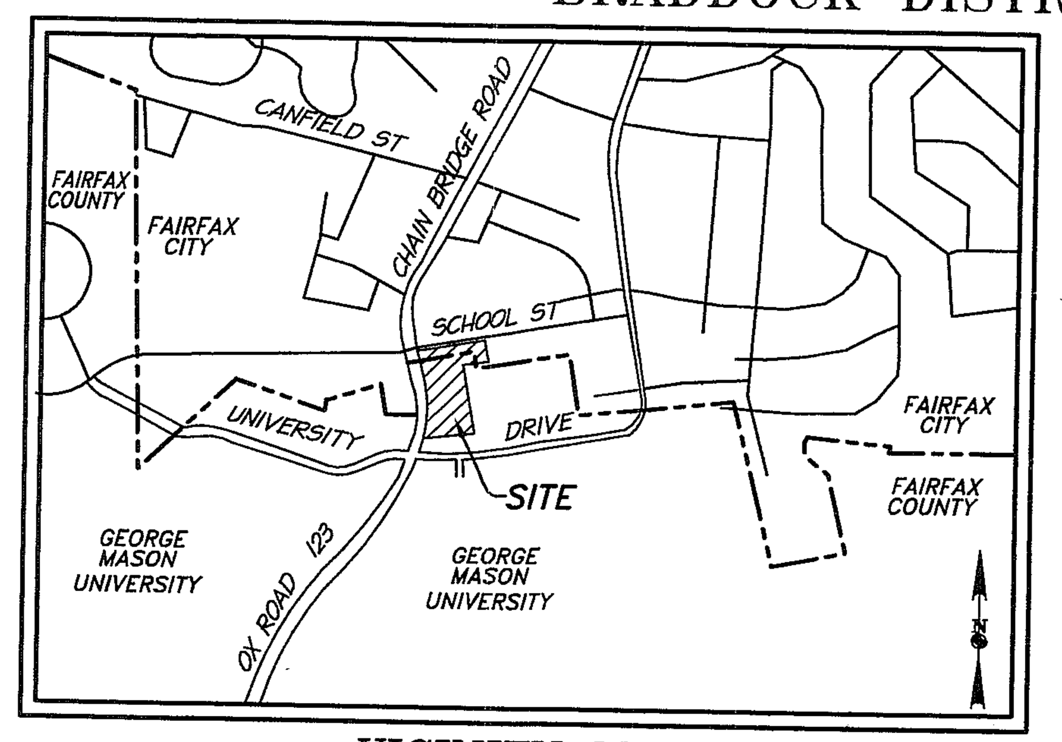
DATE	REVISION
8/03/01	COUNTY/CITY COMMENTS
10/16/01	ROCKY GORGE COMMENTS
1/23/02	CITY/COUNTY COMMENTS
7/24/02	CITY/COUNTY COMMENTS
8/12/02	ROCKY GORGE COMMENTS
11/5/02	COUNTY/CITY COMMENTS
11/15/02	COUNTY/CITY COMMENTS

DEVELOPMENT PLAN NOTES

1. THIS PROPERTY IS IDENTIFIED ON THE CITY OF FAIRFAX ZONING MAPS AS 57-4((2)), PARCELS 7,8,9,10 AND 11 AND IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS 57-4((1)), PARCELS 1A,1,3 AND 7 AND ARE BOTH ZONED R-1. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PORTION OF THE PROPERTY WITHIN THE CITY OF FAIRFAX TO THE PD(p) DISTRICT AND THE PORTION OF PROPERTY WITHIN FAIRFAX COUNTY TO THE PDH-8 DISTRICT.
2. APPLICANT/DEVELOPER: ROCKY GORGE HOMES, L.L.C.
7611 LITTLE RIVER TURNPIKE, SUITE 101E
ANNANDALE, VA. 22003

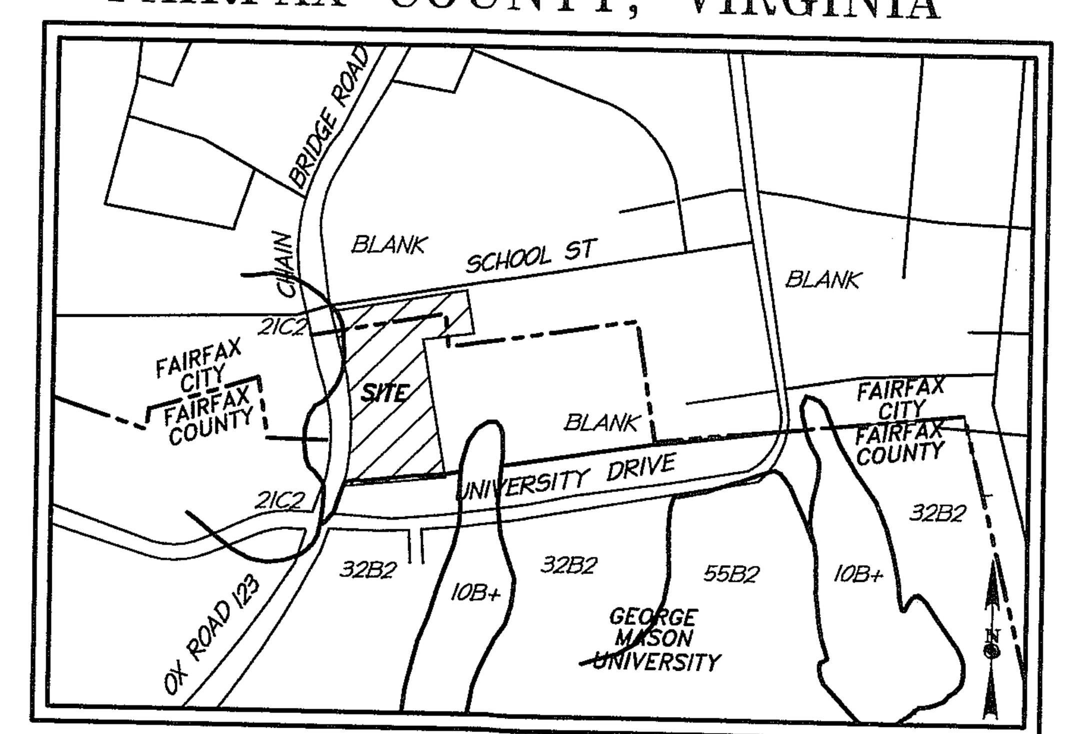
CURRENT OWNER: FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
3700 PENDER DRIVE, SUITE 300
FAIRFAX, VA. 22030

3. BOUNDARY SURVEY WAS PERFORMED BY christopher consultants, ltd. ON DEC. 28, 2000.
4. TOPOGRAPHY IS SHOWN AT 2 FOOT CONTOUR INTERVALS, WAS TAKEN FROM A PLAN DATED APRIL 1992 SHOWING A FIELD RUN SURVEY BY RUNYON, DUDLEY, ANDERSON ASSOCIATES, INC. AND BASED ON FAIRFAX COUNTY BENCHMARKS WHICH ARE BASED ON NGVD 29.
5. THE PROJECT WILL BE SERVICED BY PUBLIC WATER AND SEWER OF THE CITY OF FAIRFAX. COORDINATION HAS BEEN MADE WITH THE CITY OF FAIRFAX DPW AND CAPACITY FOR BOTH WATER AND SEWER EXISTS PER DISCUSSION WITH STEVE WRIGHT A LEGAL AGREEMENT WILL NEED TO BE FORMED BETWEEN THE CITY AND COUNTY.
6. CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY AND CITY APPROVALS AND PERMITS ARE OBTAINED.
7. ALL KNOWN EXISTING WELLS SHALL BE LOCATED AND CAPPED IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
8. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO EXISTING HUMAN GRAVES ONSITE.
9. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON SITE. ANY PETROLEUM PRODUCTS UTILIZED, STORED, TREATED AND/OR DISPOSED SHALL COMPLY WITH FEDERAL AND STATE REGULATIONS.
10. OPEN SPACE TO BE CONVEYED TO A HOMEOWNERS ASSOCIATION.
11. EXCEPT AS WAIVED OR MODIFIED, THE PROPOSED DEVELOPMENT OF THIS PROPERTY WILL CONFORM TO CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
12. THIS PLAN IS CONCEPTUAL IN NATURE AND FINAL ENGINEERING MAY NECESSITATE MODIFICATIONS TO THE DESIGN SHOWN HEREON.
13. ONSITE STREET LIGHTING WILL MEET COUNTY / CITY REQUIREMENTS AND WILL BE PROVIDED AT TIME OF FINAL SITE PLAN SUBMISSION.
14. THE DATE OF CONSTRUCTION FOR EXISTING STRUCTURES, IF ANY, CANNOT BE FOUND THROUGH COUNTY RECORDS.
15. LOCATION OF ALL KNOWN EXISTING UTILITIES, UNDERGROUND EASEMENTS AND EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, HAVE BEEN SHOWN ON THIS PLAN AND ARE BASED UPON AVAILABLE RECORDS.
16. THE PROPOSED COMMUNITY IS COMPATIBLE WITH EXISTING DEVELOPMENT IN THE VICINITY IN TERMS OF USE, TYPE, AND INTENSITY AND IS IN ACCORDANCE WITH THE FAIRFAX COUNTY AND CITY OF FAIRFAX COMPREHENSIVE PLAN, DISTRICT AND COMMUNITY PLANNING SECTOR WITH OPTIONS FOR RESIDENTIAL USE AT 5-8 DWELLING UNITS AN ACRE ON THIS SITE.
17. SPECIAL AMENITIES HAVE BEEN SHOWN ON THIS PLAN IN THE FORM OF A PLAZA DESIGN AT THE CORNER OF SCHOOL STREET AND RT 123. FINAL LOCATION SHALL BE DETERMINED UPON SUBMISSION OF A FINAL SITE PLAN.
18. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES WILL BE PROVIDED ON-SITE VIA INFILTRATION OR BIOFILTRATION FILTERS, ALONG WITH AN EXTENDED DETENTION DRY POND, AS SHOWN ON SHEET 2, AND IS SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.
19. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NO. 515524 0005 B, DATED MARCH 2, 1993, ZONE X, AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. THE PORTION OF THE PROPERTY LOCATED WITHIN COUNTY IS NOT LOCATED IN ANY RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA OR IN A ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED IN THE ADOPTED FAIRFAX COUNTY COMPREHENSIVE PLAN. THE PROPERTY WITHIN THE CITY OF FAIRFAX IS LOCATED IN A RESOURCE MANAGEMENT AREA.
20. TITLE REPORT FURNISHED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 44176, EFFECTIVE DATE: SEPTEMBER 6, 2000 AT 08:00 A.M. REPORTS THE PROPERTY AS BEING SUBJECT TO THE FOLLOWING;
    - A) PARCEL 057-4-01-0003 MAY BE SUBJECT TO AN UNPLOTTABLE EASEMENT GRANTED TO VIRGINIA ELECTRIC POWER COMPANY (V.E.P.C.O.) AS RECORDED IN DEED BOOK 873 PAGE 462. TO BE VACATED.
    - B.) PARCELS 057-4-01-0001-A,0001,0003, AND 0007 ARE NO LONGER SUBJECT TO EASEMENTS GRANTED TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA (C&P) RECORDED IN DEED BOOK M-9 AT PAGES01, 404, 405 AND 556, WHICH NOW LIE IN THE DEDICATED RIGHT OF WAY OF CHAIN BRIDGE ROAD, ROUTE #123.
21. A FINAL SOILS/GEOTECHNICAL REPORT WILL BE REQUIRED AND PROVIDED UNDER SEPARATE COVER UPON FINAL SITE PLAN SUBMISSION.
22. THE SITE IS PRIMARILY WOODED WITH A MIXTURE OF DECIDUOUS TREES. LARGE GRASSY AREAS CAN BE FOUND ONSITE WHERE HOUSES ONCE STOOD. THE NORTHWEST PORTION OF THE SITE RESTS ON A HILL OVERLOOKING THE INTERSECTION OF CHAIN BRIDGE ROAD AND SCHOOL STREET.
23. THIS SITE IS LOCATED ON THE CORNER OF CHAIN BRIDGE ROAD (RT. 123) AND SCHOOL STREET. THE PROPERTY WILL HAVE ONE STANDARD ENTRANCE ALONG SCHOOL STREET. SCREENING WILL BE PROVIDED ALONG THE ROAD FRONTAGES AND NEIGHBORING PROPERTY WITH VARIOUS EVERGREEN AND DECIDUOUS TREES. AN ORNAMENTAL BRICK AND ORNAMENTAL METAL FENCE WILL ALSO BE PLACED ON THE DEVELOPMENT SIDE OF THE SCREENING BUFFERS.
24. NO EASEMENT OR CONNECTION TO FUTURE GEORGE MASON DRIVE WILL BE PROVIDED WITH THIS PROJECT.
25. A GRADING STUDY WILL BE PREPARED AT TIME OF FINAL SITE PLAN PREPARATION TO VERIFY FINAL TREE SAVE AREAS WHICH IS SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.
26. ALL UTILITY SIZES, WATER METERS AND THEIR EASEMENTS WILL BE DESIGNED AND SHOWN ON THE PLAN AT THE TIME OF FINAL ENGINEERING AND SUBJECT TO CITY APPROVAL.
27. ALL UTILITY DESIGN, EASEMENTS, TREE SAVE AREA AND SWM/BMP LAYOUT MAY CHANGE PER FINAL ENGINEERING PLANS.
28. ACCESSORY STRUCTURES (STORAGE SHEDS) ARE PROHIBITED ON THE FAIRFAX CITY LOTS.
29. SANITARY SEWER IS ADEQUATE AS PER CONVERSATION WITH FAIRFAX CITY DPW. THE PROPOSED UNITS DESIGNED AT 300 gpd PER UNIT. 300 gpd x 47 units = 14,100 gpd AVERAGE FLOW. 14,100 gpd = 0.0141 mgd. PEAK FLOW FACTOR OF 0.0141 mgd = 6.6pff (PFM 1-10). 0.0141mgd x 6.6pff = 0.093 MAX. mgd = 93,000 MAX. gpd = 0.14 cfs. AN 8" PIPE AT 0.5% HAS A CAPACITY OF 3.78 cfs WHICH CAN MORE THAN ADEQUATELY HANDLE THE 0.14 cfs.



VICINITY MAP

SCALE: 1" = 1000'



SOILS MAP

SCALE: 1" = 500'

SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEOTECHNICAL REPORT REQD
21C2	MANOR	GOOD	GOOD	GOOD	SEVERE	NO
32B2	FAIRFAX (SILT)	GOOD	MARGINAL	GOOD	SEVERE	YES

SWM/BMP NARRATIVE:

THE MAJORITY OF THE ONSITE STORMWATER WILL DRAIN THROUGH BMP FACILITIES CONSISTING OF INFILTRATION OR BIOFILTRATION FILTERS IN ACCORDANCE ACCORDANCE WITH THE "VIRGINIA STORMWATER MANAGEMENT HANDBOOK" AND THE FAIRFAX COUNTY PFM TABLE 6.3. THE BMP FACILITIES ARE SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING. THE STORMWATER THEN FLOWS INTO A PROPOSED ONSITE STORM WATER MANAGEMENT/BMP POND. THE DETENTION POND WILL BE ADEQUATELY SIZED TO PROVIDE THE REQUIRED STORAGE VOLUME FOR THE SITE. THE FACILITY WILL OUTFALL THROUGH A SWM STRUCTURE TO AN EXISTING END WALL ON THE PROPERTY OF GEORGE MASON UNIVERSITY. IT THEN FLOWS THROUGH AN EXISTING STORM SEWER SYSTEM ON THE GEORGE MASON UNIVERSITY PROPERTY CONSISTING OF CLOSED AND OPEN CHANNELS. THESE CHANNELS EMPTY INTO THE GEORGE MASON UNIVERSITY REGIONAL SWM FACILITY.

OUTFALL NARRATIVE:

THIS PROJECT CONSISTS OF ROAD AND UTILITY CONSTRUCTION FOR THE DEVELOPMENT OF 47 SINGLE FAMILY ATTACHED RESIDENTIAL UNITS. THIS SITE LIES WITHIN THE POHICK CREEK WATERSHED. THIS SITE IS 5.88 ACRES TOTAL WITH 1.29 ACRES IN THE CITY OF FAIRFAX AND 4.59 ACRES IN FAIRFAX COUNTY. APPROXIMATELY 2.74 ACRES WILL BE IMPERVIOUS CONSISTING OF ROOFTOPS, DRIVEWAYS AND STREETS.

WAIVERS:

(WE REQUEST THAT THESE WAIVERS BE APPROVED DURING THE REZONING)

(COUNTY)

1. THE APPLICANT RESPECTFULLY REQUESTS THE BOARD OF SUPERVISORS AND/OR THE FAIRFAX COUNTY DPWES IN TO ALLOW THE USE OF INNOVATIVE BMP MEASURES IN ACCORDANCE WITH THE "VIRGINIA STORMWATER MANAGEMENT HANDBOOK" AND THE FAIRFAX COUNTY PFM TABLE 6.3 IN LIEU OF TRADITIONAL BMP MEASURES. THE SUBJECT SITE IS LOCATED WITHIN A WATER SUPPLY OVERLAY DISTRICT. FINAL BMP DESIGN IS SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2. THE APPLICANT RESPECTFULLY REQUESTS THE BOARD OF SUPERVISORS AND/OR THE FAIRFAX COUNTY DPWES TO ALLOW THE USE OF BRICK PILLARS AND ORNAMENTAL METAL FENCING IN THE TRANSITIONAL SCREENING YARD AS ADEQUATE SCREENING FOR THE PROPOSED DEVELOPMENT. THIS MULTI-USE FENCING IS TO BE UTILIZED AS SCREENING FENCING AND A DECORATIVE FENCE FOR "CURB" APPEAL.
3. THE APPLICANT RESPECTFULLY REQUESTS THE BOARD OF SUPERVISORS AND/OR THE FAIRFAX COUNTY DPWES TO WAIVE THE TRAIL REQUIREMENT ALONG ROUTE 123. A 7' SIDEWALK EXISTS ALONG ROUTE 123 AND NO ROAD FRONTAGE IMPROVEMENTS HAS BEEN PROPOSED IN THIS AREA.
4. WE REQUEST A WAIVER OF THE MINIMUM 600' PRIVATE STREET LENGTH REQUIREMENT. A TREE SAVE AREA WAS PROVIDED BEHIND LOTS 33-35 AND LOTS 45-47 IN LIEU OF AN ADDITIONAL STREET CONNECTION TO RTE. 123

(CITY)

1. A WAIVER OF THE MINIMUM OF 200 SQUARE FEET OF COMMERCIAL GROSS FLOOR AREA FOR EACH DWELLING UNIT IN THE PD DISTRICT, IS HEREBY REQUESTED.
2. A VARIANCE OF THE MINIMUM DISTRICT SIZE REQUIRING 2.0 ACRES IN THE PD(p) DISTRICT, IS HEREBY REQUESTED.
3. A REQUEST FOR A COMPREHENSIVE PLAN AMENDMENT IS HEREBY REQUESTED.
4. A VARIANCE TO USE A 24' WIDE PRIVATE STREET INSTEAD OF THE REQUIRED 30' STREET IS HEREBY REQUESTED. DUE TO ITS LIMITED USE AND LENGTH OF THIS SECTION OF THE STREET.
5. A SPECIAL EXCEPTION IS REQUESTED TO MODIFY THE REQUIREMENT TO UNDERGROUND UTILITIES IN ADJACENT RIGHT-OF -WAY. 110-105(K)

ZONING TABULATION:

	CITY OF FAIRFAX	FAIRFAX COUNTY	ENTIRE SITE
EXISTING ZONING:	R-1	R-1	
PROPOSED ZONING:	PD(p)	PDH-12	
MINIMUM DISTRICT SIZE:	2.0 AC	4.0 AC	
MINIMUM LOT AREA:	NO REQUIREMENT	MIN 200 SF PRIVACY YARD	
AVERAGE LOT AREA:	NO REQUIREMENT	NO REQUIREMENT	
MINIMUM LOT WIDTH:			
INTERIOR LOT:	NO REQUIREMENT	NO REQUIREMENT	
CORNER:	NO REQUIREMENT	NO REQUIREMENT	
MAXIMUM BUILDING HEIGHT	60'	NO REQUIREMENT	
PROVIDED BUILDING HEIGHT	45'	45'	
MINIMUM SETBACKS:	20' OPEN SPACE AROUND ANY STRUCTURE	NO REQUIREMENT	
PARKING SPACES REQUIRED:	2 SPACES/DU & 1 PER 3 UNITS=24	2.3 SPACES/DU = 86	110 SPACES
PARKING SPACES PROVIDED: ALL UNITS 2-CAR GARAGE UNITS WITH ADDITIONAL D/W PARKING GUEST PARKING	GARAGE : 10 x 2 = 20 D/W : 10 x 2 = 20 GUEST : = 6 TOTAL : 46	GARAGE : 37 x 2 = 74 D/W : 37 x 2 = 74 GUEST : = 11 TOTAL : 159	205 SPACES
TREE COVER REQUIRED:	20% (11,248 SF)	20% (39,028 SF)	20% (48,183 SF)
TREE COVER PROVIDED:	26% (14,714 SF)	22% (43,188 SF)	29% (57,902 SF)

SITE TABULATION

	CITY OF FAIRFAX	FAIRFAX COUNTY	ENTIRE SITE
SITE AREA:	56,241 SF (1.29 AC)	199,705 SF (4.58 AC)	255,946 SF (5.88 AC)
PROPOSED USE:	SINGLE FAMILY ATTACHED DWELLINGS(3 FLOORS)	SINGLE FAMILY ATTACHED DWELLINGS(3 FLOORS)	
PROPOSED NUMBER OF DWELLING UNITS:	10	37	47
MAXIMUM DENSITY:	12.0 DU/AC	12.0 DU/AC	
PROPOSED DENSITY:	7.8 DU/AC	8.1 DU/AC	7.99 DU/AC
TOTAL AREA IN LOTS:	21,728 SF ±	89,142 SF ±	110,870 SF±
AVERAGE LOT AREA:	2,173 SF±	2,409 SF±	2,359 SF±
FLOOR AREA RATIO (MAXIMUM)	1.00	N/A	
FLOOR AREA RATIO (PROVIDED)	0.59	0.48	0.50

OPEN SPACE

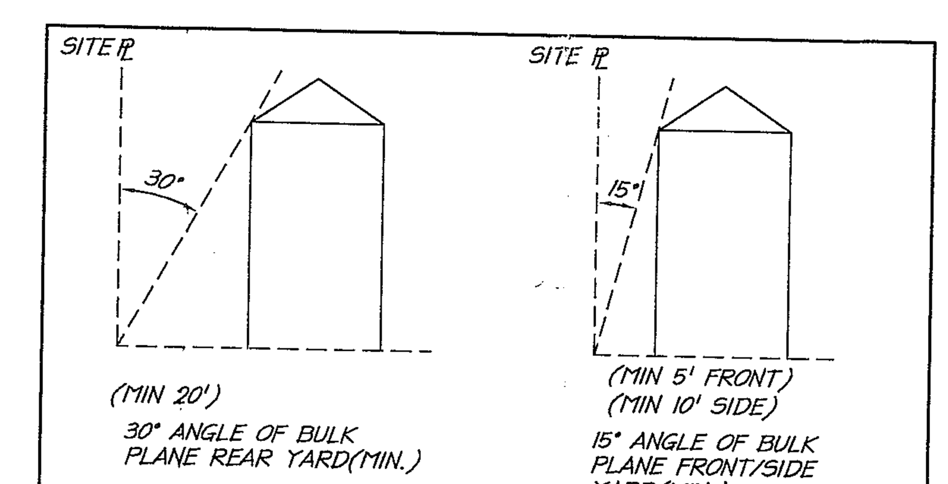
	CITY OF FAIRFAX	FAIRFAX COUNTY	ENTIRE SITE
REQUIRED OPEN SPACE:	20% (11,248 SF)	30% (59,912 SF)	71,160 SF
COMMON OPEN SPACE PROVIDED:	22,800 SF±	–	–
PRIVATE OPEN SPACE (YARDS) PROVIDED:	7,640 SF±	–	–
TOTAL OPEN SPACE PROVIDED:	30,440 SF± (54%)	59,992 SF± (30%)	90,432 SF± (35%)

IMPERVIOUS AREA

	CITY OF FAIRFAX	FAIRFAX COUNTY	ENTIRE SITE
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE :	28,120 50%	N/A	N/A
APPROXIMATE TOTAL IMPERVIOUS AREA PROPOSED			
HOUSES	10,658 SF±	N/A	N/A
PRIVATE STREETS	6,810 SF±	N/A	N/A
DRIVEWAYS	5,600 SF±	N/A	N/A
TOTAL	23,068 SF± (41%)	87,063 SF± (49%)	119,868 SF± (47%)

R22001-BR-022

Application No. R2 FDP 2001 BR 022 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/22/02
Date of (BOS) (PC) approval 12/9/02
Sheet 1 of 7



BULK PLANE DETAIL FOR PERIPHERAL BOUNDARY

FAIRFAX COUNTY
SCALE: 1" = 30'

SHEET INDEX

1. COVER SHEET
2. CDP/FDP (FAIRFAX COUNTY)
CDP/PSP (FAIRFAX CITY)
3. TREE MANAGEMENT/ CONCEPTUAL LANDSCAPE PLAN
4. MISCELLANEOUS DETAILS
5. LANDSCAPE ARCHITECT DETAILS
6. ARCHITECTURAL ELEVATIONS
7. EXISTING VEGETATION MAP
TREE MANAGEMENT PLAN

RECEIVED
Department of Planning & Zoning
NOV 15 2002
Zoning Evaluation Division

DEVELOPER
ROCKY GORGE HOMES, LLC.
7611 LITTLE RIVER TURNPIKE, SUITE 101E
ANNANDALE, VIRGINIA 22003
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COMMONWEALTH OF VIRGINIA
LANCE K. KILBY
No. 35486
11/6/02
PROFESSIONAL ENGINEER

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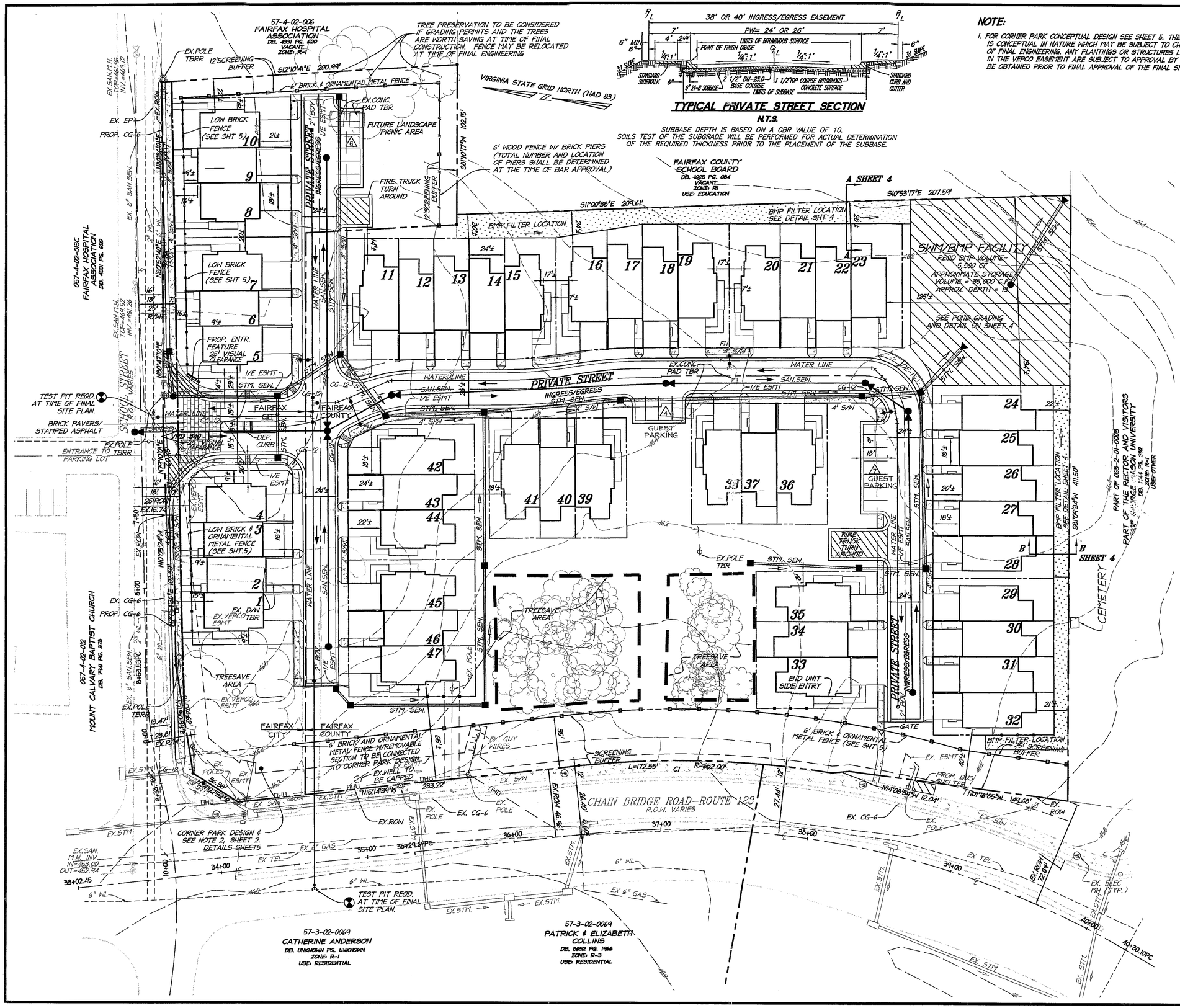

TYPICAL PRIVATE STREET SECTION

N.T.S.

SUBBASE DEPTH IS BASED ON A CBR VALUE OF 10. SOILS TEST OF THE SUBGRADE WILL BE PERFORMED FOR ACTUAL DETERMINATION OF THE REQUIRED THICKNESS PRIOR TO THE PLACEMENT OF THE SUBBASE.

NOTE:

1. FOR CORNER PARK CONCEPTUAL DESIGN SEE SHEET 5. THE DESIGN IS CONCEPTUAL IN NATURE WHICH MAY BE SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING. ANY PLANTINGS OR STRUCTURES LOCATED WITHIN THE VEPCO EASEMENT ARE SUBJECT TO APPROVAL BY VEPCO AND SHALL BE OBTAINED PRIOR TO FINAL APPROVAL OF THE FINAL SITE PLANS

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8/03/01	COUNTY/CITY COMMENTS
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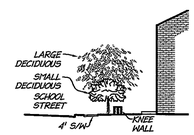
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX, FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

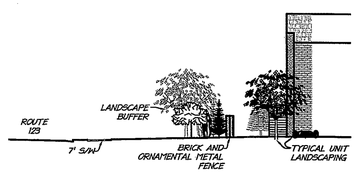
LEGEND

- : LIMITS OF CONSTRUCTION
- : EXISTING CONTOUR
- : PROPOSED CONTOUR
- : PROPOSED SPOT ELEVATION
- : EXISTING WOODS LINE
- : EXISTING STORM SEWER
- : PROPOSED STORM SEWER
- : EXISTING SANITARY SEWER
- : PROPOSED SANITARY SEWER
- : EXISTING WATER LINE
- : PROPOSED WATER LINE
- : EXISTING CURB AND GUTTER
- : PROPOSED CURB AND GUTTER
- E.P. : EDGE OF PAVEMENT
- : TEST PIT REQUIRED
- : TRAFFIC CIRCULATION
- TBR : TO BE REMOVED
- TBRR : TO BE REMOVED AND RELOCATED
- : NOISE ATTENUATION MEASURES



TYPICAL STREETSCAPE FOR SCHOOL STREET

N.T.S.



TYPICAL STREETSCAPE FOR CHAINBRIDGE ROAD ROUTE 123

N.T.S.

92/FDP-2001-BR-022
Application No. 92/FDP-2001-BR-022 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/22/02
Date of (BOS) (PC) approval 12/7/02
Sheet 2 of 7

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COMMONWEALTH OF VIRGINIA
LANCE K. KILBY
No. 35486
11/15/02
PROFESSIONAL ENGINEER

CDP/FDP
(FAIRFAX COUNTY)
CDP/PSP
(FAIRFAX CITY)

FAIRFAX GATEWAY

BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

SCALE:	1"=30'
DATE:	SEPT 2002
DESIGN:	SW
DRAWN:	SW
CHECKED:	
SHEET No.	2 OF 7

C- 4145

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TREE COVER CALCULATIONS:

REQUIRED	CITY	COUNTY
GROSS SITE AREA	56,241 SF	199,705 SF
SUBTRACT - BUILDING FOOTPRINT	N/A SF	4,564.46 SF
ADJUSTED AREA	56,241 SF	195,141 SF
PERCENT OF CANOPY REQD	20%	20%
TREE CANOPY REQD.	11,248 SF	39,028 SF
EX. TREE SAVE AREAS	3,909 SF	13,594 SF
X 1.25 =	X 1.5	X 2.0
	5,864 SF	27,188 SF

TREE COVER PROVIDED	CITY	COUNTY
LARGE DECIDUOUS 200 SF	16 = 3,200	20 = 4,000
LARGE EVERGREEN 200 SF	10 = 2,000	30 = 6,000
MEDIUM EVERGREEN 150 SF	23 = 3,450	35 = 5,250
SMALL ORNAMENTAL 50 SF	4 = 200	15 = 750
TOTAL =	8,850 SF	16,000 SF
TOTAL PROVIDED (EX. + NEW)=	14,714 SF	43,188 SF

R2 FDP 2001-BR-022

Application No(s): R2 FDP 2001-BR-022 Staff: RB

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 11/22/02

Date of (BOS) (PC) approval 12/9/02

Sheet 3 of 7

FAIRFAX COUNTY

DATE	REVISION
8/03/01	COUNTY/CITY COMMENTS
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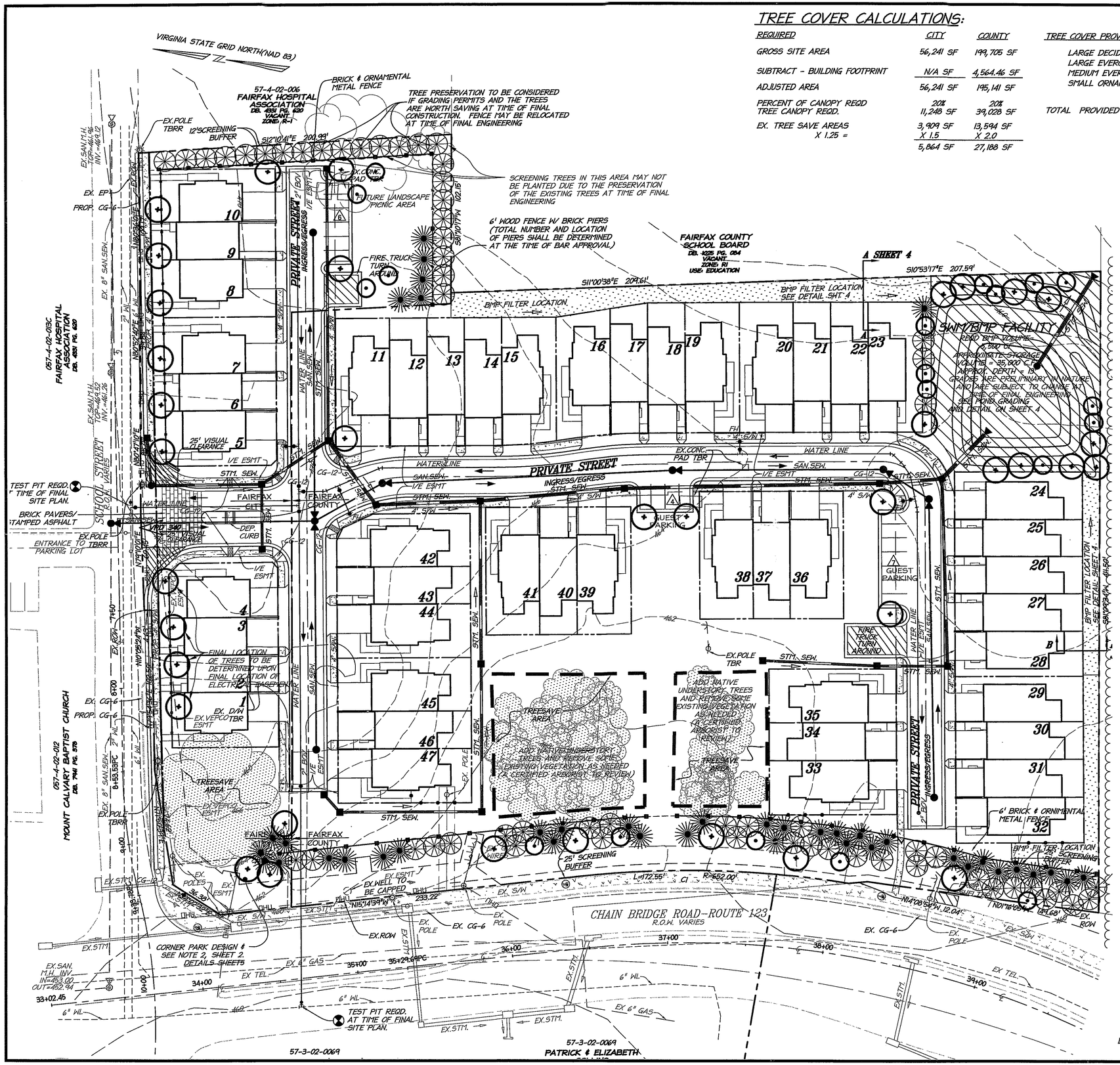
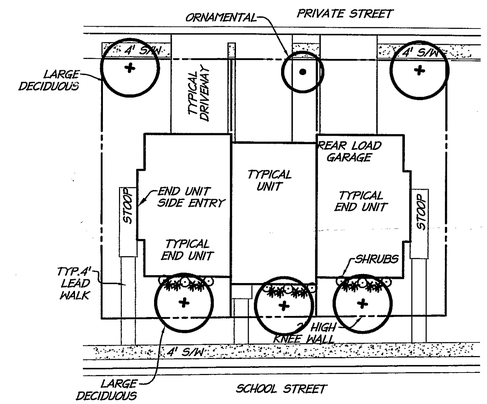


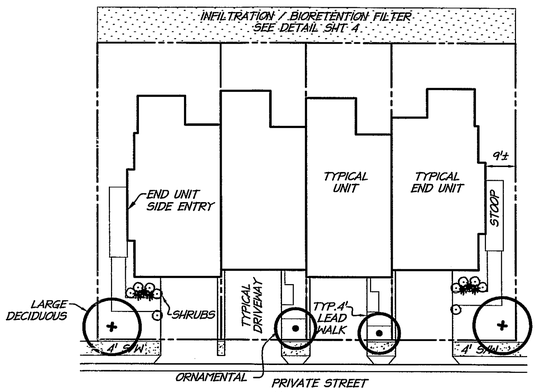
LEGEND

- LIMITS OF CONSTRUCTION
- EXISTING CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EDGE OF PAVEMENT
- FENCE (ALL TYPES)
- TREES TO BE SAVED
- LARGE DECIDUOUS
- LARGE EVERGREEN
- MEDIUM EVERGREEN
- ORNAMENTAL



CITY OF FAIRFAX
TYPICAL LOT LANDSCAPE DETAIL

SCALE: 1" = 20'



FAIRFAX COUNTY
TYPICAL LOT LANDSCAPE DETAIL

SCALE: 1" = 20'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

30 15 0 30 60
GRAPHIC SCALE 1" = 30'

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8900 main street (fourth floor) · fairfax va. 22031-3807
703.273.6820 · fax 703.273.7636

COMMONWEALTH OF VIRGINIA
LANCE K. KILBY
No. 35486
PROFESSIONAL ENGINEER
11/15/02

TREE MANAGEMENT/ CONCEPTUAL LANDSCAPE PLAN

FAIRFAX GATEWAY

BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30'

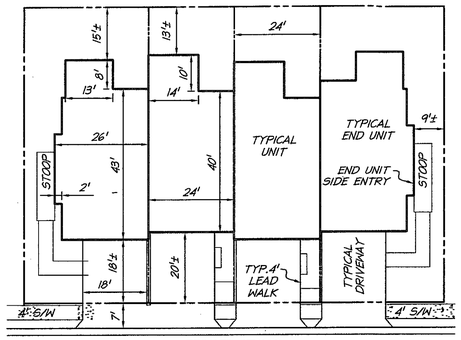
DATE: SEPT 2002

DESIGN: SW
DRAWN: SW
CHECKED:

SHEET No. 3 OF 7

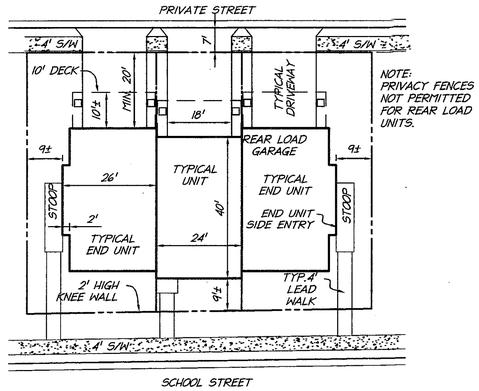
C- 4145

P:\Projects\00-31-02\--Current\C-4145\03LANDSCAPE.dwg, 11/15/2002 11:25:38 AM



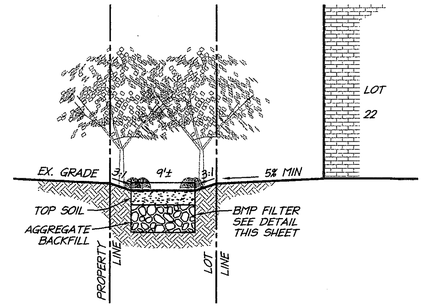
UNIT DETAIL
FAIRFAX COUNTY

SCALE: 1" = 20'



UNIT DETAIL
CITY OF FAIRFAX

SCALE: 1" = 20'

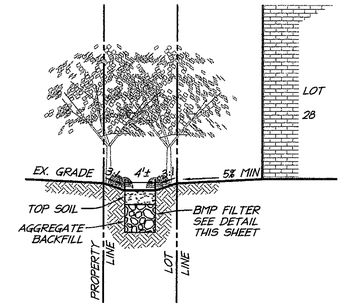


NOTE:
SPECIFIC PLANT MATERIAL TO BE USED FOR WET CONDITIONS. 10 TREES AND SHRUBS PER 1000 SF OF FILTER AREA KEEPING A 3:1 RATIO OF SHRUBS TO TREES.

FINAL SITE DESIGN WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING AND IS SUBJECT TO CHANGE BASED ON GEOTECHNICAL REQUIREMENTS.

CROSS SECTION
A–A

SCALE: 1" = 10'



NOTE:
SPECIFIC PLANT MATERIAL TO BE USED FOR WET CONDITIONS. 10 TREES AND SHRUBS PER 1000 SF OF FILTER AREA KEEPING A 3:1 RATIO OF SHRUBS TO TREES.

FINAL SITE DESIGN WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING AND IS SUBJECT TO CHANGE BASED ON GEOTECHNICAL REQUIREMENTS.

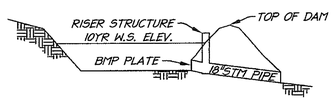
CROSS SECTION
B–B

SCALE: 1" = 00'

DATE	REVISION
1/23/02	CITY/COUNTY COMMENTS
7/24/02	CITY/COUNTY COMMENTS
11/05/02	CITY/COUNTY COMMENTS
11/15/02	COUNTY/CITY COMMENTS

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX, FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

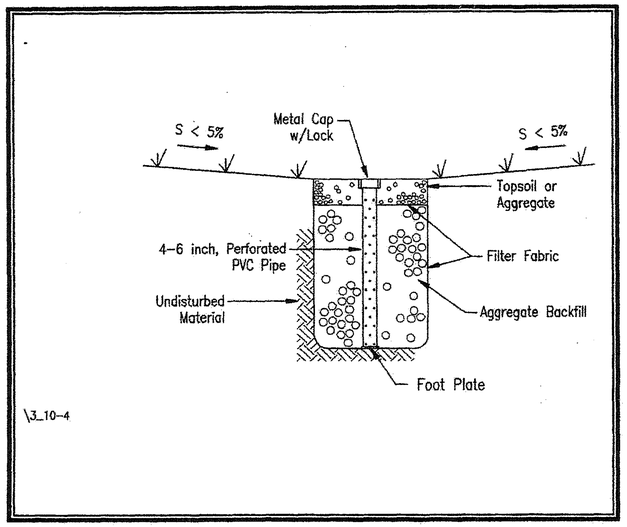
DETAIL IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE AT TIME OF FINAL SITE PLAN



THIS DETAIL IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING

POND DETAIL

NOT TO SCALE



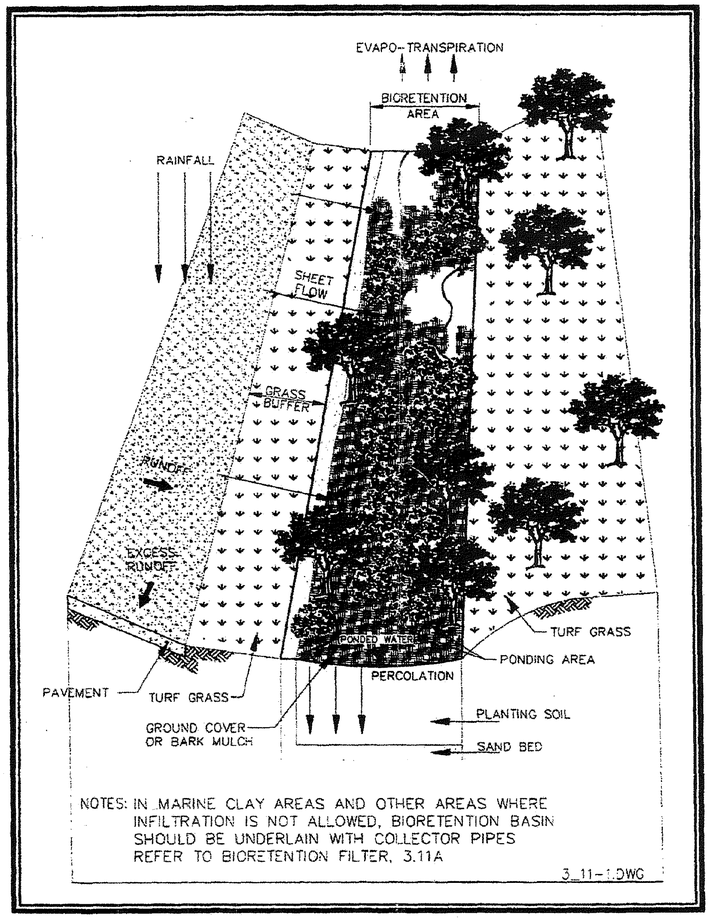
Maintenance

The maintenance requirements for a selected infiltration practice must be considered during the planning and design of the facility. Surface facilities such as basins and swales can be visually inspected and easily maintained. The surface of an infiltration trench or dry well can also be visually inspected and maintained if they are constructed at grade. Since their subsurface storage areas cannot be inspected above ground, **observation wells must be required** (refer to **Figure 3.10–4**).

INFILTRATION TRENCH

NOT TO SCALE

FINAL DESIGN TO BE DETERMINED AT TIME OF FINAL ENGINEERING



BIOFILTRATION FILTERS

NOT TO SCALE

FINAL DESIGN TO BE DETERMINED AT TIME OF FINAL ENGINEERING

RZ/FDP 2001-BR-022

Application No. RZ/FDP 2001-BR-022 Staff RB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (PDP)
SEE PROFFERS DATED 11/22/02
Date of (BOS) (PC) approval 12/5/02
Sheet 4 of 7

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COMMONWEALTH OF VIRGINIA
DANCE K. KILBY
No. 35486
11/06/2002
PROFESSIONAL ENGINEER

MISCELLANEOUS DETAILS

FAIRFAX GATEWAY

BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

SCALE: NO SCALE
DATE: SEPT 2002
DESIGN: SW
DRAWN: SW
CHECKED:
SHEET No.
4 OF 7

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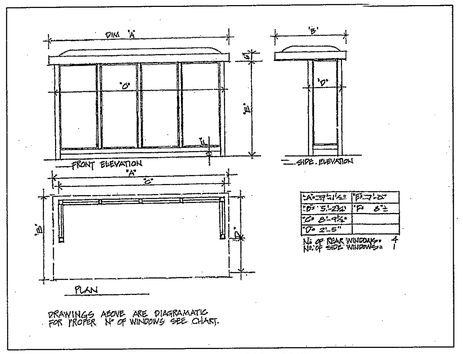
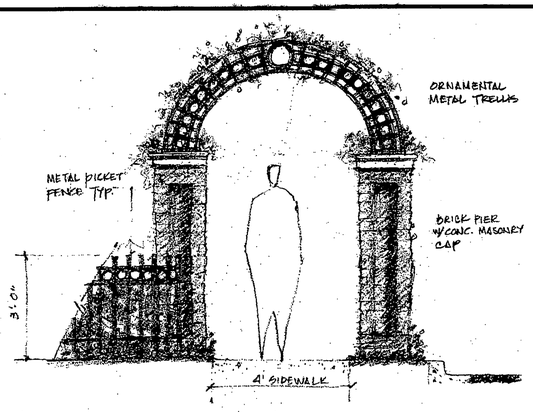
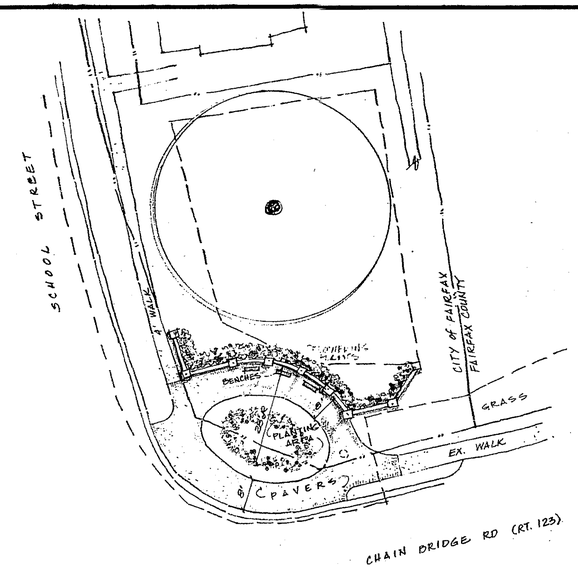
C- 4145



TYPICAL BUS SHELTER
MANUFACTURER OF BUS SHELTER TO BE DETERMINED AT TIME OF CONSTRUCTION



ENTRY GATE FEATURE · ELEVATION
1/2" = 1'-0"

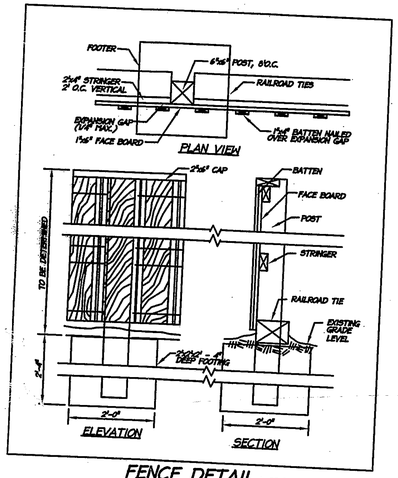


CONCEPT SITE PLAN
1" = 20'±
06 SEP 2002

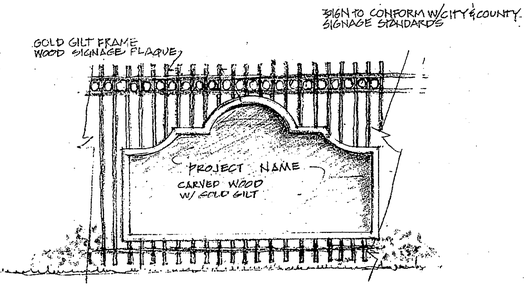
DATE	REVISION
1/23/02	CITY/COUNTY COMMENTS
7/24/02	CITY/COUNTY COMMENTS
11-9-02	CITY/COUNTY COMMENTS
11/15/02	COUNTY/CITY COMMENTS

christopher consultants, ltd. CERTIFIES ONLY THAT THIS SHEET IS PART OF THE PLAN.

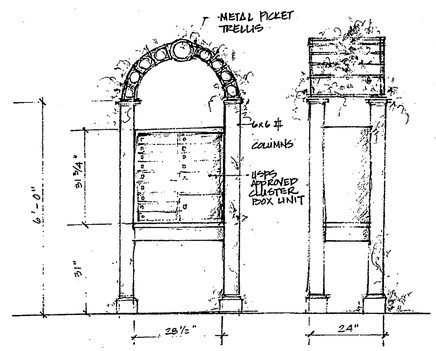
DETAIL IS PERLIMINARY IN NATURE AND IS SUBJECT TO CHANGE AT TIME OF FINAL SITE PLAN



FENCE DETAIL N.T.S.
FOR REAR YARDS NEAR CHAIN BRIDGE RD. IMPACTED BY NOISE



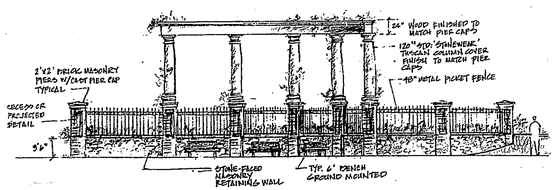
PROJECT SIGNAGE
NO SCALE



FRONT ELEVATION
1/2" = 1'-0"

SIDE ELEVATION
1/2" = 1'-0"

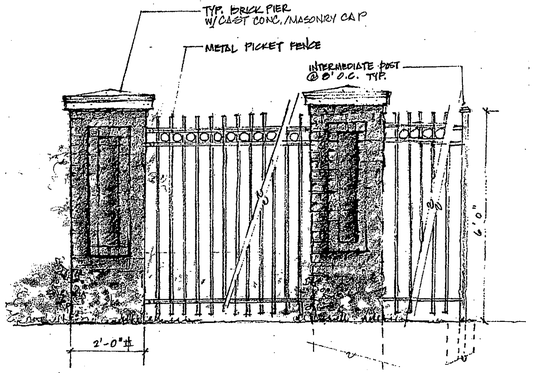
TYPICAL MAILBOX



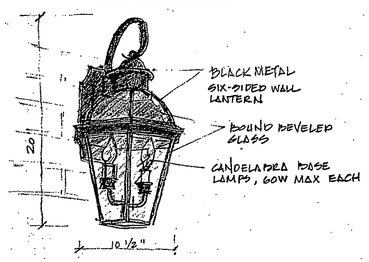
WEST ELEVATION · GATEWAY
1/8" = 1'-0"

#22129
20 NOV 02

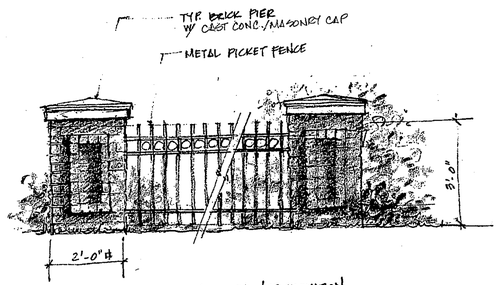
GUY L. RANDOLPH & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
1912 INLET CT. · RESTON, VA 20190



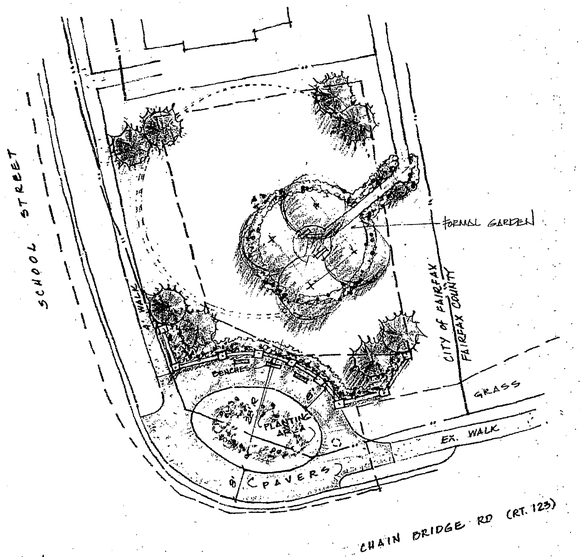
TYPICAL FENCE ELEVATION
1/2" = 1'-0"±



TYPICAL HOUSE LIGHT
NO SCALE

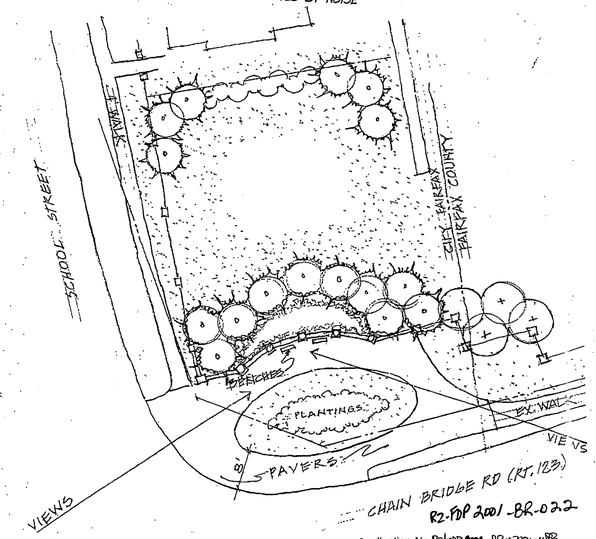


TYPICAL SCHOOL STREET FENCE ELEVATION
1/2" = 1'-0"±



A: ALTERNATE PLAN IF OAK TREE IS REMOVED AFTER PARK DEVELOPMENT.

CONCEPT SITE PLAN
1" = 20'±
06 SEP 2002



B: ALTERNATE PLAN IF OAK TREE IS REMOVED PRIOR TO PARK DEVELOPMENT.

CONCEPT SITE PLAN
1" = 20'±
06 NOV. 2002

Application No. R2-FDP 2001-BR-022 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (IFDP)
SEE PROFFERS DATED 11/22/02
Date of (BOS) (PC) approval 12/9/02
Sheet 5 of 7

CONCEPT ONLY! SUBJECT TO ARCHITECTURAL DESIGN.

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COMMONWEALTH OF VIRGINIA
LANCE K. KILBY
No. 35486
9/16/02
PROFESSIONAL ENGINEER

LANDSCAPE ARCHITECT DETAILS

FAIRFAX GATEWAY

BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

SCALE: NO SCALE
DATE: SEPT 2002
DESIGN:
DRAWN:
CHECKED:
SHEET No. 5 OF 7

C- 4145

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DATE	REVISION
7/24/02	COUNTY/CITY COMMENTS
11-9-02	CITY/COUNTY COMMENTS
11/15/02	COUNTY/CITY COMMENTS

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX, FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

christopher consultants, ltd. CERTIFIES ONLY THAT THIS SHEET IS PART OF THE PLAN.

ROCKY GORGE HOMES

FAIRFAX GATEWAY
VIEW ALONG SCHOOL STREET

DESIGN CONCEPTS ARCHITECTS
07. 22. 02

FRONT ELEVATIONS ALONG SCHOOL STREET

(FAIRFAX CITY)

ROCKY GORGE HOMES

FRONT VIEW OF UNITS

Illustration is conceptual. Final product may vary.

DESIGN CONCEPTS ARCHITECTS
07.10.2000

FRONT ELEVATIONS IN THE INTERIOR OF THE SITE

(FAIRFAX COUNTY)

ROCKY GORGE HOMES

Fairfax Gateway

Illustration is conceptual, Final product may vary.

DESIGN CONCEPTS ARCHITECTS

REAR ELEVATIONS OF REAR LOAD UNITS

(FAIRFAX CITY)

Application No. 82/FDP 2001-DR-022 Staff FB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/22/02
Date of (BOS) (PC) approval 12/9/02
Sheet 6 of 7

THIS SHEET IS FOR INFORMATION PURPOSES ONLY!

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COMMONWEALTH OF VIRGINIA
LANCE K. KILBY
No. 35486
11/16/02
PROFESSIONAL ENGINEER

ARCHITECTURAL ELEVATIONS

FAIRFAX GATEWAY

BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

SCALE: NO SCALE
DATE: SEPT 2002
DESIGN: SW
DRAWN: SW
CHECKED:
SHEET No. 6 OF 7

C- 4145

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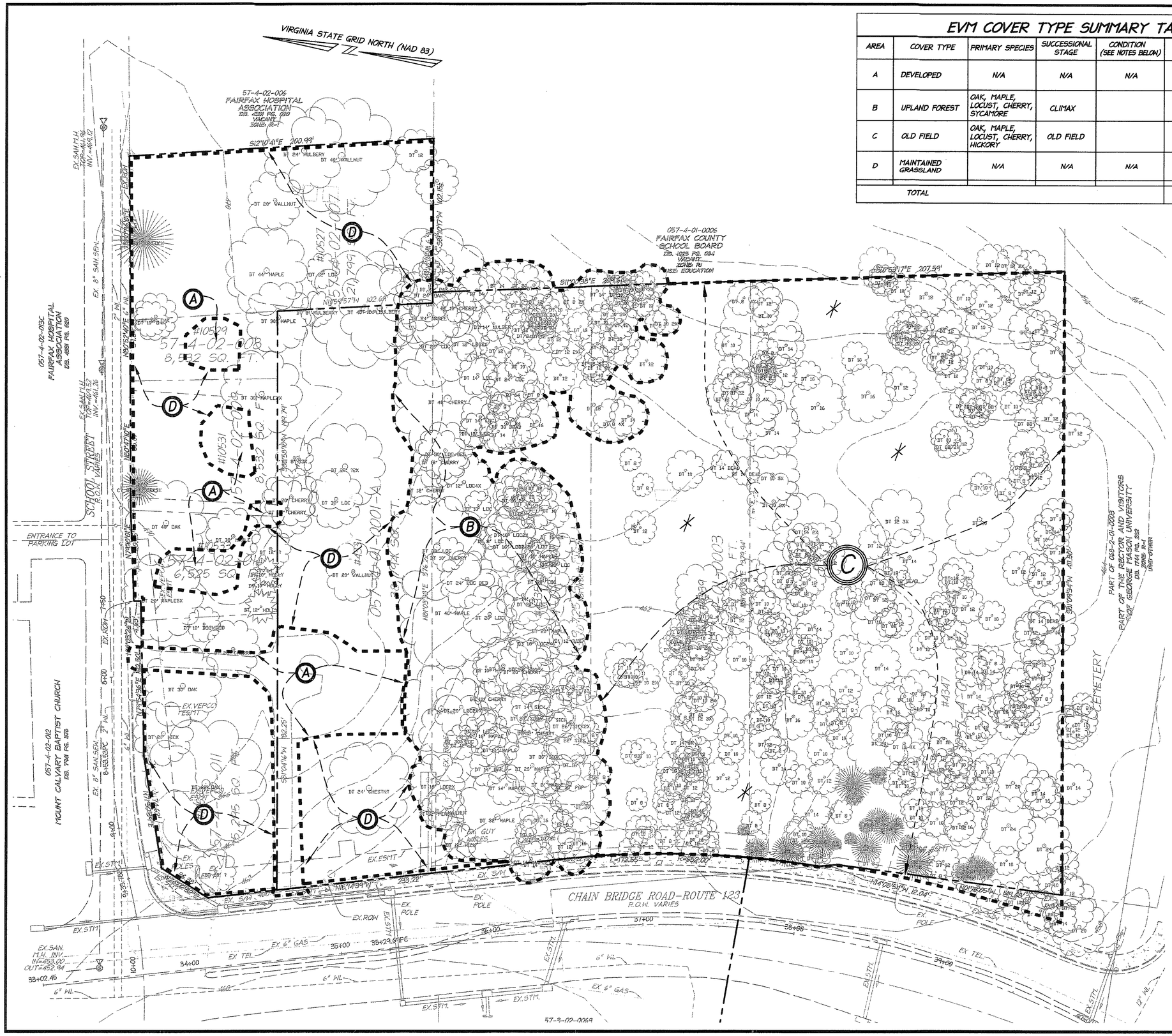

EVM COVER TYPE SUMMARY TABLE

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION (SEE NOTES BELOW)	ACREAGE	COMMENTS
A	DEVELOPED	N/A	N/A	N/A	0.29 AC.	REMAINS OF HOUSE AND DRIVEWAYS
B	UPLAND FOREST	OAK, MAPLE, LOCUST, CHERRY, SYCAMORE	CLIMAX		1.17 AC.	SEE DESCRIPTIONS BELOW
C	OLD FIELD	OAK, MAPLE, LOCUST, CHERRY, HICKORY	OLD FIELD		2.74 AC.	* CANOPY NOT FULLY CLOSED, LARGE GRASS AREAS EVIDENT
D	MAINTAINED GRASSLAND	N/A	N/A	N/A	1.70 AC.	SEE DESCRIPTIONS BELOW
	TOTAL				5.9 AC.	

DATE	REVISION
8/03/01	COUNTY/CITY COMMENTS
10/16/01	ROCKY GORGE COMMENTS
11/05/02	COUNTY/CITY COMMENTS
11/15/02	COUNTY/CITY COMMENTS

CONDITION DESCRIPTIONS

A. VESTIGES OF PRIOR OCCUPATION, NOW ABANDONED, CONSISTING OF DETERIORATED ASPHALT AND CONCRETE SURFACES.

B. THIS UPLAND FOREST AREA CONTAINS SEVERAL LARGE TREES AND THE CANOPY IS WELL CLOSED. THERE ARE SEVERAL ISOLATED TREES DISEASED OR OTHERWISE DAMAGED, BUT THE OVERALL TREE CONDITION IS GOOD.

C. THE PREDOMINANT HARDWOOD COVER IS LOCUST, MAPLE, AND CHERRY. THE GENERAL CONDITION OF THE TREES IS GOOD.

D. GRASS AREAS ARE INCONSISTENTLY MAINTAINED. LARGE MATURE TREES ARE FOUND WITHIN THIS AREA; CHERRY, DOGWOOD, HEMLOCK, HICKORY, HOLLY, MAPLE, OAK AND WALNUT. THE GENERAL CONDITIONS OF THE TREES IS GOOD.

LEGEND

- LIMITS OF CONSTRUCTION
- EXISTING CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- E.P. EDGE OF PAVEMENT
- X—X—X—X—X—X—X— FENCE (ALL TYPES)
- (A) EVM DESIGNATION
- EXISTING CONIFER
- EXISTING DECIDUOUS

* CANOPY NOT FULLY CLOSED, LARGE GRASS AREAS EVIDENT

Application No. ~~92-RZ-2001-DR-022~~ Staff DR
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (SDP) (FDP)
SEE PROFFERS DATED 11/22/02
Date of (BOS) (PC) approval 12/9/02
Sheet 7 of 7

NOTE:

1. EXISTING TREES MEASURING 10" DBH AND GREATER HAVE BEEN FIELD LOCATED
2. THIS PLAN REFLECTS EXISTING SITE CONDITIONS AND WHEN USED WITH SHEET 4, IS IN ACCORDANCE WITH DIVISION 10 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
3. SEE SHEET 4 FOR TREE COVER CALCULATIONS.
4. TREES OUTSIDE OF THE LIMITS OF CONSTRUCTION ARE PROPOSED TO BE SAVED.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

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703.273.6820 · fax 703.273.7536

COMMONWEALTH OF VIRGINIA
LANCE K. KILBY
No. 35486
11/6/02
PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP/TREE MANAGEMENT PLAN

FAIRFAX GATEWAY

BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30'
DATE: SEPT 2002
DESIGN: MF, CPL
DRAWN: CPL
CHECKED:
SHEET No. 7 OF 7

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C- 4145