RZ/FDP 2003-MV-062
Application No. _____ Staff LSHULENBERGER

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 9.16.04 NO Dev conditions for FDP

Date of (BOS) (PC) approval 10.18.04

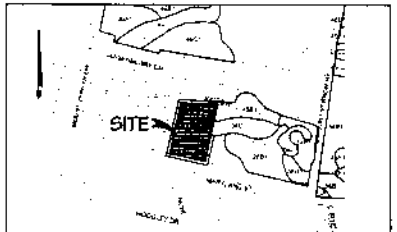
Sheet _____ of 3

CONCEPTUAL / FINAL DEVELOPMENT PLAN

GALLAHAN PROPERTY

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2003-MV-062



SOIL #	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	HYDRIC CLASS	HYDRIC SOILS
1AA	MIXED ALLUVIAL	POOR	POOR	GOOD	LOW	A	YES
2B41	BERTIE	MARGINAL	MARGINAL	GOOD	MODERATE	B	NO
4D55	MATAPEAKE	GOOD	FAIR	GOOD	MODERATE	C	NO
5AC1	SASSAFRAS	GOOD	GOOD	GOOD	MODERATE	C	NO

SOILS MAP/DATA

SCALE : 1" = 500'

SOILS MAPPING COURTESY OF ROBISON ENVIRONMENTAL, INC.

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 101-4((1)) PARCELS 80 & 81. THE SITE IS CURRENTLY ZONED R-2. THE PROPOSED ZONING IS PDH-2.
2. THE PROPERTY HEREIN IS CURRENTLY IN THE OWNERSHIP OF CHARLES H. & JEAN H. GALLAHAN IN DEED BOOK 442 AT PAGE 1008 AND DEED BOOK 3388 AT PAGE 1558 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED JULY 2003.
4. EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED JULY 2003. CONTOUR INTERVAL EQUALS TWO FEET USGS NGVD 1929.
5. THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN STUDIES ARE REQUIRED FOR THIS PROJECT, BUT A DRAINAGE STUDY IS NEEDED.
6. AT THIS TIME THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) ON THE FAIRFAX COUNTY CHESAPEAKE BAY ORDINANCE PRESERVATION MAPS. THERE ARE OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON-SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
7. THE HYDRIC ASSET AND NATURAL FEATURE DESERVING OF PRESERVATION IS AN EXISTING STREAM BEING PROTECTED BY A 50' BUFFER.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
9. 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.
10. SEE SHEET 3 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
11. THE EXISTING DWELLING TO BE REMOVED WAS CONSTRUCTED IN 1964. THE DATE OF CONSTRUCTION FOR THE EXISTING DWELLING TO REMAIN IS 1957. EXISTING WELLS ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
12. THERE ARE NO ZONING OVERLAY DISTRICTS.
13. THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
14. 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 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
15. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 1.78 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW :
   - PER ARTICLE 11-301 OF THE ZONING ORDINANCE, PERMISSION WILL BE REQUESTED TO USE A PRIVATE STREET AT THE TIME OF SUBDIVISION PLANS.
   - A MODIFICATION WILL BE REQUESTED TO ALLOW SURFACE DRAINAGE FLOW ACROSS THREE LOTS AT THE TIME OF SUBDIVISION PLANS.
   - A MODIFICATION WILL BE REQUESTED FOR THE PRIVATE STREET TO BE 18' FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT, IN LIEU OF 24' FROM FACE OF CURB TO FACE OF CURB, AT THE TIME OF SUBDIVISION PLANS.
16. PROPOSED PUBLIC IMPROVEMENTS:
   A. WATER SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED ON WALLS ROAD.
   B. SANITARY SERVICE TO BE PROVIDED BY EXISTING 8" MAINS LOCATED ON WALLS ROAD AND TO THE WEST OF THE SITE IN THE DARRON WOODS SUBDIVISION.
17. NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
18. THERE ARE NO RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT
19. A GAZEBO WILL BE PROVIDED AS AN AMENITY FOR THE DEVELOPMENT.
20. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
21. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.
22. A TRAIL IS NOT REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN.
23. PARCELS A, B, AND C WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE
24. MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, 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 MODIFICATION PROVISIONS OF THE ZONING ORDINANCE. DISTANCES TO PERIPHERAL LOT LINES FROM BUILDINGS MAY NOT BE REDUCED.
25. PERMITTED EXTENSIONS INTO REQUIRED YARDS SHALL BE ALLOWED IN ACCORDANCE WITH ZONING ORDINANCE SECTION 2-412.

VICINITY MAP

SCALE : 1" = 2000'

SITE TABULATIONS

SITE AREA :	
LOT AREA	57,391 ∅ (1.317 Ac)
PARCELS A, B & C	89,638 ∅ (2.057 Ac)
TOTAL	147,029 ∅ (3.37 Ac)

PDH-2 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	6 SINGLE-FAMILY DETACHED
DENSITY	2 DU/AC (MAX.)	1.78 DU/AC
MINIMUM LOT AREA	N/A	7,400 ∅ ±
AVERAGE LOT AREA	N/A	8,565 ∅ ±
MAXIMUM BUILDING HEIGHT	N/A	35'
OPEN SPACE (PARCELS A&B)	20%	45%
PARKING	2 SPACES/ UNIT (12 TOTAL SPACES)	4 SPACES/ UNIT + 8 EXTRA SPACES = 30 TOTAL SPACES

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018430
PROFESSIONAL ENGINEER

DEVELOPER
EASTWOOD PROPERTIES
3050 CHAIN BRIDGE ROAD
SUITE 305
FAIRFAX, VIRGINIA 22030
(703) 383-6111

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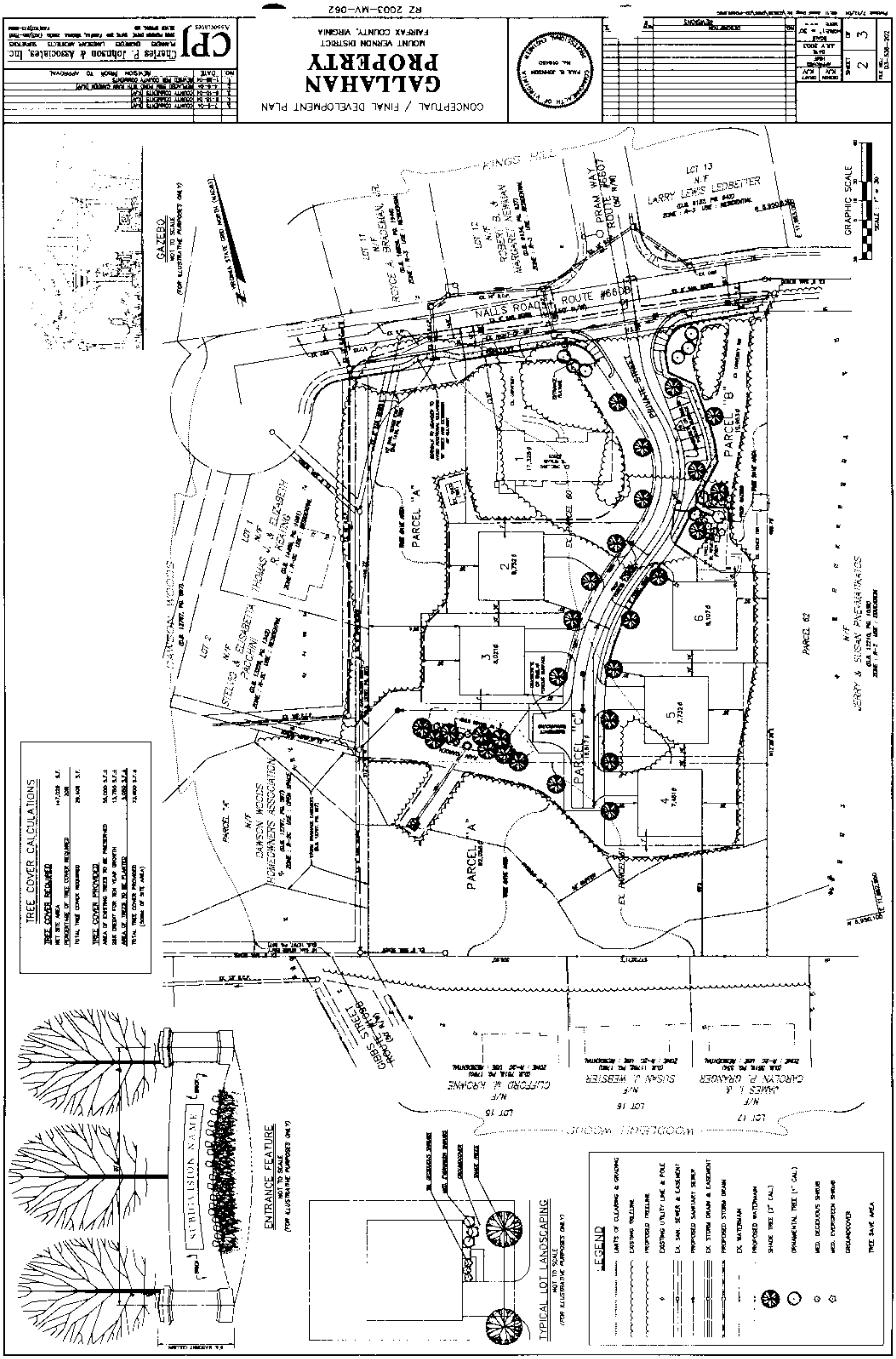
1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3. EXISTING VEGETATION MAP

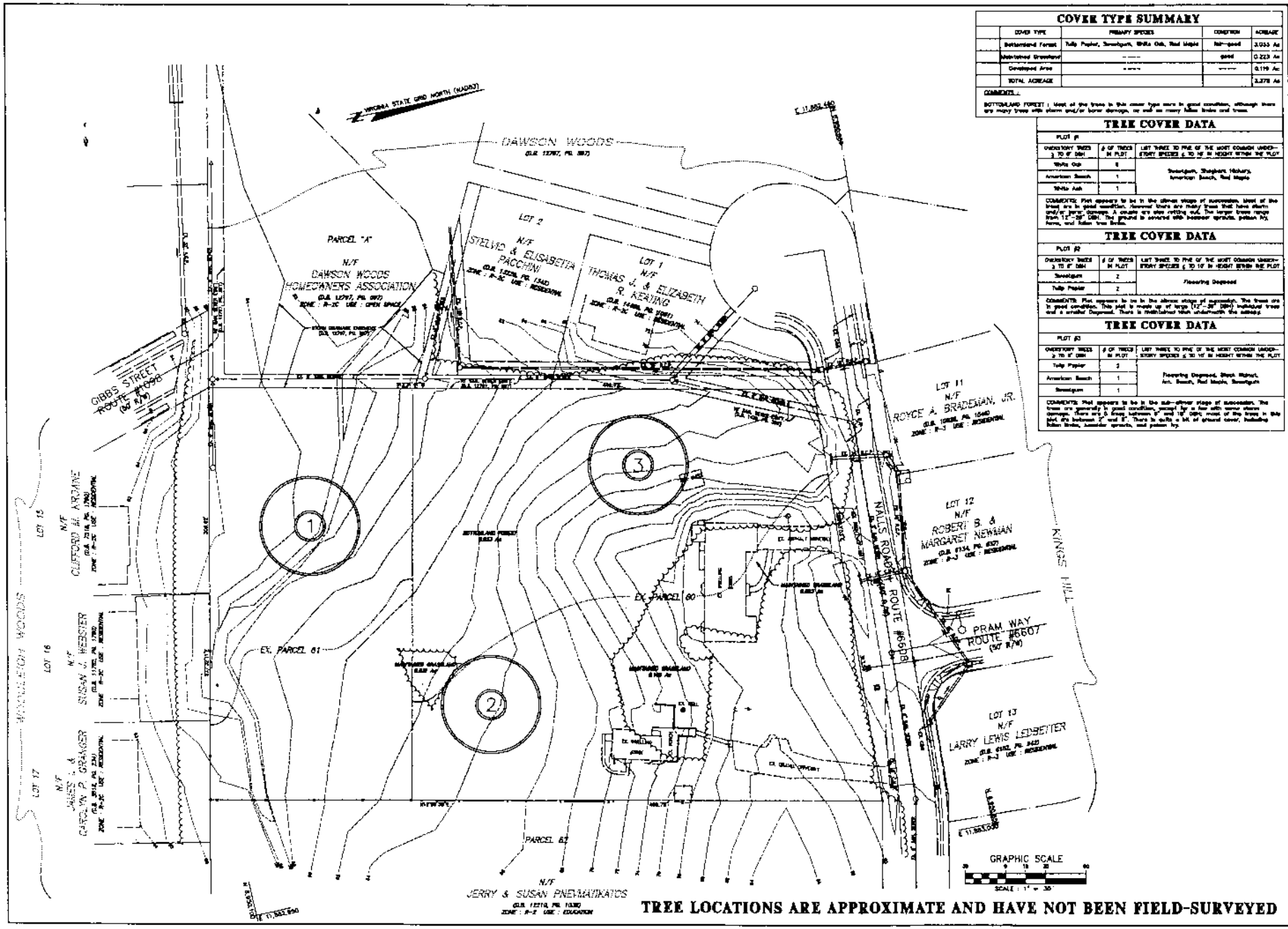
CPJ ASSOCIATES
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS

DATE : NOVEMBER 25, 2003
REVISED : JANUARY 26, 2004
APRIL 30, 2004
MAY 14, 2004
JUNE 10, 2004
JUNE 18, 2004
JULY 9, 2004

GALLAHAN PROPERTY

FILE # 03-536-201


RZ 2003-MV-062
CONCEPTUAL / FINAL DEVELOPMENT PLAN
GALLAHAN PROPERTY
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
Charles P. Johnson & Associates, Inc.
CPJ
COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
SHEET 2 OF 3
JULY 2003
GAZEBO
NOT TO SCALE
(FOR ILLUSTRATIVE PURPOSES ONLY)
VIRGINIA STATE GRID NORTH (NAD83)
KINGS HILL
LOT 11
N/F
ROYCE A. BRADSHAW, JR.
LOT 12
N/F
ROBERT B. & MARGARET NEWMAN
PRAM WAY
ROUTE #6607
LOT 13
N/F
LARRY LEWIS LEDBETTER
GRAPHIC SCALE
NALLS ROAD
ROUTE #6608
PRIVATE STREET
PARCEL "A"
PARCEL "B"
PARCEL "C"
LOT 1
N/F
THOMAS J. & ELIZABETH R. KEATING
LOT 2
N/F
STELVIO & ELISABETTA PACCHIN
DAWSON WOODS
PARCEL "A"
N/F
DAWSON WOODS HOMEOWNERS ASSOCIATION
PARCEL 62
N/F
JERRY & SUSAN PNEUMATIKOS
1
2
3
4
5
6
EX. PARCEL 60
EX. PARCEL 61
TREE COVER CALCULATIONS
TREE COVER REQUIRED
TREE COVER PROVIDED
GIBBS STREET
ROUTE #1058
LOT 15
N/F
CLIFFORD W. KROHNE
LOT 16
N/F
SUSAN J. WEBSTER
LOT 17
N/F
JAMES T. & CAROLYN P. GRANGER
WOODLAWN WOODS
SUBDIVISION NAME
ENTRANCE FEATURE
NOT TO SCALE
(FOR ILLUSTRATIVE PURPOSES ONLY)
TYPICAL LOT LANDSCAPING
NOT TO SCALE
(FOR ILLUSTRATIVE PURPOSES ONLY)
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
PROPOSED WATERMAIN
SHADE TREE (3" CAL.)
ORNAMENTAL TREE (1" CAL.)
MED. DECIDUOUS SHRUB
MED. EVERGREEN SHRUB
GROUNDCOVER
TREE SAVE AREA



COVER TYPE SUMMARY

	COVER TYPE	PRIMARY SPECIES	CONDITION	ACREAGE
	Bottomland Forest	Tulip Poplar, Sweetgum, White Oak, Red Maple	fair—good	3.033 Ac
	Maintained Groundcover	------	good	0.223 Ac
	Developed Area	------	------	0.119 Ac
	TOTAL ACREAGE			3.375 Ac

COMMENTS :

BOTTOMLAND FOREST : Most of the trees in this cover type were in good condition, although there are many trees with storm and/or borer damage, as well as many fallen limbs and trees.

TREE COVER DATA

PLOT #1

OVERSTORY TREES ≥ 10 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ 10 16' IN HEIGHT WITHIN THE PLOT
White Oak	6	Sweetgum, Shagbark Hickory, American Beech, Red Maple
American Beech	1	
White Ash	1	

COMMENTS: Plot appears to be in the climax stage of succession. Most of the trees are in good condition. Downed trees are many trees that have storm and/or borer damage. A couple are also rotting out. The larger trees range from 12"–28" DBH. The ground is covered with Japanese spiraea, poison ivy, ferns, and fallen tree limbs.

TREE COVER DATA

PLOT #2

OVERSTORY TREES ≥ 10 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ 10 16' IN HEIGHT WITHIN THE PLOT
Sweetgum	2	Flowering Dogwood
Tulip Poplar	2	

COMMENTS: Plot appears to be in the climax stage of succession. The trees are in good condition. This plot is made up of large (12"–28" DBH) individual trees and a smaller Dogwood. There is maintained lawn underneath the canopy.

TREE COVER DATA

PLOT #3

OVERSTORY TREES ≥ 10 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ 10 16' IN HEIGHT WITHIN THE PLOT
Tulip Poplar	3	Flowering Dogwood, Black Walnut, Am. Beech, Red Maple, Sweetgum
American Beech	1	
Sweetgum	1	

COMMENTS: Plot appears to be in the sub-climax stage of succession. The trees are generally in good condition, except for a few with some storm damage. There are a few between 6" and 10" DBH, most of the trees, in the plot, are between 2" and 6". There is quite a bit of ground cover, including fallen limbs, Japanese spiraea, and poison ivy.

TREE LOCATIONS ARE APPROXIMATE AND HAVE NOT BEEN FIELD-SURVEYED

NO. DATE REVISION PRIOR TO APPROVAL

CPJ Associates — Charles P. Johnson & Associates, Inc.
PLANNERS · ENGINEERS · LANDSCAPE ARCHITECTS · SURVEYORS
11180 POLECAT LANE, SUITE 200 FAIRFAX, VIRGINIA 22030 PHONE: (703) 934-0700
10 SOUTH STREET, SUITE 200 SALEM, VIRGINIA 24153 PHONE: (540) 389-3000

EXISTING VEGETATION MAP

GALLAHAN PROPERTY

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2003-MV-052

COMMONWEALTH OF VIRGINIA — PAUL B. JOHNSON — No. 0406001 — PROFESSIONAL ENGINEER

DRAWN: KJV | DESIGNED: KJV | DATE: OCT. 2003 | SCALE: 1" = 30' | DRAFT PLAN | NO. | REVISION | DATE

SHEET 3 OF 3

FILE NO.: 03-534-203