NOTE :

METRIC MEASUREMENTS EQUIVALENTS ARE SHOWN IN BRACKETS AND, UNLESS OTHERWISE NOTED, ARE EXPRESSED IN METERS.

2. IT IS THE INTENT OF THIS DEVELOPMENT TO MINIMIZE DRAINAGE TO THE EXISTING TYSONS GROVE SWM FACILITY IN ORDER TO MATCH EXISTING PEAK FLOW CONDITIONS. THE BALANCE OF THE SITE IS TO DRAIN TO THE SOUTH TO OFFSITE SWM/BMP FACILITIES. SHOULD NO ONSITE SWM FACILITY BE REQUIRED ADDITIONAL TREE SAVE LIMITS WILL BE INCORPORATED IN THIS LOCATION.

OPEN SPACE AMENITY NOTES:

#1 THE EXISTING TREE SAVE AREA IN THIS LOCATION IS TO BE CLEARED OF ALL UNDERSTORY GROWTH AND MULCHED. A WOOD CHIP PATH WITH 2 BENCHES AND 2 PICNIC TABLES ARE TO BE PROVIDED IN THIS LOCATION.

#2 THE EXISTING TREE SAVE AREA IN THIS LOCATION IS TO BE CLEARED OF ALL UNDERSTORY GROWTH AND MULCHED. INTERSPERSED BENEATH THESE TREES ARE TO BE PLACED 1-2 SWING SETS, 1 SET OF BARS, AND A SAND BOX. LOCATION OF EQUIPMENT TOGETHER WITH THE REQUIRED WOOD TIE BORDER AND WOOD CHIP SURFACE TREATMENT TO BE ADJUSTED IN FIELD TO MINIMIZE DISTURBANCE TO EXISTING TREES.

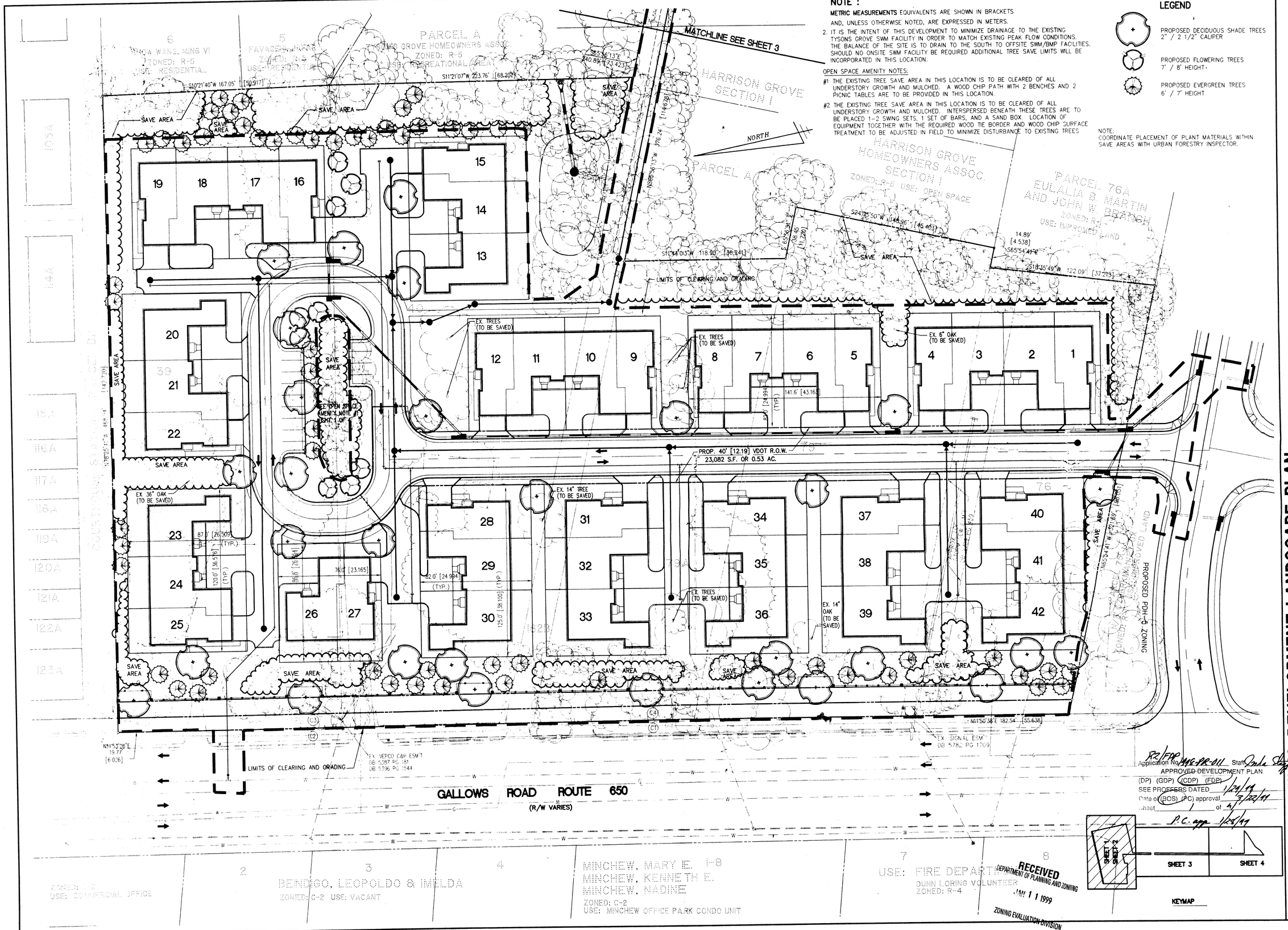
LEGEND

PROPOSED DECIDUOUS SHADE TREES 2" / 2 1/2" CALIPER

PROPOSED FLOWERING TREES 7' / 8' HEIGHT

PROPOSED EVERGREEN TREES 6' / 7' HEIGHT

NOTE:
COORDINATE PLACEMENT OF PLANT MATERIALS WITHIN SAVE AREAS WITH URBAN FORESTRY INSPECTOR.



RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JAN 11 1999
ZONING EVALUATION DIVISION

RZ/FDP
Application No. 98-PR-011 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/29/99
Date of (BOS) (PC) approval 3/22/99
Sheet ___ of ___
P.C. app. 1/28/99

CONCEPTUAL/FINAL DEVELOPMENT-LANDSCAPE PLAN

MADISON HOMES-GALLOWS ROAD

PROVIDENCE DISTRICT

Fairfax County, Virginia

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-8011

SCALE: 1" = 30' [9.14]
DATE MAY 22 1998 REV. 1-11-99
REV. JUNE 12 1998
DRAWN: SAV/KJC

COMMONWEALTH OF VIRGINIA
DAVID K. OLIVER
NO. 017743
1/11/99
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED

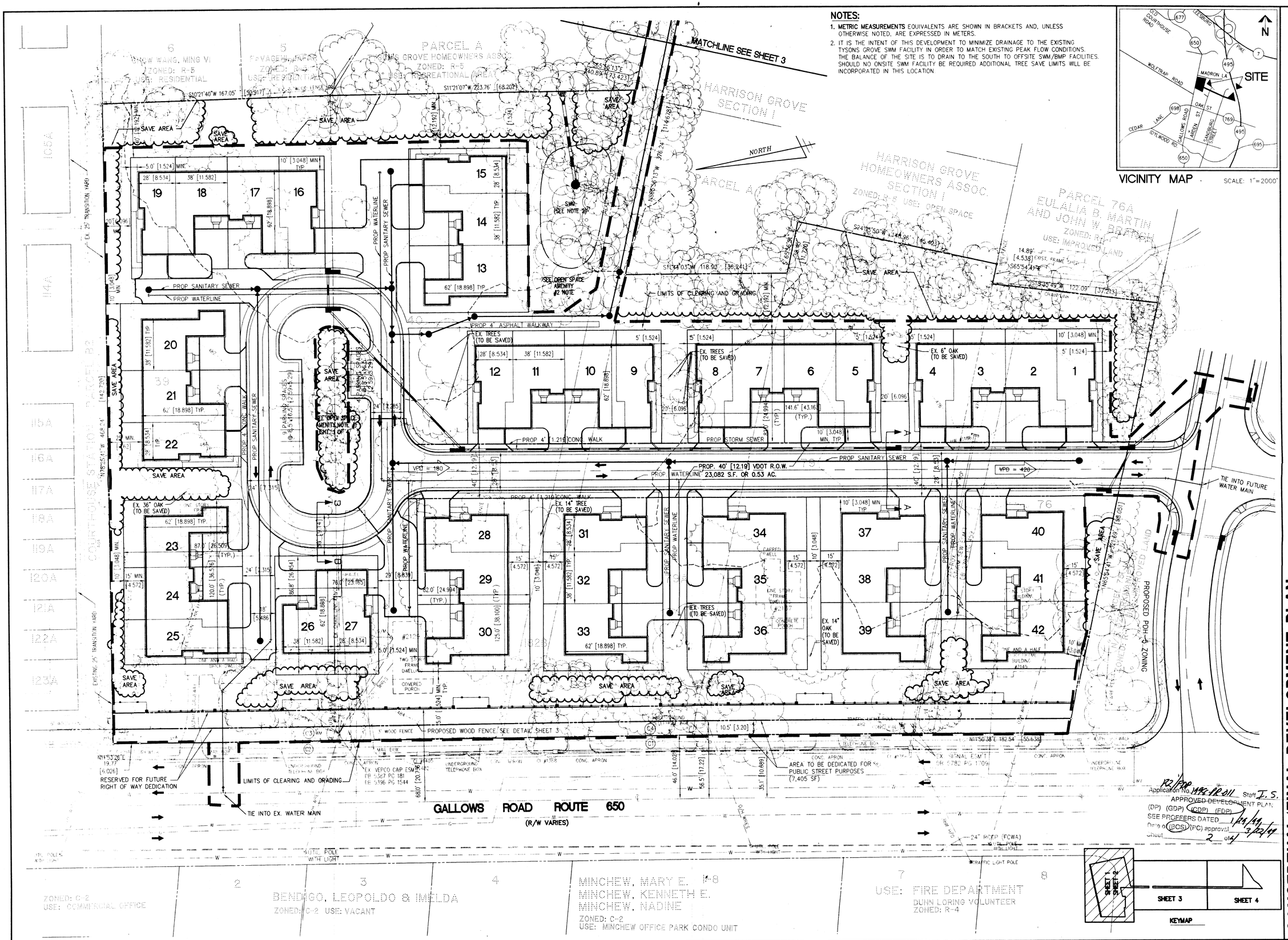
REVISION APPROVED BY

File No. FJ-19 Tax Map No. 39-2-1-40 Job No. 97085 Cadd Dwg. File: 97085PR1 Xref:

NOTES:

1. **METRIC MEASUREMENTS** EQUIVALENTS ARE SHOWN IN BRACKETS AND, UNLESS OTHERWISE NOTED, ARE EXPRESSED IN METERS.
2. IT IS THE INTENT OF THIS DEVELOPMENT TO MINIMIZE DRAINAGE TO THE EXISTING TYSONS GROVE SWM FACILITY IN ORDER TO MATCH EXISTING PEAK FLOW CONDITIONS. THE BALANCE OF THE SITE IS TO DRAIN TO THE SOUTH TO OFFSITE SWM/BMP FACILITIES. SHOULD NO ONSITE SWM FACILITY BE REQUIRED ADDITIONAL TREE SAVE LIMITS WILL BE INCORPORATED IN THIS LOCATION.

VICINITY MAP SCALE: 1"=2000'



Application No. 1492-PR-011 Staff I. S.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/29/99
Date of (BOS) (PC) approval 3/22/99
Sheet 2 of 4

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

DATE: MAY 22, 1998 REV 1-11-99
REV: JUNE 12, 1998
DRAWN: SAV/KJC
SCALE: 1" = 30' [9.14]

COMMONWEALTH OF VIRGINIA
DAVID K. OLIVER
NO. 01743
1/11/99
PROFESSIONAL ENGINEER

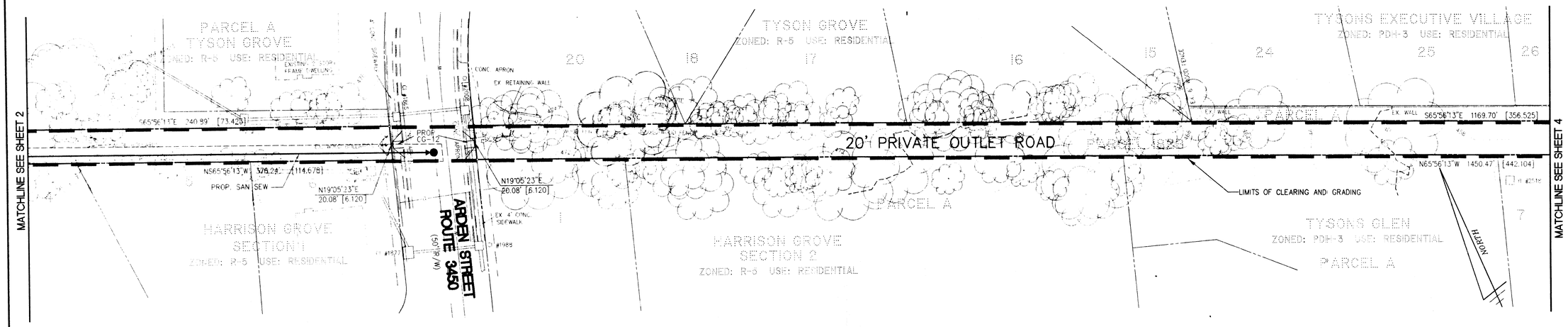
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV BY	APPROVED	DATE

CONCEPTUAL/FINAL DEVELOPMENT PLAN

MADISON HOMES-GALLOWS ROAD
PROVIDENCE DISTRICT
Fairfax County, Virginia

File No. FJ-19 Tax Map No 39-2-1-40 Job No. 97085 Cadd Dwg. File: 97085PR1 Xref:



ORDINANCE TABULATION

TOTAL AREA	378,695 SF = 8.694 AC
APPROXIMATE 10.5' GALLOWS ROAD DEDICATION	±7,405 SF = 0.170 AC
APPROXIMATE SANDBURG STREET DEDICATION	1,203 SF = 0.028 AC
APPROXIMATE PROP. 40' R.O.W. DEDICATION	±23,082 SF = 0.529 AC
NET SITE AREA	±347,005 SF = 7.967 AC

6-107 LOT SIZE REQUIRMENTS:	REQUIRED/PERMITTED	PROVIDED
1. MINIMUM DISTRICT SIZE:	2.00 AC	8.69 ACRES
2. MINIMUM LOT AREA:	NO REQUIREMENT	N/A
3. MINIMUM LOT WIDTH:	NO REQUIREMENT	N/A

6-108 BULK REGULATIONS: -- AS SET FORTH IN PART 1 OF ARTICLE 16 -

6-109 MAXIMUM DENSITY UNITS:

1. MAXIMUM DWELLING UNITS:	43 (5 DU/AC)	42 (4.83 DU/AC.)

6-110 OPEN SPACE:

1. MINIMUM OPEN SPACE:

REQUIRED:		**132,544 SIF (35%)**
PROVIDED:	TOTAL SITE	378,695 SIF
	TOTAL ST. DEDICATION	31,690 SIF
	TOTAL LOT AREA	+153,500 SIF
	PAVED VEHICULAR AREA (OUTSIDE R.O.W.)	±25,200 SIF
		±168,305 SIF (±44%)

11-100 PARKING:

1. PARKING (2.3 SPACES/UNIT):	97 SPACES	2 PER UNIT=84 SPACES	
		ON STREET =13 SPACES	
		TOTAL	97 SPACES

13-200, 13-300 & 101-2-2.19 LANDSCAPING AND SCREENING

1. TRANSITIONAL SCREENING AND BARRIERS:	NO REQUIREMENT	SEE SHEET 1

NOTES:

1. THIS PLAN DOES NOT SHOW ALL COVENANTS, EASEMENTS OR DEDICATIONS OF RECORD WHICH MAY EXIST IN THE CHAIN OF TITLE. NO TITLE REPORT FURNISHED.
2. PROPERTY IS NOW IN THE NAME OF THE FOLLOWING:

TAX MAP NUMBER	OWNER	DEED BOOK/PAGE	ZONED
39-2-39	WARREN, KENNETH P. & SANDRA	4349/310	R-1
39-2-40	BENCIGO, IMELDA	9052/1895	R-1
39-4-78	LEAR, HARRY N. & MARION	1114/238	R-1
39-4-79	AL HARITHY, JALEELAN & NAYIL	7218/735	R-1
39-4-79A	AL HARITHY, JALEELAN & NAYIL	7221/1596	R-1
39-4-18(B)	FRT LIMITED PARTNERSHIP	6583/223	R-1

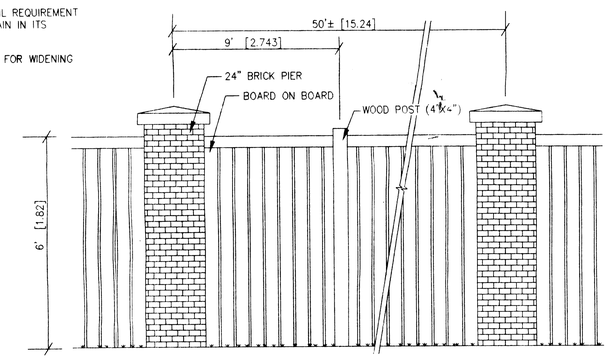
3. CONTRACT OWNER AND ADDRESS: MADISON HOMES / GALLOWS ROAD LLC
7926 JONES BRANCH DRIVE
SUITE 700
McLEAN, VIRGINIA 22102
(703) 883-4800
ATTN: MR. MILTON SCHNEIDERMAN
4. BOUNDARY AND TOPOGRAPHY ARE TAKEN FROM FIELD SURVEY BY THIS FIRM.
5. THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE LAND DEVELOPMENT ORDINAINCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE NOTED.
6. THIS PLAN CONFORMS TO THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
7. THIS PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SEWER FACILITIES.
8. LOT CONFIGURATION AND UTILITY LOCATIONS ARE SUBJECT TO FINAL ENGINEERING CONSIDERATIONS.
9. ALL EXISTING BUILDINGS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
10. PROPOSED TREE LOCATION, LIMITS OF CLEARING AND GRADING, AND AREA OF EXISTING VEGETATION TO BE PRESERVED SHOWN ARE SUBJECT TO ADJUSTMENT DUE TO FINAL ENGINEERING.
11. ADDITIONAL SITE FEATURES SUCH AS TRELLISES, ENTRANCE SIGNS, GAZEBOS, AND/OR WALLS NOT SHOWN ON THIS PLAN MAY BE PROVIDED.
12. IN ACCORDANCE WITH PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE MINOR DEVIATIONS OF THE SIZES, DIMENSIONS, FOOTPRINTS, AND LOCATIONS TO THE COMPOSITE FOOTPRINTS OF BUILDING TYPES SHOWN ON THIS PLAN MAY RESULT FROM FINAL ENGINEERING AND DESIGN.
13. APPLICANT RESERVES THE OPTION TO DEVELOP THE PROPERTY IN PHASES. OPEN SPACE AMENITIES WILL BE INSTALLED WITH PHASE 1.
14. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT ADJACENT AND NEIGHBORING PROPERTIES.
15. THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS SITE.
16. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION, EXCEPT AS SHOWN.
17. NO BURIAL PLACES ARE KNOWN TO BE ON-SITE.
18. FINAL LOT CONFIGURATION TO BE DETERMINED DURING SUBDIVISION PLAT REVIEW, BUT SHALL BE IN SUBSTANTIAL ACCORDANCE AS DEPICTED.
19. AT THIS TIME, IT IS ANTICIPATED THAT DEVELOPMENT OF THE PROPERTY WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS ARE OBTAINED. HOWEVER, THIS IS SUBJECT TO CHANGE BASED ON MARKET CONDITIONS.
20. NO SETBACKS ARE REQUIRED BETWEEN INDIVIDUAL DWELLING UNITS OR BETWEEN DWELLING UNITS AND LOT LINES IN THE PDH-5 DISTRICT. ALL PROPOSED LOT LINES HAVE BEEN ESTABLISHED AT A MINIMUM FROM THE PERIPHERY OF THE DEVELOPMENT.
21. ACCORDING TO FEMA MAPPING FOR FAIRFAX COUNTY, THIS SITE CONTAINS NO FLOODPLAIN.
22. STORMWATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVER. AT THIS TIME, AN APPROXIMATE LOCATION OF PROPOSED STORMWATER MANAGEMENT IS PROVIDED BY ONE DRY POND AS SHOWN HEREON. HOWEVER, THE TYPE OF FACILITY AND ESTIMATED SIZE IS SUBJECT TO FINAL ENGINEERING AND DESIGN.
23. STORMWATER MANAGEMENT FOR AREA DRAINING SOUTHWARD TO BE PROVIDED IN FAIRFAX COUNTY REGIONAL FACILITY. WATER QUALITY TREATMENT TO BE PROVIDED WITH ADJACENT DEVELOPMENT.

NOTE :

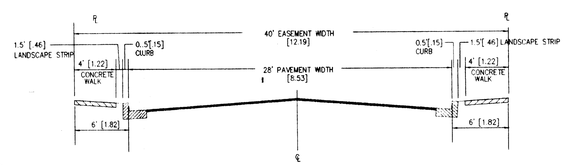
METRIC MEASUREMENTS EQUIVALENTS ARE SHOWN IN BRACKETS AND, UNLESS OTHERWISE NOTED, ARE EXPRESSED IN METERS.

WAIVERS AND MODIFICATION NOTES:

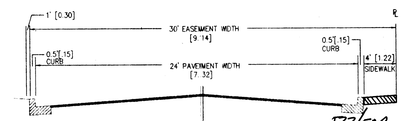
1. THE APPLICANT REQUESTS A WAIVER OF THE 600' MAXIMUM PRIVATE STREET LENGTH REQUIREMENT.
2. APPLICANT REQUESTS A MODIFICATION OF THE TRAIL REQUIREMENT ALONG GALLOWS ROAD. TO PERMIT TRAIL TO REMAIN IN ITS EXISTING LOCATION.
3. APPLICANT REQUESTS A WAIVER OF CONSTRUCTION FOR WIDENING OF EXISTING GALLOWS ROAD.



WOOD FENCE DETAIL
NOT TO SCALE

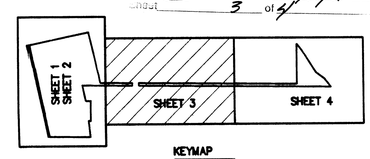


PRIVATE STREET TYPICAL SECTION A-A
NOT TO SCALE



PRIVATE STREET TYPICAL SECTION B-B
NOT TO SCALE

RZ/FDP Application No. ~~1446-PR-011~~ Staff I.S.
APPROVED ~~DEVELOPMENT~~ PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/29/99
Date of (BCS) (PC) approval 3/22/99
Sheet 3 of 4



KEYMAP

WALTER L. PHILLIPS
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DATE MAY 22,1998 REV. 1-11-99
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COMMONWEALTH OF VIRGINIA
DAVID K. OLIVER
NO. 017143
1/11/99
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

CONCEPTUAL/FINAL DEVELOPMENT PLAN

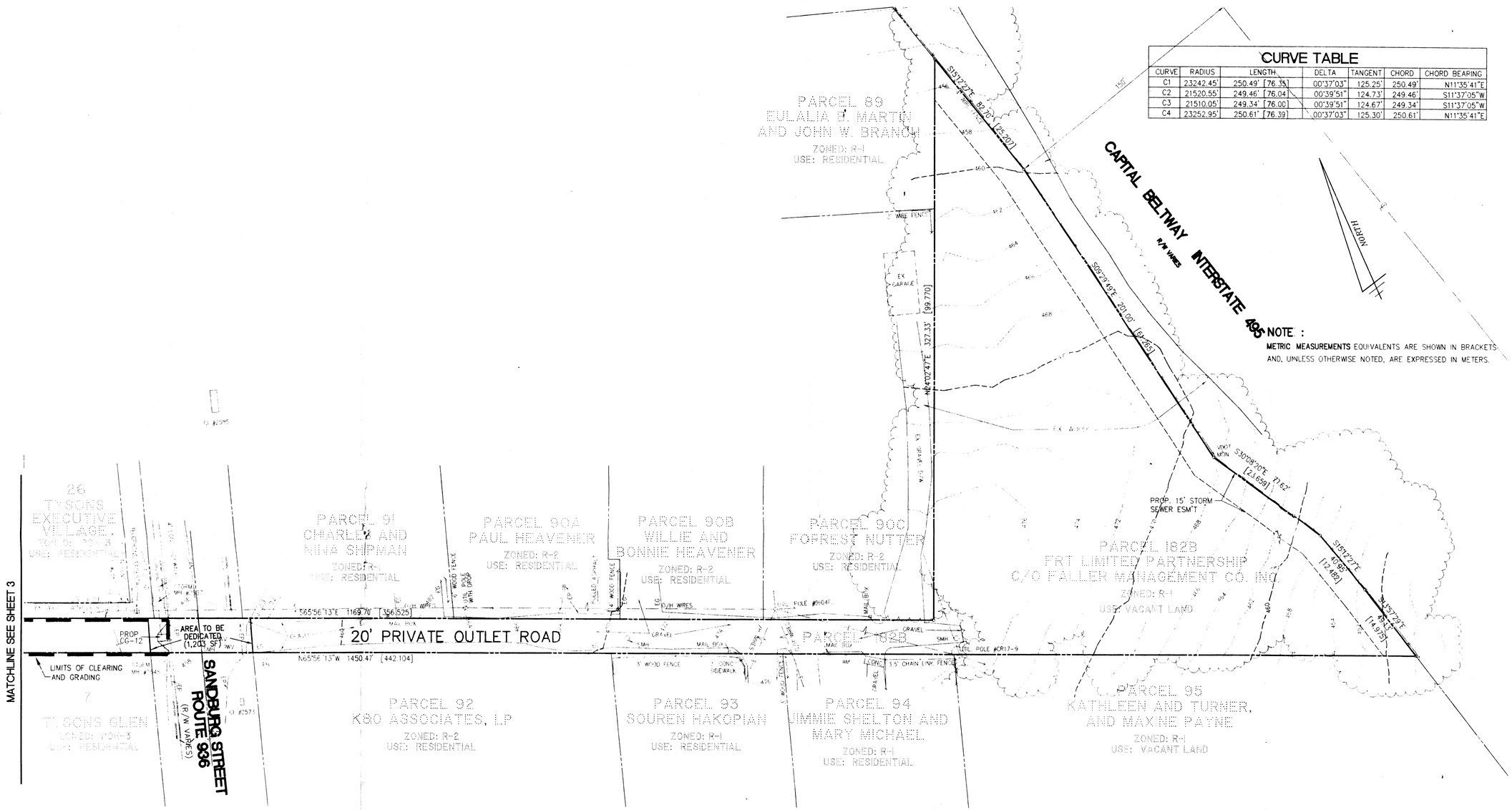
MADISON HOMES-GALLOWS ROAD

PROVIDENCE DISTRICT

Fairfax County, Virginia

SHEET: 3 OF 4

File No. FJ-19 Tax Map No. 39-2-1-40 Job No. 97085 Cadd Dwg. File: 97085PR1 Xref:



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	23242.45'	250.49' [76.35]	00°37'03"	125.25'	250.49'	N11°35'41"E
C2	21520.55'	249.46' [76.04]	00°39'51"	124.73'	249.46'	S11°37'05"W
C3	21510.05'	249.34' [76.00]	00°39'51"	124.67'	249.34'	S11°37'05"W
C4	23252.95'	250.61' [76.39]	00°37'03"	125.30'	250.61'	N11°35'41"E

NOTE :

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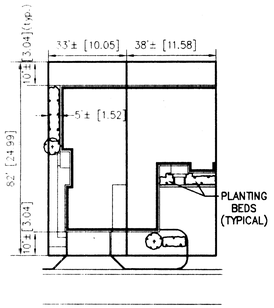
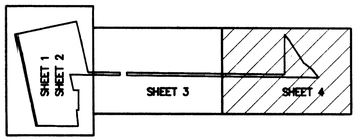


TYPICAL LOT LAYOUT

Application No. 1495-PR-011 Staff J. S.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/20/99
Date of (BOS) (PC) approval 3/22/99
Sheet 4 of 4



KEYMAP

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COMMONWEALTH OF VIRGINIA
David K. Oliver
DAVID K. OLIVER
NO. 01743
1/11/99
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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CONCEPTUAL/FINAL DEVELOPMENT PLAN

MADISON HOMES-GALLOWS ROAD

PROVIDENCE DISTRICT

Fairfax County, Virginia

File No. Tax Map No. 39-2-(1-4)-40 Job No. 97085 Cadd Dwg. File 97085PR1 Xref.

SHEET: 4 OF 4