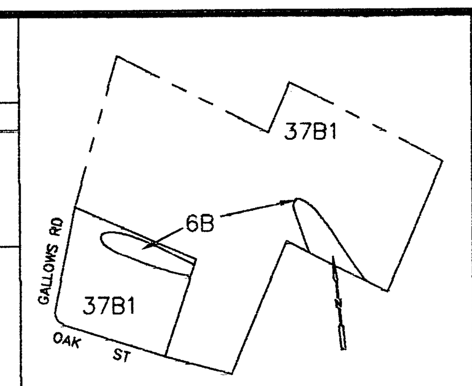
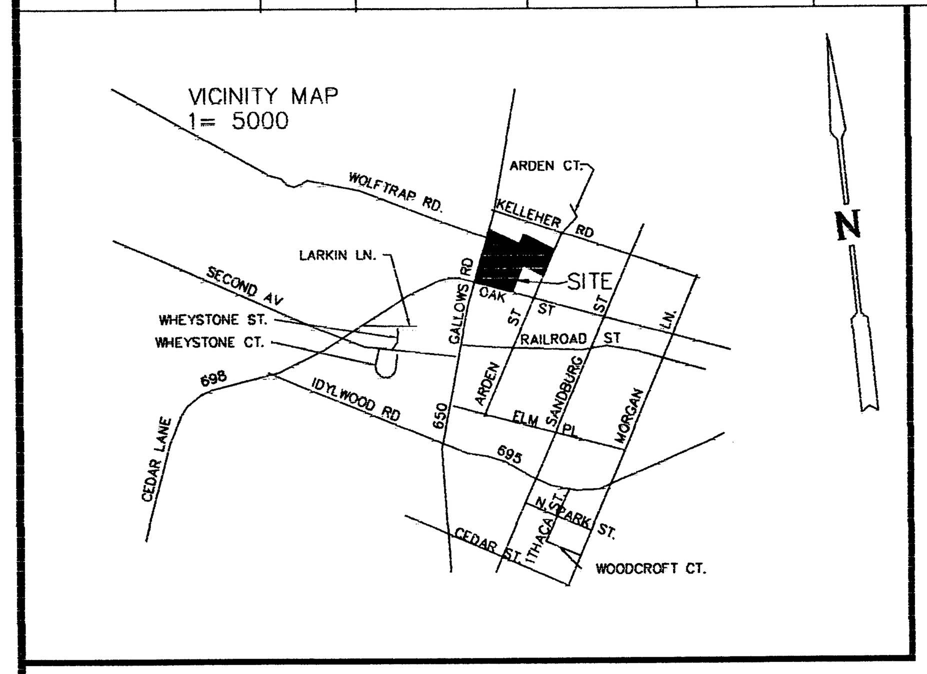
SOILS #	NAME	SLOPE RANGE	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	GEOTECHNICAL REPORT REQUIRED
37B1	BELTSVILLE	2-7%	GOOD-P	MARGINAL-P	GOOD	MODERATE	B FDNDRAINS REQ'D
6B	HYATTSVILLE	2-7%	FAIR-B,W	MARGINAL-W	GOOD	SLIGHT	B FDNDRAINS REQ'D



SOILS MAP 1 = 1000



AREA TABULATION
SITE AREA 7.1254 AC (2.8835 HECTARES)
PROPOSED DEDICATION 56,913.64 SF (5,287.45 sm) 18.90% TO FAIRFAX COUNTY FOR PUBLIC STREETS
OPEN SPACE 108,662.54 SF (10,095.08 sm) 35.01% TO A HOMEOWNERS ASSOCIATION
142,508.90 SF (13,239.51 sm) IN 34 LOTS AVERAGE SIZE 4,191.47 SF (389.40 sm)
5,957.87 SF (553.5 sm) IS RESERVED FOR FUTURE DEDICATION
IF REQUIRED BY THE COUNTY OR VDOT

DENSITY TABULATION
PROPOSED DENSITY 34 LOTS
SITE AREA 7.1254 ACRES
DENSITY CREDIT .1110 ACRES
7.2364 ACRES

$$DUA = \frac{34}{7.2364} = 4.698$$

PARKING
REQUIRED 2 SPACES PER LOT
PROVIDED 2 SPACES PER LOT
IN GARAGE

TOTAL REQUIRED 68 SPACES
TOTAL PROVIDED 68 SPACES

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE : ______________________

OWNER/DEVELOPER ______________________
NAME TITLE

NOTES:
1. LOCATION TM 39-1 ((11)) PARCELS 2, 3, A, TM 39-1 ((1)) 73, 74, 75, 76A
2. AREA: 310,381.50 SF (7.1254 ACRES) = 2.8835 HECTARES
ADVANCED DENSITY CREDIT OF 4,837 SF (.1110 AC) IS APPLICABLE TO THESE PARCELS
3. PRESENT ZONING R-1
4. PROPOSED ZONING PDH-5
5. PROPOSED DEVELOPMENT 34 SINGLE FAMILY DETACHED DWELLING UNITS
6. PROPOSED DENSITY: 4.698 DUA
7. THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS FOR THE PDH-5 ZONE
8. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE TRACT AT 4-5 DUA. THE PARCEL IS PART OF THE V2 CEDAR COMMUNITY PLANNING SECTOR.
9. THE FOLLOWING PUBLIC IMPROVEMENTS ARE PROPOSED FOR CONSTRUCTION AND OR DEDICATION AND WILL BE CONSTRUCTED CONCURRENTLY WITH DEVELOPMENT:
   A. EXTENSION OF PUBLIC WATER, STORM, AND SANITARY SEWER TO SERVE THE SITE
   B. DEDICATION OF RIGHT-OF WAY FOR AND CONSTRUCTION OF PUBLIC ROAD AND SIDEWALKS TO SERVE THE SITE.
   C. DEDICATION OF RIGHT-OF WAY FOR AND CONSTRUCTION OF PUBLIC ROAD AND SIDEWALKS ARDEN STREET.
   D. DEDICATION OF RIGHT-OF WAY FOR GALLOWS ROAD.
   E. BMP FACILITIES TO SERVE THE SITE.
10. DEVELOPMENT WILL PROCEED IMMEDIATELY UPON APPROVAL OF REZONING AND APPROVAL OF CONSTRUCTION PLANS
11. CONTRACT PURCHASER: AMERICAN LAND DEVELOPERS
10680 MAIN STREET
FAIRFAX, VIRGINIA 22030 TELE: 703-385-5310
12. THE SOILS ON SITE ARE SUITABLE FOR SINGLE FAMILY DEVELOPMENT
13. THE EXISTING LAND IS WOODED.
14. SOLID WASTE SHALL BE CONTAINERIZED AND COLLECTED TWICE WEEKLY FOR DISPOSAL AT A COUNTY APPROVED LANDFILL
15. THERE ARE NO KNOWN BURIAL SITES ON THIS PARCEL.
16. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE
17. TOPOGRAPHIC FIELD RUN SURVEY BY ROBEY SURVEYS AT .5m CONTOUR INTERVAL DATED SEPTEMBER 1997.
18. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION WILL BE PROVIDED IN ACCORDANCE WITH COUNTY REQUIREMENTS AND THE REQUIREMENTS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
19. MAXIMUM BUILDING HEIGHT 10.66m
20. CLEARING AND GRADING WILL BE LIMITED TO THE AREA SHOWN WITH MODIFICATIONS AS NECESSARY FOR UTILITY CROSSINGS
22. BMP'S WILL BE PROVIDED EITHER BY WAIVER, DEDICATION OF OPEN SPACE, ON-SITE DETENTION FACILITIES OR OTHER APPROVED METHODS.
23. 20% TREE COVER WILL BE PROVIDED USING EXISTING MATURE OAKS OR NEW PLANTINGS IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL.

TREE COVER REQUIREMENT
SITE AREA 28,835 sm (310,381 SF)
PROPOSED ZONING PDH-5 CREDIT 360 sm/LOT (3,875 SF)= 12,240 sm (131,750 SF)
AREA INSIDE 100 YEAR LIMIT OF SWM POND = 554 sm (5,963 SF)
ADJUSTED GROSS SITE AREA 28,835 sm (310,381 SF)
LESS 12,240 sm (131,750 SF)
LESS 554 sm (5,963 SF)
ADJUSTED GROSS SITE AREA = 17,149 sm (172,668 SF)
REQUIRED COVERAGE 20%= 3,430 sm (34,534 SF)

PROPOSED TREE COVER
PROPOSED OPEN SPACE AREAS 10,095.08 sm (108,662.54 SF)
FACTOR 1.25/2 (EST 50% TREE SAVE)
PROVIDED 6,309.43 sm (67,914.14 SF)

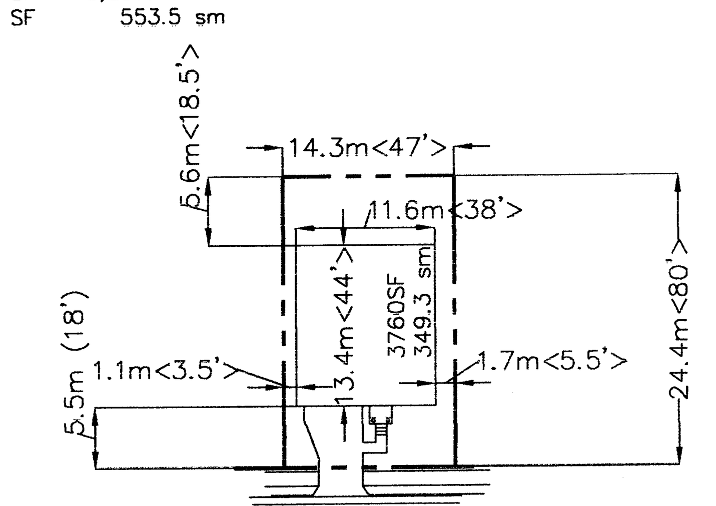
SAVE EXISTING TREES WHERE NOTED IN THE OPEN SPACE AREAS TO SATISFY TREE COVER REQUIREMENTS. A LANDSCAPING PLAN SHOWING FINAL COVERAGE PROVIDED WILL BE SUBMITTED WITH THE SUB-DIVISION CONSTRUCTION PLANS. SEE THE PROFFERS CONCERNING THE TREE SAVE AREAS.

GENERAL OUTLINE OF OPEN SPACE AREAS PROVIDED

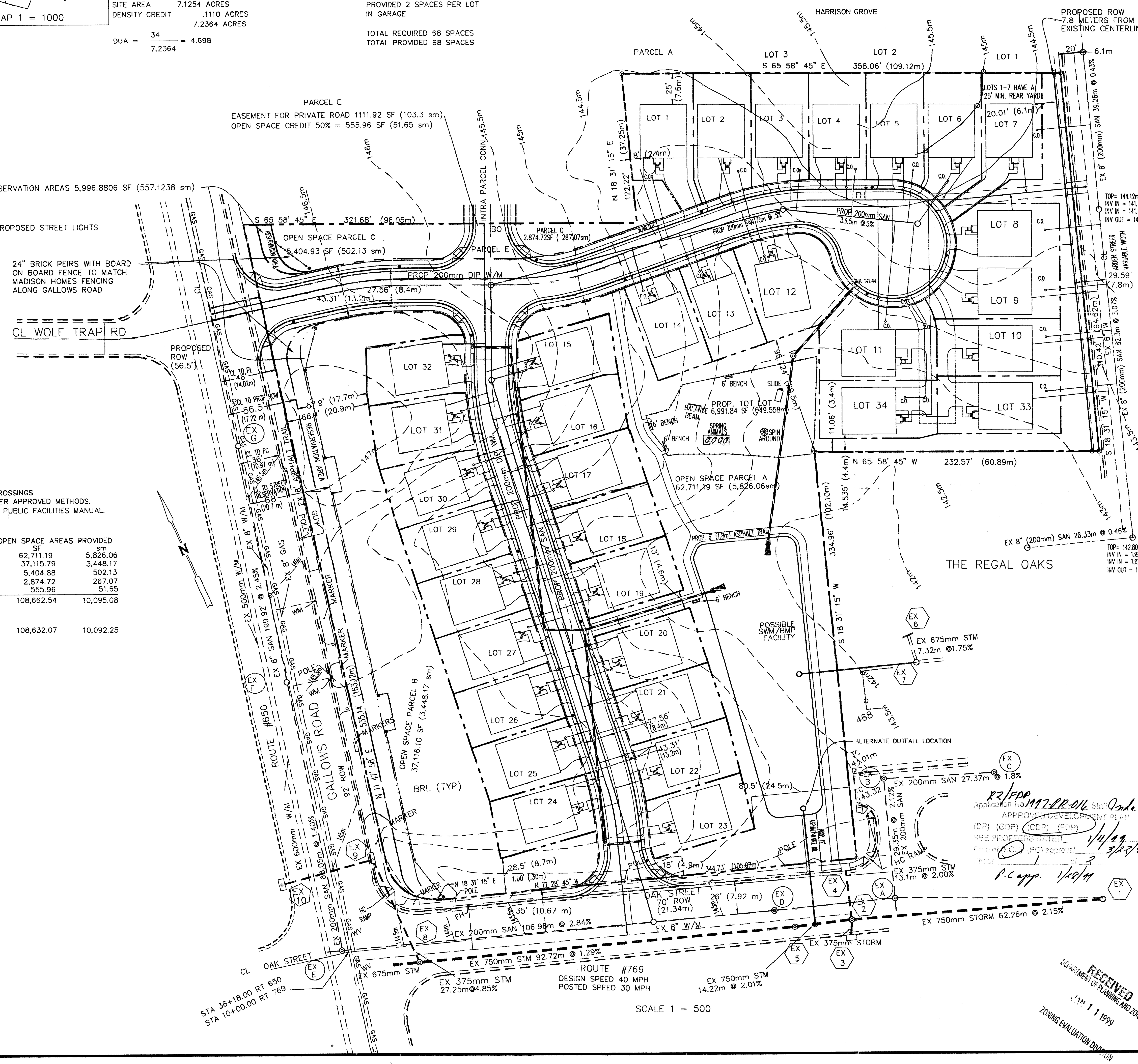
	SF	sm
OPEN PARCEL A	62,711.19	5,826.06
OPEN PARCEL B	37,115.79	3,448.17
OPEN PARCEL C	5,404.88	502.13
OPEN PARCEL D	2,874.72	267.07
OPEN PARCEL E	555.96	51.65
TOTAL OPEN SPACE	108,662.54	10,095.08
TOTAL OPEN SPACE REQUIRED 35% =	108,632.07	10,092.25

	SF	sm
STREET DEDICATION	56,913.64 SF	5,287.45 sm
STREET RESERVATION	5,957.87 SF	553.5 sm

LOT #	SF	sm
LOT 1	5197.78	482.89
LOT 2	4634.29	430.54
LOT 3	4187.38	389.02
LOT 4	4088.24	379.81
LOT 5	4138.51	384.48
LOT 6	4653.02	432.28
LOT 7	4967.54	461.50
LOT 8	3862.09	358.80
LOT 9	4683.70	435.13
LOT 10	4748.39	441.14
LOT 11	5921.77	550.15
LOT 12	5440.83	505.47
LOT 13	3820.11	354.90
LOT 14	3812.47	354.19
LOT 15	3827.97	355.63
LOT 16	3876.51	360.14
LOT 17	3806.23	353.61
LOT 18	3803.97	353.40
LOT 19	3802.14	353.23
LOT 20	3806.33	353.62
LOT 21	3806.33	353.62
LOT 22	3776.63	350.86
LOT 23	3937.87	365.84
LOT 24	3841.64	356.90
LOT 25	3869.30	359.47
LOT 26	3805.68	353.56
LOT 27	3805.68	353.56
LOT 28	3805.68	353.56
LOT 29	3805.68	353.56
LOT 30	3910.33	363.28
LOT 31	4007.76	372.33
LOT 32	3819.68	354.86
LOT 33	4740.32	440.39
LOT 34	4497.05	417.79
TOTAL	142,508.90	13,239.51



TYPICAL LOT LAYOUT



SCALE 1 = 500

DATE	NO.	REVISION
4/17/98	1	REVISED LOT LAYOUT W/O PARCEL 73
5/18/98	2	REVISED PER REVIEW WITH COUNTY
6/12/98	3	REVISED DEDICATION AREAS
6/26/98	4	REVISED PARKING TAB TO 64 PROVIDED
7/02/98	5	REVISED LOTS, OPEN SPACE & ADDED 2 LOTS ON PARCEL 73
7/14/98	6	REVISED ROAD WIDTH PER PFM AMENDMENT 63-98
7/27/98	7	ADJUSTED SITE AREAS
9/25/98	8	ADDED CUL DE SAC
11/01/98	9	RELOCATED TOT LOT
11/17/98	10	REVISED POND & ASPHALT TRAIL
01/11/99	11	DELETED NOTE 21

PROPOSED CDP/FDP PDH-5
AMERICAN LAND DEVELOPERS
GALLOWS ROAD & OAK STREET
PARCELS 2, 3, A, 73, 74, 75, 76A

PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

DESIGNED BY JJB DATE 11/20/97
DRAWN BY DD DATE 4/17/98
APPROVED BY DATE

Civil Engineering Planning Development Services
Ballato & Associates, P.C.
2525 Brofferton Court
Herndon, Virginia 20171-2720
TEL: 703-264-9601 FAX: 703-264-9602

RZ/FDP Application No. 1997-PR-016 Staff Inda Stagg
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/11/99 3/22/99
Date of (BOS) (PC) approval
Sheet 1 of 2
P.C. app. 1/28/99

COMMONWEALTH OF VIRGINIA
Joseph J. Ballato, Jr.
No. 9465
1/11/99
PROFESSIONAL ENGINEER

SCALE 1:500
DRAWING NO. C1
SHEET 1 OF 2 SHEETS
JOB NUMBER CHAD1003

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

\\Hp120\hp120-driv-d\PROJECTS\CHAD1001\drawings\newlayout-500G-SAC-2-REV.dwg Thu Jan 07 16:16:27 1999

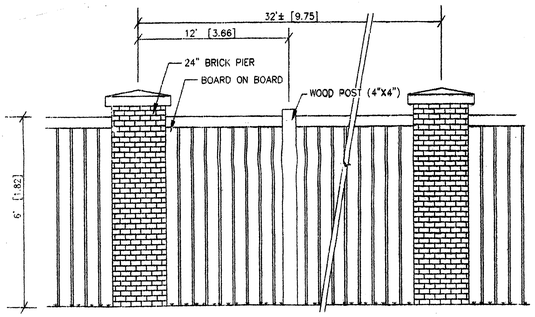
NEW TREE LEGEND

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	A	TILIA CORDATA	LITTLELEAF LINDEN (LD)	53	2" CALIPER	B&B
	B	EVERGREEN AZALEA	SUTSUKI & KURUME VARIETY (SH)	30	18" MIN.	CAL
	C	EUONYMUS JAPONICA	EVERGREEN JAPONICA (SE)	33	30" MIN.	CAL
	D	PINUS STROBUS	WHITE PINE (LE)	45	6-8' HGT	B&B
	F	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR (ME)	7	4'-6' HGT	B&B

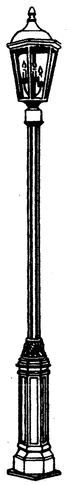
ALL EXISITING TREES IN THE SAVE AREA ARE 9" OR LARGER EVERY EFFORT WILL BE MADE TO SAVE ANY EXISTING TREES THAT CAN BE SAVED NEAR STRUCTURES, TRAILS, AND FENCES

EXISTING TREE LEGEND

- WILD CHERRY
- SYCAMORE
- OAK
- MAPLE
- LOCUST



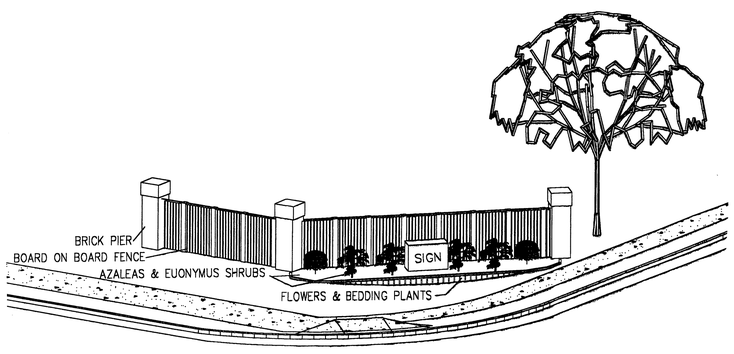
WOOD FENCE DETAIL
NOT TO SCALE



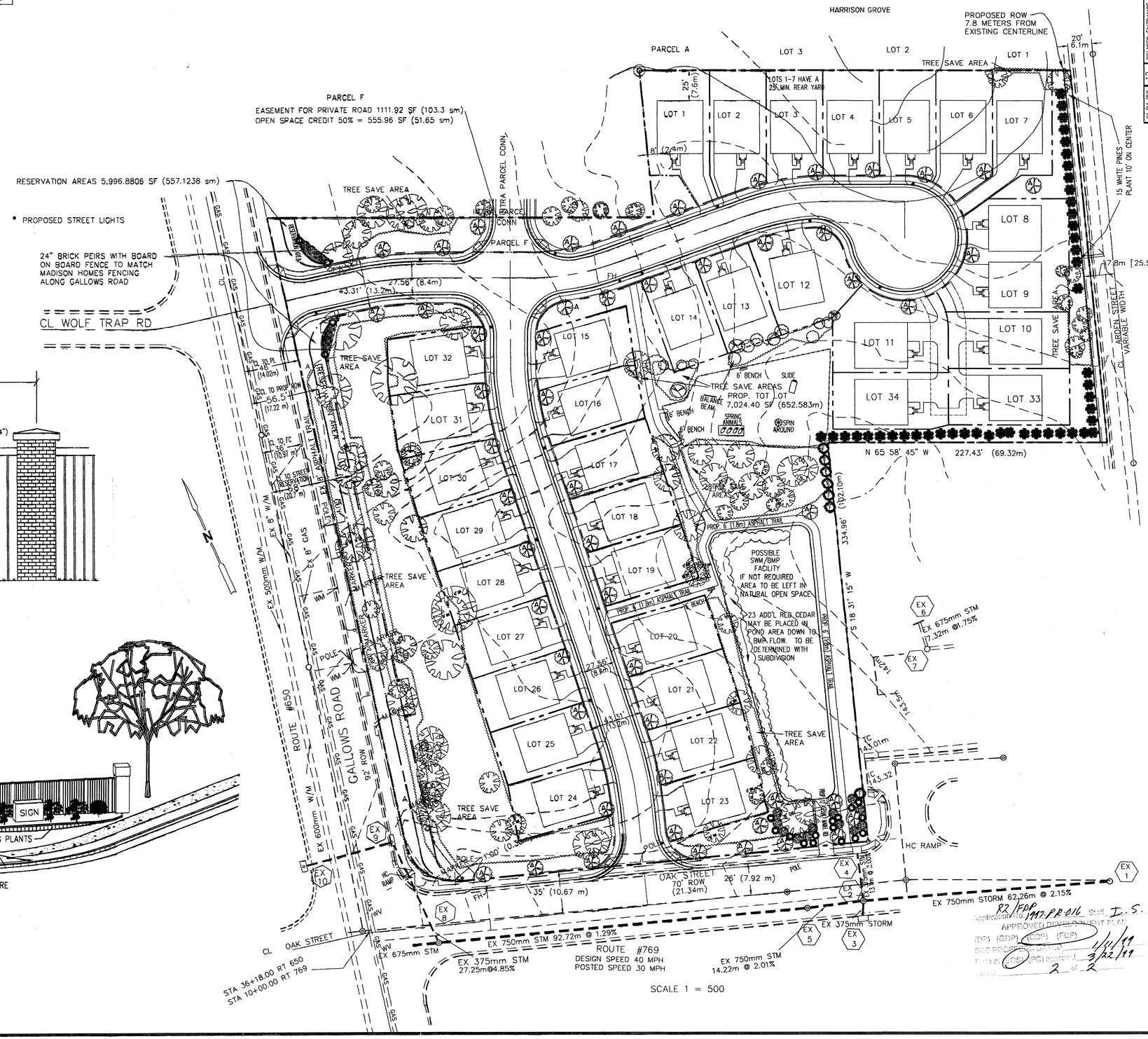
NOT TO SCALE

PROPOSED STREET LIGHT

BRANDON INDUSTRIES INC.
MODEL # LP351-81L
STANDARD HGT. 7'2"
BASE WIDTH 10"X10"



ENTRANCE FEATURE
EACH SIDE



NO.	DATE	REVISION
12	01/11/99	REVISED ENTRANCE FEATURE
11	11/12/98	REVISED POND, ASPHALT TRAIL & ADDED 6 TREES
1	4/17/98	REVISED LOT LAYOUT W/O PARCEL 73
2	5/18/98	REVISED PER REVIEW WITH COUNTY
3	6/12/98	REVISED DEDICATION AREA ADDED RESERVATION AREA
4	6/15/98	ADDED 32 LINDEN TREES ADJUSTED FENCE IN TREE SAVE
5	6/26/98	ADDED ENTRANCE & FENCE DETAILS
6	7/02/98	REVISED LOTS, OPEN SPACE, ADDED PARCEL 73
7	7/14/98	REVISED ROAD WIDTH PER PFM ADMENDMENT 63-98
8	7/27/98	ADJUSTED SITE AREAS
9	9/25/98	ADDED COL DE SAC
10	11/20/98	RELOCATED TOT LOT

LANDSCAPE PLAN
AMERICAN LAND DEVELOPERS
GALLOWS ROAD & OAK STREET
PARCELS 2, 3, A, 73, 74, 75, 76A
PROVIDENCE DISTRICT
FAIRFAX COUNTY
VIRGINIA

DESIGNED BY	DATE
JUB	11/20/97
DRAWN BY	DATE
DD	4/17/98
APPROVED BY	DATE

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COMMONWEALTH OF VIRGINIA
Joseph J. Ballato, Jr.
No. 9666
PROFESSIONAL ENGINEER
11/99

82/FDP 1997-PR-016 Staff I.S.
Application No.(s)
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (SDP) (FDP)
SEE PROFFERS DATED
Plan or (GDP) (PD) approved 3/22/99
Sheet 2 of 2

SCALE	
1 = 500	
DRAWING NO.	
C2	
SHEET 2 OF 2 SHEETS	
JOB NUMBER	
CHAD1003	

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