NOTES:

1) SEE SHEET THREE FOR OWNERSHIP AND PARCEL IDENTIFICATION INFORMATION.

2) THE APPLICANT / CONTRACT PURCHASER IS:

CRANFORD STREET, LLC
2432 SUNNY MEADOW LANE
VIENNA, VA 22181-3023

3) THE BOUNDARY SHOWN HEREON IS THE RESULT OF A FIELD RUN SURVEY BY BOWMAN CONSULTING GROUP LTD. COMPLETED IN AUGUST 2004. (SEE SHEET THREE FOR MORE INFORMATION).

4) TOPOGRAPHIC INFORMATION IS BASED UPON AN AERIAL SURVEY PROVIDED BY BOWMAN CONSULTING GROUP, LTD. DATED JULY 2004 AND IS SHOWN AT A TWO FOOT CONTOUR INTERVAL.

5) A COMPLETE TITLE REPORT HAS NOT BEEN FURNISHED FOR THE PURPOSE OF THIS PLAN.

6) ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT UNLESS WAIVED OR MODIFIED.

THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE LIMITATION ON THE MAXIMUM LENGTH OF PRIVATE STREETS AS BASED UPON PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE. THE APPLICANT BELIEVES THIS REQUEST IS JUSTIFIED SINCE THERE WILL BE TWO POINTS OF ACCESS TO GUNSTON COVE ROAD WHICH SHALL SERVE THE DEVELOPMENT. ADDITIONALLY, THE MAXIMUM LENGTH TO AN ONSITE STREET INTERSECTION IS LESS THAN 600 FEET.

7) PLANNING AND DEVELOPMENT SERVICES, INC. (PDSI) IS AWARE OF FOUR UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY AND HAVE A WIDTH OF TWENTY-FIVE FEET OR MORE. THESE EASEMENTS ARE SHOWN ON SHEET TWO. NO DENSITY REDUCTION APPLIES AS THE EASEMENTS WERE RECORDED PRIOR TO THE EFFECTIVE DATE OF THE CURRENT ZONING ORDINANCE.

8) ALL UTILITIES INSTALLED (PROPOSED) AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. ANY UTILITY LOCATIONS SHOWN HERON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

9) THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. FINAL LOCATIONS SHALL BE DETERMINED WITH FINAL ENGINEERING AND DESIGNED IN THE LEAST DISRUPTIVE MANNER REASONABLE AND MAY RESULT IN CHANGES TO THE LIMITS OF CLEARING AND GRADING (SEE NOTE 19). ANY EXISTING WELL AND OR SEPTIC FIELD SHALL BE CAPPED AND / OR REMOVED IN ACCORDANCE WITH THE COUNTY'S HEALTH DEPARTMENT.

10) THIS PLAN IS IN CONFORMANCE A COMPREHENSIVE PLAN AMENDMENT (S04-IV-LP1) WHICH WAS APPROVED BY THE COUNTY BOARD OF SUPERVISORS ON MARCH 21, 2005.

11) A RESOURCE PROTECTION AREA (RPA) IS NOT LOCATED ONSITE.

12) AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AND A 100 YR. FLOODPLAIN, AS DEFINED BY THE ZONING ORDINANCE AND THE COMPREHENSIVE PLAN DO NOT EXIST ON THE SUBJECT PROPERTY.

13) IN ACCORDANCE WITH THE COUNTY WIDE TRAILS PLAN, A TRAIL IS DEPICTED ON THE NORTH SIDE OF GUNSTON COVE ROAD AND IS BEING PROVIDED WITH THE GUNSTON COVE SUBDIVISION (RZ 2003-MV-034).

14) IN ACCORDANCE WITH THE ZONING ORDINANCE, A SIDEWALK IS REQUIRED / PROPOSED ALONG THE GUNSTON COVE ROAD FRONTAGE OF THE SUBJECT PROPERTY DUE TO THE LOCATION OF ADJACENT GUNSTON ELEMENTARY SCHOOL. FOUR FEET WIDE CONCRETE SIDEWALKS ARE ALSO PROPOSED ON BOTH SIDES OF THE INTERNAL PRIVATE STREETS.

15) PDSI IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY AS EVIDENCED BY THE BOUNDARY SURVEY AND A SITE INSPECTION BY PDSI.

16) NO HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DEPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY. HOWEVER, PDSI NOTES THAT THE GAS TRANSMISSION LINES REQUIRE THAT ALL LOTS BE LOCATED 25 FEET OR GREATER FROM THE EDGE OF THE GAS LINE. CONFIRMATION OF THE LINE LOCATION AND MINIMUM SETBACK WILL BE COMPLETED AT THE TIME OF SUBDIVISION PLAN.

17) DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER / DEVELOPER.

18) AN ONSITE STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) DRY-POND FACILITY IS PROPOSED - SEE SHEET FIVE FOR MORE INFORMATION.

19) ALL DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING OF THE SUBDIVISION PLAN AS PERMITTED BY THE ZONING ORDINANCE IN SUBSTANTIAL CONFORMANCE. ANY UTILITIES SHOWN HEREON ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL UTILITY LAYOUT WILL BE DETERMINED WITH THE FINAL SUBDIVISION PLAN.

20) ALL OPEN SPACE PARCELS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION EXCEPT THAT A STORM WATER MANAGEMENT FACILITY PROVIDED WITHIN MAY BE MAINTAINED BY THE COUNTY IN ACCORDANCE WITH COUNTY REGULATIONS.

21) CONSERVATION EASEMENTS MAY BE SHOWN WITHIN ANY OPEN SPACE PARCEL AT THE TIME OF SUBDIVISION PLAN TO PROVIDE FOR THE PERMANENT PRESERVATION OF TREES WITHIN SAID AREA AND TO RECEIVE BMP CREDITS AS PERMITTED BY DPWES

22) THE PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THEY SHALL BE ENCUMBERED BY AN INGRESS-EGRESS EASEMENT IN ACCORDANCE WITH THE COUNTY'S PUBLIC FACILITIES MANUAL.

23) A SPECIAL SCENIC ASSET / NATURAL FEATURE WORTHY OF PRESERVATION IS THE WOODED AREA TO BE PRESERVED ONSITE.

24) THE APPLICANT SHALL PURSUE THE VACATION OF THE RIGHT-OF-WAY FOR CRANFORD STREET AND MARION PLACE UPON APPROVAL OR CONCURRENT WITH THIS REZONING.

25) THE APPLICANT HAS ENSURED ADEQUATE SEPARATION AND LANDSCAPING TO PROTECT ADJACENT AND NEIGHBORING PROPERTIES FROM ADVERSE EFFECTS PROMPTED BY THE PROPOSED DEVELOPMENT.

26) THE RETAINING WALL ADJACENT TO PURCELL (4' MAX. HT.) IS TEMPORARY AND SHALL NO LONGER BE REQUIRED AT SUCH TIME AS PURCELL IS DEVELOPED. THE RETAINING WALL ADJACENT TO LOT 38 & THE SWM FACILITY IS SUBJECT TO FINAL ENGINEERING.

27) A GEOTECHNICAL REPORT WILL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN, IF REQUIRED, AND IMPLEMENTED PER THE APPROVED PLAN.

28) THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER.

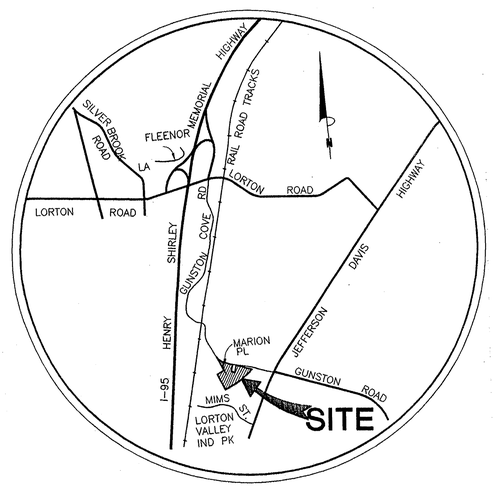
REVISION BLOCK

#	DESCRIPTION	DATE
1	REVISIONS PER COUNTY STAFF & CITIZEN INPUT	1-5-05
2	REVISIONS PER COUNTY STAFF & CITIZEN INPUT	3-10-05
3	REVISIONS PER COUNTY STAFF	4-1-05
4	REVISIONS PER COUNTY STAFF & SOUTH COUNTY FEDERATION	4-12-05
5	REVISIONS PER COUNTY STAFF	4-26-05
6	REVISIONS PER P.C. HEARING	6-30-05

CONCEPTUAL / FINAL DEVELOPMENT PLAN

LORTON VALLEY

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
SCALE 1 : 2000

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL / FINAL DEVELOPMENT PLAN
3. REZONING PLAT / EXISTING BUILDING TABLE
4. ILLUSTRATIVE LANDSCAPE PLAN / DETAILS
5. STORMWATER MANAGEMENT PLAN
6. VICINITY REFERENCE SHEET

APPLICANT

STEPHEN A. BANNISTER
JAMES BALLARD
CRANFORD STREET, LLC
2432 SUNNY MEADOW LANE
VIENNA, VA 22182
703-270-1457

PLANNING AND LANDSCAPE ARCHITECTURE

PAUL R. JEANNIN, JR., CLA
PLANNING AND DEVELOPMENT SERVICES, INC.
10012 ISLAND FOG COURT
BRISTOW, VA. 20136
703-393-9521

AGENT / ATTORNEY

LYNNE J. STROBEL, ATTORNEY
WALSH, COLUCCI, LUBELEY, EMRICH AND TERPAK, PC
2200 CLARENDON BOULEVARD, 13TH FLOOR
ARLINGTON, VA. 22201
703-528-4700

ENGINEERING / SURVEYING

MIKE BRUEN, PE
BOWMAN CONSULTING GROUP, LTD
14020 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VA 20151
703-464-1000

RZ 2004-MV-032
APPLICATION NO_____ STAFF AS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/5/05
DATE OF (BOS) (PC) APPROVAL 8/1/05
SHEET 1 OF 6
CDP Conds 7.29.05, FDP conds 6.29.05

TABULATIONS

SITE AREA	= 390,933 SF (8.97458 AC)
EXISTING ZONING	= R-1
PROPOSED ZONING	= PDH-5 (SINGLE FAMILY DETACHED)
AVERAGE LOT AREA	
REQUIRED	= NONE
PROVIDED	= GREATER THAN 4,200 S.F.
MINIMUM LOT AREA	
REQUIRED	= NONE
PROVIDED	= 3,880 S.F. OR GREATER
MINIMUM LOT WIDTH	
INTERIOR	= NONE
CORNER	= NONE
MAXIMUM BUILDING HEIGHT	= 40 FEET
MINIMUM YARD REQUIREMENTS (AS PROFFERED - SEE LOT DETAIL)	
APPROX. ROW DEDICATION	= 13,925 SF
ADJUSTED SITE AREA	= 377,008 SF (390,933 SF - 13,925 SF)
OPEN SPACE	
REQUIRED	= 35.00 % (377,008 SF X .25 = 131,953 SF
PROVIDED	= 37.66 % (GREATER THAN 142,000 SF)
OPEN SPACE BREAKDOWN	
PARCEL A	= 221,053 SF APPROX.
DEDUCTION 1	= MINUS 63,240 SF ROUGHLY
(FOR TRAVELWAYS, DRIVEWAYS AND PARKING AREAS WITHIN PARCEL A)	
DEDUCTION 2	= MINUS 15,481 SF APPROX.
(50% REDUCTION ON AREA OF MAJOR UTILITY EASEMENT = 30,962 SF/ 2)	
TABULATED OPEN SPACE	= 142,300 SF OR GREATER
PARKING	
REQUIRED (2 SP/UNIT)	= 70 SPACES (OR LESS*)
PROVIDED (4.68 SP/UNIT)	= 164 SPACES (OR LESS*) (4 SP / UNIT + 24 VISITOR)
DENSITY	
PERMITTED	= 5.0 DU/AC (44 SF UNITS)
PROVIDED	= 3.9 DU/AC OR LESS* (35 SFD UNITS OR LESS*)

* SEE UNIT DETAIL FOR MORE INFORMATION ABOUT "OR LESS".

Plan Prepared by:

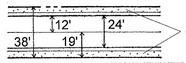
PDSI
Planning & Development Services, Inc.
Land Planning | Feasibility Studies | Landscape Architecture
www.mypdsi.com

RECEIVED
Department of Planning & Zoning
JUL 05 2005
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
PAUL R. JEANNIN, JR.
NO. 477
6-30-05
CERTIFIED LANDSCAPE ARCHITECT

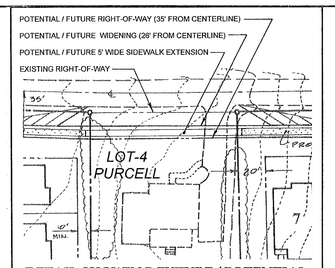
PRIVATE STREET DETAIL

(PRIVATE STRREET WITH SIDEWALK ON BOTH SIDES AND NO PARKING)



NOTE: THE PRIVATE STREET SECTION WITHIN THE "EVANS" PROPERTY IS 44' WIDE WITH A 30' WIDE PAVEMENT SECTION. THIS SECTION WILL TAPER DOWN TO THE WIDTHS REFLECTED IN THIS DETAIL. PARKING IS PROVIDED WITH HEAD IN SPACES AS SHOWN ON THE PLAN.

NOTE: THE PAVEMENT / EASEMENT WIDTH IN FRONT OF UNITS 17 THROUGH 35 MAY BE INCREASED TO 26' WITHIN A 40' EASEMENT IF REQUESTED BY DPWES TO ACCOMODATE FUTURE TRAFFIC FROM THE INTERPARCEL ACCESS TO THE SHEPERD FAMILY PARCEL.



DETAIL SHOWING FUTURE / POTENTIAL IMPROVEMENTS TO THE FRONTAGE OF LOT 4 - PURCELL PROPERTY

(not to scale)

G EXISTING 40' WASHINGTON GAS LIGHT COMPANY EASEMENT DEED BOOK 2834, PAGE 570

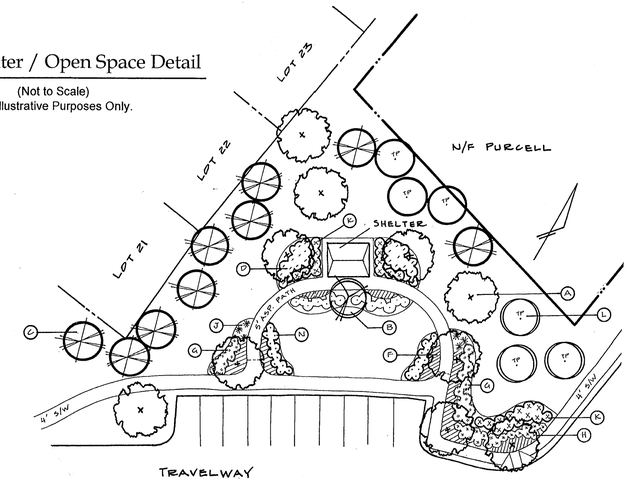
G1 EXISTING 50' COLUMBIA LNG CORPORATION EASEMENT DEED BOOK 4267, PAGE 196

G2 EXISTING 40' WASHINGTON GAS LIGHT COMPANY EASEMENT DEED BOOK 2839, PAGE 253

G3 EXISTING 50' COLUMBIA LNG CORPORATION EASEMENT DEED BOOK 4267, PAGE 193

Picnic Shelter / Open Space Detail

(Not to Scale)
For Illustrative Purposes Only.



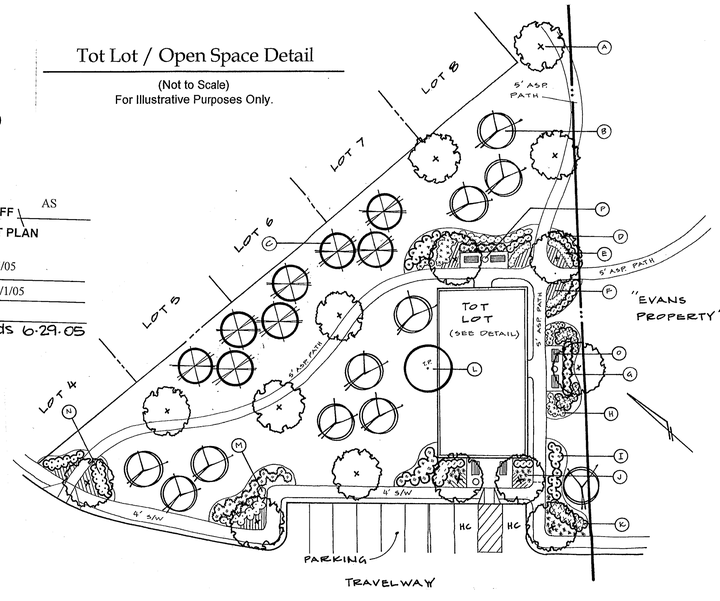
Plant / Materiial Legend:

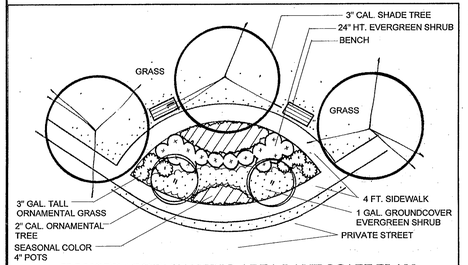
A = Large Deciduous Shade Tree (3" caliper)
B = Ornamental Tree (2" caliper)
C = Evergreen Tree (9' to 10' ht.)
D = "Little Princess" or "Anthony Waterer" Spirea (18" ht.)
E = Hoogendoorn Holly (3 gallon)
F = Seasonal Color (4" to 6" pots / 12" O.C. maximum spacing)
G = "Shasta" or "Pragense" Viburnum (36" height)
H = "Firepower" Nandina or "Hino Crimson" Azalea (24" ht)
I = "Otto Luyken" Laurel (30" height)
J = Fountain Grass (Dwarf or regular) (2 gallon)
K = Densiformis Yew (24" height)
L = Transplanted Tree (per proffer)
M = "Green Luster" Holly (24" height)
N = Dwarf Andorra Juniper (3 gallon)
O = Bench (see Detail)
P = Waste Basket (see Detail)

Note: The Picnic Shelter will either be stick built or purchased pre-manufactured. It shall measure about 14' - 16' W x 9' - 12' D. It shall be constructed of wood with a gable roof and shingles. Underneath, there shall be two 5' wide picnic tables and one waste receptacle.

Tot Lot / Open Space Detail

(Not to Scale)
For Illustrative Purposes Only.





ILLUSTRATIVE SEATING AREA LANDSCAPE PLAN
N.T.S.

REVISION BLOCK		
#	DESCRIPTION	DATE
1	REVISIONS PER COUNTY STAFF & CITIZEN INPUT	1-5-05
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APPLICATION NO RZ 2004-MV-032 STAFF AS

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 7/5/05

DATE OF (BOS) (PC) APPROVAL 8/1/05

SHEET 2 OF 6

CDP conds 7-29-05, FDP conds 6-29-05

SEE TYPICAL LOT DETAIL ON SHEET 4

SEE SHEET TWO FOR ADDITIONAL INFORMATION ON EXISTING FEATURES AND METES AND BOUNDS

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CONCEPTUAL / FINAL DEVELOPMENT PLAN

LORTON VALLEY

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL R. SEANNIN, JR.
NO. 477
6-30-05
CERTIFIED LANDSCAPE ARCHITECT

AUGUST 16, 2004

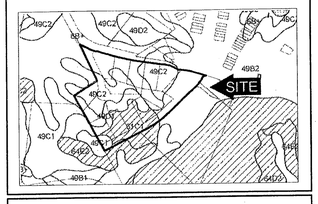
PDSI PROJECT # 243

SCALE: 1" = 50'

SHEET 2 OF 6

SOILS MAP

1" = 500'



Map Symbol	Map Unit Name
6 B+	Hyattsville fine sandy loam 2 - 7% slopes
49 B2	Lunt fine sandy loam 2 - 7% slopes
49 C2	Lunt fine sandy loam 7 - 14% slopes
49 D2	Lunt fine sandy loam 14 - 25% slopes
61 C2	Loamy and grvly Sediments 7 - 14%
84 E2	Silty and Clayey Sediments < 25%

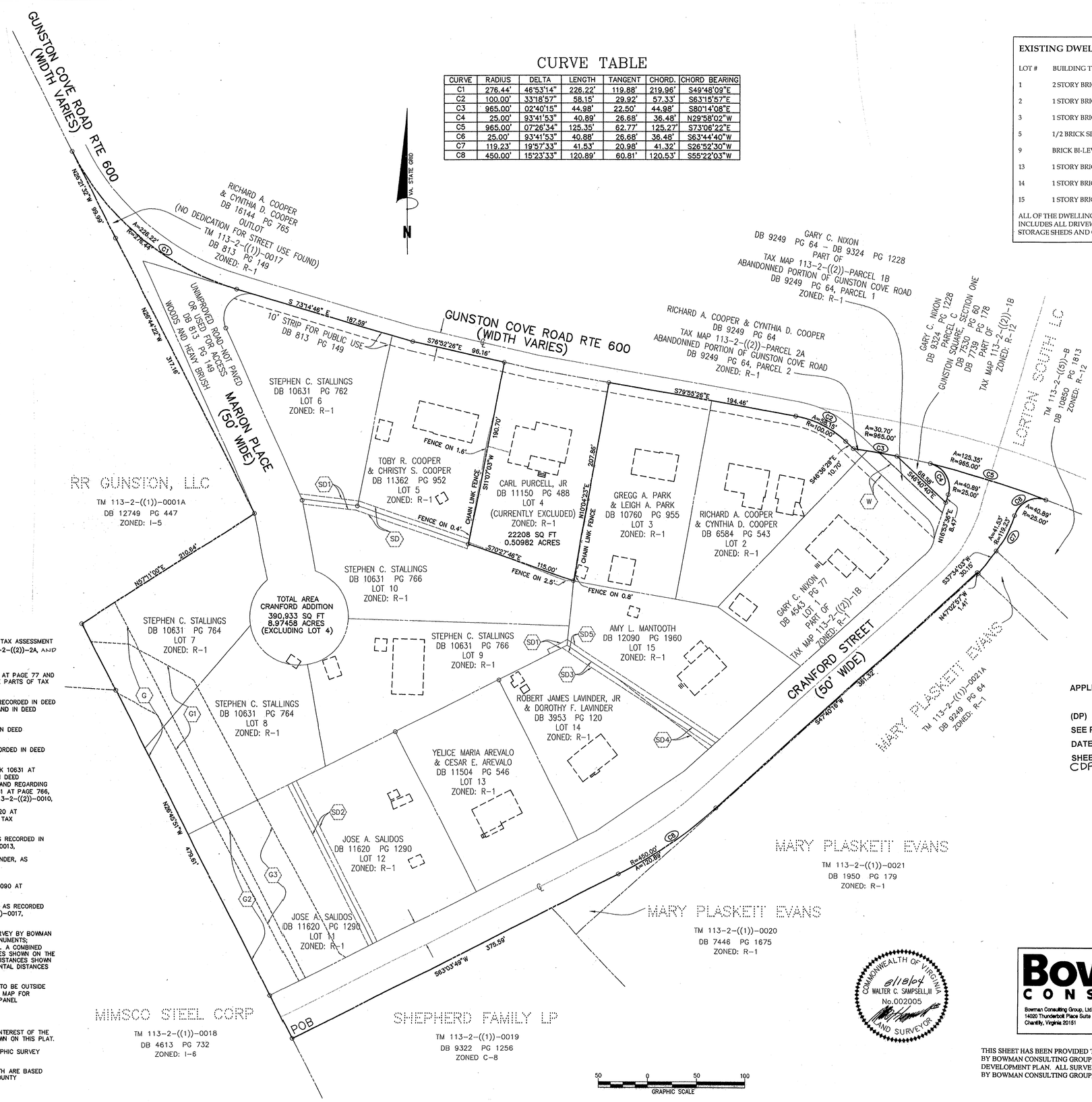
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD.	CHORD BEARING
C1	276.44'	46°53'14"	226.22'	119.88'	219.96'	S49°48'09"E
C2	100.00'	33°18'57"	58.15'	29.92'	57.33'	S63°15'57"E
C3	965.00'	02°40'15"	44.98'	22.50'	44.98'	S80°14'08"E
C4	25.00'	93°41'53"	40.89'	26.68'	36.48'	N29°58'02"W
C5	965.00'	07°26'34"	125.35'	62.77'	125.27'	S73°06'22"E
C6	25.00'	93°41'53"	40.88'	26.68'	36.48'	S63°44'40"W
C7	119.23'	19°57'33"	41.53'	20.98'	41.32'	S26°52'30"W
C8	450.00'	15°23'33"	120.89'	60.81'	120.53'	S55°22'03"W

EXISTING DWELLING TABLE

LOT #	BUILDING TYPE	YEAR BUILT
1	2 STORY BRICK HOME	1957
2	1 STORY BRICK	1957
3	1 STORY BRICK	1957
5	1/2 BRICK SPLIT LEVEL	1957
9	BRICK BI-LEVEL	1962
13	1 STORY BRICK	1958
14	1 STORY BRICK	1958
15	1 STORY BRICK	1957

ALL OF THE DWELLING LISTED ABOVE SHALL BE REMOVED. THIS INCLUDES ALL DRIVEWAYS, LEADWALKS, RETAINING WALLS, STORAGE SHEDS AND OTHER SUCH STRUCTURES.



NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 113-2-((1))-0017, TAX MAP 113-2-((2))-0001B, TAX MAP 113-2-((2))-2A, AND TAX MAP 113-2-((2))-, LOTS 2, 3, 5-15.
2. THE PROPERTY DELINEATED HEREON IS NOW:
   IN THE NAME OF GARY C. NIXON, AS RECORDED IN DEED BOOK 4543 AT PAGE 77 AND AS RECORDED IN DEED BOOK 9324 AT PAGE 1228, REGARDING THOSE PARTS OF TAX MAP 113-2-((2))-0001B WHICH ARE ZONED R-1,

   IN THE NAME OF RICHARD A. COOPER AND CYNTHIA D. COOPER, AS RECORDED IN DEED BOOK 6584 AT PAGE 543, REGARDING TAX MAP 113-2-((2))-0002 AND IN DEED BOOK 9249 AT PAGE 64, REGARDING TAX MAP 113-2-((2))-0002A,

   IN THE NAME OF GREG A. PARK AND LEIGH A. PARK, AS RECORDED IN DEED BOOK 10760 AT PAGE 955, REGARDING TAX MAP 113-2-((2))-0003,

   IN THE NAME OF TOBY R. COOPER AND CHRISTY S. COOPER, AS RECORDED IN DEED BOOK 11362 AT PAGE 952, REGARDING TAX MAP 113-2-((2))-0005,

   IN THE NAME OF STEPHEN C. STALLINGS, AS RECORDED IN DEED BOOK 10631 AT PAGE 762, REGARDING TAX MAP 113-2-((2))-0006, AS RECORDED IN DEED BOOK 10631 AT PAGE 764, REGARDING TAX MAP 113-2-((2))-0007 AND REGARDING TAX MAP 113-2-((2))-0008, AND AS RECORDED IN DEED BOOK 10631 AT PAGE 766, REGARDING TAX MAP 113-2-((2))-0009 AND REGARDING TAX MAP 113-2-((2))-0010,

   IN THE NAME OF JOSE A. SALIDOS, AS RECORDED IN DEED BOOK 11620 AT PAGE 1290, REGARDING TAX MAP 113-2-((2))-0011 AND REGARDING TAX MAP 113-2-((2))-0012,

   IN THE NAME OF YELICE MARIA AREVALO AND CESAR E. AREVALO, AS RECORDED IN DEED BOOK 11504 AT PAGE 546, REGARDING TAX MAP 113-2-((2))-0013,

   IN THE NAME OF ROBERT JAMES LAVINDER, JR AND DOROTHY F. LAVINDER, AS RECORDED IN DEED BOOK 3953 AT PAGE 120, REGARDING TAX MAP 113-2-((2))-0014,

   IN THE NAME OF AMY L. MANTOOTH, AS RECORDED IN DEED BOOK 12090 AT PAGE 1960, REGARDING TAX MAP 113-2-((2))-0015,

   AND IN THE NAME OF RICHARD A. COOPER AND CYNTHIA D. COOPER, AS RECORDED IN DEED BOOK 16144 AT PAGE 765, REGARDING TAX MAP 113-2-((1))-0017, ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. HORIZONTAL DATUM IS NAD 83 (US FOOT) BASED ON STATIC GPS SURVEY BY BOWMAN CONSULTING GROUP ON FEBRUARY 9, 2001 CONSTRAINED TO NGS MONUMENTS; HV 2417 (SILVER), HV 9149 (GPS 16 AZ MARK) & HV 9309 (GPS 19). A COMBINED SCALE FACTOR OF 0.99994751 MUST BE APPLIED TO THE COORDINATES SHOWN ON THE FACE OF THIS SURVEY TO OBTAIN STATE PLANE COORDINATES. THE DISTANCES SHOWN ON THE FACE OF THIS SURVEY ARE INTENDED TO REPRESENT HORIZONTAL DISTANCES MEASURED AT THE ELEVATION OF THIS SITE.
4. THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR UNINCORPORATED AREAS OF FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 515525 0125 D, MAP REVISED MARCH 5, 1990.
5. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THIS PROPERTY.
6. ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS OR OTHER INTEREST OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.
7. THE BUILDINGS SHOWN HEREON ARE LOCATED BY AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY AIR SURVEY CORPORATION, OF DULLES, VIRGINIA.
8. THE BEARING SYSTEM AND ORIENTATION OF VIRGINIA STATE GRID NORTH ARE BASED ON A CURRENT FIELD RUN SURVEY, IN ACCORDANCE WITH FAIRFAX COUNTY REQUIREMENTS (SEE NOTE 3. ABOVE).

APPLICATION NO. RZ 2004-MV-032 STAFF AS

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP) 7/5/05

SEE PROFFERS DATED

DATE OF (BOS) (PC) APPROVAL 8/1/05

SHEET 3 OF 6

CDP conds 7-29-05, FDP conds 6-29-05

REVISION BLOCK		
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6	REVISIONS PER P.C. HEARING	6-30-05

COMMONWEALTH OF VIRGINIA
8/18/04
WALTER C. SAMPSELL, III
No. 002005
LAND SURVEYOR

COMMONWEALTH OF VIRGINIA
PAUL R. JEANNIN, JR.
NO. 477
6-30-05
CERTIFIED LANDSCAPE ARCHITECT

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720

www.bowmanconsulting.com

THIS SHEET HAS BEEN PROVIDED TO PLANNING AND DEVELOPMENT SERVICES, INC. BY BOWMAN CONSULTING GROUP, LTD. FOR USE AS PART OF THIS GENERALIZED DEVELOPMENT PLAN. ALL SURVEYING REPRESENTED HEREON HAS BEEN PROVIDED BY BOWMAN CONSULTING GROUP, LTD.

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CONCEPTUAL / FINAL DEVELOPMENT PLAN

LORTON VALLEY

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUGUST 16, 2004

PDSI PROJECT # 243

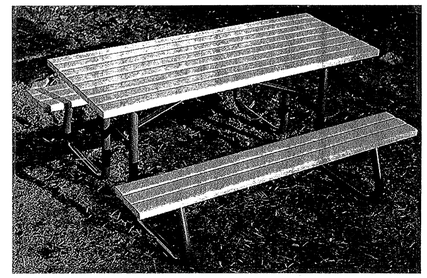
SCALE: 1" = 50'

SHEET 3 OF 6

REVISION BLOCK		
#	DESCRIPITON	DATE
1	REVISIONS PER COUNTY STAFF & CITIZEN INPUT	1-5-05
2	REVISIONS PER COUNTY STAFF & CITIZEN INPUT	3-10-05
3	REVISIONS PER COUNTY STAFF	4-1-05
4	REVISIONS PER COUNTY STAFF & SOUTH COUNTY FEDERATION	4-12-05
5	REVISIONS PER COUNTY STAFF	4-26-05
6	REVISIONS PER P.C. HEARING	6-30-05

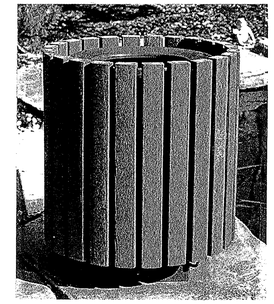
Illustrative Bench Detail

(Not to Scale)
For Illustrative Purposes Only.



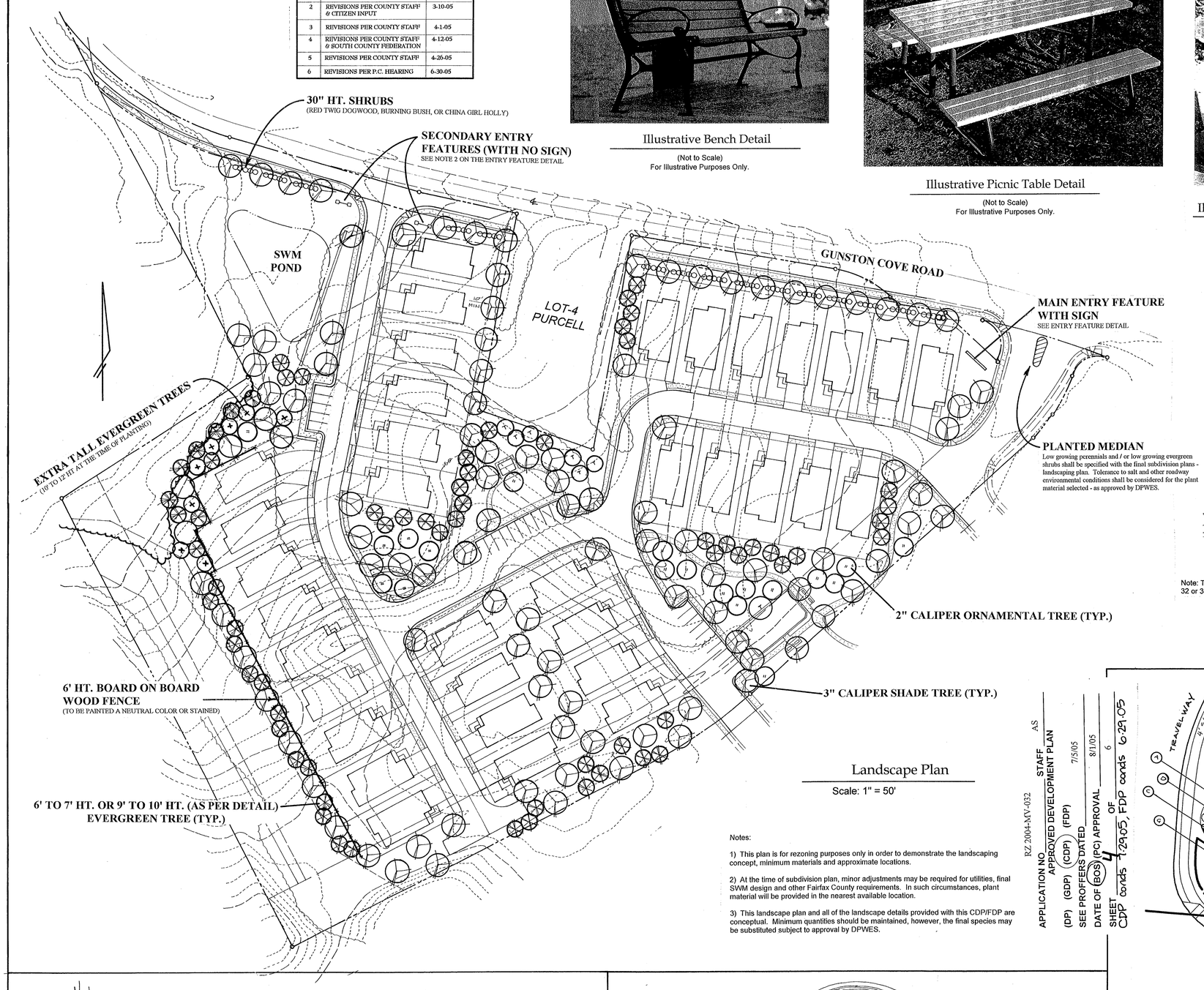
Illustrative Picnic Table Detail

(Not to Scale)
For Illustrative Purposes Only.



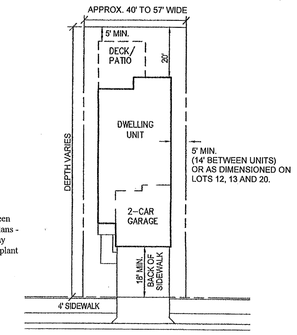
Illustrative Waste Recepticle Detail

(Not to Scale)
For Illustrative Purposes Only.



Landscape Plan

Scale: 1" = 50'



TYPICAL LOT DETAIL

Not To Scale

Note: The Applicant instends to provide units which measure 30, 32 or 34 feet wide as shown on Sheet 2.

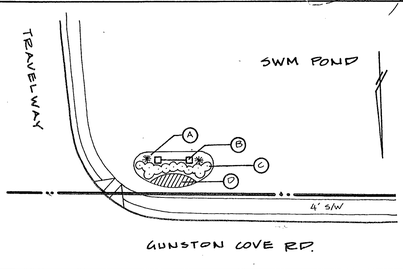
Notes:

1) This plan is for rezoning purposes only in order to demonstrate the landscaping concept, minimum materials and approximate locations.

2) At the time of subdivision plan, minor adjustments may be required for utilities, final SWM design and other Fairfax County requirements. In such circumstances, plant material will be provided in the nearest available location.

3) This landscape plan and all of the landscape details provided with this CDP/FDP are conceptual. Minimum quantities should be maintained, however, the final species may be substituted subject to approval by DPWES.

RZ 2004-MV-032 AS
APPLICATION NO STAFF
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/5/05
SEE PROFFERS DATED 8/1/05
DATE OF (BOS) (PC) APPROVAL 6
SHEET 4 OF
CDP conds 7.29.05, FDP conds 6.29.05

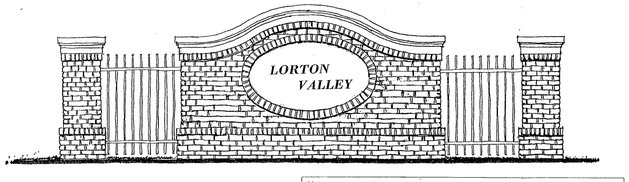


Entry Features Landscaping Detail
(Piers and Fencing Only)

(Not to Scale)
For Illustrative Purposes Only.

Plant / Material Legend:

A = Fountian Grass (3 gallon)
B = Entry Feature (see Detail on this sheet)
Note that there are two entry features on both sides on the street as shown on the plan. These features include two piers with 8 feet of fence in between. Landscaping is the same on each side.
C = Dwarf Andorra Juniper (2 gallon)
D = Seasonal Color (4" to 6" pots / max spacing = 12" O.C.)



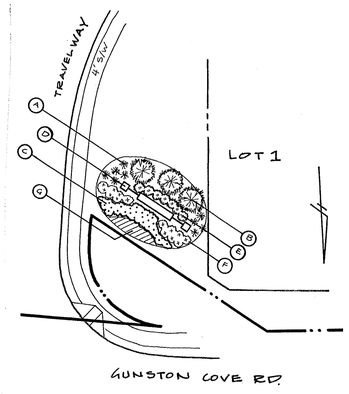
Entry Features Detail

(Not to Scale)
For Illustrative Purposes Only.

Notes:

1) Primary materials to include masonry, precast concrete and black power coated fencing.

2) Main feature at Cranford Street is as shown. The two secondary features at the second entrance shall each have two piers with 8 feet of fencing in between.

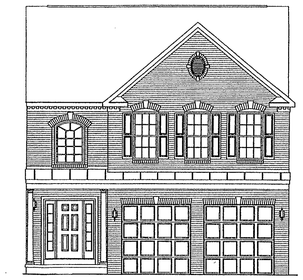


Entry Features Landscaping Detail
(Sign, Piers and Fencing)

(Not to Scale)
For Illustrative Purposes Only.

Plant / Material Legend:

A = Ornamental Grass (3 gallon)
B = Leyland Cypress (10 to 12' ht)
C = Dwarf Andorra Juniper (2 gallon)
D = Entry Feature (see Detail on this sheet)
E = Viburnum (36" ht)
F = "Firepower" Nandina (2 or 3 gallon)
G = Seasonal Color (4" to 6" pots / max spacing = 12" O.C.)



ARCHITECTURAL ELEVATIONS

(For Illustrative Purposes Only!)

N.T.S.

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PAUL R. DEANNIN, JR.
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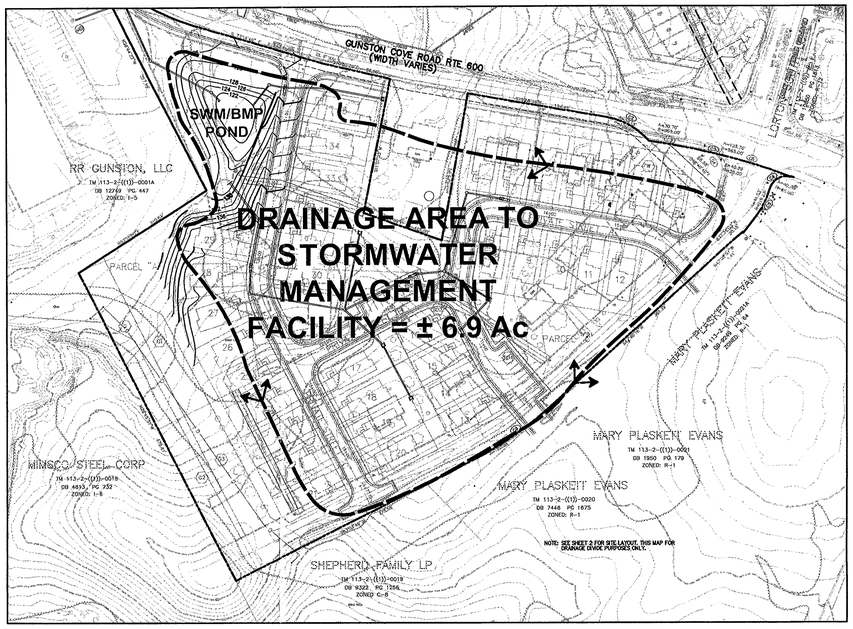
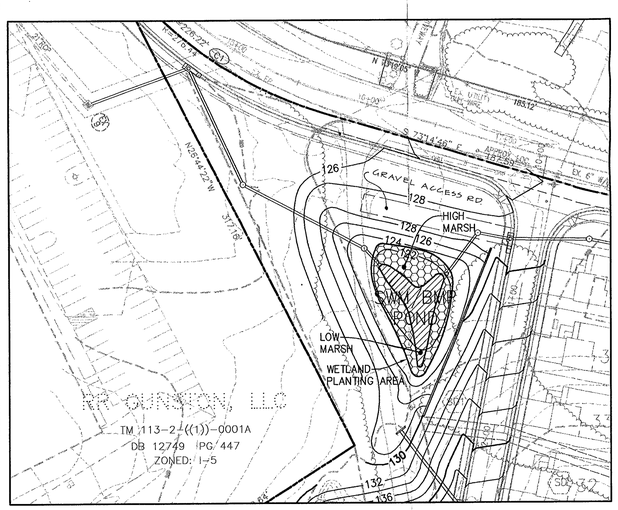
SCALE: 1" = 50'

SHEET 4 OF 6



DRAINAGE AREA MAP

SCALE: 1"= 100'



CONCEPTUAL STORMWATER MANAGEMENT FACILITY

SCALE: 1"= 50'

ADDITIONAL POND NOTES

1) APPROXIMATE HEIGHT OF DAM:
- TOP OF DAM = 128.5
- INVERT AT OUTFALL = 120
- DAM HEIGHT = 8.5

2) APPROXIMATE AREA OF POND = 29,000 SF.
3) ACCESS ROAD MATERIAL = GRAVEL PER PFM.
4) EMRGENCY SPILLWAY IS COMBINED.
5) ADDITIONAL POND LANDSCAPING IS SHOWN ON SHEET 4.
6) LIMITS OF CLEARING / GRADING IS SHOWN ON SHEET 2.

THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVERS AND / OR MODIFICATIONS OF THE REQUIREMENTS FOR BMP'S AND DETENTION.

INFORMATION ON THIS SHEET PREPARED BY BOWMAN CONSULTING. INFORMATION SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING

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Suite 300
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Bowman CONSULTING

VA. STATE GRID NORTH

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THE FOLLOWING WETLAND-TYPE PLANTINGS SHALL BE UTILIZED WITHIN DESIGNATED AREA(S) OF THE SWM/BMP POND (AS DEPICTED ON THE PLAN) FOLLOWING THE REVIEW AND APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES:

SHRUB PLANTINGS

QUANTITY	BOTANICAL NAME	COMMON NAME	INDICATOR	MATURE SIZE
8	*CORNUS AMOMUM*	SILKY DOGWOOD	FACW	6'-10' HT.
5	*ILEX VERTICILLATA*	WINTERBERRY	FACW	6'-10' HT.
10	*SAMBUCUS CANADENSIS*	COMMON ELDERBERRY	FACW-	5'-12' HT.
7	*VIBURNUM DENTATUM*	ARROW WOOD	FAC	12'-16' HT.
5	*VIBURNUM LENTAGO*	NANNYBERRY	FAC	15'-20' HT.

STOCK TYPE AND SIZE: CONTAINER, 12"-18" HT.

WETLAND-TYPE SEED MIX

RETENTION BASIN FLOOR SEED MIX FOR WILDLIFE AND PLANT DIVERSITY (ERNMX – 127) OR EQUAL

% MIX	BOTANICAL NAME	COMMON NAME	INDICATOR	MATURE SIZE
25%	*ALOPECURUS ARUNDINACEUS*	CREEPING FOXTAIL	FACW	3' HT.
25%	*ELYMUS VIRGINICUS*	VIRGINIA WILD RYE	FACW	3'-5' HT.
20%	*CAREX VULPINOIDEA*	FOX SEDGE	OBL	3' HT.
5%	*AGROSTIS SCABRA*	ROUGH BENTGRASS	FAC	3' HT.
5%	*POA PALUSTRIS*	FOWL BLUEGRASS	FACW	4' HT.
4%	*BIDENS CERNUA*	NODDING BEGGAR-TICKS	OBL	3' HT.
3%	*SPARGANIUM EURYCARPUM*	GIANT BUR REED	OBL	5'-7' HT.
3%	*VERBENA HASTATA*	BLUE VERVAIN	FACW+	2'-5' HT.
2%	*JUNCUS EFFUSUS*	SOFT RUSH	FACW+	4' HT.
2%	*SCIRPUS ATROVIRENS*	GREEN BULRUSH	OBL	5' HT.
2%	*SCIRPUS CYPERINUS*	WOOL GRASS	FACW+	5' HT.
2%	*SCIRPUS POLYPHYLLUS*	LEAFY BULRUSH	OBL	4' HT.
1%	*MIMULUS RINGENS*	SQUARE STEMMED MONKEY FLOWER	OBL	2'-4' HT.
1%	*SOLIDAGO PATULA*	ROUGH-LEAF GOLDENROD	OBL	6' HT.

PLANTING NOTES AND SPECIFICATIONS

THE MATERIALS AND METHODS FOR PLANTING SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL (PFM), AND AS MODIFIED HEREIN. PLANT MATERIAL SIZE SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD FOR NURSERY STOCK, AND THE FOLLOWING REQUIREMENTS:

1.0 OWNER SHALL CLEARLY DELINEATE THE LIMITS OF THE AREA TO BE PLANTED ON THE GROUND. ONWER SHALL SPECIFY THE SEASON DURING WHICH THE PLANTING MUST OCCUR.
2.0 ALL AREAS WITHIN THE LIMITS OF DISTURBANCE WILL BE HYDROSEEDED WITH THE SEED MIXTURE SPECIFIED IN THE PLANTING SCHEDULE. SEEDING WILL BE ACCOMPLISHED AS PER RECOMMENDATION OF THE SEED DISTRIBUTOR FOR OPTIMUM SEED DISTRIBUTION AND GERMINATION.
3.0 ALL CONTAINER PLANT MATERIAL SHALL BE PLANTED APPROXIMATELY 4' O.C.
4.0 ALL PLANT MATERIALS AND SEED MIXES FURNISHED AND INSTALLED BY CONTRACTOR WILL MEET THE FOLLOWING REQUIREMENTS:
- 4.1 SEED SOURCE SHALL BE FROM NO FURHTER THAN 250 MILES FROM THE SITE AND FROM HARDINESS ZONES 6 AND/OR 7.
- 4.2 ALL SHRUBS TO BE PLANTED SHALL BE IN EXCELLENT PHYSIOLOGICAL CONDITION, FREE FROM OBSERVABLE INSECT INFESTATION AND DISEASE, AND REPRESENTATIVE OF THE SPECIES RELATED TO FORM, INCLUDING ROOT TO CROWN RATIO AND ROOT DENSITY.
- 4.3 CONTAINER-GROWN PLANTS SHALL BE FROM CONTAINERS OF THE APPROPRIATE SIZE AND SHALL HAVE BEEN IN THOSE CONTAINERS SUFFICIENTLY LONG ENGOUH TO DEMONSTRATE THAT THE ROOT SYSTEM IS ADEQUATELY DEVELOPED TO MAINTAIN THE CONTAINER SHAPE AND RETAIN ESSENTIALLY ALL OF THE GROWING MEDIUM UPON REMOVAL FROM THE CONTAINER.
- 4.4 CONTAINER SHRUBS SHALL BE THE HEIGHT SPECIFIED ON THE PLANT LIST.
- 4.5 THE GROWING MEDIUM FOR CONTAINER GROWN PLANTS SHALL BE MAINTAINED IN A CONTINUOUSLY MOIST CONDITION FROM PICK-UP AT THE SUPPLIER UNTIL THEY ARE PLANTED.

5.0 PLANTING OF CONTAINER PLANT MATERIAL SHALL BE CONDUCTED IN THE MANNER SPECIFIED BELOW:
- 5. 1 GRASSES AND OTHER VEGETATION SHALL BE REMOVED FROM THE AREA TO BE PLANTED PRIOR TO EXCAVATION FOR PLANTING CONTAINER STOCK.
- 5.2 PLANTS SHALL NOT REMAIN UN-PLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY AND MUST BE PROTECTED FROM DIRECT SUNLIGHT AND DRYING WINDS.
- 5.3 HOLES FOR CONTAINER STOCK SHALL BE THE DEPTH OF THE CONTAINER AND THREE TIMES THE DIAMETER OF THE CONTAINER.
- 5. 4 SOIL FROM THE HOLE CREATED FOR CONTAINER STOCK SHALL BE MODIFIED BY THOROUGHLY MIXING ONE PART COMPRO MULCH OR EQUAL TO THREE PARTS SOIL PRIOR TO PLANTING THE STOCK. THE MODIFIED SOIL SHALL BE PLACED SO THAT THE ROOT COLLAR IS AT AN ELEVATION 1" TO 2" ABOVE THE ELEVATION OF THE ADJACENT UNDISTURBED GROUND. THE GROWING MEDIUM SHALL BE FIRMLY COMPACTED WITHIN THE COMPLETED HOLE.
- 5. 5 EACH CONTAINER PLANT SHALL HAVE A 20-GRAM CONTROLLED RELEASE FERTILIZER TABLET INSTALLED APPROXIMATELY 2" BELOW THE FINISHED GROUND SURFACE. THE FERTILIZER TABLET SHOULD NOT BE IN CONTACT WITH THE ROOTS OF THE PLANT.
- 5. 6 EACH PLANT SHALL BE WATERED AFTER PLANTING TO THE POINT WHERE THE SOIL IS SATURATED.
- 5. 7 UPON COMPLETION OF WATERING, EACH PLANT SHALL BE MULCHED WITH 2" TO 3" OF DOUBLE-SHREDDED HARDWOOD MULCH. THE MULCH RING SHALL BE NO LESS THAN 2' IN DIAMETER AND SHALL BE CENTERED AROUND THE MAIN STEM OF THE PLANT.

6.0 MAINTENANCE SHALL BE CONDUCTED IN THE MANNER SPECIFIED BELOW:
- 6.1 ALL SHRUBS AND SEED MIXES SHALL BE WARRANTED AND MAINTAINED BY THE CONTRACTOR FOR ONE YEAR BEGINNING AFTER PLANT INSTALLATION IS COMPLETED.
- 6.2 SHRUB REPLACEMENTS SHALL BE MADE IN ACCORDANCE WITH THE ORIGINAL PLANTING SPECIFICATIONS.
- 6.3 THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TRASH AND DEBRIS GENERATED DURING THE PLANTING OF THE SHRUBS.

STORMWATER MANAGEMENT NARRATIVE:

DETENTION AND BEST MANAGEMENT PRACTICE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE MET BY CONTROLLING PORTIONS OF THE SITE IN AN EXTENDED DRY DETENTION FACILITY AND OBTAINING WATER QUALITY CREDIT FOR AREAS PLACED IN CONSERVATION EASEMENTS OR LOCATED IN QUALIFYING UTILITY EASEMENTS PER PFM 6-0402. THE EXTENDED DRY DETENTION FACILITY WILL UTILIZE A COMBINED SPILLWAY OUTFLOW TO REDUCE DISTURBANCE OF NATURAL AREAS. THIS STORMWATER MANAGEMENT STRATEGY WILL ALLOW DETENTION OF THE PEAK 2 AND 10 YEAR STORMS TO PRE-DEVELOPMENT LEVELS AND PROVIDE 40 PERCENT PHOSPHOROUS REMOVAL FOR THE SITE. THE ESTIMATED WATER QUALITY VOLUME REQUIRED FOR THE DRAINAGE AREA TO THE FACILITY IS 7,600 CF AND THE ESTIMATED DETENTION VOLUME TO ATTENUATE THE 10-YEAR RUNOFF IS 7,000 CF FOR A TOTAL VOLUME OF 14,600 CF. THIS VOLUME IS PROVIDED AT APPROXIMATELY ELEVATION 25.0 WHICH ALLOWS 3' OF FREEBOARD TO ACCOMMODATE THE FREEBOARD AND SPILLWAY DESIGN HYDROGRAPHS. THE EXACT VOLUMES AND ELEVATIONS ARE SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING AND PLAN REVIEW.

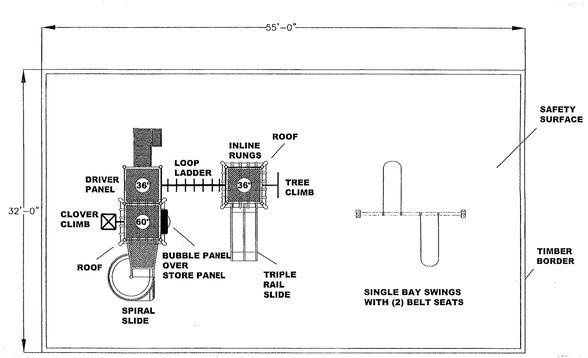
OUTFALL NARRATIVE:

DRAINAGE FROM THE PROPERTY WILL DISCHARGE BY SHEET FLOW AND CONCENTRATED FLOW FROM THE STORMWATER MANAGEMENT FACILITY TO THE NORTHWEST. CONCENTRATED DISCHARGE WILL BE DIRECTLY INTO A CLOSED PIPE SYSTEM PROPOSED WITH GUNSTON COVE BUSINESS CENTER. THIS STORM SEWER SYSTEM DISCHARGES THROUGH THE GUNSTON COVE BUSINESS CENTER WHICH PROPOSES A 54" RCP STORM SEWER UNDER THE CSX RAILWAY. THIS 54" RCP DISCHARGES TO A 60" RCP UNDER I95 AND THEN DIRECTLY INTO THE FLOODPLAIN. THIS OUTFALL HAS CAPACITY FOR THE FLOWS AND SATISFIES PFM CRITERIA FOR AN ADEQUATE OUTFALL.
IN THE EVENT THE GUNSTON BUSINESS CENTER IS NOT CONSTRUCTED AT THE TIME OF FINAL ENGINEERING FOR THIS PROJECT, AN OFF-SITE EASEMENT WILL BE REQUIRED FROM GUNSTON BUSINESS CENTER TO CONSTRUCT A TEMPORARY CHANNEL TO THE EX 30" CMP WHICH RUNS UNDER THE CSX RAILWAY. THIS TEMPORARY CHANNEL WILL ALSO BE REQUIRED TO SERVE THE OUTFALL FROM THE ADJACENT BARNES PROPERTY WHICH WAS THE SUBJECT OF AN APPROVED REZONING WHICH IS CURRENTLY UNDER FINAL ENGINEERING.

RZ 2004-MV-032 AS
APPLICATION NO. STAFF
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 7/5/05
SEE PROFFERS DATED
DATE OF (BOS) (PC) APPROVAL 8/1/05
SHEET 5 OF 6
CDP conditions 7-29-05, FDP conditions 6-29-05

Rear Elevations for Units 1 through 7

(Not to Scale)
For Illustrative Purposes Only.



Tot Lot Layout & Equipment Detail

(Not to Scale)
For Illustrative Purposes Only.

Note: Final Design and Details to be provided by others. PDSI has provided this preliminary detail for information only. The manufacturer and exact details have yet to be determinedl.

REVISION BLOCK

#	DESCRIPTION	DATE
1	REVISIONS PER COUNTY STAFF & CITIZEN INPUT	1-5-05
2	REVISIONS PER COUNTY STAFF & CITIZEN INPUT	3-10-05
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AUGUST 16, 2004

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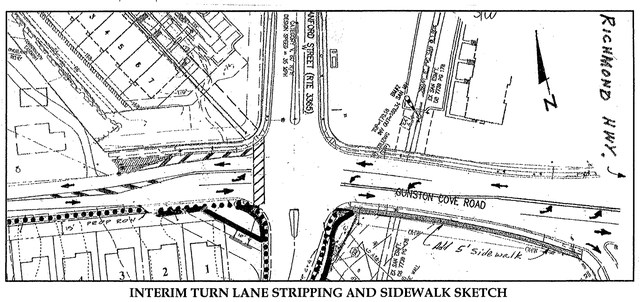
SCALE: 1" = 50'

SHEET 5 OF 6



INTERIM TURN LANE STRIPPING AND SIDEWALK SKETCH
(NOT TO SCALE)

= PAINTED CROSSWALK

FINAL ADJUSTMENT TO THE LOCATIONS AND ACTUAL PERMISSION TO PROVIDE ONE OR BOTH OF THE CROSSWALKS TO BE APPROVED BY VDOT.

APPLICATION NO. RZ 2004-MV-032 STAFF AS

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 7/5/05

DATE OF (BOS) (PC) APPROVAL 8/1/05

SHEET 6 OF 6

CDP conds 7.29.05, FDP conds 6.29.05

VICINITY / REFERENCE MAP

(Scale: 1" = 60' Approx)

Note: For Illustrative Purposes Only.

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