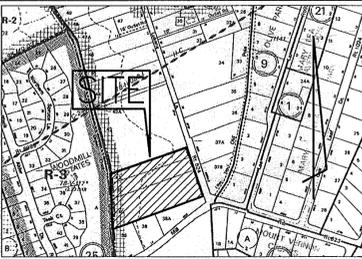
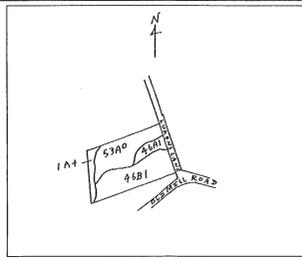


UTILITY EASEMENT NOTE:
 THIS SITE DOES NOT CONTAIN ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER. THIS SITE DOES NOT CONTAIN ANY MAJOR UNDERGROUND UTILITY EASEMENTS.



SOILS MAP
SCALE 1"=500'

VICINITY MAP
SCALE 1"=500'

SOIL TYPES:

- 1: MIXED ALLUVIAL (CLASS "A")
 - 46: MATTAPEX (CLASS B)
 - 53: LENOIR (CLASS B)
- NOTE: NO CONSTRUCTION PROPOSED WITHIN 25' OF THE CLASS "A" SOILS.

SOILS ID PROVIDED BY:
 STEPHEN A. CROMER
 8116 ARLINGTON BOULEVARD #130
 FALLS CHURCH, VA. 22042
 703-327-3835

PARKING TABULATIONS:

- REQUIRED: 6 UNITS REQUIRE 2 SPACES EACH
 6 X 2 = 12 SPACES REQUIRED
- PROVIDED: 6 UNITS (LOTS 2-6) HAVE TWO-CAR GARAGES, AND TWO DRIVEWAY PARKING SPACE, 1 UNIT (LOT 1) HAS TWO DRIVEWAY PARKING SPACES. (SEE EXISTING DWELLING NOTE)
 5 UNITS X 4 SPACES = 20 SPACES
 1 UNITS X 2 SPACES = 2 SPACES

REQUIRED SPACES: 12
 PROVIDED SPACES: 22

BULK REGULATIONS (R-3 CLUSTER)

REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT: 35'	35'
MINIMUM LOT WIDTH: 80' CORNER, 0' INTERIOR	80' CORNER 47' INTERIOR
MINIMUM LOT AREA: 8,500 SQ.FT.	8,501 SQ.FT.
(10,500 SQ.FT. FOR PERIMETER LOTS WITHIN 25' OF ADJACENT PROPERTIES)	(10,500 SQ.FT. FOR PERIMETER LOTS 1,2 & 3)
OPEN SPACE REQUIRED: 25% OR 40,418 SQ.FT.	41.7% OR 67,554 SQ.FT.
MINIMUM YARD REQUIREMENTS (R-3 CLUSTER)	
FRONT: 20'	20' MIN.
SIDE: 8' (TOTAL OF 20')	8' MIN. (TOTAL OF 20')
REAR: 25'	25' MIN.

STORMWATER MANAGEMENT NARRATIVE:

THIS 3.71 ACRE SITE IS PROPOSED TO BE RESUBDIVIDED INTO SIX (6) BUILDABLE LOTS WITH A PUBLIC STREET DEDICATION. A PROPOSED INCREASE IN IMPERVIOUS AREA OF 0.57 AC. WILL RESULT IN AN INCREASE OF 1.93 CFS (10 YEAR STORM) FOR THE POST-DEVELOPMENT SITE. THE INCREASE IN RUNOFF (1.93 CFS) ASSOCIATED WITH THE PROPOSED INCREASE IN IMPERVIOUS AREA FOR THIS SITE SHALL BE COLLECTED WITHIN AN ON-SITE STORM SEWER SYSTEM AND CONVEYED VIA CLOSED CONDUIT SYSTEM TO A THE PROPOSED STORMWATER MANAGEMENT (SWM) DETENTION ONLY FACILITY LOCATED AT THE REAR OF THE SITE (UNLESS THE STORMWATER MANAGEMENT REQUIREMENT IS WAIVED). THE INCREASE IN ON-SITE STORMWATER RUNOFF SHALL BE DETAINED WITHIN THE SWM FACILITY (DETENTION DRY POND), BEFORE BEING DISCHARGED INTO THE FLOOD PLAIN, RPA AND ENVIRONMENTAL QUALITY CORRIDOR (EQC) AND THEN CONVEYED BY OVERLAND FLOW TO THE NORTH FORK OF DOGUE CREEK. THE PROPOSED STORMWATER MANAGEMENT FACILITY WILL DETAIN THE 10 YEAR STORMWATER INCREASE VOLUME OF 1,448 CU. FT. (SEE CALCULATIONS BELOW). IF THE DETENTION REQUIREMENT IS WAIVED THEN A BIO-RETENTION FACILITY WILL BE CONSTRUCTED TO MEET WATER QUALITY REQUIREMENTS (SEE DETAIL, SHEET 3). THE NORTH FORK OF DOGUE CREEK IS LOCATED AT THE REAR OF THE SITE. OFF-SITE STORMWATER FROM THE EASTERLY SIDE OF LUKENS LANE SHALL CONTINUE TO BE COLLECTED WITHIN A ROADSIDE STORM DRAINAGE SYSTEM AND CONVEYED UNDER LUKENS LANE WITHIN A 15" PIPE. THE 15" PIPE SHALL BE EXTENDED ONTO THE SITE UNDER THE PROPOSED LUKENS LANE ROAD IMPROVEMENTS AND BE CONVEYED TO THE FLOOD PLAIN / RPA / EQC THROUGH A SERIES OF CHECK DAMS TO PROMOTE STORMWATER INFILTRATION AND THEN DRAIN TO THE NORTH FORK OF DOGUE CREEK (NO ADDITIONAL RUNOFF WILL BE ADDED TO THIS RUN OF PIPES). AFTER DEDICATION FOR ROAD WIDENING ON LUKENS LANE APPROXIMATELY 40% OF THIS SITE IS ENCUMBERED BY THE FLOOD PLAIN / RPA. THIS PROJECT SHALL BE DEDICATING A CONSERVATION EASEMENT OVER THE 40% OF THE SITE COVERED BY THE FLOOD PLAIN, RPA & ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR PROVIDE AN EQUIVALENT MEASURE TO MEET THE BMP REQUIREMENTS. THE CONSERVATION EASEMENT SHALL MEET THE WATER QUALITY REQUIREMENTS OF THE SITE OR ADDITIONAL MEASURES SHALL BE PROVIDED. DUE TO THE SMALL SIZE OF THE SITE AND THE SMALL AMOUNT OF WATER BEING DETAINED THE EMERGENCY SPILLWAY FOR THE SWM DETENTION DRY POND SHALL BE CONTAINED AND CONVEYED WITHIN THE PRINCIPAL OUTFALL 18" PIPE FOR THE POND.

OUTFALL NARRATIVE:

THE RUNOFF FROM THIS 3.71 ACRE SITE AND THE WESTERN SIDE OF LUKENS LANE SHALL BE COLLECTED WITHIN PROPOSED ON-SITE CURB AND GUTTER SYSTEM AND CONVEYED TO AN ON-SITE STORM SEWER SYSTEM. THE ON-SITE STORM SEWER SYSTEM WILL CONVEY RUNOFF VIA CLOSED CONDUIT SYSTEM TO A THE PROPOSED STORMWATER MANAGEMENT (SWM) FACILITY LOCATED AT THE REAR OF THE SITE. THE ON-SITE STORMWATER AND THE RUNOFF FROM THE WESTERLY SIDE OF LUKENS LANE SHALL BE DETAINED WITHIN THE SWM FACILITY (DETENTION DRY POND) BEFORE BEING DISCHARGED INTO THE FLOOD PLAIN, RPA & ENVIRONMENTAL QUALITY CORRIDOR (EQC) AND THEN CONVEYED BY OVERLAND FLOW TO THE NORTH FORK OF DOGUE CREEK. THE NORTH FORK OF DOGUE CREEK IS LOCATED AT THE REAR OF THE SITE. THE COLLECTION OF THE RUNOFF FROM THE WESTERLY SIDE OF LUKENS LANE WILL REDUCE THE RUNOFF TO THE NORTHERLY OUTFALL SWALE THAT CURRENTLY DRAINS RUNOFF FROM THE EASTERLY SIDE OF LUKENS LANE. OFF-SITE STORMWATER FROM THE EASTERLY SIDE LUKENS LANE SHALL CONTINUE TO BE COLLECTED BY A ROADSIDE STORM SEWER SYSTEM AND CONVEYED UNDER LUKENS LANE VIA A 15" PIPE THE FLOOD PLAIN / RPA / EQC THROUGH A SERIES OF CHECK DAMS TO PROMOTE STORMWATER INFILTRATION TO THE NORTH FORK OF DOGUE CREEK. THE 15" PIPE UNDER LUKENS LANE SHALL BE EXTENDED UNDER THE PROPOSED ROAD IMPROVEMENTS AS SHOWN. IT IS OUR OPINION THAT THIS SITE AS DESCRIBED ABOVE SATISFIES THE ADEQUATE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL.

SWM DRAINAGE AREA NOTE:

SEE SHEET 3 FOR SWM DETENTION DRY POND DRAINAGE AREAS. THE PROPOSED SWM DETENTION DRY POND RECEIVES ONLY ON-SITE RUNOFF. THE RUNOFF FROM THE EASTERLY SIDE OF LUKENS LANE WILL BE COLLECTED BY A ROAD SIDE STORM SEWER SYSTEM AND CONVEYED VIA A CLOSED CONDUIT SYSTEM TO THE FLOOD PLAIN, RPA & EQC.

STORMWATER MANAGEMENT CALCULATIONS:

PRE-DEVELOPMENT RUN-OFF (Q10) = 9.17 CFS
 POST-DEVELOPMENT RUN-OFF (Q10) = 11.1 CFS
 INCREASE IN RUN-OFF (Q10) = 1.93 CFS

DETENTION CALCULATIONS:
 DETENTION REQUIRED = Q10 INCREASE x 600 x 1.25 (SAFETY FACTOR)
 DETENTION REQUIRED = 1.93 x 600 x 1.25
 DETENTION REQUIRED = 1,447 CU.FT.

DETENTION PROVIDED = 4,034 CU.FT.

GENERAL NOTES:

- TAX MAP #110-1-01-0040, 0041 & 0042
- EXISTING ZONE: R-2 PROPOSED ZONE: R-3 (CLUSTER)
- TITLE REPORT WAS NOT FURNISHED FOR THE PREPARATION OF THIS PLAT.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- THE SPECIAL AMENITY ON-SITE IS THE SUBSTANTIAL AMOUNTS OF OPEN SPACE IN EXCESS OF THE MINIMUM REQUIREMENT AND THE PROTECTION OF RPA, FLOODPLAIN AND ENVIRONMENTAL QUALITY CORRIDOR (EQC) IN THE REAR OF THE SITE.
- RIGHT-OF-WAY DEDICATION WILL BE PERFORMED DURING THE SUBDIVISION PROCESS AND ROAD CONSTRUCTION AND FRONTAGE IMPROVEMENTS WILL BE INSTALLED PRIOR TO OCCUPANCY.
- THE DEVELOPMENT SCHEDULE CONSISTS OF APPROVAL OF REZONING, PRELIMINARY SUBDIVISION AND FINAL SUBDIVISION APPROXIMATELY WITHIN 1 YEAR, SUBJECT TO MARKET CONDITIONS.
- TOPOGRAPHY FIELD RUN BY THIS FIRM.
- BOUNDARY SURVEY PERFORMED BY THIS FIRM.
- THERE ARE NO VISIBLE OR KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL ON THIS SITE.
- THERE ARE NO KNOWN HAZARDS, TOXIC SUBSTANCES, OR PETROLEUM PRODUCTS TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON-SITE.
- THIS DEVELOPMENT IS IN CONFORMANCE WITH THE CURRENT ADOPTED FAIRFAX COUNTY COMPREHENSIVE PLAN (MV7 MOUNT VERNON COMMUNITY PLANNING SECTOR).
- EACH LOT WILL HAVE A MINIMUM OF 4 PARKING SPACES (LOT 1 WILL PROVIDE 2 DRIVEWAY SPACES) AS REQUIRED (SEE PARKING TABULATIONS).
- OWNERS: LUKEN COMPANY L.C.
124 S. ROYAL STREET
ALEX. VA., 22314
DB 15496, PG 326 (PARCELS 41 & 42), DB 17474 PG 1978 (PARCEL 40)
- THIS DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY.
- PROPOSED UTILITIES TO BE UNDERGROUND.
- THIS DEVELOPMENT WILL BE SERVED BY PUBLIC SEWER AND WATER.
- SOLID WASTE WILL BE PICKED UP TWICE WEEKLY BY A PRIVATE SERVICE AND DISPOSED OF AT A COUNTY APPROVED LANDFILL.
- THIS LOT IS CURRENTLY USED AS TWO SINGLE-FAMILY DWELLINGS WITH GRAVEL AND ASPHALT DRIVE. THE SITE ALSO CONTAINS A DETACHED GARAGE AND SHEDS.
- STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED AS SHOWN UNLESS OTHERWISE WAIVED.
- THIS SITE WILL COMPLY WITH ALL STANDARDS & SPECIFICATIONS SET FORTH BY THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO), UNLESS WAIVED. THE DISTURBANCE FOR THE OUTFALL IS THE ONLY DISTURBANCE PROPOSED WITHIN THE RPA.
- UTILITY LOCATIONS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING
- LOT AREAS ARE SCALED AND SUBJECT TO MINOR CHANGES AT THE TIME OF FINAL ENGINEERING. DWELLING UNITS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE AT TIME OF FINAL PLAN PREPARATION. ALL LOTS MEET THE APPLICABLE MINIMUM LOT SIZES AND YARDS AS SHOWN AND DIMENSIONED FOR THE R-3 CLUSTER ZONING DISTRICT.
- THE SWM/DETENTION POND ON OUTLOT "A" SHALL BE LANDSCAPED AS SHOWN ON SHEET 2, SUBJECT TO APPROVAL OF D.P.W.&E.S. NO PLANTINGS ARE PROPOSED WITHIN THE PONDING AREA OR THE EMBANKMENT.
- THE PROPOSED DEVELOPMENT SHOWS ZONING SETBACKS AND THE PROPOSED DWELLINGS MUST FIT WITHIN THE SETBACKS AS SHOWN AND PROFFERED. LOTS 2 & 3 INCLUDE FURTHER RESTRICTIONS LIMITING THE AREAS FOR PRINCIPLE STRUCTURES, NOTED AS "WESTERN LIMITS OF PRINCIPLE STRUCTURE". THE "WESTERN LIMITS OF PRINCIPLE STRUCTURE" LINE SHALL NOT PRECLUDE THE INSTALLATION OF "PERMITTED EXTENSIONS INTO" MINIMUM REQUIRED YARDS" AS ALLOWED BY SECT. 2-412 AND ACCESSORY STRUCTURES AS PERMITTED BY ARTICLE 10 OF THE ZONING ORDINANCE.

SITE DATA:

NUMBER OF UNITS PROPOSED	6 UNITS
SITE AREA	161,672 SQ.FT. OR 3.7115 AC.
OPEN SPACE REQUIRED	25% OR 40,418 SQ.FT.
OPEN SPACE PROVIDED	41.7% OR 67,554 SQ.FT.

DENSITY TABULATION (ART. 2, PART 3, SECTION 2-308(2))	
SITE AREA	161,672 SQ. FT. OR 3.7115 AC.
FLOODPLAIN AREA	61,558 SQ. FT. OR 1.4132 AC.
30% OF SITE AREA	48,501 SQ. FT. OR 1.1134 AC.
FLOODPLAIN AREA ABOVE 30% OF SITE	13,057 SQ. FT. OR 0.2997 AC.
DIFFERENCE OF TOTAL SITE AREA AND F.P. OVER 30%	148,615 SQ. FT. OR 3.4117 AC.

CALCULATION:
 3 DU/AC MAX. X 3.41 = 10.2 UNITS
 (50%) 1.5 DU/AC MAX. X 0.30 = 0.45 UNITS
 APPROVED DEVELOPMENT PLAN
 (DP) (GD) (CDP) (FDP)
 SEE PROFFERS DATED 11/21/05
 Date of (BOS) (PC) approval 11/21/05
 Sheet 1 of 4

DENSITY ALLOWED: 2.75 DU/AC.
 DENSITY PROVIDED: 1.76 DU/AC.

SITE TABULATION:

AREA OF LOTS:	72,881 SQ.FT.
OUTLOT "A" (SWM):	3,034 SQ.FT.
OUTLOT "B":	67,554 SQ.FT.
ROAD DEDICATION (CUL-DE-SAC):	14,288 SQ.FT.
ROAD DEDICATION (LUKENS LANE):	3,915 SQ.FT.
TOTAL AREA:	161,672 SQ.FT.

SIDEWALK / TRAIL NOTE:

THE FAIRFAX COUNTY TRAILS PLANNER HAS CONFIRMED THAT A FIVE (5) FOOT WIDE CONCRETE WALK IS SUFFICIENT TO MEET THE PEDESTRIAN TRAILS REQUIREMENT ALONG LUKENS LANE. A 5 FOOT WIDE SIDEWALK / PEDSTRIAN TRAIL IS PROVIDED WITH THIS PLAN.

PROPOSED DWELLING NOTE:

THE PROPOSED DWELLING FOOTPRINTS SHOWN ARE: FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REPRESENT ACTUAL DWELLING FOOTPRINTS. THE FINAL DWELLING FOOTPRINTS SHALL BE DETERMINED DURING THE FINAL SUBDIVISION AND GRADING PLAN PROCESS. THE MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" (1.5') ABOVE THE 100-YEAR FLOODPLAIN ELEVATION (MIN. FF=17.5).

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS, JR. & ASSOC., P.C. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.
 EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-267-7777, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
 LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF FAIRFAX COUNTY, VIRGINIA.
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R.C. FIELDS, JR. & ASSOCIATES
 A PROFESSIONAL CORPORATION
 LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN
 730 S. Washington Street
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 FAX (703) 549-6452

COMMONWEALTH OF VIRGINIA
 RONALD J. KELLER
 No. 1457-B
 28 JAN. 2005
 LAND SURVEYOR

GENERALIZED DEVELOPMENT PLAN
HALLEY FARM
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

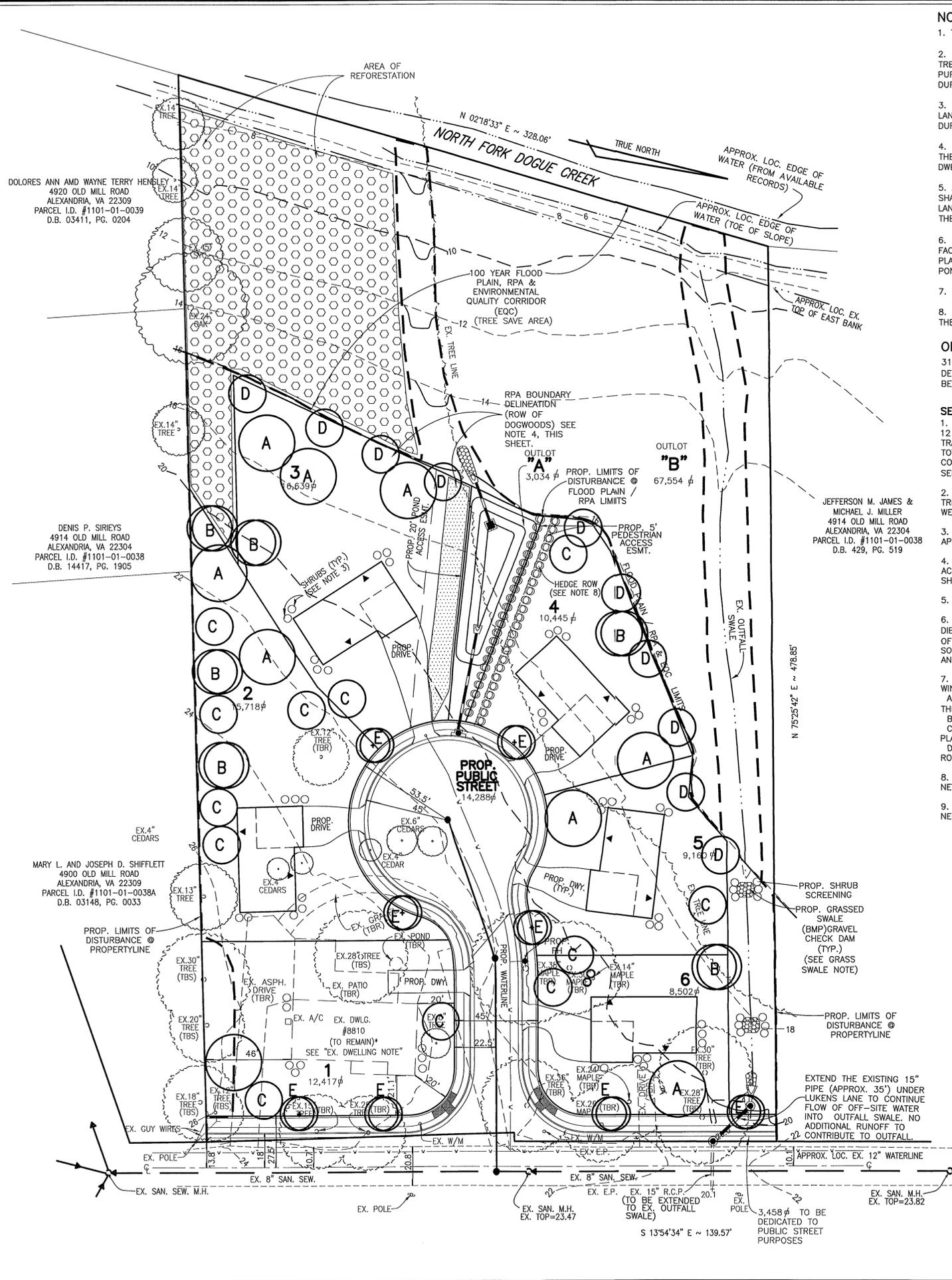
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 Department of Planning & Zoning
 OCT 14 2005
 Zoning Evaluation Division

DATE	REVISION
8/19/04	PER COMMENTS
11/18/04	PER COMMENTS
12/21/04	PER COMMENTS
1/28/05	7 LOT RESUBMISSION
2/18/05	STAFF COMMENTS
3/4/05	STAFF COMMENTS
8/12/05	SWM REVISIONS
8/29/05	STAFF COMMENTS
10/11/05	6 LOTS PER COMMENTS

DESIGN: R.K.B.
 DRAWN: R.K.B.

SCALE: 1" = 30'
 DATE: JUNE 15, 2004

SHEET 1 OF 4
 FILE: 03-49



NOTES:

1. TREE TYPES MAY BE SUBSTITUTED FOR TREES WITH EQUIVALENT COVER.
2. ONE LARGE DECIDUOUS TREE AND ONE MEDIUM EVERGREEN OR ORNAMENTAL DECIDUOUS TREE SHALL BE PLANTED ON EACH BUILDING LOT. LOCATIONS SHOWN ARE FOR PLANNING PURPOSES ONLY. FINAL LOCATION OF TREES ON THE BUILDING LOTS IS TO BE DETERMINED DURING CONSTRUCTION.
3. EACH BUILDING LOT SHALL HAVE SHRUBS PLANTED GENERALLY AS SHOWN ON THE LANDSCAPE PLAN. FINAL LOCATION, AMOUNT AND TYPE OF SHRUBS TO BE DETERMINED DURING FINAL SITE PLAN.
4. IN LIEU OF A FENCE OR SHRUBS A ROW DOGWOOD TREES SHALL BE PLANTED ALONG THE EDGE OF THE RPA TO DELINEATE THE RPA BOUNDARY AFTER CONSTRUCTION OF THE DWELLINGS.
5. AS PART OF THE FIRST AND ALL SUBSEQUENT SITE PLAN SUBMISSIONS THE APPLICANT SHALL PROVIDE A TRANSPLANTING PLAN, PREPARED BY A CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT, TO THE SATISFACTION OF THE FOREST CONSERVATION SECTION. THE PLAN SHALL ADDRESS THE TRANSPLANTING OF EXISTING TREES ON THE SITE.
6. IN ORDER TO RESTORE THE NATURAL APPEARANCE OF THE PROPOSED SWM (DETENTION) FACILITY A LANDSCAPE PLAN SHALL BE SUBMITTED AS PART OF THE FINAL SUBDIVISION PLAN. THE LANDSCAPE PLAN SHALL SHOW THE RESTRICTIVE PLANTING EASEMENT FOR THE POND AND LANDSCAPING IN THE AREAS OUTSIDE OF THE RESTRICTIVE PLANTING EASEMENT.
7. EIGHT STREET TREES SHALL BE PROVIDED AS SHOWN.
8. A HEDGE ROW SHALL BE PROVIDED AS REQUIRED TO SCREEN THE DETENTION POND, THE TYPE AND NUMBER OF PLANTINGS SHALL BE COORDINATED WITH URBAN FORESTRY.

OPEN SPACE ACCESS EASEMENT NOTE:

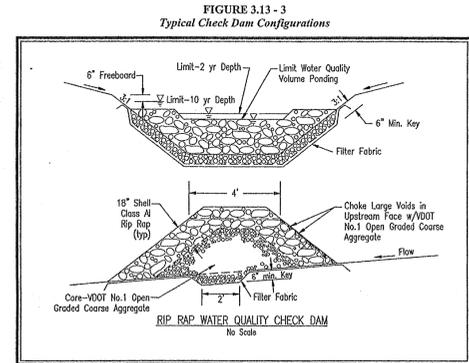
31 SHRUBS SHALL BE PLANTED 30" O.C. (ON EACH SIDE OF ACCESS EASEMENT) TO DELINEATE THE ACCESS TO THE OPEN SPACE. A MULCH TRAIL SHALL BE PROVIDED BETWEEN THE SHRUB ROWS.

SEEDLING PLANTING NOTES:

1. UPPER STORY AND UNDER STORY SEEDLINGS SHALL BE AT LEAST THREE YEARS OLD AND 12 INCHES IN HEIGHT. ANY AGE CONFIGURATION IN TERMS OF INITIAL SEEDBED AGE -TO- TRANSPLANT BED AGE SUCH AS 3-0, 2-1, 1-2 ETC. IS PERMISSIBLE SO LONG AS THE TOTAL AGE IS 3 YEARS. SEEDLINGS OF A GREATER AGE MAY BE USED PROVIDED THEY CONFORM TO THE SPECIFICATIONS OUTLINED IN THE PUBLIC FACILITIES MANUAL. SHRUB SEEDLINGS SHALL BE IN CONFORMANCE WITH "AMERICAN STANDARD FOR NURSERY STOCK".
2. PLANTING STOCK SHALL BE HEALTHY AND FREE FROM INSECT AND DISEASE PESTS. TREE SEEDLINGS SHALL BE SINGLE LEADER AND THE ROOT SYSTEM IS TO BE WELL-DEVELOPED, FIBROUS, AND KEPT MOIST UNTIL PLANTED.
3. SEEDLINGS SHALL BE PLANTED BETWEEN MARCH 1 AND APRIL 15 UNLESS OTHERWISE APPROVED BY DIRECTOR.
4. SEEDLINGS SHALL BE PLANTED AT A DENSITY OF APPROXIMATELY 200 SEEDLINGS PER ACRE OF UPPER STORY TREES, 400 SEEDLINGS PER ACRE OF UNDERSTORY TREES AND SHRUB SEEDLINGS AT 2,178 PER ACRE.
5. SEEDLINGS SHALL BE PLANTED WHERE SHOWN ON THE REFORESTATION PLAN.
6. IN AREAS OF UNDISTURBED, UNCOMPACTED SOIL SEEDLINGS MAY BE PLANTED WITH A DIBBLE BAR, SHOVEL OR AUGER (SEE VIRGINIA E&S CONTROL HANDBOOK FOR DESCRIPTION OF DIBBLE BAR, SHOVEL OR AUGER METHOD). IN AREAS OF COMPACTED SOIL OR FILL THE SOIL THROUGHOUT THE AREA SHALL BE AMENDED WITH 3-6 INCHES OF ORGANIC MATTER AND THOROUGHLY TILLED TO A DEPTH OF 12 INCHES.
7. PRIOR TO PLANTING SEEDLINGS SHALL BE KEPT MOIST, FRESH, AND PROTECTED FROM WIND AND SUN TO PREVENT MORTALITY BEFORE PLANTING.
 - A. SEEDLINGS SHALL BE PLANTED AT APPROXIMATELY THE SAME DEPTH AS GROWING IN THE NURSERY (THE ROOT COLLAR SHOULD BE AT GROUND LEVEL).
 - B. SEEDLINGS SHALL BE PLANTED ERECT.
 - C. SEEDLING ROOTS SHALL BE SPREAD CAREFULLY IN A NATURAL POSITION IN THE PLANTING HOLE.
 - D. SEEDLINGS SHALL BE SECURELY PLANTED WITH THE SOIL FIRMLY PACKED AROUND THE ROOTS.
8. DECIDUOUS SEEDLINGS SHALL BE PLANTED WITH TREE PROTECTION TUBES, MULCH, AND NETTING WHEN REQUIRED BY THE DIRECTOR.
9. SEEDLINGS SHALL BE WATERED THE DAY THEY ARE PLANTED AND THEREAFTER AS NECESSARY TO INSURE A SURVIVAL RATE AFTER TWO YEARS OF 400 PLANTS PER ACRE.

Application No. 12 204-MU-020 Staff: FB
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (ODP) (FDP)
 SEE PROFESSERS DATED 11/21/05
 Date of (BOS) (PC) approval: 11/21/05
 Sheet 2 of 4

MINIMUM STANDARD 3.13 CHAPTER 3



TREE COVER CALCULATIONS:

GROSS SITE AREA	161,672 SQ.FT.
PERCENTAGE OF TREE COVER REQUIRED	20%
TREE COVER REQUIRED = 161,672 SQ.FT. x 0.20	32,334 SQ.FT.

EXISTING TREE COVER CALCULATION

EXISTING TREE COVER WITHIN FLOOD PLAIN / RPA (TO REMAIN)	39,829 SQ.FT.
EXISTING TREE COVER OUTSIDE THE FLOOD PLAIN / RPA	19,392 SQ.FT.
EXISTING TREE COVER (TOTAL)	59,221 SQ.FT.
TREES TO BE REMOVED (WITHIN FLOOD PLAIN)	0 SQ.FT.
TREES TO BE REMOVED (OUTSIDE OF FLOOD PLAIN)	15,855 SQ.FT.
TREES TO BE PRESERVED OUTSIDE OF FLOOD PLAIN / RPA (x 1.25)	4,421 SQ.FT.
TREES TO BE PRESERVED WITHIN FLOOD PLAIN / RPA (x 1.00)	39,829 SQ.FT.

TREES TO BE PLANTED

9 TREES @ 250 SQ.FT. EACH	2,250 SQ.FT.
6 TREES @ 100 SQ.FT. EACH	600 SQ.FT.
12 TREES @ 150 SQ.FT. EACH	1,800 SQ.FT.
10 TREES @ 200 SQ.FT. EACH	2,000 SQ.FT.

CALCULATIONS:

161,672 x 0.20 = 32,334 SQ.FT. < 4,421 + 39,829 + 6,650 = 50,900 SQ.FT.

TREE COVER REQUIRED = 32,334 SQ.FT.
 TREE COVER PROVIDED = 49,650 SQ.FT.

ONSITE LANDSCAPE SCHEDULE

LEGEND	NO.	COMMON NAME	NORMAL TREE COVER EACH	NORMAL TREE COVER TOTAL	SIZE COMMENTS
A	9	NATIVE DECIDUOUS (ie.MAPLE/OAK)	250	2,250	3" CAL. B & B
B	6	EVERGREEN (ie.LEYLAND CYPRESS/CEDAR)	100	600	8" HT. B & B
C	12	NATIVE DECIDUOUS (ie.MAPLE/OAK)	150	1,800	1" - 1.5" CAL B & B

RPA BOUNDARY DELINEATION LANDSCAPE SCHEDULE

LEGEND	NO.	COMMON NAME	NORMAL TREE COVER EACH	NORMAL TREE COVER TOTAL	SIZE COMMENTS
D	10	DOGWOOD (CORNUS FLORIDA)	200	2,000	1" CAL. B & B

STREET TREE LANDSCAPE SCHEDULE

LEGEND	NO.	COMMON NAME	NORMAL TREE COVER EACH	NORMAL TREE COVER TOTAL	SIZE COMMENTS
E	8	NATIVE DECIDUOUS (ie.MAPLE/OAK)	150	--	1" - 1.5" CAL B & B

REFORESTATION/RPA PLANTINGS

THE AREA OF THE RPA/FLOOD PLAIN WHICH IS NOT CURRENTLY WOODED SHALL BE "REFORESTED" WITH SEEDLINGS IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE (118-3-3(f)). THE PLANTINGS SHALL INCLUDE NATIVE OVERSTORY SEEDLINGS AT A MINIMUM OF 200 PLANTINGS PER ACRE, UNDERSTORY SEEDLINGS AT 400 PLANTINGS PER ACRE AND SHRUB SEEDLINGS AT 2,178 PLANTINGS PER ACRE. THIS PLAN PROPOSES ON-SITE REFORESTATION OF 0.56 ACRES (SEE PLAN VIEW FOR AREA OF REFORESTATION). THUS 112 OVERSTORY SEEDLINGS, 224 UNDERSTORY SEEDLINGS AND 1,220 SHRUB SEEDLINGS SHALL BE PROVIDED TO MEET THE REQUIREMENTS OF THE FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE. PLANTINGS TO BE COORDINATED WITH URBAN FORESTRY MANAGEMENT BRANCH, D.P.W.E.S. AND FAIRFAX COUNTY PARKS AND RECREATION. SIGNAGE WILL BE PROVIDED INDICATING THE AREA OF REFORESTATION. SIGNAGE WILL BE COORDINATED WITH THE URBAN FORESTRY MANAGEMENT BRANCH, D.P.W.E.S. AND FAIRFAX COUNTY PARKS AND RECREATION.

ONSITE REFORESTATION SCHEDULE

OVERSTORY SEEDLINGS				
LEGEND	NO.	COMMON NAME	BOTANICAL NAME	SIZE COMMENTS
K	28	SYCAMORE	PLATANUS OCCIDENTALIS	12" HGT. SINGLE-LEADER
L	28	BLACK GUM	NYSSA SYLVATICA	12" HGT. SINGLE-LEADER
M	28	RED MAPLE	ACER RUBRUM	12" HGT. SINGLE-LEADER
N	28	WHITE OAK	QUERCUS ALBA	12" HGT. SINGLE-LEADER
UNDERSTORY SEEDLINGS				
O	112	FLOWERING DOGWOOD	CORNUS FLORIDA	12" HGT. SINGLE-LEADER
P	112	HORNBEAM	CARPINUS CAROLINIANA	12" HGT. SINGLE-LEADER
UNDERSTORY SEEDLINGS				
Q	407	RED CHOKECHERRY	ARONIA ARBUTIFOLIA	
R	407	INKBERRY HOLLY	ILEX GLABRA	
S	406	SWAMP AZALEA	RHODODENDRON VISCOSUM	

NOTE: THE PLANTINGS LISTED ABOVE MAY BE SUBSTITUTED (WITH OTHER NATIVE SPECIES) WITH EQUIVALENT COVER SUBJECT TO APPROVAL OF THE URBAN FORESTRY MANAGEMENT BRANCH.

GROUND COVER NOTE:

THE REFORESTATION AREA WILL BE SPRAYED WITH A ERNSTSEED WILDLIFE FOOD AND SHELTER SHRUB MIX ERNMX-138 OR EQUIVALENT MIXTURE. THE SEED MIXTURE WILL BE SPRAYED AT A DENSITY OF 15LBS./ACRE BULK SEED. THE HYDRO-SEEDING WILL BE IN ADDITION TO THE REQUIRED SEEDLINGS TO BE PLANTED. THE SEED MIXTURE IS COMPRISED OF PLANTS THAT WILL HELP ESTABLISH UNDERSTORY GROWTH AND PROVIDE GROUND COVER IN THE REFORESTATION AREA.

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 Alexandria, Virginia 22314 FAX (703) 549-6452

COMMISSIONED BY
 RONALD J. KELLER
 No. 1457-B
 28 JAN. 2005
 LAND SURVEYOR

LANDSCAPE PLAN
HALLEY FARM
 MT. VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
8/19/04	PER COMMENTS
11/18/04	PER COMMENTS
12/21/04	PER COMMENTS
1/28/05	7 LOT RESUBMISSION
2/18/05	STAFF COMMENTS
3/4/05	STAFF COMMENTS
8/12/05	SWM REVISIONS
8/29/05	STAFF COMMENTS
10/11/05	6 LOTS PER COMMENTS

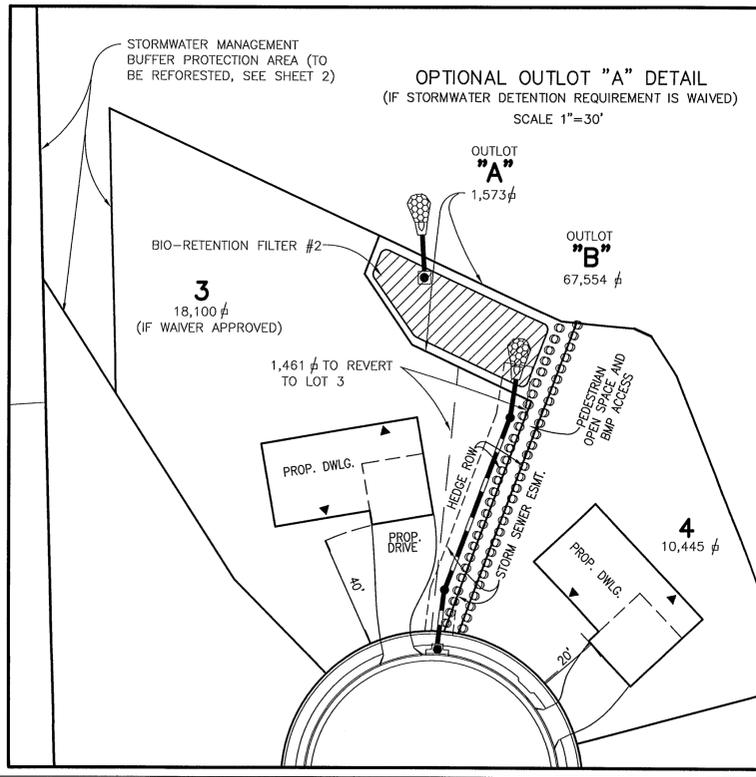
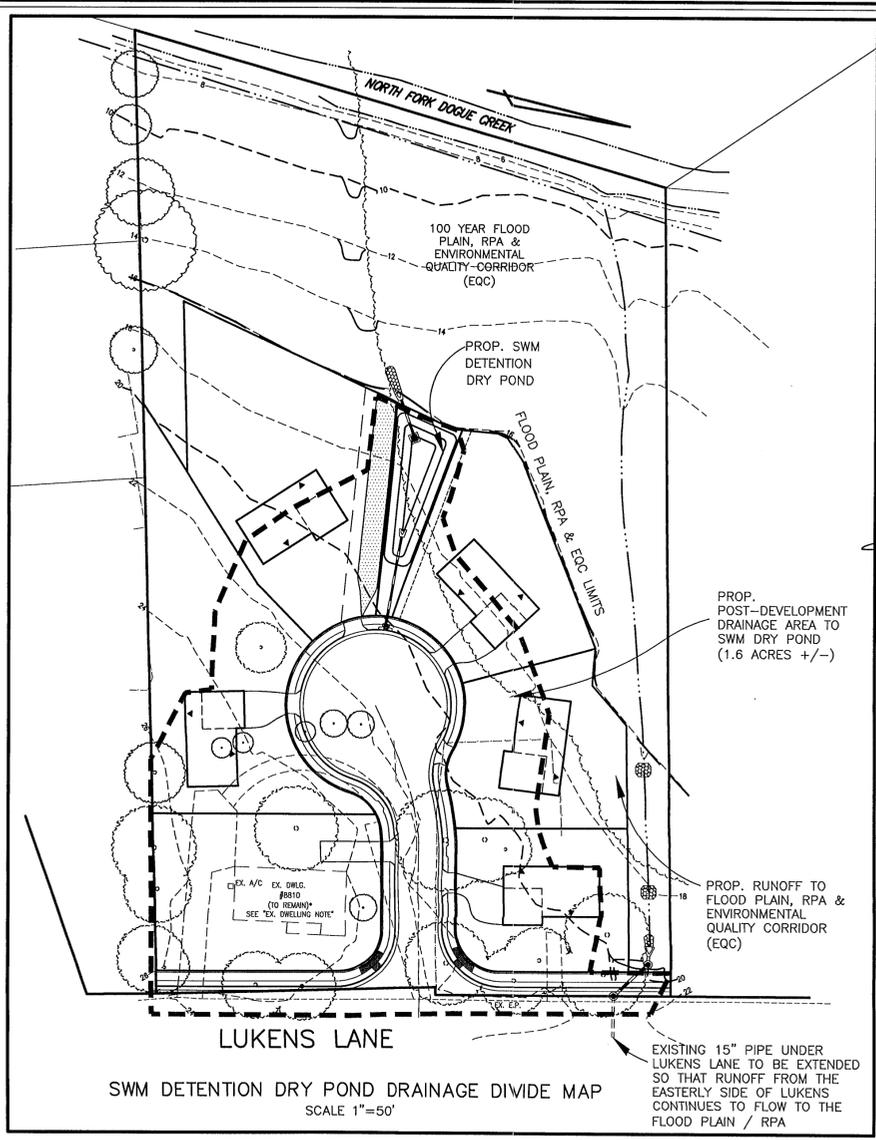
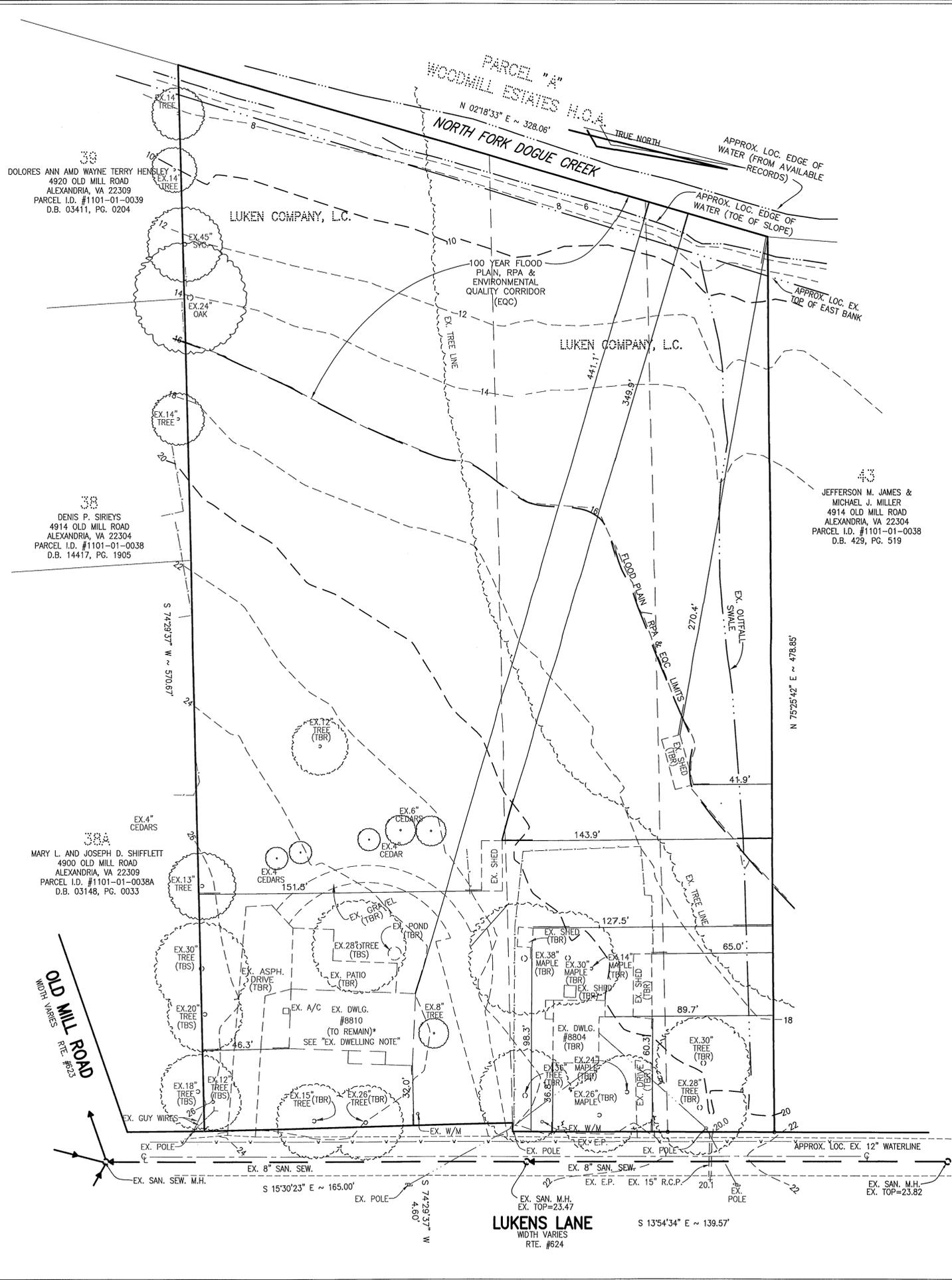
DESIGN: R.K.B.
 DRAWN: R.K.B.

SCALE: 1" = 30'

DATE: JUNE 15, 2004

SHEET 2 OF 4

FILE: 03-49



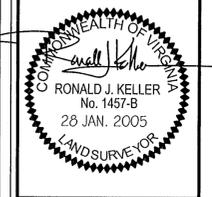
BMP/WATER QUALITY SIZING CALCULATIONS:
 IF THE DETENTION REQUIREMENT IS WAIVED THIS PLAN PROPOSES THE USE OF A BIO-RETENTION FILTER (WITH UNDERDRAINS) TO MEET WATER QUALITY REQUIREMENTS. THE FILTER AREA IS SIZED TO PROVIDE TREATMENT OF THE FIRST ONE-HALF INCH (0.5") OF RUNOFF FROM THE IMPERVIOUS SURFACES. THE MAXIMUM DEPTH OF PONDING IN THE FILTER WILL BE 1.0'. AN INLET IN THE FILTER AREA WILL PROVIDE OVERFLOW RELIEF FOR DESIGN STORMS.

CALCULATIONS FILTER:
 IMPERVIOUS AREA TO PROPOSED BASIN = 0.63 ACRES
 FILTER AREA REQUIRED = 0.63 x 1815 = 1,144 CUBIC FEET
 FILTER SURFACE AREA PROPOSED = 1,400 SQ.FT.
 (1,400 x 1.0 = 1,400 CU.FT. TOTAL FILTER AREA)
 FILTER IS ADEQUATE.

Application No. **R2 2007-114-030** Staff: **FB**
 APPROVED DEVELOPMENT PLAN
 (DP) **ADP** (CDP) (FDP)
 SEE PROFFERS DATED **11/21/05**
 Date of **8/29/05** (PC) approval: **8/21/05**
 Sheet **3** of **4**

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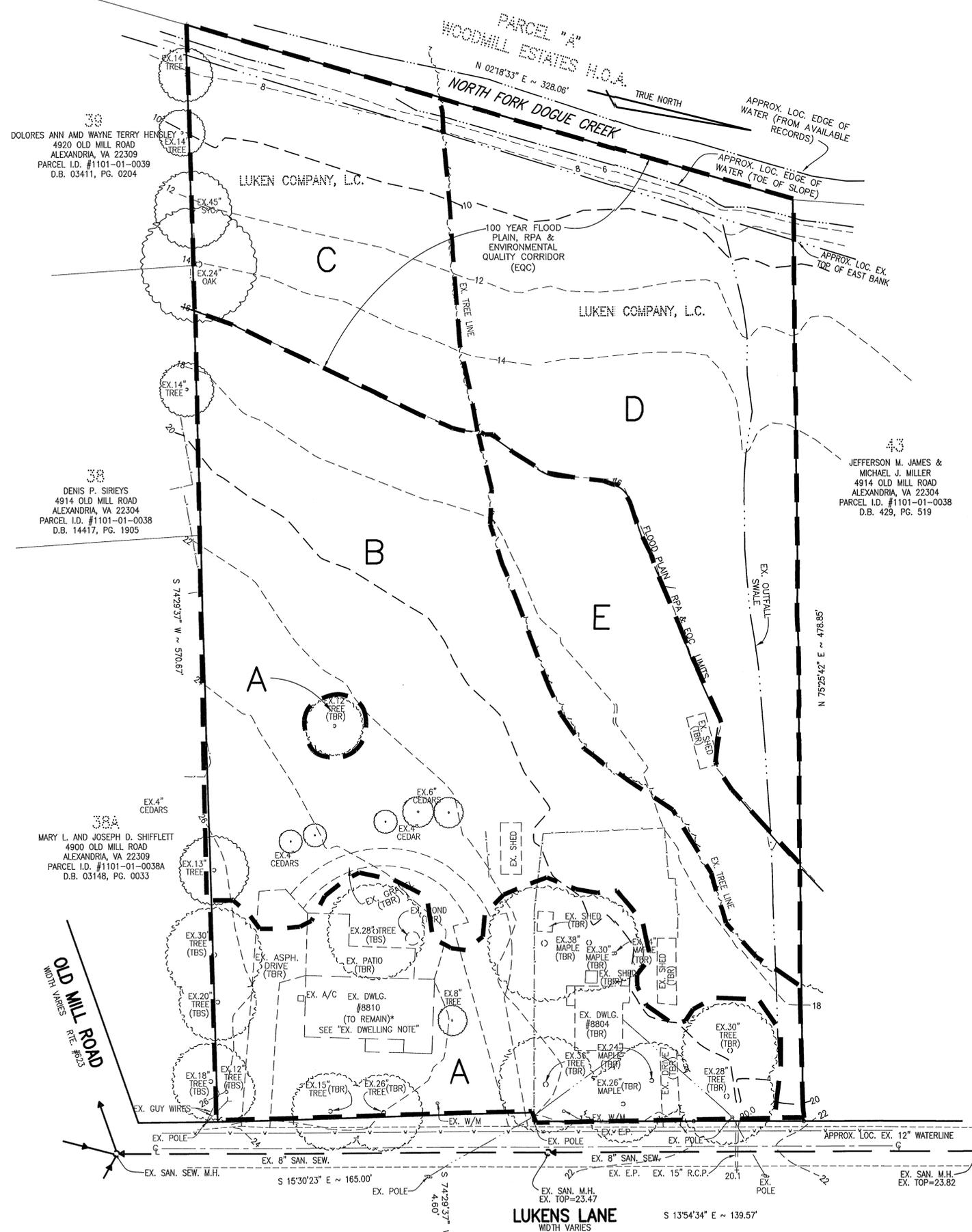
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EXISTING CONDITIONS PLAN
HALLEY FARM
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
8/19/04	PER COMMENTS
11/18/04	PER COMMENTS
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 SCALE: 1" = 30'
 DATE: JUNE 15, 2004
 SHEET **3** OF **4**
 FILE: **03-49**



COVER TYPE SUMMARY TABLE

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION *	ACREAGE	COMMENTS
A	OAKS, MAPLES, CEDARS, PINES, & MAINTAINED GRASS	SUB-CLIMAX	GENERALLY GOOD	0.7 AC.	SEE CONDITION
B	GRASS	N/A	N/A	1.2 AC.	N/A
C	GRASSES & BRUSH	N/A	SEE COMMENTS	0.5 AC.	AREA WITHIN FLOODPLAIN
D	GRASSES, BRUSH, MATURE (12" OR GREATER) OAKS & MAPLES	SUB-CLIMAX	SEE COMMENTS	0.9 AC.	AREA WITHIN FLOODPLAIN
E	GRASSES, BRUSH, MATURE (12" OR GREATER) OAKS & MAPLES	SUB-CLIMAX	SEE COMMENTS	0.4 AC.	N/A
TOTAL ACREAGE				3.7 AC.	

* CONDITION DESCRIPTION

COVER TYPE A: THE TREES IN THIS COVER TYPE WERE IN GENERALLY GOOD CONDITION. THIS AREA IS MAINLY THE AREAS ASSOCIATED WITH THE EXISTING HOUSES ON SITE AND TREES ARE SCATTERED THROUGHOUT THE SITE WITHIN A MAINTAINED TYPICAL LARGE LOT DWELLING SITE. MOST TREES IN THIS AREA WILL BE REMOVED DURING DEVELOPMENT DUE TO HOUSE SITINGS AND GRADING.

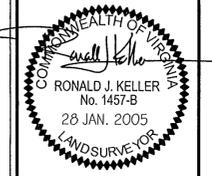
COVER TYPE B: THIS AREA ON SITE IS BEHIND THE EXISTING DWELLINGS AND CONSISTS OF MAINTAINED GRASS. THIS AREA DOES NOT INCLUDE THE GRASS AREA WITHIN THE FLOODPLAIN.

COVER TYPE C: THIS AREA OF THE SITE IS THE NON-WOODED PORTION OF THE FLOOD / RPA AREA. AREA IS COMPRISED OF MAINLY MAINTAINED GRASSES WITH NO SIGNIFICANT LARGE VEGETATION. SMALL TREES LOCATED IN THIS AREA ARE IN THE EARLY SUCCESSIONAL STAGE.

COVER TYPE D: THIS AREA OF THE SITE IS THE FLOOD PLAIN /RPA AREA ASSOCIATED WITH THE NORTH FORK OF DOGUE CREEK. THIS COVER TYPE IS MADE UP OF UNMAINTAINED GRASSES/BRUSH AND MATURE OAKS AND MAPLES ALONG THE EASTERN SIDE OF THE NORTH FORK OF DOGUE CREEK. THE VEGETATION SHOWN IN THIS AREA IS IN THE SUB-CLIMAX STAGE. THIS AREA OF THE SITE WITHIN THE FLOOD PLAIN / RPA WILL BE PRESERVED DURING DEVELOPMENT BY A RESTRICTIVE EASEMENT.

COVER TYPE E: THIS AREA OF THE SITE IS ADJACENT TO THE FLOOD PLAIN /RPA AREA ASSOCIATED WITH THE NORTH FORK OF DOGUE CREEK. THIS COVER TYPE IS MADE UP OF UNMAINTAINED GRASSES/BRUSH AND MATURE OAKS AND MAPLES IN THE SUB-CLIMAX STAGE. A LARGE PORTION OF TREES IN THIS AREA SHALL BE REMOVED DURING SITE DEVELOPMENT.

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EXISTING VEGETATION MAP
HALLEY FARM
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

Application No. RE 2004-MV-130 Staff PB
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 11/21/05
 Date of (BOS) (PC) approval 11/21/05
 Sheet 4 of 4

DATE	REVISION
8/19/04	PER COMMENTS
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