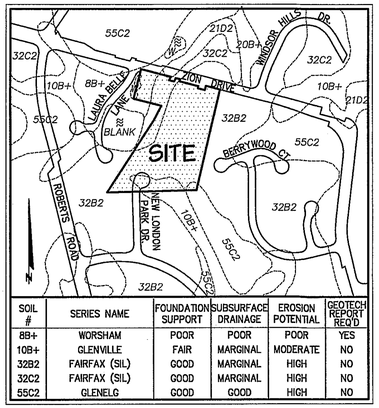
CONCEPTUAL / FINAL DEVELOPMENT PLAN

NEW LONDON PARK

BRADDOCK DISTRICT

FAIRFAX COUNTY, VIRGINIA



SOIL #	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	EROSION POTENTIAL	GEOTECH REPORT REQ'D
8B+	WORSHAM	POOR	POOR	POOR	YES
10B+	GLENVILLE	FAIR	MARGINAL	MODERATE	NO
32B2	FAIRFAX (SIL)	GOOD	MARGINAL	HIGH	NO
32C2	FAIRFAX (SIL)	GOOD	MARGINAL	HIGH	NO
55C2	GLENELG	GOOD	GOOD	HIGH	NO

SOILS MAP/DATA

SCALE : 1" = 500'

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBERS 68-4((1)) PARCELS 48, 49 & 50, 68-4((4)) PARCELS 1, A1, C & D, 68-4((13)) PART OF PARCEL A, AND 77-2((26)) LOTS 1, 2 & 3. THE SITE IS CURRENTLY ZONED R-1 AND R-3 CLUSTER. THE PROPOSED ZONING IS PDH-3 AND R-3 CLUSTER.

2. THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF:
   068-4-01 PCL. 48 - ROBERT M. & JUDITH A. CHURCHILL IN DEED BOOK 6941 AT PAGE 62
   068-4-01 PCL. 49 - ALFRED A. & PHERESO J. ABERNATHY IN DEED BOOK 1520 AT PAGE 269
   068-4-01 PCL. 50 - MARY E. BRIGGS IN DEED BOOK 1013 AT PAGE 306
   068-4-13 (PART OF) PCL. "A" - GOINS MANOR HOMEOWNERS ASSOC. IN DEED BOOK 5753 AT PAGE 779
   068-4-04 PCL. 1 - ALFRED A. & PHERESO J. ABERNATHY IN DEED BOOK 1520 AT PAGE 267
   068-4-04 PCL. A1 - ALFRED A. & PHERESO J. ABERNATHY IN DEED BOOK 1767 AT PAGE 563
   068-4-04 PCL. C - ALFRED A. & PHERESO J. ABERNATHY IN DEED BOOK 1520 AT PAGE 267
   068-4-04 PCL. D - JOHN & LUCILLE FOLKS IN DEED BOOK 10160 AT PAGE 1737
   077-2-26 LOT 1 - CHUL HEE CHO IN DEED BOOK 10674 AT PAGE 326
   077-2-26 LOT 2 - JOHN & LUCILLE FOLKS IN DEED BOOK 10160 AT PAGE 1737
   077-2-26 LOT 3 - SAMI S. ALAMIRI & LUMA J. KHALAF IN DEED BOOK 10775 AT PAGE 123

3. BOUNDARY INFORMATION TAKEN FROM EXISTING RECORDS.

4. EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM EXISTING RECORDS. CONTOUR INTERVAL EQUALS 2 FEET USGS NGVD.

5. THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.

6. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON-SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.

7. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.

8. THERE ARE EXISTING GRAVES WITHIN THE AREA DESIGNATED AS PARCEL "C".

9. ALL EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.

10. SEE SHEETS 4 AND 5 FOR DESCRIPTION OF EXISTING VEGETATION.

11. THOSE EXISTING STRUCTURES WHICH ARE TO BE REMOVED ARE NOTED ON THE PLAN.

12. 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 REGULATION; 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.

13. THERE ARE NO ZONING OVERLAY DISTRICTS.

14. THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.

15. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 2.27 DWELLING UNITS PER ACRE IN THE PDH-3 DISTRICT AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, UNLESS OTHERWISE NOTED. THERE ARE NO UNITS PROPOSED IN THE R-3 CLUSTER DISTRICT.
   - THE DEVELOPER MAY REQUEST MODIFICATIONS OR WAIVERS OF STORMWATER MANAGEMENT/BMPs WITH FINAL PLAN SUBMISSION

16. PROPOSED PUBLIC IMPROVEMENTS:
   A. WATER SERVICE TO BE PROVIDED BY AN EXISTING 12" MAIN LOCATED IN ZION DRIVE.
   B. SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED ZION DRIVE.
   C. IMPROVEMENTS TO ZION DRIVE AND CONSTRUCTION OF AN INTERIOR PUBLIC STREET.

17. NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.

18. SPECIAL AMENITIES ARE NOT PROPOSED WITH THIS PLAN.

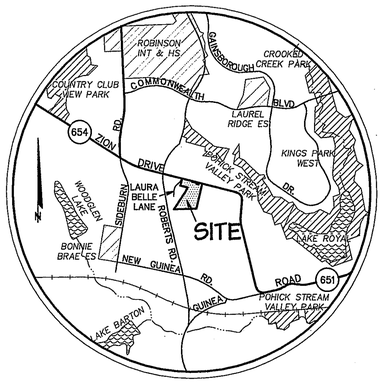
19. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.

20. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.

21. A TRAIL IS NOT REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN.

22. PARCELS A, C & D WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. PARCEL B WILL BE PRIVATELY OWNED BY LOT 8, BUT MAINTAINED BY THE HOA.

23. PURSUANT TO SECTION 16-403, MINOR MODIFICATIONS TO THE LOT AREAS, BUILDING LOCATIONS AND DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN.



VICINITY MAP

SCALE : 1" = 2000'

Application No. RZ 2001-BR-028 Staff t. straglia
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-20-2002
Date of (BOS) (PC) approval 3-4-2002
Sheet 1 of 6

Application No. FDP 2001-BR-028 Staff t. straglia
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) conditions
SEE PROFFERS DATED 2-13-2002
Date of (BOS) (PC) approval 2-20-2002
Sheet 1 of 6

See concurrent PCA 81-A-036

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
2-6-02
PROFESSIONAL ENGINEER

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 06 2002
ZONING EVALUATION DIVISION

RESPONSES TO SECTION 9-615

1. SINCE THERE IS NO DEVELOPMENT BEING PROPOSED WITHIN THE AREA OF THE R-3 CLUSTER, A WAIVER OF THESE REQUIREMENTS IS BEING REQUESTED.

2. A. (1) AND (2) THERE IS NO DEVELOPMENT PROPOSED WITHIN THE AREA OF THE R-3 CLUSTER ZONING WHICH WILL BE USED AS OPEN SPACE.

   B. THE R-3 CLUSTER ZONING MAINTAINS THE CHARACTER OF THE AREA BY PRESERVING OPEN SPACE ALONG ZION DRIVE.

3. NEITHER THE DENSITY NOR ANY OTHER APPLICABLE REGULATION OF GOINS MANOR IS BEING MODIFIED OR CHANGED.

   A., B., AND C. THIS AREA OF R-3 CLUSTER ZONING WILL NOT EXTEND INTO A FLOODPLAIN.

4. UPON APPROVAL OF THE R-3 CLUSTER REZONING, THE APPROPRIATE PLATS WILL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

5. NOT APPLICABLE.

SITE TABULATIONS

PDH-3 SITE AREA:	
LOT AREA	236,732.99 ∮ (5.435 Ac)
PARCELS A-D	95,289.47 ∮ (2.188 Ac)
RIGHT-OF-WAY DEDICATION (PROP. STREET)	34,045.82 ∮ (0.782 Ac)
RIGHT-OF-WAY DEDICATION (ZION DRIVE)	5,227.20 ∮ (0.120 Ac)
RIGHT-OF-WAY DED. (EX. NEW LONDON PARK DR.)	12,024.19 ∮ (0.276 Ac)
PDH-3 TOTAL	383,319.67 ∮ (8.800 Ac)
R-3 CLUSTER SITE AREA	8,580.22 ∮ (0.197 Ac)
TOTAL SITE AREA	391,899.89 ∮ (8.997 Ac)

PDH-3 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	20 SINGLE-FAMILY DETACHED
DENSITY	3 DU/AC (MAX.)	2.27 DU/AC
MINIMUM LOT SIZE	N/A	7,577 ∮ ±
AVERAGE LOT SIZE	N/A	11,837 ∮ ±
MINIMUM LOT WIDTH	N/A	N/A
MAXIMUM BUILDING HEIGHT	N/A	35'
SETBACKS:	N/A	N/A
OPEN SPACE (PARCELS A-D)	20%	20%
PARKING	2 SPACES/ UNIT	2 SPACES/ UNIT

TABULATIONS FOR GOINS MANOR

R-3 CLUSTER

EXISTING SITUATION

TOTAL AREA OF GOINS MANOR SUBDIVISION	11.212 Ac
OPEN SPACE REQUIRED	15% or 1.68 Ac
OPEN SPACE PROVIDED	16.2% or 1.82 Ac
NUMBER OF LOTS	30
DENSITY	2.68 units/Ac

ULTIMATE SITUATION

TOTAL EXISTING AREA OF GOINS MANOR SUBDIVISION	11.212 Ac
PORTION OF PARCEL "A" BEING CONVEYED AWAY	0.1969 Ac
PORTION OF PARCEL 50 BEING ADDED	0.1969 Ac
ULTIMATE AREA OF GOINS MANOR SUBDIVISION	11.212 Ac
OPEN SPACE REQUIRED	15% or 1.68 Ac
OPEN SPACE PROVIDED	16.2% or 1.82 Ac
NUMBER OF LOTS	30
DENSITY	2.68 units/Ac

DEVELOPER

EASTWOOD PROPERTIES
10300 EATON PLACE
SUITE 120
FAIRFAX, VIRGINIA 22030
(703) 383-6101

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1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. CONCEPTUAL/FINAL DEVELOPMENT PLAN
4. EXISTING VEGETATION MAP
5. TREE COVER DATA
6. LANDSCAPING DETAILS

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

DATE : APRIL 18, 2001
REVISED : JULY 9, 2001
DECEMBER 13, 2001
JANUARY 16, 2002
JANUARY 22, 2002
FEBRUARY 6, 2002

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LEGEND

- EXISTING TREELINE
- EX. SAN. SEWER & EASEMENT
- EX. STORM DRAIN & EASEMENT
- EX. WATERMAIN & EASEMENT
- EX. STREET LIGHT
- EASEMENT TO BE VACATED
- LIMITS OF CLEARING & GRADING

TRUE NORTH

LAURA BELLE LANE
ROUTE #7095

EX. NEW LONDON PARK DRIVE ROUTE #5492
(50' R/W)

ZION DRIVE ROUTE # 654
(VARIABLE WIDTH)

GOINS MANOR

LOT 10
N/F
EDUARDO & SILVIA R. ESTRADA
(D.B. 9854, PG. 1691)
ZONE : R-3 USE : SFR

LOT 10
N/F
NORMA J. PEARSON
(D.B. 9854, PG. 1691)
ZONE : R-3 USE : SFR

LOT 9
N/F
CAROLYN P. GOINS
(D.B. 9854, PG. 1543)
ZONE : R-3 USE : SFR

LOT 8
N/F
EDWARD A. & PAULA L. PARSONS
(D.B. 9854, PG. 1555)
ZONE : R-3 USE : SFR

LOT 7
N/F
ERNEST & SCOTT WARNER
(D.B. 8510, PG. 1942)
ZONE : R-3 USE : SFR

15' SAN. SEW. & ACCESS ESM'T (D.B. 5753, PG. 779)

PARCEL "A"
N/F
GOINS MANOR H.O.A. c/o EDWARD A. PARSONS
(D.B. 5753, PG. 779)
ZONE : R-3 USE : OPEN SPACE

PARCEL "A1"

PARCEL "B"
N/F
WOODLYNNE COMMUNITY SECTION ONE
D.B. 4578, PG. 724
ZONE : R-8 USE : RESIDENTIAL

PARCEL "E"
N/F
WOODLYNNE COMMUNITY SECTION 3
D.B. 4851, PG. 313
ZONE : R-8 C USE : OPEN SPACE

PARCEL "C"
N/F
WOODLYNNE COMMUNITY SECTION 3-A
D.B. 4896, PG. 708
ZONE : R-8C USE : OPEN SPACE

LOT 1
LOT 3
LOT 2
OUTLOT "D" CEMETERY
PARCEL 1
PARCEL "C"

EX. 2-STORY DWELLING (TO REMAIN)
EX. 2-STORY DWELLING (TO REMAIN)
EX. RIGHT-OF-WAY
EX. DW
EX. DW (TO BE REMOVED)
EX. DRIVEWAY (TO BE REMOVED)
EX. DRIVEWAY (TBR)
EX. BLDG. TO BE REMOVED
EX. 1-STORY FRAME DWELLING (TO BE REMOVED)
EX. GRAPE ARBOR (TBR)
EX. 1 CAR GARAGE (TBR)
EX. WELL TO BE ABAN. @
EX. 2-STORY FRAME DWELLING (TO BE REMOVED)
EX. 1 CAR FRAME GARAGE (TBR)
EX. 2 STORY FRAME W/ BASEMENT TO BE REMOVED
EX. BRICK DWELLING TO BE PRESERVED #10239
FRAME GARAGE (TBR)
ASPHALT DRIVE

EX. 30' INGRESS/EGRESS ESM'T (D.B. 10160 PG. 1737) TO BE VACATED
EX. 10' SANITARY SEW. ESM'T TO BE VACATED
EX. 15' INGRESS/EGRESS ESM'T (D.B. 10160, PG. 1737) TO BE VACATED
EX. 20' INGRESS/EGRESS ESM'T (D.B. 6941, PG. 56) TO BE VACATED
EX. 5' PRIVATE WATER LINE ESM'T (D.B. 10160 PG. 1737)
EX. 1" WATER SERV.
EX. 3" WATER SERV.
EX. 15' F.C.W.A. ESM'T (D.B. 4696, PG. 694)
EX. 10' SAN. SEW. ESM'T (D.B. 4696, PG. 694)
EX. 10' STM. SEW. ESM'T (D.B. 4696, PG. 694)
EX. 10' SAN. LAT. ESM'T (D.B. 10160, PG. 1737)
EX. 10' STM. SEW. ESM'T (D.B. 10160 PG. 1737)
10' SAN. SEW. ESM'T (D.B. 10160 PG. 1737)
EX. 10' STM. SEW. ESM'T D.B. 10160 PG. 1737
EX. 10' SAN. SEW. ESM'T (D.B. 724, PG. 374)
EX. 18" R.C.P.
EX. LAT.
EX. 4" D.I.P. W/M
EX. 8" W/M
EX. 6" SAN. SEWER
EX. 12" W/M
EX. 4" SAN. SEWER
EX. 4" W/M
EX. 4' CHAIN LINK FENCE
EX. OLD ROAD SCAR
EX. STM. DRN. ESM'T (D.B. 5753, PG. 779)
EX. STM. DRN. ESM'T (D.B. 5657, PG. 1523)
EX. STM. DRN. ESM'T (D.B. 5704, PG. 1150)
EX. 100-YEAR STM. DRAINAGE ESM'T (D.B. 6479, PG. 1238)
EX. 15' INGRESS/EGRESS ESM'T (D.B. 1896, PG. 177)

N33°00'16"E 589.43'
N27°34'32"E 114.57'
N14°31'26"E 210.68'
S75°33'19"E 200.89'
S75°33'19"E 215.49'
S33°00'16"W 26.37'
N75°33'19"W 36.76'
N27°34'32"E 24.69'
S75°33'19"E 13.00'
N33°00'16"E 15.82'
S75°33'53"E 139.00'
N14°25'22"E 14.77'
S75°33'53"E 150.08'
S14°25'22"W 30.00'
N75°34'38"W 100.08'
N13°06'52"E 719.84'
S89°32'25"W 623.51'

PARCEL 48
PARCEL 47
PARCEL 49
PARCEL 50
PARCEL 30A
PARCEL 30B
PARCEL 30C

N/F
NAITE S. WRIGHT & PATRICIA J. MERCER
(D.B. 9731, PG. 1490)
ZONE : R-1 USE : RESIDENTIAL

N/F
WARREN H. TAYLOR, JR., TRUSTEE
(D.B. 9088, PG. 831)
ZONE : R-1 USE : RESIDENTIAL

N/F
DONG U. CHANG & YONG LEE
(D.B. 10886, PG. 878)
ZONE : R-1 USE : RESIDENTIAL

N/F
SIDBURN CIVIC ASSOCIATION, INC.
(D.B. 4014, PG. 389)
ZONE : R-1 USE : VACANT

BERRYWOOD SUBDIVISION
D.B. 7233 PG. 1374
ZONE : R-3 USE : RESIDENTIAL

LOT 4
N/F
CHESTER M. BRACHO
(D.B. 10273, PG. 716)

LOT 5
N/F
ROBERT & JANIE L. SMITH
(D.B. 8320, PG. 474)

LOT 6
N/F
MICHAEL J. & DOROTHY P. WAKEL
(D.B. 8208, PG. 1422)

GRAPHIC SCALE
40 0 20 40 80
SCALE : 1" = 40'

NO.	DATE	REVISION PRIOR TO APPROVAL

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

EXISTING CONDITIONS & DEMOLITION PLAN

NEW LONDON PARK

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
PROFESSIONAL ENGINEER
1-17-02

NO.	DESCRIPTION	REVISIONS	BY	APPRO	DATE

Application No. RZ 2001-BR-028 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-20-2002
Date of (BOS) (PC) approval 3-4-2002
Sheet 2 of 6

Application No. FDP 2001-BR-028 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) conditions
~~SEE PROFFERS DATED~~ 2-13-2002
Date of (BOS) (PC) approval 2-20-2002
Sheet 2 of 6

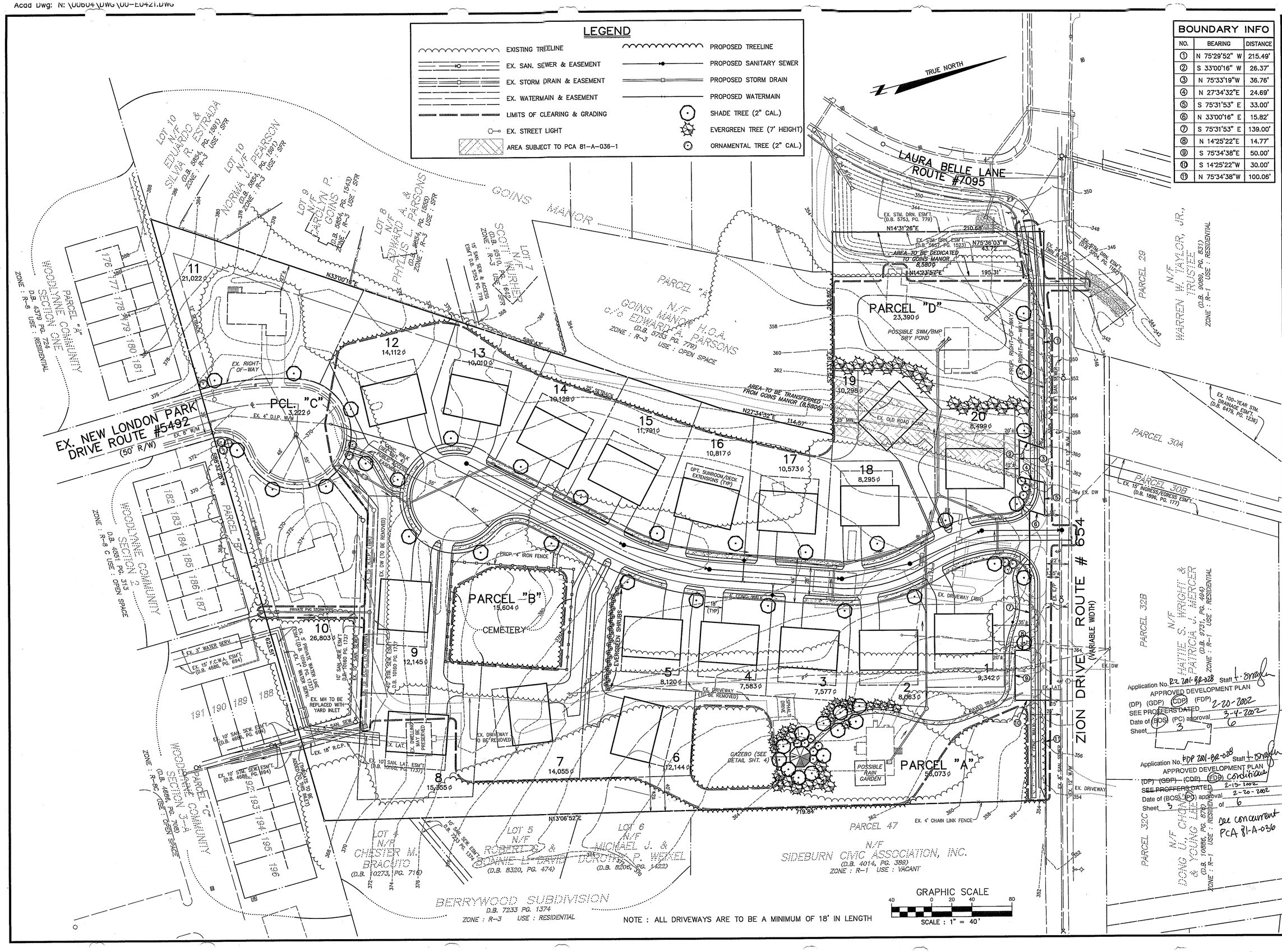
See concurrent PCA-81-A-036

DESIGN	DRAFT
KJV	KJV
APPROVED	
PMF	
DATE	SCALE
NOV. 2001	HORIZ: 1" = 40'
	VERT: ----

SHEET 2 OF 6

FILE NO.: 00-604-202

Acad Dwg: N:\00604\DWG\00-E0421.DWG



NOTE : ALL DRIVEWAYS ARE TO BE A MINIMUM OF 18' IN LENGTH

BOUNDARY INFO

NO.	BEARING	DISTANCE
1	N 75°29'52" W	215.49'
2	S 33°00'16" W	26.37'
3	N 75°33'19"W	36.76'
4	N 27°34'32"E	24.69'
5	S 75°31'53" E	33.00'
6	N 33°00'16" E	15.82'
7	S 75°31'53" E	139.00'
8	N 14°25'22"E	14.77'
9	S 75°34'38"E	50.00'
10	S 14°25'22"W	30.00'
11	N 75°34'38"W	100.06'

Application No. RZ 2001-BR-028 Staff t. Snyder
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-20-2002
Date of (BOS) (PC) approval 3-4-2002
Sheet 3 of 6

Application No. FDP 2001-BR-028 Staff t. Snyder
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) conditions
SEE PROFFERS DATED 2-13-2002
Date of (BOS) (PC) approval 2-20-2002
Sheet 3 of 6

see concurrent PCA 81-A-036

NO.	DATE	REVISIONS	REVIEW BY	APPRVD.	DATE
6.	2-6-02	COUNTY COMMENTS (KJV)			
5.	1-16-02	COUNTY COMMENTS (KJV)			
4.	12-13-01	COUNTY COMMENTS (KJV)			
3.	8-13-01	ADDED STORM DRAIN ON LOTS 18 & 19 (KJV)			
2.	6-29-01	ADDED PARCEL 50 AND PART OF PARCEL "A" (KJV)			
1.	5-22-01	ADDRESS COUNTY COMMENTS (KJV)			

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

CONCEPTUAL / FINAL DEVELOPMENT PLAN

NEW LONDON PARK

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
2-6-02
PROFESSIONAL ENGINEER

DESIGN	DRAFT	APPROVED	DATE	SCALE	
HMF	KJV	HMF	APRIL 2001	HORIZ: 1" = 40'	VERT: ----

SHEET 3 OF 6

FILE NO.: 00-604-203

Application No. RZ 2001-BR-028 Staff [signature]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-20-2002
Date of (BOS) (PC) approval 3-4-2002
Sheet 4 of 6

Application No. FDP 2001-BR-028 Staff [signature]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) conditions
~~SEE PROFFERS DATED~~ 2-13-2002
Date of (BOS) (PC) approval 2-20-2002
Sheet 4 of 6

see concurrent PCA 81-A-036

LEGEND

(treeline symbol)	EXISTING TREELINE
(1.)	CENTER OF SAMPLE POINT
(hatch)	UPLAND FOREST COVER TYPE
(hatch)	OPEN FIELD
(hatch)	MAINTAINED GRASSLAND
(blank)	DEVELOPED LAND

NO.	DATE	REVISION
1.	6-29-01	ADDED PARCEL 50 TO SITE (JMP) REVISION PRIOR TO APPROVAL

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555 FAX(703)273-8595
SILVER SPRING, MD
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EXISTING VEGETATION MAP

NEW LONDON PARK

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA PAUL B. JOHNSON No. 018450 12-18-01 PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPRVD.	DATE
	REVISIONS			

DESIGN JMP DRAFT JMP
APPROVED HMF
DATE FEB. 2001
SCALE HORIZ: 1" = 40' VERT: ---
SHEET 4 OF 6
FILE NO.: 00-604-204

TREE COVER DATA

PLOT #4

OVERSTORY TREES > TO 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ TO 10' IN HEIGHT WITHIN THE PLOT
Tulip Poplar	13	American Holly Rugosa Rose

COMMENTS: Plot appears to be in early successional stage of succession. The trees are generally in good health. There is an abundance of Rugosa Rose. There does not appear to be any insect damage or disease on the trees. This are looks like it was at one time maintained grassland and was allowed to grow. Most the trees are between 12"–18" DBH.

TREE COVER DATA

PLOT #5

OVERSTORY TREES > TO 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ TO 10' IN HEIGHT WITHIN THE PLOT
Sassafras	3	Dogwood, Poison Ivy, Tulip Poplar
Sour Gum	2	
Red Maple	1	
Tulip Poplar	8	
White Oak	1	

COMMENTS: Plot appears to be in early successional stage of succession. The trees are generally in good health. The Red Maple has multiple trunks. The DBH of the trees range from 6" to 24". One of the Tulip Poplars, and the White Oak are nice specimens. The understory is bare except for the edges of the plot along Zion Road, and on the east side.

TREE COVER DATA

PLOT #1

OVERSTORY TREES > TO 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ TO 10' IN HEIGHT WITHIN THE PLOT
Black Locust	3	American Holly, Japanese Honeysuckle Rugosa Rose
Poplar	1	
Red Oak	5	
Tulip Poplar	1	

COMMENTS: Plot appears to be in early successional stage of succession. The trees are generally in good health. There is an abundance of Rugosa Rose, and Japanese Honeysuckle. The plot is an overgrown cemetery with several trees with a DBH greater then 12".

TREE COVER DATA

PLOT #2

OVERSTORY TREES ≥ TO 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ TO 10' IN HEIGHT WITHIN THE PLOT
Black Locust	1	English Ivy, Japanese Honeysuckle, Rugosa Rose, Virginia Pine
Tulip Poplar	7	
Virginia Pine	1	

COMMENTS: Plot appears to be in the sub-climax stage of succession. The trees are generally in good health. There is an abundance of underbrush. The Tulip Poplars are between 12" and 24" DBH, while the other trees are smaller.

TREE COVER DATA

PLOT #3 ∅

OVERSTORY TREES ≥ TO 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ TO 10' IN HEIGHT WITHIN THE PLOT
Red Oak	2	English Ivy, Japanese Honeysuckle
Tulip Poplar	5	
Virginia Pine	3	

COMMENTS: Plot appears to be in the sub-climax stage of succession. The trees are generally in good health. There is an abundance of English Ivy, on the forest perimeter. The trees are all around 12"–15" DBH.

Application No. RZ 2001-BR-028 Staff t. [illegible]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-20-2002
Date of (BOS) (PC) approval 3-4-2002
Sheet 5 of 6

Application No. FDP 2001-BR-028 Staff t. [illegible]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) Conditions
~~SEE PROFFERS DATED~~ 2-13-2002
Date of (BOS) (PC) approval 2-20-2002
Sheet 5 of 6

See concurrent PCA-81-A-036

NO.	DATE	REVISION PRIOR TO APPROVAL

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
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TREE COVER DATA

NEW LONDON PARK

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
12-18-01
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPRVD.	DATE
	REVISIONS			

DESIGN JMP | DRAFT JMP | APPROVED HMF | DATE JUNE 2001 | SCALE HORIZ: 1" = 40' VERT: ---

SHEET 5 OF 6

FILE NO.: 00-604-205

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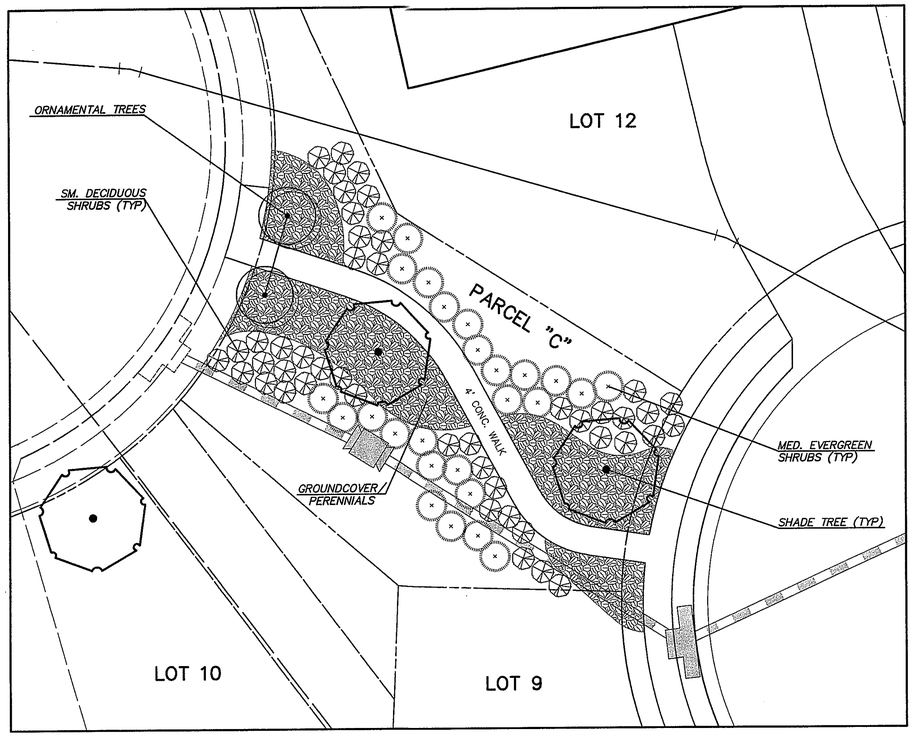
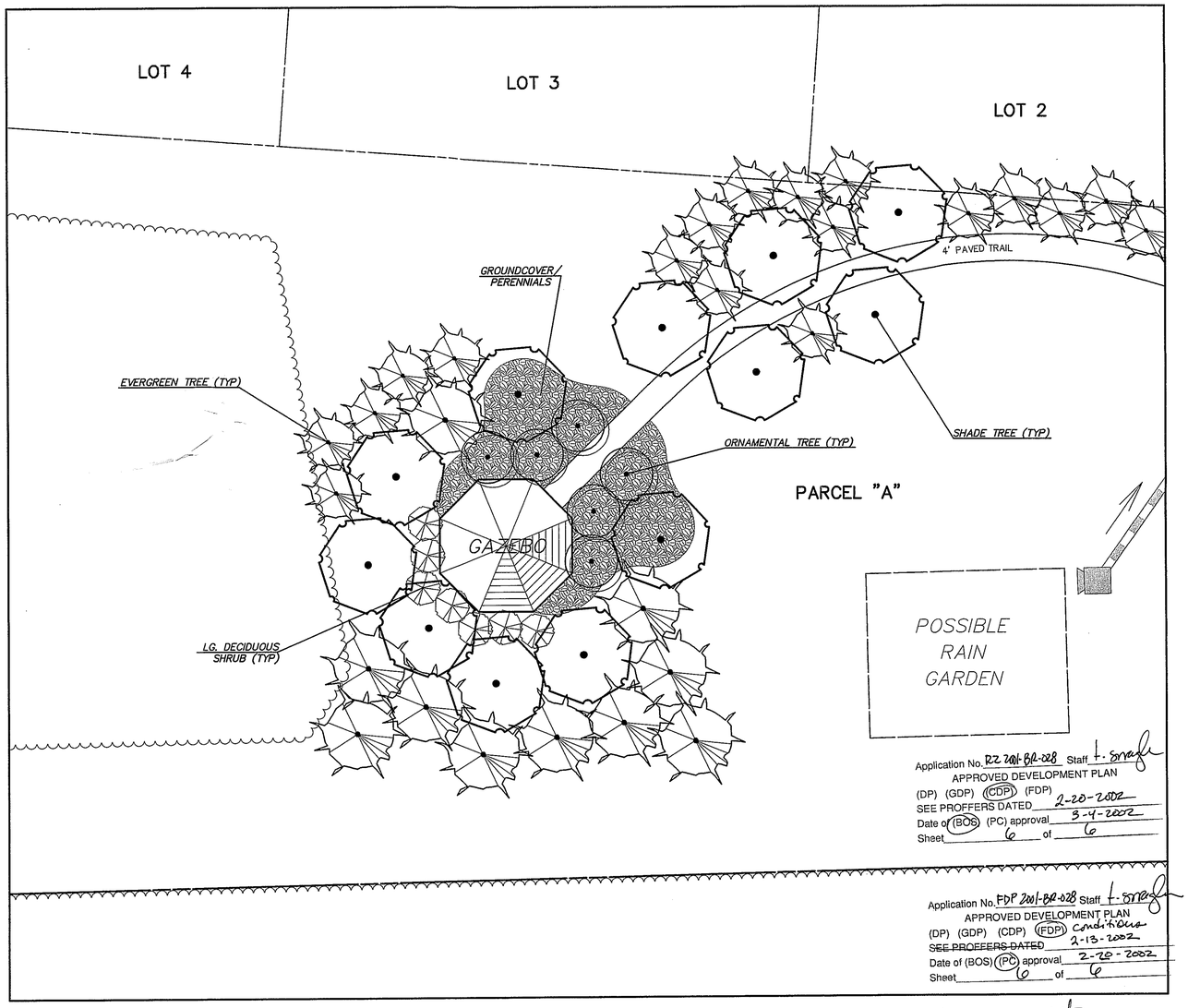


PARCEL "C" LANDSCAPING

SCALE : 1" = 10'



Application No. RZ 2001-BR-028 Staff L. Smith
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2-20-2002
Date of (BOS) (PC) approval 3-4-2002
Sheet 6 of 6

Application No. FDP 2001-BR-028 Staff L. Smith
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) conditions
~~SEE PROFFERS DATED~~
Date of (BOS) (PC) approval 2-28-2002
Sheet 6 of 6

GAZEBO LANDSCAPING

SCALE : 1" = 10'

See concurrent PCA-81-A-036

FOR ILLUSTRATIVE PURPOSES ONLY

NO.	DATE	REVISION PRIOR TO APPROVAL

CPJ Associates
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PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
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SILVER SPRING, MD FAX(703)273-8595

LANDSCAPING DETAILS

LONDON PARK

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

NEW LONDON

COMMONWEALTH OF VIRGINIA PAUL E. JOHNSON No. 018450 12-18-01 PROFESSIONAL ENGINEER

NO.	DESCRIPTION REVISIONS	REVIEW APPRVD BY	DATE

DESIGN	DRAFT	APPROVED	DATE	SCALE	
KJV	KJV	PMF	DEC. 2001	HORIZ: 1" = 10'	VERT: ---

SHEET 6 OF 6

FILE NO.: 00-604-206