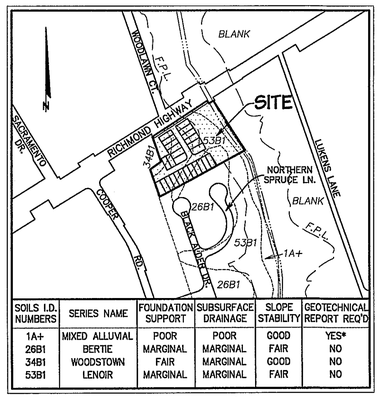
CONCEPTUAL / FINAL DEVELOPMENT PLAN

TALBOTT PROPERTY

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2001-MV-030



SOILS I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	GEOTECHNICAL REPORT REQ'D
1A+	MIXED ALLUVIAL	POOR	POOR	GOOD	YES*
26B1	BERTIE	MARGINAL	MARGINAL	FAIR	NO
34B1	WOODSTOWN	FAIR	MARGINAL	GOOD	NO
53B1	LENOIR	MARGINAL	MARGINAL	FAIR	NO

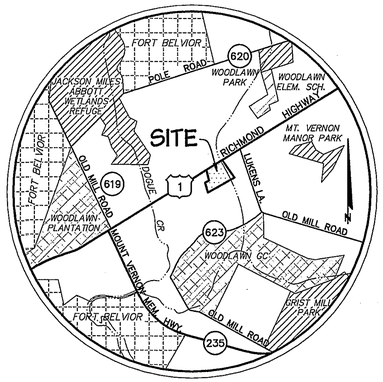
SOILS MAP/DATA

SCALE : 1" = 500'

*NOTE : NO CONSTRUCTION IS TO OCCUR WITHIN 1A+ SOILS.

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 110-1((1)) PARCEL 2. THE SITE IS CURRENTLY ZONED R-2 AND HCOD. THE PROPOSED ZONING IS PDH-5 AND HCOD.
2. THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF PATRICIA S. AND CHRIS R. MALONE, TRUSTEES IN DEED BOOK 11394 AT PAGE 164 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOC., DATED MARCH 2000.
4. EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED MARCH 2000. CONTOUR INTERVAL EQUALS TWO FEET USGS NGVD 1929.
5. THERE IS A 100-YEAR FLOODPLAIN LOCATED ON-STE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
6. THERE IS A RESOURCE PROTECTION AREA (RPA) AND AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE PROPERTY. 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, EXCEPT FOR THE RPA/EQC AREA.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
9. ALL EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
10. SEE SHEET 4 FOR DESCRIPTION OF EXISTING VEGETATION.
11. EXISTING STRUCTURES ARE TO BE REMOVED.
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. THE SITE IS WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT.
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 4.57 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW:
    - A WAIVER OF STORMWATER MANAGEMENT REQUIREMENTS
    - A WAIVER/MODIFICATION OF BEST MANAGEMENT PRACTICES REQUIREMENTS
    - A WAIVER OF A SERVICE DRIVE ALONG ROUTE 1
    - A WAIVER TO ALLOW A 7 FOOT FENCE ALONG ROUTE 1
    - A WAIVER TO USE PRIVATE STREETS
    - A WAIVER FOR A PRIVATE STREET TO EXCEED 600 FEET IN LENGTH
    - A WAIVER FOR A WALL EXCEEDING 4 FEET IN HEIGHT
    - A WAIVER TO ALLOW ACORN STREET LIGHTS
    - A MODIFICATION TO ALLOW THE REFORESTATION AREA AND OTHER OPEN SPACE TO BE PLACED IN CONSERVATION EASEMENTS TO BE USED FOR BMP CREDIT
16. PROPOSED PUBLIC IMPROVEMENTS:
    A. WATER SERVICE TO BE PROVIDED BY AN EXISTING 16" MAIN LOCATED IN RICHMOND HIGHWAY
    B. SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 10" MAIN LOCATED IN RICHMOND HIGHWAY
17. SEE THIS SHEET FOR DENSITY REDUCTION CALCULATIONS.
18. THERE ARE PASSIVE RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT.
19. SPECIAL AMENITIES ARE PROPOSED WITH THIS PLAN, AS SHOWN ON THE CDP/FDP.
20. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
21. ARCHITECTURAL SKETCHES ARE ON SHEET 3.
22. A TRAIL IS REQUIRED AND DEPICTED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN.
23. PARCELS A, B & C WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
24. MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN.



VICINITY MAP

SCALE : 1" = 2000'

Application No RZ 2001-MV-030 Staff CWB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/18/02
Date of (BOS) (PC) approval 3/4/02
Sheet 1 of 4

DENSITY CALCULATIONS

(PER SECTION 2-308)

TOTAL SITE AREA	5.47 Ac
AREA OF FLOODPLAIN	1.50 Ac
30% OF SITE AREA	1.64 Ac
DIFFERENCE (AREA SUBJECT TO DENSITY REDUCTION)	-0.14 Ac

NO DENSITY REDUCTION REQUIRED

SITE TABULATIONS

SITE AREA:

LOT AREA	91,997.66ϕ (2.112 Ac)
PARCELS A-C	134,016.68ϕ (3.077 Ac)
RIGHT-OF-WAY DEDICATION (ROUTE 1)	11,083.16ϕ (0.254 Ac)
TOTAL	238,097.50ϕ (5.466 Ac)

	PDH-5 REQUIRED	PROVIDED
NUMBER OF UNITS	---	25 SINGLE-FAMILY DETACHED
DENSITY	5 DU/AC (MAX.)	4.57 DU/AC
MINIMUM LOT SIZE	N/A	3,200ϕ±
AVERAGE LOT SIZE	N/A	3,600ϕ±
MAXIMUM BUILDING HEIGHT	N/A	35'
OPEN SPACE	35%	35%
PARKING	2 spaces/unit (50 spaces)	50 spaces + 9 surface spaces = 59 spaces

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
2-12-02
PROFESSIONAL ENGINEER

DEVELOPER

LANDMARK COMMUNITIES
5252 CHEROKEE AVENUE
SUITE 303
ALEXANDRIA, VIRGINIA 22312

TABLE OF CONTENTS

1. COVER SHEET
2. CONCEPTUAL / FINAL DEVELOPMENT PLAN
3. DETAILS
4. EXISTING VEGETATION MAP

DATE : MAY 9, 2001
REVISED : MAY 24, 2001
AUGUST 17, 2001
AUGUST 29, 2001
DECEMBER 3, 2001
DECEMBER 17, 2001
JANUARY 4, 2002
JANUARY 31, 2002
FEBRUARY 4, 2002

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 FAX(703)273-8595

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 13 2002
ZONING EVALUATION DIVISION

Acad Dwg: N:\99572\DWG\00-EQBTT.DWG

Plotted: 2/4/02 11:00

TREE COVER CALCULATIONS

TREE COVER REQUIRED

TOTAL SITE AREA	238,098 S.F.
DEDUCTION FOR PDH-5 ZONE (26 x 3,900)	101,400 S.F.
DEDUCTION FOR RIGHT-OF-WAY DEDICATION	11,083 S.F.
NET SITE AREA	125,615 S.F.
PERCENTAGE OF TREE COVER REQUIRED	20%
TOTAL TREE COVER REQUIRED	25,123 S.F.

TREE COVER PROVIDED

AREA OF EXISTING TREES TO BE PRESERVED	0 S.F.
25% CREDIT FOR TEN YEAR GROWTH	N/A
AREA OF TREES TO BE PLANTED	26,000 S.F.
TOTAL TREE COVER PROVIDED (20.7% OF NET SITE AREA)	26,000 S.F.

LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE
- LIMITS OF CLEARING AND GRADING
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER & SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN & STORM SEWER EASEMENT
- EXISTING STORM DRAIN & STORM SEWER EASEMENT
- PROPOSED WATER LINE
- EXISTING WATER LINE
- 100-YEAR FLOODPLAIN & EQC
- R.P.A. PER PLAN #3773-RPA-01
- EX. EVERGREEN
- SHADE TREE (2-2.5" CAL.)
- EVERGREEN TREE (6-8' HGT.)
- ORNAMENTAL TREE (2-2.5" CAL.)
- MEDIUM DECIDUOUS SHRUB
- LARGE EVERGREEN SHRUB

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Sheet 2 of 4

NO.	DATE	REVISION PRIOR TO APPROVAL
6.	1-31-02	ADJUSTED STORM DRAIN & LCS ALONG SOUTH BOUNDARY (KJV)
5.	1-4-02	REMOVED ACCESS TO RICHMOND HWY (KJV)
4.	12-3-01	COUNTY COMMENTS/REVISED LAYOUT (KJV)
3.	8-29-01	COUNTY COMMENTS (KJV)
2.	8-7-01	COUNTY COMMENTS (KJV)
1.	5-24-01	REVISED LAYOUT (KJV)

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SILVER SPRING, MD

CONCEPTUAL / FINAL DEVELOPMENT PLAN

TALBOTT PROPERTY

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
2-12-02
PROFESSIONAL ENGINEER

NO.	DESCRIPTION REVISIONS	DATE	APPROVED BY

DESIGN HMF | DRAFT KJV | APPROVED PBJ | DATE FEB. 2000 | SCALE HORIZ. 1" = 30' VERT: ---

SHEET 2 OF 4

FILE NO. 99-572-202

GRAPHIC SCALE
0 15 30 60
SCALE : 1" = 30'

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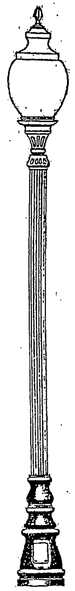
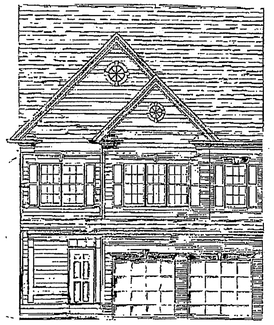
Plotted: 1/7/02 09:48



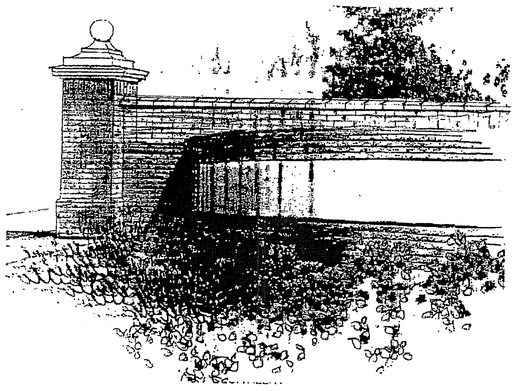
TRADITIONAL ACORN W/BLACK POLE
AND CUTOFF LUMINARIES (OR EQUIVALENT)

Pole Light Standard

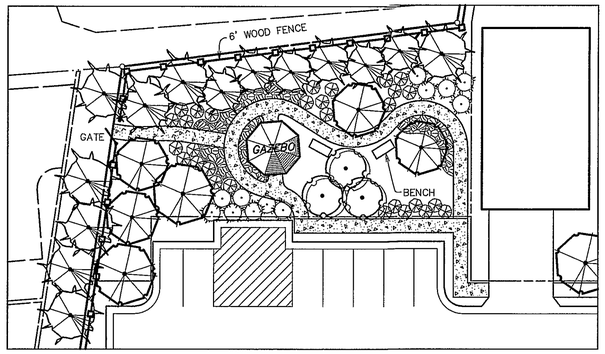


GENERAL ARCHITECTURAL FACADE

(FOR ILLUSTRATIVE PURPOSES ONLY)
NOT TO SCALE



Entry / Sign Wall

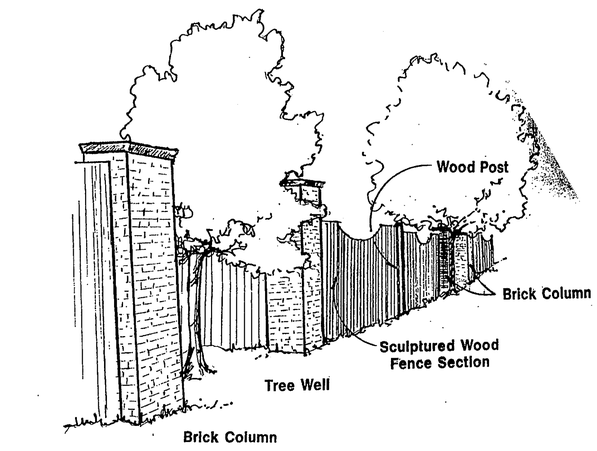


GAZEBO LANDSCAPE DETAIL

(FOR ILLUSTRATIVE PURPOSES ONLY)
SCALE : 1" = 20'

LANDSCAPE LEGEND

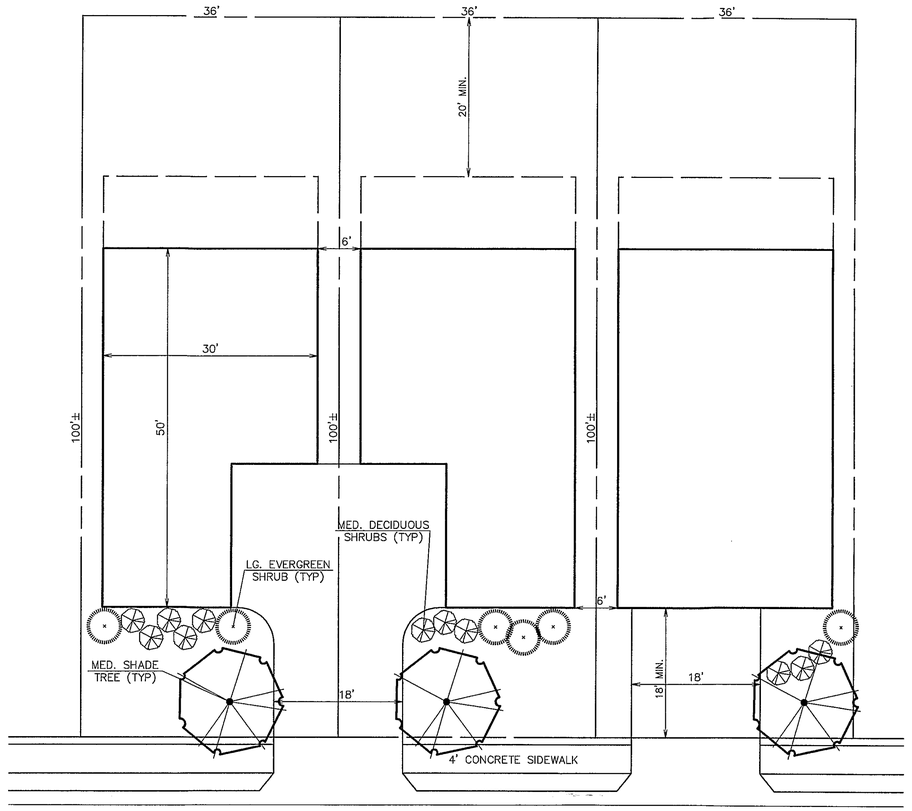
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- MEDIUM DECIDUOUS SHRUB
- LARGE EVERGREEN SHRUB
- GROUND COVER



BRICK COLUMN AND SOLID WOOD FENCE
OR EQUIVALENT

Decorative Fence Detail (typ)

ROUTE 1 NOISE FENCE



TYPICAL SINGLE-FAMILY LOT LANDSCAPING

(FOR ILLUSTRATIVE PURPOSES ONLY)
SCALE : 1" = 10'
REAR EXTENSIONS NOT AVAILABLE FOR LOTS 4-7, 19 & 20

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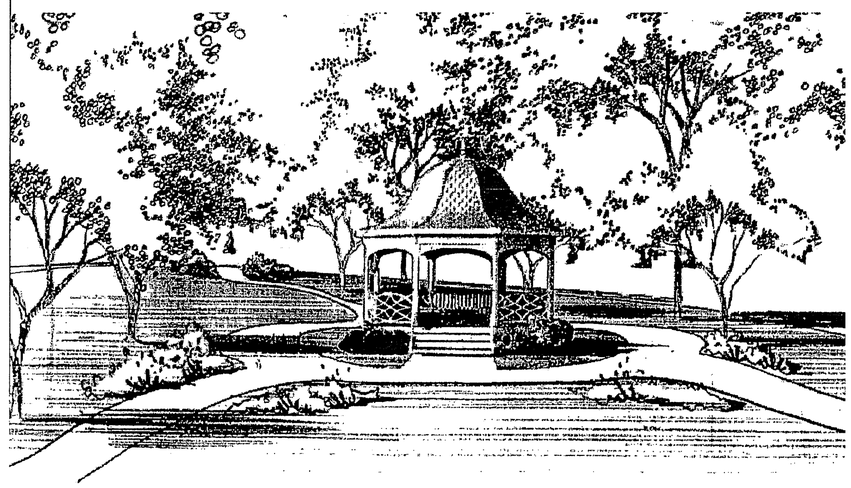
Sheet 3 of 4



BOWS BEND GAZEBO
OR EQUIVALENT

Gazebo Structure

NO.	DATE	REVISION PRIOR TO APPROVAL
1.	8-29-01	ADDED ENTRANCE FEATURE & ARCHITECTURAL DETAILS (KJV)
2.	12-3-01	REVISED LANDSCAPING DETAIL (KJV)
3.	12-17-01	COUNTY COMMENTS (KJV)

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
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SILVER SPRING, MD FAX(703)273-8595

TALBOTT PROPERTY

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DETAILS

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
PROFESSIONAL ENGINEER
1-8-02

NO.	DESCRIPTION REVISIONS	REVIEW BY	APPROV.	DATE

DESIGN KJV | DRAFT KJV | APPROVED HMF | DATE OCT 2000 | SCALE HORIZ: ---- VERT: ----

SHEET 3 OF 4

FILE NO: 99-572-203

Acad Dwg: N:\99572\DWG\00-E7001.DWG

Application No RZ 2001-MV-030 Staff CWB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Date of (BOS) (PC) approval 3/14/02
Sheet 4 of 4

NO.	DATE	REVISION PRIOR TO APPROVAL
2.	12-3-01	REVISED RPA (KJV)
1.	9-30-01	REVISED DRIP LINE AND TREE LOCATIONS (KJV)

CPJ Associates
Charles P. Johnson & Associates, Inc.
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EXISTING VEGETATION MAP

TALBOTT PROPERTY

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
12.3.01
PROFESSIONAL ENGINEER

NO	DESCRIPTION REVISIONS	BY	APPROVED	DATE

DESIGN JMP | DRAFT JMP | APPROVED PBJ | DATE FEB. 2000 | SCALE HORIZ. 1" = 30' VERT.

SHEET 4 OF 4

FILE NO.: 99-572-204

VIRGINIA STATE GRID NORTH (NAD83)
E 11,875,550
N 6,948,800
E 11,875,550
N 6,948,300
N 6,948,269.02
E 11,875,724.54
N 6,948,588.94
E 11,876,321.16
E 11,876,300
N 6,948,800

PARCEL 96
N/F
VIOLA F. & E. B. GRUBBS
(D.B. Y11, PG. 444)
ZONE : R-2 USE : RESIDENTIAL

PARCEL 76
N/F
K.O.K.O. PARTNERSHIP, OURISHAN WORLD OF FORD SALES, INC.
(D.B. 6585, PG. 766)
ZONE : C-8 USE : COMMERCIAL

PARCEL 77

WOODLAWN CT.
RTE. #778
(50' R/W)

RICHMOND HIGHWAY ROUTE #1 (VARIABLE WIDTH)

EX. 10" SAN. SEW.
EX. 12" R.C.P. (TBR)
EX. CONC. DITCH (TBR)
EX. 18" R.C.P.
EX. 10" SAN. SEW.
EX. 12" R.C.P. (TBR)
EX. 8" SAN. SEW.
EX. 10" SAN. SEW.

14" CRABAPPLE
14" SPRUCE
456.01'
N56°54'42"E
34.70'
EASTERN REDCEDAR SCREEN
PARCEL 51
N/F
TREND III INVESTMENT
(D.B. 6891, PG. 2332)
ZONE : C-8 USE : COMMERCIAL

PCL. 1B
N/F
R.H.C. ASSOCIATES
(D.B. 4007, PG. 551)
ZONE : C-8 USE : RETAIL
N19°37'30"W 34.45'
N19°37'30"W 182.45'
EASTERN REDCEDAR SCREEN

14" SO. MAGNOLIA
EX. PORCH
EX. 1-STORY DWELLING #8869
20" NORWAY SPRUCE
20" SO. MAGNOLIA
14" CEDAR
EX. SHED
EX. SHED
10" SO. MAGNOLIA
EX. SHED
EX. CONC. FOUNDATION
14" MAPLE
EX. BRICK SHED
EX. METAL SHED
22" MAPLE
EX. CONC. PAD
EX. SHED
R.P.A. (PER PLAN #3715-RPA-01)
100 YEAR FLOODPLAIN PER FEMA RECORDS
EX. 12" R.C.P. (TBR)
CBMS X3
EASTERN REDCEDAR SCREEN
NORTH FORK DOGUE CREEK
S33°03'51"E 408.98'
26' SAN. SEWER ESMT. (D.B. 1257, PG. 127) (D.B. 4710, PG. 761)

COVER TYPE:
MAINTAINED GRASSLAND
238,273 SF (5.47 AC)

PARCEL 100
N/F
DEMETRIUS & GEORGE NICOLAKOS
(D.B. 7224, PG. 65)
ZONE : C-8 USE : COMMERCIAL

PARCEL 50
N/F
TRUONG A. DU & CUC THI PHAN
(D.B. 5287, PG. 662)
ZONE : R-2 USE : RESIDENTIAL

PARCEL 49
N/F
LUNAR SONG
(D.B. 10843, PG. 1389)
ZONE : R-2 USE : RESIDENTIAL

PCL. 48
N/F
ROGER D. & CHRISTINE A. YELTON
(D.B. 10215, PG. 133)
ZONE : R-2 USE : VACANT

PARCEL A
N/F
WOODMILL ESTATES H.O.A.
(D.B. 5518, PG. 613)
ZONE : R-3C USE : OPEN SPACE

PARCEL B-1

PCL. A-1
N/F
COOPER ROAD JOINT VENTURE C/O TERRY SANG
(D.B. 7174, PG. 1780)
ZONE : C-8 USE : RETAIL

N/F
WILSON & LOIS M. THOMPSON
(D.B. 5616, PG. 664)
ZONE : R-3C USE : RESIDENTIAL

N/F
VERNON WESLEY III & MARY S. CONWAY
(D.B. 5840, PG. 150)
ZONE : R-3C USE : RESIDENTIAL

N/F
JEFFREY S. & SANDRA L. TINTER
(D.B. 5808, PG. 1963)
ZONE : R-3C USE : RESIDENTIAL

N/F
ARNOLD & SHEILA R. FIELDMAN
(D.B. 5772, PG. 721)
ZONE : R-3C USE : RESIDENTIAL

N/F
RALPH T. & MARSIA A. BOYNTON
(D.B. 5835, PG. 116)
ZONE : R-3C USE : RESIDENTIAL

WOODMILL ESTATES

N19°48'10"W 199.72'
S61°47'56"W 676.99'

GRAPHIC SCALE
30 0 15 30 60
SCALE : 1" = 30'