CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
(CDP/FDP)

POPLAR TREE / LEWIS PROPERTY

Sully District
Fairfax County, Virginia

FEBRUARY 24, 2004
MARCH 16, 2004
MAY 17, 2004
JULY 14, 2004
AUGUST 19, 2004
SEPTEMBER 1, 2004

DRAWING LIST

SHEET #	TITLE
1	COVER SHEET
2	NOTES
3	CDP/FDP LAYOUT
4	CDP/FDP LAYOUT
5	REZONING PLAT
6	EXISTING VEGETATION MAP
7	LANDSCAPE DETAILS
8	LANDSCAPE DETAILS
9	ARCHITECTURAL ELEVATIONS

RZ/FDP 2004-SU-009
Application No. _____ Staff K. Shields
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE ~~RESIDENCE~~ CONDITIONS DATED 9/22/04
Date of (BOS) (PC) approval 9/22/04
Sheet 1 of 9

CIVIL ENGINEER:

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PREPARED FOR:

POPLAR TREE LLC.
12030 SUNRISE VALLEY DRIVE, SUITE 170
RESTON, VIRGINIA 20191
(703) 620-4100 FAX: (703) 620-5521

ATTORNEY:

McGuireWoods, LLP
1750 TYSONS BOULEVARD, SUITE 1800
MCLEAN, VIRGINIA 22102-4215
(703) 712-5000 FAX: (703) 712-5050

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
9/1/04
PROFESSIONAL ENGINEER

RECEIVED
Department of Planning & Zoning
NOV 18 2004
Zoning Evaluation Division

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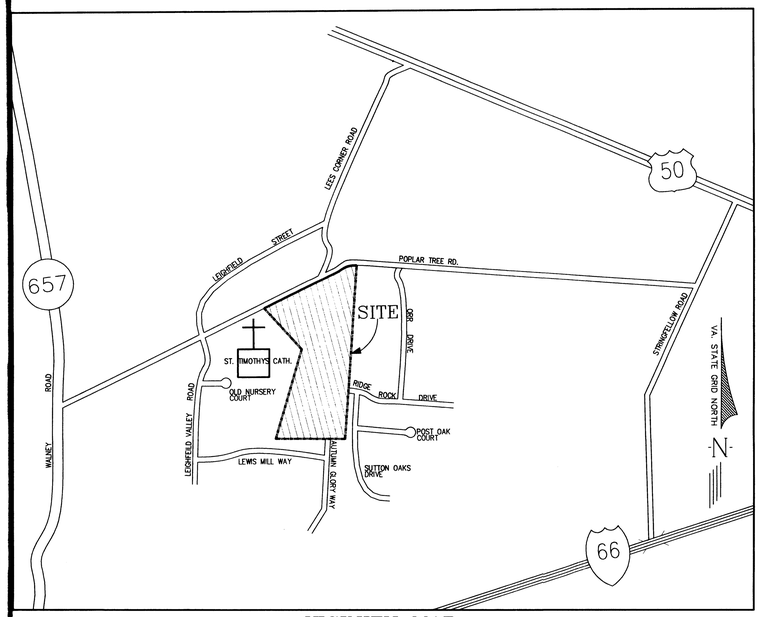
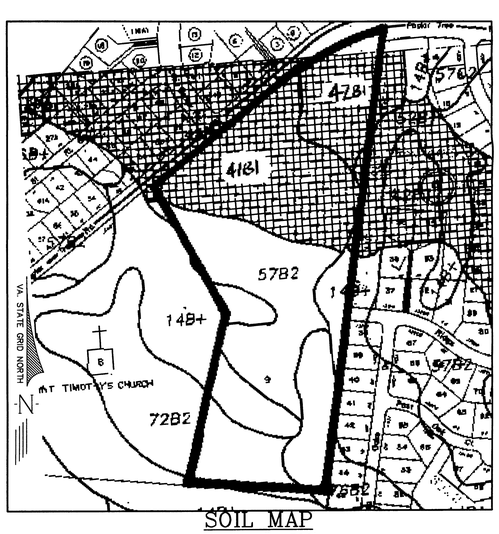


VICINITY MAP

SCALE: 1"= 500'



SOIL MAP

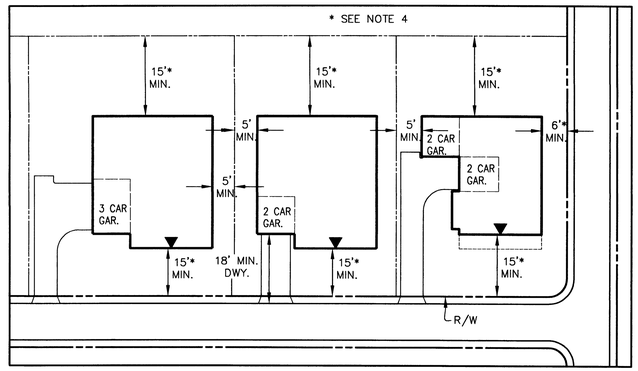
SCALE: 1"= 300'

SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	GEOTECHNICAL REPORT REQ'D	PROBLEM SOIL CLASS
14B+	MANASSAS	FAIR	MARGINAL	GOOD	MODERATE	NO	B
41B1	ROCKY LAND	MARGINAL	MARGINAL	GOOD	MODERATE	YES	A
42B1	VERY ROCKY LAND	MARGINAL	MARGINAL	GOOD	MODERATE	YES	A
57B2	BRECKNOCK	GOOD	GOOD	GOOD	MODERATE	NO	C
72B2	BUCKS	GOOD	GOOD	GOOD	MODERATE	NO	C
76B2	CALVERTON	POOR	MARGINAL	GOOD	SLIGHT	YES	A

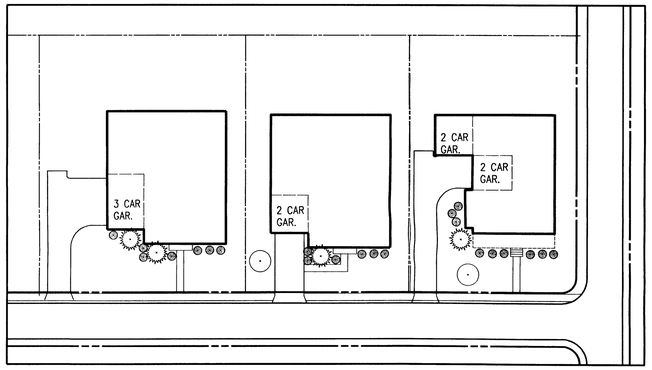
NOTE: SOIL INFORMATION IS FROM CURRENT FAIRFAX COUNTY SOIL MAPS.

TYPICAL LOT/UNIT DETAIL

NOT TO SCALE



NOTES:
1. BAY WINDOWS, FIREPLACES AND HVAC UNITS MAY ENCROACH UP TO TWO FEET INTO THE SIDE SETBACKS AND FIVE FEET INTO THE FRONT AND REAR SETBACKS (LISTED ABOVE).
2. DECKS/PORCHES MAY ENCROACH INTO SPECIFIED SETBACKS (LISTED ABOVE) BUT SHALL BE NO CLOSER THAN FIVE FEET FROM PROPERTY LINE.
3. "▼" ARROW INDICATES FRONT OF HOUSE.
4. MINIMUM YARD FOR LOTS 1 AND 2 SHALL BE BASED ON SETBACKS SHOWN ON SHEET 3 FOR AREAS ADJACENT TO POPLAR TREE ROAD.



TYPICAL LOT LANDSCAPE DETAILS

N.T.S.

LANDSCAPE LEGEND:

- –MEDIUM EVERGREEN TREE 6'–8' HEIGHT
- –ORNAMENTAL TREE
- –SHRUB

TREE COVER CALCULATIONS

1. REQUIRED TREE COVERAGE:

SITE ZONING	PDH–2
20% TREE COVER REQUIREMENT	
SITE AREA:	25.43 AC.
STREET FRONTAGE DEDICATION	1.14 Ac.
ADJUSTED SITE AREA =	24.29 Ac.
COVER REQUIRED =	4.86 Ac.

2. PROVIDED TREE COVERAGE:

EXISTING TREES PRESERVED = 1.94 Ac.
MULTIPLIER 1.25
TOTAL TREE SAVE CREDIT = 1.94 x 1.25 = 2.42 Ac.
TOTAL PLANTED TREE COVER = 22,950 S.F. or 0.53 Ac.
TOTAL PROVIDED TREE CANOPY = 2.95 Ac.

DESCRIPTION	QUANTITY	10 YR.. TREE COVER	TOTAL
LARGE SHADE TREE (2–2 1/2" CALIPER)	61	200	12,200 S.F.
MED. EVERGREEN TREE (6–8' HEIGHT)	86	125	10,750 S.F.

3. CALCULATIONS

REQUIRED TREE COVER = 4.86 Ac.
PROVIDED TREE COVER = 2.95 Ac.

NOTE: SINCE PROVIDED TREE COVER IS LESS THAN REQUIRED, ADDITIONAL TREE SAVE AND/OR PLANTINGS WILL BE PROVIDED WITH SITE PLAN TO MEET REQUIREMENTS.

NOTES:

1. THE SUBJECT PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 44–4–((01)) PARCEL 9–A
2. THE OWNER FOR THE PARCEL IS POPLAR TREE LLC.
3. THERE ARE NO FLOOD PLAINS ON THE SUBJECT PROPERTY AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION OR THE UNITED STATES GEOLOGICAL SURVEY. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S) ON THE SUBJECT PROPERTY ACCORDING TO THE FAIRFAX COUNTY RPA MAPS.
4. THERE IS A KNOWN GRAVE SITE WITHIN THE SUBJECT PROPERTY AS SHOWN ON SHEET 3. THE PROPOSED DEVELOPMENT WILL NOT AFFECT THE GRAVE SITE. APPLICANT RESERVES THE RIGHT TO RELOCATE/REMOVE THE GRAVE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
5. THE PROPOSED DENSITY IS WITHIN THE RANGE AS RECOMMENDED BY THE FAIRFAX COUNTY COMPREHENSIVE LAND USE PLAN. THIS INCLUDES 1–2 DWELLING UNITS PER ACRE FOR PARCEL LOCATED ON TAX MAP 44–4–((01)) PARCEL 9–A.
6. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
7. THE DATE OF CONSTRUCTION OF ALL EXISTING STRUCTURES ON THE PROPOSED SITE ARE NOT KNOWN, AND UNLESS OTHERWISE NOTED, ALL EXISTING STRUCTURES LOCATED ON THE PROPOSED SITE WILL BE DEMOLISHED AND THE EXISTING UTILITIES WILL EITHER BE UTILIZED OR RELOCATED AS WILL BE DETERMINED WITH THE FINAL ENGINEERING PLANS.
8. THIS DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, OR IF ANY WAIVER, EXCEPTION OR VARIANCE IS SOUGHT BY THE APPLICANT, SUCH SHALL BE SPECIFICALLY NOTED WITH THE JUSTIFICATION FOR SUCH MODIFICATION.
9. A PHASE I ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PREPARED FOR THIS SITE DATED NOVEMBER 24, 2003 BY TERRA ENGINEERING SERVICES, PLC. THERE ARE NO RECOGNIZED ENVIRONMENTAL CONDITIONS THAT PRESENT A MATERIAL RISK OF HARM TO THE PUBLIC HEALTH OR ENVIRONMENT. THE RECOGNIZED ENVIRONMENTAL CONDITIONS ON SITE ARE LIMITED TO A SMALL AMOUNT OF RUSTY SCRAP METAL AND RUBBER TIRES. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THIS SITE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672–10–1– VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; 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 AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
10. THE EXISTING TOPOGRAPHY IS BASED ON MAPPING BY AIR SURVEYS AND URBAN ENGINEERING DATED FEBRUARY 2004. BOUNDARY INFORMATION IS BASED ON SURVEY BY URBAN ENGINEERING DATED JANUARY 30, 2004.
11. THIS PROJECT IS TO BE DEVELOPED IN A SINGLE PHASE.
12. THE BUILDING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. THE BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND/OR THE NUMBER OF RESIDENTIAL UNITS MAY BE DECREASED SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSION TO THE PERIPHERAL LOT LINES AND REFERENCED MINIMUM SETBACKS AS SHOWN ON THIS PLAN ARE NOT DIMINISHED.
13. PARKING WILL BE PROVIDED IN ACCORDANCE WITH TABULATIONS AS SHOWN ON SHEET 3.
14. IN ACCORDANCE WITH SECTION 16–403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AND AMENDMENT TO THIS CDP/FDP.
15. PURSUANT TO SECTIONS 18–205 AND 16–403 OF THE FAIRFAX COUNTY Z.O., THE LIMITS OF CLEARING AND GRADING AND THE LANDSCAPED OPEN SPACE AREA REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13 AND PROFFERS.
16. SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
17. PUBLIC WATER AND SEWER SHALL BE PROVIDED. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.
18. THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/SIGNAGE/LEASING TRAILERS ON THE SITE IN ACCORDANCE WITH COUNTY REQUIREMENTS.
19. STORMWATER MANAGEMENT FACILITIES WILL CONFORM TO ALL DPWES AND PFM REQUIREMENTS, UNLESS WAIVED.
20. THERE ARE NO KNOWN EXISTING EASEMENTS 25 FEET OR MORE IN WIDTH ON THE SUBJECT PROPERTY.
21. STORMWATER MANAGEMENT WILL BE PROVIDED BY A SINGLE DETENTION FACILITY AS GENERALLY SHOWN ON SHEET 3 AND DRAINAGE REDIRECTED AND PIPED TO THE PROPOSED ONSITE STORM WATER MANAGEMENT FACILITY. APPLICANT RESERVES RIGHT TO USE SUPPLEMENTARY INNOVATIVE MEASURES (BIORETENTION, GRASSED SWALES, ETC.,) TO MEET WATER QUALITY REQUIREMENTS.
22. THE APPLICANT REQUESTS A WAIVER OF THE RIGHT OF WAY DEDICATION REQUIREMENTS CONTAINED WITHIN THE FAIRFAX COUNTY COMPREHENSIVE PLAN TO FACILITATE THE IMPROVEMENTS TO POPLAR TREE ROAD AS SHOWN ON THE CDP/FDP.

Rz/FDP 2004-SU-009
Application No. _____ Staff K. Shields
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE ~~PROFFERS~~ CONDITIONS DATED 9/22/04
Date of (BOS) (FC) approval 9/22/04
Sheet 2 of 9

No.	DATE	DESCRIPTION	REV.BY APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE
02/24/04
05/17/04
07/14/04
08/09/04
09/01/04

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA DAVID T. McELHANEY No. 022046 PROFESSIONAL ENGINEER 9/1/04

NOTES & TABULATIONS
POPLAR TREE / LEWIS PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: JAN., 2004
SCALE: AS NOTED C.I. N/A

SHEET 2 OF 9

FILE No. MISC-1507

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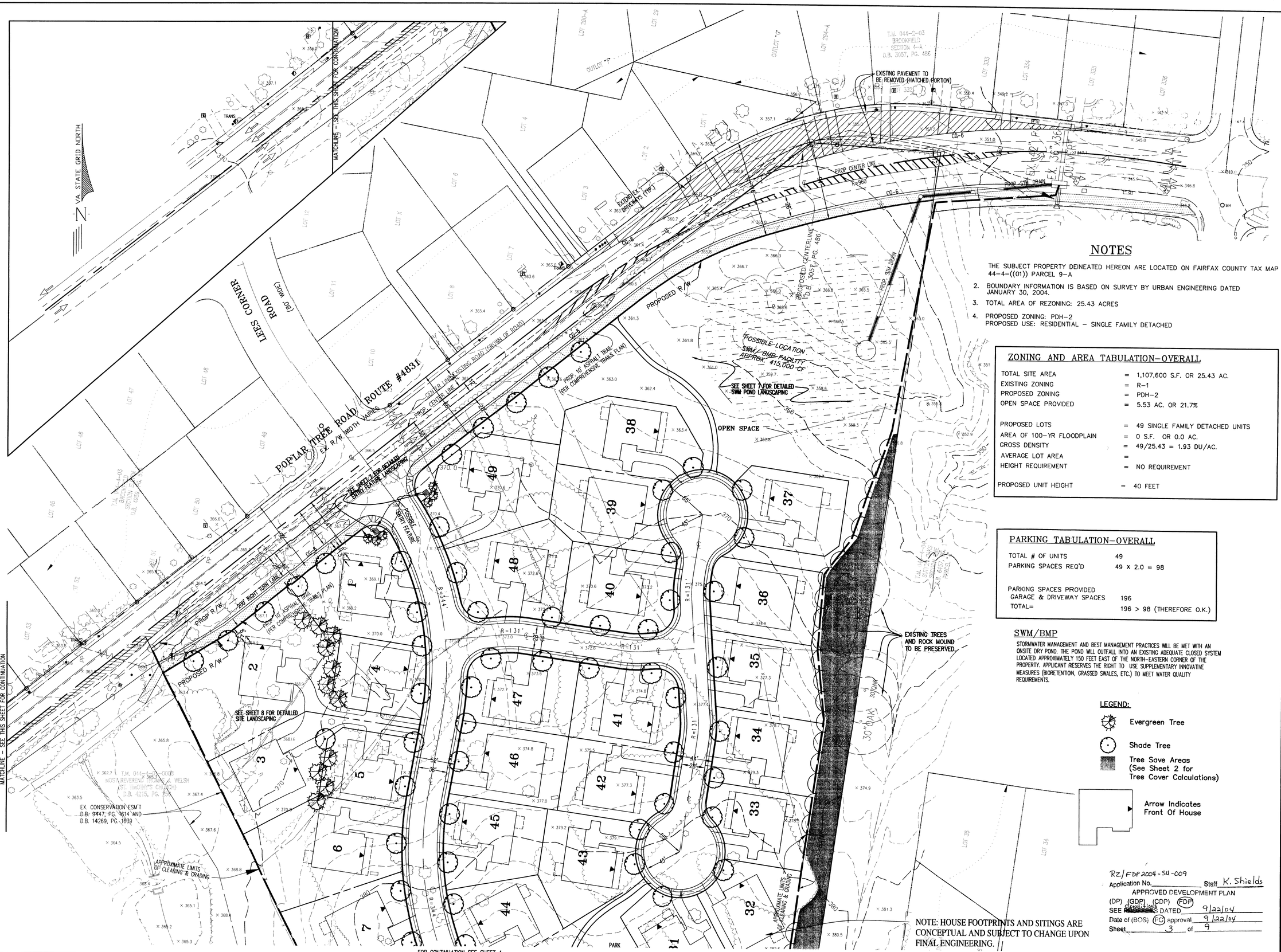

NOTES

THE SUBJECT PROPERTY DEINEATED HEREON ARE LOCATED ON FAIRFAX COUNTY TAX MAP 44-4-((01)) PARCEL 9-A

2. BOUNDARY INFORMATION IS BASED ON SURVEY BY URBAN ENGINEERING DATED JANUARY 30, 2004.
3. TOTAL AREA OF REZONING: 25.43 ACRES
4. PROPOSED ZONING: PDH-2
   PROPOSED USE: RESIDENTIAL - SINGLE FAMILY DETACHED

ZONING AND AREA TABULATION-OVERALL

TOTAL SITE AREA	=	1,107,600 S.F. OR 25.43 AC.
EXISTING ZONING	=	R-1
PROPOSED ZONING	=	PDH-2
OPEN SPACE PROVIDED	=	5.53 AC. OR 21.7%
PROPOSED LOTS	=	49 SINGLE FAMILY DETACHED UNITS
AREA OF 100-YR FLOODPLAIN	=	0 S.F. OR 0.0 AC.
GROSS DENSITY	=	49/25.43 = 1.93 DU/AC.
AVERAGE LOT AREA	=	
HEIGHT REQUIREMENT	=	NO REQUIREMENT
PROPOSED UNIT HEIGHT	=	40 FEET

PARKING TABULATION-OVERALL

TOTAL # OF UNITS	49
PARKING SPACES REQ'D	49 X 2.0 = 98
PARKING SPACES PROVIDED	
GARAGE & DRIVEWAY SPACES	196
TOTAL=	196 > 98 (THEREFORE O.K.)

SWM/BMP

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE MET WITH AN ONSITE DRY POND. THE POND WILL OUTFALL INTO AN EXISTING ADEQUATE CLOSED SYSTEM LOCATED APPROXIMATELY 150 FEET EAST OF THE NORTH-EASTERN CORNER OF THE PROPERTY. APPLICANT RESERVES THE RIGHT TO USE SUPPLEMENTARY INNOVATIVE MEASURES (BIORETENTION, GRASSED SWALES, ETC.) TO MEET WATER QUALITY REQUIREMENTS.

LEGEND:

- Evergreen Tree
- Shade Tree
- Tree Save Areas (See Sheet 2 for Tree Cover Calculations)
- Arrow Indicates Front Of House

NOTE: HOUSE FOOTPRINTS AND SITINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE UPON FINAL ENGINEERING.

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URBAN ENGINEERING & ASSOC., INC.
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COMMONWEALTH OF VIRGINIA DAVID T. McELHANEY No. 022048 PROFESSIONAL ENGINEER 9/1/04

CDP/FDP LAYOUT
POPLAR TREE / LEWIS PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: JAN., 2004
SCALE: 1"=50' C.I. 2'

SHEET 3 OF 9

FILE No. MISC-1507

FOR CONTINUATION SEE SHEET 3

VA. STATE GRID NORTH

SEE SHEET 7 FOR DETAILED PARK LANDSCAPING

PARK BENCH (TYP.)

PLAY MEADOW

EX. GRAVE

PROP. TENT

ANNE POINDEXTER

ADDITIONAL RECREATION FEATURE TO CONSIST OF ONE OF THE FOLLOWING:
-FITNESS STATION
-TOT LOT
-LANDSCAPED SITTING AREA

EX. CONSERVATION ESM'T D.B. 9447, PG. 1614 AND D.B. 14269, PG. 1639

T.M. 044-4-01-0008
MOST REVEREND THOMAS J. WELSH
(ST. TIMOTHY'S CHURCH)
D.B. 4215, PG. 256

SEE SHEET 8 FOR DETAILED SITE LANDSCAPING

RIDGE ROCK DRIVE
ROUTE #7866
(52' WIDE)

SUTTON OAKS DRIVE
(52' WIDE)

AUTUMN GLORY WAY
EX. R/W 34.2' WIDE

PARCEL A

T.M. 044-4-16
MAPLE HILL ESTATES
D.B. 10412, PG. 1191

EX. TEMP. TURN-A-ROUND ESM'T
D.B. 10412, PG. 1195

APPROXIMATE LIMITS OF CLEARING & GRADING

SUTTON OAKS SECTION TWO
D.B. 6915, PG. 429

LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9

LEGEND:

- Evergreen Tree
- Shade Tree
- Tree Save Areas (See Sheet 2 for Tree Cover Calculations)
- Arrow Indicates Front Of House

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
PROFESSIONAL ENGINEER
9/1/04

CDP/FDP LAYOUT

POPLAR TREE / LEWIS PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50' C.I. 2' DATE: NOV., 2002

SHEET 4 OF 9

FILE No. MISC-1507

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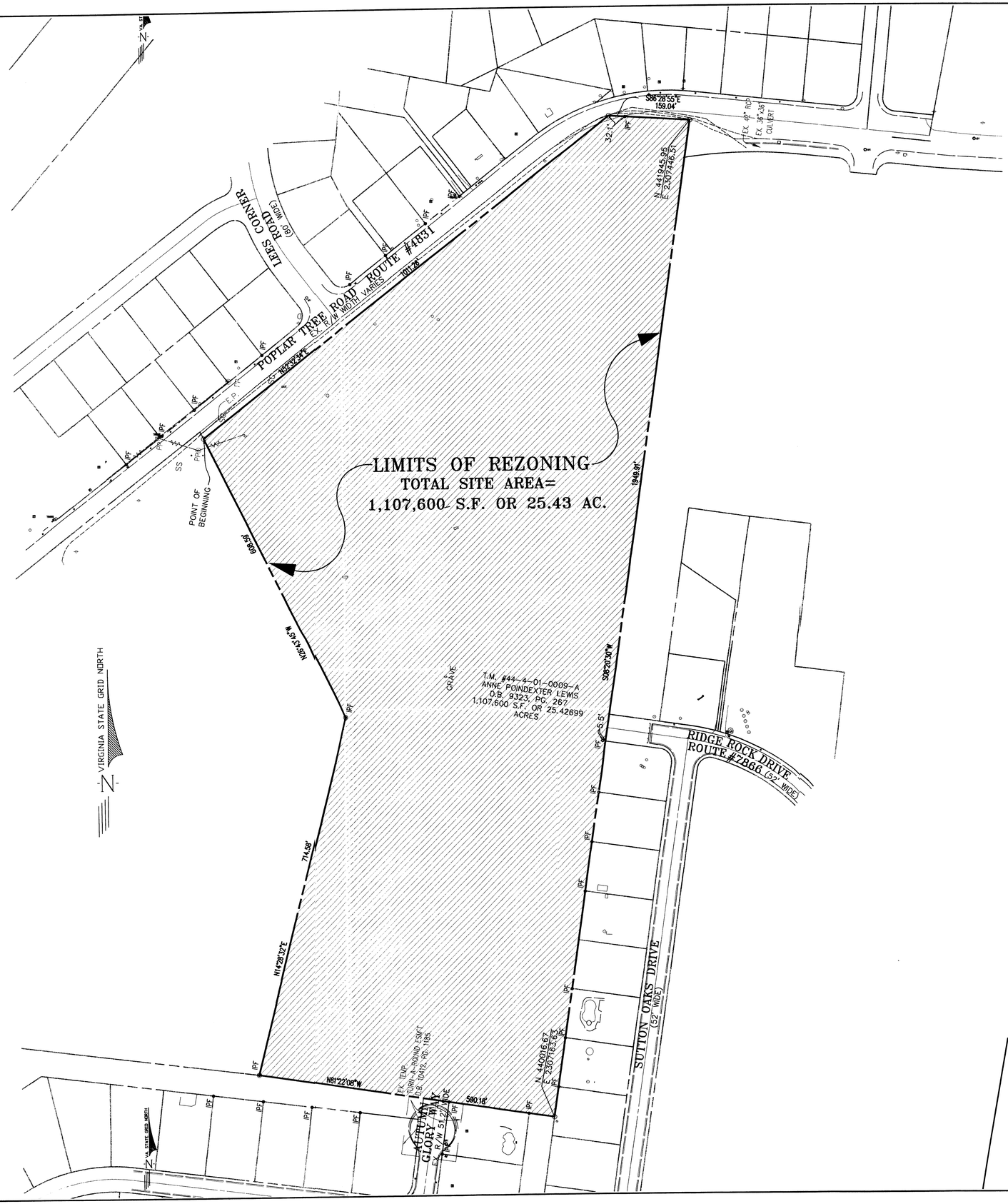

NOTES

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3. TOTAL AREA OF REZONING: 25.43 ACRES
4. PROPOSED ZONING: PDH-2
   PROPOSED USE: RESIDENTIAL - SINGLE FAMILY DETACHED

LEGEND

-REPRESENTS AREA OF PROPOSED PDH-2 ZONING DISTRICT.

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022046
PROFESSIONAL ENGINEER
9/1/04

REZONING PLAT
POPLAR TREE / LEWIS PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' C.I. 5' DATE: JAN. 2004

SHEET 5 OF 9

FILE No. MISC-1507

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*CONDITION DESCRIPTION:

A. Developed areas include buildings, parking areas, and associated infrastructure. Small areas of vegetation and ornamental trees with less than 500 square feet of coverage are included in this section. The area around the existing structures and horse pasture is primarily comprised of grasses and other herbaceous species, primarily beefsteak plant (*Perilla frutescens*). The woody species scattered within this area and along the fencerows include black cherry (*Prunus serotina*), pin cherry (*P. avium*), red maple (*Acer rubrum*), mulberry (*Morus alba*), American elm (*Ulmus americana*), autumn olive (*Elaeagnus umbellata*), white oak (*Quercus alba*), white ash (*Fraxinus americana*), eastern red cedar (*Juniperus virginiana*), American holly (*Ilex opaca*), Japanese barberry (*Berberis thunbergii*), boxwood (*Buxus sempervirens*), and greenbrier (*Smilax rotundifolia*). The woody species vary in size class/age and many exhibit poor health and form.

B. Sub-climax developed land in good condition. This small area has four very mature, stately white pine (*Pinus strobus*) trees which appear to be in good health.

C. Pioneer old field in fair condition. This is a small stand of pioneer species comprised primarily of young persimmon (*Diospyros virginiana*) trees with a few mature red maple and pin cherry trees.

D. Early successional old field in fair condition. This small grouping of trees is comprised of young persimmon, green ash (*Fraxinus pennsylvanica*), eastern red cedar and black cherry trees. A few more mature eastern red cedar, yellow-poplar (*Liriodendron tulipifera*) and pin oak (Q. palustris) trees are scattered in this area. Groundcover was dominated by beefsteak plant.

E. Early successional upland forest in fair condition. Diverse species composition included pin oak, eastern red cedar, green ash, red oak (*Q. rubra*), southern red oak (*Q. falcata*), white oak (*Q. alba*), persimmon, American elm, sassafras (*Sassafras albidum*), black locust (*Robinia pseudoacacia*), pin cherry, Virginia pine (*Pinus virginiana*), yellow-poplar, black walnut (*Juglans nigra*), sycamore (*Platanus occidentalis*), hickory (*Carya tomentosa / glabra*) and pawpaw (*Asimina triloba*). Tree diameters at breast height (DBH) ranged from 2-14". There were a few blown over pine trees, dead saplings and galls were observed on several trees. Large grape (*Vitis* sp.) vines hung from the trees. Groundcover species included greenbrier, Japanese honeysuckle (*Lonicera japonica*) and wineberry (*Rubus phoenicolasius*).

F. Early successional old field in fair condition. This is a young, fairly dense evergreen stand comprised of young eastern red cedar trees with DBH <5". A few young white ash and Virginia pine trees are scattered in this area.

G. Long-term subclimax upland forest in fair to good condition. Mature red oak and mockernut hickory were dominant in the canopy. Understory was comprised of flowering dogwood (*Cornus florida*), eastern red cedar, persimmon, American elm, southern red and white oak, and blackhaw (*Viiburnum prunifolium*). Fungi were prevalent on several trees.

H. Early sucessional old field in poor to fair condition. Species included red maple, black locust, white ash, black cherry, American elm and tree of heaven (*Ailanthus altissima*). Greenbrier and beefsteak plant comprised the groundcover and grape vines draped the trees.

I. Sub-climax upland forest in fair to good condition dominated by yellow-poplar of moderate age.

J. Early successional old field comprised of very young trees. Species included tree of heaven, black locust, black cherry, sassafras, and autumn olive. A few young yellow-poplar trees, depicted by the light green color, are located in the southwestern part of this area. Multiflora rose (*Rosa multiflora*) is common in the understory. A few more mature trees are located along the eastern edge. Grape and bittersweet (*Celastrus orbiculata*) vines are prevalent and beefsteak plant dominates the groundcover.

K. Early successional upland forest in fair to good condition. This area is dominated by young Virginia pine with young eastern red cedar trees interspersed. Stocking is greatest along the southern and western parts. K' represents an area of more mature Virginia pine and eastern red cedar trees.

L. Densely stocked early successional old field in fair to good condition. Eastern red cedar trees <5" DBH are prevalent. A few larger Virginia pine trees and hardwoods are interspersed.

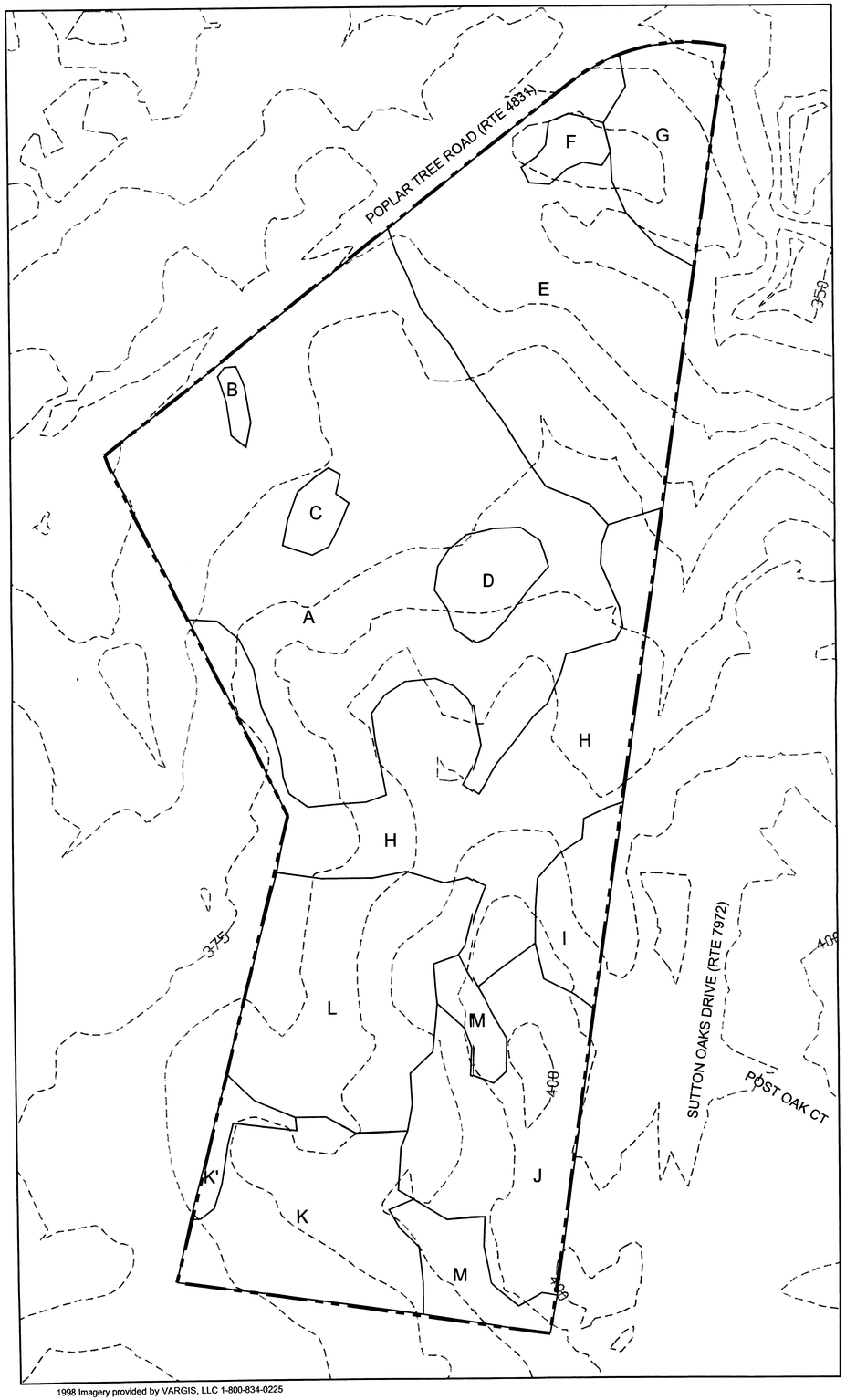
M. The open fields are scattered with eastern red cedar trees <5' tall, autumn olive, and smooth sumac (*Rhus glabra*). Little bluestem (*Schizachyrium scoparius*) and broomsedge (*Andropogon virginicus*) are common groundcover species.

NOTES:

1. This Existing Vegetation Map is based upon examination of background materials, such as USGS Manassas and Herndon, VA Quad Maps, existing topography, Fairfax County Soils Map, National Wetlands Inventory Map, Resource Protection Area map and aerial photography. A field verification was performed by WSSI on January 29, 2004.

2. Parcel boundaries and site topography were provided by Fairfax County Digital Data.

3. An aerial photograph provided by VARGIS, LLC was used as a base map for this exhibit. Residential development has occurred along the southern boundary since the date of the VARGIS imagery (1998).



1998 Imagery provided by VARGIS, LLC 1-800-834-0225

NORTH

LEGEND

SITE BOUNDARY

VEGETATION COMMUNITY BOUNDARY

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION*	ACREAGE (AC)	COMMENTS
A	Developed Land	Red Maple E.Red Cedar	Early-Successional	Fair	8.46	See Condition Description
B	Developed Land	White Pine	Sub-Climax	Good	0.08	See Condition Description
C	Old Field	Persimmon	Pioneer	Fair	0.19	See Condition Description
D	Old Field	Persimmon Green Ash E. Red Cedar Black Cherry	Early-Successional	Fair	0.46	See Condition Description
E	Upland Forest	Pin Oak E. Red Cedar	Early-Successional	Fair	4.23	See Condition Description
F	Old Field	E. Red Cedar	Early-Successional	Fair	0.19	See Condition Description
G	Upland Forest	Red Oak Hickory	Long-term Subclimax	Fair to Good	0.99	See Condition Description
H	Old Field	Red Maple Black Locust	Early-Successional	Poor to Fair	2.61	See Condition Description
I	Upland Forest	Yellow-Poplar	Sub-Climax	Fair	0.59	See Condition Description
J	Old Field	Black Locust Sassafras Autumn Olive	Early-Successional	Fair	2.24	See Condition Description
K	Upland Forest	Virginia Pine E. Red Cedar	Early-Successional	Fair to Good	1.89	See Condition Description
K'	Upland Forest	Virginia Pine E. Red Cedar	Sub-Climax	Fair to Good	0.22	See Condition Description
L	Old Field	E. Red Cedar	Early-Successional	Fair to Good	2.51	See Condition Description
M	Open Field	N/A	N/A	N/A	0.77	See Condition Description
TOTAL ACREAGE					25.43	

Rz/FDP 2004-SU-009
Application No. _____ Staff K. Shields
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE CONDITIONS DATED 9/22/04
Date of (BOS) (PC) approval 9/22/04
Sheet 6 of 9

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
PROFESSIONAL ENGINEER
9/1/04

SHEET 6 OF 9
MISC-1507

Wetland Studies and Solutions, Inc.
14088-M Sullyfield Circle, Chantilly, Virginia 20151
Phone 703.631.5800 Fax 703.631.5804
www.wetlandstudies.com

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Attachment I:
EXISTING VEGETATION MAP

Prepared For: Renaissance Homes

Lewis Property
Fairfax County, Virginia

REVISIONS				SCALE: 1"=100'
No.	Date	Description	Rev. By	App. By

DATE: FEBRUARY 2004

Horizontal Datum: NAD 83
Vertical Datum: NGVD 29
Boundary and Topo Source: Fairfax County Digital Data

Design	Draft	Approved
labg	labg	SCR

Sheet #
of

Computer File Name:
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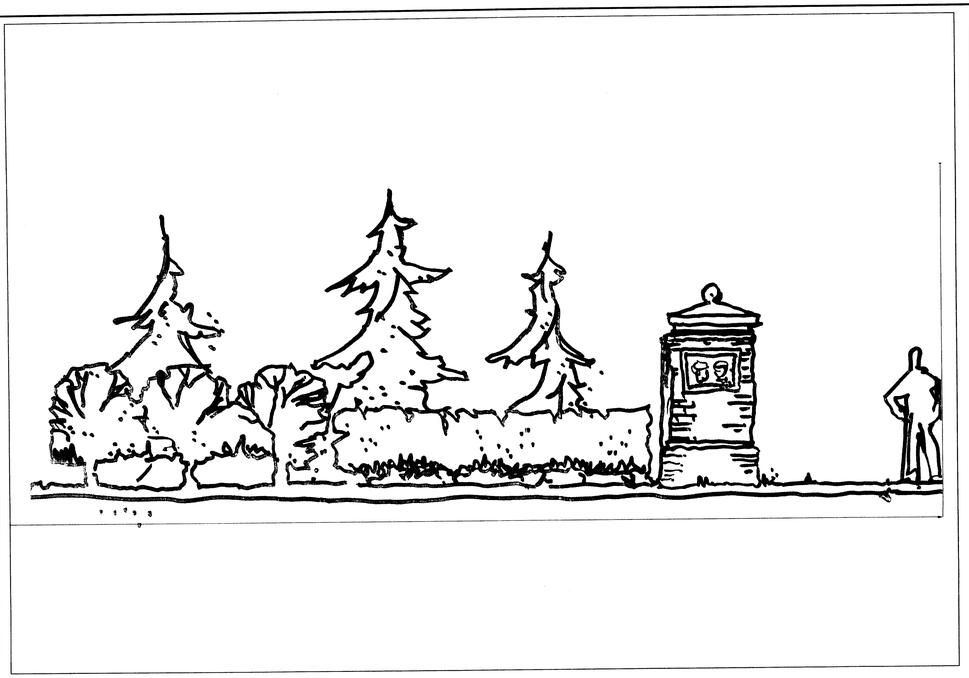
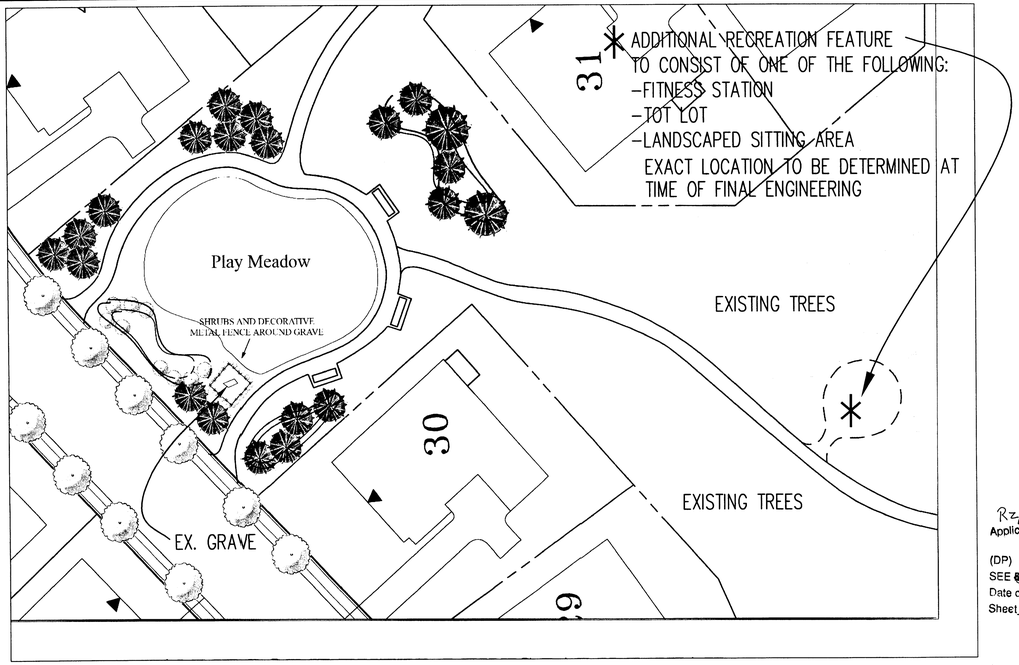


ENTRY DETAIL – ELEVATION
NOT TO SCALE



ANNE POINDEXTER LEWIS PARK DETAIL
SCALE: 1"=30'

LANDSCAPE LEGEND:

- –STREET TREES/ LARGE CANOPY TREES 2"– 2 1/2" CALIPER
- –MEDIUM EVERGREEN TREE 6'–8' HEIGHT
- –ORNAMENTAL TREE
- –SHRUBS

Rz/FDP 2004-SU-009
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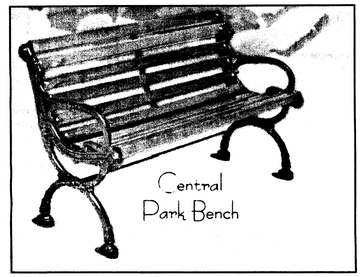
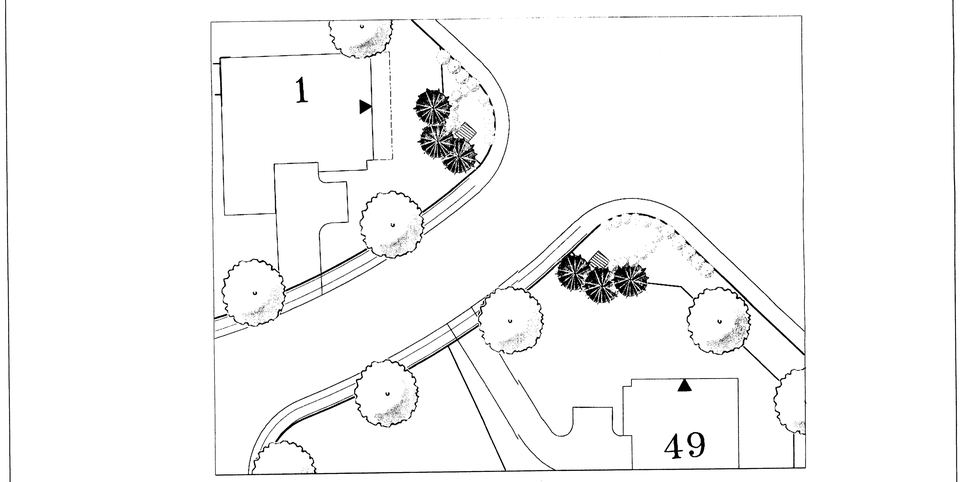
(DP) (GDP) (CDP) (FDP)
SEE [redacted] DATED 9/22/04
Date of (BOS) (FC) approval 9/22/04
Sheet 7 of 9

No.	DATE	DESCRIPTION	REV. BY APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE
05/17/04
07/14/04
08/19/04
09/01/04



BENCH DETAIL
CEBTRAL PARK BENCH–4030 PC



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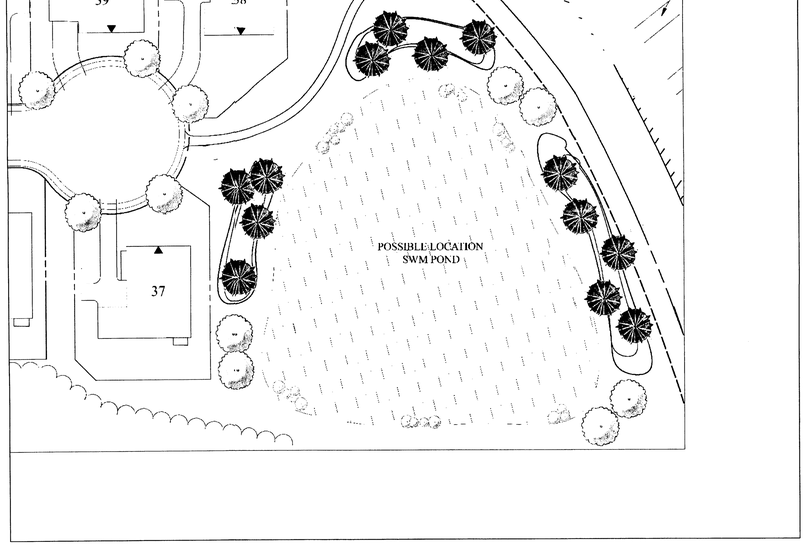
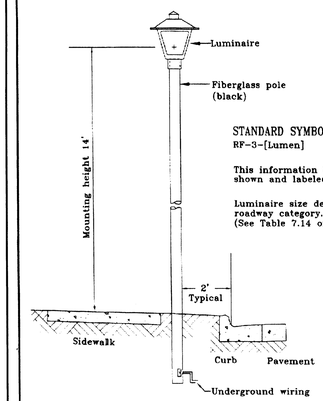


SWM POND LANDSCAPE DETAIL
SCALE: 1"=50'

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. 7-1004	ALTERNATE SECURITY LIGHTING FIXTURE COLONIAL STYLE FOR PROPOSED CURB AND GUTTER STREETS	PLATE NO. 32-7	STD. NO. RF-3
Rev. 1-00			

POLE LIGHT

THIS SHEET FOR ILLUSTRATIVE PURPOSES

URBAN ENGINEERING & ASSOC., INC.
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7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022648
PROFESSIONAL ENGINEER
9/1/04

LANDSCAPE DETAILS
POPLAR TREE / LEWIS PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: AS NOTED C.I. 5' DATE: NOV., 2002

SHEET 7 OF 9

FILE No. MISC-1507

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LANDSCAPE LEGEND:

- –STREET TREES/ LARGE CANOPY TREES 2"– 2 1/2" CALIPER
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- –SHRUBS

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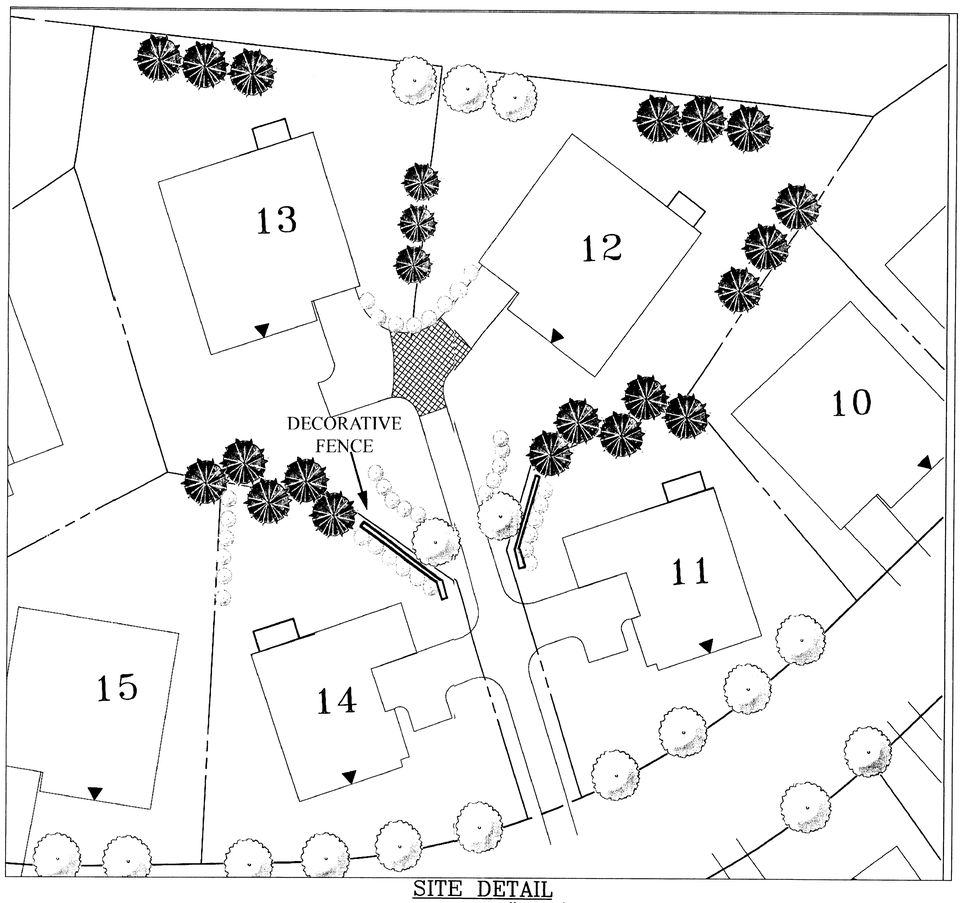
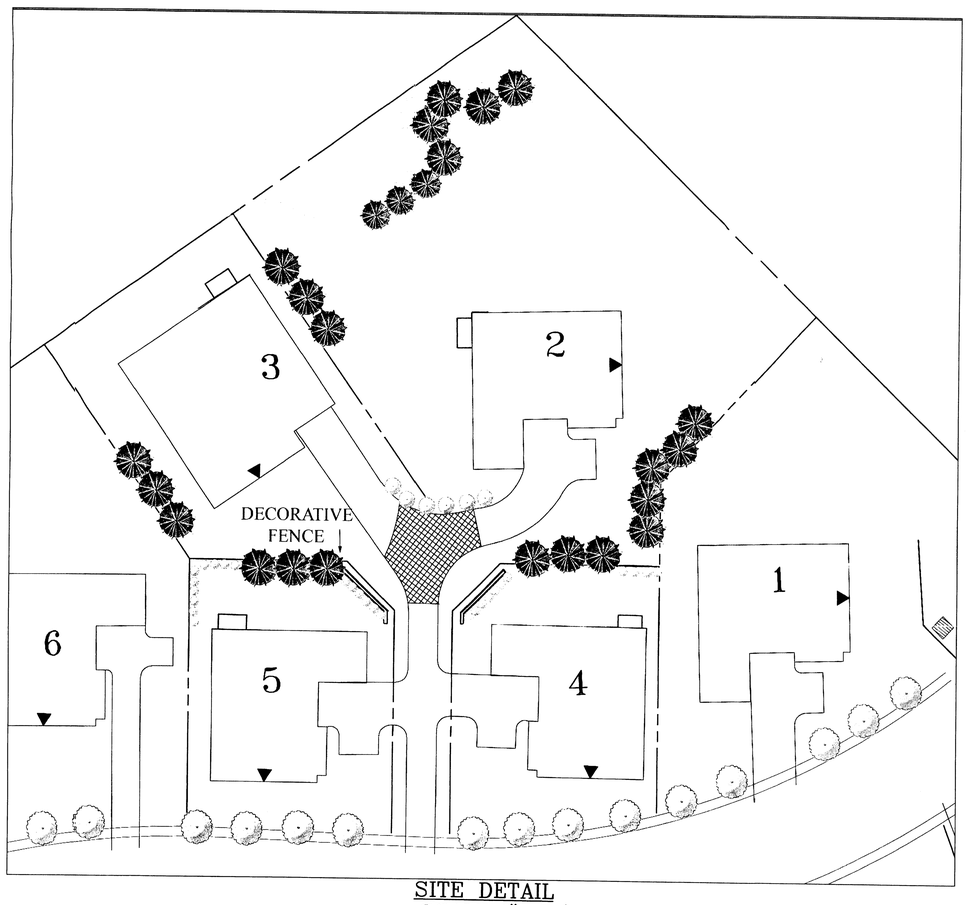
Sheet 8 of 9



SITE DETAIL
SCALE: 1"=30'



SITE DETAIL
SCALE: 1"=30'

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PLAN DATE
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08/19/04
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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022043
PROFESSIONAL ENGINEER

LANDSCAPE DETAILS
POPLAR TREE / LEWIS PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: AS NOTED C.I. 5' DATE: NOV., 2002

SHEET 8 OF 9

FILE No. MISC-1507

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RZ/FDP 2004-SU-009

Application No. _____ Staff K. Shields

APPROVED DEVELOPMENT PLAN

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

SEE ~~[illegible]~~ CONDITIONS DATED 9/22/04

Date of (BOS) (PC) approval 9/22/04

Sheet 9 of 9

FOR ILLUSTRATIVE PURPOSES ONLY

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REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
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7712 LITTLE RIVER TURNPIKE
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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
9/1/04
PROFESSIONAL ENGINEER

ARCHITECTURAL ELEVATIONS

POPLAR TREE / LEWIS PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED C.I. N/A DATE: JAN., 2004

SHEET 9 OF 9

FILE No. MISC-1507

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