UTILITIES WITHIN THE MAPLE HILL ESTATES SUBDIVISION ARE DEPICTED AS EXISTING.
(PENDING FFX. CO. #9697-SD-01-1)
PROPOSED: MAPLE HILL ESTATES
SFD / R-2 CLUSTER
DENSITY: 1.92 DU/AC.
AVG. LOT AREA = ±14,574 SF. (±1354 m²)

SUTTON OAKS, SECTION 3
SFD / R-2
DENSITY: 2.0 DU/AC.
AVG. LOT AREA = 15,289 SF. (1420 m²)

AUTUMN GLORY WAY (PROPOSED PUBLIC ST.)

VA. STATE GRID NORTH

N 133,884.08
E 702,989.51

PARCEL 'C' OPEN SPACE

40' (12.2m)

S 76°37'12"E

OPEN SPACE PARCEL 'A' (SEE NOTE 10)

LIMITS OF CLEARING (TYP.)

EX. TEMP. TURNAROUND ESM'T.

16' (4.87m) PDH SETBACK

PARCEL 'A' OPEN SPACE

EX. STM. DRN. ESM'T.

N 133,828.63
E 703,182.04

S 76°48'55"E

786.20' (239.636m)

838.16' (255.473m)

OPEN SPACE PARCEL 'B' (SEE NOTE 10)

PARCEL 'C' OPEN SPACE

EX. SWM/BMP ESM'T. & (DB. 7306 PG. 1879)

EX. CONC. DITCH

EX. 15" RCP

PROP. DECIDUOUS TREE (TYP.)

STORM SEWER

MATCH LINE - SEE SHEET 2

WATERMAIN

CONNECT D/W TO PUBLIC ST.

SANITARY

PUBLIC STREET

PUBLIC ST. 46'-67'

REMOVE EX. 16'x25' SHED

REMOVE EX. FENCE

N 06°30'29"W

PROP. DECIDUOUS TREE (TYP.)

REMOVE EX. 39'x22' GAR. (11.88m x 6.71m)

SEE DETAIL BELOW

FIPES/EM ESM'T. 23.08' (7.0m)

NOTE: ONLY ONE DWELLING UNIT SHALL BE PERMITTED ON LOT 35.

POTENTIAL ONSITE STORM-WATER DETENTION POND (EXTENDED DRY AND BMP FACILITY)

10' (3.0m) PEDESTRIAN ACCESS ESM'T.

LIMITS OF CLEARING (TYP.)

OPEN SPACE PARCEL 'C' (SEE NOTE 10)

1' (.304m) DEDICATION FOR FUTURE PUBLIC STREET PURPOSES.

565.00' (172.212m)

EX. GRAVEL OUTLET RD.

POTENTIAL LOCATION EX. CULVERT

DEVELOPER TO PROVIDE/ ENSURE ADEQUATE OUT-FALL TO OFFSITE PROPERTIES.

N 85°11'54"W

EX. 15" RCP

DEVELOPER TO PROVIDE/ ENSURE ADEQUATE OUT-FALL TO OFFSITE PROPERTIES

MATCH LINE - SEE SHEET 2

* TEMP. TURNAROUND W/ ESM'T. TO BE NULL AND VOID & SUCH TIME AS THE PUBLIC ST. IS EXTENDED IN A SOUTH-ERLY DIRECTION (BOTH SIDES)

DEDICATION FOR FUTURE PUBLIC STREET PURPOSES

R = 310.00' (94.488m)
A = 184.93' (56.244m)

R = 160.00' (48.768m)
A = 109.09' (33.252m)

WALNEY PARK DR.
RTE. 7704

EX. E.P.

EX. 5A

FUTURE R/W DEDICATION LINE

EX. GRAVEL OUTLET RD.

EX. 50' (15.24m) WIDE OUTLET RD. (PRIVATELY OWNED AND MAINTAINED)

EX. 50' (15.24m) WIDE OUTLET RD. (PRIVATELY OWNED AND MAINTAINED)

LOT 8 POPLAR PARK SECT. ONE SFD / R-2

LOT 16 N/F KOWALSKI SFD / R-1 217,800 S.F. (20,234 m²)

LOT 11 N/F HUNNICUTT SFD / R-1 2,787,840 SF. (258,990 m²)

LOT 17 N/F HUNNICUTT VACANT / R-1 217,800 SF. (20,234 m²)

LOT 19A N/F HUNTER SFD / R-1 217,800 SF. (20,234 m²)

LOT 15 N/F McKENNA SFD / R-1 217,800 SF. (20,234 m²)

LOT 25 N/F TSENG VACANT / R-1 109,891 S.F. (9834 m²)

NOTE: THE EXISTING DRIVEWAY ON LOT 35 SHALL BE REMOVED AND RESODDED / RESEEDED, PRIOR TO FINAL BOND RELEASE.

68.88' (20.995m)
360.19' (11.0.30m)
EX. DWELLING TO REMAIN (BUILT 1984)
68.59' (20.906m)
5.07' (1.546m)
5.63' (1.715m)
14.23' (4.336m)
5.92' (1.805m)
16.16' (4.925m)

NOTE: THE RIGHT TO DEMOLISH THE EXISTING DWELLING AND REPLACE IT W/ A NEW ONE IN THE FUTURE IS HEREBY RESERVED.

AREAS OF OPEN SPACE

PARCEL 'A'	39,111 SF.	(3633 m²)
PARCEL 'B'	43,965 SF.	(4084 m²)
PARCEL 'C'	120,317 SF.	(11,184 m²)

* ALL DIMENSIONS SHOWN HEREON ARE APPROXIMATE.

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
5/11/98	PJ	1	REMOVE PARCEL 'D', RE-R LOTS, REV. CLRG. LIMITS			
6/27/98	PJ	2	ADD S/W, TRAIL, REV. DEDICATION			
7/8/98	PJ	3	REV. LOTS 1-16 AND 36-37.			
ENGINEER			REVISION APPROVED BY: DIVISION OF DESIGN REVIEW			

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 13 1998
ZONING EVALUATION DIVISION

ALL DIMENSIONS AND LOT AREAS SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO MINOR DEVIATIONS W/ FINAL ENGINEERING !!

COMMONWEALTH OF VIRGINIA
PAUL R. JEANNIN, JR.
NO. 477
12-4-97
CERTIFIED LANDSCAPE ARCHITECT

COMMONWEALTH OF VIRGINIA
ROBERT ALMIRALL
NO. 021882
12-4-97
PROFESSIONAL ENGINEER

Application No. RZ 1998-SU-002 Staff DJ/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-10-98
Date of (BOS) (PC) approval 7-27-98
Sheet 1 of 3

LAND Design CONSULTANTS
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ENGINEERS PLANNERS SURVEYORS

CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN

WALNEY WOODS ESTATES

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS

SCALE: 1"=50' (1:600)

SHEET 1 OF 3

DATE: NOVEMBER 1997

FILE NUMBER: 96143-03B

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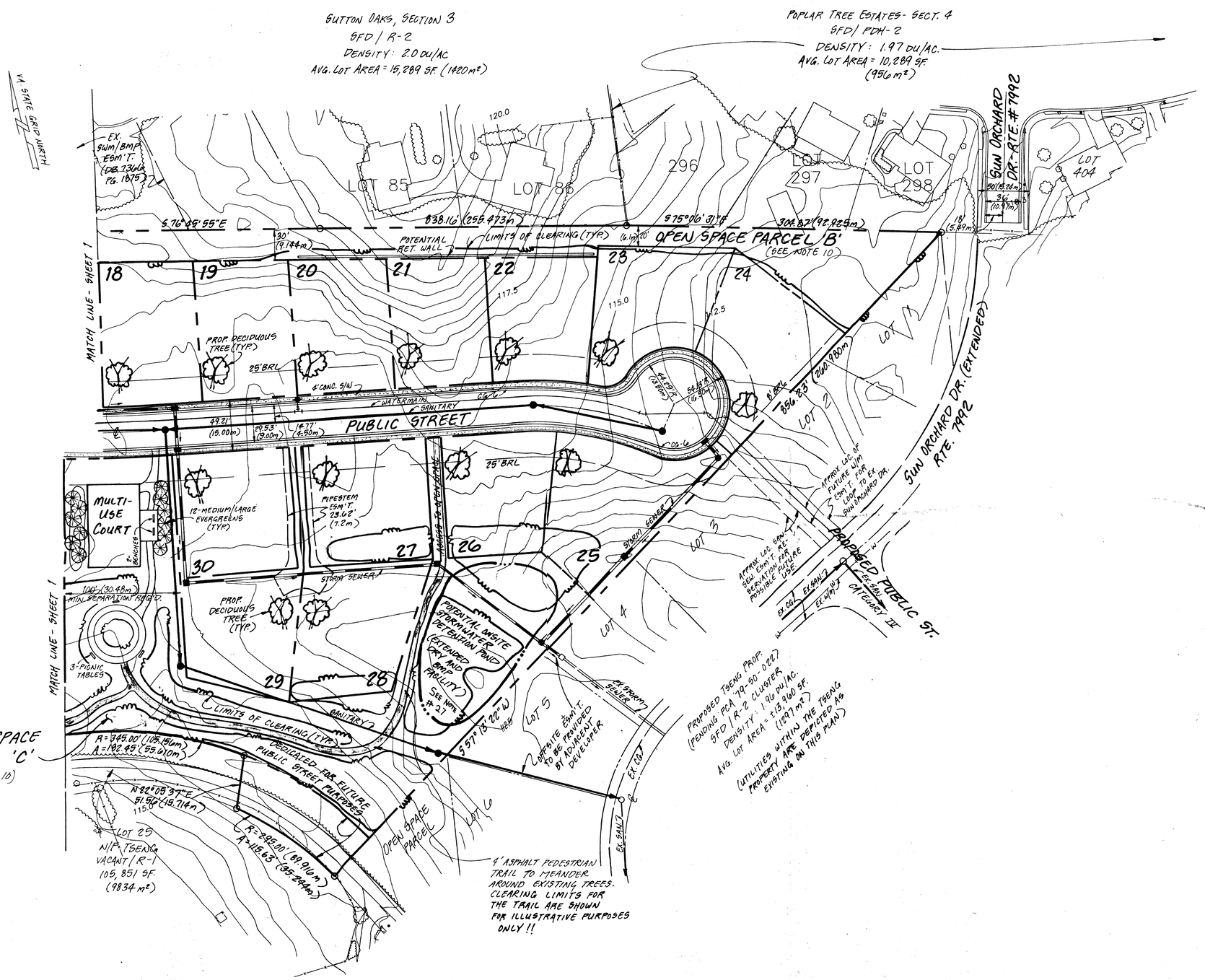

Application No. RZ 1978-SU-005 Staff DJ/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) ((CDP)) (FDP)
SEE PROFFERS DATED 7.10.98
Date of (BOS) (PC) approval 7.27.98
Sheet 2 of 3

LAND Design CONSULTANTS

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ENGINEERS PLANNERS SURVEYORS

CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN

WALNEY WOODS ESTATES

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL R. JEANNIN, JR.
NO. 477
12-4-97
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COMMONWEALTH OF VIRGINIA
ROBERT ALMIRALL
NO. 021882
12-4-97
PROFESSIONAL ENGINEER

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
5/11/96	PJ	1	REMOVE ST. CONNECT.			
			ADD CUL-DE-SAC.			
			ADD MULTI-USE CT.			
			ADD ASPH. PATH.			
8/27/96	PJ	2	ADD S/W. TRAIL			
7/8/96	PJ	3	REV. SHEET 1			
ENGINEER			REVISION APPROVED BY: DIVISION OF DESIGN REVIEW			

REVISIONS

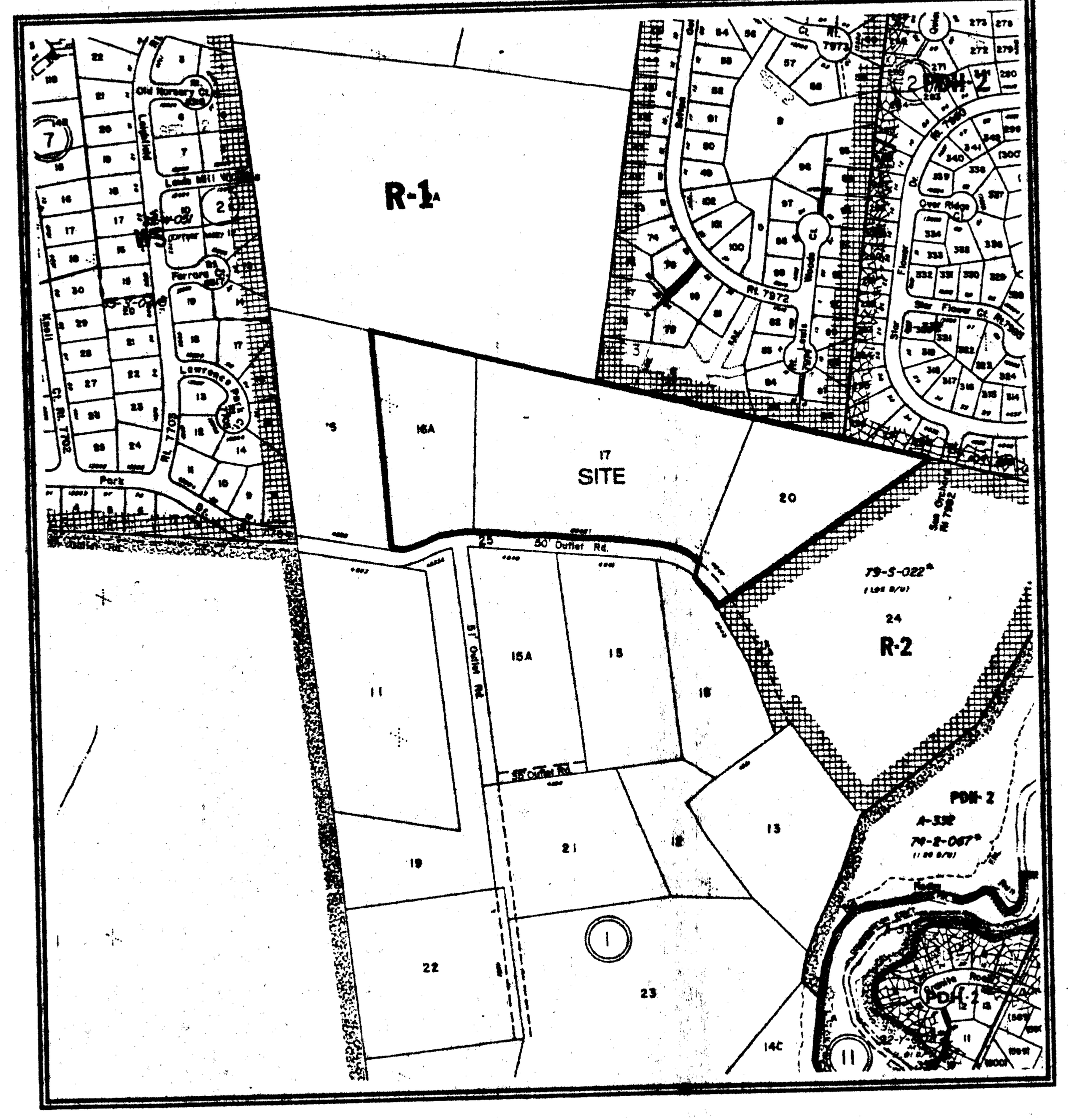
SCALE: 1"=50' (1:600)

SHEET 2 OF 3

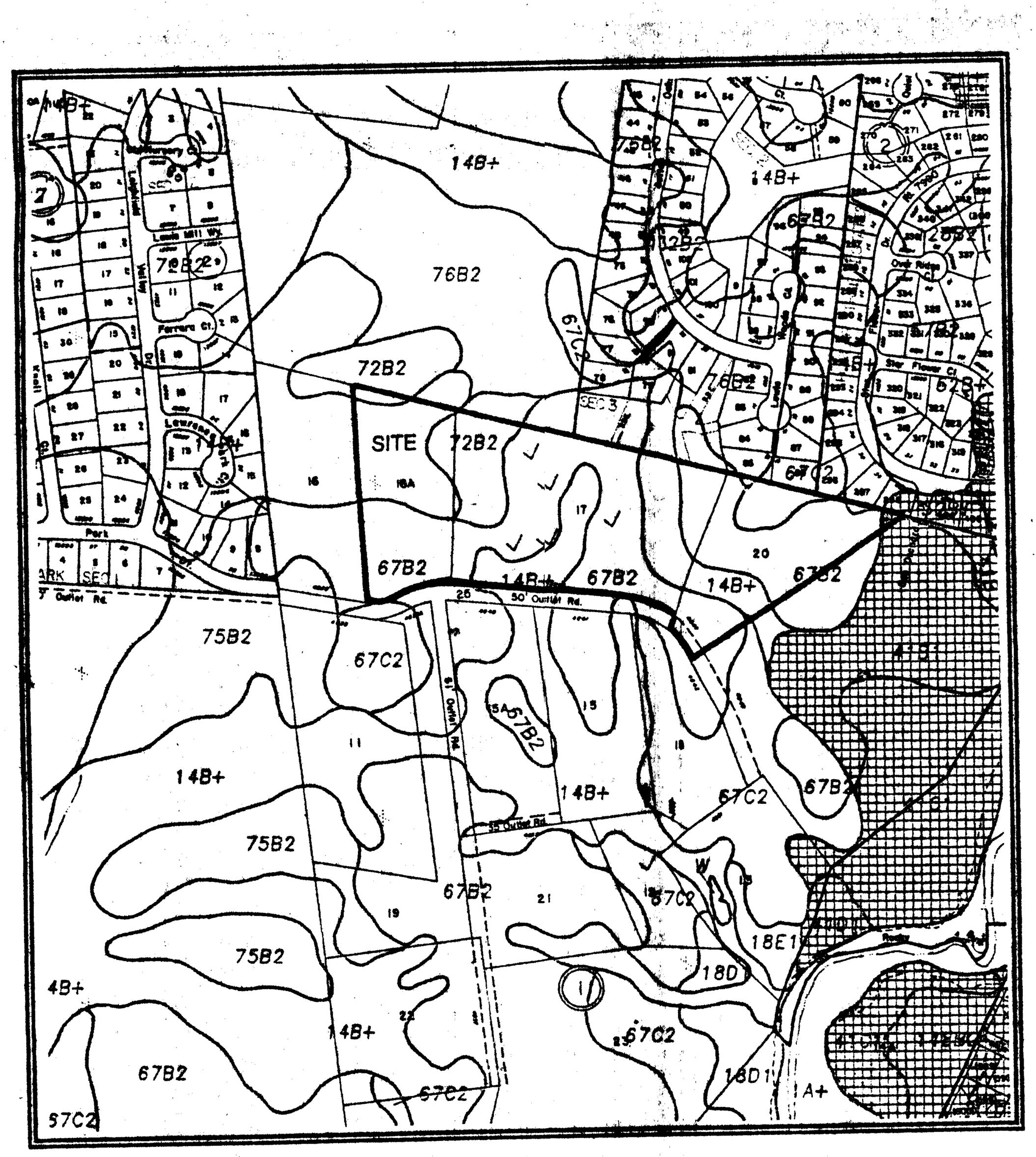
DATE: NOVEMBER 1997

FILE NUMBER: 96143-039

P:\Projects\96143\CDP-FDP2.dwg Sun Nov 23 00:26:18 1997



VICINITY MAP
SCALE 1" = 500'



SOILS MAP AND DATA
SCALE 1" = 500'

SOIL NO#	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL	OTHER NOTES
14	MANASSAS	B	FAIR	MARGINAL	MODERATE	—
67	PENN FSL	C	GOOD	FAIR	SEVERE	—
72	BUCKS	C	GOOD	FAIR	MODERATE	—

NOTES:

1. THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP # 44-4 ((1)) PARCEL 16A, 17 AND 20.

2. THE CURRENT PROPERTY OWNERS, AS RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, ARE LISTED AS FOLLOWS:

PARCEL	OWNER	DEEDBOOK/PAGE
16A	RICHARD M. TOUHEY MARY LOU CBOINS	5989/1259
17	DAVID D. BLANAR	3325/0477
20	JOHN GERALD & BETH B. LAND	3391/0221

THE APPLICANT / DEVELOPER / CONTRACT PURCHASER IS:

MR. ROBERT C. HUBBELL, PRESIDENT
COSCAN BROOKFIELD HOMES
8521 LEESBURG PIKE, SUITE 200
VIENNA, VA 22182

3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS, INC, DATED NOVEMBER 1997.

4. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY, COMPILED BY LAND DESIGN CONSULTANTS, INC., DATED NOVEMBER 1997. THE CONTOUR INTERVAL EQUALS ONE HALF METER.

5. A TITLE REPORT HAS BEEN FURNISHED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER C9701011 DATED NOVEMBER 1997.

6. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT. HOWEVER, THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVER OR MODIFICATION AT THE TIME OF SUBDIVISION PLAN PREPARATION / SUBMISSION.

7. EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.

8. LAND DESIGN CONSULTANTS, INC. IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25' OR MORE.

9. ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND.

10. OWNERSHIP AND MAINTENANCE OF THE OPEN SPACE PARCELS WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION.

11. AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.

12. THE SITE SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. ALL DWELLING UNITS WITHIN THIS DEVELOPMENT SHALL PROVIDE SANITARY SEWER SERVICE BY GRAVITY FLOW AS NO PUMPING SHALL BE ALLOWED.

13. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 1 TO 2 DWELLING UNITS PER ACRE.

14. A RESOURCE PROTECTION AREA (RPA) DOES NOT EXIST ONSITE.

15. A 100 YEAR FLOODPLAIN AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE DOES NOT EXIST ONSITE.

16. AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) DOES NOT EXIST ONSITE.

17. IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A TRAIL IS NOT REQUIRED.

18. LAND DESIGN CONSULTANTS IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.

19. ALL PUBLIC STREETS SHOWN ON THIS PROPERTY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH FAIRFAX COUNTY SPECIFICATIONS (EXCEPT AS WAIVED OR MODIFIED) AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND DEDICATED / CONVEYED IN FEE SIMPLE TO THE BOARD OF SUPERVISORS FOR PUBLIC STREET PURPOSES.

20. SOLID WASTE SHALL BE PICKED UP TWICE WEEKLY BY A PRIVATE REFUSE COMPANY AND DISCARDED AT AN APPROVED FAIRFAX COUNTY LANDFILL.

21. A GEOTECHNICAL REPORT WILL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN, IF REQUIRED BY DEM.

22. NO HAZARDOUS OR TOXIC SUBSTANCES TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.

23. 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.

24. SIDEWALK IS REQUIRED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL AND SHALL BE PROVIDED AS SHOWN HEREON.

25. THE PROPOSED DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARD. THE DEVELOPER RESERVES THE RIGHT TO APPLY FOR ANY WAIVERS, EXCEPTIONS OR VARIANCES AS NECESSARY IN THE FINAL ENGINEERING OF THIS PLAN.

26. A NATURAL BUFFER OF VARYING WIDTH SHALL BE PROVIDED ALONG PORTIONS OF THE NORTH, SOUTH AND WEST PERIMETER.

27. THE APPLICANT INTENDS TO ENTER AN AGREEMENT WITH THE DEVELOPER OF THE ADJACENT TSENG PROPERTY TO PROVIDE AN ENLARGED STORM WATER DETENTION AND BMP (SWM/BMP) FACILITY ON THE TSENG PROPERTY TO PROVIDE THE NECESSARY SWM/BMP REQUIREMENTS FOR THE EASTERN DRAINAGE DIVIDE ON THE SUBJECT PROPERTY. IN SUCH A SCENARIO, THE EASTERN SWM/BMP POND SHOWN ON THE SUBJECT PROPERTY WOULD NOT BE CONSTRUCTED AND THE LIMITS OF CLEARING AND GRADING WOULD REFLECT THAT SHOWN ON THE CDP/FDP.

HOWEVER, IF AN AGREEMENT IS NOT ENTERED INTO BY THE APPLICANT OR IT IS DETERMINED THAT AN EASTERN SWM/BMP POND IS NECESSARY ON THE SUBJECT PROPERTY, THE EASTERN SWM/BMP POND AS SHOWN HEREON, WILL BE CONSTRUCTED AND THE LIMITS OF CLEARING AND GRADING SHALL BE REVISED AS NECESSARY TO ACCOMMODATE THE POND CONSTRUCTION AND MAINTENANCE.

THE WESTERN DRAINAGE DIVIDE OF THE SUBJECT PROPERTY SHALL BE SERVICED BY AN SWM/BMP FACILITY LOCATED IN PARCEL C - ADJACENT TO LOTS 35 THROUGH 39.

THE APPLICANT RESERVES THE RIGHT TO APPLY FOR A WAIVER AND / OR MODIFICATION OF ANY FUTURE ONSITE SWM/BMP REQUIREMENT THAT MAY BE NECESSARY.

28. THE APPLICANT RESERVES THE RIGHT TO PROVIDE THE NEW STREET STANDARDS OF THE PFM, IF APPROVED BY DPW AND ES.

TABULATIONS:

SITE AREA	=		8.0928 HECTARES OR 80,923.1 M^2 19.9972 ACRES OR 871,078 SF
EXISTING ZONING	=		R-1
PROPOSED ZONING	=		PDH-2
AVERAGE LOT AREA			
REQUIRED	=		NONE
PROVIDED	=	GREATER THAN	+/- 13,800 SF (+/-1,282.3 M^2)
MINIMUM LOT AREA			
REQUIRED	=		NONE
PROVIDED	=	GREATER THAN	+/- 9,735 SF(+/- 904.4 M^2)
MINIMUM LOT WIDTH			
INTERIOR	=		NONE REQUIRED
CORNER	=		NONE REQUIRED
MAXIMUM BUILDING HEIGHT	=		NONE REQUIRED
MINIMUM YARD REQUIREMENTS			
FRONT YARD			
REQUIRED	=		NONE
PROVIDED	=		25 FEET
SIDE YARD			
REQUIRED	=		NONE
PROVIDED	=		5 FEET
REAR YARD			
REQUIRED	=		NONE
PROVIDED	=		20 FEET
OPEN SPACE			
REQUIRED (20%)	=		174,216 SF (16,184.6 M^2)
PROVIDED (23%)	=		203,463 SF. (18,901 m^2)
PARKING			
REQUIRED (2SP/UNIT)		78 SPACES	
PROVIDED (2SP/UNIT)		78 SPACES	
DENSITY			
PERMITTED (39 UNITS)		1.96 DU/AC	
PROPOSED (39 UNITS)		1.96 DU/AC	

TREE COVER CALCULATIONS:

IN ACCORDANCE WITH Z.O SECTION 16-102.1 AT ALL PERIPHERAL BOUNDARIES, THE SETBACK OF THE R-1 AND R-2 CLUSTER SHALL APPLY. SPECIFICALLY, LOT 1 SHALL HAVE A FRONT YARD OF 40 FEET, WHILE LOTS 12, 24 AND 25 SHALL MAINTAIN AN 8 FOOT SIDE YARD AT THE PERIPHERAL BOUNDARY AS SHOWN ON THE CDP/FDP.

SITE AREA	=	871,078 SF (80,923.1 M^2)
DEDUCTIBLE (39 LOTS X 11,050 SF (1,026.6M^2)	=	430,950 SF (40,035.3 M^2)
ADJUSTED SITE AREA	=	440,128 SF (40,887.9 M^2)
TREE COVER REQUIRED (20%)	=	88,026 SF (8,177.6 M^2)
TREE COVER PRESERVED (X1.25)	=	145,000 SF (13,471 M^2)
TREE COVER PLANTED	=	10,650 SF (989 M^2)
TOTAL TREE COVER PROVIDED	=	155,650 SF (14,460 M^2)

TREE COVER PLANTED:

39 LARGE DECIDUOUS SHADE TREES (3" CALIPER) @ 250 SF (23.2 M^2)
12 MEDIUM/LARGE EVERGREEN TREES (8' HT.) @ MIN. 75 SF. (6.96 m^2)

LANDSCAPING NARRATIVE:

EXISTING VEGETATION ON THE SUBJECT PROPERTY CONSISTS OF MATURE HARDWOOD TREES, EVERGREEN TREES, AND OPEN FIELDS. WHERE EVER POSSIBLE, THE APPLICANT HAS GONE TO EXTENSIVE MEASURES TO CREATE A VEGETATIVE BUFFER OF A MINIMUM WIDTH OF 20 FEET AROUND A PORTION OF THE PERIMETER OF THE SUBJECT PROPERTY. TREES WITHIN THIS BUFFER AREA ARE SHOWN TO BE PRESERVED WHEREVER POSSIBLE. NO VEGETATION CURRENTLY EXISTS WITHIN THE BUFFER AREA ALONG THE WESTERN PERIMETER. THEREFORE, THE APPLICANT SHALL TRANSPLANT SEVERAL LARGE EVERGREENS FROM THE SUBJECT PROPERTY TO THIS BUFFER AREA ALONG THE WESTERN PROPERTY BOUNDARY. ADDITIONALLY, THE APPLICANT RECOGNIZED THE IMPORTANCE OF IMPROVING TREE COVER THROUGHOUT THE PROPOSED COMMUNITY. TO THAT END, THE APPLICANT HAS COMMITTED TO AN ENHANCED LANDSCAPING PROGRAM WHICH SHALL INCLUDE THE FOLLOWING HIGH QUALITY LANDSCAPE FEATURES ON SITE:

AS GENERALLY DEPICTED ON THE CDP/FDP, THE APPLICANT HAS PROVIDED A STREET TREE PROGRAM CONSISTING OF ONE DECIDUOUS TREE PER EXECUTIVE AND ESTATE LOT AT AN INCREASED CALIPER. AT THE TIME OF INSTALLATION, THESE 3" CALIPER TREES WILL ASSIST IN PROVIDING SHADE, COLOR AND TEXTURE TO THE COMMUNITY. NOTE THAT THEIR FINAL LOCATION WILL BE SUBJECT TO FINAL HOUSE, DRIVEWAY AND UTILITY LOCATIONS.

IN ADDITION TO THE PLANT MATERIAL SHOWN ON THE CDP/FDP, THE APPLICANT SHALL ALSO PROVIDE ONE EVERGREEN AND ONE FLOWERING TREE WITH THE LANDSCAPE PACKAGE FOR EACH EXECUTIVE AND ESTATE RESIDENCE:

TYPICAL EVERGREEN TREES: NORWAY SPRUCE, WHITE PINE, WHITE SPRUCE, BLUE SPRUCE, LEYLAND CYPRESS, ETC.

TYPICAL FLOWERING TREES: KOUSA DOGWOOD, FLOWERING CHERRY, PINK AND WHITE CRABAPPLE, BRADFORD PEAR, RED SPIRE PEAR, PURPLE LEAF PLUM, AND CLUMP BIRCH, ETC.

THESE TREES WILL BE PROVIDED WITH THE BUILDERS LANDSCAPE PACKAGE AT THE TIME OF PURCHASE AND THEIR FINAL LOCATION WILL BE DEPENDENT UPON THE HOUSE SITING, DRIVEWAY AND UTILITY LOCATIONS.

COMMONWEALTH OF VIRGINIA
PAUL R. JEANNIN, JR.
NO. 477
12-4-97
CERTIFIED LANDSCAPE ARCHITECT

COMMONWEALTH OF VIRGINIA
ROBERT ALMIRALL
NO. 021882
12-4-97
PROFESSIONAL ENGINEER

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
5/11/98	PJ	1	REV. TABS AND TREE CALCS.			
5/27/98	PJ	2	REV. TABS FOR OPEN SPACE			
7/8/98	PJ	3	REV. TABS, ADD NOTE 28			
ENGINEER			REVISION APPROVED BY: DIVISION OF DESIGN REVIEW			

Application No. RZ 1998-SU-002 Staff DJ/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7.10.98
Date of (BOS) (PC) approval 7.27.98
Sheet 3 of 3

LAND Design CONSULTANTS
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CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN

WALNEY WOODS ESTATES

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Scale: As Shown

Sheet: 3 of 3

Date: 12-4-97

File Number: 96143-03B

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