NOTE: ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL PLAN COMPUTATIONS.

MOST REVEREND THOMAS J. WELSH, BISHOP OF ARLINGTON
LOT 8
ZONE: R-1
USE: CHURCHES/SYNAGOGUES
LOT 8
71,869 m² (731,368 SF.)

N/F LEWIS
LOT 9
ZONE: R-1
USE: VACANT

VA. STATE GRID NORTH

N 440,017.54
E 2,307,168.25

S 82°45'03" E 222.24m (729.13')

S 81°22'08" E 179.91m (590.26')

TEMPORARY TURN-AROUND CUL-DE-SAC W/ EASEMENT (SEE NOTE 20)

OPEN SPACE PARCEL 'B'
SEE NOTE (10)
8280m²
0.83ha

WITHIN PARCEL 'B' THERE EXISTS AN AREA OF OPEN SPACE WHICH IS OUTSIDE A FLOODPLAIN, IS GREATER THAN 4047m² (ONE ACRE) IN SIZE AND HAS NO DIMENSION LESS THAN 15.24m (50').

LIMITS OF CLEARING AND GRADING (TYP.)

15.24 m (50')

12.2 m (40')

13.5 m (44.28')

POPLAR PARK
SECTION TWO
ZONE: R-2
USE: SFD
DENSITY 1.95 DU/AC

LOT 4 1410 m² (14,853 SF.)

LOT 5 1486 m² (14,919 SF.)

POLE

1 275 m² (13,724 SF)

2 1525 m² (16,404 SF)

3 1712 m² (18,427 SF)

4 1577 m² (16,964 SF)

5 1395 m² (15,015 SF)

6 1418 m² (15,241 SF)

7 1418 m² (15,241 SF)

8 1416 m² (15,241 SF)

PROP. DECIDUOUS TREES (TYP.) (FINAL LOCATION TO BE DETERMINED WITH FINAL SUB-DIVISION PLANS)

9 1345 m² (14,477 SF)

10 1710 m² (18,395 SF)

11 1505 m² (16,199 SF)

12 1659 m² (17,946 SF)

13 1492 m² (16,059 SF)

14 1312 m² (14,122 SF)

15 1284 m² (13,928 SF)

16 1249 m² (13,444 SF)

17 1372 m² (14,757 SF)

18 1292 m² (13,907 SF)

19 1213 m² (13,045 SF)

20 1409 m² (15,166 SF)

21 1602 m² (17,243 SF)

22 1503 m² (16,167 SF)

23 1437 m² (15,467 SF)

24 1421 m² (15,296 SF)

25 1364 m² (14,682 SF)

26 1286 m² (13,842 SF)

27 1227 m² (13,196 SF)

28 1235 m² (13,282 SF)

29 1216 m² (13,089 SF)

30 1238 m² (13,315 SF)

31 1308 m² (14,079 SF)

32 1290 m² (13,885 SF)

33 1288 m² (13,853 SF)

34 1221 m² (13,142 SF)

35 1245 m² (13,401 SF)

36 1509 m² (16,232 SF)

37 1210 m² (13,024 SF)

38 1207 m² (12,992 SF)

39 1554 m² (16,727 SF)

40 1209 m² (13,013 SF)

41 1208 m² (13,002 SF)

42 1208 m² (13,002 SF)

43 1208 m² (13,002 SF)

44 1208 m² (12,992 SF)

45 1234 m² (13,272 SF)

46 1327 m² (14,273 SF)

47 1212 m² (13,035 SF)

48 1266 m² (13,627 SF)

EXISTING LOT 1 1.46 ha (3.61 AC.)

LOT 45 1208 m² (12,293 SF.)

LOT 46 1208 m² (12,293 SF.)

LOT 47 1210 m² (12,313 SF.)

LOT 48 1267 m² (12,893 SF.)

LOT 73 1687 m² (17,168 SF.)

LOT 74 1443 m² 14,688 SF.)

LOT 76 1550 m² 15,773 SF.)

LOT 77 1514 m² (15,407 SF.)

LOT 78 1711 m² (17,412 SF.)

SUTTON OAKS
SECTION TWO
ZONE: R-2
USE: SFD
DENSITY: 1.88 DU/AC

SUTTON OAKS
SECTION THREE
ZONE: R-2
USE: SFD

OPEN SPACE PARCEL 'A'
4040m² (SEE NOTE 19)
0.40ha

BOARD FENCE

POOL

EX. TREELINE (TYP.)

CATEGORY IV 5.40m (17.72') 15.00m (49.21') 10.80m (35.43') PROP. W/M (TYP.)

EWIS MILL WAY extended 15.00 m R/W

PROP. CG-6 (TYP.)

CG-12 (TYP.)

7.50m (24.61')

PROP. SAN. SEW. (TYP.)

PROP. STM. SEW. (TYP.)

PROP. 1.22m S/W (4')

PROP. 1.83m S/W (4')

EX. 8" W/M

EX. 8" SAN.

EX. CG-6

EX. 4' S/W

5.40m (17.72')

15.08m (49.21')

10.8m (35.43')

7.50m (24.61')

EX. TEMP. TURNAROUND ESM'T. (DB. 7242, PG. 129)

LANDSCAPE ESM'T.

ENTRANCE FEATURE

EX. LEWIS MILL WAY - RTE. #6316

LOT 8 1778 m² (18,094 SF.)

LOT 9 1957 m² (19,915 SF.)

EX. TEMP. TURNAROUND TO BE REMOVED AND LEWIS MILL WAY EXTENDED

N 08°12'59" W 268.37m (880.48')

OPEN SPACE PARCEL 'C'
(SEE NOTE 10)
11,312m²
1.13ha

PUBLIC STREET 15.60m R/W

CATEGORY I PUBLIC STREET 15.00m R/W

PROP. 1.22m S/W (4')

PROP. W/M (TYP.)

PROP. SAN. SEW. (TYP.)

PROP. STM. SEW. (TYP.)

PROP. CG-6 (TYP.)

13.5m (44.29')

16.60m (54.45')

15.00m (49.21')

9.00m (29.53')

4.50m (14.76')

7.80m (25.59')

15.60m (51.18')

5.70m (18.70')

11.40m (37.40')

12.2 m (40')

11.50m (44.39')

4.57m (15') PRIVATE ACCESS ESMT.

TEMPORARY TURN-AROUND CUL-DE-SAC W/ EASEMENT (SEE NOTE 20)

N 439,070.30
E 2,307,029.85

POTENTIAL ONSITE STORMWATER DETENTION (EXTENDED DRY) AND BMP FACILITY

6.10m (20') MAINT. ACCESS ROAD ESMT.

3.66m (12') MAINT. ACCESS ROAD

LIMITS OF CLEARING AND GRADING (TYP.)

N 76°37'12" W 333.76m (1095.01')

POPLAR PARK
SECTION ONE
ZONE: R-2
USE: SFD

LOT 12 1601 m² (16,228 SF.)

LOT 13 1514 m² (15,407 SF.)

LOT 14 1700 m² (17,309 SF.)

EX. 10' STM. DRN. ESMT. DB 7169 PG 767

EX. 18" RCP

EX. 27" RCP

EX. 20' STM. DRN. ESMT. DB 7169 PG 767

PARCEL "C" 9335 m² (101,183 SF.)

LOT 17 1579 m² (16,069 SF.)

N/F KOWALSKI
LOT 16
ZONE: R-1
USE: SFD
20234 m²
(205,909 SF.)

N/F TOUGHEY
LOT 16A
ZONE: R-1
USE: VACANT
20234 m²
(205,909 SF.)

N/F BLANAR
LOT 17
ZONE: R-1
USE: SFD
40467 m² (411,808 SF.)

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
6/24/97	P.R.J	1	REVISE POND ACCESS			
			SHOW ACCESS TO PARCEL A			
			SHOW LNDSCP.ESM'T.			
			& ADD PARCEL 'B' NOTE			
ENGINEER			REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

LAND Design CONSULTANTS

8569-E SUDLEY ROAD
MANASSAS, VA. 20110
(703) 631-8387
http://www.landdesignconsultants.com

ENGINEERS
PLANNERS
SURVEYORS

MAPLE HILL ESTATES

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN

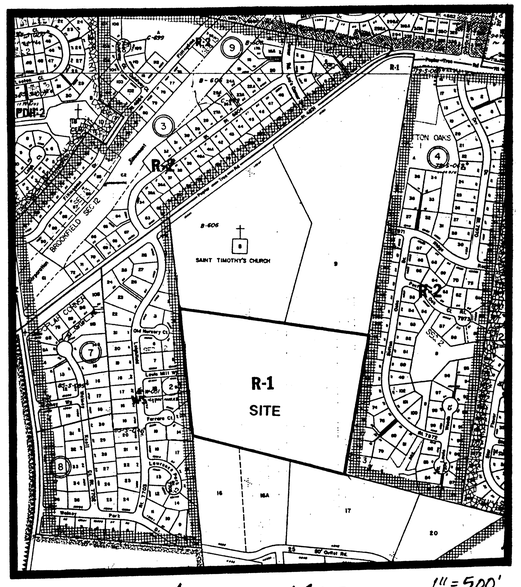
Application No. RZ 1997-SU-005
Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/16/97
Date of BOS approval 6/16/97

RECEIVED
DEPARTMENT OF COMPREHENSIVE PLANNING
JUN 27 1997
ZONING EVALUATION DIVISION

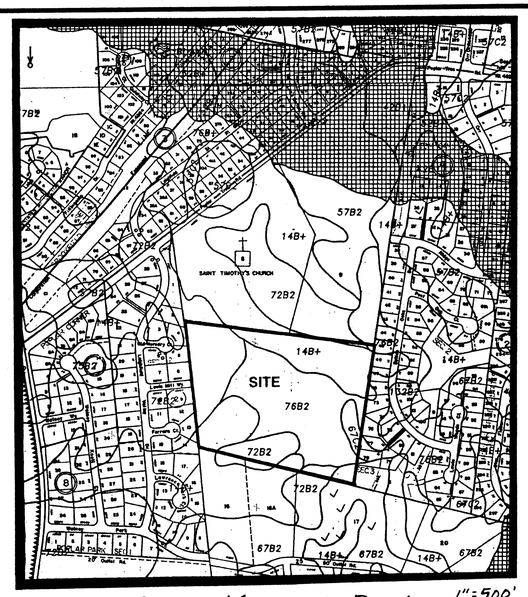
COMMONWEALTH OF VIRGINIA
PAUL R. JEANNIN, JR.
NO. 477
6-24-97
DUALLY LANDSCAPE ARCHITECT

COMMONWEALTH OF VIRGINIA
ROBERT ALMIRALL
NO. 021882
6/26/97
PROFESSIONAL ENGINEER

REVISIONS
SCALE: 1 : 600 (1"=50')
SHEET 1 OF 2
DATE: FEBRUARY 1997
FILE NUMBER: 9610010-03 B



VICINITY MAP 1" = 500'



SOILS MAP AND DATA 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	---
76	CALVERTON	A	POOR	MARGINAL	MODERATE	---

TABULATIONS:

SITE AREA	=	101,203.49 m² OR 10.12 HECTARES (1,089,381 SF OR 25.01 ACRES)
EXISTING ZONING	=	R-1
PROPOSED ZONING	=	R-2 CLUSTER
AVERAGE LOT AREA		
REQUIRED	=	NONE
PROVIDED	=	+/- 1354 m² (+/- 14,574 SF)
MINIMUM LOT AREA		
REQUIRED	=	1207.70 m² (13,000 SF)
PROVIDED	=	+/- 1208 m² (13,000 SF)
MINIMUM LOT WIDTH		
INTERIOR	=	NONE
CORNER	=	30.48 m (100 FEET)
MAXIMUM BUILDING HEIGHT	=	10.67 m (35 FEET)
MINIMUM YARD REQUIREMENTS		
FRONT YARD	=	7.62 m (25 FT)
SIDE YARD	=	2.43 m (8 FT), BUT A TOTAL MIN. OF 7.31 M (24 FT)
REAR YARD	=	7.62 m (25 FT)
OPEN SPACE		
REQUIRED (15%)	=	15,180.52 m² (163,408 SF)
PROVIDED (+/- 23 %)	=	+/- 23,632 m² (+/- 254,375 SF)
PARKING		
REQUIRED (2SP/UNIT)		96 SPACES
PROVIDED (2SP/UNIT)		96 SPACES
DENSITY		
PERMITTED (50 UNITS)		2.00 DU/AC
PROPOSED (48 UNITS)		1.92 DU/AC

TREE COVER CALCULATIONS:

SITE AREA	=	101,203.49 m² (1,089,381 SF)
DEDUCTIBLE (48 LOTS X 1026.55 m² (11,050 S.F.))	=	49,274.40 m² (530,400 SF)
ADJUSTED SITE AREA	=	51,929.09 m² (558,981 SF)
TREE COVER REQUIRED (20%)	=	10,385.82 m² (111,796 SF)
TREE COVER PRESERVED (X1.25)	=	26,498.24 m² (285,234 SF)
TREE COVER PLANTED	=	1,114.80 m² (12,000 SF)
TOTAL TREE COVER PROVIDED	=	27,613.04 m² (297,234 SF)

TREE COVER PLANTED:

48 DECIDUOUS TREES (2.5" TO 3" CALIPER) @ 23.22 m² (250 SF) EACH

NOTES:

1. THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP # 44-4 ((1)) PARCEL 9B.
2. THE CURRENT PROPERTY OWNER IS HURBERT E. LEWIS AS RECORDED IN DEED BOOK 9323, PAGE 267 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

   THE APPLICANT / DEVELOPER / CONTRACT PURCHASER IS:
   MR. STEPHEN A. BANNISTER, TRUSTEE
   2700 LENA COURT
   OAKTON, VA 22124
   (703) 368-0603
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS, INC, DATED JANUARY 1997.
4. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY, COMPILED BY LAND DESIGN CONSULTANTS, INC., DATED JANUARY 1997. THE CONTOUR INTERVAL EQUALS ONE HALF METER.
5. A TITLE REPORT HAS BEEN FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITTMENT NUMBER T-6679 DATED SEPTEMBER 25, 1996.
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. MAINTENANCE OF THE OPEN SPACE PARCELS WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION UNLESS DEEDED TO A PRIVATE INDIVIDUAL OR PARK AUTHORITY.
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 SITE:S 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) AS SHOWN HEREON INTERPARCEL ACCESS HAS BEEN PROVIDED TO ADJACENT PROPERTIES NORTH AND SOUTH OF THE SUBJECT PROPERTY. ACCORDINGLY, EACH ACCESS POINT HAS BEEN TEMPORARILY TERMINATED WITH A CUIL-DE-SAC TURNAROUND. A TEMPORARY ACCESS AND CONSTRUCTION EASEMENT HAS BEEN PROVIDED AROUND EACH TEMPORARY TURNAROUND AND SHALL REMAIN UNTIL THE ACCESS IS EXTENDED INTO THE ADJACENT PROPERTY.
21. SOLID WASTE SHALL BE PICKED UP TWICE WEEKLY BY A PRIVATE REFUSE COMPANY AND DISCARDED AT AN APPROVED FAIRFAX COUNTY LANDFILL.
22. A GEOTECHNICAL REPORT WILL BE SUMBITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN, IF REQUIRED BY DEM.
23. NO HAZARDOUS OR TOXIC SUBSTANCES TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
24. 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.
25. SIDEWALK IS REQUIRED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL AND SHALL BE PROVIDED AS SHOWN HEREON.

Application No. 82-1997-SU-015 Staff DM Jarvis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8/19/97
Date of (BOS) (PC) approval 9/8/97
Sheet 2 of 2

COMMONWEALTH OF VIRGINIA
PAUL R. JEANNIN, JR.
NO. 477
CERTIFIED LANDSCAPE ARCHITECT
3-12-97

COMMONWEALTH OF VIRGINIA
ROBERT ALMIRALL
NO. 021882
PROFESSIONAL ENGINEER
2/19/97

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
6/24/97	P.R.J.	1	REVISE SHT. 1			
ENGINEER		REVISION APPROVED BY : DIVISION OF DESIGN REVIEW				

Land Design CONSULTANTS
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8569E SUDLEY ROAD
MANASSAS, VA. 22110
(703) 631-8387

MAPLE HILL ESTATES

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN

Scale N/A

Sheet 2

DO NOT SCALE DRAWING