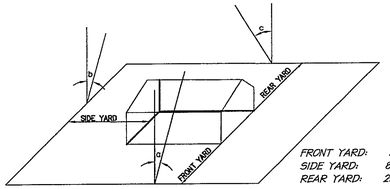
CONCEPTUAL/FINAL DEVELOPMENT PLAN

SULLY MANOR

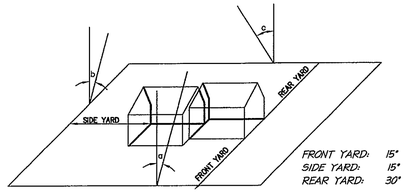
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
January, 2002	Revised Layout for Single-Family Detached Units
March 15, 2002	Revised Layout to add Single-Family Attached Units
March 26, 2002	Revised typ. Layout (detached) per Staff comments
April 9, 2002	Revised per Staff Comments



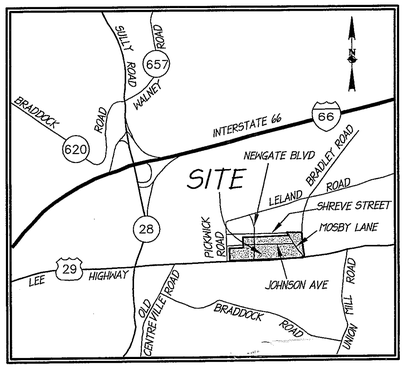
FRONT YARD: 30'
SIDE YARD: 8 FT.
REAR YARD: 25 FT.

ANGLE OF BULK PLANE DETAIL FOR SINGLE-FAMILY DETACHED
(PERIPHERAL BOUNDARIES ONLY)

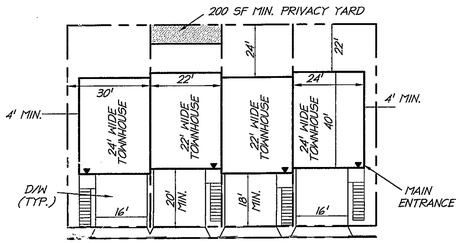


FRONT YARD: 15'
SIDE YARD: 15'
REAR YARD: 30'

ANGLE OF BULK PLANE DETAIL FOR SINGLE-FAMILY ATTACHED
(PERIPHERAL BOUNDARIES ONLY)

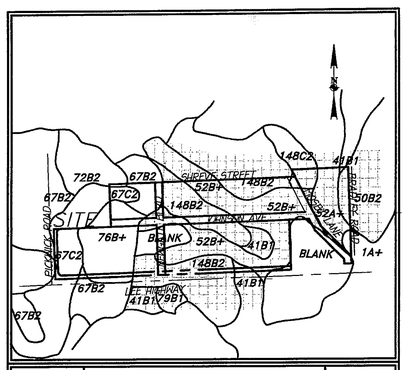


VICINITY MAP
SCALE: 1" = 2000'



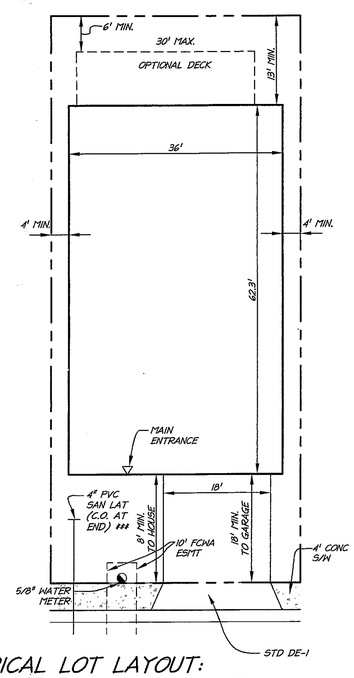
TYPICAL LOT LAYOUT:
SINGLE-FAMILY ATTACHED SCALE: N.T.S.

NOTE: BAY WINDOW, CHIMNEY MAY ENCROACH MINIMUM YARDS AS ALLOWED BY ZONING



SOIL NO.	SOIL NAME	PROBLEM CLASS
67C2	PENN FINE SANDY LOAM	C
76B+	CALVERTON LOAM	A
148B2	IREDELL MECKLENBURG SILT LOAM	A
41B1	ROCKY LAND, UNDULATING PHASE	A
52B+	ELBERT SILT LOAM UNDULATING PHASE	A
52A+	ELBERT SILT LOAM NEARLY LEVEL PHASE	A

SOILS MAP
SCALE: 1" = 500'



TYPICAL LOT LAYOUT:
SINGLE-FAMILY DETACHED SCALE: N.T.S.

RECEIVED
Department of Planning & Zoning
APR 09 2002
Zoning Evaluation Division

PREPARED BY:

christopher consultants
engineering · surveying · land planning
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703.273.6120 · fax 703.273.7636

ZONING TABULATION:

AREA TABULATION

EXISTING LOTS:

TAX MAP 54-4-006-56-59, 92-95
TAX MAP 54-4-006-1-9, 42-50
TAX MAP 54-4-006-60-71, 81-91
TAX MAP 54-4-006-10-20, 31-41
TAX MAP 54-4-006-72
TAX MAP 54-4-006-73
TAX MAP 54-4-006-73A & 73B

SUB-TOTAL 23.6035 AC.

VACATION OF PORTIONS OF:

MOSBY STREET -	+ 0.4119 AC.
JOHNSON AVENUE -	+ 0.0067 AC.
NEWGATE BOULEVARD -	+ 0.6887 AC.
BRADLEY ROAD	+ 0.3966 AC.

TOTAL AREA OF APPLICATION = 26.6074 AC.
(GROSS SITE AREA)

PROPOSED APPROXIMATE STREET DEDICATIONS:

LEE HIGHWAY	0.7621 AC. ±
PICKWICK ROAD	0.1568 AC. ±
JOHNSON AVENUE	0.4851 AC. ±

NET SITE AREA (APPROXIMATE) = 25.2034 AC. ±

EXISTING ZONE: R-1
PROPOSED ZONE: PDH-8

TOTAL PROPOSED NUMBER OF DWELLING UNITS:
SINGLE-FAMILY DETACHED 83 UNITS
OF DWELLING UNITS: SINGLE-FAMILY ATTACHED 94 UNITS

PROPOSED DENSITY: 177 UNITS/26.6074 AC. = 6.65 D.U./AC.

MINIMUM LOT AREA FOR SINGLE-FAMILY ATTACHED REQUIRES 200 SF MIN. PRIVACY YARD

MINIMUM YARD REQUIREMENTS AS PER Z.O. 16-102:

PERIPHERAL SETBACKS AS REQUIRED WITH R-8:

		PROVIDED:
SINGLE-FAMILY DETACHED: FRONT: 30° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET	JOHNSON AVENUE LEE HIGHWAY SHREVE STREET PICKWICK ROAD	20 FEET MIN.
SINGLE-FAMILY ATTACHED: FRONT: 25 FEET	SHREVE STREET	25 FEET
SIDE: 8 FEET	N/A	
REAR: 25 FEET	ADJACENT TO EXISTING SERVICE STATION (SINGLE-FAMILY ATTACHED)	35 FEET
	SINGLE-FAMILY DETACHED	25 FEET

MAXIMUM BUILDING HEIGHT PERMITTED: 35 FEET
MAXIMUM BUILDING HEIGHT PROPOSED: 35 FEET

OPEN SPACE REQUIRED PER Z.O. 6-110: 25% OF NET SITE AREA (274,465 SF)

(PARCELS A, B, AND C) OPEN SPACE TABULATION: 343,466 SF± (31.3%)

PARCEL A: SWM/BMP POND	68,624 SF±
PARCEL B: MAIN CENTRAL PARK AREA	69,766 SF±
PARCEL C: PERIPHERAL BUFFERS AND OTHER LANDSCAPED COMMON AREAS	205,076 SF±
PRIVATE OPEN SPACE WITHIN SF LOTS (EXCLUDES BUILDING PADS AND DRIVEWAYS)	222,244 SF±
TOTAL OPEN SPACE (EXCLUDES STREET AREAS)	565,710 SF±

PARKING TABULATION:

REQUIRED FOR SINGLE-FAMILY DETACHED: 2.0 SPACES/D.U.-2.0 x 83 = 166 SPACES
PARKING PROVIDED (GARAGE): 166 SPACES

REQUIRED FOR SINGLE-FAMILY ATTACHED: 2.3 SPACES/D.U.-2.3 x 94 = 217 SPACES
PARKING PROVIDED (GARAGE): 188 SPACES
PARKING PROVIDED (SITE): 55 SPACES

WAIVERS/MODIFICATIONS TO BE REQUESTED:

- MODIFICATION FOR TRANSITIONAL SCREENING PLANTING REQUIREMENTS TO THAT SHOWN HEREON
- WAIVER OF 600' MAXIMUM LENGTH FOR PRIVATE STREETS
- SERVICE DRIVE CONSTRUCTION AND SERVICE DRIVE DEDICATION ON LEE HIGHWAY
- WAIVER TO ALLOW 6 FOOT FENCE ALONG LEE HIGHWAY PER SEC. 10-104 PARAGRAPH F OF THE ZONING ORDINANCE.

NOTES

1. CURRENT OWNERS: SEE APPLICATION FOR LISTING OF ALL CURRENT OWNERS.
   CONTRACT OWNER: RATCLIFFE ASSOCIATES, L.C.
   C/O: EMBASSY DEVELOPMENT CORPORATION
   3631 EMBASSY LANE
   FAIRFAX, VIRGINIA 22030
2. CURRENT ZONE: R-1
   PROPOSED ZONE: PDH-8
3. AREA OF APPLICATION = 26.6074 ACRES WHICH CONSISTS OF 77 LOTS TO BE CONSOLIDATED PLUS PROPOSED R/W VACATION. PROPERTY IS DELINEATED ON FAIRFAX COUNTY ZONING MAP 54-4-((6)) 1-20, 31-50, 56-71, 81-95, 72, 73, 73A, & 73B. PORTIONS OF JOHNSON AVENUE, MOSBY LANE, BRADLEY ROAD AND NEWGATE BOULEVARD ARE PROPOSED TO BE VACATED AND/OR ABANDONED AND BECOME PART OF THE GROSS SITE AREA FOR THIS APPLICATION.
4. BOUNDARY SURVEY BY christopher consultants, ltd., DATED 2/13/01. TOPOGRAPHY FROM FAIRFAX COUNTY MAPPING, CONTOUR INTERVAL = 5'.
5. THE COMPREHENSIVE PLAN SHOWS A 6 FOOT BICYCLE/PEDESTRIAN TRAIL ALONG THE LEE HIGHWAY FRONTAGE OF THIS SITE. A TRAIL MEETING THIS REQUIREMENT IS SHOWN HEREON.
6. COMMUNITY AND PUBLIC FACILITIES TO BE PROVIDED: 1) ONSITE SWM/BMP FACILITY
   2) 6' BICYCLE AND PEDESTRIAN TRAIL ALONG THE LEE HIGHWAY FRONTAGE.
7. THE FAIRFAX COUNTY COMPREHENSIVE PLAN INDICATES DEVELOPMENT OF THIS SITE AT A DENSITY RANGE OF 8 - 12 DWELLING UNITS PER ACRE IS APPROPRIATE, SUBJECT TO CONSOLIDATION OF PROPERTIES FRONTING ON LEE HIGHWAY, SUBSTANTIAL LANDSCAPE BUFFERS AND COORDINATED VEHICULAR ACCESS. THIS PLAN PROPOSES A LOWER DENSITY THAN THE MAXIMUM ALLOWED.
8. STORMWATER MANAGEMENT AND BMPs ARE TO BE PROVIDED WITH AN ON-SITE DRY POND, TO BE MAINTAINED BY FAIRFAX COUNTY. ADEQUATE OUTFALL WILL BE LITTLE ROCKY RUN FLOODPLAIN.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER.
10. ALL EXISTING UTILITY LOCATIONS AND EXISTING STRUCTURES SHOWN ARE APPROXIMATE FROM EXISTING RECORDS.
11. ALL STRUCTURES CURRENTLY EXISTING ON THE PROPERTY ARE TO BE DEMOLISHED. ALL EXISTING STRUCTURES WERE CONSTRUCTED IN THE 1940'S AND 1950'S, AND ARE NOT UNDER CONSIDERATION FOR HISTORIC SIGNIFICANCE.
12. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS DEVELOPMENT.
13. THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT AS SPECIFICALLY NOTED HEREON.
14. CONSTRUCTION SHALL COMMENCE AS SOON AS ALL NECESSARY APPROVALS HAVE BEEN OBTAINED, SUBJECT TO MARKET CONDITIONS. SITE PLAN MAY BE PERFORMED IN TWO OR MORE PHASES.
15. PUBLIC IMPROVEMENTS SHOWN ON THIS PLAN ARE TO BE PROVIDED SIMULTANEOUSLY WITH SITE CONSTRUCTION.
16. NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ONSITE.
17. FLOODPLAINS AND ASSOCIATED RESOURCE PROTECTION AREAS ARE EXISTING ON THIS PROPERTY. THE FLOODPLAIN LIMITS AND RPA LINES SHOWN HEREON HAVE BEEN PLOTTED FROM COUNTY MAPS. A FIELD-RUN SURVEY AND ANALYSIS WILL BE PROVIDED WITH FINAL ENGINEERING IN ORDER TO DETERMINE ACTUAL LIMITS OF THESE AREAS.
18. TO THE BEST OF OUR KNOWLEDGE, NO EVIDENCE OF GRAVES OR BURIAL MARKERS HAS BEEN IDENTIFIED ON THIS PROPERTY.
19. EXISTING WELLS AND DRAINFIELDS SHALL BE LOCATED AND ABANDONED IN ACCORDANCE WITH FAIRFAX COUNTY HEALTH DEPARTMENT STANDARDS. PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
20. THIS PROPERTY IS LOCATED WITHIN THE LITTLE ROCKY RUN WATERSHED.
21. OPEN SPACE TO BE PRIVATELY OWNED AND MAINTAINED BY THE FUTURE OWNER'S ASSOCIATION OF THE COMMUNITY.
22. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE FINAL DESIGN CONCEPTS, TO COMPLY WITH NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE CONSISTENT WITH THE APPROVED CDP/FDP.
23. BUILDING FOOTPRINTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN IF IN SUBSTANTIAL CONFORMANCE WITH CDP/FDP. IT SHOULD BE UNDERSTOOD THAT FINAL BUILDING LOCATIONS AND FOOTPRINTS WILL ADHERE TO THE MINIMUM BUILDING SETBACKS ALONG PERIPHERAL BOUNDARIES AND LIMITS OF CLEARING AND GRADING AS SHOWN HEREON.
24. ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.
25. DECKS AND SUNROOMS CAN ENCROACH IN REAR YARDS.
26. DRAINAGE EASEMENT VACATION (RELOCATION NOTE)
27. SINGLE-FAMILY ATTACHED REQUIRED 200 SQ. FT. PRIVACY AREA/YARD WILL NOT BE ENCROACHED BY DECKS OR ACCESSORY STRUCTURES.

SHEET INDEX

No.	TITLE
1.	COVER SHEET
2.	OVERALL PLAN & EXISTING CONDITIONS
3.	CONCEPTUAL/FINAL DEVELOPMENT PLAN WEST
4.	CONCEPTUAL/FINAL DEVELOPMENT PLAN EAST
5.	EXISTING VEGETATION PLAN
6.	LANDSCAPE PLAN WEST
7.	LANDSCAPE PLAN EAST
8.	SITE DETAILS ONE
9.	SITE DETAILS TWO
10.	HOUSING ELEVATIONS

Application No. RZ 2001-SU-019 Staff L. Strauss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-19-02
Date of (BOS) (PC) approval 4-29-02
Sheet 1 of 10
CDP Condition 4-26-02

Application No. FDP 2001-SU-019 Staff L. Strauss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) Condition
SEE PROFFERS DATED 4-10-02
Date of (BOS) (PC) approval 4-25-02
Sheet 1 of 10

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
4/9/02
PROFESSIONAL ENGINEER

SHEET 1 OF 10

C-4117

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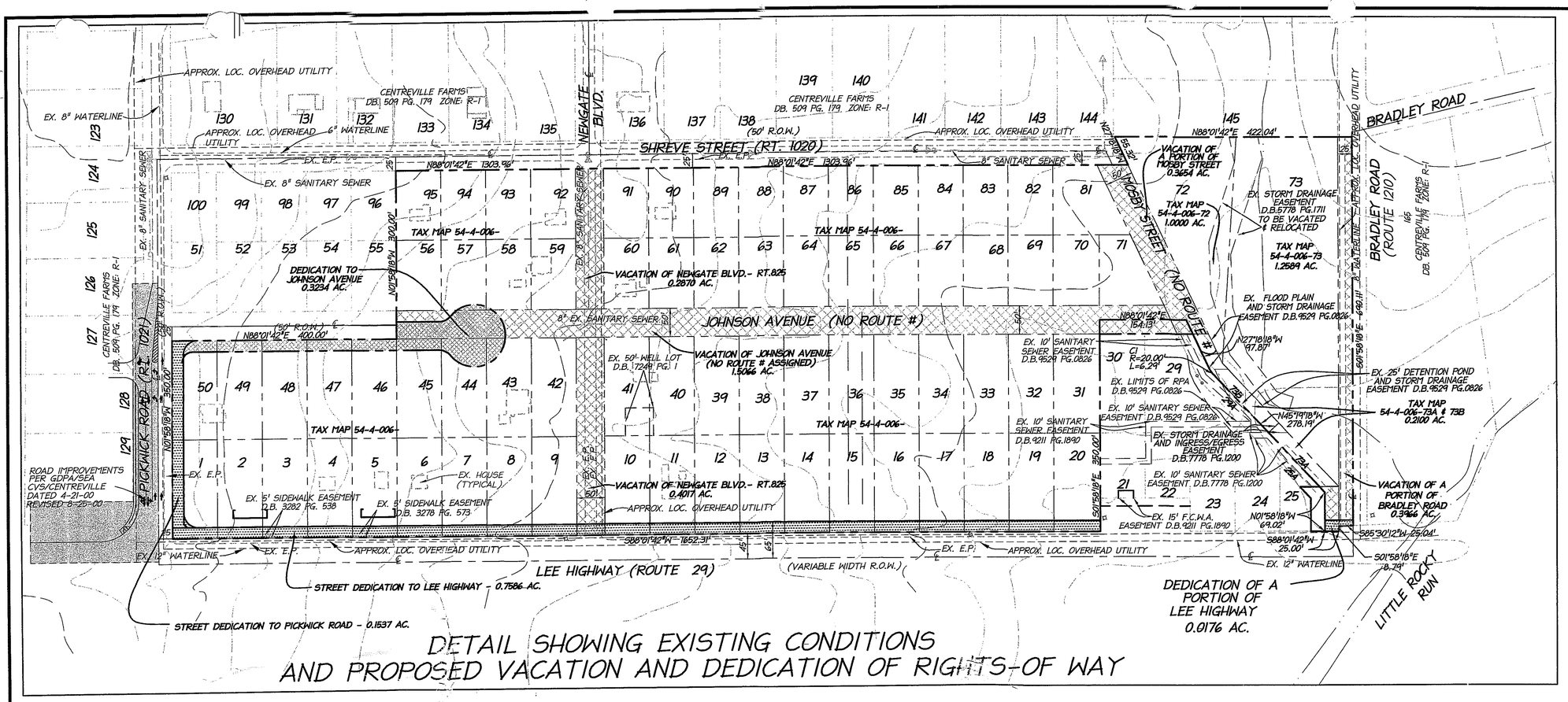
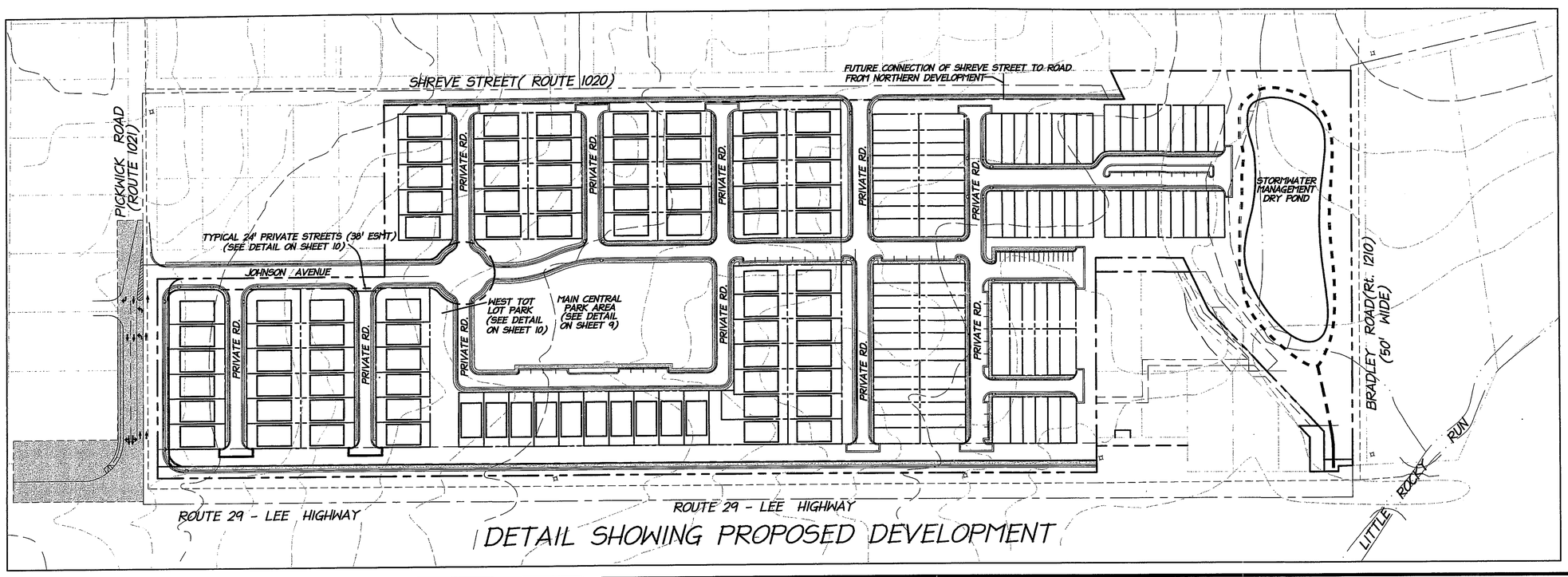


DETAIL SHOWING EXISTING CONDITIONS
AND PROPOSED VACATION AND DEDICATION OF RIGHTS-OF WAY



DETAIL SHOWING PROPOSED DEVELOPMENT

DATE	REVISION
January, 2002	Revised Layout for Single-Family Detached Units
March, 2002	Revised Layout to add Single-Family Attached Units
March 26, 2002	Revised Layout per staff comments
April 9, 2002	Revised per Staff Comments

AREA TABULATION

EXISTING LOTS:

TAX MAP 54-4-006-56-59, 92-95
TAX MAP 54-4-006-1-9, 42-50
TAX MAP 54-4-006-60-71, 81-91
TAX MAP 54-4-006-10-20, 31-41
TAX MAP 54-4-006-72
TAX MAP 54-4-006-73
TAX MAP 54-4-006-73A & 73B

SUB-TOTAL	23.6035 AC.
VACATION OF PORTIONS OF:	
MOSBY STREET -	+ 0.4119 AC.
JOHNSON AVENUE -	+ 1.5067 AC.
NEWGATE BOULEVARD -	+ 0.6887 AC.
BRADLEY ROAD	+ 0.3966 AC.
TOTAL AREA OF APPLICATION =	26.6074 AC.

VIRGINIA STATE GRID NORTH
NAD83

Application No. RZ 2001-SU-014 Staff L. Brady
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-19-02
Date of (BOS) (PC) approval 4-29-02
Sheet 2 of 10
CDP Condition 4-26-02

Application No. FDP 2001-SU-014 Staff L. Brady
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) Condition
SEE PROFFERS DATED 4-10-02
Date of (BOS) (PC) approval 4-25-02
Sheet 2 of 10

100 75 50 0 100 200
GRAPHIC SCALE
1" = 100'

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703.273.8820 · fax 703.273.7535

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21814
4/9/02
PROFESSIONAL ENGINEER

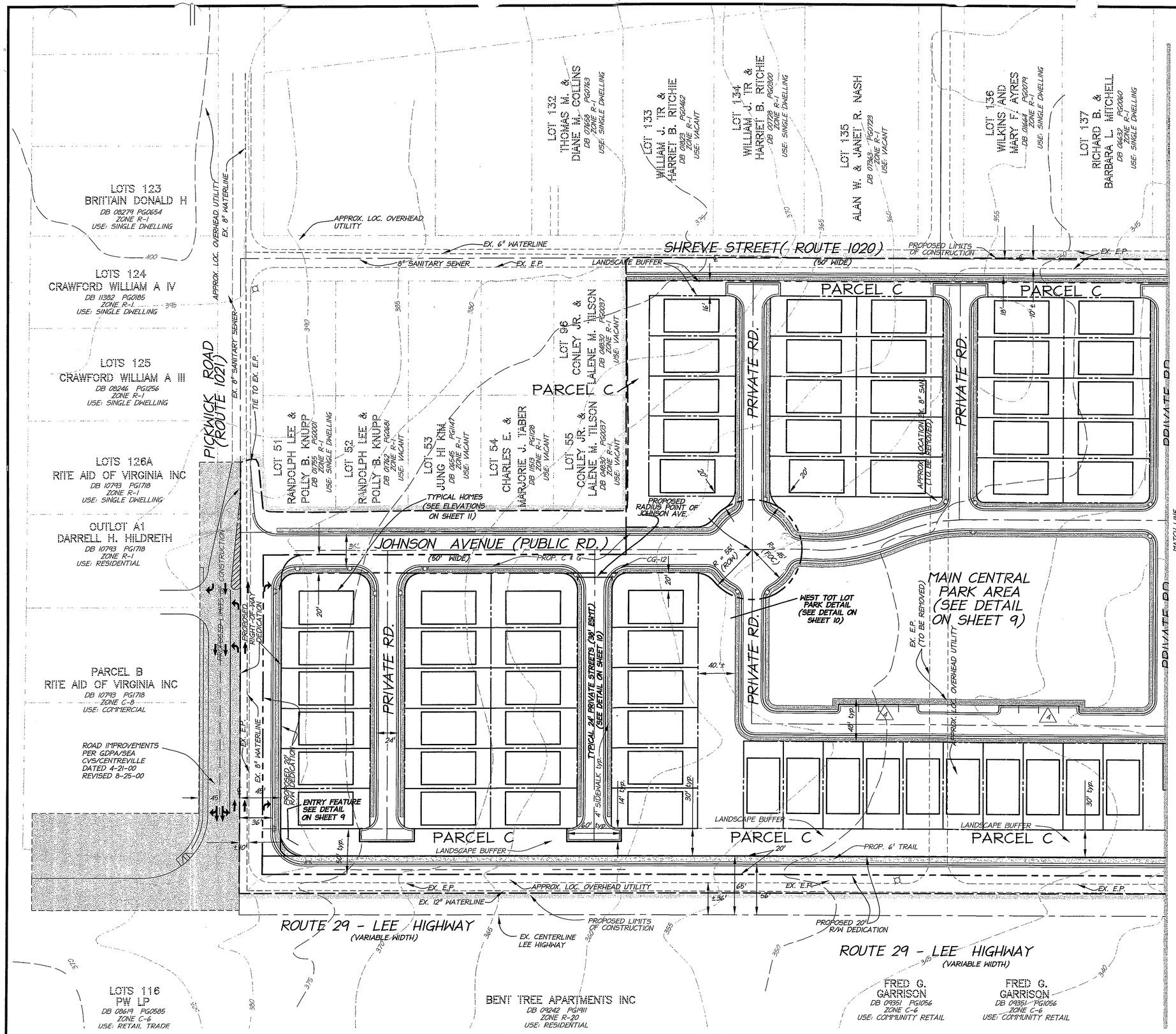
OVERALL PLAN
& EXISTING CONDITIONS

SULLY MANOR

SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 100'
DATE: 06/15/01
DESIGN: MF/JR
DRAWN: MF/JR
CHECKED:
SHEET No. 2 OF 10

C- 4117



DATE	REVISION
January, 2002	Revised Layout for Single-Family Detached Units
March, 2002	Revised Layout to add Single-Family Attached Units
March 26, 2002	Revised Layout per staff comments
April 9, 2002	Revised Plan per Staff Comments

Application No. RZ 2001-SU-044 Staff L. Swagler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-19-02
Date of (BOS) (PC) approval 4-29-02
Sheet 3 of 10
CDP Condition 4.26.02

Application No. FDP 2001-SU-044A Staff L. Swagler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) Condition
SEE PROFFERS DATED 4.10.02
Date of (BOS) (PC) approval 4.25.02
Sheet 3 of 10

LEGEND

- LIMITS OF CLEARING AND GRADING
- 48 : EXISTING CONTOUR
- 48 : PROPOSED CONTOUR
- +48.3 : PROPOSED SPOT ELEVATION
- : EXISTING WOODS LINE
- : EXISTING STORM SEWER
- : PROPOSED STORM SEWER
- : EXISTING SANITARY SEWER
- : PROPOSED SANITARY SEWER
- W : EXISTING WATER LINE
- W : PROPOSED WATER LINE
- : EXISTING CURB AND GUTTER
- : PROPOSED CURB AND GUTTER
- E.P. : EDGE OF PAVEMENT
- : EDGE OF PAVEMENT
- : FENCE (ALL TYPES)
- : PROPOSED LOADING SPACE

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
4/9/02
PROFESSIONAL ENGINEER

CONCEPTUAL/FINAL DEVELOPMENT PLAN WEST

SULLY MANOR

SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'
DATE: 06/15/01
DESIGN: MF/JR
DRAWN: MF/JR/JT
CHECKED:
SHEET No. 3 OF 10

C- 4117

DATE	REVISION
January, 2002	Revised Layout for Single-Family Detached Units
March, 2002	Revised Layout to add Single-Family Attached Units
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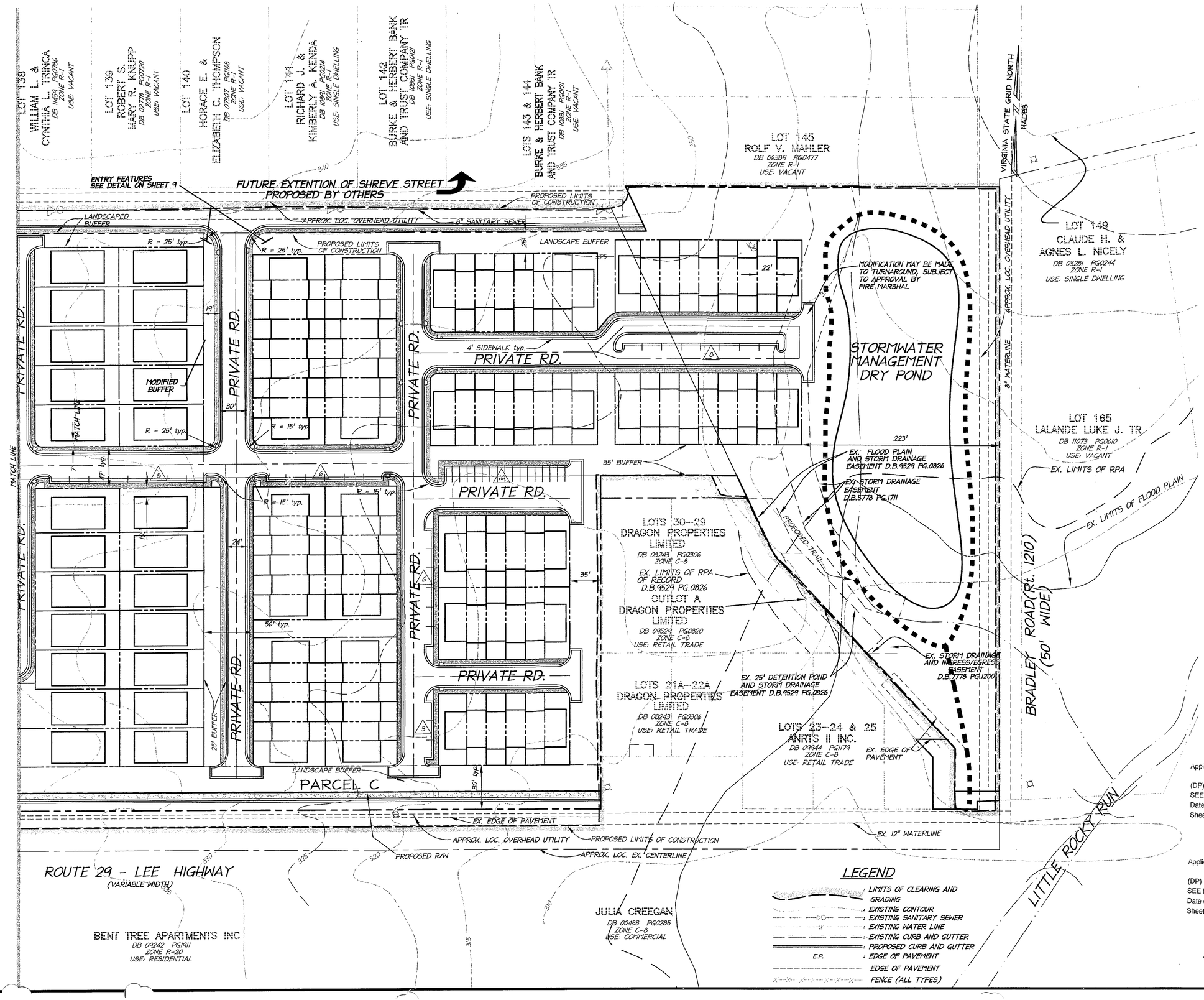

Application No. RZ 2001-SU-044 Staff L. Swafford
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-19-02
Date of (BOS) (PC) approval 4-29-02
Sheet 4 of 10
CDP Condition 2-26-02

Application No. FDP 2001-SU-044 Staff L. Swafford
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) Conditions
SEE ~~PROFFERS~~ DATED 2-10-02
Date of (BOS) (PC) approval 4-25-02
Sheet 4 of 10

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
PROFESSIONAL ENGINEER
4/9/02

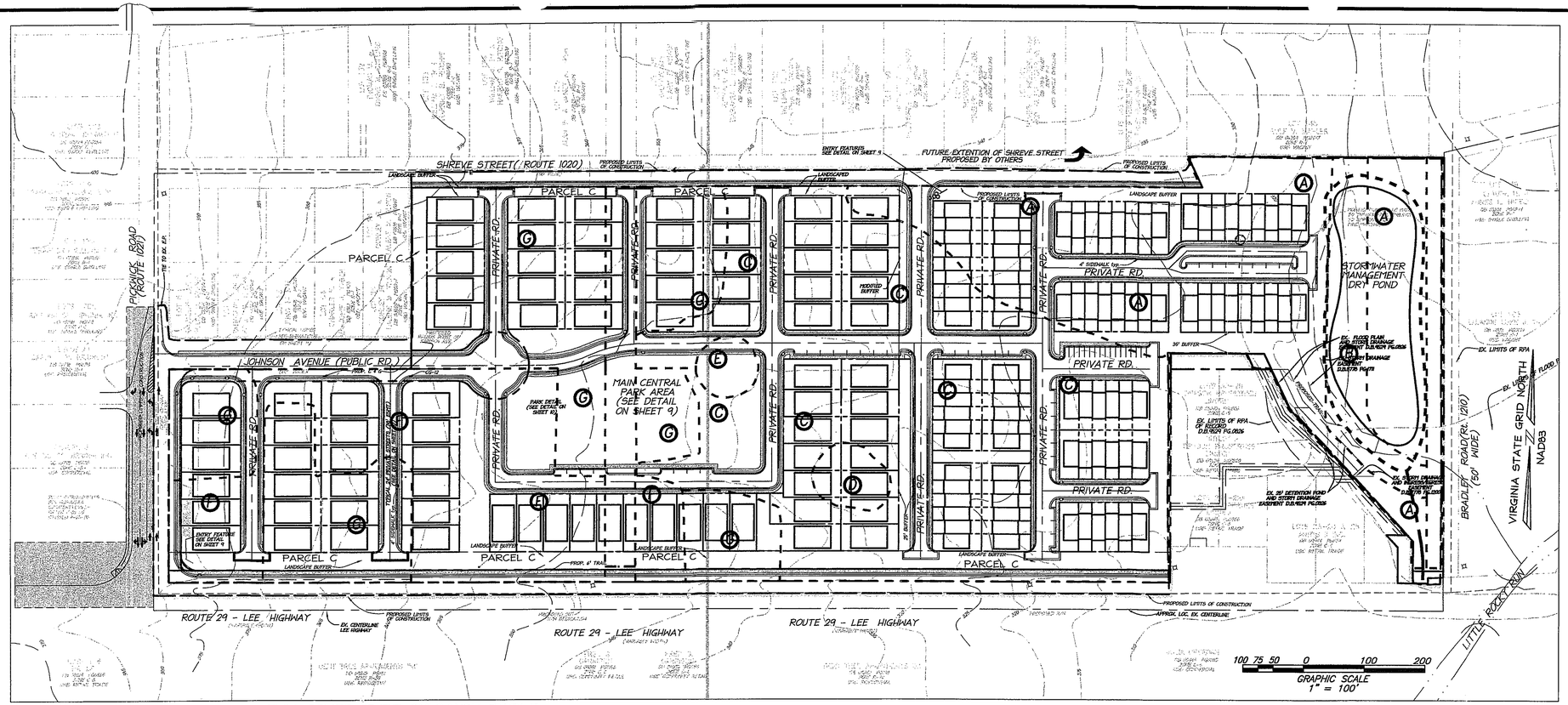
CONCEPTUAL/FINAL DEVELOPMENT PLAN EAST

SULLY MANOR

SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'
DATE: 06/15/01
DESIGN: MF/JR
DRAWN: MF/JR/JT
CHECKED:
SHEET No. 4 OF 10

C- 4117



EVM COVER TYPE SUMMARY TABLE

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	*CONDITION (SEE NOTES BELOW)	ACREAGE	COMMENTS
A	BOTTOMLAND FOREST	VIRGINIA PINE	EARLY	FAIR TO POOR	5.7 AC	SEE CONDITION
B	OLD FIELD	SWEETGUM VIRGINIA PINE	PIONEER	FAIR	0.9 AC.	SEE CONDITION
C	BOTTOMLAND FOREST	SWAMP WHITE OAK, SWEETGUM PINE OAK	SUBCLIMAX	GOOD	8.5 AC	SEE CONDITION
D	UPLAND FOREST	WHITE OAK HICKORY	SUBCLIMAX	FAIR	0.2 AC	SEE CONDITION
E	UPLAND FOREST	WHITE OAK	CLIMAX	GOOD	0.2 AC	SEE CONDITION
F	UPLAND FOREST	VIRGINIA PINE, RED MAPLE BLACK CHERRY	EARLY	POOR	4.0 AC	SEE CONDITION
G	MAINTAINED GRASSLAND	VARIOUS	N/A	POOR TO FAIR	6.0 AC	SEE CONDITION
H	N/A	NONE	N/A	N/A	1.1 AC	EXISTING RIGHT-OF-WAY
TOTAL					26.6 AC	

CONDITION DESCRIPTIONS

A: COVER TYPE A IS BOTTOMLAND FOREST WITH MANY EARLY SUCCESSIONAL SPECIES. THE STAND IS OPEN WITH LOW BASAL AREA. VIRGINIA PINE IS THE DOMINANT SPECIES WITH VARIOUS HARDWOOD SPECIES EXISTING IN THE UNDERSTORY. THERE IS A FAIR AMOUNT OF THE DEADFALL ON THE GROUND, BUT NO APPARENT INSECT PROBLEM. THIS STAND IS NOT WORTHY OF PRESERVATION.

B: COVER TYPE B IS AN OLD FIELD CONSISTING OF PIONEER AND EARLY SUCCESSIONAL SPECIES. THE AREA WAS CLEARED SOME TIME AGO FOR INSTALLATION OF A DRAINAGE DITCH AND HAS SPROUTED UP WITH SWEETGUM AND PINE.

C: COVER TYPE C IS A BOTTOMLAND HARDWOOD FOREST IN A SUBCLIMAX STAGE. THE DOMINANT SPECIES ARE SWAMP WHITE OAK, PINE OAK, AND WILLOW OAK. THE STAND IS IN GOOD CONDITION WITH LOW BASAL AREA. THE UNDERSTORY IS OPEN WITH SPECIES CONSISTING OF AMERICAN HORNBEAM, RED MAPLE, AND ELM. THIS SITE IS VERY SUITABLE FOR PRESERVATION

D: COVER TYPE D IS AN UPLAND HARDWOOD FOREST IN A SUBCLIMAX STAGE. THE DOMINANT SPECIES ARE PINE, OAK AND WILLOW OAK. THE STAND IS IN GOOD CONDITION WITH LOW BASAL AREA AND OPEN UNDERSTORY CONSISTING OF ELM AND ARROWWOOD VIBURNUM. THIS AREA WOULD BE WORTHY OF PRESERVATION.

E: COVER TYPE E IS AN UPLAND FOREST WITH DOMINANT OAKS. THIS MAY HAVE BEEN AN OLD HOMESITE. THE STAND IS IN CLIMAX STAGE AND IN GOOD CONDITION. THE STAND IS WORTHY OF PRESERVATION.

F: THIS AREA CONSISTED OF EARLY SUCCESSIONAL SPECIES SUCH AS VIRGINIA PINE, RED MAPLE, AND BLACK CHERRY. THE TREES ARE IN GENERALLY POOR CONDITION AND WOULD NOT BE WORTHY OF PRESERVATION.

G: THIS AREA CONSISTED OF THE TREES AND LANDSCAPING IN THE LAWN AREAS OF THE EXISTING HOMES ON SITE. OVERALL THE TREES WERE NOT WELL KEPT. THEIR CONDITIONS WERE NOT EVALUATED CLOSELY DUE TO ACCESS TO THE PROPERTIES.

EVM DATA PROVIDED BY "CARE OF TREES"

LEGEND

- : LIMITS OF CLEARING AND GRADING
- : EXISTING CONTOUR
- : EXISTING STORM SEWER
- : EXISTING SANITARY SEWER
- : EXISTING WATER LINE
- : EXISTING CURB AND GUTTER
- : PROPOSED CURB AND GUTTER
- E.P. EDGE OF PAVEMENT
- FENCE (ALL TYPES)
- EVM DESIGNATION (A)

Application No. RZ 2001-SU-044 Staff L. Strayer
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 4-19-02
SEE PROFFERS DATED
Date of (BOS) (PC) approval 4-29-02
Sheet 5 of 10
CDP Condition 4-26-02

Application No. FDP 2001-SU-044 Staff L. Strayer
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) Conditions
SEE PROFFERS DATED 4-10-02
Date of (BOS) (PC) approval 4-25-02
Sheet 5 of 10

DATE	REVISION
January, 2002	Revised Layout for Single-Family Detached Units
March, 2002	Revised Layout to add Single-Family Attached Units
March 26, 2002	Revised Layout per staff comments
April 9, 2002	Revised Plan per Staff Comments

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
4/9/02
PROFESSIONAL ENGINEER

EXISTING VEGETATION PLAN

SULLY MANOR

SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 100'
DATE: 06/15/01
DESIGN: FD/JR
DRAWN: FD/JR
CHECKED: WRZ
SHEET No. 5 OF 10

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C- 4117

DATE	REVISION
January, 2002	Revised Layout for Single-Family Detached Units
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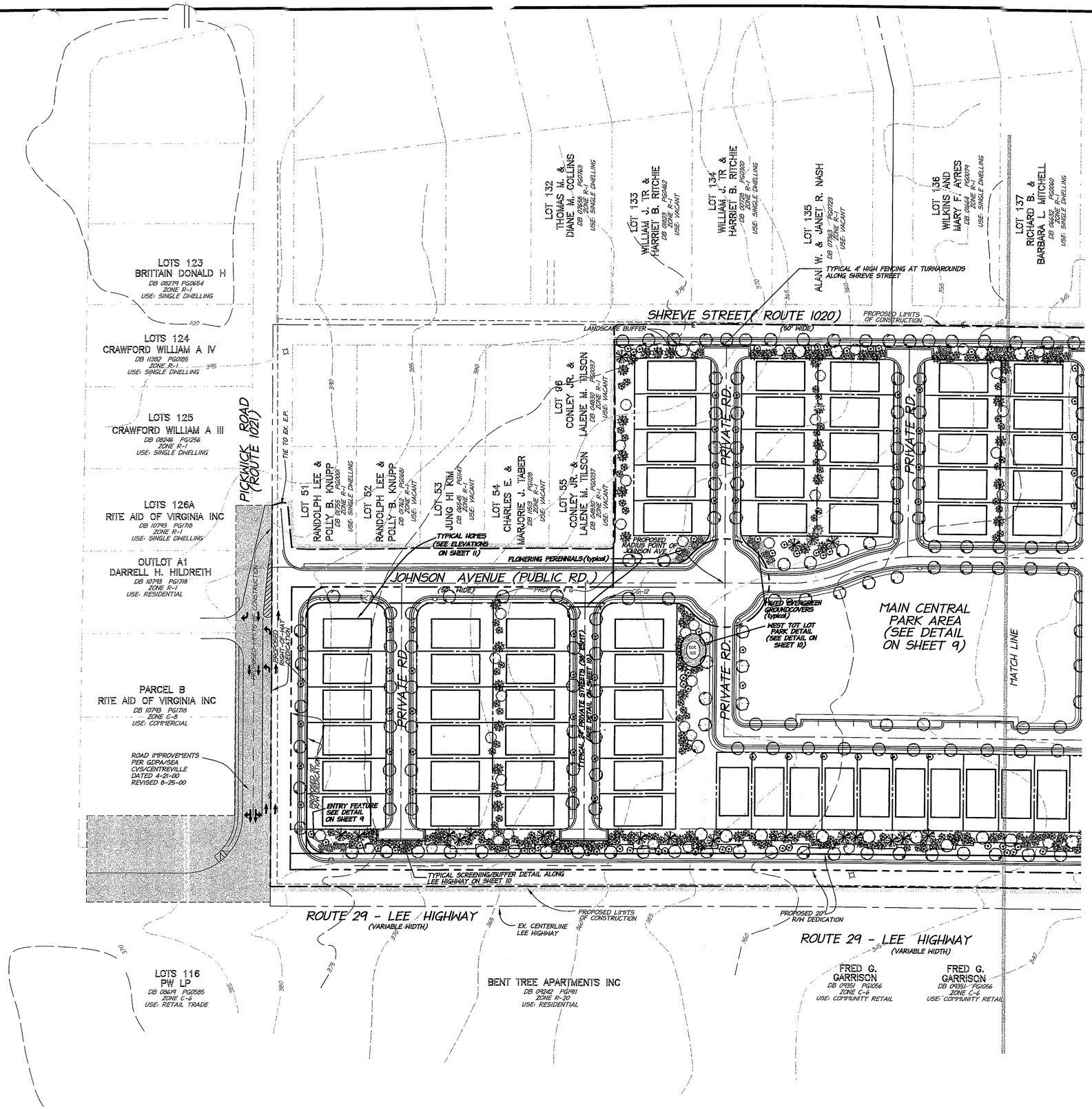
March 26, 2002	Revised Layout per staff comments
April 9, 2002	Revised Plan per Staff Comments



VIRGINIA STATE GRID NORTH
NAD83

LEGEND

- : LIMITS OF CLEARING AND GRADING
- : EXISTING CONTOUR
- : EXISTING STORM SEWER
- : EXISTING SANITARY SEWER
- : EXISTING WATER LINE
- : EXISTING CURB AND GUTTER
- : PROPOSED CURB AND GUTTER
- E.P. EDGE OF PAVEMENT
- X—X—X—X—X—X—X FENCE (ALL TYPES)
- (A) EVM DESIGNATION

LEGEND: TREES NOT TO SCALE

- LARGE DECIDUOUS TREES
- MEDIUM DECIDUOUS TREES
- SMALL DECIDUOUS TREES
- LARGE EVERGREEN TREES
- MEDIUM EVERGREEN TREES
- SMALL EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

Application No. RZ 2001-SU-004 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-19-02
Date of (BOS) (PC) approval 4-29-02
Sheet 6 of 10
CDP Condition 4-26-02

Application No. FDP 2001-SU-004 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) condition
SEE PROFFERS DATED 4.10.02
Date of (BOS), (PC) approval 4.25.02
Sheet 6 of 10

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
PROFESSIONAL ENGINEER

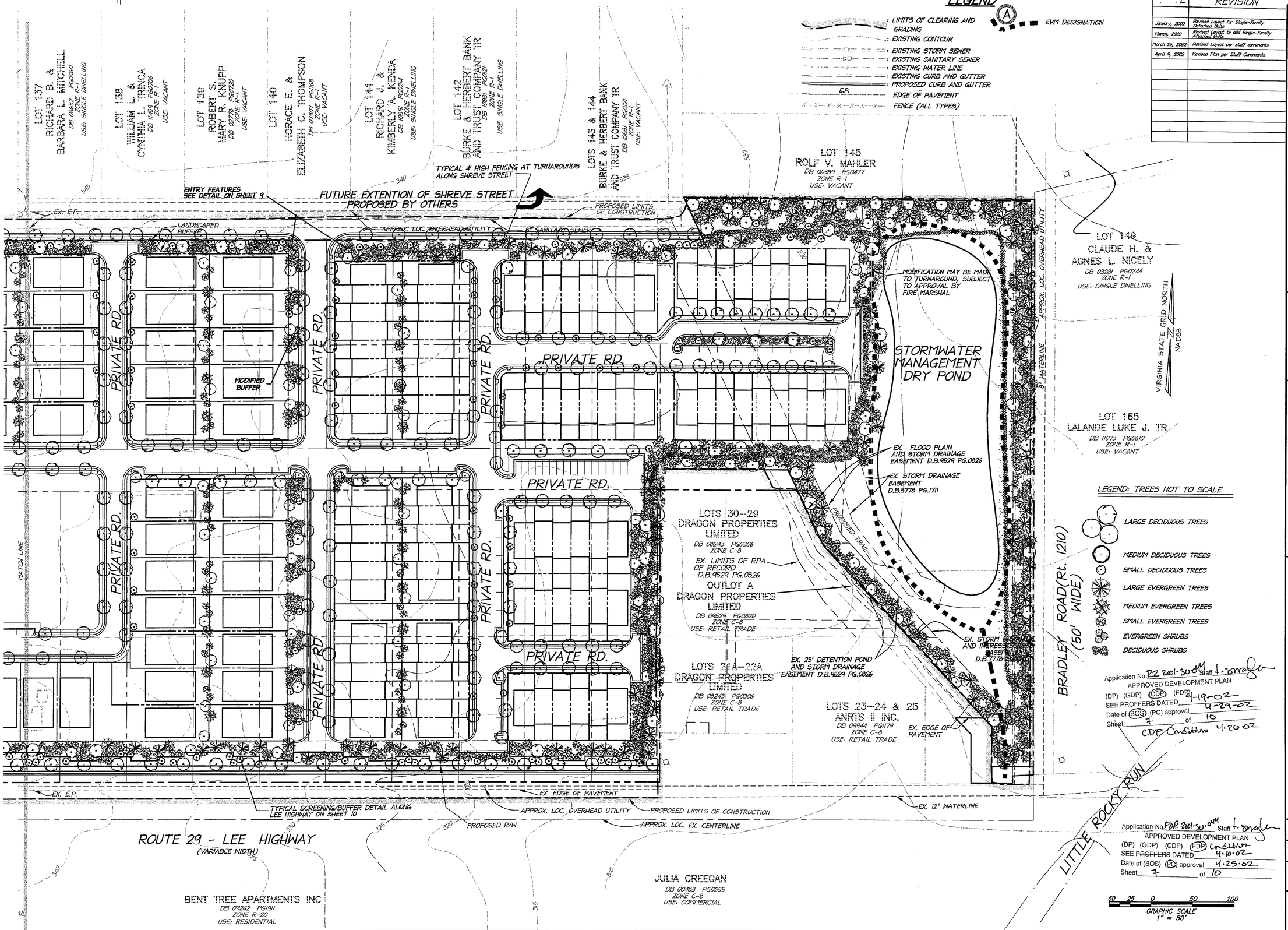
LANDSCAPE PLAN WEST

SULLY MANOR

SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'
DATE: 06/15/01
DESIGN: FD/JR
DRAWN: FD/JR
CHECKED:
SHEET No.
6 OF 10

C- 4117



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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
4/9/02
PROFESSIONAL ENGINEER

LANDSCAPE PLAN EAST

SULLY MANOR

SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'
DATE: 06/15/01
DESIGN: FD/JR
DRAWN: FD/JR
CHECKED:
SHEET No. 7 OF 10

C- 4117

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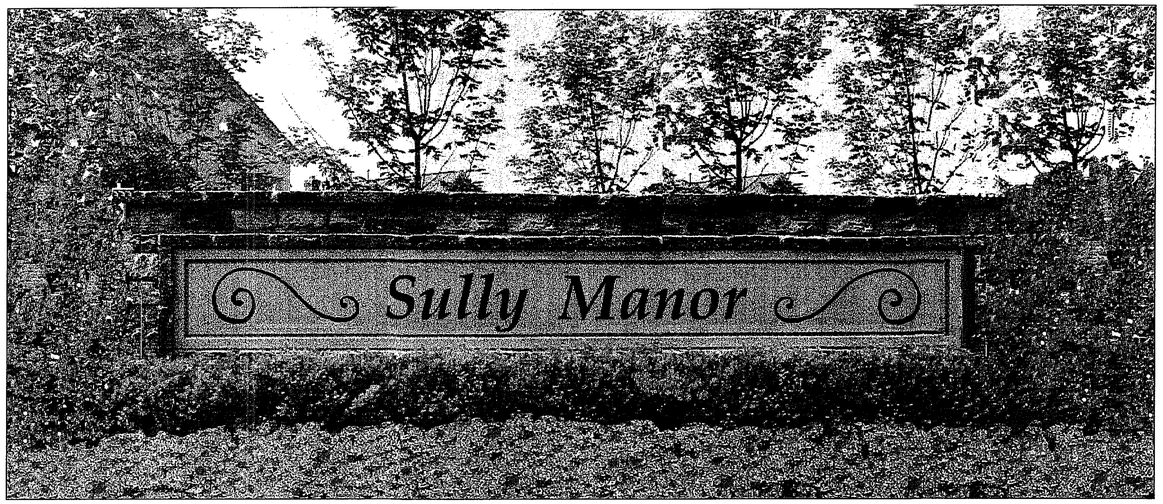
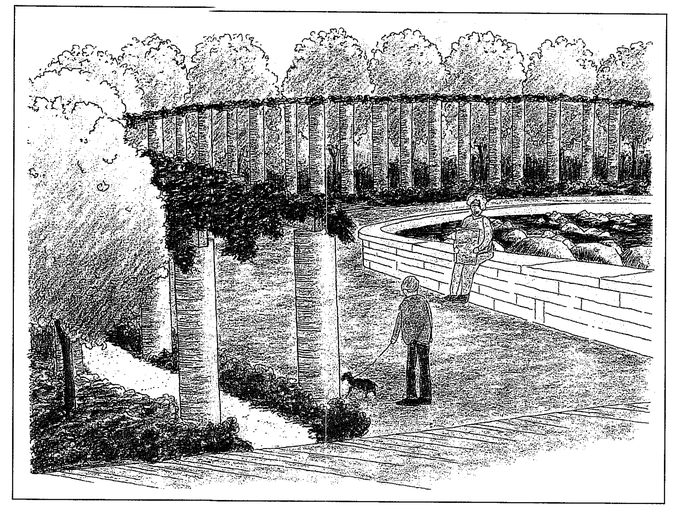


ILLUSTRATIVE ENTRY FEATURE AT SHREVE STREET ENTRANCE AND PICKWICK ROAD ENTRANCE



ILLUSTRATIVE VIEW FROM PATH WITHIN CENTRAL PARK

NOTE:
DETAILS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING

DATE	REVISION
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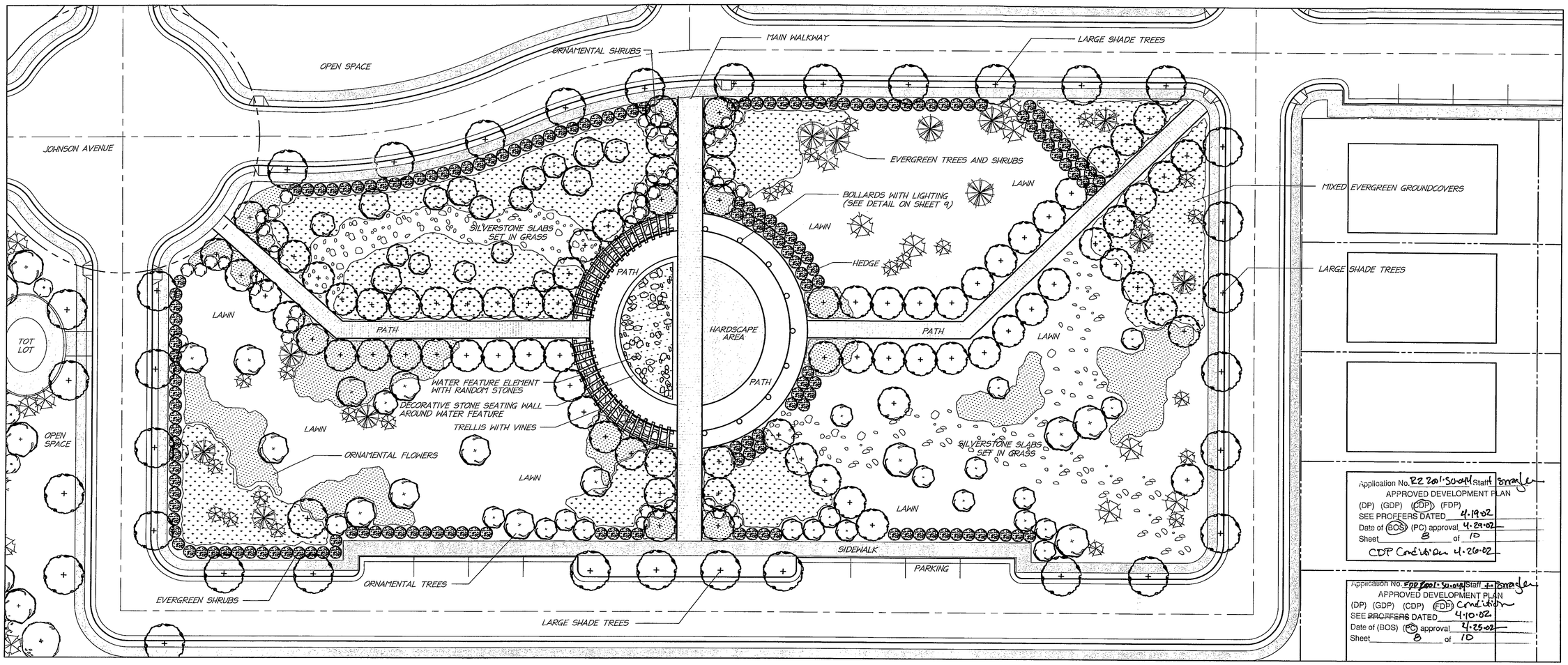
April 9, 2002	Revised per Staff Comments



MAIN CENTRAL PARK AREA ILLUSTRATIVE DETAIL (Scale 1"= 20')

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
4/9/02
PROFESSIONAL ENGINEER

SITE DETAILS ONE

SULLY MANOR

SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN
DATE: 06/15/01
DESIGN: JR/FD
DRAWN: JR
CHECKED:
SHEET No. 8 OF 10

C- 4117

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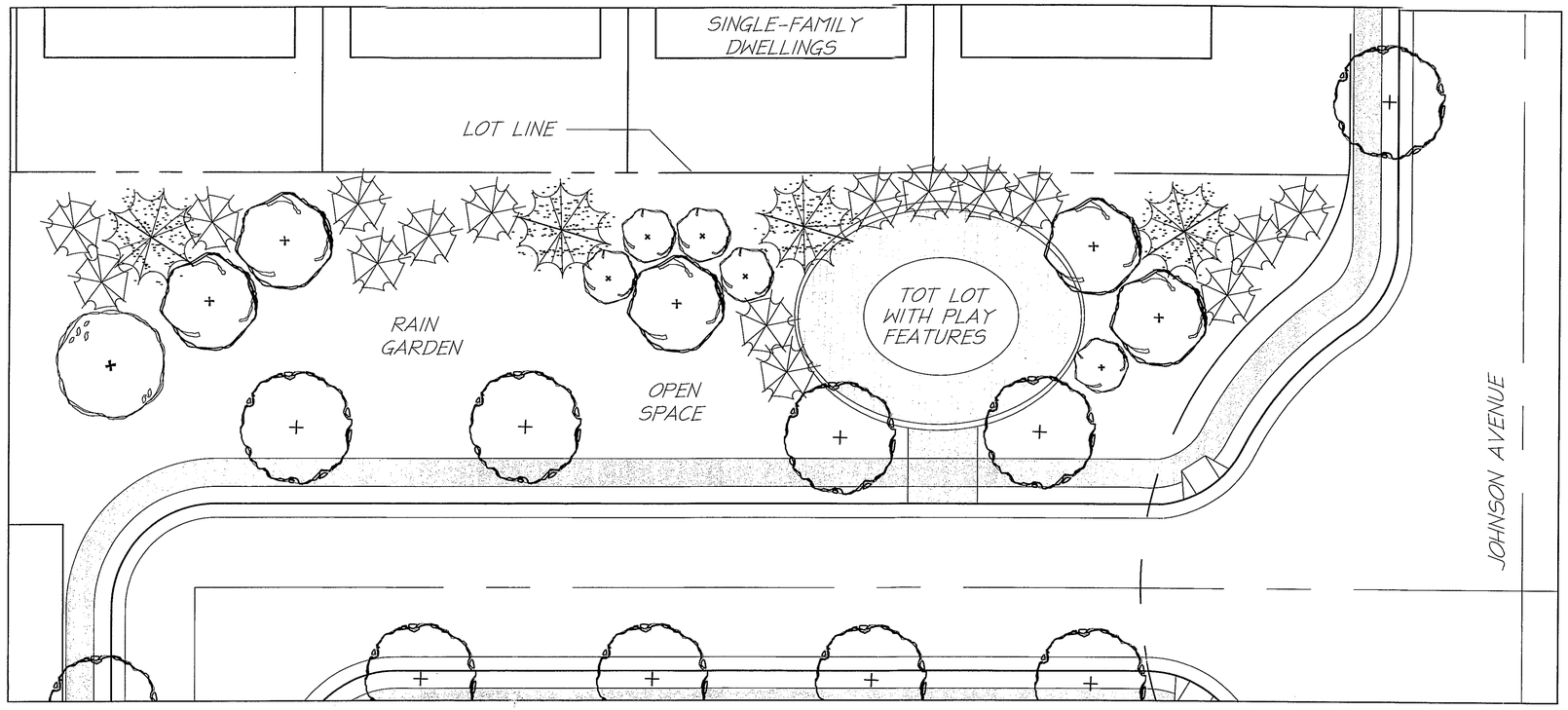
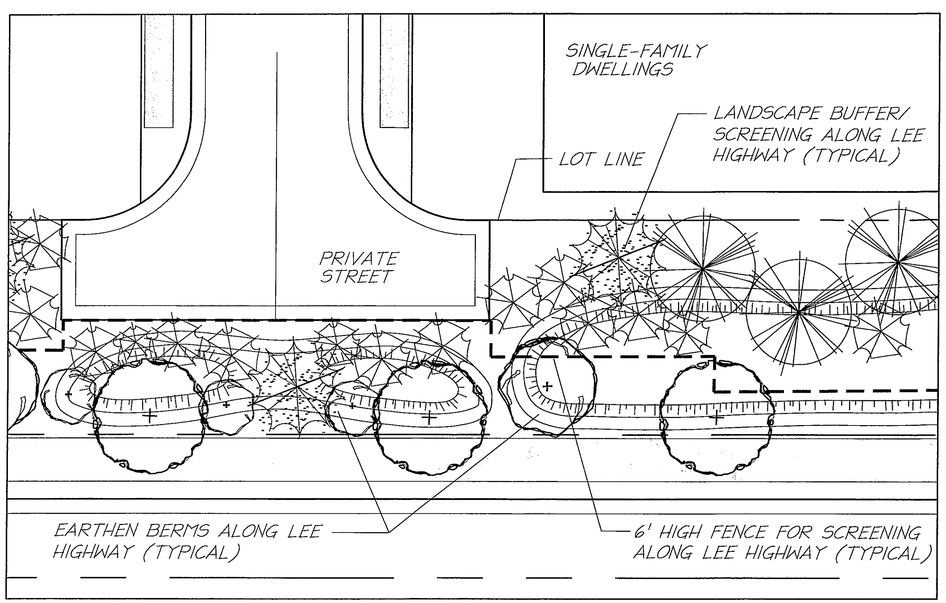
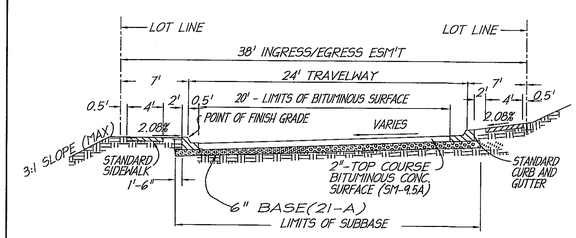


WEST TOT LOT PARK DETAIL (Scale 1"= 10')



TYPICAL SCREENING DETAIL ALONG LEE HIGHWAY (Scale 1" = 10')

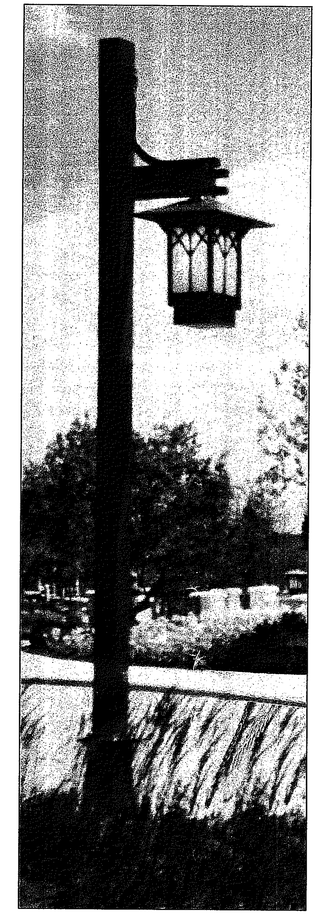


SUBBASE DEPTH IS BASED ON A CBR VALUE OF 10. SOILS TEST OF THE SUBGRADE WILL BE PERFORMED FOR ACTUAL DETERMINATION OF THE REQUIRED THICKNESS PRIOR TO THE PLACEMENT OF THE SUBBASE.

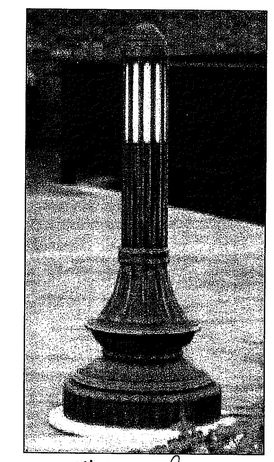
THIS TYPICAL SECTION IS FOR GENERAL PURPOSES ONLY. REFER TO PLAN FOR POSSIBLE DEVIATIONS FROM TYPICAL SECTION.

PRIVATE STREET WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TYPCIAL INTERNAL PRIVATE STREET



LIGHT DETAIL



BOLLARD DETAIL

BENCH DETAIL

NOTE:
DETAILS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING

Application No. FDP 2001-SU-044 Staff: J. Smagala
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) conditions
SEE PROFFERS DATED 4-10-02
Date of (BOS) (PC) approval 4-25-02
Sheet 9 of 10

Application No. FDP 2001-SU-044 Staff: J. Smagala
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 4-19-02
SEE PROFFERS DATED 4-29-02
Date of (BOS) (PC) approval
Sheet 9 of 10
CDP Condition 4-26-02

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
9/9/02
PROFESSIONAL ENGINEER

SITE DETAILS TWO

SULLY MANOR

SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN
DATE: 06/15/01
DESIGN: JR/FD
DRAWN: JR
CHECKED:
SHEET No. 9 OF 10

C- 4117

DATE	REVISION
January, 2002	Revised Layout for Single-Family Detached Units
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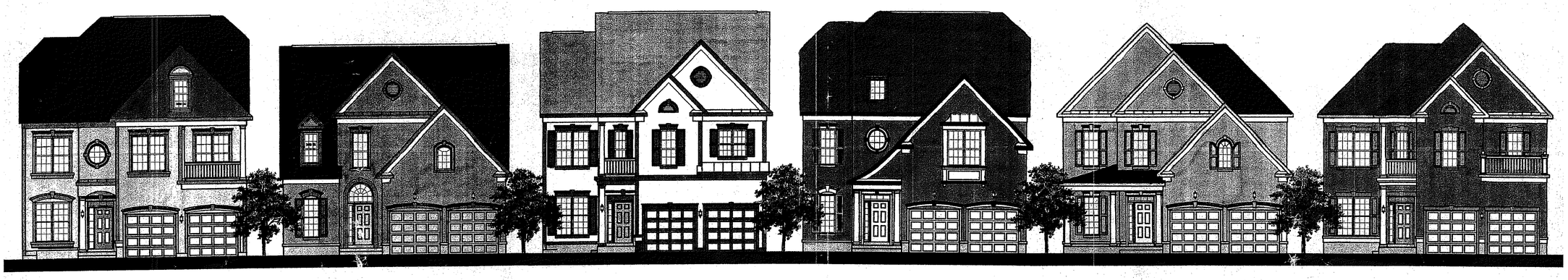
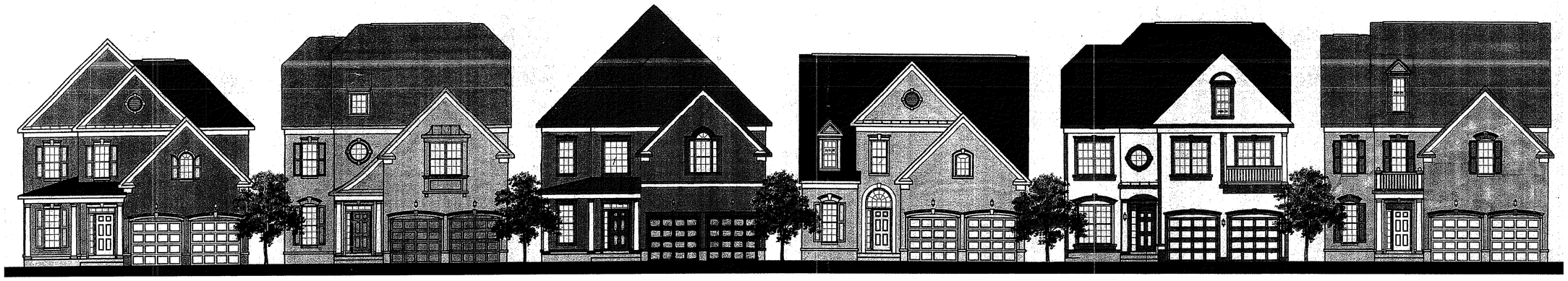
April 9, 2002	Revised per Staff Comments

"FOR ILLUSTRATIVE PURPOSES ONLY"



Application No. RZ 2001-SU-004 Staff L. Smagler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-19-02
Date of (BOS) (PC) approval 4-29-02
Sheet 10 of 10
CDP Condition 4-26-02



TYPICAL HOUSING ELEVATIONS (DESIGNS CREATED BY ENGLE HOMES INC. AND RENDERING COMPLETED BY christopher consultants)

Application No. FDP 2001-SU-004 Staff L. Smagler
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) Condition
SEE PROFFERS DATED 4-10-02
Date of (BOS) (PC) approval 4-29-02
Sheet 10 of 10

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
9/4/02
PROFESSIONAL ENGINEER

HOUSING ELEVATIONS

SULLY MANOR

SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: N.T.S.
DATE: 06/15/01
DESIGN:
DRAWN:
CHECKED:
SHEET No. 10 OF 10

C- 4117

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