

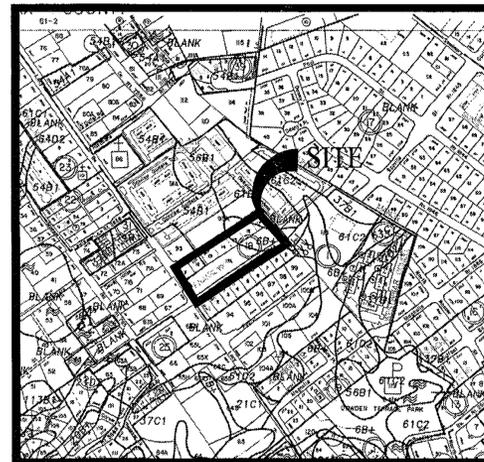
# ● OPAH STREET PROPERTIES ●

## CONCEPTUAL-FINAL DEVELOPMENT PLAN

MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

RZ-2005-MA-030

AUGUST 31, 2005  
OCTOBER 14, 2005  
DECEMBER 8, 2005  
FEBRUARY 3, 2006  
MARCH 3, 2006



SOIL MAP  
SCALE: 1"=500'

### SHEET INDEX

- 1 COVER SHEET
- 2 NOTES/TABULATIONS/DETAILS
- 3 CONCEPTUAL/FINAL DEVELOPMENT PLAN
- 4 TREE PRESERVATION PLAN
- 5 LANDSCAPE PLAN
- 6 SITE & AMENITY DETAILS
- 7 SITE & AMENITY DETAILS
- 8 SITE & AMENITY PRODUCTS
- 9 EXISTING VEGETATION MAP
- 10 STORM WATER MANAGEMENT
- 11 ELEVATIONS-TYPICAL SF DETACHED
- 12 ELEVATIONS-TYPICAL SF DETACHED

### APPLICANT/DEVELOPER

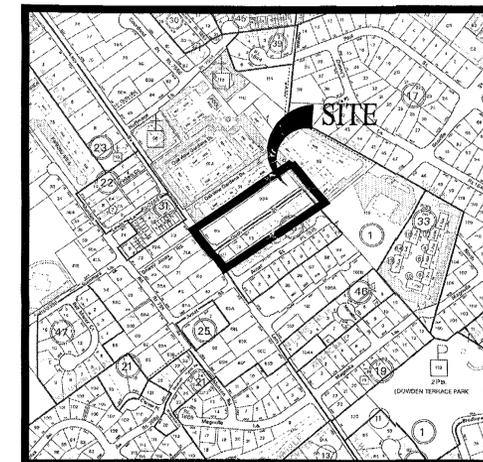
CONCORDIA-MASON, LLC  
1485 CHAIN BRIDGE RD  
MCLEAN, VA 22102  
CONTACT: MR. WILL COLLINS  
(703) 821-3556

### ATTORNEY

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK PC  
COURTHOUSE PLAZA  
2200 CLARENDON BOULEVARD, 13TH FLOOR  
ARLINGTON, VA 22201-3359  
CONTACT: MS. ELIZABETH BAKER  
(703) 528-4700

### CIVIL ENGINEER

VKA, INC.  
8180 GREENSBORO DRIVE SUITE 200  
MCLEAN, VIRGINIA 22102  
CONTACT: MR. BOB COCHRAN & MR. JEFF KREPS  
(703) 442-7800



VICINITY MAP  
SCALE: 1"=500'

### SOILS CLASSIFICATION

SOIL ID. NUMBER	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	ERODABILITY	PROBLEM CLASS
BLANK	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN
54B1	SASSAFRAS	GOOD	GOOD	MODERATE	C
61B2	LOAMY GRAVELLY SEDIMENTS	MARGINAL	MARGINAL	HIGH	A
6B+	HYATTSVILLE	FAIR-B,W	MARGINAL-W	SLIGHT	B

RZ/FDP 2005-MA-030  
Application No. \_\_\_\_\_ Staff: JLM  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (ODP) (RDP)  
SEE PROFFERS DATED 4-26-06  
Date of (BOS) (FC) approval 5-16-06  
Sheet \_\_\_\_\_ of 12

RECEIVED  
Department of Planning & Zoning  
MAR 03 2006  
Zoning Evaluation Division



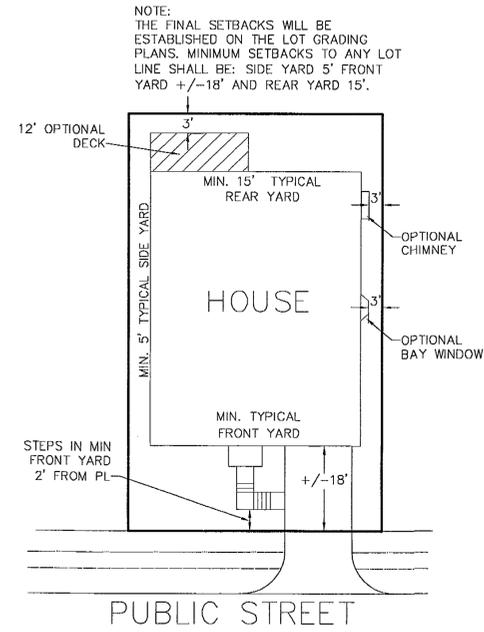
**NOTES**

- 1.) THE PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 61-4 ((01)) AS PARCEL 93 AND 93A AND 61-4 ((18)) AS PARCELS 11 AND 12 & 13 AND A PORTION OF OPAH ST. VACATION.
- 2.) THE SUBJECT PROPERTY IS CURRENTLY ZONED R-3. THE PROPERTY IS TO BE REZONED TO PDH-8.
- 3.) THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF CONCORDIA MASON, LLC BY INSTRUMENT RECORDED IN DEED BOOK 17347 AT PAGE 1008, AND DEED BOOK 17347 AT PAGE 1085, AND BEING RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- 4.) THE DATUM INFORMATION SHOWN HEREON IS AS FOLLOWS:
  - a.) THE HORIZONTAL DATUM SHOWN HEREON IS BASED ON VIRGINIA (NAD '27) RECORD NORTH BASED UPON A PLAT RECORDED WITH A DEED IN DEED BOOK 5707 AT PAGE 1253, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- 5.) A TITLE REPORT HAS BEEN FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAS BEEN INCORPORATED INTO THIS SURVEY.
- 6.) THE SUBJECT PROPERTY GRAPHICALLY APPEARS TO LIE IN FLOOD ZONE "X" (AREAS TO BE DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 515525 0093 D DATED MARCH 5, 1990.
- 7.) THE CONTOUR INTERVAL SHOWN IS 2' - 0" AND BASED ON A FIELD-RUN SURVEY PERFORMED BY VIK A, INC.
- 8.) THE BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF FIELD RUN BOUNDARY SURVEY PERFORMED BY VIK A, INC. LAST FIELD DATE: APRIL 2005.
- 9.) THE SUBJECT PROPERTY LIES WITHIN AREA IV OF THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY BAILEYS PLANNING DISTRICT SUB AREA B4 (GLASGOW COMMUNITY PLANNING SECTOR).
- 10.) PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE OR WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- 11.) STORM WATER MANAGEMENT FACILITIES WILL BE PROVIDED IN AN EXTENDED DETENTION DRY POND ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPW&ES. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED.

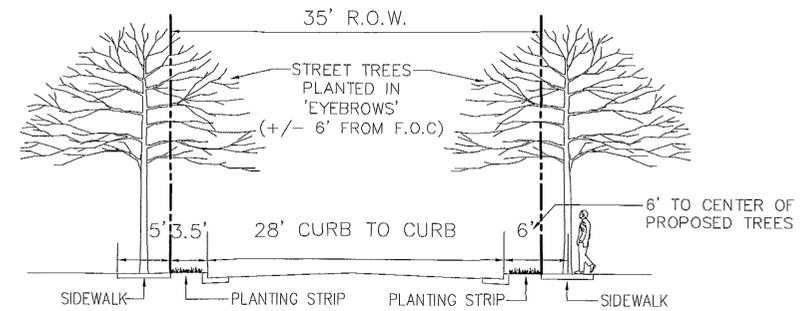
- 12.) TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- 13.) TO THE BEST OF OUR KNOWLEDGE, HAZARDOUS AND TOXIC SUBSTANCES ARE NOT KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- 14.) THERE ARE EXISTING STRUCTURES ON THE SUBJECT PROPERTY WHICH SHALL BE RAZED TO ACCOMMODATE THIS DEVELOPMENT. DATE OF CONSTRUCTION IS NOT KNOWN.
- 15.) THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL GENERALLY CONFORM TO THE LIMITS OF CLEARING AND GRADING SHOWN ON THE CDP/FDP, AS DETERMINED BY THE URBAN FORESTER.
- 16.) FOR MAXIMUM BUILDING HEIGHT SEE SITE TABULATION THIS SHEET.
- 17.) DEVELOPMENT WILL COMMENCE IN A SINGLE SECTION UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. TIMING OF THE BUILD-OUT WILL DEPEND ON MARKET DEMAND FOR THE RESIDENTIAL USE.
- 18.) TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED BELOW.
- 19.) THE LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE / SUBDIVISION PLAN WHICH WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE QUANTITY AND QUALITY OF THE FEATURES PRESENTED HEREON.
- 20.) IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. MODIFICATIONS SHALL NOT REDUCE BUILDING SETBACKS FROM INDIVIDUAL PROPERTY LOT LINES AS SHOWN ON THE CDP/FDP OR DECREASE LANDSCAPING, OPEN SPACE AND TREE SAVE AS SHOWN.
- 21.) THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE REVISED OR DECREASED, SO LONG AS THE MINIMUM OPEN SPACE AND LANDSCAPE PROVIDED IN THE TABULATION AND THE MINIMUM YARD REQUIREMENTS SHOWN IN THE "TYPICAL" LOT LAYOUT (SHOWN ON THIS SHEET) ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF ASSOCIATED PARKING SPACES.

- 22.) FEATURES SUCH AS OPTIONAL ROOMS (TYPICAL LOT LAYOUT), DECKS, BAY WINDOWS, PATIOS, CHIMNEYS, WALLS, STAIRS AND STOOPS MAY BE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING. THE STAIRS AND STOOPS SHOWN ON THE CDP/FDP ARE FOR ILLUSTRATIVE PURPOSES ONLY; THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED.

- 23.) THE DEVELOPER RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER DURING CONSTRUCTION OF THIS PROJECT IN ACCORDANCE WITH SECTION 8-808 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- 24.) THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- 25.) THERE ARE NO MAJOR UTILITY EASEMENTS IN EXCESS OF 25 FEET IN WIDTH ON THIS SITE.
- 26.) OWNER RESERVES THE RIGHT TO INSTALL PERIMETER FENCING WITH THE FINAL SUBDIVISION PLAN.
- 27.) THE OPEN SPACE PARCELS SHOWN HEREON SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 28.) THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PDH-8 ZONE, PER ARTICLE 11 OF THE ZONING ORDINANCE, AT THE TIME OF REZONING AND SHALL BE PROVIDED IN A COMBINATION OF SURFACE PARKING AND INDIVIDUAL GARAGE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE NUMBER OF RESIDENTIAL UNITS CONSTRUCTED.
- 29.) THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN A RMA ZONE. NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
- 30.) THERE IS A PROPOSED TRAIL INDICATED ALONG LACEY BLVD. FRONTAGE OF THIS PROPERTY AS SHOWN ON THE FAIRFAX COUNTY COMPREHENSIVE PLAN (SEE WAIVER REQUEST BELOW).
- 31.) ADDITIONAL FRONTAGE IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY ON LACY BOULEVARD ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT. DEDICATION FOR LACY BOULEVARD IS PROVIDED.
- 32.) SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE, UNLESS WAIVED OR MODIFIED BY THE BOARD.
- 33.) THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
- 34.) PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH Z.O. ARTICLE 13 ADJUSTED BASED ON THE NUMBER OF RESIDENTIAL UNITS CONSTRUCTED.



**TYPICAL SINGLE FAMILY DETACHED INTERIOR LOT LAYOUTS**  
NOT TO SCALE



**PROPOSED PUBLIC ROAD SECTION**  
SCALE: 1/8" = 1'-0"

**ADU CALCULATION:**

THE DEVELOPMENT INCLUDES LESS THAN 50 UNITS, AND, THEREFORE, IS NOT SUBJECT TO THE REQUIREMENTS OF THE AFFORDABLE DWELLING UNIT ORDINANCE.

**PARKING TABULATION (SINGLE FAMILY):**

PARKING SPACES REQUIRED (SINGLE FAMILY DETACHED): 38 (2 SPACES/LOT (2 x 19 = 38))  
PROVIDED: 38 (DRIVEWAY)

**TREE COVER CALCULATIONS:**

NOTE: FINAL TREE COVER CALCULATION SHALL BE PROVIDED WITH FINAL SUBDIVISION PLAN. FOR PRELIMINARY CALCULATIONS, SEE TREE PRESERVATION PLAN, SHEET 4 OF 12.

**WAIVERS AND MODIFICATIONS**

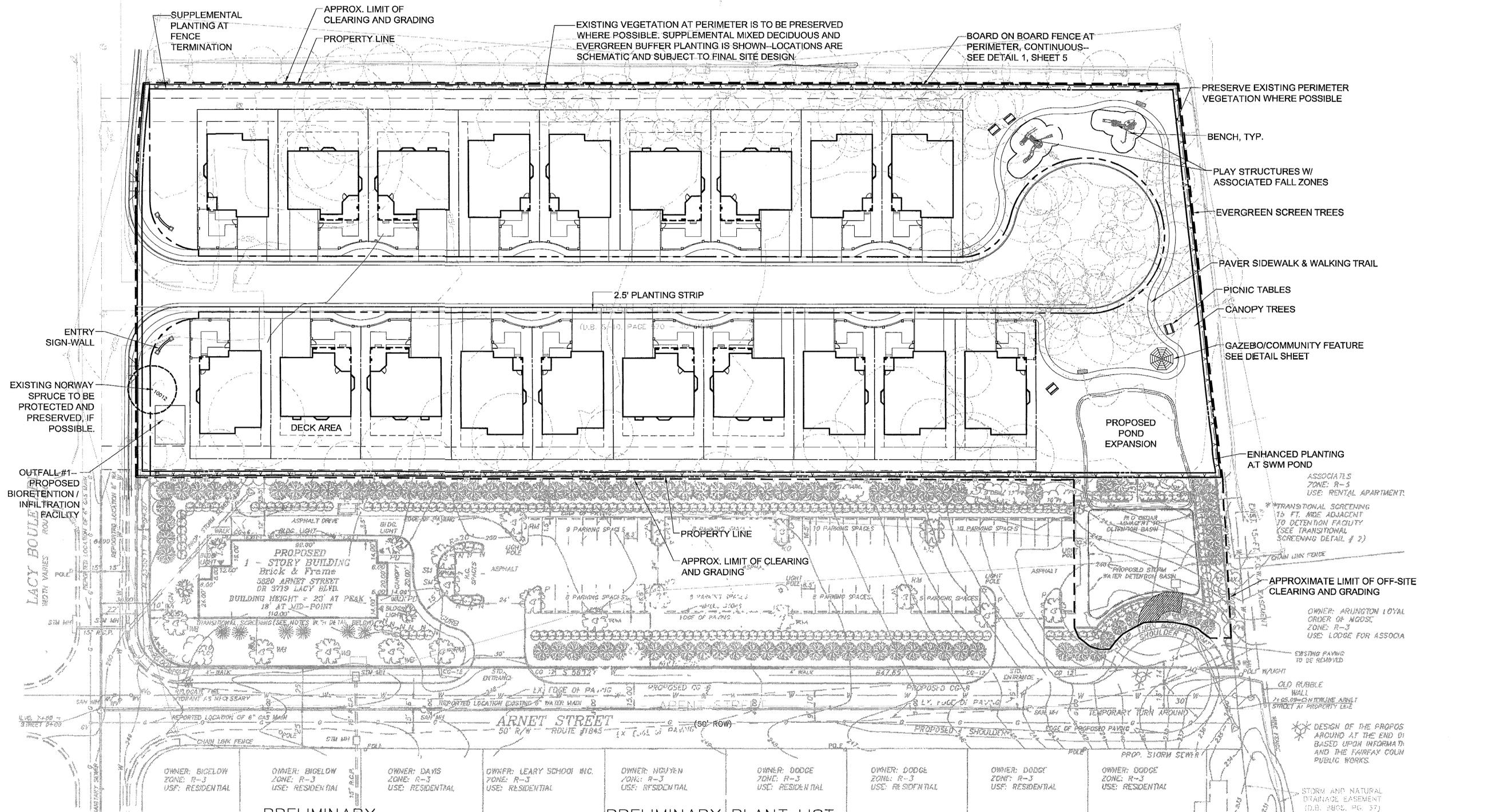
1. A MODIFICATION OF THE PEDESTRIAN TRAIL REQUIRED ALONG LACY BLVD. IN FAVOR OF A 5' CONCRETE SIDEWALK.
2. A WAIVER OF THE REQUIREMENT (IN SECTION 1101-2-2 (24) OF THE SUBDIVISION ORDINANCE) TO PROVIDE A SHARED UTILITY EASEMENT AT THE BACK OF THE CURB, IN FAVOR OF AN ALTERNATIVE LOCATION THAT IS LESS IN CONFLICT WITH THE UNIQUE STREET FRONTAGE LAYOUT OF THIS PROJECT.
3. A MODIFICATION OF THE CATEGORY 1 PUBLIC STREET DESIGN (AS SET FORTH IN THE PFM) IN FAVOR OF THAT SHOWN IN THE SECTION, ABOVE, AND ON THE PLAN.

**SITE TABULATIONS**

EXISTING ZONING:	R-3 & R.O.W.
PROPOSED ZONING:	PDH-8
TOTAL SITE AREA:	162,319.496 SQ. FT. OR 3.726 ACRES (INCLUDING RIGHT-OF-WAY VACATION)
MAXIMUM DENSITY PERMITTED:	19 SINGLE FAMILY DETACHED LOTS/DWELLINGS
PROVIDED:	8 DWELLING UNITS PER ACRE (OR 29 DWELLING UNITS)
	19 DWELLING UNITS (5.09 DWELLING UNITS /ACRE) (COMPUTATION BASED ON GROSS AREA TRACT)
OPEN SPACE REQUIRED: 25%	33,866.5 SF OR 0.777 ACRES
OPEN SPACE PROVIDED: 27%	43,850 SF OR 1.006 ACRES (INCLUDING DRY POND)
MINIMUM LOT AREA REQUIRED:	NONE
MINIMUM DISTRICT SIZE:	2 ACRES
AVERAGE LOT AREA REQUIRED:	NONE NOTE: ALL LOT AREAS SHOWN ON CDP/FDP ARE APPROXIMATE. FINAL LOT AREAS WILL BE COMPUTED AT FINAL SUBDIVISION PLAN.
MAXIMUM BUILDING HT.	+/- 35'
<b>RESIDENTIAL SETBACKS (INTERIOR)</b>	
MINIMUM LOT WIDTH REQUIRED:	NONE
MINIMUM FRONT YARD REQUIRED:	NONE
PROVIDED:	+/- 18'
MINIMUM SIDE YARD REQUIRED:	NONE
PROVIDED:	5'
MINIMUM REAR YARD REQUIRED:	NONE
PROVIDED:	15'
<b>SCREENS AND/OR BUFFERS</b>	
BUFFER REQUIRED:	NONE
BUFFER PROVIDED:	EXISTING VEGETATION AT THE PERIMETER OF THE SITE WILL BE PRESERVED TO THE EXTENT POSSIBLE. SUPPLEMENTAL PLANTINGS WILL ALSO BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN--SHEET 4 OF 9.
SCREEN REQUIRED:	NONE
SCREEN PROVIDED:	A BOARD-ON BOARD FENCE WILL BE PROVIDED AT THE SITE PERIMETER--SEE DETAIL #1, SHEET 5 OF 9.

**VIKA**  
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS  
 VIK A INCORPORATED  
 8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102  
 (703)442-7800 ■ FAX (703)761-2787  
 McLEAN, VA GERMANTOWN, MD  
**OPAH STREET PROPERTIES**  
 MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
**NOTES, TABULATIONS & TYP. LOT DETAILS**  
**VIKA REVISIONS**  
 MARCH 3, 2006  
 FEBRUARY 3, 2006  
 DECEMBER 8, 2005  
 OCTOBER 14, 2005  
 DATE: AUG. 31, 2005  
 DES. VIK A DWN. VIK A  
 SCALE: NONE  
 PROJECT/FILE NO. 6832B  
 SHEET NO. 2 OF 12  
VIKA - P:\1003\Projects\6832\6832\_Venue\CDP-FDP\6832-Notes.dwg [Layout1] March 02, 2005 - 11:20am Kregg





OWNER: BIGELOW ZONE: R-3 USE: RESIDENTIAL  
 OWNER: BIGELOW ZONE: R-3 USE: RESIDENTIAL  
 OWNER: DAVIS ZONE: R-3 USE: RESIDENTIAL  
 OWNER: LEARY SCHOOL INC. ZONE: R-3 USE: RESIDENTIAL  
 OWNER: NGUYEN ZONE: R-3 USE: RESIDENTIAL  
 OWNER: DODGE ZONE: R-3 USE: RESIDENTIAL

**PRELIMINARY FAIRFAX COUNTY TREE COVER CALCULATIONS**

TREE COVER REQUIRED		
GROSS SITE AREA:	(=)	162,319.5 SF
LACY BLVD. R.O.W. DEDICATION	(-)	1,833 SF
TOT-LOT / PLAY AREAS	(-)	1,395 SF
ADJUSTED GROSS SITE AREA:		= 159,091.5 SF
REQUIRED COVERAGE PER PDH-B ZONING	(X) 20 %	
REQUIRED COVERAGE:		= 31,819 SF
CANOPY OF EX. TREES TO BE PRESERVED:		0 SF
CANOPY OF TREES TO BE PLANTED--SEE SHEET 5:		32,250 SF
TOTAL CANOPY PROVIDED:		32,250 SF
GOAL IS MET:		32,250 SF IS GREATER THAN 31,819 SF

**PRELIMINARY PLANT LIST**

NOTE: TREES MAY BE SELECTED FROM, BUT NOT LIMITED TO, THOSE SHOWN BELOW, AND AN ATTEMPT WILL BE MADE TO PROVIDE NATIVE SPECIES.

ABBREVIATION	TREE TYPE	QUANTITY	CALIPER	CREDIT (SF)	COVERAGE (SF)
Ar, Co, Lt	LG. DECID. CAT. IV	35	3"	250	8,750
Qp, Qr, Sj		20	2"	200	4,000
Py	MED. DECID. CAT. III	20	2"	150	3,000
Al, Cc, Cf, Ms	SM. DECID. CAT. II	72	2"	100	7,200
Cj, Cl, Ia	MED. EVER CAT. II	75	2"	100	7,500
Ia, Ins, Jc, Jv, To	SM. EVER CAT. I	36	2"	50	1,800
PROPOSED TREE COVERAGE AREA:					32,250

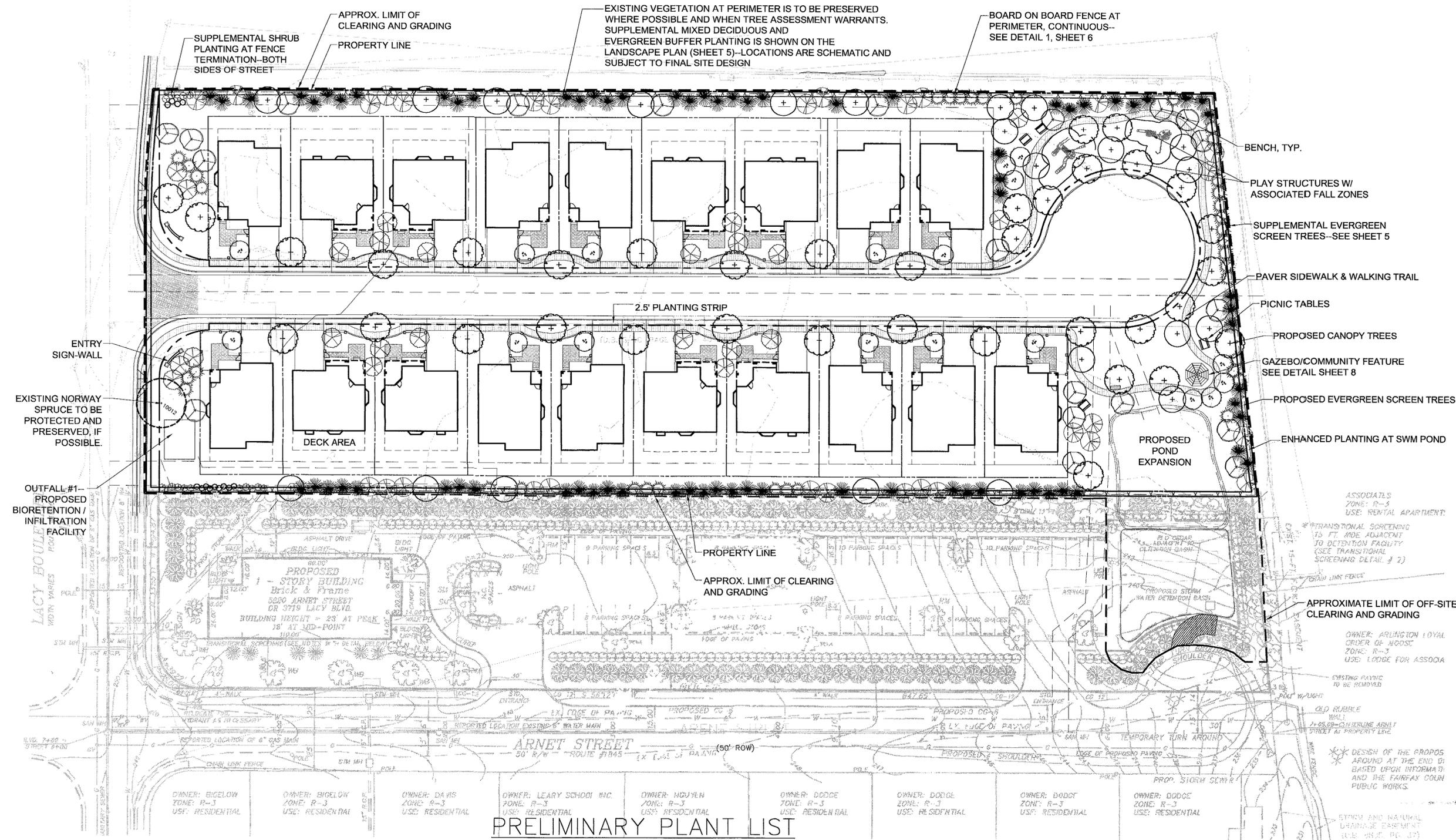


RZ/FDP 2005-MA-030  
 Application No. Staff JDM  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFESSIONAL SEAL  
 Date of (FOS) (FC) approval: 8.1.06  
 Sheet 4 of 12

DESIGN OF THE PROPOS...  
 STORM AND NATURAL DRAINAGE EASEMENT (D.B. 2405, PG. 57)

PROFESSIONAL SEAL: JOHN ANNETTI No. 11447

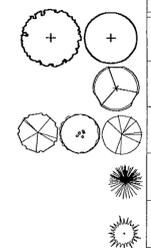
GRAPHIC SCALE  
 1" = 30'  
 ( IN FEET )  
 1 inch = 30 ft.



**PRELIMINARY PLANT LIST**

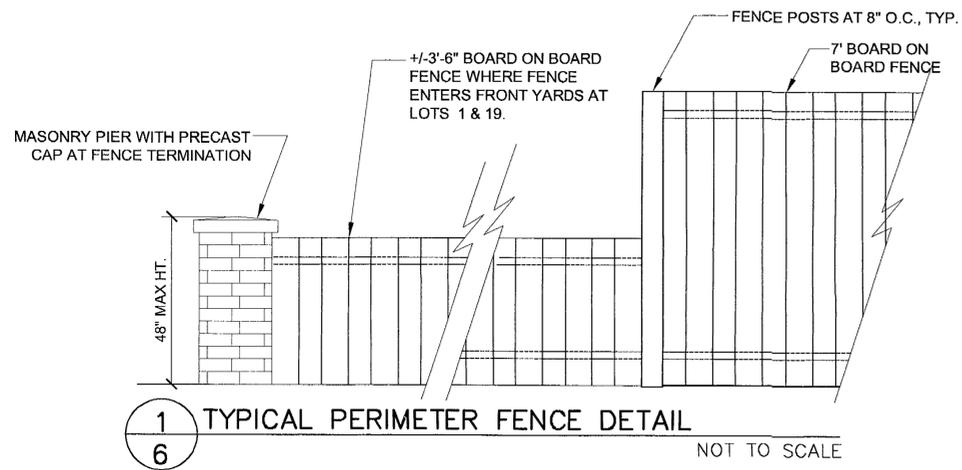
NOTE: TREES MAY BE SELECTED FROM, BUT NOT LIMITED TO, THOSE SHOWN BELOW, AND AN ATTEMPT WILL BE MADE TO PROVIDE NATIVE SPECIES.

ABBREVIATION	TREE TYPE	QUANTITY	CALIPER	CREDIT (SF)	COVERAGE (SF)
Ar, Co, Lt	LC. DECID. CAT. IV	35	3"	250	8,750
Qp, Qr, Sj	LC. DECID. CAT. IV	20	2"	200	4,000
Py	MED. DECID. CAT. III	20	2"	150	3,000
Al, Cc, Cf, Ms	SM. DECID. CAT. II	72	2"	100	7,200
Cj, Cl, Ia, Pa, Tc	MED. EVER CAT. II	75	2"	100	7,500
Ia, Ins, Jc, Jv, To	SM. EVER CAT. I	36	2"	50	1,800
PROPOSED TREE COVERAGE AREA:					32,250

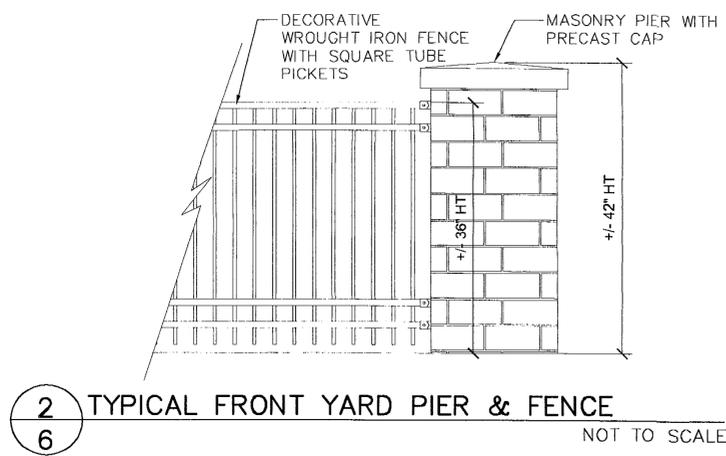


RZ/PROP 2005-11A-CX  
 Application No. 11A-CX  
 APPROVED DEVELOPMENT PLAN  
 (DP) (DDP) (DDP) (DDP)  
 SEE PROFESSIONAL SEAL  
 Date of Approval: 12/14/05  
 Date of Revision: 12/14/05

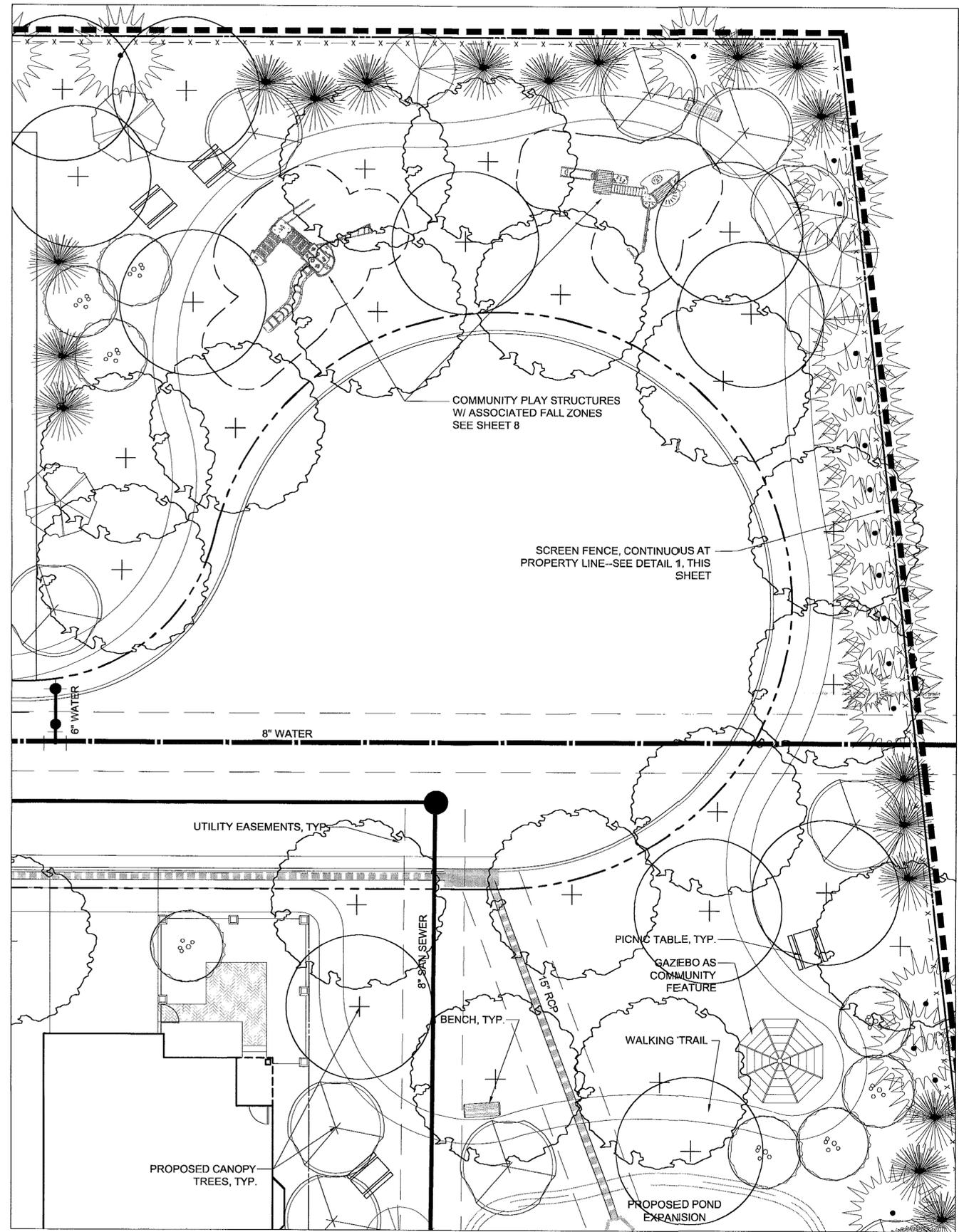
GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 30 ft.



1 TYPICAL PERIMETER FENCE DETAIL  
6 NOT TO SCALE



2 TYPICAL FRONT YARD PIER & FENCE  
6 NOT TO SCALE



COMMUNITY RECREATION AREA LAYOUT  
SCALE 1" = 10'

DES.	VKA	DWN.	VKA
SCALE:	AS SHOWN		
PROJECT/FILE NO.	6832B		
SHEET NO.	6 OF 12		



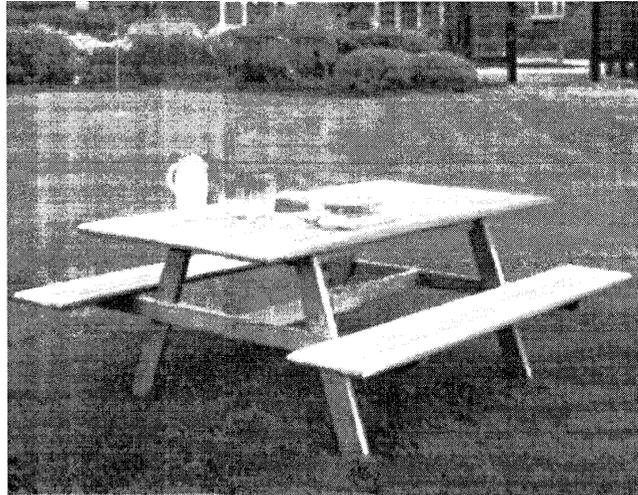
VKA REVISIONS

NO.	DATE	DESCRIPTION
1	MARCH 3, 2006	
2	FEBRUARY 3, 2006	
3	DECEMBER 8, 2005	
4	OCTOBER 14, 2005	
5	DATE: AUG. 31, 2005	

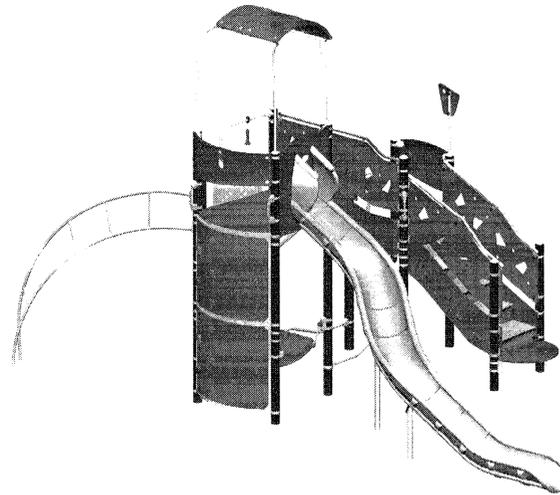




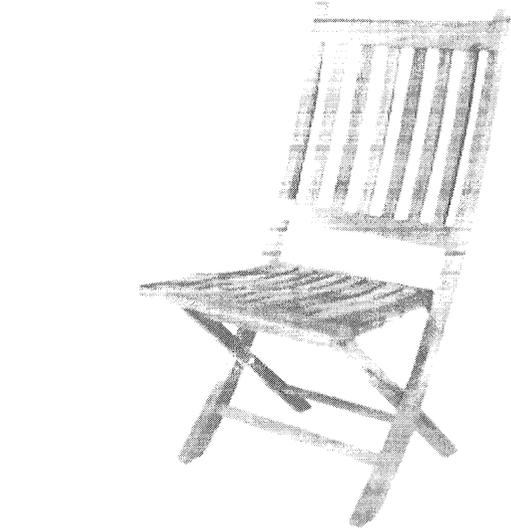
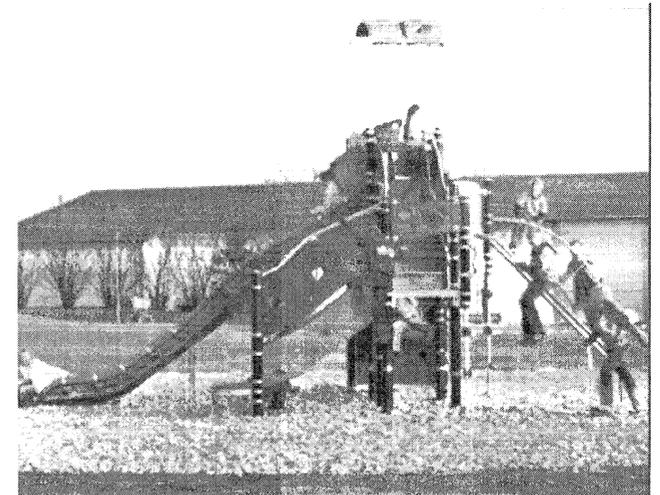
**PATIO TABLE**  
N.T.S.



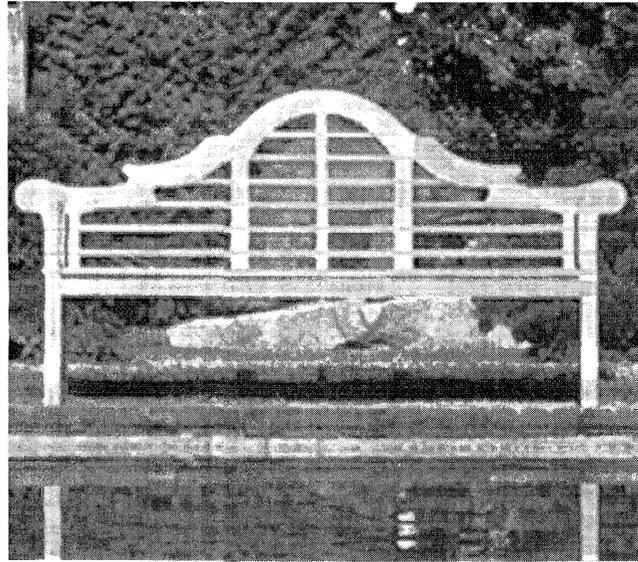
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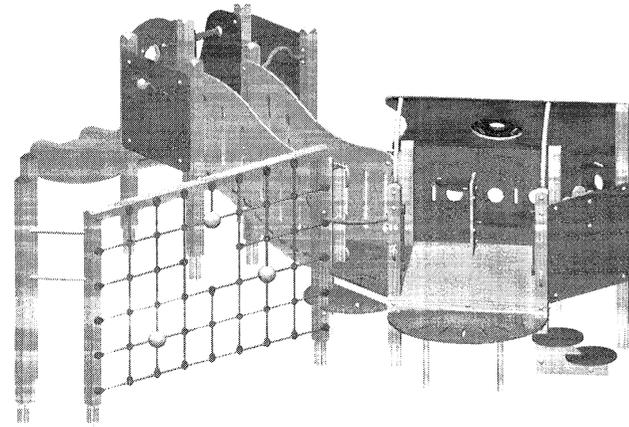
**COMMUNITY PLAY STRUCTURE 5+ YRS**  
N.T.S.



**PATIO CHAIR**  
N.T.S.



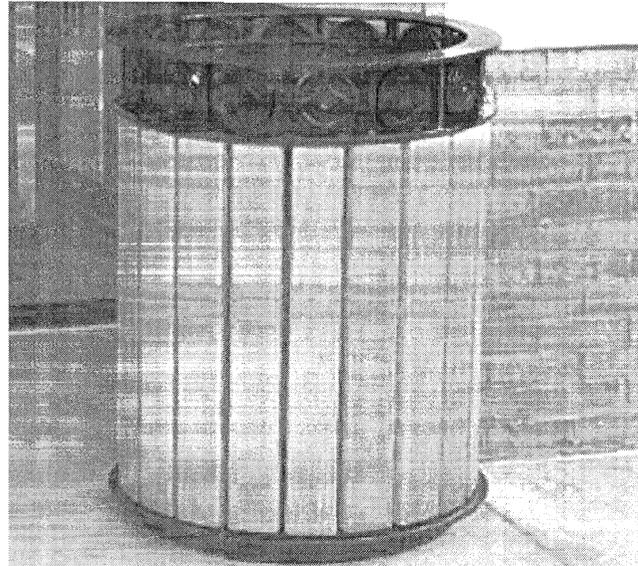
**PARK BENCH**  
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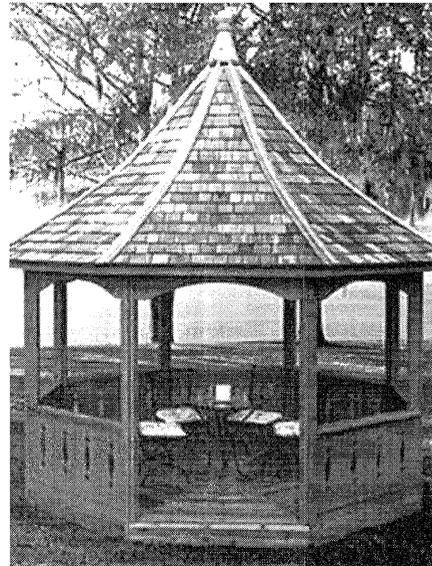
**COMMUNITY PLAY STRUCTURE 2-5 YRS**  
N.T.S.



**PATIO TABLE PARASOL**  
N.T.S.



**WASTE RECEPTACLE**  
N.T.S.



**GAZEBO**  
N.T.S.

NOTE: PRODUCTS SHOWN ARE EXAMPLES OF AMMENITIES TO BE FEATURED WITHIN THE OPAH STREET PROPERTIES DEVELOPMENT. FINAL AMMENITY PALLETE TO BE SELECTED & APPROVED BY OWNER OR OWNERS REPRESENTATIVE.

Application No. \_\_\_\_\_  
APPROVED DEVELOPMENT PLAN  
(DP) (GP) (CP) (FP)  
SEE PROFORMA DATED \_\_\_\_\_  
Date of (RDP) (GDP) (CP) (FP) \_\_\_\_\_  
Sheet \_\_\_\_\_ of \_\_\_\_\_



VIKA LANDSCAPE ARCHITECTURE & DESIGN SERVICES  
1 A NICHOLS RD  
SUITE 200  
FARMERSBURG, VA 22022  
VA Lic. No. 5538-0001  
MILLER, VA 22119

OPAH STREET PROPERTIES

SITE & AMENITY PRODUCTS

VIKA REVISIONS

MARCH 3, 2006  
FEBRUARY 3, 2006  
DECEMBER 8, 2005  
OCTOBER 14, 2005  
DATE: AUG. 31, 2005

DES. VIK DWN. VIK

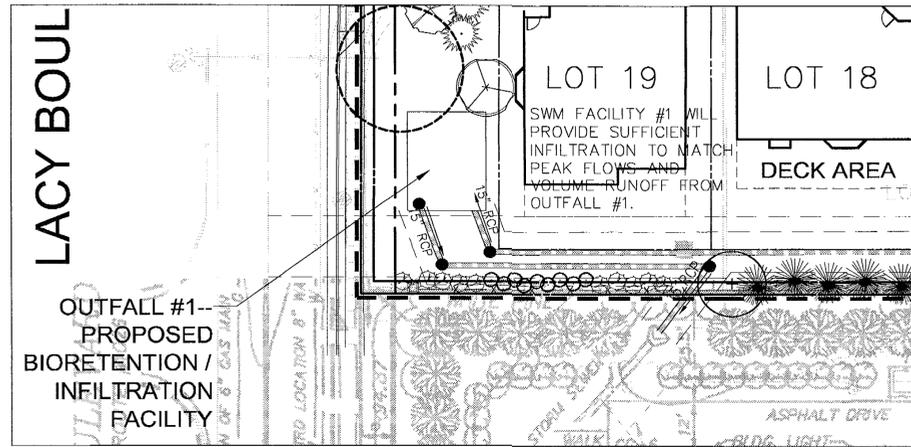
SCALE: AS SHOWN

PROJECT/FILE NO. 6832B

SHEET NO. 8 OF 12

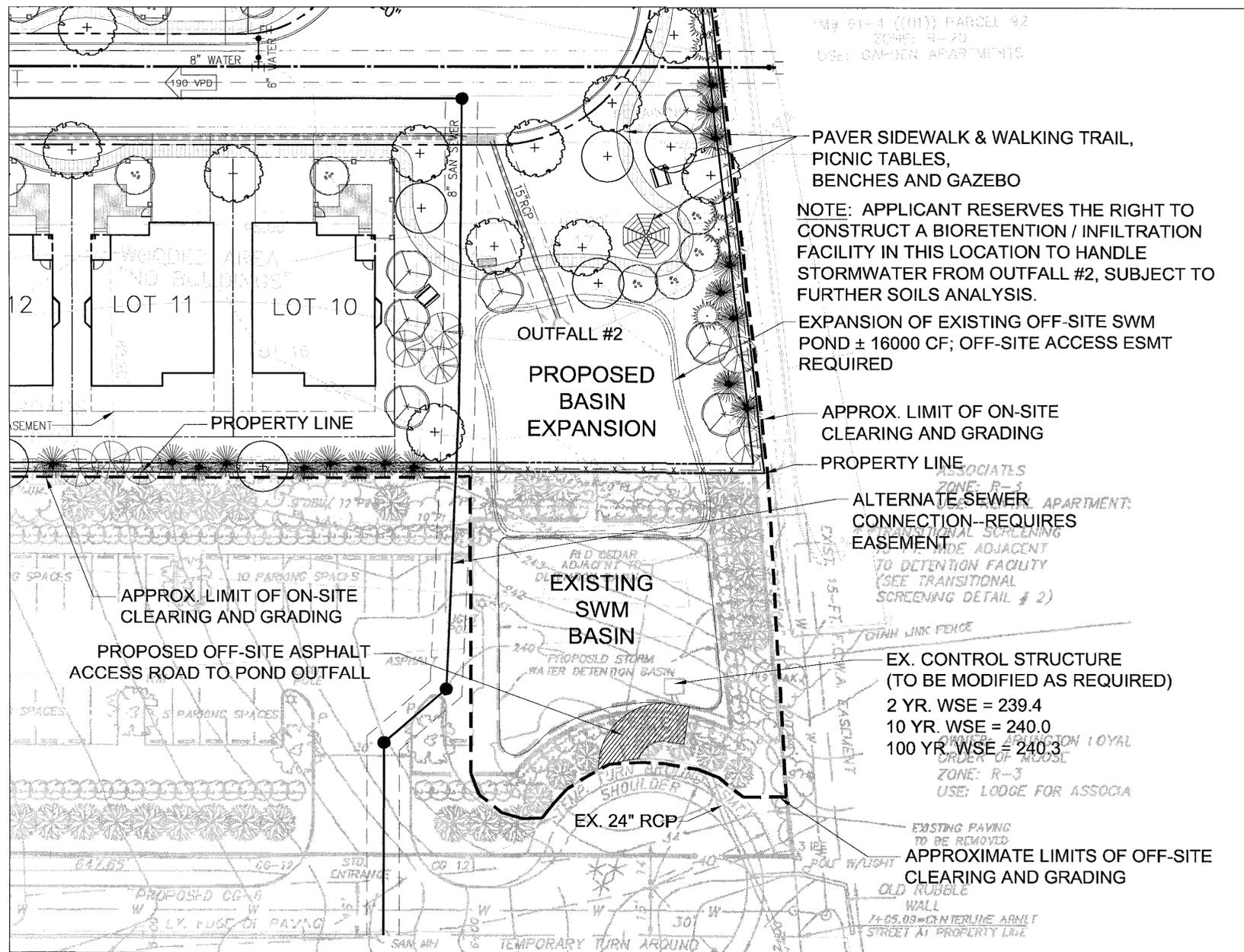
VIKA - P:\2006\Projects\6832B\VIKA\6832B-Sheet 8.rvt, 2/28/06, 11:27:43 AM, 2006, 02, 2005, 11:27:43 AM





**STORMWATER MANAGEMENT FACILITY #1**

SCALE 1" = 20'



**STORMWATER MANAGEMENT FACILITY #2**

SCALE 1" = 20'

**STORMWATER NARRATIVE**

**General Narrative Description**

The drainage area for Lake Barcroft, into which the site's outfall drains, contains a drainage area far in excess of one square mile. The drainage area from the site to the outfall into Holmes Run is approximately 206.60 acres. Holmes Run outfalls into Lake Barcroft approximately 1 mile northwest of the site's ultimate outfall into Holmes Run.

**Specific Outfall Description**

There are two (2) outfalls from this site:  
**Outfall #1** is .60 acres and is to a 15" RCP closed conduit system, in an easement, on the adjoining church property. The pipe outfalls to a closed conduit system in Lacy Boulevard and was approved with 8151-SP-01. The outfall remains in a closed conduit system and joins the Outfall #2 (see below) closed conduit system at the intersection of Lacy Boulevard and Magnolia Lane.

**Outfall #2** is 3.126 acres and will be piped into an existing stormwater management facility on the adjoining church property--which will be expanded to accommodate run-off from the site and overcompensate for the .60 acres to be released in outfall #1, un-detained. From this facility, stormwater runoff will enter a 24" underground pipe and be discharged into an existing drainage swale, which is an existing storm drain easement (recorded at DB 8805, Page 0032) and currently conveys stormwater from the existing stormwater facility. The outfall of the 24" pipe has an energy dissipation device to reduce the stormwater velocity into the channel. From the channel, the stormwater enters 42" pipe 55-feet, at which point the pipe size increased to 60" for 130-feet. At this point, a 48" pipe connects into the system and flows 175 feet in a 66" pipe. The 66" pipe then turns to the southeast for 387-feet, where the intersection of Mary Alice Place and Magnolia Lane flows into a 76" by 48" pipe, going west under Magnolia Lane for 266-feet. At this point, the pipe turns to the southeast for a distance of 47-feet, at which point it turns west again for 248-feet. It then proceeds under Lacy Boulevard (at which point it is joined with Outfall #1) and outfalls into a paved ditch. It then flows on the surface in the paved ditch for a distance of 634-feet, where it encounters outfall protection and then flows into a natural stream "Bed and Bark" channel. The flow then enters an area designed as a standing water pool and flows under Calfax Avenue through two 72" culverts for a distance of 132-feet. At the end of the culvert pipes, the flow again enters a natural "Bed and Bark" channel and flows approximately 2,250-feet and then discharges into Holmes Run. From this point, the flow travels in the natural "Bed and Bark" channel approximately 1 mile where it flows under a bridge on Columbia Pike and discharges into Lake Barcroft. The outfalls appear adequate for the discharge from the site to the study point of 640 acres.

\*NOTE: THIS AREA IS CURRENTLY UNDER CONSTRUCTION AND HAS CHANGED SIGNIFICANTLY SINCE OUR INITIAL ANALYSIS. WE ARE CURRENTLY RESEARCHING THE SITE PLAN ENABLING THIS CONSTRUCTION AND/OR WILL SURVEY THE AS-BUILT CONDITION--ONCE CONSTRUCTION IS COMPLETE--IN ORDER TO VERIFY THE ADEQUACY OF OUTFALL #2.

**SWM & BMP Narrative**

Outfall #1 will provide SWM & BMP by providing a bioretention/infiltration facility constructed in accordance with the PFM.  
 Outfall #2 will provide SWM & BMP by expanding an existing SWM pond. The pond shall be modified to provide extended detention to provide water quality BMP's.

**MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS**

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:  
 Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)  
 Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))  
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)  
 FDP P Districts (except PRC) (16-502 1P & 1Q) Amendments (18-202 10P & 10I)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100'.
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 7.
- 3. Provide:
 

Facility Name / Type & No.	On-Site Area Served (Acres)	Off-Site Area Served (Acres)	Drainage Area (Acres)	Footprint Area (SF)	Storage Volume (CF)	If Pond, Dam Height (FT)
Dry Pond	3.726 Acres	1.85 Acres	3.726 Ac. (detained)	+/- 8,515 sf.	+/- 20,000 cf.	+/- 3' embankment
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 3 & 7  
 Pond inlet and outlet pipe systems are shown on Sheet 3 & 7
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3 & 7  
 Type of maintenance access road surface noted on the plat is asphalt (asphalt, geoblock, gravel, etc.)
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 4
- 7. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 7
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 7
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual, will be satisfied is provided on Sheet 7
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 3, 4 & 7 w/ note on sheet 2
- 11. A submission waiver is requested for N/A
- 12. Stormwater management is not required because N/A

Application No. 2006-0003-MA-COR  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED 4/20/06  
 Date of (BOS) (PC) approval 5/16/06  
 Sheet 10 of 12



**VKA**  
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES  
 VIKI INCORPORATED  
 8180 GREENSBORO DRIVE, SUITE 200 ■ MLEAN, VIRGINIA 22102  
 (703) 442-8000 ■ FAX (703) 781-2718  
 MLEAN, VA ■ GEMMANTOWN, MD

**OPAH STREET PROPERTIES**  
 MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**STORM WATER MANAGEMENT**

**VKA REVISIONS**

MARCH 3, 2006	
FEBRUARY 3, 2006	
DECEMBER 8, 2005	
OCTOBER 14, 2005	
DATE: AUG. 31, 2005	
DES. VKA	DWN. VKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 68328	
SHEET NO. 10 OF 12	



