

**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 1F & 1Q) Amendments (18-202 10F & 10I)

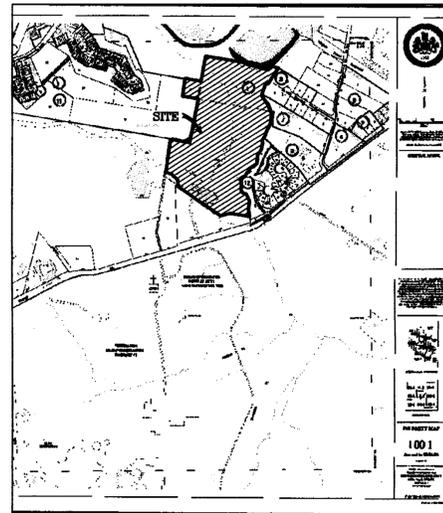
- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 5-9.
- 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)
WETPOND #1	12.40	5.85	18.25	±54,500	±226,000	±11
					(BMP + SWM)	
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 5-9.  
Pond inlet and outlet pipe systems are shown on Sheet 6.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 6.  
Type of maintenance access road surface noted on the plat is GRASSPAVE OR ASPHALT (asphalt, geotextile, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 10.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 1.
- 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 1.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 1.
- 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 2, 8-9.
- 11. A submission waiver is requested for SEE NOTE.
- 12. Stormwater management is not required because \_\_\_\_\_.

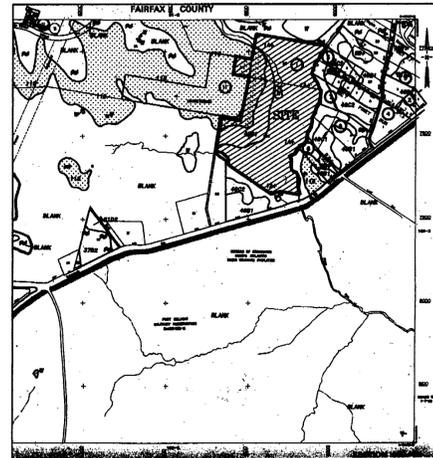
# PINEY RUN

## SPECIAL EXCEPTION PLAT & GENERALIZED DEVELOPMENT PLAN

LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP  
SCALE: 1" = 1000'



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT
118	MARINE CLAY	POOR
49B1	LUNT (FSL)	MARGINAL
49C2	LUNT (FSL)	MARGINAL
1A+	MIXED ALLUVIAL	POOR

SOILS MAP  
SCALE: 1" = 1000'

A SOILS REPORT IS REQUIRED FOR THIS SITE AT THE TIME OF SITE PLAN

### SHEET INDEX

1. COVER SHEET
2. NOTES
3. CERTIFIED PLAT
4. EXISTING CONDITIONS AND VEGETATION PLAN
5. S.E./G.D.P. OVERVIEW SHEET
- 5A. S.E./G.D.P. - BUILDING OVERVIEW SHEET
- 6-9. S.E. PLAT / GENERALIZED DEVELOPMENT PLAN
- 9A. CONCEPTUAL LANDSCAPE PLAN OVERVIEW SHEET
- 10-13. CONCEPTUAL LANDSCAPE PLAN
14. PRELIMINARY SWM/BMP COMPUTATIONS
- A1-A2. ARCHITECTURAL ELEVATIONS & ILLUSTRATIVES

**BMP NARRATIVE**  
 BMP MEASURES IN THE FORM OF CONSERVATION EASEMENTS HAVE BEEN PREVIOUSLY PROVIDED ON THIS PROPERTY TO SERVE THE EXISTING CLUBHOUSE AND DRIVING RANGE IMPROVEMENTS (365-SP-002). THE CONSERVATION EASEMENTS WERE ESTABLISHED IN DEED BOOK 9674 AT PAGE 1176 FOR THE PURPOSE OF PROVIDING BMP MEASURES FOR PROTECTION ON THIS PARCEL. THIS APPLICATION WILL VACATE THOSE USES AND WILL REUSE THESE CONSERVATION EASEMENTS TO HELP MEET THE REQUIREMENTS WITH THIS PLAN APPLICATION. THE SITE PLAN FOR THE DRIVING RANGE (SHEET 8 OF 21) CALCULATED THE REQUIRE BMP MEASURES BASED ON THE TOTAL AREA OF PARCEL 23A. FOR EASE OF COMPARISON, THE BMP CALCULATIONS SHOWN ON THIS APPLICATION LIKEWISE INCLUDE THE ENTIRE AREA OF PARCEL 23A, EVEN THOUGH ROUGHLY 6.88 ACRES ALONG TELEGRAPH ROAD IS NOT PART OF THIS APPLICATION. WE HAVE ALSO INCLUDED PARCELS 24 AND 25 IN THE BMP ANALYSIS.

**BMP MEASURES FOR THIS SITE WILL BE PROVIDED VIA EXISTING CONSERVATION EASEMENTS THE SIGNIFICANT EXISTING VEGETATION ADJACENT TO PINEY RUN, AND VIA A PROPOSED WET POND. APPROXIMATELY 42,000 CF OF WET STORAGE VOLUME IS REQUIRED WITHIN THE POND TO TREAT ROUGHLY 9.2 ACRES OF THIS DEVELOPMENT. THE COMBINATION OF THESE MEASURES WILL PROVIDE AT LEAST A 40% PHOSPHORUS REMOVAL RATE, AS REQUIRED FOR THE OCCOQUAN METHOD - CBPA.**

**SWM NARRATIVE**  
 SWM FOR THIS SITE WILL BE PROVIDED VIA A PROPOSED WET POND. THE SITE IS DEFINED AS PARCELS 24, 25, AND THAT PART OF PARCEL 23A NOT PRESENTLY SUBJECT TO C-6 ZONING (APPROXIMATELY 6.63 ACRES). A SITE PLAN HAS BEEN APPROVED FOR GOLF RELATED USES ON THE C-6 PORTION (365-SP-005). WITH THAT PLAN, A WAIVER OF SWM DETENTION REQUIREMENTS WAS APPROVED (365-WSWM-002). ADEQUATE DETENTION MEASURES WILL BE PROVIDED TO DETAIN THE INCREASE IN RUNOFF FROM THE 2 AND 10-YEAR STORM EVENTS WHILE PROVIDING ADEQUATE FREEBOARD FOR 100 AND 1.5"100-YEAR STORMS. THE POND WILL BE SERVED WITH A COMBINED PRINCIPAL/EMERGENCY SPILLWAY. THE POND HAS APPROXIMATELY 3.6 ACRE-FEET OF DETENTION STORAGE AVAILABLE FOR DETENTION AT THE TOP OF DAM. THE DAM HEIGHT IS ROUGHLY 11-FEET AND THE AREA OF THE POND AND EMBANKMENT IS ABOUT 1.25 ACRES. ALL INLETS INTO THE POND WILL HAVE ADEQUATELY DESIGNED RIPRAP APRONS OR CHANNELS. THE POND OUTFALL WILL HAVE ADEQUATELY SIZED RIPRAP AT THE OUTFALL DESIGNED PER HEC-14 COMPUTATIONS AND MAY CONTAIN A STILLING BASIN TO FURTHER RETARD OUTFALL VELOCITIES. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THIS FACILITY AS A DRY-POND - NOTING THAT ADDITIONAL AREA WILL NEED TO BE TREATED FOR BMP WITHIN THE POND OR STRUCTURAL BMP'S WILL BE NEEDED TO MAKE UP FOR THE LESSER PHOSPHORUS REMOVAL RATE FROM A DRY POND. IT IS EXPECTED THIS THIS POND WILL BE PRIVATELY MAINTAINED, IF WET, BY THE RESIDENTIAL HOA.

**ADEQUATE OUTFALL NARRATIVE**  
 THE ENTIRE SITE DRAINS TOWARDS PINEY RUN. SOME OF THE SITE WILL SHEET FLOW UNDETAINED THRU THE RPA AREA INTO PINEY RUN. IF ANY OF THESE AREAS ARE CONTAIN CONCENTRATED FLOW, STILLING BASINS AND/OR CHECK DAMS CAN BE USED TO DEMONSTRATE THAT NON-EROSIVE VELOCITIES ARE PRESENT. THE MAJORITY OF THE SITE WILL DRAIN TOWARDS THE PROPOSED SWM/BMP POND AND OUTFALL #1. THE POND ALSO RECEIVES SOME OFF-SITE DRAINAGE AREA. THE POND WILL USE A COMBINED SPILLWAY TO OUTFALL INTO A STREAM TRIBUTARY JUST TO THE TELEGRAPH ROAD SIDE OF THE POND. THIS OUTFALL POINT IS WITHIN THE RPA AREA. THIS TRIBUTARY THEN MERGES WITH THE MAIN STREAM BED OF PINEY RUN ABOUT 500-FEET DOWNSTREAM. THE CONFLUENCE OF THIS TRIBUTARY AND PINEY RUN IS THE POINT OF INFLUENCE (GREATER THAN 100-TIMES THE AREA OF THE SITE) AND IT IS ALSO WITHIN A MAJOR FLOODPLAIN WITH A DRAINAGE AREA OF GREATER THAN 1 SQUARE-MILE. THE PROPOSED POND OUTFALL LOCATION IS PRESENTLY IN GOOD CONDITION HEADING TOWARDS PINEY RUN. THERE ARE NO OTHER STRUCTURES OR PONDS DOWNSTREAM OF THE POND TO THE POINT OF INFLUENCE. THE ADEQUATE OUTFALL REQUIREMENTS OF THE FPM WILL BE MET BY PROVIDING AT LEAST 3 EXISTING AND PROPOSED OUTFALL CROSS-SECTIONS IN THE STREAM TRIBUTARY DOWNSTREAM OF THE POND TO THE POINT OF INFLUENCE AT THE CONFLUENCE WITH PINEY RUN. ADDITIONAL STABILIZATION MEASURES, IF NECESSARY, WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING WITH THE INPUT OF THE WETLANDS SPECIALIST.

**LOW IMPACT DESIGN FEATURES**  
 THE APPLICANT PROPOSES TO BUILD (2) ON-SITE SURFACE PARKING LOTS USING PERVIOUS PAVEMENT. THIS DESIGN FEATURE WILL REDUCE SURFACE RUNOFF TO THE CURB AND GUTTER AND INLETS. RUNOFF WILL SEEP INTO THE PAVEMENT STRUCTURE WHERE IT WILL RECHARGE THE GROUND WATER. WATER WHICH IS NOT RECHARGED INTO THE GROUND WILL BE COLLECTED VIA UNDERDRAINS AND DEPOSITED IN THE NEAREST STORM STRUCTURE.



	<b>URBAN ENGINEERING &amp; ASSOC., INC.</b> CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 4200-D TECHNOLOGY COURT CHANTILLY, VIRGINIA 20151 (703) 642-2306		PLAN DATE 06-30-05 08-29-05 12-16-05 01-13-06 02-22-06 04-21-06 05-11-06 05-26-06	COVER SHEET <b>PINEY RUN</b> LEE DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: AS NOTED C.I. N/A	SHEET 1 OF 14 FILE No. ZP-12302
	RZ 2006-LE-003 SE 2005-LE-028		RECEIVED Department of Planning & Zoning MAY 9 @ 2006 Zoning Evaluation Division	APPLICATION NO. STAFF PB APPROVED DEVELOPMENT PLAN (DP) (GDP) (CDP) (FDP) SEE PROFFERS DATED July 6, 2006 DATE OF (BOS) (PC) APPROVAL July 13, 2006 SHEET 1 OF 18 CONC W/SE 2005-LE-028 See also RZ 2006-LE-002 + SE 2005-LE-027	

### APPLICANT/TITLE OWNER

PINEY RUN DEVELOPMENT, LLC.  
 C/O CLARK REALTY CAPITAL, LLC.  
 2 BETHESDA METRO CENTER  
 SUITE 250  
 BETHESDA, MD 20814  
 TELEPHONE: (240) 497-6600  
 CONTACT: JAY SOTOS

### LEGAL COUNSEL

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 COURTHOUSE PLAZA  
 13th FLOOR  
 ARLINGTON, VA 22201-3359  
 TELEPHONE: (703) 528-4700  
 CONTACT: LYNNE STROBEL

### ARCHITECT

TORTI GALLAS & PARTNERS, INC.  
 1300 SPRING STREET, SUITE 400  
 SILVER SPRING, MD 20910  
 TELEPHONE: (301) 588-4800  
 CONTACT: ROBERT GOODILL

### ENGINEER

URBAN ENGINEERING & ASSOC., INC.  
 4200-D TECHNOLOGY COURT  
 CHANTILLY, VA 20151  
 TELEPHONE: (703) 642-2306  
 CONTACT: ROBERT BROWN

RZ 2006-LE-003  
 APPLICATION NO. STAFF PB  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED July 6, 2006  
 DATE OF (BOS) (PC) APPROVAL July 13, 2006  
 SHEET 1 OF 18  
 CONC W/SE 2005-LE-028  
 See also RZ 2006-LE-002 + SE 2005-LE-027

RZ 2006-LE-003  
 SE 2005-LE-028

**GENERAL NOTES:**

- THE PROPERTY DELINEATED ON THIS APPLICATION IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #100-1(11) PARCEL 23A (PART), 24, 25. THE PROPERTY IS ZONED R-1. THE PROPERTY SUBJECT TO A REZONING FROM R-1 TO R-1 TO REVISE A PREVIOUSLY APPROVED GENERALIZED DEVELOPMENT PLAN IS #100-1(11) PARCEL 23A (PART)
- THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORDS AND A BOUNDARY SURVEY PREPARED BY URBAN ENGINEERING & ASSOCIATES, INC.
- THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED FROM AN AERIAL SURVEY TAKEN 1-3-05 BY VIRGINIA RESOURCE MAPPING.
- THE PROPERTY SHOWN ON THIS APPLICATION IS LOCATED IN THE LEE DISTRICT, THE DOGUE CREEK SANITARY SEWER DISTRICT AND THE DOGUE CREEK WATER SHED.
- THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
  - THE APPLICANT REQUESTS A MODIFICATION OF ADDITIONAL STANDARD 9-306.1 OF THE FAIRFAX COUNTY ZONING ORDINANCE TO LOWER THE RESTRICTED AGE LIMIT FOR INDEPENDENT LIVING FACILITIES FROM 62 TO 55.
  - THE APPLICANT REQUESTS A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS OF Z.O. 9-306.12 AND 13-300 TO PERMIT THE EXISTING CONDITIONS SUPPLEMENTED BY THE LANDSCAPING SHOWN ON THE CONCEPTUAL LANDSCAPE PLAN TO ACT AS THE TRANSITIONAL SCREENING FOR THIS DEVELOPMENT. THE STREAM VALLEY VEGETATION ALONG PINEY RUN CREATES A NATURAL SCREENING ELEMENT FOR THE ADJACENT PARKLAND AND GOLF COURSE USES TO THE NORTH, WEST, AND SOUTH DO NOT WARRANT ADDITIONAL SCREENING. NATURAL BARRIERS (STREAMS TO THE EAST, SOUTH, AND NORTH; EXCESSIVE TOPOGRAPHY TO THE NORTH AND WEST). A MINIMUM 35-FOOT SCREEN YARD WILL BE MAINTAINED ADJACENT TO SURFACE PARKING LOTS WHICH WILL BE LANDSCAPED AS SHOWN ON THE CONCEPTUAL LANDSCAPE PLANS.
  - WITH THIS APPLICATION, THE APPLICANT REQUESTS PERMISSION TO WORK WITHIN THE EXISTING WATER QUALITY MANAGEMENT EASEMENTS AS NECESSARY FOR THIS PROJECT. PORTIONS OF THE EXISTING EASEMENTS TO BE DISTURBED WILL BE VACATED WITH THE PLAT FOR THE SITE PLAN(S). APPROXIMATELY 0.85 ACRES OF EXISTING EASEMENT AREA WILL BE VACATED WHILE APPROXIMATELY 4 ACRES OF FLOODPLAIN AREA WILL BE ESTABLISHED ON PARCEL 25.
  - THE APPLICANT REQUESTS A MODIFICATION OF ADDITIONAL STANDARD 9-306.9 OF THE FAIRFAX COUNTY ZONING ORDINANCE TO PERMIT A BUILDING HEIGHT GREATER THAN 50-FOOT. THE APPLICANT REQUESTS AN INCREASE IN THE MAXIMUM ALLOWABLE HEIGHT FOR UP TO A 65-FOOT TALL BUILDING.
- THERE IS PUBLIC WATER AND SANITARY SEWER SUPPLY FOR THIS DEVELOPMENT.
- SWM/BMP SHALL BE PROVIDED FOR THIS SITE. LOCATIONS, SIZE, TYPE, NUMBER OF SWM/BMP FACILITIES SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, AND/OR FEDERAL LAW.
- THERE IS A GRAVE STORE LOCATED AT THE NORTHWEST CORNER OF PARCEL 25, WELL AWAY FROM THE DEVELOPMENT AREA OF THIS APPLICATION. THERE ARE NO KNOWN HISTORIC STRUCTURES FOUND ON THIS SITE.
- ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS.
- THIS APPLICATION PROPOSES AN INDEPENDENT LIVING FACILITY WITH ASSOCIATED AMENITIES AND CONTINUED COMMERCIAL RECREATION USE (GOLF COURSE) ON THE SUBJECT SITE.
- THE APPLICANT HAS SUBMITTED AND RECEIVED APPROVAL FOR A FLOODPLAIN STUDY OF PINEY RUN TO EXTEND THE COUNTY MAPPED FLOODPLAIN THRU PARCEL 25 (COUNTY #7239-FP-003-2).
- THIS SITE CONTAINS FAIRFAX COUNTY MAPPED RESOURCE PROTECTION AREAS. AN RPA PLAN HAS BEEN PREPARED & APPROVED BY THE COUNTY (#7239-RPA-001-1).
- THERE ARE NO EXISTING UTILITY EASEMENTS IN EXCESS OF 25- FEET WITHIN THE LIMITS OF THIS APPLICATION.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED EXCEPT WHERE THEY ARE NOTED "TO REMAIN" ON THESE PLANS.
- WITHIN THE LIMITS OF THIS APPLICATION, THERE ARE NO COMPREHENSIVE TRAILS REQUIRED. COMPREHENSIVE TRAILS ALONG TELEGRAPH ROAD (OUTSIDE OF THE APPLICATION AREA) TO BE PROVIDED BY OTHERS.
- AT THIS TIME, IT IS ANTICIPATED THAT DEVELOPMENT OF THIS PROJECT WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, CONSTRUCTION OF THE SITE MAY BE PHASED. IF PHASED, INTERIM IMPROVEMENTS, SUCH AS TEMPORARY SURFACE PARKING AREAS MAY BE PROVIDED AT THE TIME OF FINAL ENGINEERING.
- THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING TO PERMIT FLEXIBILITY IN EXTENDING PUBLIC UTILITIES, STABILIZING OUTFALLS, ETC. AS MAY BE REQUIRED BY THE VARIOUS REVIEWING AGENCIES & THE PROFFERS.
- SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH SECTIONS 12-205 AND 12-208 OF THE ZONING ORDINANCE.
- THE APPLICANT IS REQUESTING AN EXCEPTION TO WORK WITHIN THE RPA ADJACENT TO THIS PROJECT CONCURRENT WITH THIS SPECIAL EXCEPTION. 7239-WQ-001-1 HAS BEEN SUBMITTED TO DPWES FOR THIS REQUEST. SEE NARRATIVE LETTER FROM WETLAND SOLUTIONS AND STUDIES THIS SHEET.
 

AS PART OF THIS REQUEST, THE APPLICANT PROPOSES A MODIFICATION OF PFM SECTION 6-03-01.4 TO PERMIT A WET POND WITHIN THIS RESIDENTIAL COMMUNITY. THE WET POND HELPS TO ACHIEVE BETTER WATER QUALITY IN THIS AREA WHEN COMPARED TO A DRY POND AND IT ALSO ADDS AN AMENITY TO THIS DEVELOPMENT. THE TRACKING NUMBER FOR THIS WAIVER IS 7239-WRPA-003-1.
- THE APPLICANT RESERVES THE RIGHT TO ADD ADDITIONAL FEATURES WITHIN THE LIMITS OF CLEARING AND GRADING SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, INTERNAL DIRECTIONAL SIGNS, SITTING AREAS, PATIOS, TRAILS, PLANTERS, FENCES, WALLS, ETC. AND LIGHT STANDARDS NOT REPRESENTED ON THE GRAPHIC, SUBJECT TO COMPLIANCE WITH COUNTY STANDARDS/REQUIREMENTS. PORTIONS OF THIS PROPERTY ARE DESIGNATED TO REMAIN NATURAL AREA. THE APPLICANT RESERVES THE RIGHT TO PLACE INFORMATIONAL SIGNAGE AND/OR SITTING AREAS WITHIN THE NATURAL AREAS AS A SITE AMENITY, SUBJECT TO COMPLIANCE WITH COUNTY STANDARDS/REQUIREMENTS.
- DIMENSIONS AND SECTIONS OF ON-SITE ROADS MAY CHANGE WITH FINAL ENGINEERING PROVIDED THEIR MINIMUM DIMENSIONS/SECTIONS STILL MEET THE REQUIREMENTS OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL OR ANY MODIFICATION WHICH MAY BE GRANTED.
- THE APPLICANT RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER ON THE SITE DURING THE CONSTRUCTION & SALES PERIOD IN ACCORDANCE WITH SECTION 8-808 OF THE FAIRFAX COUNTY ZONING ORDINANCE WITH SEPARATE APPROVAL.
- ACCORDING TO PLANS OF RECORD, THE STRUCTURES ON-SITE USED FOR GOLF RELATED ACTIVITIES WERE BUILT IN THE LATE 1990'S. THE EXISTING STRUCTURES ON PARCELS 24 & 25 DATE BACK TO THE EARLY PART OF THE 1900'S WHEN THIS AREA WAS USED FOR FARMING / AGRICULTURE.
- THE FOOTPRINTS OF THE STRUCTURES SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE SO LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY AND THE EXACT LOCATIONS OF THE BUILDINGS MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN, AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENTS. BUILDING FOOTPRINTS WILL, HOWEVER, BE IN SUBSTANTIAL CONFORMANCE WITH THOSE REPRESENTED ON THE GRAPHIC. THE LOCATION OF ANY SIDEWALKS, TRAILS, AND UTILITIES SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND DESIGN SUBJECT TO APPROVAL FROM THE VARIOUS APPROVING AGENCIES.
 

THE DENSITY, BUILDING HEIGHTS, AND GARAGE LEVELS SHOWN HEREON ARE TO BE CONSIDERED MAXIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF UNITS FROM THE TOTAL REPRESENTED IN THE TABULATIONS; THE BUILDING FOOTPRINTS AND PARKING/ACCESS LAYOUTS MAY BE MODIFIED ACCORDINGLY.
- ANOTHER APPLICANT IS CONCURRENTLY FILING A SPECIAL EXCEPTION (SE 2005-LE-027) AND REZONING APPLICATION (RZ 2006-LE-002) TO REMOVE LAND AREA AND MODIFY COMMERCIAL RECREATION USES FROM A PREVIOUSLY APPROVED SPECIAL PERMIT APPLICATION (SP 97-L-037) WHICH PERMITS THE COMMERCIAL RECREATION RELATED USES IN THE R-1 ZONE. THE COMMERCIAL RECREATION USES ARE CURRENTLY EXISTING ON PARCEL 23A (PART) AND THESE USES WILL BE VACATED AT SUCH TIME AS THE COMMERCIAL RECREATION USE IS RELOCATED. THE RELOCATION OF THE COMMERCIAL RECREATION USES MAY BE PHASED.
- TRAIL NOTE: APPROXIMATE LOCATIONS OF ON-SITE NATURE TRAILS ARE SHOWN ON THE PLANS. TRAIL SHALL BE FIELD LOCATED TO AVOID DAMAGE TO EXISTING VEGETATION. NO GRADING IS PERMITTED DURING INSTALLATION OF THE TRAIL WITHIN THE RPA. TRAIL MATERIALS SHALL BE PERVIOUS AND MAY CONSIST OF: WOOD CHIPS, MULCH, COMPACTED EARTH, GRAVEL, ETC.
- THE APPLICANT RESERVES THE RIGHT TO SHRINK THE BUILDING FOOTPRINT(S) AT THE TIME OF FINAL SITE PLAN TO ALLOW FOR ACCOMMODATION OF SUCH ITEMS AS: EROSION AND SEDIMENT CONTROL MEASURES, FIRE DEPARTMENT ACCESS, LANDSCAPING, ETC. AS MAY BE REQUIRED FOR SITE PLAN APPROVAL.

**SITE TABULATIONS: PARCEL 23A(PART)/24/25**

EXISTING SITE AREA	35.91 ACRES
AREA OF REZONING (R-1 TO R-1)	35.91 ACRES
AREA OF S.E. FOR INDEPENDENT LIVING	35.91 ACRES
EXISTING ZONE	R-1
PROPOSED ZONE	R-1
MAXIMUM F.A.R.	NO REQUIREMENT PER 3-107.3
PROPOSED F.A.R.	±618,404 GSF / 1,564,161 SF = ±0.395
OPEN SPACE REQUIRED	25.39 @ 60% + 10.52 @ 55% = 58.5%*
OPEN SPACE PROVIDED	APPROX. 27 ACRES (±75%)
MAXIMUM HEIGHT ALLOWED	50' [Z.O. 9-306.9]
HEIGHT PROVIDED	65' MAX.

\* SUBJECT SITE AREA IS SPLIT BETWEEN COMPARISON PLAN RECOMMENDATIONS OF 2-3 DU/AC AND 3-4 DU/AC. ACCORDING TO Z.O. 9-306.6 C. THE REQUIRED OPEN SPACE HAS BEEN COMPUTED USING THE LOWER END OF EACH PLAN RECOMMENDED AREA - WHICH IS THE MOST CONSERVATIVE METHOD.

BLDG. #1 = ±273,400 SF LIVING SPACE + ±8,000 AMENITY SPACE  
 BLDG. #2 = ±334,000 SF LIVING SPACE  
 4 EX. STRUCTURES TO REMAIN = 3,004 SF

**INDEPENDENT LIVING DENSITY COMPUTATIONS**

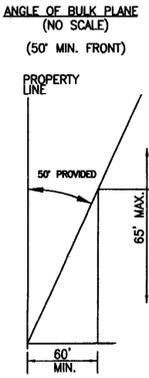
SITE AREA - PARCEL 23A (PART)	25.39
SITE AREA - PARCELS 24/25	10.52
COMP. PLAN DENSITY (PARCEL 23A)	2-3 DU/AC
COMP. PLAN DENSITY (PARCELS 24/25)	3-4 DU/AC
# UNITS (HIGH W/ 4.0 MULTIPLIER)	12*25.39 + 16*10.52 = 472
# UNITS (LOW W/ 4.0 MULTIPLIER)	8*25.39 + 12*10.52 = 330
UNIT RANGE W/ DENSITY PENALTY*	285-411
PROPOSED # UNITS	376
PROPOSED DENSITY	376 / 35.91 = 10.47 DU/AC
ADU REQUIREMENT	15% OF 376 OR 56 UNITS
PROPOSED ADU'S	56 UNITS

\*SEE DENSITY PENALTY CALCULATIONS THIS SHEET  
 DENSITY CREDIT SHALL BE GIVEN FOR AREAS DEDICATED TO PUBLIC STREET IMPROVEMENTS OF TELEGRAPH ROAD.

**BULK PLANE ILLUSTRATIVE**



**BULK PLANE ILLUSTRATIVE**



NOTE: •BULK PLANE REGULATIONS PER ARTICLE 3-107.2.B OF THE ZONING ORDINANCE.  
 •A 50' MINIMUM YARD REQUIREMENT WILL BE PROVIDED. (9-306.10.A)

YARD REQUIREMENTS  
 FRONT YARD: A MINIMUM 50' YARD SHALL BE PROVIDED, WHILE MAINTAINING BULK PLANE ANGLES ABOVE.

**RPA/POND EXCEPTION INFORMATION**

**Wetland Solutions, Inc.**

**MEMORANDUM**

**TO:** Valerie Tucker, Fairfax County

**cc:** John Bell, Fairfax County  
 Peter Braham, Fairfax County  
 Bryan Lamb, Clark  
 Lynn Strobel, WCLE&T  
 Jason Heinberg, WCLE&T  
 Bob Brown, Urban  
 Dan Lucey, WSSI

**FROM:** William Nell, WSSI

**RE:** Piney Run Development RPAE/WQIA  
 7239-WRPA-003-1.1  
 7239-WQ-001-1.1  
 WSSI # 21003.03

**DATE:** February 8, 2006

As requested at the February 3, 2006 meeting with County Staff, I have prepared the following narrative which describes the pond rationale for the subject project:

Construction of the proposed wet pond will provide for the removal of existing impervious areas within the field verified RPA. Specifically, an existing parking lot will be removed from the RPA (including portions of ninety-two parking spaces, adjacent travelways, and a garbage storage enclosure area). Removal of these existing impervious areas will reduce the pollutant loading generated within the field verified RPA and promote the protection of existing state waters. Construction of the proposed wet pond within the RPA and its utilization as a BMP/storm water management facility, as well as the proposed restoration plantings within the RPA and adjacent upland areas, will provide significant water quality benefits including an overall improvement to the aesthetic and habitat values of the community and RPA.

3300 Wellington Branch Drive • Suite 100 • Galveston, VA 20155 • Phone 703.679.5600 • Fax 703.679.5601 • www.wetlandsolutions.com

**DENSITY PENALTY CALCULATIONS**

Parcel 23A(Part)	25.39 AC
A. Area in Floodplain and adjacent steep slopes	10.41 AC
B. No quarries exist on site	0.00 AC
C. Areas of marine clay exist on site	2.75 AC
D. No bodies of water exist outside of the floodplain	0.00 AC

Site Area Consisting of A, B, C and D above..... 13.16 AC

Percentage of site consisting of A,B,C and D above..... 51.8%

Percentage of site area consisting of A, B, C and D in excess of 30% of total site 21.8%

THEREFORE, assuming a density range of 8-12 du/ac, maximum density should be calculated as:

21.8%	of	25.39	=	5.54 AC	@ 50%(8-12 du/ac)	=	22.2	High	33.3	
78.2%	of	25.39	=	19.85 AC	@ 100%(8-12 du/ac)	=	158.8	238.2		
Total permitted dwelling units:							180	271		

**Parcels 24 & 25**

A. Area in Floodplain and adjacent steep slopes	4.45 AC
B. No quarries exist on site	0.00 AC
C. Areas of marine clay exist on site	2.17 AC
D. No bodies of water exist outside of the floodplain	0.00 AC

Site Area Consisting of A, B, C and D above..... 6.62 AC

Percentage of site consisting of A,B,C and D above..... 62.9%

Percentage of site area consisting of A, B, C and D in excess of 30% of total site 32.9%

THEREFORE, assuming a density range of 12-16 du/ac, maximum density should be calculated as:

32.9%	of	10.52	=	3.46 AC	@ 50%(12-16 du/ac)	=	20.8	High	27.7	
67.1%	of	10.52	=	7.06 AC	@ 100%(12-16 du/ac)	=	84.7	112.9		
Total permitted dwelling units:							105	140		

**Total Site Area**

A. Area in Floodplain and adjacent steep slopes	14.860 AC
B. No quarries exist on site	0.000 AC
C. Areas of marine clay exist on site	4.920 AC
D. No bodies of water exist outside of the floodplain	0.000 AC

Site Area Consisting of A, B, C and D above..... 19.780 AC

Percentage of site consisting of A,B,C and D above..... 55.1%

Percentage of site area consisting of A, B, C and D in excess of 30% of total site 25.1%

THEREFORE, with the assumed density ranges calculated above, the maximum density should be:

Parcel Number	Low	High
Parcel 23A (Part)	180	271
Parcels 24 & 25	105	140
<b>Total</b>	<b>285</b>	<b>411</b>

**PARKING TABULATIONS:**

INDEPENDENT LIVING:	
NUMBER OF UNITS	= 376
NUMBER OF EMPLOYEES	= 21
PARKING REQUIRED	= 15P/4 UNITS + 1 SPACE/EMPLOYEE = 115
PARKING PROVIDED	= 717 (182 SURFACE + 535 STRUCTURED* [1.85 SPACES/UNIT + 21 EMPLOYEE SPACES]) SEE ALSO

Applicant will provide a combination of surface and underground parking at a ratio not to exceed 1.85 dwelling units per acre plus employee parking. At time of site plan approval, applicant may elect to reduce SE 2006-LE-002.4 surface and/or underground spaces to meet market conditions. However, surface spots will not exceed 182 spaces.

**LOADING REQUIRED:**

INDEPENDENT LIVING:	
REQUIRED	= 1SP / 1ST 10,000 GSF + 1SP/EACH 100,000 GSF OR MAJOR FRACTION THERE OF.
(STANDARD F)	= 1SP + (618,404 GSF-10,000)/100,000
	= 1SP + 6 SP = 7 SPACES [PER 11-202.15, A MAX. OF 5 LOADING SPACES IS REQUIRED]
PROVIDED	= 5 SPACES

\* THE APPLICANT RESERVES THE RIGHT TO MODIFY THE NUMBER AND LOCATION OF THE PROPOSED LOADING SPACES, PROVIDED THE APPLICANT COMPLES WITH THE MINIMUM PARKING REQUIREMENTS OF THE ZONING ORDINANCE FOR THE PROPOSED USES.

**TREE COVER CALCULATION**

SITE AREA	= 35.91 ACRES
BUILDING FOOTPRINT AREA	= ±4.64 AC
ADJUSTED SITE AREA	= 31.27
TREE COVER REQUIRED	= (20%) (31.27AC) = 6.25 ACRES
EXISTING TREE COVER PRESERVED	= ±8.8 ACRES TO BE PLACED IN CONSERVATION EASEMENT*

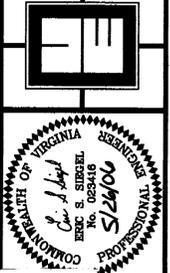
\*ADDITIONAL LANDSCAPING TO BE PROVIDED ON-SITE, GENERALLY AS SHOWN ON THE ILLUSTRATIVE LANDSCAPE PLANS. LANDSCAPING MAY BE MODIFIED SUBJECT TO FINAL ENGINEERING DESIGN BUT WILL REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTUAL LANDSCAPE PLANS. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED AT THE TIME OF FINAL SITE PLAN.

ANY INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS FOR THE S.E. LIMITS SHALL BE MET AT THE SITE PLAN APPROVAL WITH THE FINAL LANDSCAPING. PROPOSED LOCATIONS OF LANDSCAPE ISLANDS, TRANSITIONAL SCREENING TREES, AND LIMITS OF CLEARING AND GRADING ARE SUBJECT TO ADJUSTMENT AS PART OF FINAL ENGINEERING. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED ON THIS PLAN OR ON THE FINAL DESIGN PLANS.

PLAN DATE	DATE	REVISION	APPROVED BY	DATE
06-30-05				
08-19-05				
08-29-05				
12-16-05				
01-13-06				
04-21-06				
05-11-06				
05-28-06				

**URBAN ENGINEERING & ASSOC., INC.**

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 4200-D TECHNOLOGY COURT  
 GAITHERSBURY, VIRGINIA 20151 (703) 642-2806



APPLICATION NO. RZ 2006-LE-003 STAFF PB

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED July 6, 2006

DATE OF (BOS) (PC) APPROVAL July 13, 2006

SHEET 2 OF 18

CONCISE 2005-LE-028

RZ 2006-LE-002.4

SE 2006-LE-027

NOTES

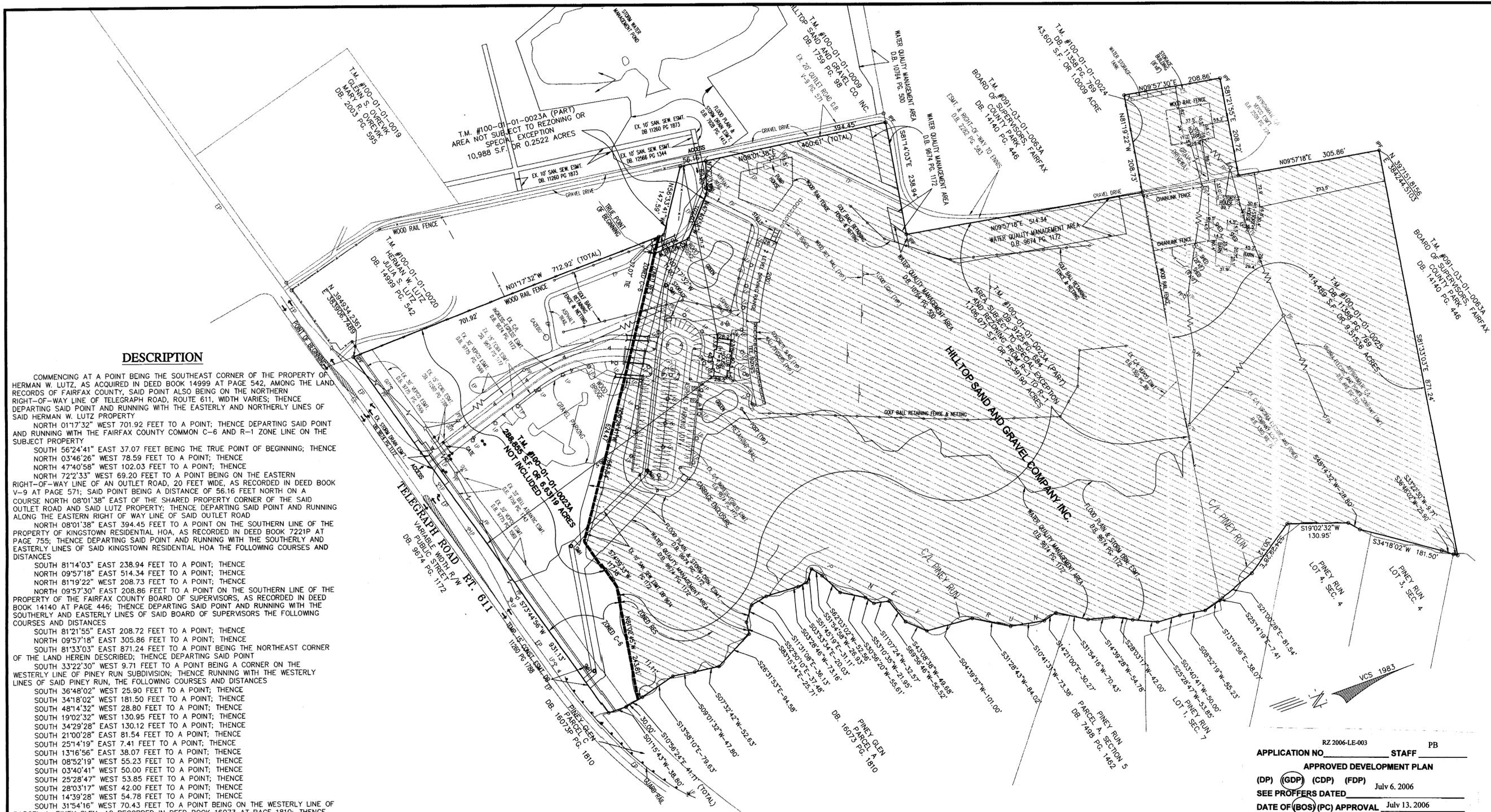
PINEY RUN  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: N/A

DATE: APRIL, 2005

FILE No. ZP-12302

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**DESCRIPTION**

COMMENCING AT A POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY OF HERMAN W. LUTZ, AS ACQUIRED IN DEED BOOK 14999 AT PAGE 542, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, SAID POINT ALSO BEING ON THE NORTHERN RIGHT-OF-WAY LINE OF TELEGRAPH ROAD, ROUTE 611, WIDTH VARIES; THENCE DEPARTING SAID POINT AND RUNNING WITH THE EASTERLY AND NORTHERLY LINES OF SAID HERMAN W. LUTZ PROPERTY

NORTH 01°17'32" WEST 701.92 FEET TO A POINT; THENCE DEPARTING SAID POINT AND RUNNING WITH THE FAIRFAX COUNTY COMMON C-6 AND R-1 ZONE LINE ON THE SUBJECT PROPERTY

SOUTH 56°24'41" EAST 37.07 FEET BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 03°46'26" WEST 78.59 FEET TO A POINT; THENCE NORTH 47°40'58" WEST 102.03 FEET TO A POINT; THENCE NORTH 72°2'33" WEST 69.20 FEET TO A POINT BEING ON THE EASTERN RIGHT-OF-WAY LINE OF AN OUTLET ROAD, 20 FEET WIDE, AS RECORDED IN DEED BOOK V-9 AT PAGE 571; SAID POINT BEING A DISTANCE OF 56.16 FEET NORTH ON A COURSE NORTH 08°01'38" EAST OF THE SHARED PROPERTY CORNER OF THE SAID OUTLET ROAD AND SAID LUTZ PROPERTY; THENCE DEPARTING SAID POINT AND RUNNING ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID OUTLET ROAD

NORTH 08°01'38" EAST 394.45 FEET TO A POINT ON THE SOUTHERN LINE OF THE PROPERTY OF KINGSTOWN RESIDENTIAL HOA, AS RECORDED IN DEED BOOK 7221P AT PAGE 755; THENCE DEPARTING SAID POINT AND RUNNING WITH THE SOUTHERLY AND EASTERLY LINES OF SAID KINGSTOWN RESIDENTIAL HOA THE FOLLOWING COURSES AND DISTANCES

SOUTH 81°14'03" EAST 238.94 FEET TO A POINT; THENCE NORTH 09°57'18" EAST 514.34 FEET TO A POINT; THENCE NORTH 81°19'22" WEST 208.73 FEET TO A POINT; THENCE NORTH 09°57'30" EAST 208.86 FEET TO A POINT ON THE SOUTHERN LINE OF THE PROPERTY OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS, AS RECORDED IN DEED BOOK 14140 AT PAGE 446; THENCE DEPARTING SAID POINT AND RUNNING WITH THE SOUTHERLY AND EASTERLY LINES OF SAID BOARD OF SUPERVISORS THE FOLLOWING COURSES AND DISTANCES

SOUTH 81°21'55" EAST 208.72 FEET TO A POINT; THENCE NORTH 09°57'18" EAST 305.86 FEET TO A POINT; THENCE SOUTH 81°33'03" EAST 871.24 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE LAND HEREIN DESCRIBED; THENCE DEPARTING SAID POINT

SOUTH 33°22'30" WEST 9.71 FEET TO A POINT BEING A CORNER ON THE WESTERLY LINE OF PINEY RUN SUBDIVISION; THENCE RUNNING WITH THE WESTERLY LINES OF SAID PINEY RUN, THE FOLLOWING COURSES AND DISTANCES

SOUTH 36°48'02" WEST 25.90 FEET TO A POINT; THENCE SOUTH 34°18'02" WEST 181.50 FEET TO A POINT; THENCE SOUTH 48°14'32" WEST 28.80 FEET TO A POINT; THENCE SOUTH 19°02'32" WEST 130.95 FEET TO A POINT; THENCE SOUTH 34°29'28" EAST 130.12 FEET TO A POINT; THENCE SOUTH 21°00'28" EAST 81.54 FEET TO A POINT; THENCE SOUTH 25°14'19" EAST 7.41 FEET TO A POINT; THENCE SOUTH 13°16'56" EAST 38.07 FEET TO A POINT; THENCE SOUTH 08°52'19" WEST 55.23 FEET TO A POINT; THENCE SOUTH 03°40'41" WEST 50.00 FEET TO A POINT; THENCE SOUTH 25°28'47" WEST 53.85 FEET TO A POINT; THENCE SOUTH 28°03'17" WEST 42.00 FEET TO A POINT; THENCE SOUTH 14°39'28" WEST 54.78 FEET TO A POINT; THENCE SOUTH 31°54'16" WEST 70.43 FEET TO A POINT BEING ON THE WESTERLY LINE OF PARCEL A, PINEY GLEN, AS RECORDED IN DEED BOOK 16073 AT PAGE 1810; THENCE DEPARTING SAID POINT AND RUNNING ALONG THE WESTERLY LINES OF SAID PARCEL A, PINEY GLEN, THE FOLLOWING COURSES AND DISTANCES

SOUTH 14°21'00" EAST 30.27 FEET TO A POINT; THENCE SOUTH 10°41'31" WEST 73.38 FEET TO A POINT; THENCE SOUTH 31°28'43" WEST 84.02 FEET TO A POINT; THENCE SOUTH 04°39'57" WEST 101.00 FEET TO A POINT; THENCE SOUTH 43°08'38" WEST 49.68 FEET TO A POINT; THENCE SOUTH 69°56'46" WEST 56.52 FEET TO A POINT; THENCE SOUTH 11°07'24" WEST 32.57 FEET TO A POINT; THENCE SOUTH 53°10'35" WEST 21.95 FEET TO A POINT; THENCE SOUTH 30°56'20" WEST 55.61 FEET TO A POINT; THENCE SOUTH 62°03'02" WEST 52.56 FEET TO A POINT; THENCE SOUTH 51°54'58" WEST 26.93 FEET TO A POINT; THENCE SOUTH 51°45'19" EAST 31.11 FEET TO A POINT; THENCE SOUTH 03°53'34" EAST 20.03 FEET TO A POINT; THENCE SOUTH 03°28'46" WEST 73.16 FEET TO A POINT; THENCE SOUTH 11°31'08" EAST 36.13 FEET TO A POINT; THENCE SOUTH 52°50'10" EAST 37.48 FEET TO A POINT; THENCE SOUTH 83°15'34" EAST 25.71 FEET TO A POINT; THENCE SOUTH 26°31'53" EAST 94.58 FEET TO A POINT; THENCE SOUTH 07°32'42" WEST 52.63 FEET TO A POINT; THENCE SOUTH 09°01'32" WEST 47.80 FEET TO A POINT; THENCE SOUTH 13°58'10" EAST 79.63 FEET TO A POINT; THENCE SOUTH 10°56'24" EAST 11.11 FEET TO A POINT BEING A CORNER OF PARCEL A, PINEY GLEN AND BEING AT THE SOUTHEAST CORNER OF FAIRFAX COUNTY ZONE RES AND C-6; THENCE DEPARTING SAID POINT AND RUNNING WITH THE COMMON ZONE LINE OF SAID FAIRFAX COUNTY ZONE RES AND C-6, THE FOLLOWING COURSES AND DISTANCES

NORTH 81°02'45" WEST 243.81 FEET TO A POINT; THENCE SOUTH 74°39'33" WEST 117.18 FEET TO A POINT; THENCE NORTH 56°24'41" WEST 624.47 FEET TO THE POINT OF BEGINNING, CONTAINING 1,564,161 SQUARE FEET OR 35.90820 ACRES, MORE OR LESS.

**LEGEND**

- IPF INDICATES IRON PIPE FOUND
- WV INDICATES WATER VALVE
- PP INDICATES POWER POLE
- SS INDICATES STORM STRUCTURE
- SMH INDICATES SANITARY MANHOLE
- — — INDICATES OVERHEAD WIRES
- FH INDICATES FIRE HYDRANT
- DB. INDICATES DEED BOOK
- PG. INDICATES PAGE
- EP INDICATES EDGE OF PAVEMENT
- x — INDICATES FENCE
- NOVEC INDICATES N. VIRGINIA ELECTRICAL CO-OP
- C.L. INDICATES CENTER LINE
- R/W INDICATES RIGHT-OF-WAY
- S/W INDICATES SIDEWALK
- C&G INDICATES CURB AND GUTTER
- CONC INDICATES CONCRETE
- WM INDICATES WATER METER
- PP INDICATES POWER POLE
- A/C INDICATES AIR CONDITIONING
- LP \* INDICATES LIGHT POLE
- — — INDICATES OVERHEAD WIRES
- IPF INDICATES IRON PIPE FOUND
- PKNF INDICATES PK NAIL FOUND
- SMH INDICATES SANITARY MANHOLE
- EM INDICATES ELECTRICAL METER
- ⊕ INDICATES SIGN

RZ 2006-LE-003 STAFF PB

APPLICATION NO. APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP) July 6, 2006

SEE PROFFERS DATED

DATE OF (BOS) (PC) APPROVAL July 13, 2006

SHEET 3 OF 18

CONC WISE 2005-LE-028

See also RZ 2006-LE-0024

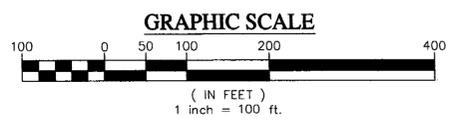
SE 2005-LE-027

**REZONING AND SPECIAL EXCEPTION**

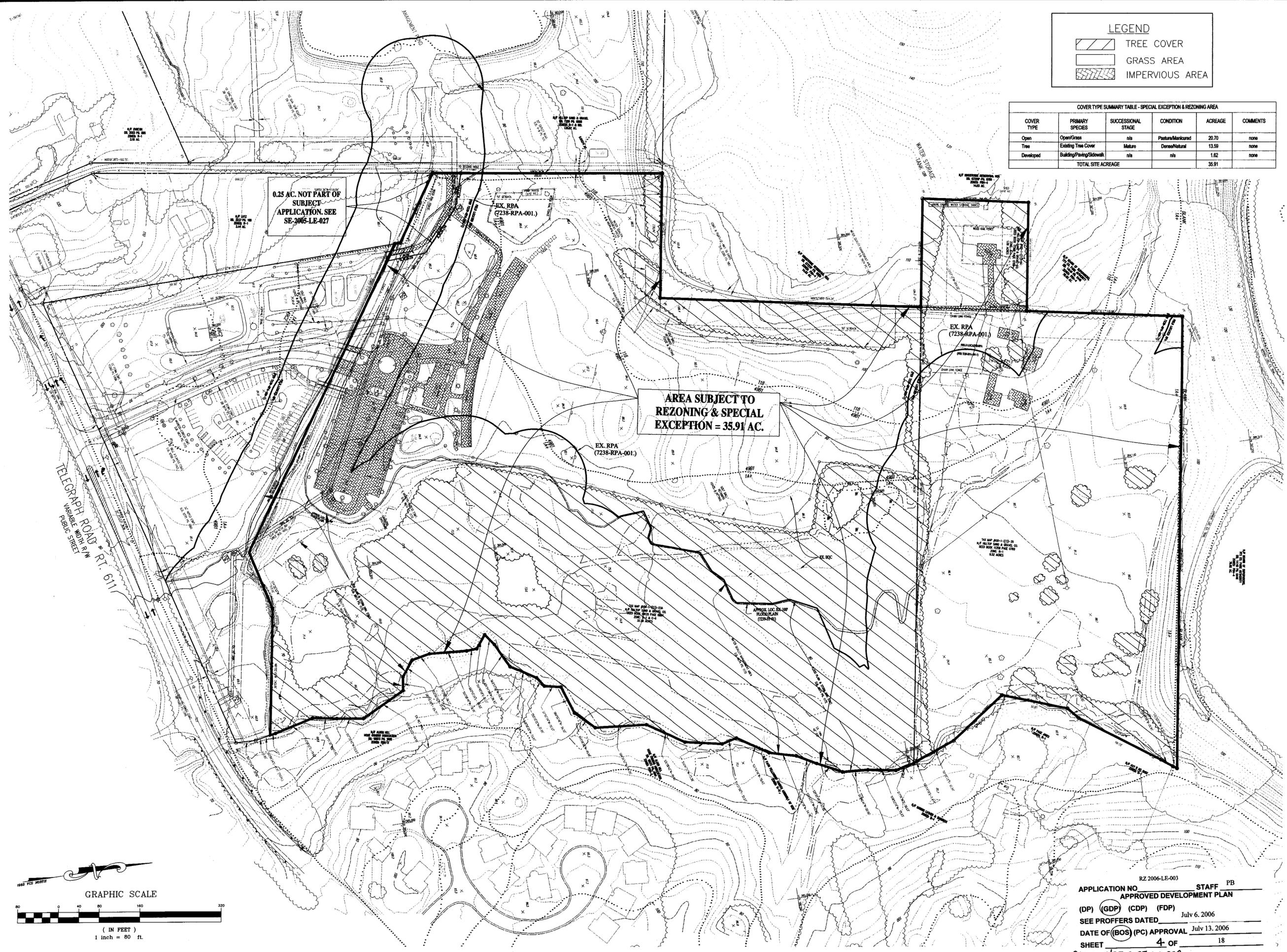
**AREA TABULATION (SHOWN HATCHED)**

T.M. #100-01-01-0024	43,601 S.F. OR 1.00094 ACRES
T.M. #100-01-01-0025	414,489 S.F. OR 9.51536 ACRES
T.M. #100-01-01-0023A (PART)	1,106,071 S.F. OR 25.39190 ACRES
<b>TOTAL AREA</b>	<b>1,564,161 S.F. OR 35.90820 ACRES</b>

NOTE: AREA OF PARCEL 23A ZONED C-6 IS NOT PART OF THIS REZONING OR SPECIAL EXCEPTION APPLICATION, AS WELL AS 0.25 ACRES OF THE R-1 PORTION WHICH WILL REMAIN UNDER AN EXISTING PERMIT TO OPERATE COMMERCIAL RECREATION USES IN THE R-1 ZONE.



PLANDATE	REVISION	REVIEW APPROVED	DATE	REVISION APPROVED BY DIVISION OF DESIGN REVIEW
06-30-05				
08-18-05				
12-16-05				
01-13-06				
04-21-06				
05-11-06				
05-26-06				
<b>URBAN ENGINEERING &amp; ASSOC., INC.</b>				
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS				
4200-D TECHNOLOGY COURT				
CHANTILLY, VIRGINIA 20151 (703) 642-2306				
CERTIFIED PLAT	<b>PINEY RUN</b>			DATE: APRIL, 2005
	LEE DISTRICT			
	FAIRFAX COUNTY, VIRGINIA			
	C.I. = N/A			
	SHEET	FILE No.		
	3	ZP-12302		
	OF			
	14			



**LEGEND**

	TREE COVER
	GRASS AREA
	IMPERVIOUS AREA

**COVER TYPE SUMMARY TABLE - SPECIAL EXCEPTION & REZONING AREA**

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
Open	OpenGrass	n/a	Pasture/Marshland	20.70	none
Tree	Existing Tree Cover	Mature	Diverse/Natural	13.59	none
Developed	Building/Paving/Sidewalk	n/a	n/a	1.62	none
<b>TOTAL SITE ACREAGE</b>				<b>35.91</b>	

0.25 AC. NOT PART OF SUBJECT APPLICATION. SEE SE-2005-LE-027

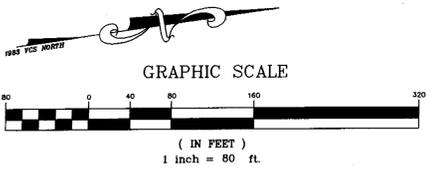
AREA SUBJECT TO REZONING & SPECIAL EXCEPTION = 35.91 AC.

EX. RPA (7238-RPA-001)

EX. RPA (7238-RPA-001)

EX. RPA (7238-RPA-001)

TELEGRAPH ROAD RT. 611  
WIDE OPEN PUBLIC STREET



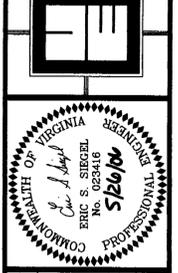
**REVISION APPROVED BY DIVISION OF DESIGN REVIEW**

NO.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

**PLAN DATE**

06-30-05
08-18-05
08-29-05
07-15-06
02-22-06
04-21-06
05-11-06
05-26-06

**URBAN ENGINEERING & ASSOC., INC.**  
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
 7712 LITTLE RIVER TURNPIKE  
 ANNANDALE, VIRGINIA 22003 (703) 642-8090



**EXISTING CONDITIONS AND VEGETATION PLAN**  
**PINEY RUN**  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

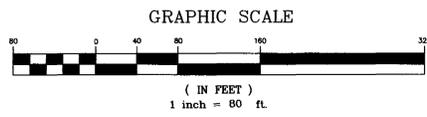
SCALE: 1"=80'  
 DATE: APRIL, 2005  
 C.I.-2'

SHEET 4 OF 14  
 FILE No. ZP-12302

RZ 2006-LE-003  
 APPLICATION NO. STAFF PB  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP) July 6, 2006  
 SEE PROFFERS DATED  
 DATE OF (BOS) (PC) APPROVAL July 13, 2006  
 SHEET 4 OF 18  
 Conc w/ SE 2005-LE-028  
 See also RZ 2006-LE-002 & SE 2005-LE-027

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EXCEPT WHERE DRAWN ON THIS PLAN, ALL EQC  
AREAS ARE WITHIN THE LIMITS OF THE RPA.



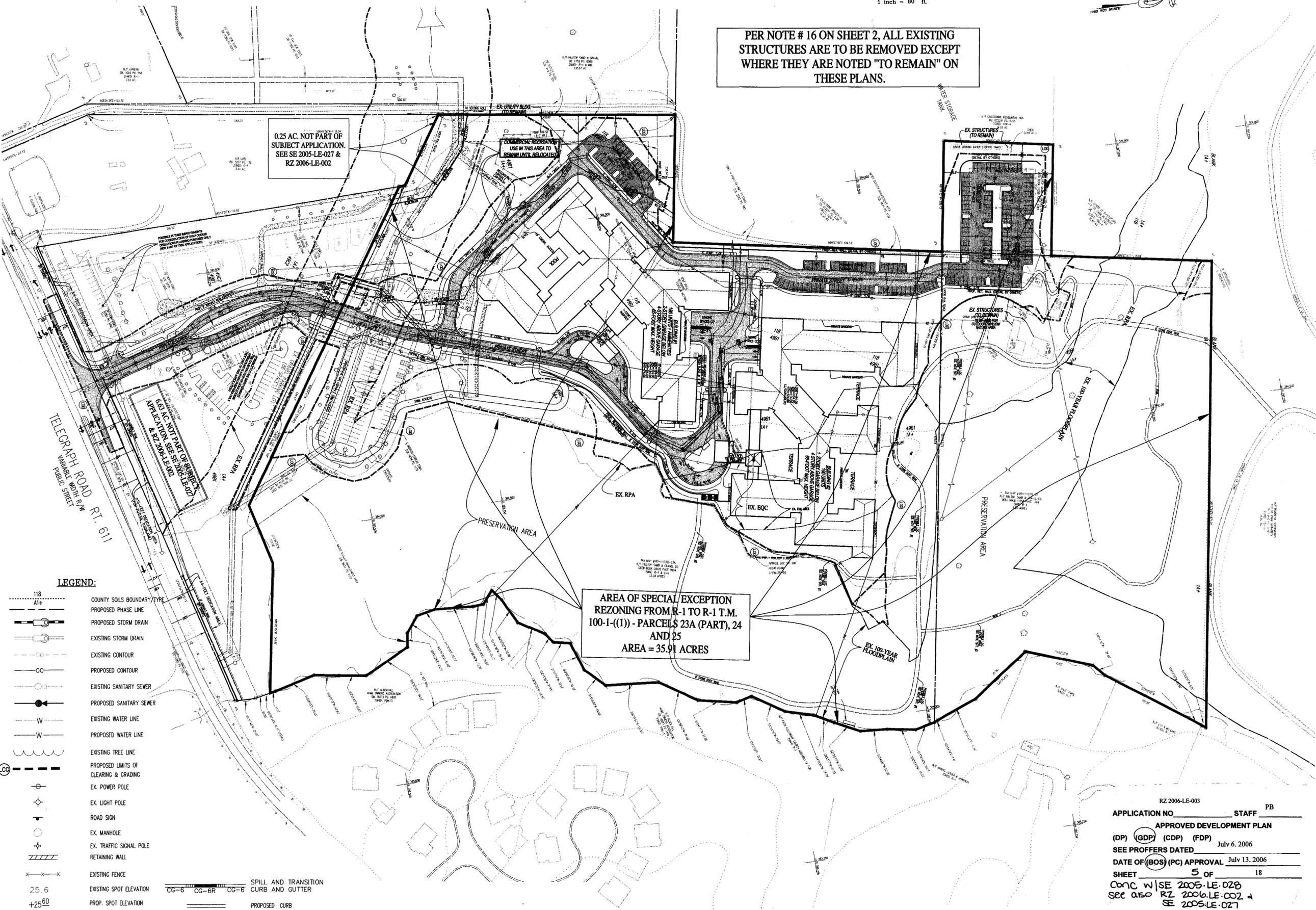
TOTAL AREA OF REZONING (R-1 TO R-1) & AREA  
OF SPECIAL EXCEPTION = 35.91 ACRES

PER NOTE # 16 ON SHEET 2, ALL EXISTING  
STRUCTURES ARE TO BE REMOVED EXCEPT  
WHERE THEY ARE NOTED "TO REMAIN" ON  
THESE PLANS.

0.25 AC. NOT PART OF  
SUBJECT APPLICATION.  
SEE SE 2005-LE-027 &  
RZ 2006-LE-002

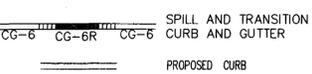
COMMERCIAL RECREATION  
USE IN THIS AREA TO  
REMAIN UNTIL RELOCATED

AREA OF SPECIAL EXCEPTION  
REZONING FROM R-1 TO R-1 T.M.  
100-1-(1) - PARCELS 23A (PART), 24  
AND 25  
AREA = 35.91 ACRES



LEGEND:

- 118 COUNTY SOILS BOUNDARY TYPE
- AI+ PROPOSED PHASE LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING
- EX. POWER POLE
- EX. LIGHT POLE
- ROAD SIGN
- EX. MANHOLE
- EX. TRAFFIC SIGNAL POLE
- RETAINING WALL
- EXISTING FENCE
- 25.6 EXISTING SPOT ELEVATION
- +25.90 PROP. SPOT ELEVATION



PLAN DATE	06-30-06	REV. BY	APPROVED	DATE
	08-18-05			
	12-16-05			
	01-13-06			
	02-22-06			
	04-21-06			
	05-11-06			
	05-26-06			

URBAN ENGINEERING & ASSOC., INC.  
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
6200-D TECHNOLOGY COURT  
CHANTILLY, VIRGINIA 20151 (703) 642-2806

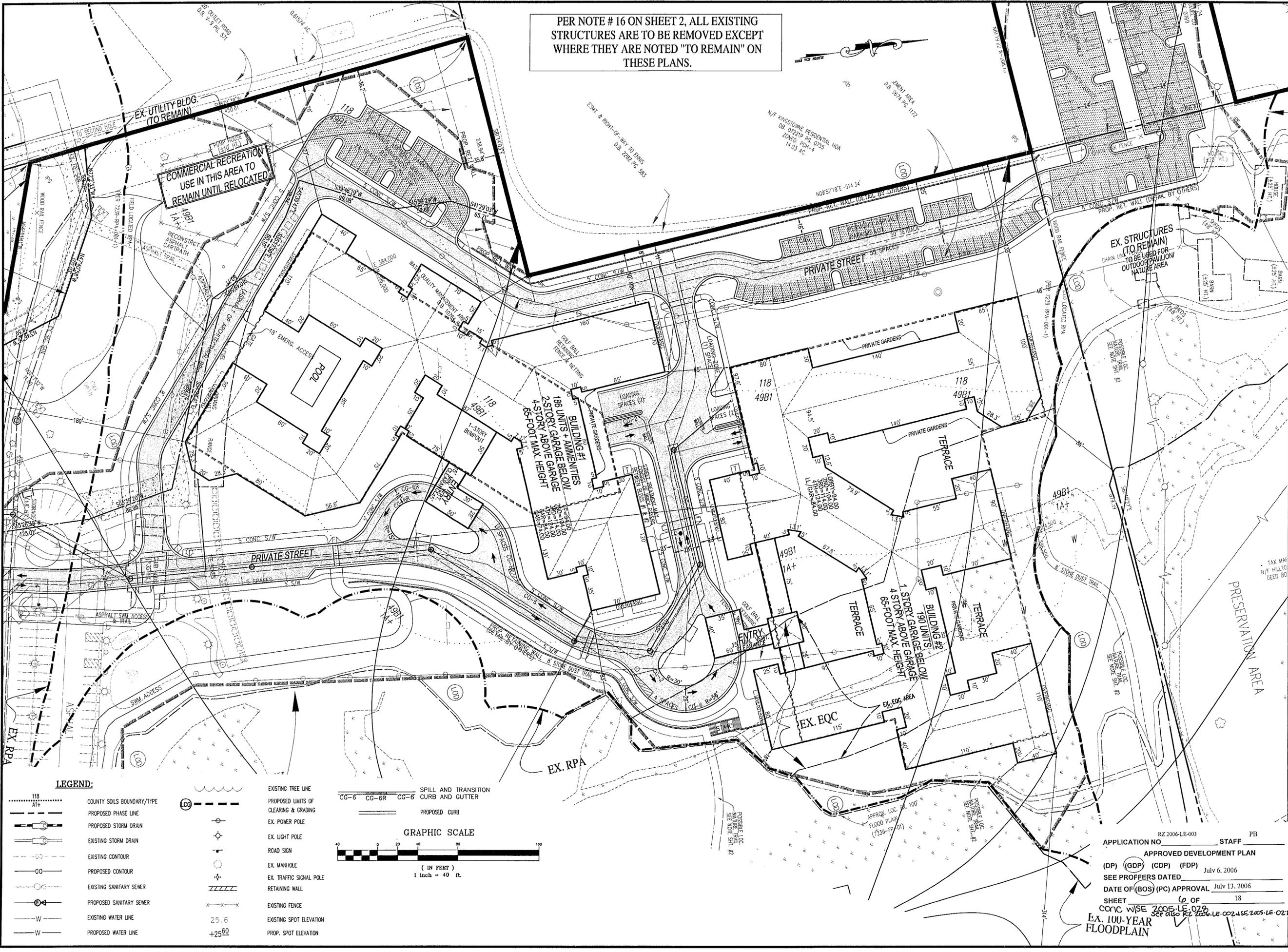
S.E./G.D.P. OVERVIEW SHEET  
PINEY RUN  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1"=80'  
DATE: APRIL, 2005  
C.I. = 2

APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP) July 6, 2006  
DATE OF (BOS) (PC) APPROVAL July 13, 2006  
SHEET 5 OF 18  
CONC W/ SE 2005-LE-028  
SEE ALSO RZ 2006-LE-002 &  
SE 2005-LE-027

SHEET 5 OF 14  
FILE No. ZP-12302

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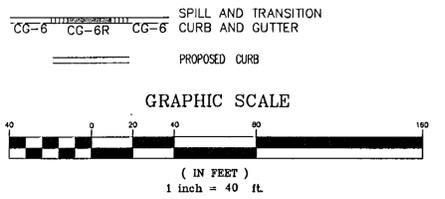
PER NOTE # 16 ON SHEET 2, ALL EXISTING STRUCTURES ARE TO BE REMOVED EXCEPT WHERE THEY ARE NOTED "TO REMAIN" ON THESE PLANS.



COMMERCIAL RECREATION  
USE IN THIS AREA TO  
REMAIN UNTIL RELOCATED

EX. STRUCTURES  
(TO REMAIN)  
TO BE USED FOR  
OUTDOOR PAVILION  
NATURE AREA

- LEGEND:**
- 118 --- COUNTY SOILS BOUNDARY/TYPE
  - - - - - PROPOSED PHASE LINE
  - - - - - PROPOSED STORM DRAIN
  - - - - - EXISTING STORM DRAIN
  - - - - - EXISTING CONTOUR
  - - - - - PROPOSED CONTOUR
  - - - - - EXISTING SANITARY SEWER
  - - - - - PROPOSED SANITARY SEWER
  - - - - - EXISTING WATER LINE
  - - - - - PROPOSED WATER LINE
  - EXISTING TREE LINE
  - - - - - PROPOSED LIMITS OF CLEARING & GRADING
  - EX. POWER POLE
  - EX. LIGHT POLE
  - ROAD SIGN
  - EX. MANHOLE
  - EX. TRAFFIC SIGNAL POLE
  - RETAINING WALL
  - EXISTING FENCE
  - EXISTING SPOT ELEVATION
  - PROP. SPOT ELEVATION



APPLICATION NO. RZ 2006-LE-003 STAFF PB

APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP) July 6, 2006  
SEE PROFFERS DATED

DATE OF (BOS) (PC) APPROVAL July 13, 2006

SHEET 6 OF 18  
CONC WISE 2005-LE-028  
EX. 100-YEAR FLOODPLAIN

PLAN DATE	06-30-05	REVISION APPROVED BY	DATE
	07-16-05		
	01-13-06		
	02-22-06		
	04-21-06		
	05-11-06		
	05-26-06		

**URBAN ENGINEERING & ASSOC., INC.**  
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4200-D TECHNOLOGY COURT  
CHANTILLY, VIRGINIA 20151 (703) 642-2306

**PINEY RUN**  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

G.D.P. - BUILDING OVERVIEW SHEET

DATE: APRIL, 2005

SCALE: 1"=40'

SHEET 5A OF 14  
FILE No. ZP-12302

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FOR CONTINUATION SEE SHEETS #7 & 8

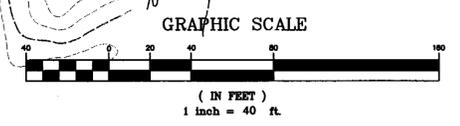
PER NOTE # 16 ON SHEET 2, ALL EXISTING STRUCTURES ARE TO BE REMOVED EXCEPT WHERE THEY ARE NOTED "TO REMAIN" ON THESE PLANS.

0.25 AC. NOT PART OF SUBJECT APPLICATION. SEE SE 2005-LE-027 & RZ 2006-LE-002

6.63 AC. NOT PART OF SUBJECT APPLICATION. SEE SE 2005-LE-027 & RZ 2006-LE-002

PRESERVATION AREA

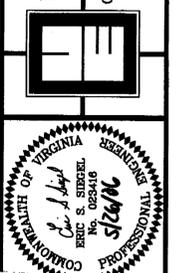
TELEGRAPH ROAD RT. 611  
VARIABLE WIDTH R/W  
PUBLIC STREET



PLAN DATE	DESCRIPTION	REVISION APPROVED	DATE
05-28-05			
08-18-05			
12-16-05			
01-13-06			
02-22-06			
04-21-06			
05-11-06			
05-26-06			

URBAN ENGINEERING & ASSOC., INC.

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4000-J TECHNOLOGY COURT  
CHANTILLY, VIRGINIA 20151 (703) 645-8306



RZ 2006-LE-003  
 APPLICATION NO. STAFF PB  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED July 6, 2006  
 DATE OF (BOS) (PC) APPROVAL July 13, 2006  
 SHEET 7 OF 18  
 Conc w/ SE 2005-LE-028  
 Sec 9150 RZ 2006-LE-002  
 SE 2006-LE-027

S.E. PLAT / GENERALIZED DEVELOPMENT PL  
PINEY RUN  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SHEET 6 OF 14  
FILE No. ZP-12302

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PER NOTE # 16 ON SHEET 2, ALL EXISTING STRUCTURES ARE TO BE REMOVED EXCEPT WHERE THEY ARE NOTED "TO REMAIN" ON THESE PLANS.

This vibrant space, framed by the buildings and including both the landscape and street, will have many functions including vehicular access to the underground parking for each building, service access to the buildings and pedestrian circulation between buildings. Secondary access doors are proposed at each building facing this space. This space will also have pedestrian scaled light fixtures along the sidewalks at each side of the street and will have overhead strings of lights making this area a wonderful place for outdoor festivities in the evenings or weekends.

0.25 AC. NOT PART OF SUBJECT APPLICATION. SEE SE-2005-LE-027

COMMERCIAL RECREATION USE IN THIS AREA TO REMAIN UNTIL RELOCATED

CONC W/ SE 2005-LE-028  
RZ 2006-LE-003  
APPLICATION NO STAFF PB  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP) July 6, 2006  
SEE PROFFERS DATED  
DATE OF (BOS) (PC) APPROVAL July 13, 2006  
SHEET 8 OF 18  
See also RZ 2006-LE-002 & SE 2005-LE-027

PLN DATE	NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
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08-18-05					
01-13-06					
02-22-06					
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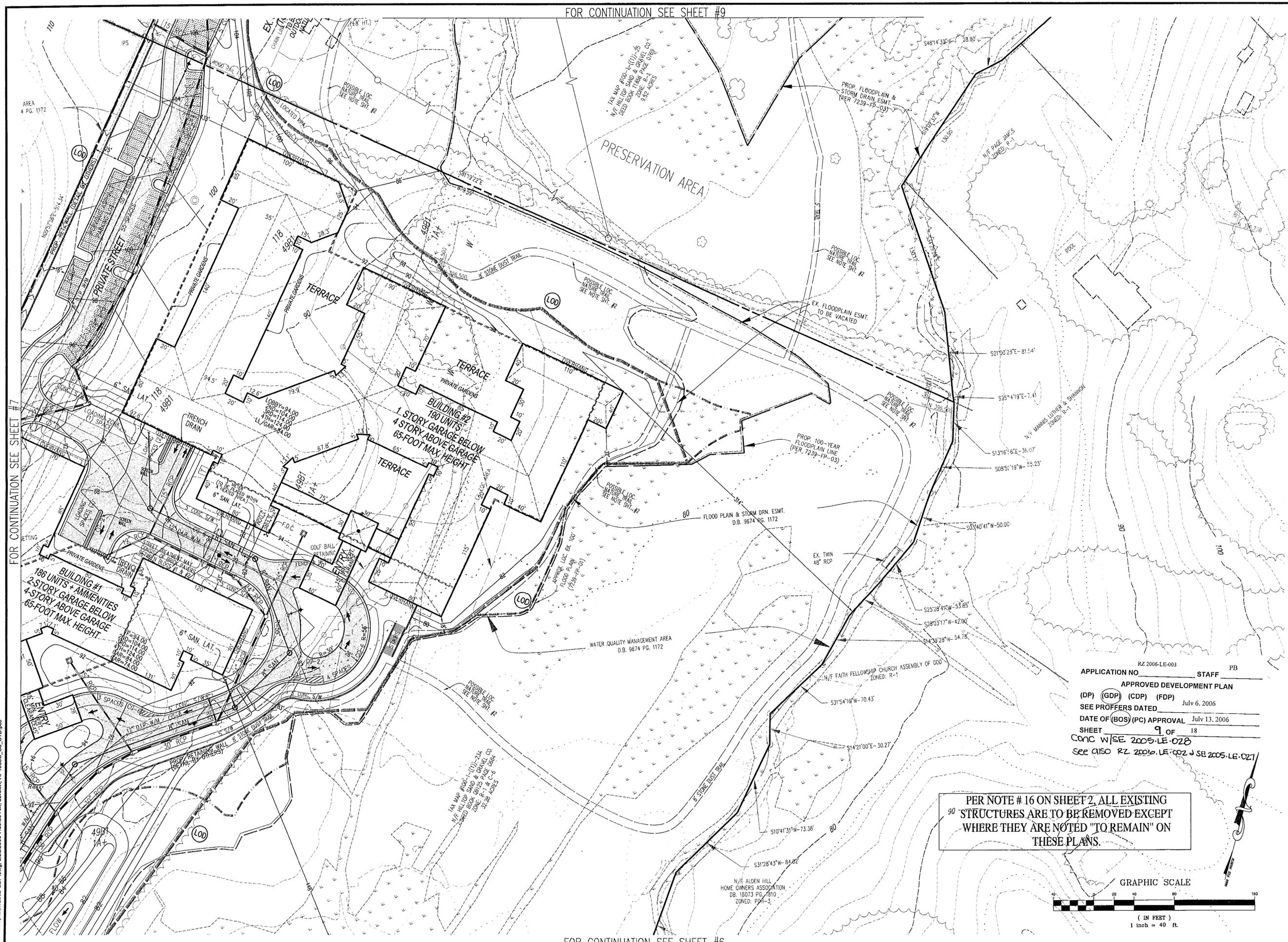
URBAN ENGINEERING & ASSOC., INC.  
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
4200-D TECHNOLOGY COURT  
CHANTILLY, VIRGINIA 20151 (703) 642-3906



S.E. PLAT / GENERALIZED DEVELOPMENT PLAN - CENTRAL AREA  
PINEY RUN  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1"=40'  
DATE: APRIL, 2005  
C.I. # 2

SHEET 7 OF 14  
FILE No. ZP-12302

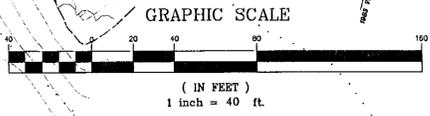
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FOR CONTINUATION SEE SHEET #7

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PER NOTE # 16 ON SHEET 2, ALL EXISTING  
 STRUCTURES ARE TO BE REMOVED EXCEPT  
 WHERE THEY ARE NOTED "TO REMAIN" ON  
 THESE PLANS.



RZ 2006-LE-003 STAFF PB  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP) July 6, 2006  
 SEE PROFFERS DATED  
 DATE OF (BOS) (PC) APPROVAL July 13, 2006  
 SHEET 9 OF 18  
 CONC W/SE 2005-LE-028  
 SEE ALSO RZ 2006-LE-022 & SE 2005-LE-027

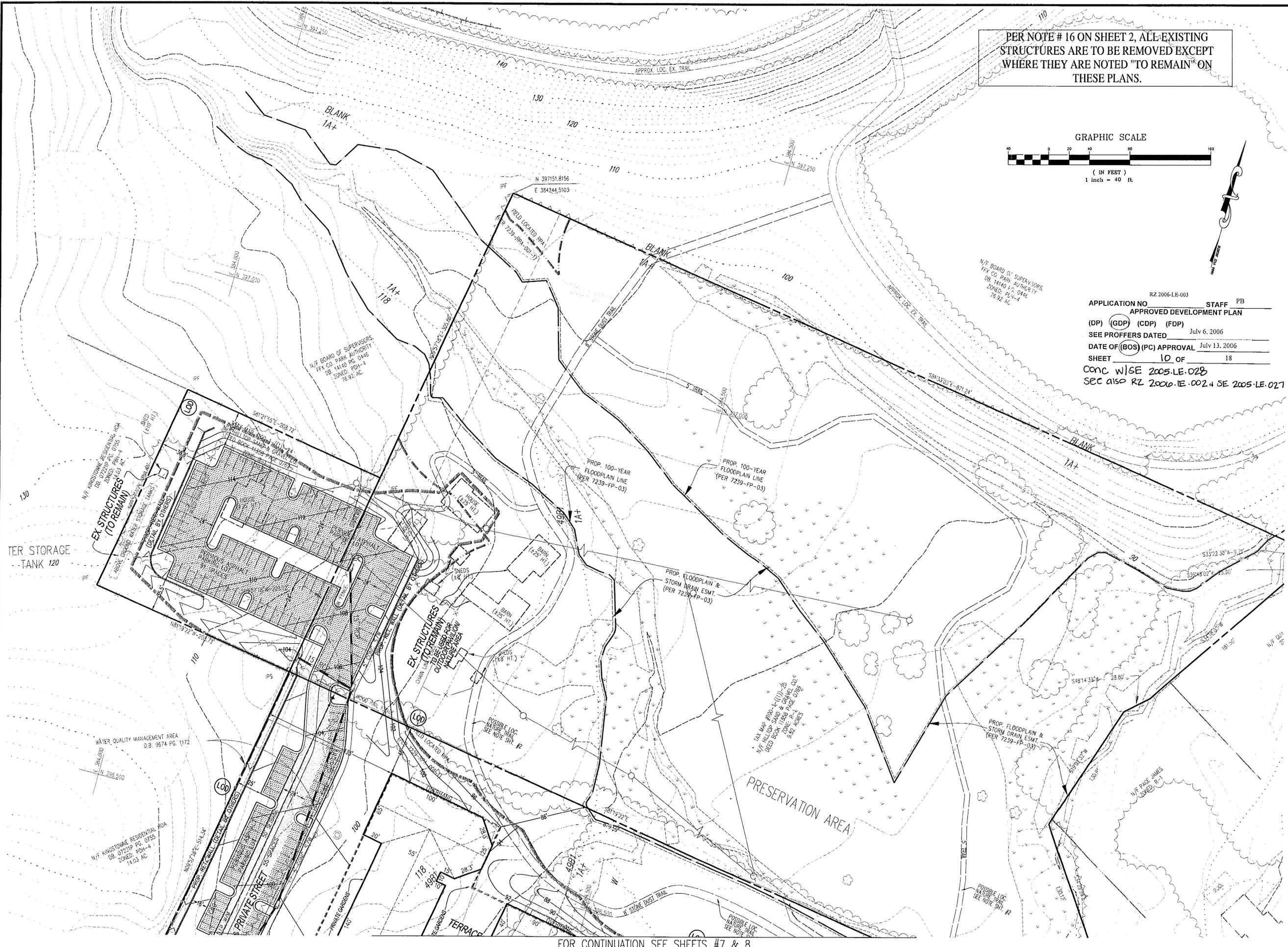
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08-18-05				
12-16-05				
01-13-06				
02-22-06				
04-21-06				
05-11-06				
05-26-06				

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 4300-D TECHNOLOGY COURT  
 CHANTILLY, VIRGINIA 20151 (703) 642-2806

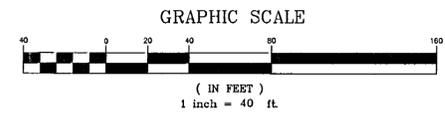


SE. PLAT / GENERALIZED DEVELOPMENT PLAN - NORTH AREA  
**PINEY RUN**  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 40'  
 DATE: APRIL, 2005  
 C.I. = 2'  
 SHEET 8 OF 14  
 FILE No. ZP-12302

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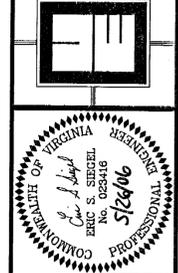
PER NOTE # 16 ON SHEET 2, ALL EXISTING STRUCTURES ARE TO BE REMOVED EXCEPT WHERE THEY ARE NOTED "TO REMAIN" ON THESE PLANS.



RZ 2006-LE-003  
APPLICATION NO. STAFF PB  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
SEE PROFFERS DATED July 6, 2006  
DATE OF (BOS) (PC) APPROVAL July 13, 2006  
SHEET 10 OF 18  
CONC WISE 2005-LE-028  
SEC ALSO RZ 2006-LE-002 & SE 2005-LE-027

PLAN DATE	NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
08-30-05					
08-18-05					
12-16-05					
01-13-06					
02-22-06					
04-21-06					
05-11-06					
05-26-06					

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4800-D TECHNOLOGY COURT  
CHANTILLY, VIRGINIA 20151 (703) 643-8306

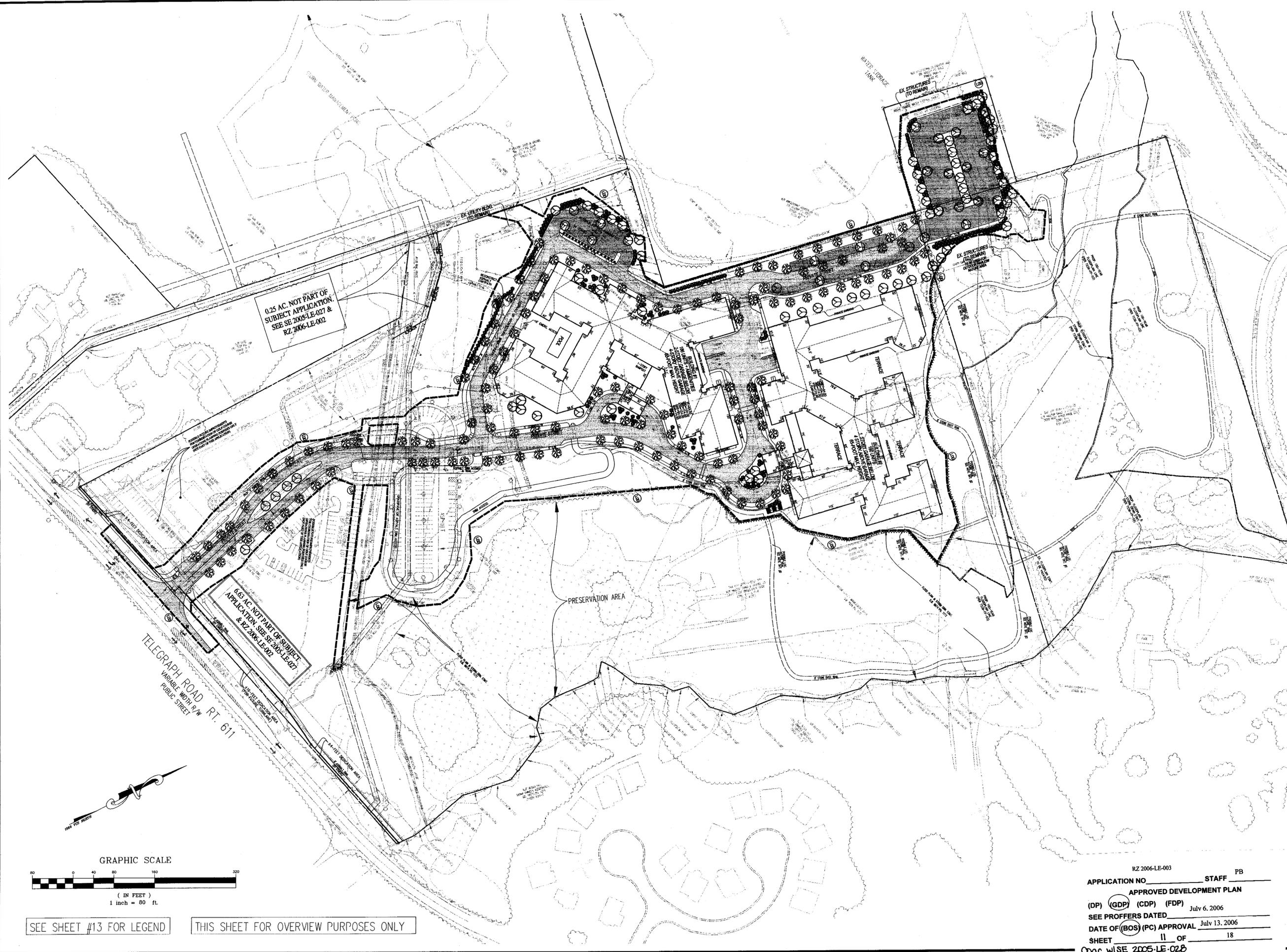


S.E. PLAT / GENERALIZED DEVELOPMENT PLAN - NORTHWEST AREA  
**PINEY RUN**  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1"=40'  
DATE: APRIL, 2005  
C.I. = 2

SHEET 9 OF 14  
FILE No. ZP-12302

FOR CONTINUATION SEE SHEETS #7 & 8

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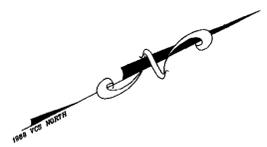


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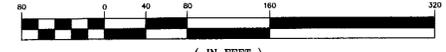
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TELEGRAPH ROAD RT. 611  
IMPALE WITH R/W  
PUBLIC STREET

PRESERVATION AREA



GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.

SEE SHEET #13 FOR LEGEND

THIS SHEET FOR OVERVIEW PURPOSES ONLY

RZ 2006-LE-003  
APPLICATION NO \_\_\_\_\_ STAFF PB  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP) July 6, 2006  
SEE PROFFERS DATED \_\_\_\_\_  
DATE OF (BOS) (PC) APPROVAL July 13, 2006  
SHEET 11 OF 18  
CDNc W/SE 2005-LE-028  
See a160 RZ 2006-LE-002 & SE 2005-LE-027

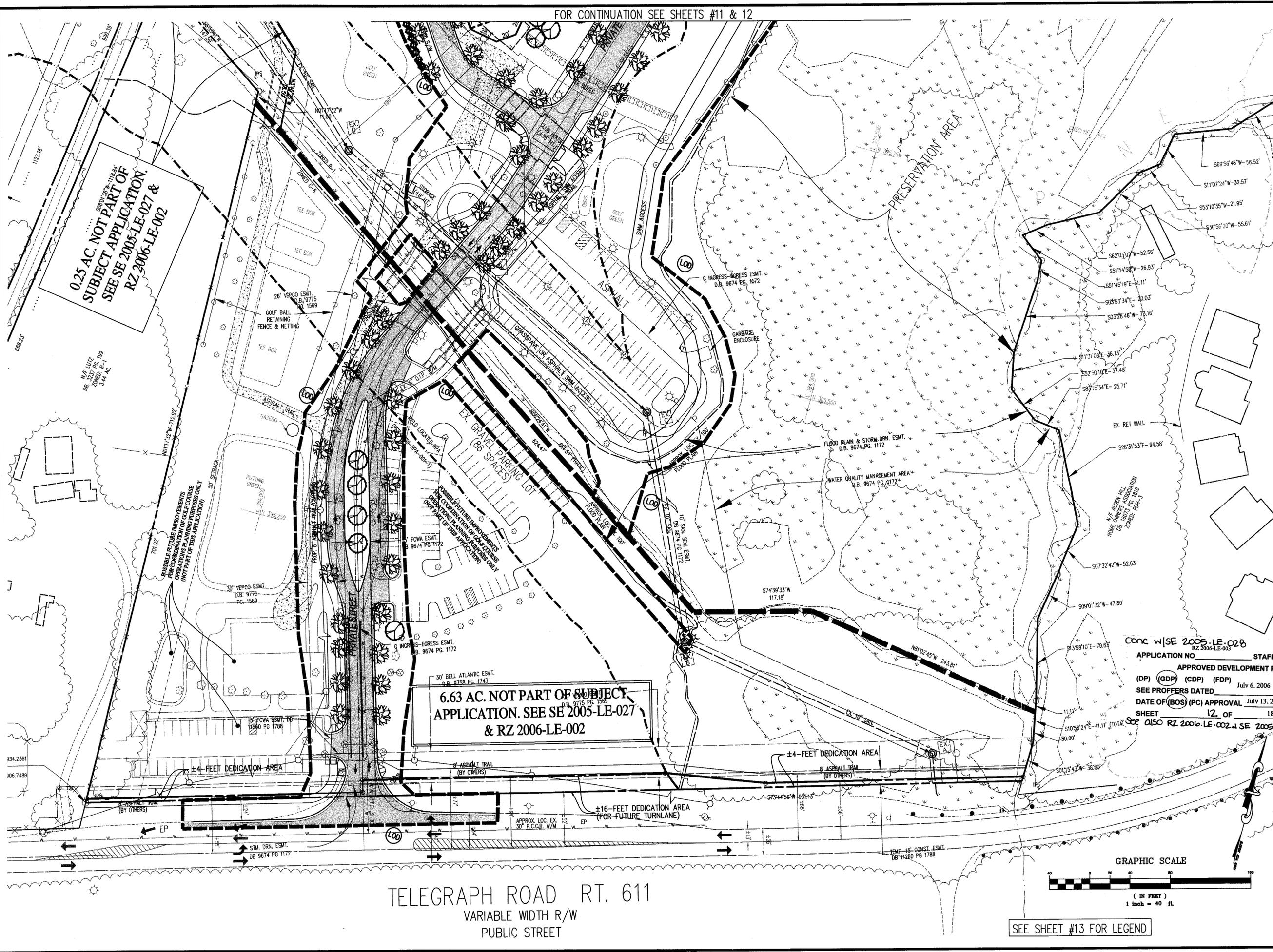
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08-18-05				
12-16-05				
01-13-06				
02-22-06				
04-21-06				
05-26-06				

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



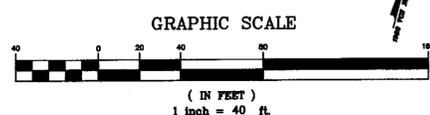
CONCEPTUAL LANDSCAPE PLAN OVERVIEW SHEET  
**PINEY RUN**  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1"=40'  
C.I. = 2  
DATE: APRIL, 2005

SHEET 9A OF 14  
FILE No. ZP-12302



0.25 AC. NOT PART OF SUBJECT APPLICATION. SEE SE 2005-LE-027 & RZ 2006-LE-002

6.63 AC. NOT PART OF SUBJECT APPLICATION. SEE SE 2005-LE-027 & RZ 2006-LE-002



SEE SHEET #13 FOR LEGEND

TELEGRAPH ROAD RT. 611  
VARIABLE WIDTH R/W  
PUBLIC STREET

PLANDATE	06-30-05	08-18-05	12-16-05	02-22-06	04-21-06	05-11-06	05-26-06
NO.							
DESCRIPTION							
REVISION							
APPROVED BY							
DATE							
REVISION APPROVED BY DIVISION OF DESIGN REVIEW							

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

EA PB  
DATE: APRIL, 2005  
C.I. = 2

CONCEPTUAL LANDSCAPE  
**PINEY**  
LEE DIST., VA  
FAIRFAX COUNTY, VIRGINIA

CONC W/SE 2005-LE-028  
RZ 2006-LE-003  
APPLICATION NO. \_\_\_\_\_ STAFF \_\_\_\_\_  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
SEE PROFFERS DATED July 6, 2006  
DATE OF (BOS) (PC) APPROVAL July 13, 2006  
SHEET 12 OF 18  
SEE ALSO RZ 2006-LE-002 & SE 2005-LE-027

SHEET 10 OF 14  
FILE NO. ZP-12302

FOR CONTINUATION SEE SHEET #13

GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.



0.25 AC. NOT PART  
OF SUBJECT  
APPLICATION. SEE  
SE-2005-LE-027

FOR CONTINUATION SEE SHEET #10

SEE SHEET #13 FOR LEGEND

RZ 2006-LE-003 STAFF PB  
 APPLICATION NO. APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP) July 6, 2006  
 SEE PROFFERS DATED  
 DATE OF (BOS) (PC) APPROVAL July 13, 2006  
 SHEET 13 OF 18  
 CONC W/SE 2005-LE-028  
 See also RZ 2006-LE-002 & SE 2005-LE-027

PLAN DATE	DESCRIPTION	REV. BY	APPROVED	DATE
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02-22-06				
04-21-06				
05-11-06				
05-26-06				

FOR CONTINUATION SEE SHEET #12

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



CONCEPTUAL LANDSCAPE PLAN - CENTRAL AREA

PINEY RUN  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'  
 DATE: APRIL, 2005  
 C.I. = 2'

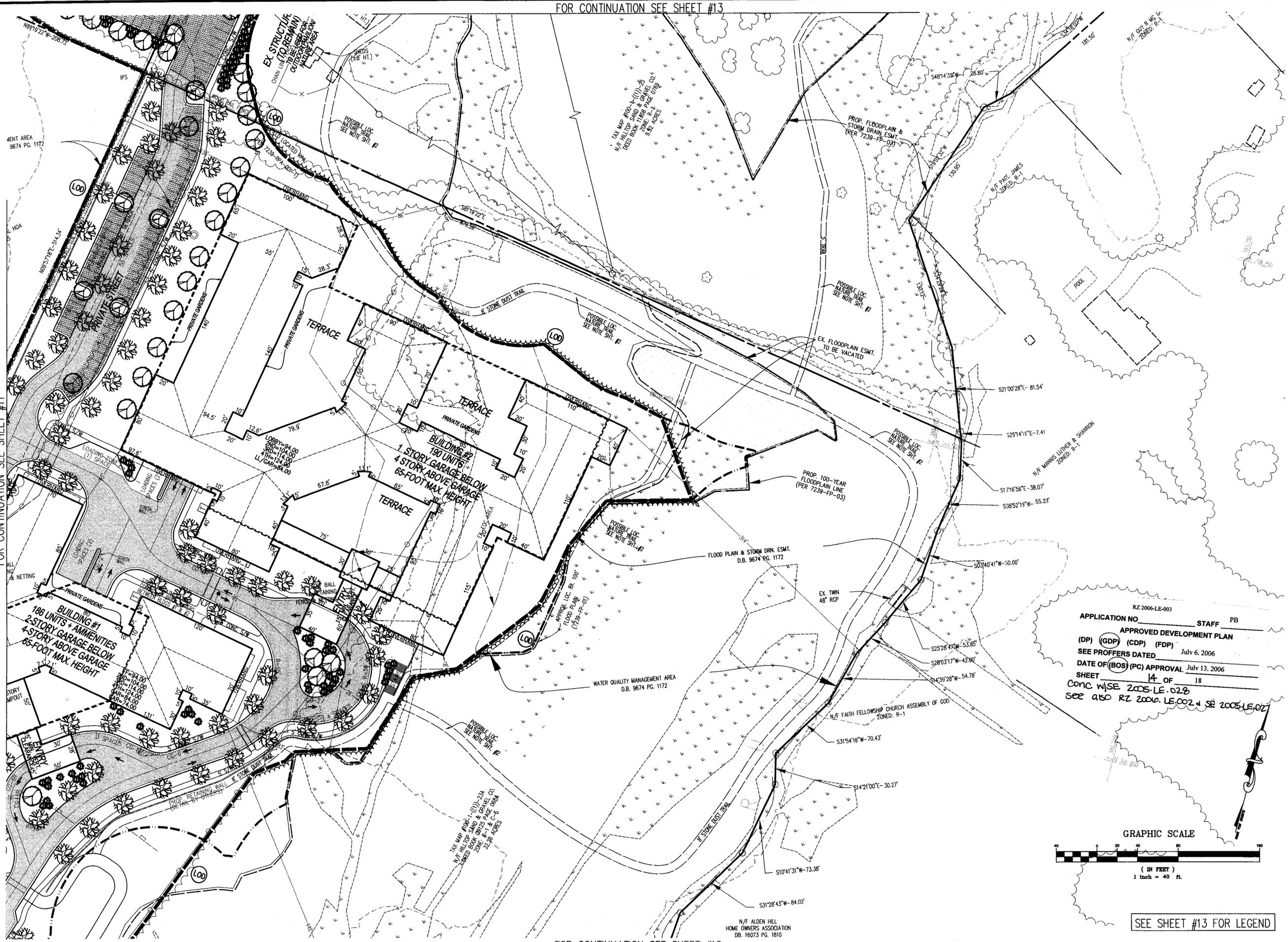
SHEET  
11  
OF  
14  
FILE No.  
ZP-12302

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FOR CONTINUATION SEE SHEET #13

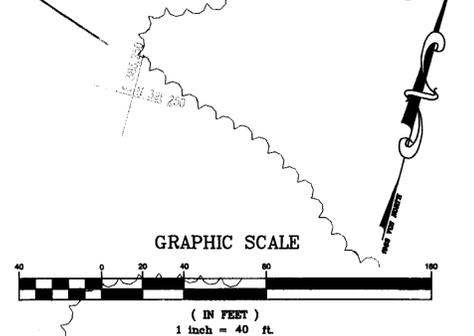
FOR CONTINUATION SEE SHEET #11

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FOR CONTINUATION SEE SHEET #10

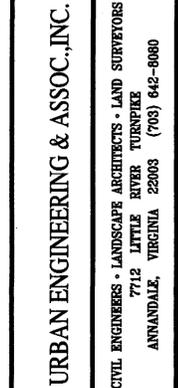
RZ 2006-LE-003  
 APPLICATION NO. STAFF PB  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED July 6, 2006  
 DATE OF (BOS) (PC) APPROVAL July 13, 2006  
 SHEET 14 OF 18  
 CONC WISE 2005-LE-028  
 SEE ALSO RZ 2006-LE-002 & SE 2005-LE-02



SEE SHEET #13 FOR LEGEND

PLANDATE	DESCRIPTION	REV/HT	APPROVED	DATE
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12-16-05				
01-13-06				
02-22-06				
04-21-06				
05-26-06				

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CONCEPTUAL LANDSCAPE PLAN - NORTH AREA  
**PINEY RUN**  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1"=40'  
 DATE: APRIL, 2005  
 CL-2

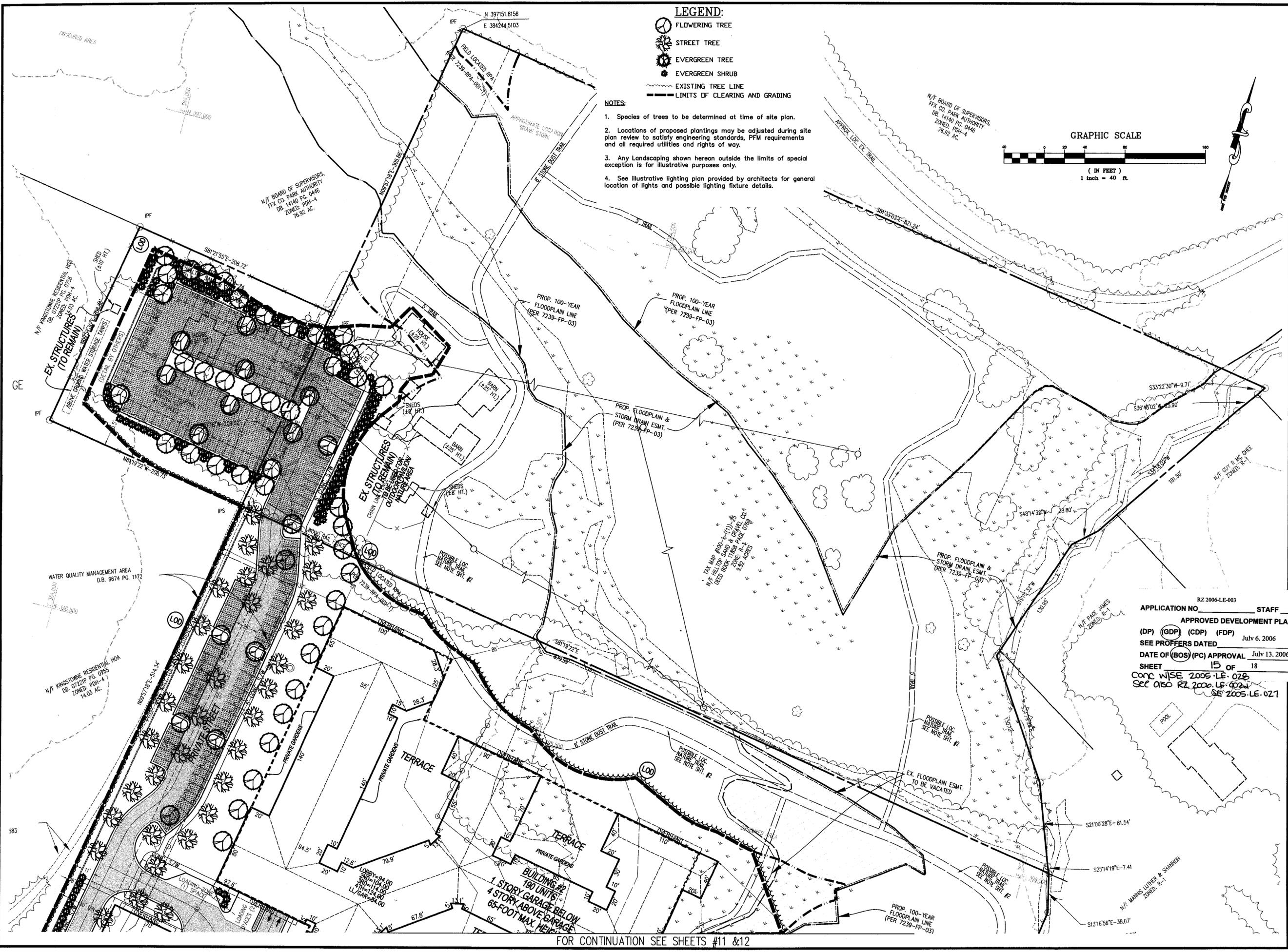
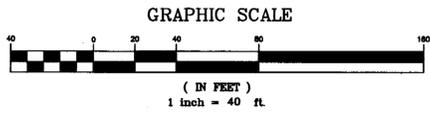
SHEET 12 OF 14
FILE No. ZP-12302

**LEGEND:**

-  FLOWERING TREE
-  STREET TREE
-  EVERGREEN TREE
-  EVERGREEN SHRUB
-  EXISTING TREE LINE
-  LIMITS OF CLEARING AND GRADING

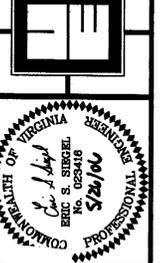
**NOTES:**

1. Species of trees to be determined at time of site plan.
2. Locations of proposed plantings may be adjusted during site plan review to satisfy engineering standards, PFM requirements and all required utilities and rights of way.
3. Any Landscaping shown hereon outside the limits of special exception is for illustrative purposes only.
4. See illustrative lighting plan provided by architects for general location of lights and possible lighting fixture details.



No.	DATE	DESCRIPTION	REV. BY	APPROVED BY	DATE
06-30-05					
08-18-05					
11-13-05					
02-22-06					
04-21-06					
05-11-06					
05-05-06					

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



APPLICATION NO. RZ 2006-LE-003 STAFF: PB  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP) July 6, 2006  
 SEE PROFFERS DATED  
 DATE OF (BOS) (PC) APPROVAL July 13, 2006  
 SHEET 15 OF 18  
 CONC WISE 2005-LE-028  
 See also RZ 2006-LE-002 & 2005-LE-021

CONCEPTUAL LANDSCAPE PLAN - NOR1  
**PINEY RUN**  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1"=40' DATE: APRIL, 2005  
 C.I. = 2'

SHEET 13 OF 14  
 FILE No. ZP-12302

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FOR CONTINUATION SEE SHEETS #11 & 12

Table with columns: No., DATE, DESCRIPTION, REVISION APPROVED, DATE. Contains revision history entries.

Table with columns: PLAN DATE, No., DATE, DESCRIPTION, REVISION APPROVED, DATE. Contains plan date revision history.

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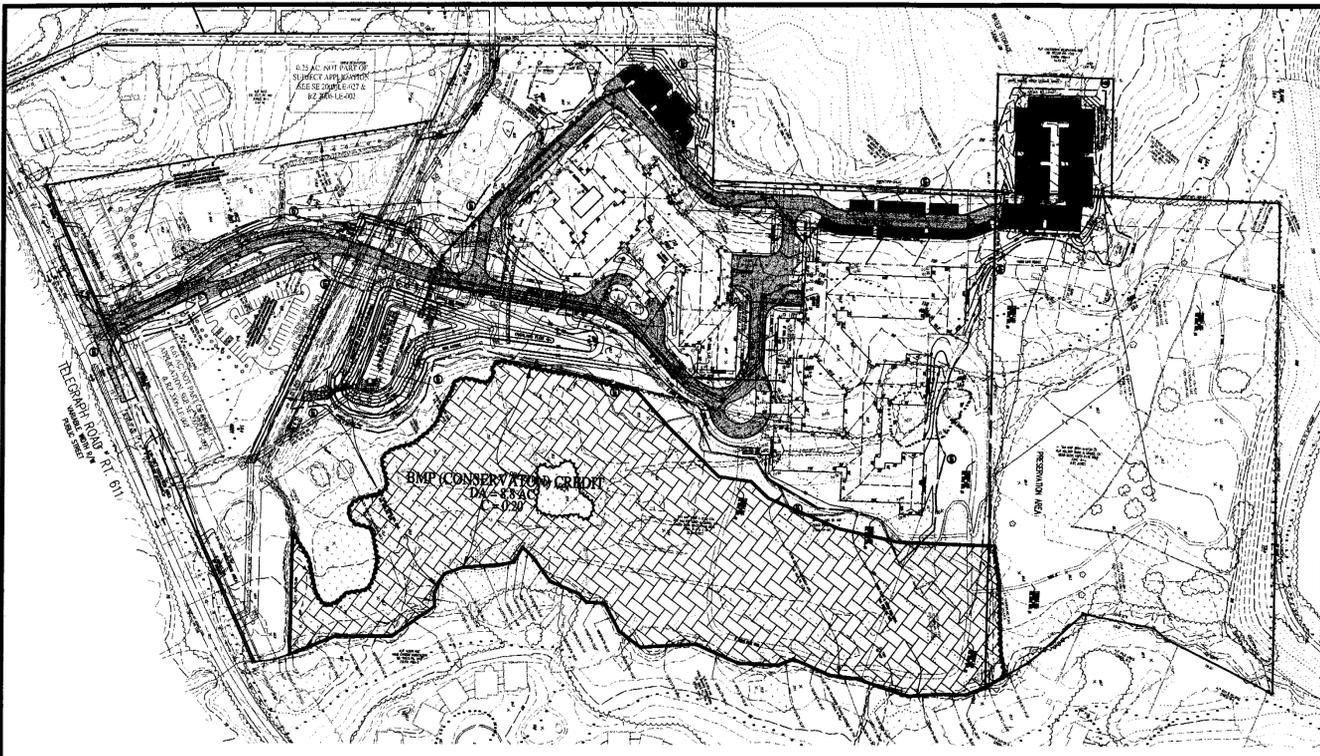


PRELIMINARY SWM/BMP COMPUTATIONS PINEY RUN LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

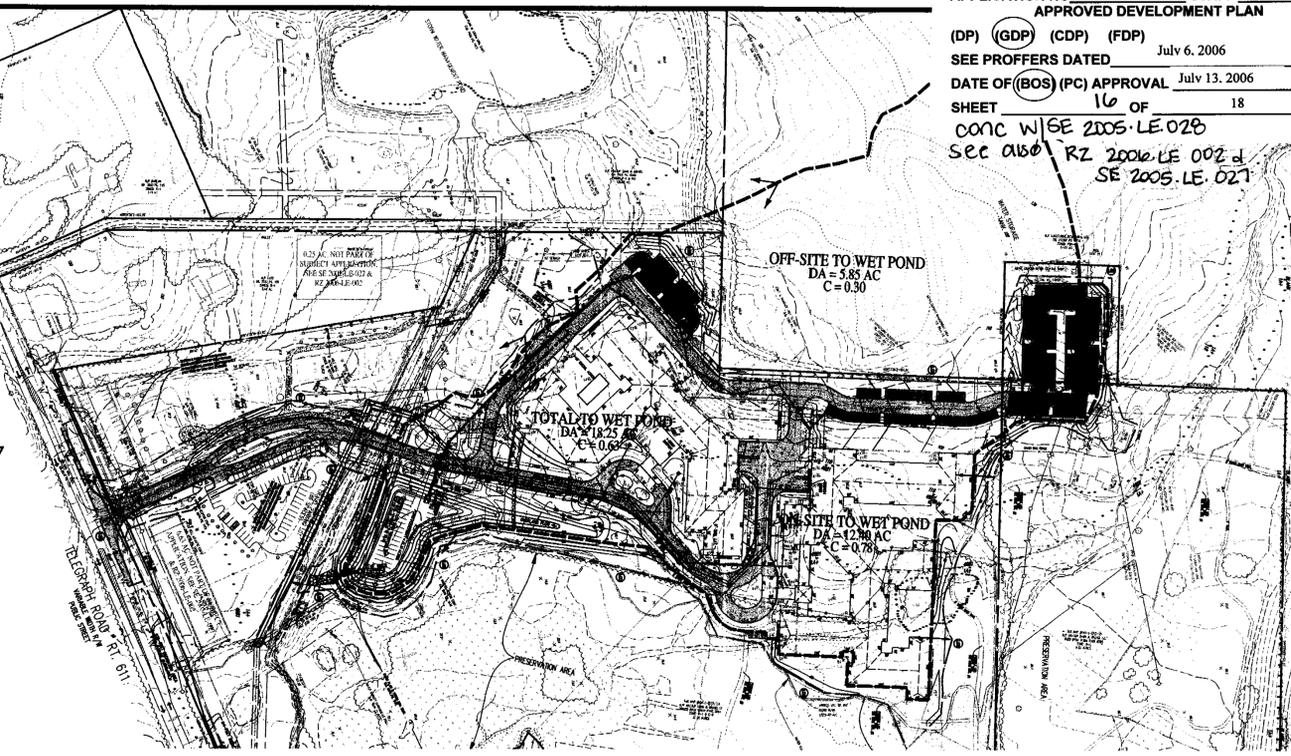
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SCALE: 1"=150'

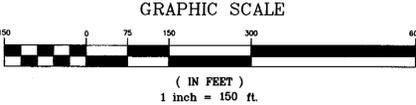
SHEET 14 OF 14 FILE No. ZP-12302



BMP MAP SCALE: 1"=150'



SWM MAP SCALE: 1"=150'



IIIa. Phosphorus Removal - "Ocoquan Method"

Part 1: List all of the Subarea and "C" Factors used in the BMP Computations

Table with columns: Subarea Designation and Description, "C" Factor, Acres. Lists various subareas and their corresponding C factors and acreages.

ONLY 9.2 ACRES OF THE 11.69 ON-SITE ACRES DRAINING TO THE POND NEED BMP CONTROLS. SEE SWM MAP FOR DRAINAGE AREA. \*Future development of the C-6 piece considered to have low intensity golf related uses.

IIIa. Phosphorus Removal - "Ocoquan Method"

Part 2: Compute the Weighted Average "C" Factor for the Site

Table for Part 2 showing subarea designations, C factors, acres, and products. Includes a weighted average calculation resulting in 0.43.

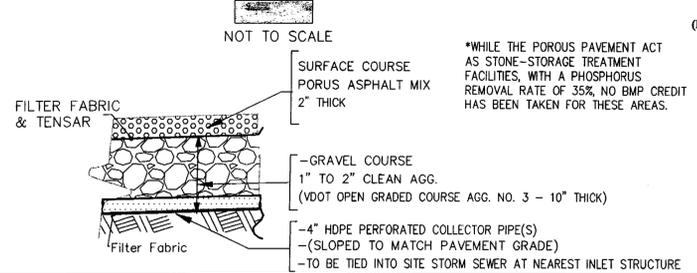
IIIa. Phosphorus Removal - "Ocoquan Method"

Part 3: Compute the Total Phosphorous Removal for the Site

Table for Part 3 showing subarea designations, BMP types, removal efficiency, area, C factor, and product. Includes a total removal calculation of 40.1%.

\*1.0 C-factor ratio used for Conservation Areas \*\*0.1 factor used for off-site credit areas

POROUS PAVEMENT TYPICAL SECTION



\*WHILE THE POROUS PAVEMENT ACT AS STONE-STORAGE TREATMENT FACILITIES, WITH A PHOSPHORUS REMOVAL RATE OF 35%, NO BMP CREDIT HAS BEEN TAKEN FOR THESE AREAS.

IIIa. Phosphorus Removal - "Ocoquan Method"

Part 4: Determine Compliance with Phosphorous Removal Requirement

Table for Part 4 showing select requirements for Water Supply Overlay District, Chesapeake Bay Preservation Area, and Chesapeake Bay Preservation Area (Redevelopment).

(B) If Line 3(a) 40.1% > Line 4(a) 40% then Phosphorus removal requirement is satisfied.

Table showing existing and post-development impervious areas, and the increase in impervious area (7.9 AC).

If increase is less than 20%, redevelopment calculations apply. Method: OCCOQUAN (CBPA) 7.9 > 0.41

V. Storage

Part 7: Compute the Weighted Average "C" Factor for Each Proposed BMP Facility

(A) List the areas to be controlled by the proposed BMP

Table for Part 7 showing subarea designations, C factors, acres, and products for various BMP facilities.

(B) Weighted average "C" factor (b)(a) = (c) 0.78

Part 8: Determine the Storage Required for Each Proposed Facility

Table for Part 8 showing extended detention dry pond and wet pond storage requirements for different runoff volumes.

Hilltop - Preliminary SWM Computations

Table showing total site area (35.91 ac) and breakdown into independent living development, off-site areas, and open space (RPA).

For SWM Pond, Open Space area has been excluded

Pre-Development Flows

Table showing pre-development flows: Site Area (12.4 ac), C Factor (0.3), and Tc (10 min).

Table showing runoff for pre-development conditions at 2 and 10 minutes.

Off-Site pass through Flows

Table showing off-site pass through flows: Site Area (5.85 ac), C Factor (0.3), and Tc (10 min).

Table showing runoff for off-site pass through conditions at 2 and 10 minutes.

Post-Development Flows

Table showing post-development flows: Site Area (12.4 ac), C Factor (0.8 ac), and Tc (5 min).

Table showing runoff for post-development conditions at 2 and 10 minutes.

Allowable Release From Pond

Table showing allowable release from pond at 2 and 10 minutes for pre and post conditions.

Table for Total Pond Volume (BMPCalcs) showing elevation, area, average area, and volume for different elevations.

Table for SWM Volumes showing elevation, area, average area, and volume for different elevations.

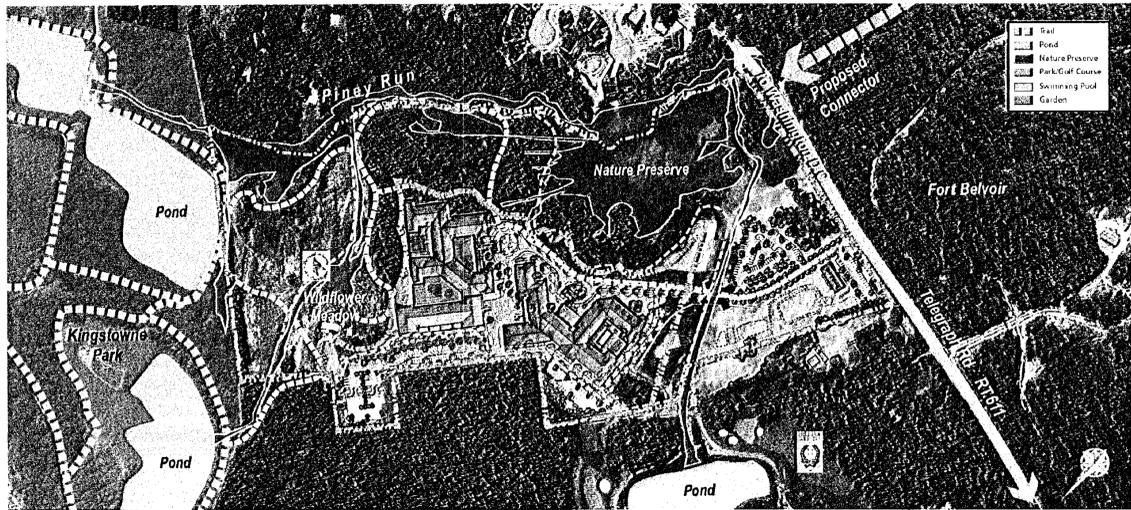
Table for SWM Volumes (100YR) showing elevation, area, average area, and volume for different elevations.

Table for 20" WEIR showing elevation, head, discharge, storage, and spillway for different elevations.

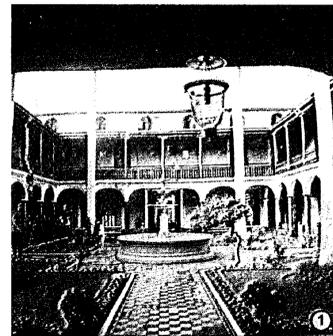
Table for Outflows showing storm event scenarios (2, 10, 25, 100) and allowable outflow for different elevations.

SEE COVERSHEET FOR SWM/BMP AND ADEQUATE OUTFALL NARRATIVES

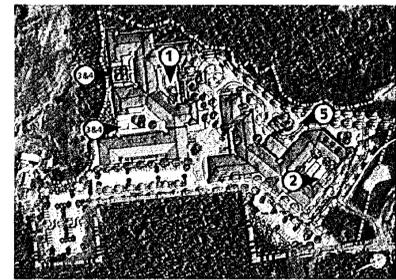
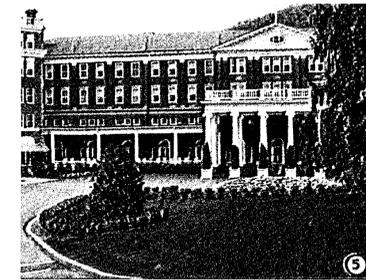
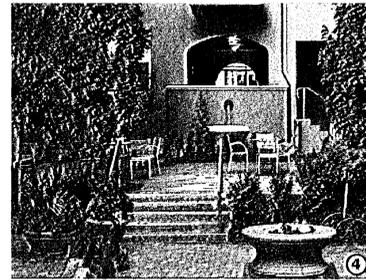
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**Open Space and Amenities Plan**  
 CLARK REALTY CAPITAL, LLC  
 TORTI GALLAS AND PARTNERS  
**PINEY RUN**



**Community at Piney Run**  
 The community at Piney Run is a unique blend of historic architecture and modern amenities. The site is located in the heart of the historic district, surrounded by lush greenery and scenic views. The community will feature a mix of housing styles, from historic mansions to modern townhomes. Amenities include a swimming pool, tennis courts, and a clubhouse. The community is designed to provide a high-quality living experience in a historic setting.



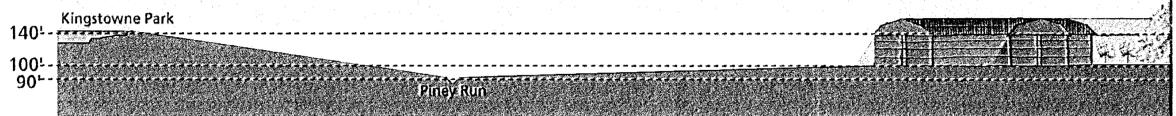
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**Courtyard**  
 CLARK REALTY CAPITAL, LLC  
 TORTI GALLAS AND PARTNERS  
**PINEY RUN**

GENERAL DEPICTION, SUBJECT TO ARCHITECTURAL DESIGN



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**Lighting Plan**  
 CLARK REALTY CAPITAL, LLC  
 TORTI GALLAS AND PARTNERS  
**PINEY RUN**

LIGHTING NOTE: ALL PROPOSED OUTDOOR LIGHTING SHALL CONFORM TO FAIRFAX COUNTY PERFORMANCE STANDARDS, ZONING ORDINANCE SECTION 14-900.



Section A



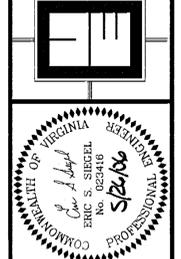
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**Typical Site Section**  
 CLARK REALTY CAPITAL, LLC  
 TORTI GALLAS AND PARTNERS  
**PINEY RUN**

RZ 2006-LE-003  
 APPLICATION NO. \_\_\_\_\_ STAFF \_\_\_\_\_ PB  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED July 6, 2006  
 DATE OF (BOS) (PC) APPROVAL July 13, 2006  
 SHEET 17 OF 18  
 CONC W/SE 2005-LE-02B  
 SEE ALSO RZ-2006-LE-002 & SE 2005-LE-021

REV. NO.	DATE	DESCRIPTION	REVIEWER	APPROVED	DATE

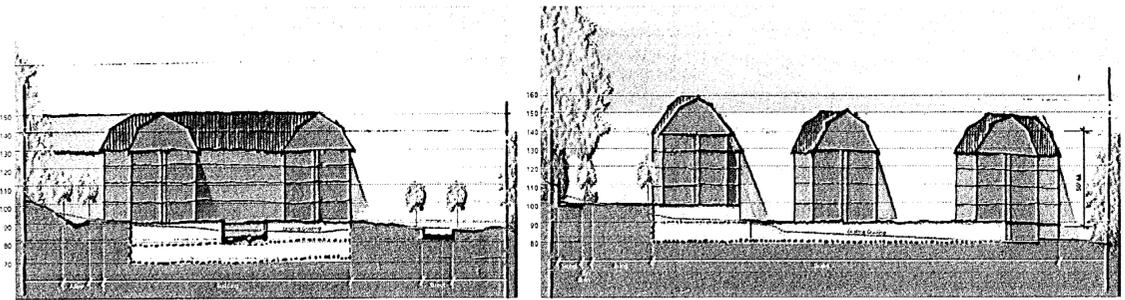
REV. DATE	REV. DATE
01-10-05	01-10-05
02-23-05	02-23-05
03-02-06	03-02-06
03-27-06	03-27-06

**URBAN ENGINEERING & ASSOC., INC.**  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 4200-D TECHNOLOGY COURT  
 CHANTILLY, VIRGINIA 20151 (703) 642-2306



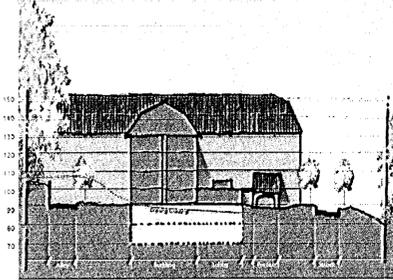
ARCHITECTURAL ELEVATIONS & ILLUSTRATIVES  
**PINEY RUN**  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: N/A  
 DATE: APRIL, 2005  
 C.I. N/A

**A1**  
 FILE No.  
 ZP-12302



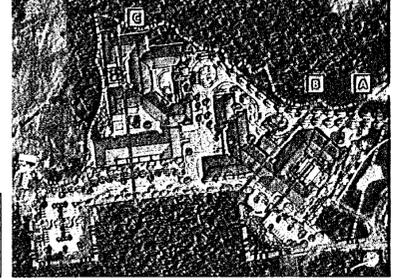
Section A

Section C



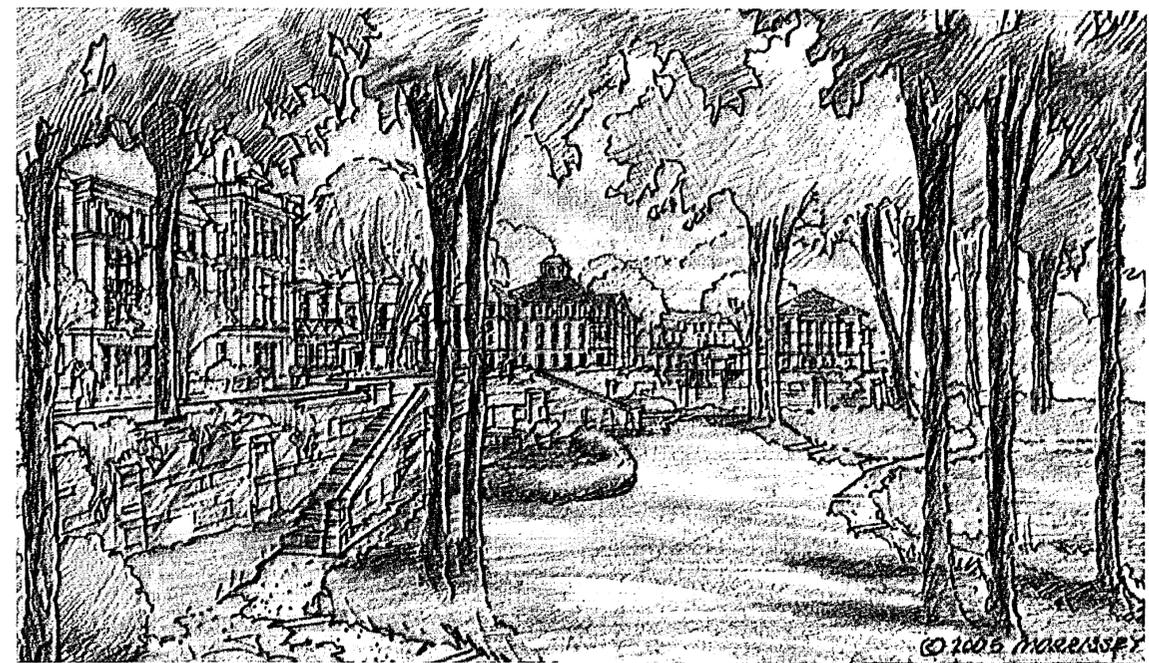
Section B

Note: Number of levels and location of below grade parking may vary.



CLARK REALTY CAPITAL LLC  
TORTI GALLAS AND PARTNERS

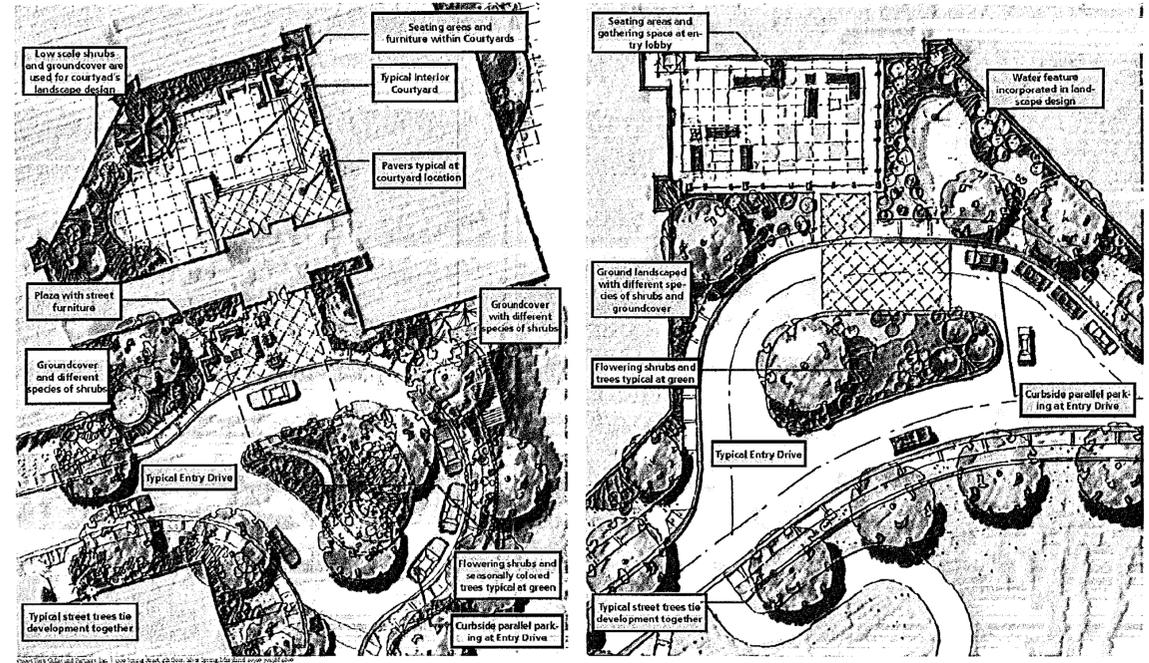
PINEY RUN



Perspective

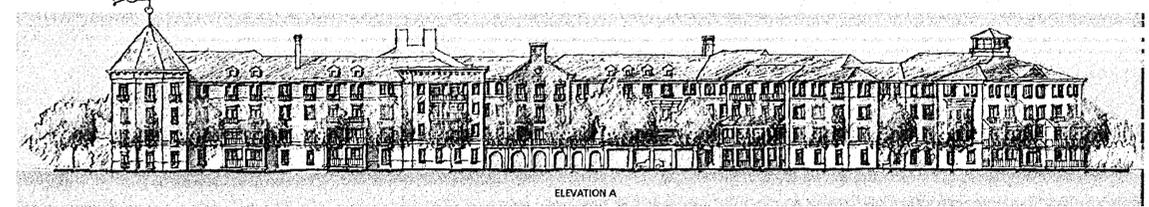
CLARK REALTY CAPITAL LLC  
TORTI GALLAS AND PARTNERS

PINEY RUN

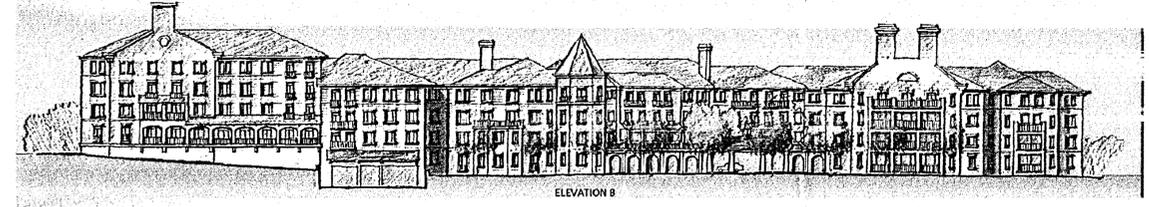


CLARK REALTY CAPITAL LLC  
TORTI GALLAS AND PARTNERS

PINEY RUN



ELEVATION A



ELEVATION B

Approximate Allocation of Facade Materials  
20% Brick Masonry 38% Painted Cementitious Siding  
16% Vinyl 18% Windows and Doors

CLARK REALTY CAPITAL LLC  
TORTI GALLAS AND PARTNERS

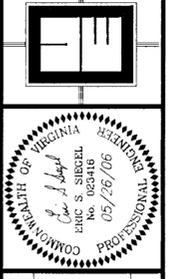
PINEY RUN

GENERAL DEPICTION, SUBJECT TO ARCHITECTURAL DESIGN

PLAN DATE	DESCRIPTION	REV. BY	APPROVED	DATE
06-30-05				
09-29-05				
2-16-06				
01-13-06				
02-27-06				
05-11-06				
05-26-06				

PLAN DATE	DESCRIPTION	REV. BY	APPROVED	DATE
06-30-05				
09-29-05				
2-16-06				
01-13-06				
02-27-06				
05-11-06				
05-26-06				

URBAN ENGINEERING & ASSOC., INC.  
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
4200-D TECHNOLOGY COURT  
CHANTILLY, VIRGINIA 20151 (703) 642-2306



ARCHITECTURAL ELEVATIONS & ILLUSTRATIVES  
PINEY RUN  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
CL: N/A  
DATE: APRIL, 2005

SCALE: N/A  
A2  
FILE No.  
ZP-12302

APPLICATION NO RZ 2006-LE-003 STAFF PB  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP) July 6, 2006  
SEE PROFFERS DATED  
DATE OF (BOS) (PC) APPROVAL July 13, 2006  
SHEET 12 OF 18  
Conc w/ SE 2005-LE-028  
SEE ALSO RZ 2006-LE-002 +  
SE 2005-LE-027