



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

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March 30, 2011

Gregory A. Riegle  
McGuire Woods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

RE: Rezoning Application RZ 2010-PR-010

Dear Mr. Riegle:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 29, 2011, granting Rezoning Application RZ 2010-PR-010 in the name of Neighborhoods VI, LLC. The Board's action rezones certain property in the Providence District from the R-2 District to permit residential development at a density of 4.84 dwelling units per acre. The subject property is located on the northeast side of Blake Lane approximately 300 feet southeast of intersection with Chain Bridge Road on approximately 7.44 acres of land [Tax Map 47-2 ((1)) 66, 67A and 70A], and is subject to the proffers dated March 24, 2011.

**The Board also:**

- Modified the transitional screening requirement along the eastern property line, in accordance with the landscaping shown on the Generalized Development Plan.
- Waived the barrier requirement along the eastern property line.

- Waived the 600-foot maximum length requirement for a private street.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/ph  
Enclosure

Cc: Chairman Sharon Bulova  
Supervisor Lynda Smyth, Providence, District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Denise James, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 29th day of March, 2011, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2010-PR-010**

**WHEREAS**, Neighborhoods VI, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-2 District to the R-5 District, and

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

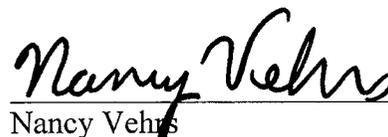
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-5 District, and said property is subject to the use regulations of said R-5 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 29<sup>th</sup> day of March, 2011.



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Nancy Vehrs  
Clerk to the Board of Supervisors



**NEIGHBORHOODS VI, LLC  
OAKTON EAST**

**RZ 2010-PR-010  
PROFFERS**

**March 24, 2011**

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owner who is the Applicant in this rezoning proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference – 47-2-((1))-66, 67A and 70A (hereinafter referred to as the “Property”) shall be in accordance with the following conditions if, and only if, said rezoning request for the R-5 District is granted by the Board of Supervisors of Fairfax County, Virginia (the “Board”). In the event said application request is denied or the Board’s approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Owners and the Applicant (“Applicant”), for themselves, their successors and assigns, agree that these proffers shall supersede any and all previously approved proffers or conditions and shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The proffered conditions are:

**I. GENERAL**

1. Substantial Conformance. Subject to the proffers and the provisions of Article 18 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, the development shall be in substantial conformance with the Generalized Development Plan entitled “Oakton East” (GDP), containing

eighteen (18) sheets prepared by BC Consultants dated June 2010 and revised through December 21, 2010.

2. Architecture. The architectural design of the dwellings shall be in substantial conformance with the bulk, mass and type and quality of materials and elevations shown on sheets 18 of the GDP. The primary building material exclusive of trim shall be limited to brick, stone, cementitious siding, shingles or other similar masonry materials. Minor modifications may be made with the final architectural designs provided such modifications are in substantial conformance with the elevations shown on the GDP.

3. Architecture for Side Units. The architecture on the side units as shown on Sheet 2 of the GDP shall be constructed with building materials proportional to those on the front of the units.

4. Rear of Units 1-4 and 22-28. The rear of units 1-4 and 22-28 shall incorporate at least two of the building materials specified in Proffer #2 above, or alternatively shall incorporate at least two colors or textures of the approved materials. For these same units, the windows and exterior window trim on the second and third floor shall be of a type and style that are substantially the same as those installed on the front of the same units.

5. Replacement of Existing Single Family Detached Dwelling. The Applicant reserves the right to replace the existing single family detached dwelling unit with a newly constructed single family detached dwelling unit in the future. At the time of building permit review, it shall be demonstrated to the satisfaction of the Zoning Administrator that the general architecture of the replacement single family dwelling unit shall be compatible on all sides with the building materials as outlined in Proffer 2 above.

6. Minor Modifications. Minor modifications from what is shown on the GDP and these Proffers, which may become occasioned as a part of final architectural and engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Article 18 of the Zoning Ordinance.

7. Lot Yield and Uses. The development shall consist of a maximum of thirty-five (35) single-family attached units and one (1) single family detached dwelling unit. The single family detached dwelling shall be used solely as a primary single family residence.

8. Establishment of HOA. Prior to record plat approval, the Applicant shall establish a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the use and operation of common open space and other facilities of the approved development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions.

9. Dedication to HOA. At the time of record plat recordation, open space, common areas, private roadways, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and be maintained by the same.

10. Disclosure. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicants of the maintenance responsibility for the private roadways, painted walkways, stormwater management facilities, common area landscaping and any other open space amenities and shall acknowledge receipt of this

information in writing. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures.

11. Public Access Easement. At the time of record plat recordation, the Applicant shall cause to be recorded among the land records a public access easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, over the private road and sidewalks as generally shown on the GDP.

12. Escalation. All monetary contributions required by these proffers shall escalate on a yearly basis from the base year of 2011, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI), as permitted by Virginia State Code Section 15.2-2303.3.

13. Garage Conversion. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Board of Supervisors. This restriction shall also be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale.

14. Length of Driveways. All driveways serving the residential single family units shall be a minimum of eighteen feet (18') in length as measured outward from the face of the garage door to the edge of the sidewalk.

15. Decks and Similar Appurtenances. Decks, bay windows, patios, chimneys, areaways, stairs and stoops, mechanical equipment and other similar appurtenances may encroach into minimum yards as depicted on the "lot typical" for the townhouse units and single family detached unit as shown on Sheet 3 of the GDP, as permitted by Section 2-412 and Article 10 of the Zoning Ordinance. The restrictions and limitations of this proffer shall be disclosed to purchasers prior to contract ratification and further disclosed in the homeowners association documents. The HOA documents required by Proffer 8 above shall further stipulate that all decks be of a unified design subject to future modifications as determined by the HOA. In addition, all prospective purchasers shall be notified of the applicable County requirements as they pertain to matters of permitting and related construction requirements.

## II. TRANSPORTATION

16. Right-of-Way Dedication along Blake Lane. At the time of record plat recordation, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple to the Board, the right-of-way along the site frontage of Blake Lane and any associated ancillary easements, as generally shown Sheet 15 of the GDP.

17. Frontage Improvements. Improvements to be constructed by the Applicant along Blake Lane shall include the following: 1) the existing sidewalk along the north side of Blake Lane shall be reconstructed by the Applicant as a five foot wide sidewalk and 2) portions of the curb and gutter along the north side of Blake Lane shall be constructed as shown on Sheet 15 of the GDP. These improvements shall be constructed prior to the issuance of the first Residential Use Permit for the single family attached

units. Further, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of a respective improvement has been unreasonably delayed by others, or by circumstances beyond the control of the Applicant, the Zoning Administrator may agree to a later date for the completion of each such improvement

18. Private Road. The internal private streets shall be constructed with materials and depth of pavement consistent with public street standards in accordance with the Fairfax County Public Facilities Manual (PFM), subject to DPWES approval. The street width and remaining standards shall be designed in accordance with the private residential street standards in accordance with the PFM, subject to DPWES approval.

19. Transportation Demand Management. The use of mass transit, ride-sharing, non-motorized and other transportation strategies shall be used to encourage reduction of single-occupant vehicle traffic from the Application Property during peak hours. Prior to the issuance of the first Residential Use Permit for the Application Property, the Applicant shall appoint a Transportation Coordinator who will implement a transportation demand management (TDM) plan. The TDM plan shall include at least the following elements: coordination with Fairfax County Department of Transportation's Community Residential Program, or any similar office or agency subsequently specified by FCDOT; dissemination of transit, ride-sharing and non-motorized travel information (such as transit schedules and brochures) through "welcome kits" provided to new owners or residents in the Application Property; and regular dissemination of transit, ride-sharing and non-motorized travel information, either physically or through electronic means. The Applicant or subsequent HOA shall report any change of Transportation Coordinator personnel or contact information to FCDOT

within 60 days of such change. Homeowners and residents of the Application Property shall be made aware of this TDM commitment.

### III. CONSTRUCTION

20. Construction Access and Hours. The staging and parking of construction vehicles shall occur on the Property, including personal vehicles utilized by construction workers. No parking shall occur on adjacent roadways. The hours of initial construction shall be posted in English and in Spanish and shall be limited to the hours between 7:00 a.m. and 9:00 p.m. Monday through Friday and 8:00 a.m. to 9:00 p.m. on Saturdays. No construction shall occur on Sundays or Federal Holidays. This shall be disclosed to all contractors and sub-contractors who perform work on the subject property during site construction.

21. Construction Management. Prior to the commencement of construction on the property, the Providence District Supervisor, the presidents or other representatives of the homeowners associations for Oakton Manor, Oakton Mains, Oakleigh, Barden Oaks, Oakton Commons, Oakton Station and the property owner of Tax Map Nos. 47-2-((7))-22, 47-2 ((1)) 65A, and 47-2-((24))-41 shall be provided with the name, title and phone number of a person to whom comments and/or complaints regarding construction activities may be directed. Such correspondence shall be sent by US Mail, return receipt requested and copies of the receipts and responses shall be made available to County Staff upon request. A sign with this information shall be posted on-site prior to the commencement of construction and shall be updated and shall be retained on the site through all construction activities. A response to the comments/complaints made shall be

provided within 3 business days of receipt. If the comment is of an emergency nature it shall be addressed within the next business day.

22. Erosion & Sedimentation Controls. To ensure off-site properties are not impacted by silt or associated run-off, the Applicant shall design and implement siltation control mechanisms that shall include “super silt” fencing or similar procedures as determined by DPWES. The functioning and integrity of all erosion and sedimentation controls (E&S controls) required by DPWES shall be inspected, by the Applicant or their designated representative, no later than the next business day following each storm event during the period of construction on-site. If the E&S controls have been damaged or breached, the E&S controls shall be repaired in accordance with the requirements of the Fairfax County Public Facilities Manual as determined by DPWES.

#### **IV. ENVIRONMENTAL**

23. Stormwater Management Facilities and Best Management Practices. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property in accordance with the Fairfax County Public Facilities Manual as reviewed and approved by DPWES. The stormwater management techniques may include but are not limited to the following: rain tanks, rain gardens, filtera systems, infiltration ditches, bay filters, storm tech chamber and drainage swales. Stormwater management facilities/Best Management Practices (“BMPs”) shall be provided as generally depicted on the GDP. Adequate outfall shall be demonstrated in accordance with the PFM as determined by DPWES.

All SWM and BMP facilities shall be properly maintained on the Property in a manner determined by DPWES. The requirements for maintaining the SWM facility

shall be in a standard maintenance agreement between the County and the Applicant who is the land owner, its successor and assigns. This agreement shall be recorded in the County land records and run with the land. Should any deficiencies in the existing SWM or BMP facilities be identified by the Stormwater Management Maintenance Division during regular inspections, or when investigating a drainage complaint, then maintenance shall be performed in accordance with the recorded maintenance agreement.

24. BMP Maintenance. After establishing the HOA pursuant to Proffer 8, the Applicant shall provide the HOA with written materials describing proper maintenance of the approved BMPs in accordance with County guidelines.

25. Landscaping. At the time of site plan review, the Applicant shall submit to DPWES, a landscape plan showing landscaping consistent with the quality, quantity and general location shown on the Landscape Plan on Sheet 5 and 6 of the GDP. This plan shall be subject to review and approval of Urban Forestry Management, DPWES. At the time of planting, the minimum caliper for deciduous trees shall be two and one-half (2.5) inches to three (3) inches and the minimum height for evergreen trees shall be seven (7) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans approved by Urban Forest Management at the time of site plan approval. Maintenance responsibilities for the landscaping shall be disclosed in the homeowners' association documents.

26. Energy Conservation. All new dwelling units shall be designed and constructed as ENERGY STAR<sup>®</sup> qualified homes. The major features of an ENERGY STAR home include: Effective Insulation, High Performance Windows, Tight Construction and Ducts, Efficient Heating and Cooling Equipment, Efficient Products

(may include but are not limited to: refrigerator, stove and dishwasher) and Third Party Verification (Home Energy Rater). Within thirty (30) days of issuance of the Residential use Permit (RUP) for each dwelling unit, documentation shall be submitted to the Environment and Development Review Branch of the Department of Planning and Zoning (DPA) from a home energy rater certified through the Residential Energy Services network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR for homes certification, as described in these conditions.

27. Lighting. On-site lighting shall be provided in accordance with that shown on sheet 2 and sheet 11 of the GDP provided such are in conformance with the Zoning Ordinance. The pole lights as shown on Sheet 17 shall use energy efficient luminaries.

#### **V. TREE PRESERVATION**

28. Tree Preservation Plan. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent submissions of the site plan review process. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 1/2 -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet of either side of the limits of clearing and grading. The tree preservation plan shall provide for the

preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the GDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning along the limits of clearing (LOC), mulching, fertilization, installation of welded wire tree protection fencing and others as necessary, shall be included in the plan.

29. Neighbor Notification. At the time the Tree Preservation Plan is submitted to Fairfax County, a notice advising of the submission shall be mailed to the presidents or other representatives of the homeowners associations for Oakton Manor, Oakton Mains, Oakleigh, Barden Oaks, Oakton Commons, Oakton Station and the property owner of Tax Map Nos. 47-2-((7))-22, 47-2 ((1)) 65A, and 47-2-((24))-41.

30. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or registered consulting arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting as part of the tree preservation plan. During the tree preservation walk-through meeting which shall occur prior to the commencement of construction, the Applicant's certified arborist or registered consulting arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented.

Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions

31. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities.

32. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the

demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

33. Root Pruning. The Applicant shall root prune after the tree preservation walk-through, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.

- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

34. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or registered consulting arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

35. Tree Appraisal. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance

with the paragraph above (the “Bonded Trees”) that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

## **VI. RECREATION**

36. Park Authority Contributions: The Applicant shall contribute \$78,000 to the Board of Supervisors, within 60 days after the Board of Supervisors approves this rezoning application for transfer to the Fairfax County Park Authority, for use at off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Providence District.

37. Park Space. The area identified as “Open Lawn Area” on sheet 2 of the GDP may be programmed with recreational amenities at the discretion of the homeowners

association. The recreational amenities may include but are not limited to: additional landscaping, playground equipment, benches and street furniture.

## VII. OTHER

38. Temporary Signage. No temporary signs (including “popsicle” style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or at the Applicant’s direction to assist in the initial marketing and sale of homes on the subject Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or sale of residential units on the subject Property to adhere to this proffer.

39. School Contribution. A contribution of \$113,000 shall be made to the Board of Supervisors for transfer to FCPS and designated for capital improvements for schools serving the subject property. The contribution shall be made at the time of, or prior to, issuance of the first Building Permit for the approved single family attached units.

40. Affordable Dwelling Units. Prior to the issuance of the first Building Permit for the single family attached units, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one half of one percent (1/2 %) of the value of all the units approved on the property. The one half of one percent (1/2 %) contribution shall be based on the aggregate sales price of all of the units subject to the contribution, as if those units were sold at the time of the issuance of the first Building Permit. The projected sales price shall be determined by the Applicant through an evaluation of the sales prices of comparable units in the area, in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPWES.

41. Universal Design. At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: clear knee space under sink in kitchen, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high.

At the time of initial purchase, additional Universal Design options shall be offered to each purchaser at the purchaser's sole cost. These additional options may include, but not be limited to, one no-step pathway into the house, 36-inch-wide doorways and/or zero-threshold doorways.

42. Archaeological Studies. As a result of the Phase I archeological study already conducted on the property, site #44FX3032 was identified as a site to be subject to Phase II archeological testing. Prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase II archaeological study on the area labeled "Limits of Archeological Study Area" as identified on Sheet 2 of the GDP. The results of the study shall be provided to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMPS). The study shall be conducted by a qualified archaeological professional. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with (CRMPS); however, any such Phase III work shall not be a pre-condition of Site Plan approval or recordation of the same.

43. Nottoway Nights. The Applicant shall contribute \$2,000 to the Nottoway Concert Series prior to the issuance of the first single family attached RUP.

44. Successors and Assigns. Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's

successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

Neighborhoods VI, LLC

(Owner of Tax Map No. 47-2-((1))-66, 67A and 70A)

By:   
Name: Steven B. Alloy  
Title: President

\18482778.7



# OAKTON EAST

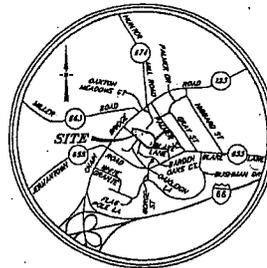
## GENERALIZED DEVELOPMENT PLAN

FAIRFAX COUNTY, VIRGINIA  
PROVIDENCE DISTRICT

JUNE 2010  
REVISED OCTOBER 14, 2010  
REVISED NOVEMBER 12, 2010  
REVISED DECEMBER 2, 2010  
REVISED DECEMBER 21, 2010

**OWNERS/APPLICANTS**

NEIGHBORHOODS VI, LLC  
11111 SUNSET HILLS ROAD  
SUITE 200  
RESTON, VA 20190  
TELEPHONE: 703.694.5000  
FAX: 703.715.8078



VICINITY MAP  
SCALE: 1" = 2,000'

**ENGINEERS/LANDSCAPE ARCHITECTS**

THE BC CONSULTANTS  
12800 FAIR LAKES CIRCLE  
SUITE 100  
FAIRFAX, VA 22033  
TELEPHONE: 703.449.8100  
FAX: 703.449.8108

**SHEET INDEX**

**ATTORNEY/AGENT**

McGUIREWOODS, LLP  
1750 TYSONS BOULEVARD  
SUITE 1800  
McLEAN, VA 22102  
TELEPHONE: 703.712.5000  
FAX: 703.712.5297

Sheet List Table	
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4	EXISTING CONDITIONS AND EXISTING VEGETATION MAP
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7	STORMWATER MANAGEMENT PLAN
8	STORMWATER MANAGEMENT PLAN
9	ADEQUATE OUTFALL ANALYSIS
10	DOWNSTREAM IMPOUNDMENT ANALYSIS
11	PRELIMINARY TREE PRESERVATION PLAN
12	PRELIMINARY TREE PRESERVATION PLAN
13	TREE INVENTORY AND CONDITION ANALYSIS
14	TREE PRESERVATION DETAILS
15	BLAKE LANE IMPROVEMENTS PLAN
16	SIGHT DISTANCE PROFILE
17	AMENITY AREA
18	ILLUSTRATIVE ELEVATIONS



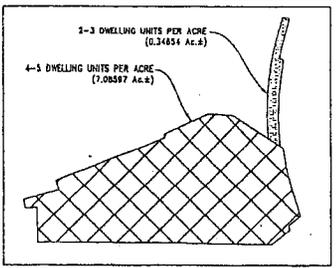
SHEET 1 OF 18  
PROJECT # 05118.01.00  
DATE: JUNE 2010

**LEGEND:**

- EXISTING TREELINE
- PROPOSED TREELINE
- LIMITS OF CLEARING AND GRADING \*\*\*
- APPROXIMATE LIMITS OF ARCHEOLOGY STUDY AREA
- \* APPROXIMATE LOCATION OF POSSIBLE RAINFOREST
- EXISTING DRIVEWAY TO BE REMOVED BY HAND OR WITH MECHANICAL LIFTING DEVICE THAT REMAINS AT LEAST 15' FROM THE PROPERTY LINE
- SELECTIVE CLEARING OF DAMAGED AND DISEASED VEGETATION (NO GRADING ALLOWED)
- LIMITS OF EXISTING BUILDING 3 TO REMAIN

CURVE TABLE					
CURVE	BEFORE	AFTER	CHANG	BEFORE	AFTER
1	138.00	113.00	25.00	8.50	11.50
2	118.00	88.00	30.00	8.50	11.50
3	138.00	113.00	25.00	8.50	11.50
4	118.00	88.00	30.00	8.50	11.50

- EXISTING (INDIVIDUAL) TREE
- EXISTING STREETLIGHTS ALONG BLAKE LANE
- PROPOSED STREETLIGHTS. SEE DETAIL
- TOWNHOUSE TYPE 'A' (SEE TYPICAL LOT LAYOUT ON SHEET 3)
- TOWNHOUSE TYPE 'B' (SEE TYPICAL LOT LAYOUT ON SHEET 3)
- INDICATES THE NUMBER OF VEHICLE TRIPS PER DAY (VTD). NUMBERS SHOWN ARE BASED ON 10 VTD FOR EACH SINGLE FAMILY DETACHED UNIT AND 5.81 VTD FOR EACH TOWNHOUSE UNIT PER THE ITE TRIP GENERATION MANUAL, 8TH EDITION, LAND USE 230.

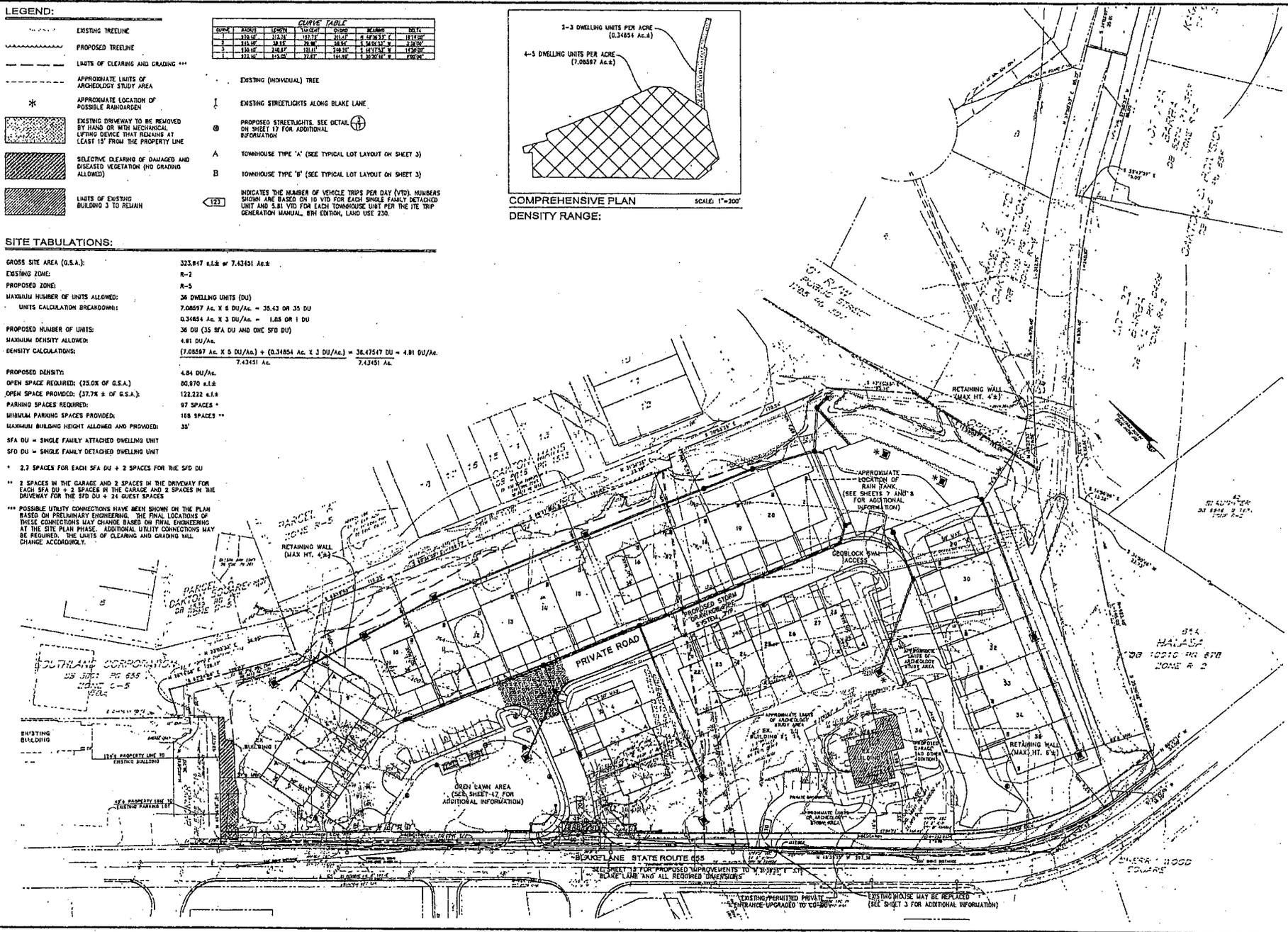


COMPREHENSIVE PLAN  
DENSITY RANGE:  
SCALE: 1"=200'

**SITE TABULATIONS:**

GROSS SITE AREA (G.S.A.):	323,847 s.f. ± w/ 7.43451 Ac. ±
EXISTING ZONE:	R-1
PROPOSED ZONE:	R-5
MAXIMUM NUMBER OF UNITS ALLOWED:	36 DWELLING UNITS (DU)
UNITS CALCULATION BREAKDOWN:	7.06597 Ac. X 5 DU/Ac. = 35.33 OR 35 DU 0.34854 Ac. X 3 DU/Ac. = 1.05 OR 1 DU 36 DU (35 SFA DU AND ONE SFD DU)
PROPOSED NUMBER OF UNITS:	36 DU
MAXIMUM DENSITY ALLOWED:	4.81 DU/Ac.
DENSITY CALCULATIONS:	(7.06597 Ac. X 5 DU/Ac.) + (0.34854 Ac. X 3 DU/Ac.) = 36.47571 DU = 4.81 DU/Ac. 7.43451 Ac.
PROPOSED DENSITY:	4.81 DU/Ac.
OPEN SPACE REQUIRED: (25.0% OF G.S.A.):	80,970 s.f. ±
OPEN SPACE PROVIDED: (37.7% ± OF G.S.A.):	122,222 s.f. ±
PARKING SPACES REQUIRED:	87 SPACES*
MINIMUM PARKING SPACES PROVIDED:	168 SPACES**
MAXIMUM BUILDING HEIGHT ALLOWED AND PROVIDED:	35'
SFA DU = SINGLE FAMILY ATTACHED DWELLING UNIT	
SFD DU = SINGLE FAMILY DETACHED DWELLING UNIT	

- \* 2.7 SPACES FOR EACH SFA DU + 2 SPACES FOR THE SFD DU
- \*\* 2 SPACES IN THE GARAGE AND 2 SPACES IN THE DRIVEWAY FOR EACH SFA DU + 2 SPACES IN THE GARAGE AND 2 SPACES IN THE DRIVEWAY FOR THE SFD DU + 24 GUEST SPACES
- \*\*\* POSSIBLE UTILITY CONNECTIONS HAVE BEEN SHOWN ON THE PLAN BASED ON PRELIMINARY ENGINEERING. THE FINAL LOCATIONS OF THESE CONNECTIONS MAY CHANGE BASED ON FINAL ENGINEERING AT THE SITE PLAN PHASE. ADDITIONAL UTILITY CONNECTIONS MAY BE REQUIRED. THE LIMITS OF CLEARING AND GRADING WILL CHANGE ACCORDINGLY.



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GENERALIZED DEVELOPMENT PLAN  
**OAKTON EAST**  
FARMHOUSE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JUNE 2010
SCALE: HOR. 1" = 40'
VERT. 1" = 40'
SHEET 2 OF 18
CD NO.
CAD NAME: CB118GDP
LAYOUT: GDR
FILE NO.: 08118-06

**GENERAL NOTES:**

- THE PROPERTY DELINEATED ON THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #47-2 ((1)), PARCELS 66, 67A AND 70A. ALL ARE ZONED R-2.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON FIELD RUN SURVEYS CONDUCTED BY BC CONSULTANTS IN OCTOBER AND DECEMBER OF 2004.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY BC CONSULTANTS IN OCTOBER, 2004 FOR PARCEL 70A AND FROM LOW FLIGHT AERIAL PHOTOGRAMMETRIC METHODS OBTAINED FROM AN SURVEY CORPORATION IN DECEMBER, 2004 FOR PARCELS 66 AND 67A. THE TOPOGRAPHY IS SHOWN AT TWO (2) FEET CONTOUR INTERVALS.
- THE PROPERTY SHOWN ON THIS GDP IS IN THE PROVIDENCE MAGISTERIAL DISTRICT, THE LOWER POTOMAC SEWER DISTRICT (L-1 SEWER SUB-SHED) AND THE ACCOTINK CREEK WATERSHED.
- TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
  - \* REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING ALONG THE EASTERN PROPERTY LINES (ADJACENT TO THE SINGLE FAMILY DETACHED HOMES) TO USE THE EXISTING TREES IN LIEU OF THE TREES AND SHRUBS REQUIRED FOR A TYPE 1 TRANSITIONAL SCREEN. WHERE THE INTENT OF THE TRANSITIONAL SCREENING IS NOT MET, SUPPLEMENTAL DECIDUOUS AND EVERGREEN TREES AND SHRUBS WILL BE PROVIDED AS SHOWN ON THE PLAN AND IN CONSULTATION WITH THE URBAN FOREST MANAGEMENT DIVISION. THIS REQUEST IS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, PART 3, SECTION 13-303, PARAGRAPH 3.
  - \* REQUEST A WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERN PROPERTY LINES (ADJACENT TO THE SINGLE FAMILY DETACHED HOMES) DUE TO THE TOPOGRAPHY BETWEEN THE CHISTE AND ADJACENT USES. THIS REQUEST IS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, PART 3, SECTION 13-303, PARAGRAPH 12.
  - \* REQUEST A WAIVER OF THE MAXIMUM 800 FEET LENGTH OF A PRIVATE ROAD. EMERGENCY VEHICLE TURN-AROUNDS HAVE BEEN PROVIDED AT BOTH ENDS OF THE PRIVATE ROAD.
- ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS JUNE 17, 2002), THERE ARE NO TRAILS REQUIRED ON THIS SITE. HOWEVER, AN EXISTING 4" CONCRETE SIDEWALK IS LOCATED ALONG THE SITES FRONTAGE WITH BLAKE LANE FOR PARCEL 70A. THIS SIDEWALK SHALL BE REPLACED WITH A NEW 5' CONCRETE SIDEWALK. A NEW 5' CONCRETE SIDEWALK WILL BE CONSTRUCTED ALONG THE SITE'S FRONTAGE WITH BLAKE LANE FOR PARCELS 66 AND 67A WHERE NO SIDEWALKS CURRENTLY EXIST. SEE SHEET 13, BLAKE LANE IMPROVEMENTS PLAN FOR ADDITIONAL INFORMATION.
- THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- THIS PLAN SHOWS ALL KNOWN EXISTING UNDERGROUND UTILITIES AND ALL EXISTING UTILITY EASEMENTS OF 25' OR MORE. THE LOCATIONS OF THE EASEMENTS SHOWN ARE FROM TAX RECORDS AND/OR DEEDS AND INFORMATION OF RECORD TAKEN FROM A TITLE COMMITMENT FURNISHED BY STEWART TITLE GUARANTY COMPANY DATED FEBRUARY 21, 2010.
- THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE 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 ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON THIS SITE.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
- ANY AND ALL OFF-SITE GRADING, PARKING, ACCESS, UTILITY CROSSINGS, ETC. SHALL BE ALLOWED WITH THE PERMISSION OF THE ADJACENT HOMEOWNERS AND/OR THEIR ASSOCIATED HOMEOWNERS'S ASSOCIATION.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

**ZONING ORDINANCE ARTICLE 18-202, PARAGRAPH 10 COMMENTS:**

- SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
- THE APPROXIMATE LOCATION AND DIMENSIONS OF ALL PROPOSED STRUCTURES ARE AS SHOWN ON THE PLAN. REFER TO THE DIMENSION LINES ON SHEET 2 FOR THE MAXIMUM HEIGHT OF ALL STRUCTURES. ANGLE OF BULK PLANE IS AS SHOWN ELSEWHERE ON THIS SHEET.
- THE PROPOSED TRAFFIC CIRCULATION IS AS SHOWN ON THE PLAN. REFER TO GENERAL NOTE 6 FOR INFORMATION CONCERNING THE TRAILS REQUIREMENT.
- OPEN SPACE AREAS, COMMUNITY FACILITIES AND/OR PUBLIC FACILITIES ARE AS SHOWN ON THE PLAN.
- NO MAJOR SANITARY SEWER IMPROVEMENTS ARE PROPOSED WITH THIS DEVELOPMENT.
- REFER TO SHEETS 7 AND 8 FOR ALL REQUIRED STORMWATER MANAGEMENT INFORMATION.
- THE LOCATION OF ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE, AND ALL MAJOR UNDERGROUND UTILITY EASEMENTS REGARDLESS OF WIDTH ARE AS SHOWN ON THE PLAN. REFER TO GENERAL NOTE 8 FOR ADDITIONAL INFORMATION CONCERNING UTILITY EASEMENTS.
- REFER TO THE SITE TABULATIONS ON SHEET 2 FOR REQUIRED PARKING SPACE INFORMATION.
- REFER TO GENERAL NOTE 2 FOR INFORMATION CONCERNING EXISTING TOPOGRAPHY.
- THERE IS A LARGE STAND OF MATURE TREES ALONG THE EASTERN PROPERTY BOUNDARY. A LARGE PART OF THIS STAND WILL BE PROTECTED AND PRESERVED IN ACCORDANCE WITH THE TREE PRESERVATION REQUIREMENTS OF SECTION 12 OF THE PUBLIC FACILITIES MANUAL. REFER TO SHEETS 4 AND 12 FOR ADDITIONAL INFORMATION CONCERNING THESE TREES.
- THE ADJACENT PROPERTIES WILL BE PROTECTED FROM ANY ADVERSE EFFECTS PROMPTED BY THE PROPOSED DEVELOPMENT BY THE PRESERVATION OF TREES ALONG THE EDGES OF THE PROPERTY AS SHOWN ON THE PLAN. ADDITIONAL TREES MAY BE PLANTED TO SUPPLEMENT THE PRESERVED TREES PROVIDING A VEGETATIVE BUFFER SHIELDING THE ADJACENT PROPERTIES. A LARGE STAND OF TREES WILL BE PRESERVED ALONG THE EASTERN PROPERTY BOUNDARY AS NOTED IN ELEMENT J ABOVE. FURTHER SHIELDING THE ADJACENT PROPERTIES. INCREASED FERTILIZER, PESTICIDES HAVE BEEN PROVIDED TO MAINTAIN THE DISTANCE BETWEEN EXISTING AND PROPOSED HOMES. VEHICULAR ACCESS AND THE DIMENSIONS OF ALL PERIPHERAL YARDS ARE AS SHOWN ON THE PLAN.
- THE EXISTING STRUCTURES ARE AS SHOWN ON THE PLAN. REFER TO SHEET 4 FOR THEIR LOCATIONS. THE DATES OF CONSTRUCTION OF BUILDINGS 1 AND 3 ARE UNKNOWN. BUILDING 2, A TEMPORARY SALES TRAILER, WAS PLACED ON THE SITE IN 2007. BUILDINGS 1 AND 2 WILL BE DEMOLISHED OR REMOVED. BUILDING 3 WILL BE RETAINED.
- NOT APPLICABLE. RESIDENTIAL USE.
- REFER TO THE SITE TABULATIONS ON SHEET 2 FOR INFORMATION CONCERNING THE PROPOSED NUMBER OF DWELLING UNITS, DENSITY AND OPEN SPACE CALCULATIONS.
- A LARGE OPEN SPACE RECREATIONAL AREA (OPEN LAWN AREA) IS PROPOSED WITH THIS DEVELOPMENT. THIS SPACE IS PROVIDED FOR THE PLEASURE AND ENJOYMENT OF THE RESIDENTS OF THIS DEVELOPMENT. REFER TO SHEET 17 FOR ADDITIONAL INFORMATION.
- IMPROVEMENTS TO THE PUBLIC ROAD (INCLUDING SIDEWALK) AND DEDICATION OF ADDITIONAL RIGHT-OF-WAY ARE AS SHOWN ON THE PLAN. SEE SHEET 15 FOR ADDITIONAL INFORMATION. THE TRING OF THESE IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.
- THE DEVELOPMENT SCHEDULE FOR THIS PROJECT WILL DEPEND ON MARKET CONDITIONS.
- NO FLOODPLAIN (AS DESIGNATED BY THE FEDERAL EMERGENCY AGENCY, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY), RESOURCE PROTECTION AREAS OR ENVIRONMENT QUALITY CORRIDORS ARE LOCATED ON THE SITE. THE ENTIRE SITE IS A RESOURCE MANAGEMENT AREA.
- DEDICATION AND IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY ARE AS SHOWN ON THE PLAN. THE CENTERLINE AND ALL REQUIRED DIMENSIONS TO THE PUBLIC ROAD ARE AS SHOWN ON SHEET 12.
- THE APPROXIMATE LIMITS OF CLEARING AND GRADING IS AS SHOWN ON THE PLAN. INFORMATION CONCERNING PROPOSED LANDSCAPING AND SCREENING IS AS SHOWN ON SHEET 5. REFER TO SHEET 4 FOR INFORMATION CONCERNING EXISTING VEGETATION AND SHEETS 11, 12, 13 AND 14 FOR INFORMATION CONCERNING VEGETATION TO BE PRESERVED.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL LOCATED ON THE SITE.
- APPLICANT AND OWNER:

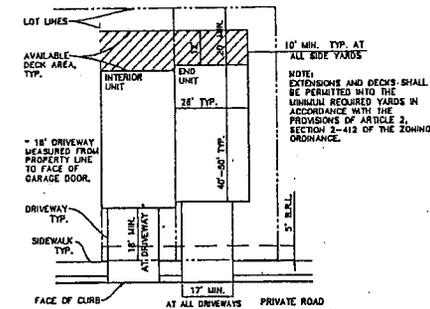
NEIGHBORHOODS V, LLC  
11111 SUNSET HILLS ROAD  
SUITE 200  
KESTON, VA 20190

**SINGLE FAMILY DETACHED HOUSE PHASING:**

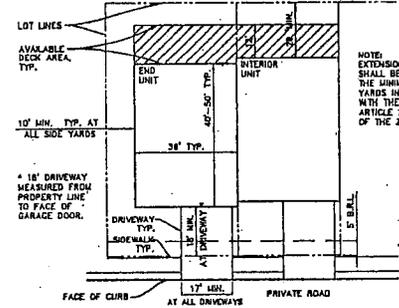
PHASE 1 SINGLE FAMILY DETACHED HOUSE LOT LAYOUT:  
THE SINGLE FAMILY DETACH HOUSE LOT LAYOUT FOR PHASE 1 IS AS SHOWN.

PHASE 2 SINGLE FAMILY DETACHED HOUSE LOT LAYOUT:  
AT THE END OF THE LIFE ESTATE OF WALTER L. CHILDS AND ROBERTA B. CHILDS, THE APPLICANT RESERVES THE RIGHT TO REMOVE THE EXISTING SINGLE FAMILY DETACHED HOUSE (FROM PHASE 1) AND REPLACE IT PROVIDED THAT THE NEW SINGLE FAMILY DETACHED HOUSE DOES NOT VIOLATE THE REQUIREMENTS OF THE R-2 ZONE FOR SINGLE FAMILY DETACHED HOMES.

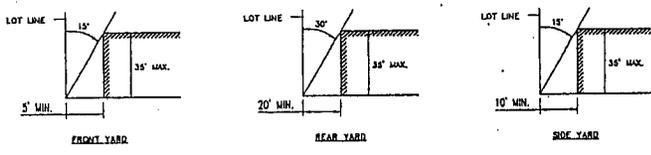
AT THE END OF THE LIFE ESTATE OF WALTER L. CHILDS AND ROBERTA B. CHILDS, THE APPLICANT RESERVES THE RIGHT TO REMOVE THE EXISTING SINGLE FAMILY DETACHED HOUSE (FROM PHASE 1) AND REPLACE IT PROVIDED THAT THE NEW SINGLE FAMILY DETACHED HOUSE DOES NOT VIOLATE THE REQUIREMENTS OF THE R-2 ZONE FOR SINGLE FAMILY DETACHED HOMES.



**TYPICAL TOWNHOUSE 'A' LOT LAYOUT**  
NO SCALE

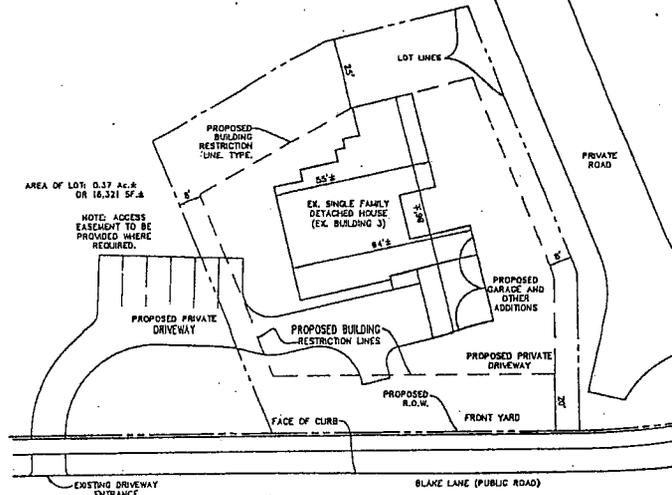


**TYPICAL TOWNHOUSE 'B' LOT LAYOUT**  
NO SCALE



FOR SINGLE FAMILY ATTACHED UNITS ONLY

**ANGLE OF BULK PLANE**  
NO SCALE



**SINGLE FAMILY DETACHED HOUSE LOT LAYOUT - PHASE 1**

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GENERAL NOTES AND COMMENTS  
**OAKTON EAST**  
PROVIDENCE DISTRICT  
POTOMAC COUNTY, VIRGINIA

BC REVIEWS	DESIGNED BY: PLR
01-11-20	DRAFTED BY: CAD
01-12-20	CHECKED BY: PLR
02-23-20	DATE: JUNE 2010
03-23-20	SCALE: 1/8" = 1'-0"
	1/4" = 1'-0"
	SHEET 3 OF 18
	CAD NAME: CB11810Y
	LAYOUT: NOTES
	FILE NO. 08118-08

EXISTING VEGETATION MAP SUMMARY AND NARRATIVE

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA (Ac.±)	NARRATIVE
2	OAK, TULIP, POPLAR, MAPLE	MATURE	N/A	2.08	ALTHOUGH PART OF THIS AREA IS ADJACENT TO A STREAM, MOST OF THE TREE SPECIES ARE ASSOCIATED WITH UPLAND FORESTS. UNSTORY INCLUDES MODERATE TO EXTENSIVE GROWTH OF INVASIVE PLANT SPECIES INCLUDING BRARS, WINES AND MULTI-FLORA ROSE.
3	NONE DOMINATE	VERY EARLY	N/A	0.14	SCATTERED AREAS OF SUCCESSIONAL GROWTH AROUND UNMAINTAINED AREAS AND ADJACENT TO FORESTED AREAS. UNSTORY PLANT MATERIAL INCLUDES MANY NATIVE AND NON-NATIVE HERBACEOUS AND INVASIVE SPECIES INCLUDING BRARS, MULTI-FLORA ROSE, WINES AND POISON IVY.
6	N/A	N/A	N/A	0.75	AREAS OF CONSTRUCTED FEATURES INCLUDING BUILDINGS, PARKING AND ROADWAYS.
8	MAPLE, OAK, HOLLY, PINE	N/A	N/A	4.45	GRASSED AND LANDSCAPED AREAS, ATHLETIC FIELDS OR OTHER GREEN AREAS BEYOND OF NATURAL VEGETATION. THE AREAS AROUND AND BEHIND BUILDING 3 ARE GRASSLANDS MAINTAINED ON A REGULAR BASIS. TO THE NORTHEAST OF BUILDING 2 AND AROUND BUILDING 1 ARE GRASSLANDS MAINTAINED ON A SEMI-REGULAR BASIS. PORTIONS OF THE AREA BEHIND BUILDING 1 ARE EXHIBITING SIGNS OF SUCCESSIONAL GROWTH WITH THE EMERGENCE OF NATIVE HERBACEOUS PLANTS.

Total: 7.43 Ac.±

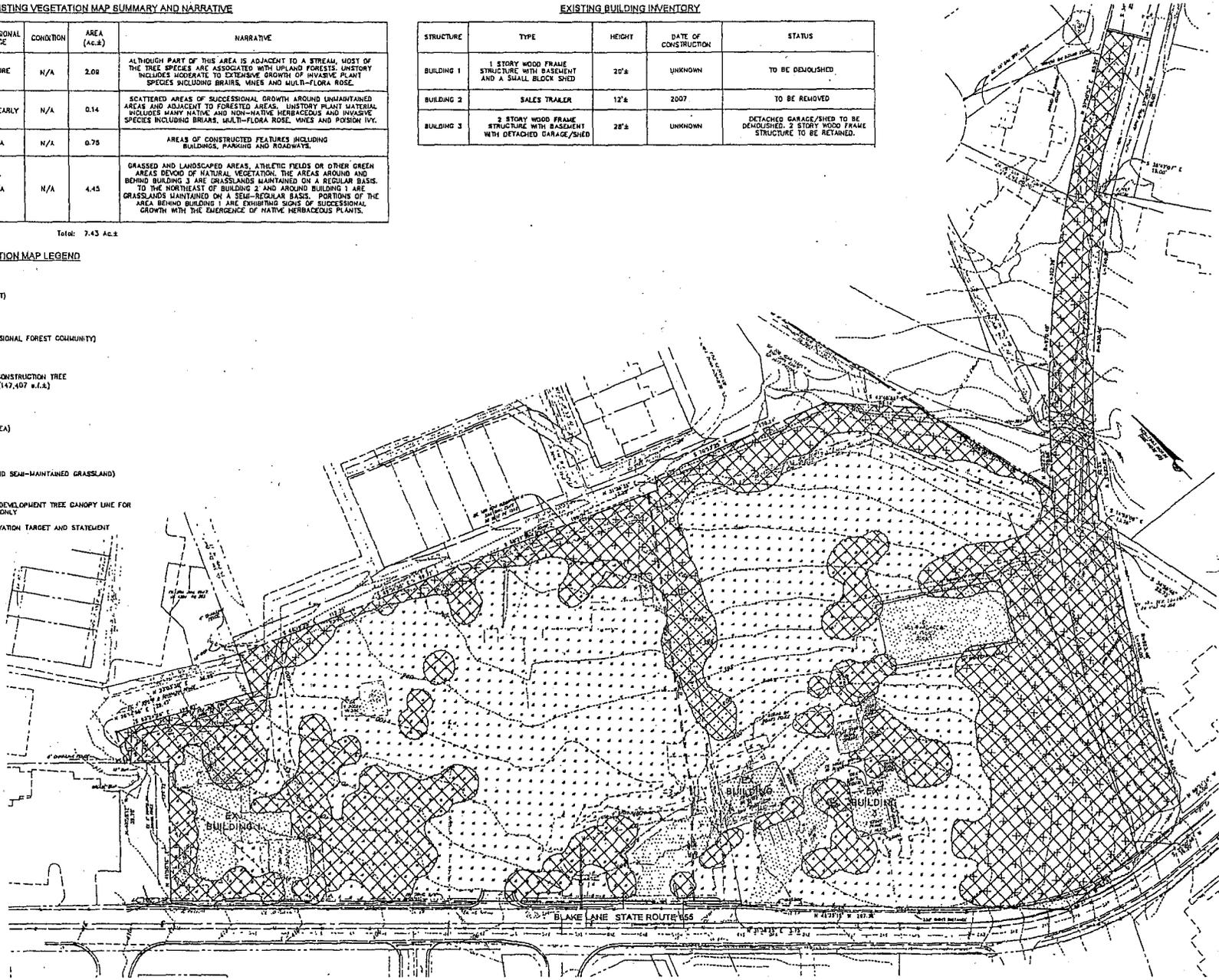
EXISTING VEGETATION MAP LEGEND

-  COVER TYPE 2 (UPLAND FOREST)
-  COVER TYPE 3 (EARLY SUCCESSIONAL FOREST COMMUNITY)
-  EXISTING PRE-CONSTRUCTION TREE CANOPY AREA (147,407 s.f.A.)
-  COVER TYPE 5 (DEVELOPED AREA)
-  COVER TYPE 8 (MAINTAINED AND SEMI-MAINTAINED GRASSLAND)
-  EXISTING PRE-DEVELOPMENT TREE CANOPY LINE FOR DISPERSE TREES ONLY

SEE SHEET # FOR THE TREE PRESERVATION TARGET AND STATEMENT

EXISTING BUILDING INVENTORY

STRUCTURE	TYPE	HEIGHT	DATE OF CONSTRUCTION	STATUS
BUILDING 1	1 STORY WOOD FRAME STRUCTURE WITH BASEMENT AND A SMALL BLOCK SHED	20'±	UNKNOWN	TO BE DEMOLISHED
BUILDING 2	SALES TRAILER	12'±	2007	TO BE REMOVED
BUILDING 3	2 STORY WOOD FRAME STRUCTURE WITH BASEMENT WITH DETACHED GARAGE/SHED	28'±	UNKNOWN	DETACHED GARAGE/SHED TO BE DEMOLISHED. 2 STORY WOOD FRAME STRUCTURE TO BE RETAINED.



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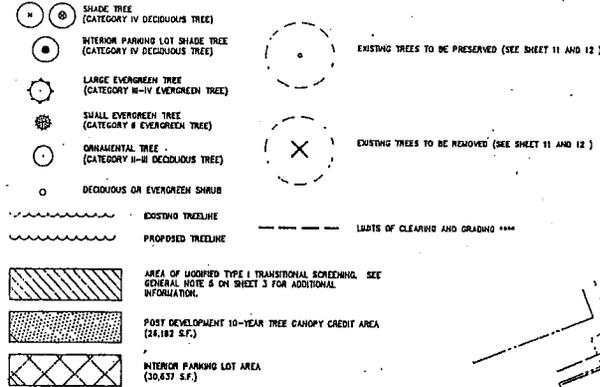
EXISTING CONDITIONS AND EXISTING VEGETATION MAP  
**OAKTON EAST**  
 PREPARED BY: JAMES B. COOK  
 FAIRFAX COUNTY, VIRGINIA

DATE REVISIONS	DESIGNED BY: PLR
11-23-10	DRAFTED BY: CAD
12-2-10	CHECKED BY: PLR
12-2-10	DATE: JUNE 2010
12-2-10	SCALE: 1" = 40'
	VERT: 1" = 40'
	SHEET 4 OF 18
CD. NO.	CAD NAME: 0811REVM
	LAYOUT: EXISTING VEG
	PRE NO. 0811R-03

PLANT SCHEDULE AND TREE CANOPY CALCULATIONS\*

QTY.	TYPE *	USE	SIZE	REMARKS	TREE CANOPY CALCULATION	
					AREA/TREE (s.f.)	TOTAL CANOPY AREA (s.f.)
58	CATEGORY IV DECIDUOUS TREE	NATIVE **	2" CAL	B&B	200	11,600
20	CATEGORY II-IV DECIDUOUS TREE	NATIVE **	2" CAL	B&B	100	2,000
14	CATEGORY II-IV EVERGREEN TREE	NATIVE **	3" CAL	B&B	150	2,100
61	CATEGORY I EVERGREEN TREE	NATIVE **	2" CAL	B&B	100	6,100
					SUBTOTAL	21,800
					NATIVE MULTIPLIER **	1.5
					TOTAL	32,700 ***

LEGEND



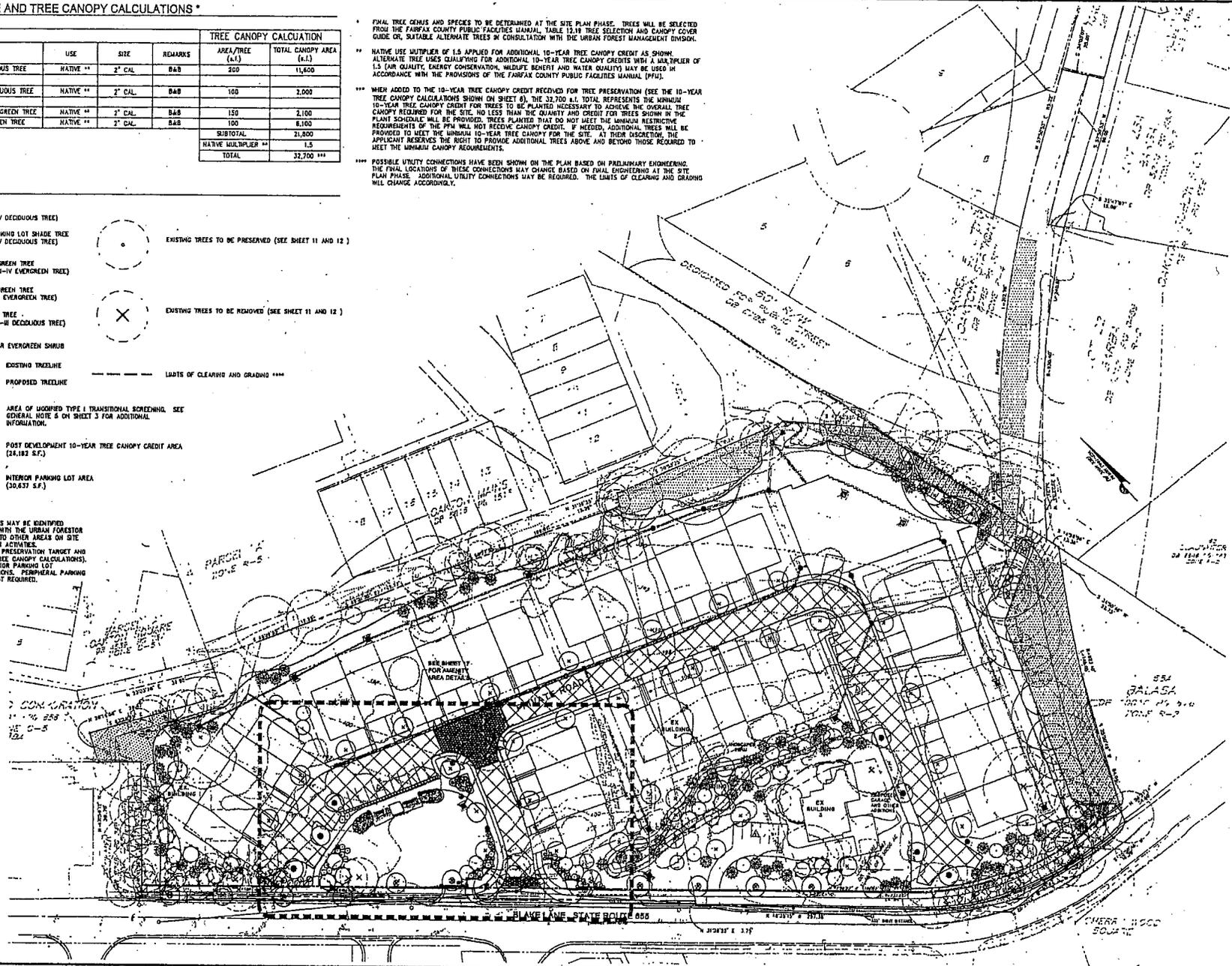
- NOTE
- SUITABLE EXISTING TREES MAY BE IDENTIFIED DURING THE SITE VISIT WITH THE URBAN FORESTER FOR TRANSPLANTATION TO OTHER AREAS ON SITE PRIOR TO CONSTRUCTION ACTIVITIES.
  - SEE SHEET # FOR TREE PRESERVATION TARGET AND NARRATIVE (10-YEAR TREE CANOPY CALCULATIONS).
  - SEE SHEET # FOR INTERIOR PARKING LOT LANDSCAPING CALCULATIONS. PERIPHERAL PARKING LOT LANDSCAPING IS NOT REQUIRED.

\* FINAL TREE GENUS AND SPECIES TO BE DETERMINED AT THE SITE PLAN PHASE. TREES WILL BE SELECTED FROM THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, TABLE 12.19 TREE SELECTION AND CANOPY COVER GUIDE OR, SUITABLE ALTERNATE TREES IN CONSULTATION WITH THE URBAN FOREST MANAGEMENT DIVISION.

\*\* NATIVE USE MULTIPLIER OF 1.5 APPLIED FOR ADDITIONAL 10-YEAR TREE CANOPY CREDIT AS SHOWN. ALTERNATE TREE USES QUALIFYING FOR ADDITIONAL 10-YEAR TREE CANOPY CREDITS WITH A MULTIPLIER OF 1.5 FOR QUALITY, ENERGY CONSERVATION, WILDFIRE RESISTANT AND WATER QUALITY) MAY BE USED IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM).

\*\*\* WHEN ADDED TO THE 10-YEAR TREE CANOPY CREDIT RECEIVED FOR TREE PRESERVATION (SEE THE 10-YEAR TREE CANOPY CALCULATIONS SHOWN ON SHEET 8), THE 32,700 s.f. TOTAL REPRESENTS THE MINIMUM 10-YEAR TREE CANOPY CREDIT FOR TREES TO BE PLANTED NECESSARY TO ACHIEVE THE OVERALL TREE CANOPY REQUIRED FOR THE SITE, NO LESS THAN THE QUANTITY AND CREDIT FOR TREES SHOWN IN THE PLANT SCHEDULE WILL BE PROVIDED. TREES PLANTED THAT DO NOT MEET THE MINIMUM RESTRICTIVE REQUIREMENTS OF THE PFM WILL NOT RECEIVE CANOPY CREDIT. IF NEEDED, ADDITIONAL TREES WILL BE PROVIDED TO MEET THE MINIMUM 10-YEAR TREE CANOPY FOR THE SITE. AT THEIR DISCRETION, THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL TREES ABOVE AND BEYOND THOSE REQUIRED TO MEET THE MINIMUM CANOPY REQUIREMENTS.

\*\*\*\* POSSIBLE UTILITY CONNECTIONS HAVE BEEN SHOWN ON THE PLAN BASED ON PRELIMINARY ENGINEERING. THE FINAL LOCATIONS OF THESE CONNECTIONS MAY CHANGE BASED ON FINAL ENGINEERING AT THE SITE PLAN PHASE. ADDITIONAL UTILITY CONNECTIONS MAY BE REQUIRED. THE LIMITS OF CLEARING AND GRADING WILL CHANGE ACCORDINGLY.



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 www.bccon.com

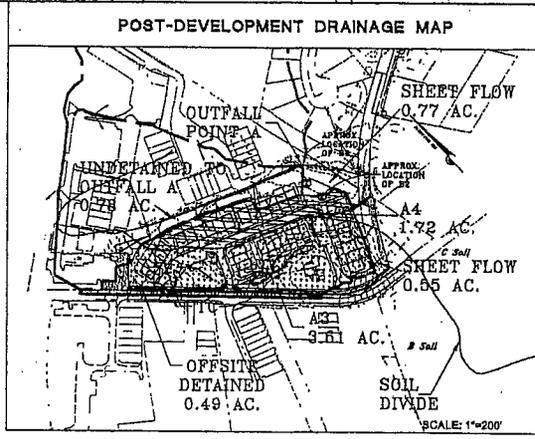
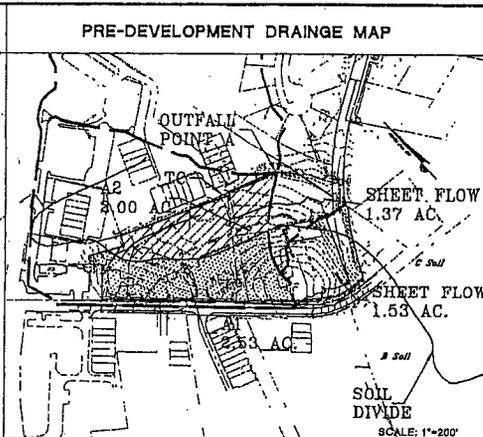
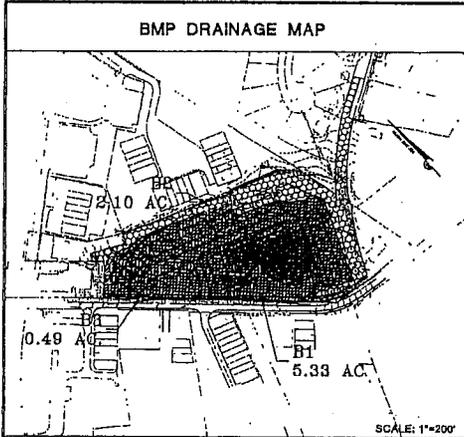
12.21.10  
 DATE: 12/21/10  
 PROJECT: OAKTON EAST

LANDSCAPE PLAN  
**OAKTON EAST**  
 PROJECT: OAKTON EAST  
 ADDRESS: 12800 FAIR LAKES ROAD  
 FAIRFAX, VIRGINIA 22033

DESIGNED BY: PLR  
 DRAFTED BY: CAD  
 CHECKED BY: PLR  
 DATE: JUNE 2010  
 SCALE: 1/8" = 1' - 0"  
 SHEET 5 OF 16

CO. NO.  
 CAD NAME: GRIMM, SC  
 LAYOUT: LANDSCAPE  
 FILE NO: 06118-06





**REZONING STORMWATER MANAGEMENT NARRATIVE**

**PRE-DEVELOPMENT CONDITIONS**  
 THE 1.43 ACRE SITE CURRENTLY CONTAINS AN EXISTING SALES TRAILER AND PARKING AREA, TWO EXISTING SINGLE FAMILY DETACHED RESIDENCES AND IS ZONED R-3. THE ADJACENT PARCELS ARE RESIDENTIAL AND COMMERCIAL ZONED. THE SOUTHERN BORDER OF THE SITE IS THE RAIN ALONG DRAINAGE LAINE (STATE ROUTE 433). THIS SITE IS LOCATED WITHIN THE ACCOTINK CREEK WATERSHED. WATER FROM THE SITE DRAINS NORTHEAST, OVERLAND, INTO AN EXISTING FLOODPLAIN (PG 377, PG 126). OFFSITE WATER MAINLY COMES FROM COLLECTION ALONG BLAINE LANE WHERE INLETS ARE CENTRALLY LOCATED ALONG THE SOUTHERN BOUNDARY OF THE SITE. THE INLETS CONNECT TO AN EXISTING YARD INLET. THE WATER IS THEN CONVEYED THROUGH EXISTING DRAINAGE TRENCHES TO THE SITE UNTIL IT OUTFALLS INTO THE EXISTING FLOODPLAIN ALONG THE NORTHERN BORDER OF THE SITE.

**POST-DEVELOPMENT CONDITIONS**  
 THE PROPOSED CONDITIONS FOR THE SITE IS FOR 15 TOWNHOUSE UNITS AND ONE OF THE EXISTING HOUSE IS REMOVED. A SUB-SURFACE DETENTION FACILITY CONSISTING OF A RAINTANK (TRADDMAN) BRAND UNDERGROUND INFILTRATION FACILITY OR OTHER SIMILAR INFILTRATION SYSTEM (COLLECTIVELY CALLED RAINTANK HENCEFORTH) WILL COLLECT WATER FROM THE COMBINATION OF OVERLAND FLOW AND A PROPOSED STORM SEWER SYSTEM. ROUGHLY 0.33 ACRES OFFSITE AND 0.46 ACRES OFFSITE ARE DETAINED IN THIS STORMWATER MANAGEMENT FACILITY. THE RAINTANK SYSTEM DETAINS THE STORMWATER RUNOFF IN ORDER TO MEET THE MAXIMUM ALLOWABLE RELEASE. FIRST TO THE ALLOWABLE RELEASE COMPUTATIONS, OUTFLOW COMPUTATIONS, AND VOLUME TABLE ON THIS SHEET. THE FACILITY OUTFALLS INTO THE EXISTING FLOODPLAIN (PG 377, PG 126). STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN MET, AS THE POST-DEVELOPMENT PEAK RELEASE RATES FOR THE 2 AND 10-YEAR STORAGE ARE LESS THAN PRE-DEVELOPMENT LEVELS.

**BEST MANAGEMENT PRACTICE (BMP) NARRATIVE**  
 THE 1.43 ACRE SITE IS IN THE ACCOTINK CREEK WATERSHED. THIS SITE REQUIRES 40% PHOSPHOROUS REMOVAL EFFICIENCY. IT IS CONSIDERED A NEW DEVELOPMENT IN FAYFAX COUNTY. BMP COMPUTATIONS ARE BASED ON THE OCCASIONAL METHOD AND RESULT IN A 42.2% PHOSPHOROUS REMOVAL (SEE COMPUTATIONS ON THIS SHEET). THE BMP REQUIREMENTS WILL BE MET BY INFILTRATING THE FIRST 8 FT OF RUNOFF THROUGH THE RAINTANK. THE RAINTANK, GENERALLY, SOLES IN THE AREA HAVE INFILTRATION RATES SUFFICIENT TO FACILITATE THE PROPER USE OF A RAINTANK FACILITY, BUT FINAL DESIGN AND LOCATION IS DEPENDENT UPON FIELD VERIFICATION OF THE SOIL INFILTRATION RATES BY A QUALIFIED GEOTECHNICAL ENGINEER. SHOULD THE WATER TABLE ELEVATION PRECLUDE THE USE OF INFILTRATION, BMPs WILL BE PROVIDED THROUGH A COMBINATION OF RAINTANKS, FILTERBAYS AND RAINTANKS.

THE COUNTY CONSIDERS A RAINTANK AS A "SUB-SURFACE DETENTION FACILITY (SDF)". THE FAYFAX COUNTY PUBLIC FACILITIES MANUAL (PFM) ALLOWS THE USE OF A SDF IN A RESIDENTIAL DEVELOPMENT, AN UNDERGROUND DETENTION SYSTEM (UDS) IS NOT ALLOWED IN A RESIDENTIAL DEVELOPMENT AND REQUIRES A WAIVER OF THE PFM REQUIREMENTS FOR ITS USE. THE SDF AND UDS OFFER IN THE SAME OF THEIR COMPONENTS, ACCESSIBILITY AND SAFETY CONCERNS. A MODIFICATION OF THE PFM MAY BE REQUIRED FOR THE USE OF A SDF WITH THIS DEVELOPMENT. IF REQUIRED, THE MODIFICATION REQUEST WILL BE MADE AT THE SITE PLAN PHASE. IN THE EVENT THAT ANY MODIFICATION REQUEST, IF REQUIRED, IS NOT APPROVED OR DEEMED NOT SUFFICIENT TO SUPPORT AN INFILTRATION SYSTEM THEN ANOTHER BMP FACILITY WILL BE USED AS APPROVED BY THE FAYFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

THE RAINTANK (TRAD) BRAND IS A MODULAR SYSTEM OF SMALL CRATES THAT MAY BE STAGGED TO PROVIDE A DRAINAGE SYSTEM THAT STORES STORMWATER RUNOFF AND ALLOWS IT TO INFILTRATE INTO THE GROUND.

**ALLOWABLE RELEASE COMPUTATIONS**

**OAKTON EAST - Stormwater Management Allowable Release Computations**

**Onsite Pre-Development Flow Calculations**

Storm Frequency	C <sub>f</sub>	C <sub>o</sub>	(In./Hr)	Area (Ac)	Peak Flow (cfs)
2-Year (Site Area)	1.00	0.78	5.15	7.13	8.31
10-Year (Site Area)	1.00	0.38	12.07	7.13	15.18

**Post-Development Controlled/Uncontrolled Areas**

Description	Weighted "C" <sub>f</sub>	Area (Ac)	Peak Flow (cfs)
<b>Onsite Detention</b>			
2-Year	0.81	4.33	17.77
10-Year	0.81	5.33	23.71
<b>Onsite Undetention</b>			
2-Year	0.32	2.11	3.67
10-Year	0.32	2.11	4.60
<b>Total Onsite Area =</b>		<b>7.13</b>	
<b>Offsite Detention</b>			
2-Year	0.78	0.49	2.03
10-Year	0.78	0.49	2.71
<b>Onsite &amp; Offsite Composite "C"<sub>f</sub> to Detention Facility =</b>			<b>0.82</b>

**OVERALL SITE Post-Development Discharge**

Storm Frequency	Pre-Development Release (cfs)	Post-Development Undetention (cfs)	Post-Development Outflow (cfs)
2-Year	8.31	3.67	4.30
10-Year	15.18	4.60	7.16

\*Time of concentration for pre and post development computations is 6 minutes.

**INFILTRATION TEST RESULTS**

**INFILTRATION TEST RECALCULATION**

Job No: 10647-B      Job Name: Oakton East - Infiltration      Date: 10/20/10

Soiling No: B-2

Test Interval (Duration) (hrs)	0.50	1.00	2.00	3.00	4.00
Duration	0:00	1:00	2:00	3:00	4:00
Actual Test Time (Inlet Points)	14:30	18:23	18:50	17:50	18:30
Measured Depth to Water (ft)	80.00	39.00	28.50	26.25	26.00
Measured Depth, Added (ft)	34.00	39.00	38.50	40.25	41.00
Head (ft)	26.0	22.0	20.0	18.0	18.0
Flow (ft <sup>3</sup> /hr)		4.9	1.6	0.8	0.8
Calculated Infiltration Rate (ft./hr.): Avg. Fall Over 4 hours: 1.74 Recommended Rate 1/2 A.C., Fall: 0.8					

Soiling No: B-3

Test Interval (Duration) (hrs)	0.50	1.00	2.00	3.00	4.00
Duration	0:00	1:00	2:00	3:00	4:00
Actual Test Time (Inlet Points)	14:33	18:23	18:50	17:50	18:30
Measured Depth to Water (ft)	81.50	40.50	31.50	29.25	29.00
Measured Depth, Added (ft)	34.50	40.50	41.50	43.25	44.25
Head (ft)	28.0	24.0	22.0	20.0	20.0
Flow (ft <sup>3</sup> /hr)		5.9	1.8	1.0	1.0
Calculated Infiltration Rate (ft./hr.): Avg. Fall Over 4 hours: 2.478 Recommended Rate 1/2 A.C., Fall: 1.2					

INFILTRATION TESTING PERFORMED BY EGS, LTD.

**BMP FACILITY DESIGN CALCULATIONS**

**II. WATERSHED INFORMATION**

**PART I: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS**

SUBAREA DESIGNATION & DESCRIPTION	"C" <sub>f</sub>	AREA (AC)
B1 Onsite Detention	0.81	4.33
B2 Onsite Undetention	0.32	2.10
B3 Onsite to Infiltration	0.78	0.49

**PART II: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE**

AREA OF THE SITE	(1)	(2)	7.43	ACRES
(1) SUBAREA DESIGNATION	(1)	(2)	(3)	(4)
B1 Onsite Detention	0.81	4.33		3.53
B2 Onsite Undetention	0.32	2.10		0.67
(3) TOTAL				3.97
(4) WEIGHTED AVERAGE "C" FACTOR		(1) (2) (3)		0.83

**PART III: COMPUTE THE TOTAL PHOSPHOROUS REMOVAL FOR THE SITE**

SUBAREA DESIGNATION	BMP EFF. (%)	AREA (AC)	"C" FACTOR RATIO	PRODUCT
(1) (2) (3) (4) (5) (6)				
B1 Onsite Detention	40	4.33	1.73	41.68
B2 Onsite Undetention	0	2.10	0.00	0.00
B3 Onsite to Infiltration	0	0.49	0.00	0.00
(6) TOTAL				42.12

**PART IV: DETERMINE COMPLIANCE WITH PHOSPHOROUS REMOVAL REQUIREMENT**

(A) SELECT REQUIREMENT: (1) 42.12 %      (2) 42.12 %

(B) IF FAYFAX COUNTY CHEESAPEAKE BAY PRESERVATION AREA (CPA) OR FAYFAX COUNTY WATER SUPPLY OVERLAY DISTRICT - 604:

(1) IF LINE 1 (A) 42.12 % > LINE 2 (B) 42.12 % THEN PHOSPHOROUS REMOVAL REQUIREMENT IS SATISFIED.

**INFILTRATION DESIGN CALCULATIONS**

**PART I: DETERMINE DESIGN INFILTRATION RATE**

(A) SOIL CLASSIFICATION	LOAD
(B) HYDROLOGIC SOIL GROUPING	C
(C) MINIMUM INFILTRATION RATE (I) (PER FIELD RUN DATA-SEE THIS SHEET)	1.78 ft./hr.
(D) DESIGN INFILTRATION RATE (I <sub>d</sub> ) (PER GEOTECH RECOMMENDATION-SEE SHEET 18A) (I) 0.90 ft./hr.	

**PART II: DETERMINE MAXIMUM STORAGE TIME**

(A) MAXIMUM STORAGE TIME, T <sub>max</sub>	(B) 46 hr.
--	------------

**PART III: DETERMINE MAXIMUM ALLOWABLE DEPTH OF THE FACILITY**

(A) VOID RATIO FOR STONE RESERVOIRS USED 1.8 TO 1.6 INCH STONE - VOID NO. 1 COARSE-GRADED AGGREGATE	(B) 0.40
---	----------

(C) MAXIMUM ALLOWABLE DEPTH OF THE FACILITY

$H_{max} = T_{max} \cdot I_d$       (1) (2) (3) (4) 108.6 IN.

**PART IV: DETERMINE MINIMUM BOTTOM SURFACE AREA REQUIRED**

(A) WATER QUALITY VOLUME REQUIREMENTS FOR SITE, VOL <sub>WQ</sub>	(B) 8,733 cu. ft.
---	-------------------

(C) MINIMUM BOTTOM SURFACE AREA OF THE FACILITY

$A_{min} = VOL_{WQ} / (I_d \cdot T_{max} \cdot V)$       (1) (2) (3) (4) 1,589 sq. ft.

**PART V: ACTUAL BMP VOLUME PROVIDED IN THE INFILTRATION TRENCH**

(A) SURFACE AREA AND DEPTH PROVIDED	(B) 8,248 cu. ft.
-------------------------------------	-------------------

**BC Consultants**  
 Planners • Engineers • Surveyors • Landscape Architects  
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
 (703)441-1000 www.bcconsultants.com

**STORMWATER MANAGEMENT PLAN**

**OAKTON EAST**  
 FAYFAX COUNTY, VIRGINIA

DESIGNED BY: PLR  
 DRAFTED BY: CAD  
 CHECKED BY: PLR  
 DATE: JUNE 2010  
 SCALE: 1/8" = 1'-0"  
 SHEET 7 OF 18

CD NO.  
 CAD NAME: CB12ESW-01  
 LAYOUT: SWM1  
 FILE NO.: 08118-08









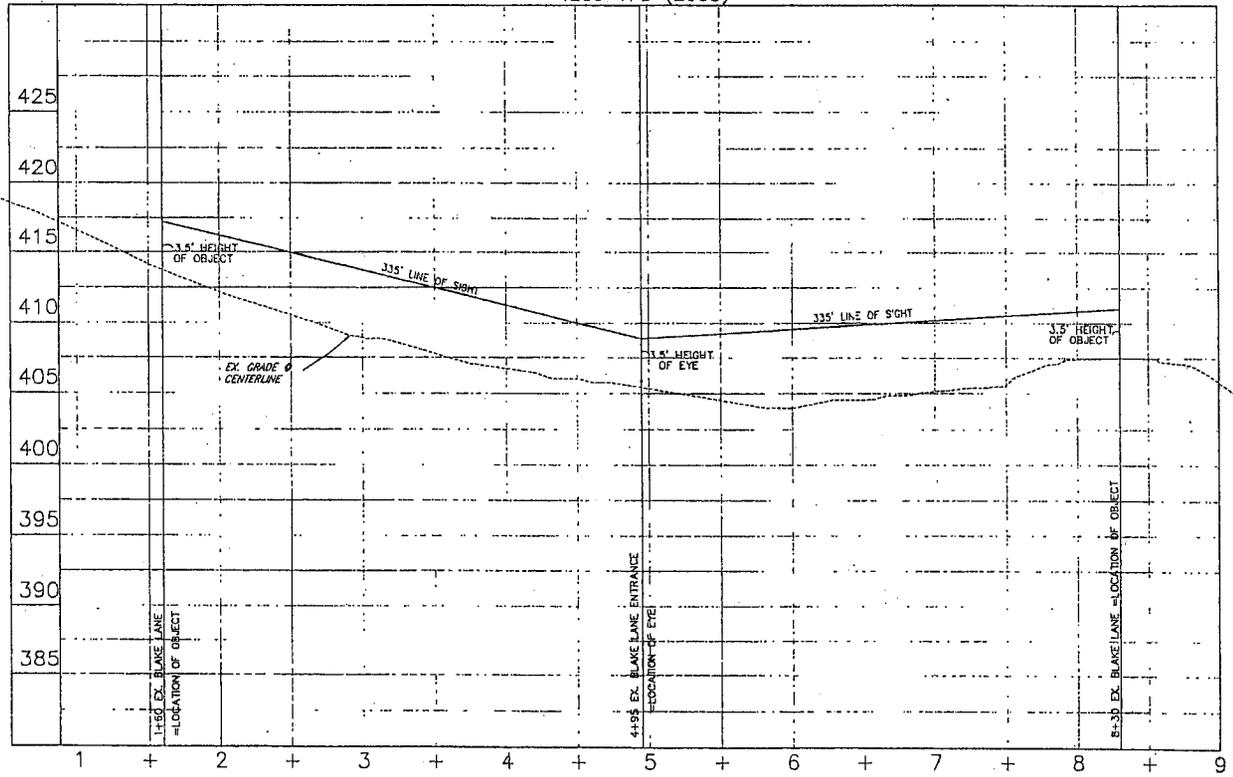








BLAKE LANE - ROUTE 655  
 ENTRANCE  
 POSTED SPEED 25 MPH  
 4200 VPD (2008)



**BC Consultants**  
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 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
 (703)449-8100 (fax)  
 www.bcva.com



SIGHT DISTANCE PROFILE  
**OAKTON EAST**  
 PLANNING DISTRICT  
 FINANCIAL CORRECT. REGION

BC REVISIONS	DATE	BY
1	11-10-10	PLR
2	12-2-10	PLR
3	12-2-10	PLR

DESIGNED BY: PLR  
 DRAFTED BY: CAD  
 CHECKED BY: PLR  
 DATE: JUNE 2010  
 SCALE: HORIZ. 1" = 40'  
 VERT. 1" = 10'  
 SHEET 16 OF 18

CD. NO.  
 CAD NAME: G8118015  
 LAYOUT: DISTANCE  
 FILE NO. 08118-06



MANUFACTURER: VICTON STANLEY, INC.  
 P.O. Drawer 330,  
 Quakertown, Maryland 20754 USA  
 Toll Free: 1-800-388-2573  
 Tel: 1-301-855-8300  
 Fax: 1-410-257-7575  
 www.victonst.com

MODEL: C-10 Bench OR EQUAL

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

1 BENCH  
 17 PHOTO

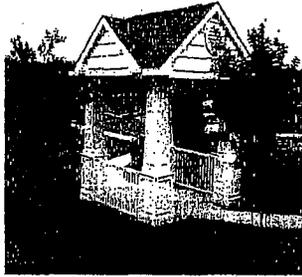
NOT TO SCALE  
 238-811Bench



TRELLIS TO BE BUILT BY THE APPLICANT. STYLE MAY CHANGE TO COORDINATE WITH OTHER COMMUNITY FEATURES.

2 TRELLIS  
 17 PHOTO

NOT TO SCALE  
 110-6973TRELLIS



4 OPTIONAL PAVILION  
 17 IF PROVIDED, THE PAVILION WILL BE BUILT BY THE APPLICANT. THE PAVILION'S STYLE AND FEATURES MAY CHANGE TO REFLECT THE ARCHITECTURE OF THE TOWNHOMES.



POLE LIGHT 1



OR APPROVED EQUAL

3 STREETLIGHT  
 17 PHOTO

MANUFACTURER: HOLLOWAY  
 MODEL: HP18712 WITH CUT-OFF LUMINAIRE OR EQUAL  
 POLE: 1 1/2" HDX (P145P/18P-CR/BN)  
 COLOR: BLACK  
 LAMP: 150 MH  
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

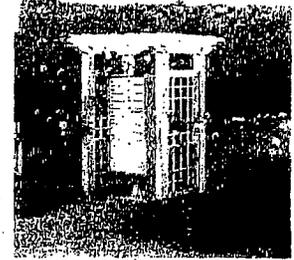
APPROXIMATE LOCATIONS OF THE STREETLIGHTS ARE SHOWN ON THE PLAN. THE FINAL NUMBER AND LOCATIONS OF THE LIGHTS MAY CHANGE WITH FINAL ENGINEERING AND A PHOTOMETRIC ANALYSIS.

NOT TO SCALE  
 8A-3103\_Pole1-Green\_L1



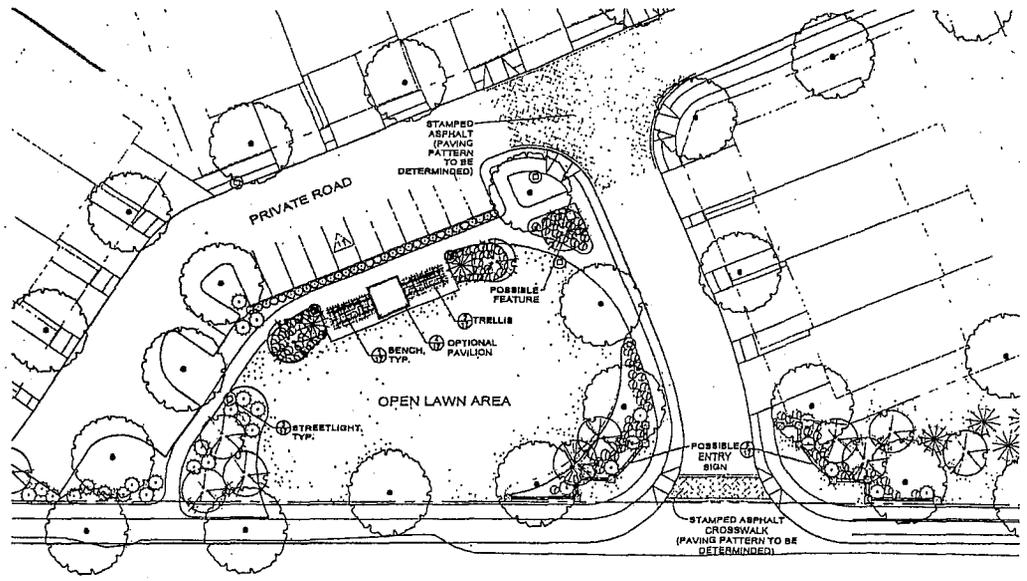
5 ENTRY SIGN  
 17

(FOR ILLUSTRATIVE PURPOSES ONLY TO CERTIFY THE QUALITY OF DESIGN. THE FINAL ENTRY DESIGN MAY CHANGE BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE TYPES OF MATERIALS AND THE TYPES AND EXTENT OF FEATURES DEPICTED HEREON. THE SIGN MAY BE CONSTRUCTED WITH BRICK (SHOWN), STONE, ARCHITECTURAL BLOCK OR OTHER SIMILAR SURFACE TREATMENT.)



6 COMMUNITY MAIL BOXES  
 17

LOCATIONS TO BE DETERMINED, ACCORD TO BE BUILT BY THE APPLICANT. STYLE MAY CHANGE TO COORDINATE WITH OTHER COMMUNITY FEATURES.



7 OPEN LAWN AMENITY AREA  
 17

SCALE: 1"=20'

**BC Consultants**  
 Planning - Architecture - Civil - Landscape Architecture  
 12500 Park Lakes Circle, Suite 100, Fairfax, VA 22030  
 (703) 449-8100 (703) 449-8108 (Fax)  
 www.bccon.com



AMENITY AREA  
**OAKTON EAST**  
 PERFORMANCE INSTRUMENT

DATE REVISIONS	DESIGNED BY: PLR
REVISION: 10-14-10	DRAFTED BY: CAD
12-22-10	CHECKED BY: PLR
12-22-10	DATE: JUNE 2010
12-22-10	SCALE: 1/8" = 1'-0"
12-22-10	1110 SWANSON AVENUE, SUITE 100, FAIRFAX, VA 22030
12-22-10	TEL: 703-449-8100 FAX: 703-449-8108
12-22-10	SHEET 17 OF 18
12-22-10	CD. NO.
12-22-10	CAD NAME: G8118AMENITY
12-22-10	LAYOUT: PARK AREA
12-22-10	FILE NO. 08118-08



26' TOWNHOMES



36' TOWNHOMES



*Devereaux & Associates*  
ARCHITECTS AND PLANNERS

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(703)448-8106 (703)448-8106 (fax)  
www.bccn.com



ILLUSTRATIVE ELEVATIONS  
**OAKTON EAST**  
PROVIDENCE DISTRICT

NO. REVISIONS	DATE
1	12-21-10
2	12-21-10
3	12-21-10
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100	12-21-10

DESIGNED BY: PLR  
 DRAFTED BY: CAD  
 CHECKED BY: PLR  
 DATE: JUNE 2010  
 SCALE: HOR: 1/4" = 1'-0"  
 VERT: NA  
 SHEET 16 OF 18  
 CD. NO.  
 CAD NAME: QB1016E  
 LAYOUT: ELEVATIONS  
 FILE NO.: 08116-08