

**NOTES:**

- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP No. 108-3 ((1)) 16A AND IS CURRENTLY ZONED R-3 AND IS LOCATED WITHIN THE POHICK HISTORIC OVERLAY DISTRICT. THE PROPOSED ZONE IS PDH-3.
- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF THE FOLLOWING: TRUSTEES OF ENGLISIDE BAPTIST CHURCH BY DEED RECORDED IN DEED BOOK 15725 AT PAGE 1140 AND DEED BOOK 4788 AT PAGE 667 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- DEVELOPER/CONTRACT PURCHASER:  
SUMMIT OAKS SECTION 2, LLC  
8253-J BACKLICK ROAD  
LORTON, VA 22079  
(703) 550-8880
- BOUNDARY INFORMATION IS BASED UPON A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS, INC. IN AUGUST, 2010.
- THE TOPOGRAPHIC INFORMATION IS BASED UPON AN AERIAL SURVEY BY LAND DESIGN CONSULTANTS IN AUGUST, 2010. THE VERTICAL DATUM IS BASED ON NGVD 1929. THE CONTOUR INTERVAL IS TWO (2) FEET.
- TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER A100116JLL EFFECTIVE DATE JULY 25, 2010.
- THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM AN AERIAL SURVEY WHICH TIES THIS BOUNDARY TO THE FAIRFAX COUNTY GEOGRAPHIC INFORMATION SYSTEM MONUMENT GPS 10. THE COMBINED GRID AND ELEVATION FACTOR IS 0.9997604.
- ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREON. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATIONS OF PFM DESIGN CRITERIA AT THE TIME OF SUBDIVISION / PLAT PREPARATION / SUBMISSION PROVIDED THE MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE C/FDP.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.
- LAND DESIGN CONSULTANTS, INC. IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25 FEET OR MORE.
- ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. LIMITS OF CLEARING AND GRADING SHALL BE IN GENERAL CONFORMANCE WITH THOSE SHOWN HEREON.
- AIR QUALITY PERMITS SHALL BE OBTAINED IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL LATERAL CONNECTIONS. PORTIONS OF THE EXISTING SEWER SHALL BE REMOVED AND/OR ABANDONED.
- A RESOURCE PROTECTION AREA (RPA), AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE, DOES NOT EXIST ON THE SUBJECT PROPERTY PER THE FAIRFAX COUNTY RPA MAPS. A RESOURCE MANAGEMENT AREA (RMA), AS DEFINED BY FAIRFAX COUNTY, DOES EXIST ON THE SUBJECT PROPERTY.
- THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE A 500 YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 515525 00125 D, DATED MARCH 5, 1990.
- THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL USE AT A DENSITY OF 3-4 DWELLING UNITS PER ACRE WITH AN OPTION FOR A DENSITY OF 4-5 DWELLING UNITS PER ACRE FOR HOUSING FOR THE ELDERLY. THE PROPOSED DENSITY OF 2.56 DU/ACRE IS IN CONFORMANCE WITH THIS PLAN.
- IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A 8' MAJOR PAVED TRAIL AND AN 8' ON ROAD BIKE ROUTE IS REQUIRED ALONG ROUTE 1, THOUGH THE SIDE OF ROAD IS NOT IDENTIFIED. FURTHER, A 5' SIDEWALK IS REQUIRED ALONG ROUTE 1 IN ACCORDANCE WITH THE PFM. CURRENTLY, A SIDEWALK EXISTS ALONG ROUTE 1 PER VDOT PROJECT 0001-024-F20, C501. THE APPLICANT REQUESTS A WAIVER OF THE TRAIL REQUIREMENTS ALONG ROUTE 1 IN LIEU OF THIS EXISTING SIDEWALK. THE APPLICANT IS PROPOSING 5' SIDEWALKS ALONG BOTH SIDES OF THE INTERNAL PUBLIC STREETS. SEE WAIVER REQUEST, THIS SHEET.
- LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- RICHMOND HIGHWAY HAS RECENTLY IMPROVED PER VDOT PROJECT 0001-024-F20, C501 AND CONTAINS 6 LANES. LDC HAS DEDICATED ADDITIONAL RIGHT-OF-WAY TO ACCOMMODATE THE FUTURE ON ROAD BIKE ROUTE, BUT DOES NOT BELIEVE ANY IMPROVEMENTS ARE REQUIRED AND THEREFORE NONE ARE PROPOSED.
- AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN DOES NOT EXIST ON THE SUBJECT PROPERTY. THE COMPONENTS OF A MAXIMUM DENSITY REDUCTION DO NOT EXIST ON SITE.
- LDC DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND / OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
- DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER / DEVELOPER.
- A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN.
- THE SUBJECT PROPERTY WILL MEET SWM/BMP REQUIREMENTS THROUGH THE PROVISION OF TWO STORMWATER MANAGEMENT PONDS CONSTRUCTED WITH THE SUMMIT OAKS PROPERTY SUBDIVISION PLAN (1748-SD-001-3) WHICH ARE MAINTAINED BY FAIRFAX COUNTY. A WAIVER TO UTILIZE AN OFFSITE FACILITY HAS BEEN SUBMITTED TO FAIRFAX COUNTY.
- ALL DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE C/FDP, AND THE MINIMUM YARDS ARE PROVIDED.
- THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF CREATING A DEVELOPMENT THAT IS SIMILAR TO ADJACENT DEVELOPMENTS. ADDITIONAL PLANTING AROUND THE PERIMETER OF THE PROPERTY WILL BE PROVIDED. THE APPLICANT WILL ENSURE THAT THE POST DEVELOPMENT RUNOFF IS LESS THAN THE PRE DEVELOPMENT RUNOFF.
- ADDITIONAL TREE PLANTINGS, AS SHOWN ON THE C/FDP, WILL PROVIDE SCREENING.
- MINOR ADJUSTMENTS TO THE LOT LINES AND UTILITY LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREIN.
- THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
- A WAIVER OF THE SUBDIVISION STREET ACCEPTANCE REQUIREMENTS WILL BE SUBMITTED CONCURRENTLY WITH THIS REQUEST.
- LOCATION OF EXISTING STRUCTURES ON OFFSITE PROPERTIES ARE APPROXIMATE AND FROM INFORMATION OF RECORD.
- PORTIONS OF EXISTING CONSERVATION EASEMENTS WILL BE VACATED AND NEW CONSERVATION EASEMENTS GRANTED AT TIME OF RECORDATION OF THE SUBDIVISION PLAT.
- THIS APPLICATION IS NOT PROPOSING THE CREATION OF ANY AFFORDABLE DWELLING UNITS (ADU'S) ON SITE. THE SUBJECT PROPERTY IS SEPARATE FROM THE SUMMIT OAKS SECTION 1 COMMUNITY VIA THE PROPOSED PARTIAL CONDITION AMENDMENT. FURTHER THE PROPOSED DENSITY IS BELOW THAT PERMITTED IN ACCORDANCE WITH THE COMPREHENSIVE PLAN, THEREFORE NO ONSITE ADU'S ARE REQUIRED. THE APPLICANT WILL MAKE A CONTRIBUTION TO THE HOUSING TRUST FUND IN ACCORDANCE WITH THE PROFFERS.
- DENSITY CREDIT SHALL BE RESERVED AS MAY BE PERMITTED BY THE PROVISIONS OF PARAGRAPH 4 OF SECTION 2-308 OF THE ZONING ORDINANCE FOR ALL ELIGIBLE DEDICATIONS.

**TABULATIONS - REZONING APPLICATION**

SITE AREA = 511,888 ± OR 11.7513 ACRES (SEE NOTE 35)  
 EXISTING ZONING = R-3 # POHICK HISTORIC OVERLAY DISTRICT  
 PROPOSED ZONING = PDH-3 # POHICK HISTORIC OVERLAY DISTRICT  
 PROPOSED USE = SINGLE FAMILY DETACHED  
 MAXIMUM BUILDING HEIGHT REQD. = 35 FEET  
 MAXIMUM BUILDING HEIGHT PROVIDED = 35 FEET  
 MIN. DISTRICT SIZE REQUIRED = 2 ACRES  
 MIN. DISTRICT SIZE PROVIDED = 11.7513 ACRES  
 MINIMUM LOT SIZE REQUIRED = NO REQUIREMENT  
 MINIMUM LOT WIDTH REQUIRED = NONE  
 MINIMUM LOT AREA REQUIRED = NONE  
 MINIMUM LOT AREA PROPOSED = ±6,000 SF

MINIMUM YARDS:  
 REQUIRED: FRONT YARD: N/A  
 SIDE YARD: N/A  
 REAR YARD: N/A  
 PROVIDED: FRONT YARD: 20'  
 SIDE YARD: 5' MIN.  
 REAR YARD: 20'

OPEN SPACE REQUIRED: 20% OR 102,377 SF  
 OPEN SPACE PROVIDED: ±3% OR ±200,000 SF

PARKING:  
 REQUIRED (2 SPACES/UNIT) = 60 SPACES  
 PROVIDED (4 SPACES/UNIT) = 120 SPACES

DENSITY:  
 PERMITTED (35 UNITS) = 3.00 DU/AC  
 PROPOSED (30 UNITS) = 2.56 DU/AC

MINIMUM YARDS:  
 REQUIRED: FRONT YARD: N/A  
 SIDE YARD: N/A  
 REAR YARD: N/A  
 PROVIDED: FRONT YARD: 20'  
 SIDE YARD: 5' MIN.  
 REAR YARD: 20'

OPEN SPACE REQUIRED: 20% OR 102,377 SF  
 OPEN SPACE PROVIDED: ±3% OR ±200,000 SF

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DENSITY:  
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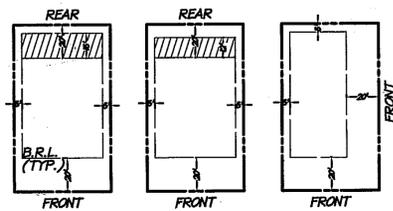
**GENERAL STATEMENT**

THIS APPLICATION CONSISTS OF A REZONING APPLICATION TO REZONE TAX MAP PARCEL 108-3 ((1)) 16A FROM THE R-3 ZONING DISTRICT TO THE PDH-3 ZONING DISTRICT.

**SHEET INDEX**

- COVER SHEET
- CONCEPTUAL/FINAL DEVELOPMENT PLAN
- SIGHT DISTANCE PROFILE
- EXISTING CONDITIONS PLAN
- EXISTING VEGETATION MAP
- TREE PRESERVATION AND PROTECTION PLAN
- TREE PRESERVATION NARRATIVES
- ELEVATIONS
- STORMWATER MANAGEMENT INFORMATION

**TYPICAL LOT DETAILS**



INTERIOR LOT (DECK < 4' IN HT.)    INTERIOR LOT (DECK > 4' IN HT.)    CORNER LOT

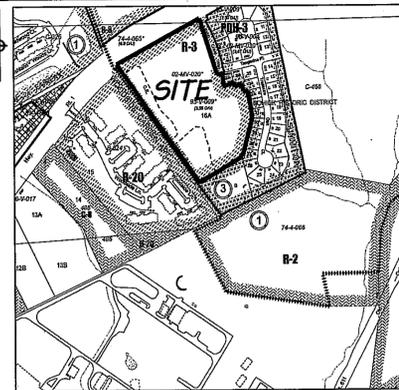
AVAILABLE DECK AREA OUTSIDE BUILDING RESTRICTION LINE (B.R.L.) (PER Z.O. SECTION 2-412)

NOTE: 12' MIN. SHALL BE PROVIDED BETWEEN HOUSES

N.T.S.

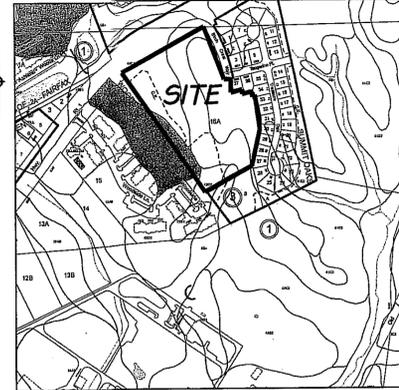
Application No. RZ/FDP 2011-MV-001 Staff B.K.  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 See Proffers Dated June 7, 2011  
 Date of (PC) June 16, 2011 (BOS) Approval July 26, 2011  
 Sheet 1 of 9

35. THE SUBJECT PROPERTY ORIGINALLY CONTAINED 12.24 ACRES WHEN REZONED PER RZ 2002-MV-020. SUBSEQUENT TO THIS REZONING, THE COMMONWEALTH OF VIRGINIA ACQUIRED PORTIONS OF THE SUBJECT PROPERTY (.4887 ACRES) IN ORDER TO IMPLEMENT THE ROUTE 1 IMPROVEMENTS PER VDOT PROJECT 0001-024-F-20, RW 201. THIS FIRM COMPLETED A BOUNDARY SURVEY IN AUGUST, 2010 AND HAS DETERMINED THE NEW BOUNDARY IS 11.7513 ACRES AS A RESULT OF THIS TAKING. THIS ACREAGE (.4887 ACRES) IS NOT INCLUDED IN THIS APPLICATION AND NO DENSITY CREDIT IS RESERVED.



**VICINITY MAP**

SCALE: 1" = 500'



**SOILS MAP**

SCALE: 1" = 500'

**SOIL INFORMATION**

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
6	HYATTSVILLE	B	FAIR	MARGINAL	LOW
37	BELTSVILLE	B	FAIR	MARGINAL	MODERATE
49	LUNT	A	MARGINAL	FAIR	MODERATE
61	LOAMY/GRAVELLY SEDIMENTS	A	MARGINAL	MARGINAL	HIGH
118	MARINE CLAY	A	POOR	MARGINAL	HIGH

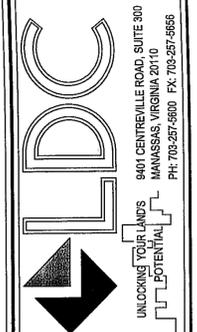
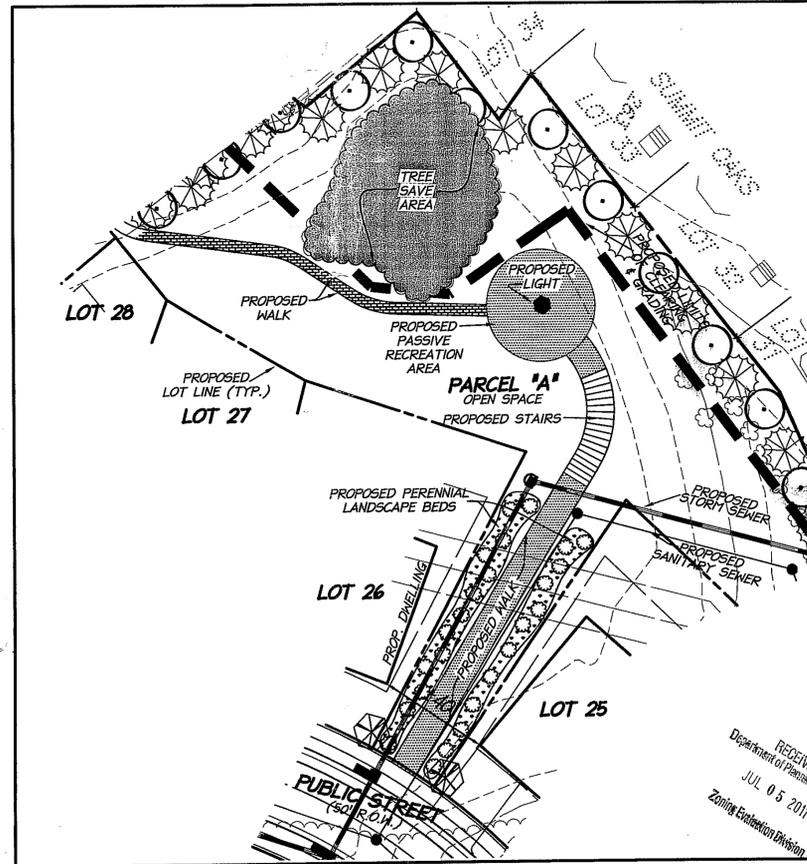
**WAIVERS/MODIFICATIONS REQUESTED:**

IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL, THE FOLLOWING WAIVERS/MODIFICATIONS ARE RESPECTFULLY REQUESTED:

- WAIVE THE 8' MAJOR PAVED TRAIL REQUIREMENT AND 8' ON ROAD BIKE ROUTE REQUIREMENT ALONG THE PROPERTY'S RICHMOND HIGHWAY FRONTAGE IN ACCORDANCE WITH THE PFM. THE APPLICANT RESPECTFULLY REQUESTS THESE WAIVERS IN LIGHT OF THE RECENT IMPROVEMENTS TO ROUTE 1 PER VDOT PROJECT 0001-024-F20, C501 WHICH CONSTRUCTED A SIDEWALK ALONG THE PROPERTY'S RICHMOND HIGHWAY FRONTAGE. THIS EXISTING PEDESTRIAN CONNECTION WILL PROVIDE ADEQUATE PEDESTRIAN MOVEMENT AND MINIMIZE MAINTENANCE RESPONSIBILITIES FOR TWO PARALLEL FACILITIES. THE APPLICANT WILL DEDICATE ADDITIONAL RIGHT-OF-WAY IN CONJUNCTION WITH THE RECORD PLAT, AND AS GENERALLY SHOWN ON SHEET 2, TO ACCOMMODATE THE FUTURE ONROAD BIKE ROUTE AND ESCROW THE COSTS TO RE-STRIPE ROUTE 1, AT SUCH TIME THE ON ROAD BIKE ROUTE IS CONSTRUCTED. THIS ADDITIONAL DEDICATION IS BEYOND THAT SPECIFIED BY THE COMPREHENSIVE PLAN MEASURING 104' FROM CENTERLINE.
- A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY, ROUTE 1 IN ACCORDANCE WITH PFM SECTION 7-0104. A WAIVER OF THIS REQUIREMENT WAS GRANTED WITH THE PREVIOUS REZONING 2002-MV-020.
- A WAIVER OF THE REQUIREMENT TO PROVIDE ONSITE STORMWATER DETENTION AND WATER QUALITY (PFM SECTIONS 6-0301.3, 6-0302.2, AND 6-0401.2A). THE STORMWATER MANAGEMENT AND WATER QUALITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT SHALL BE SATISFIED VIA EXISTING OFF-SITE SWM PONDS APPROVED WITH #1748-SD-001. THESE EXISTING PONDS HAVE BEEN DESIGNED TO PROVIDE STORMWATER QUALITY AND QUANTITY CONTROL FOR THE SUBJECT PROPERTY AND WILL PROVIDE DETENTION FOR THE 2 AND 10 YEAR STORM EVENTS AND MEET BMP REQUIREMENTS. WITH THE PROPOSED ATTENUATION, THE POST DEVELOPMENT RUNOFF WILL BE REDUCED TO LESS THAN THE PRE-DEVELOPED RUNOFF. THEREFORE THERE WILL BE A REDUCTION IN RUNOFF LEAVING THE PROPERTY AS A RESULT OF THIS PROPOSAL. CONSERVATION AREAS WILL BE PROPOSED ON SITE TO HELP MEET BMP REQUIREMENTS. PLEASE SEE SHEET 6 FOR ADDITIONAL JUSTIFICATION AND OUTFALL ANALYSIS. A SEPARATE REQUEST TO WAIVE THIS REQUIREMENT WILL BE SUBMITTED TO DPWES IN CONJUNCTION WITH THIS APPLICATION.

**INTEGRATED OPEN SPACE PLAN**

SCALE: 1" = 30'



COVER SHEET

SUMMIT OAKS SECTION 2

MOUNT VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

DATE	BY	DESCRIPTION	REVISION	APPROVED BY:
3/11/11	KVA	UPDATE TABS; ADD SCREENING INFO		
4/11/11	KVA	MODIFICATION & UPDATE TABS & WAIVERS		
4/11/11	KVA	UPDATE NOTES 17 & 18; UPDATE TYP. LOT		
5/11/11	KVA	ADDED NOTE TO LOT DETAIL		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SHEET 1 OF 6

DATE: SEPT, 2010  
 DRAFT: MTM  
 CHECK: MTM  
 FILE NUMBER: 1062-1-0 3.0B

RECEIVED  
 Department of Planning  
 JUL 05 2011  
 Zoning Enforcement Division

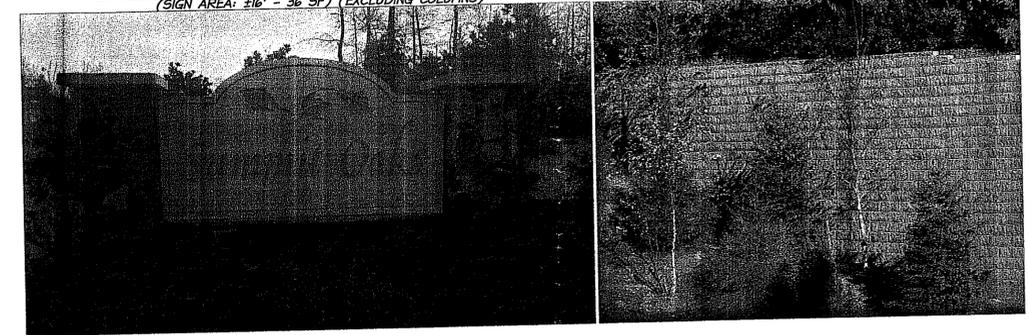
CURVE	RADIUS	ARC	DELTA	CHORD	BEARING
C1	25.00'	7.91'	18°07'42"	7.87'	N38°51'48"W
C2	824.00'	246.52'	17°08'29"	245.61'	N21°13'41"W
C3	1573.57'	123.26'	04°29'17"	123.23'	N56°01'39"E

**LANDSCAPE ELEMENTS EXAMPLE**  
(PASSIVE RECREATION AREA)

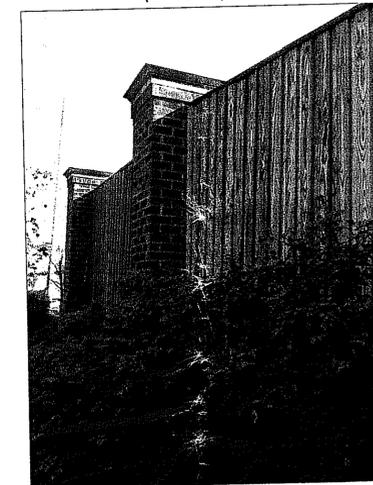


**TYPICAL ENTRY FEATURE DETAIL**  
(SIGN AREA: 216' x 36 SF) (EXCLUDING COLUMNS)

**TYPICAL RETAINING WALL DETAIL**



**TYPICAL NOISE FENCE DETAIL**  
(±7' HEIGHT)



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, STONE, ARCHITECTURAL BLOCK OR SIMILAR SURFACE TREATMENT.

**PLANTING SCHEDULE**

PROPOSED SPECIES LIST

Key	Botanical Name	Common Name
<b>LARGE DECIDUOUS TREES</b>		
○	Acer rubrum	Red Maple
○	Carya glabra	Pignut Hickory
○	Carpinus caroliniana	American Hornbeam
○	Liquidambar styraciflua	Sweetgum
○	Quercus bicolor	Swamp White Oak
○	Quercus phellos	Willow Oak
<b>EVERGREEN TREES</b>		
○	Chamaecyparis thyoides	Atlantic White Cedar
○	Ilex opaca	American Holly
○	Juniperus virginiana	Eastern Red Cedar
○	Picea abies	Norway Spruce
○	Picea omorika	Serbian Spruce
○	Pinus nigra	Austrian Pine
<b>COMPACT DECIDUOUS TREES</b>		
○	Amelanchier arborea	Downy Serviceberry
○	Asimina triloba	Paw paw
○	Cercis canadensis	Redbud
○	Cornus alternifolia	Alternate-leaf Dogwood
○	Halesia carolina	Carolina silverbell
<b>SHRUBS</b>		
○	Aronia arbutifolia	Red Chokeberry
○	Ceanothus americanus	New Jersey Tea
○	Ilex glabra	Inkberry
○	Ilex verticillata	Winterberry
○	Kalmia angustifolia	Sheep Laurel
○	Lindera benzoin	Spicebush
○	Rhododendron atlanticum	Coast Azalea
○	Viburnum prunifolium	Black Haw
○	Itea virginica	Virginia Sweetspire

Application No. RZ/EDP 2011-MV-001 Staff B.K.  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
See Proffers Dated June 7, 2011  
Date of (PC) June 16, 2011 (BOS) Approval July 26, 2011  
Sheet 2 of 9

THE LANDSCAPING DEPICTED HEREIN SHALL CONSIST OF NATIVE AND PROVEN DESIRABLE SPECIES. THE TYPES AND LOCATIONS SHOWN ARE APPROXIMATE AND SPECIFIC TREE TYPES AND LOCATION SHALL BE DESIGNATED ON A LANDSCAPE PLAN SUBMITTED WITH THE SUBDIVISION PLAN. THE TREES SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE SPECIES AND LOCATION FROM THAT PROVIDED HEREIN AT THE TIME OF FINAL SUBDIVISION PLAN AND SUBJECT TO APPROVAL BY UFT1. THE APPROXIMATE HEIGHT WILL BE 2-3' CALIPER AND 6-8' HEIGHT.

**LDLC**  
UNLOCKING YOUR LANDS POTENTIAL  
9401 CENTREVILLE ROAD, SUITE 300  
MANASSAS, VIRGINIA 20110  
PH: 703-887-8800 FX: 703-267-6666

**CONCEPTUAL/FINAL DEVELOPMENT PLAN**

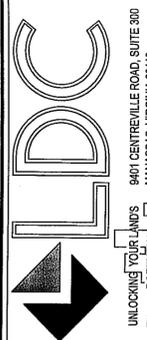
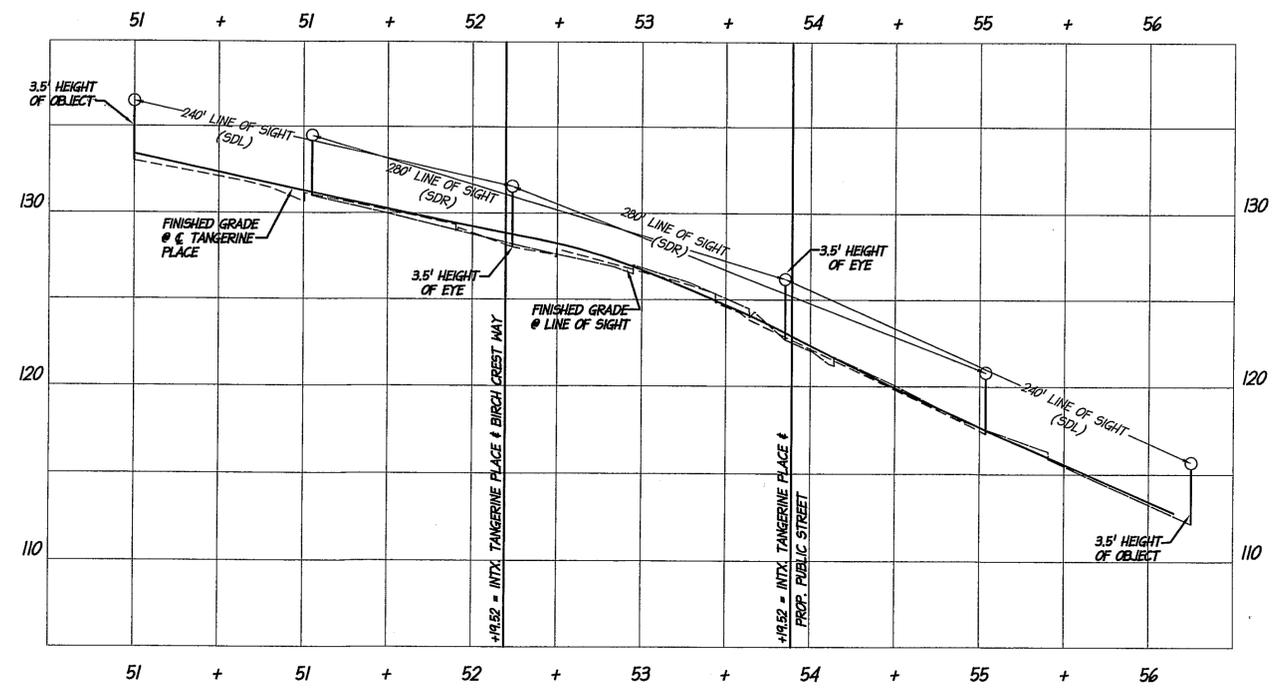
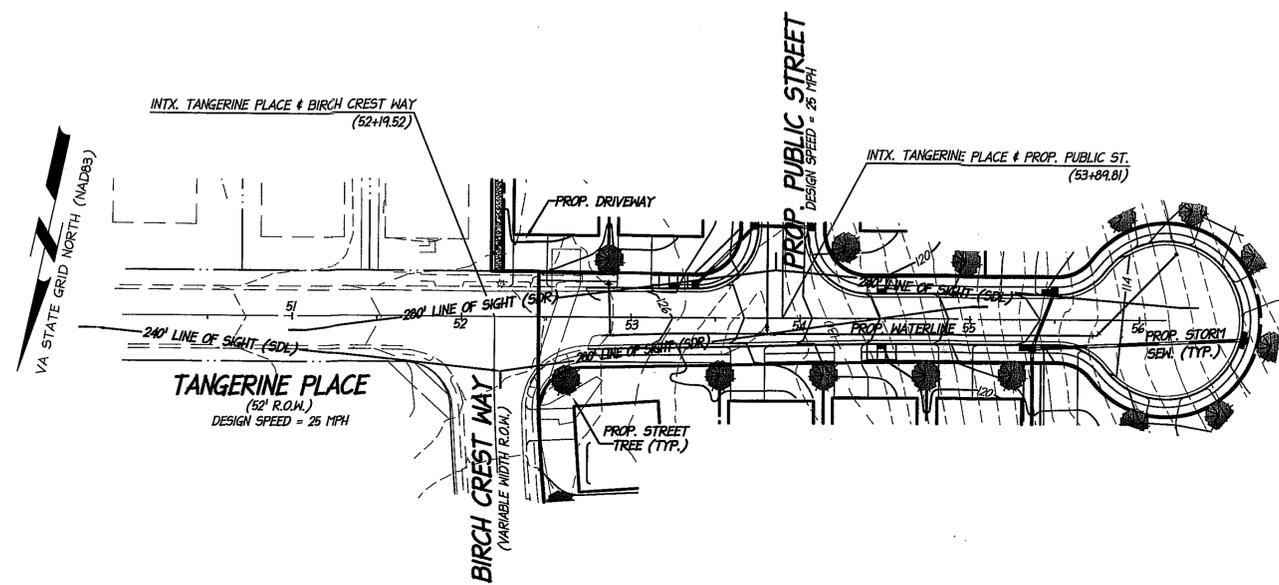
**SUMMIT OAKS SECTION 2**  
MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

NO.	REVISION	DATE	BY	APPROVED BY
1	REVISE LAYOUT OF WALL FENCE			
2	REVISE LAYOUT OF WALL FENCE			
3	REVISE LAYOUT OF WALL FENCE			
4	REVISE LAYOUT OF WALL FENCE			
5	REVISE LAYOUT OF WALL FENCE			
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29	REVISE LAYOUT OF WALL FENCE			
30	REVISE LAYOUT OF WALL FENCE			

HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: 1" = 50'  
SHEET 2 of 6  
DATE: NOV. 2010  
DRAFT: KMA CHECK: MTM  
FILE NUMBER: 1062-1-0 3.0B

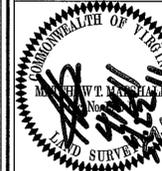


SIGHT DISTANCE PROFILE

SUMMIT OAKS SECTION 2  
MOUNT VERNON DISTRICT

DATE	DESCRIPTION	REVISION APPROVED BY:	DATE

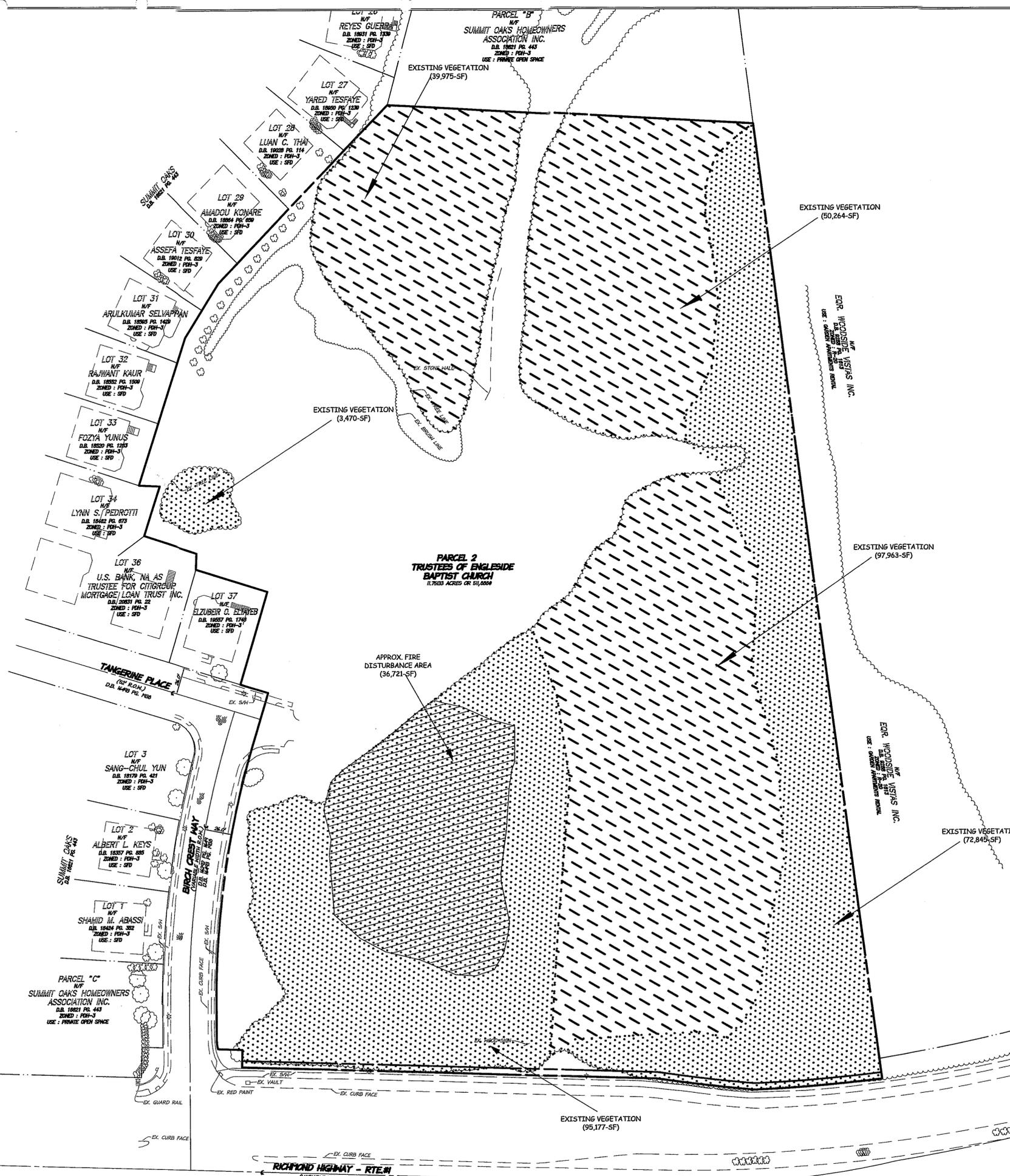
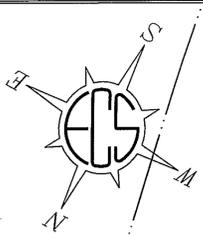
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE



Application No. RZ/FDP 2011-MV-001 Staff B.K.  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 See Program Dated June 7, 2011  
 Date of (PC) June 16, 2011 (BOS) Approval July 26, 2011  
 Sheet 3 of 9

SCALE:  
 H: 1" = 50'  
 V: 1" = 5'  
 SHEET 2A OF 6  
 DATE: MARCH, 2011  
 DRAFT: JCM CHECK: MTM  
 FILE NUMBER: 10162-1-0 3.0B





**LEGEND**

- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (171,492-SF)
- EXISTING CANOPY (3) EARLY SUCCESSIONAL FOREST (188,202-SF)
- APPROX. FIRE DISTURBANCE LOCATION (36,721 -SF)

DOMINANT UPLAND VEGETATION	
Common Name	Scientific Name
White Oak	<i>Quercus Alba</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tulip Poplar	<i>Liriodendron tulipifera</i>
Northern Red oak	<i>Quercus rubra</i>
American Beech	<i>Fagus grandifolia</i>
Red Maple	<i>Acer rubrum</i>
DOMINANT EARLY SUCCESSIONAL VEGETATION	
Common Name	Scientific Name
Black Cherry	<i>Prunus serotina</i>
Black Locust	<i>Robinia pseudoacacia</i>
Tulip Poplar	<i>Liriodendron tulipifera</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
Red Maple	<i>Acer rubrum</i>

**NOTES:**

- THE UPLAND FOREST IS GENERALLY IN POOR CONDITION WITH MANY DEAD TREES. THE EARLY SUCCESSIONAL FOREST IS IN FAIR/POOR CONDITION WITH EVIDENCE OF DROUGHT STRESS.
- THE SITE WAS HISTORICALLY LOGGED APPROXIMATELY 10 YEARS AGO IN THE CENTRAL AND NORTHERN PORTIONS OF THE SITE. SELECTIVE LOGGING REMOVED MANY LARGE DIAMETER TREES AND MANY REMAINING TREES WERE DAMAGED BY EQUIPMENT AND THE INSTALLATION OF LOGGING ROADS. AN UNDETERMINED AMOUNT OF REVEGETATION WAS PERFORMED. MANY YOUNG TREES OF EVEN STAND AGE CAN BE OBSERVED IN THE PREVIOUSLY-LOGGED AREAS. THE WESTERN PORTION OF THE SITE CONTAINS A HIGHER DENSITY OF MATURE TREES. SELECTIVE LOGGING APPEARS TO HAVE TAKEN PLACE IN THIS PORTION OF THE SITE.
- EVIDENCE OF A RECENT FIRE WAS OBSERVED IN THE NORTHWESTERN UPLAND FOREST DURING A SITE VISIT IN MARCH 2011. THE FIRE APPEARED TO HAVE BEEN A BRUSHFIRE OF UNKNOWN ORIGIN THAT WAS SPREAD BY RECENT WINDSTORMS DOWN THE NORTHWESTERN HILLSIDE. THE MAJORITY OF DAMAGE THAT OCCURRED AFFECTED UNDERSTORY AND HERBACEOUS GROUND COVER VEGETATION, AS WELL AS THE BASE OF SOME LARGER CANOPY TREES, TO A HEIGHT OF APPROXIMATELY THREE FEET.



Application No. RZ/FDP 2011-MV-001 Staff B.K.  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 See Project Dated June 7, 2011  
 Date of (PC) June 16, 2011 (BOS) Approval July 26, 2011  
 Sheet 5 of 9

SCALE (IN FEET)  
 25 50  
 50 0 50

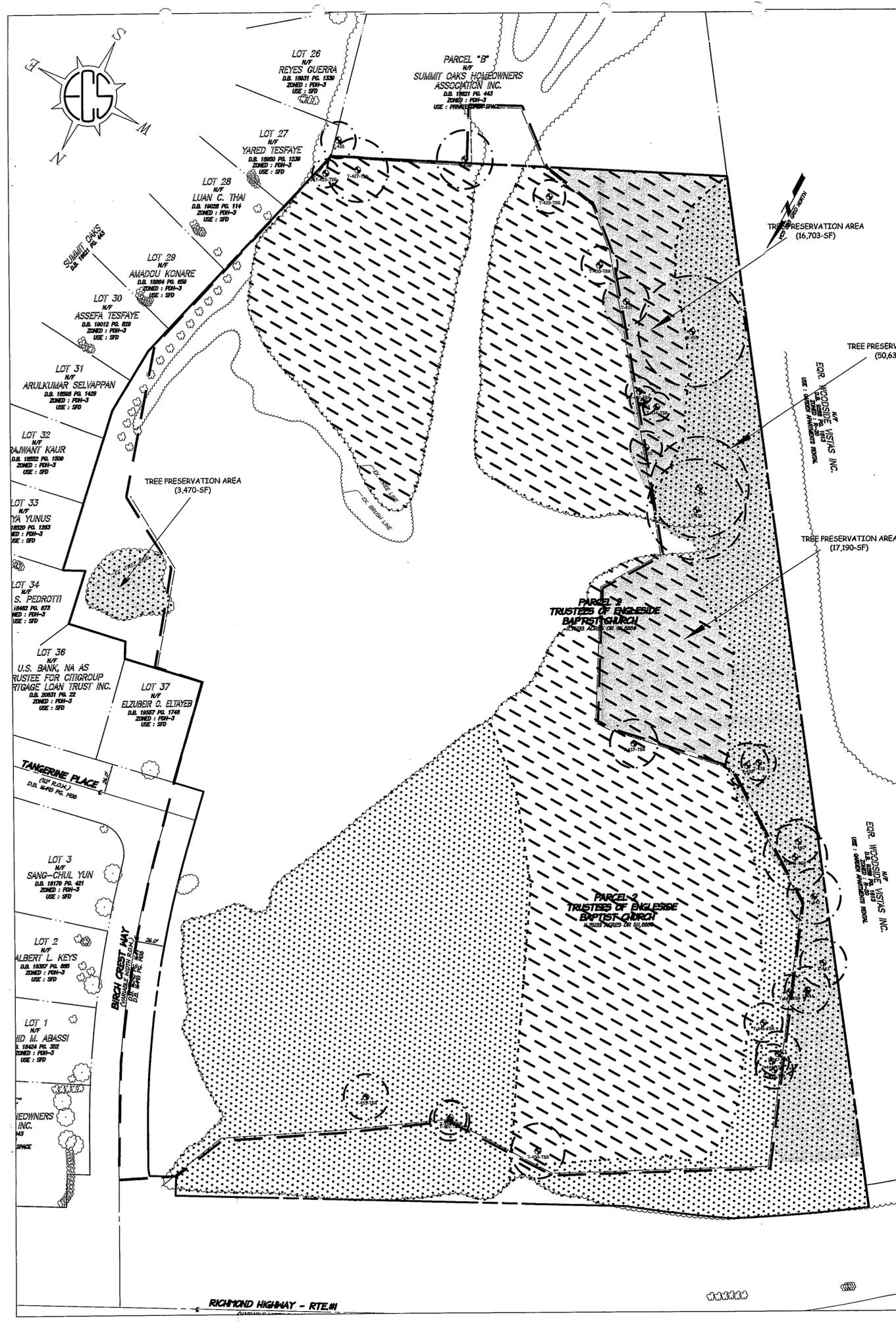
CELEBRATING 20 YEARS OF EXCELLENCE  
 EGS - MID-ATLANTIC LLC  
 14026 THUNDERBOLT PLACE  
 CHANTILLY, VA 20151  
 1-800-832-3469  
 703-471-6400  
 (FAX) 703-834-5927  
 SETTING THE STANDARD FOR SERVICE

**SUMMIT OAKS**  
**LORTON, VIRGINIA**  
**FAIRFAX COUNTY**

**EXISTING VEGETATION**  
**MAP**  
**LONG COMPANY OF VIRGINIA, INC.**

ECS REVISIONS  
 3/9/11 - AEA  
 4/6/11 - AEA

ENGINEER AM S  
 DRAFTING AEA  
 SCALE 1" = 50'  
 PROJECT NO. 01:16912  
 SHEET 4 OF 6  
 DATE 9/3/10



**LEGEND**

- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (171,492-SF)
- EXISTING CANOPY (3) EARLY SUCCESSIONAL FOREST (188,202-SF)
- APPROX. FIRE DISTURBANCE LOCATION (36,721 - SF)
- TREE PRESERVATION AREA (2) UPLAND FOREST (54,106-SF)
- TREE PRESERVATION AREA (3) EARLY SUCCESSIONAL FOREST (33,893-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- TREE PROTECTION FENCING & ROOT PRUNING

**Table 12.10 - 10-Year Tree Canopy Calculation Worksheet**

Step	Totals
<b>A. Tree Preservation Target &amp; Statement</b>	
A1	Tree Preservation Target calculations and statement
<b>B. Tree Canopy Requirement</b>	
B1	Gross Site Area = 511,888.0
B2	Subtract area dedicated to parks, road frontage = 0.0
B3	Subtract area of exemptions = 0.0
B4	Adjusted gross site area = 511,888.0
B5	Identify site's zoning and/or use = R-3
B6	Percentage of 10-year canopy required = 25%
B7	Area of 10-year canopy required = 127,972
B8	Modification of 10-year Tree Canopy Requirement Requested? No
B9	If B8 is yes, list plan sheet where modification is located N/A
<b>C. Tree Preservation</b>	
C1	Tree Preservation Target Area = 89,923.5
C1A	Total canopy area not meeting standards of § 12-0400 = 22,000.0
C2	Total canopy area meeting standards of § 12-0400 = 65,999.0
C3	Total canopy area provided by unique or valuable forest/woodland communities = 82,498.8
C4	Total canopy area provided by unique or valuable forest/woodland communities = 0.0
C5	Total canopy area provided by unique or valuable forest/woodland communities = 0.0
C6	Total canopy area provided by unique or valuable forest/woodland communities = 0.0
C7	Total canopy area provided by unique or valuable forest/woodland communities = 0.0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains = 0.0
C9	Canopy area of trees within Resource Protection Areas and 100-year floodplains = 0.0
C10	Total of C1A, C3, C5, C7, and C9 = 104,499
<b>D. Tree Planting</b>	
D1	Area of canopy to be met through tree planting = 23,473.0
D2	Area of canopy planted for air quality benefits = 0.0
D3	Area of canopy planted for air quality benefits = 0.0
D4	Area of canopy planted for energy conservation = 0.0
D5	Area of canopy planted for energy conservation = 0.0
D6	Area of canopy planted for water quality benefits = 0.0
D7	Area of canopy planted for water quality benefits = 0.0
D8	Area of canopy planted for wildlife benefits = 0.0
D9	Area of canopy planted for wildlife benefits = 0.0
D10	Area of canopy provided by native trees = 16,000.0
D11	Area of canopy provided by native trees = 24,000.0
D12	Area of canopy provided by improved cultivars and varieties = 0.0
D13	Area of canopy provided by improved cultivars and varieties = 0.0
D14	Area of canopy provided through tree seedlings = 0.0
D15	Area of canopy provided through native shrubs or woody seed mix = 0.0
D16	Percentage of 14 represented by D15 (must be less than 33%) = 0.0%
D17	Total of canopy area provided through tree planting = 24,000
D18	Is an on-site planting relief requested? No
D19	Tree Bank or Tree Fund? No
D20	Canopy area requested to be provided through offsite banking or tree fund? No
D21	Amount to be deposited into the Tree Preservation and Planting Fund = \$0.0
<b>E. Total of 10-year Tree Canopy Provided</b>	
E1	Total of canopy area provided through tree preservation = 104,499
E2	Total of canopy area provided through tree planting = 24,000
E3	Total of canopy area provided through offsite mechanism = 0

Tree Number	Common Name	Scientific Name	Size (Inches DBH)	Critical Root Zone (feet)	Condition (%)	Remove	Notes
425	Tulip Poplar	<i>Liriodendron tulipifera</i>	12.0	12.0	81.3		
426	American Beech	<i>Fagus grandifolia</i>	15.4	15.4	96.9		
427	Northern Red Oak	<i>Quercus rubra</i>	27.1	27.1	81.3		Double Trunk
428	Red Maple	<i>Acer rubrum</i>	24.9	24.9	71.9		
429	White Oak	<i>Quercus alba</i>	14.2	14.2	78.1	x	Dead Limbs- Poor- to be removed
430	Red Maple	<i>Acer rubrum</i>	16.1	16.1	90.6		Double Trunk
431	Tulip Poplar	<i>Liriodendron tulipifera</i>	20.5	20.5	62.5	x	Poor- to be removed
432	Tulip Poplar	<i>Liriodendron tulipifera</i>	12.4	12.4	100.0		
433	Tulip Poplar	<i>Liriodendron tulipifera</i>	12.4	12.4	59.4	x	Vines- Poor- to be removed
434	White Oak	<i>Quercus alba</i>	14.2	14.2	84.4		
435	White Oak	<i>Quercus alba</i>	43.9	43.9	71.9		Several Large Dead Limbs
436	Tulip Poplar	<i>Liriodendron tulipifera</i>	21.3	21.3	66.3	x	Dead Top- Poor- to be removed
437	Tulip Poplar	<i>Liriodendron tulipifera</i>	19.3	19.3	93.8		
438	American Beech	<i>Fagus grandifolia</i>	15.5	15.5	68.8		
439	White Oak	<i>Quercus alba</i>	19.1	19.1	93.8		
440	Tulip Poplar	<i>Liriodendron tulipifera</i>	28.4	28.4	62.5	x	Poor- to be removed
441	Tulip Poplar	<i>Liriodendron tulipifera</i>	23.8	23.8	93.8		Double Trunk
442	American Beech	<i>Fagus grandifolia</i>	20.6	20.6	78.1		
443	White Oak	<i>Quercus alba</i>	20.3	20.3	87.5		Prune Dead Limbs
444	White Oak	<i>Quercus alba</i>	15.0	15.0	84.4		
445	White Oak	<i>Quercus alba</i>	17.1	17.1	75.0		
446	Northern Red Oak	<i>Quercus rubra</i>	19.6	19.6	62.5		
447	White Oak	<i>Quercus alba</i>	15.0	15.0	68.8		
448	Tulip Poplar	<i>Liriodendron tulipifera</i>	16.5	16.5	62.5	x	Vines- Poor- to be removed
449	White Oak	<i>Quercus alba</i>	23.8	23.8	50.0	x	Poor- to be removed
450	Tulip Poplar	<i>Liriodendron tulipifera</i>	17.7	17.7	96.9		Double Trunk
451	American Holly	<i>Ilex opaca</i>	14.6	14.6	65.6	x	Poor- to be removed
452	Black Cherry	<i>Prunus serotina</i>	20.0	20.0	56.3	x	Dead Top- Poor- to be removed
453	White Oak	<i>Quercus alba</i>	43.9	43.9	75.0		
454	Tulip Poplar	<i>Liriodendron tulipifera</i>	47.7	47.7	68.8		some lichen at base
455	White Oak	<i>Quercus alba</i>					

NOTE: SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.

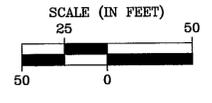
**TREE PRESERVATION & CANOPY CALCULATIONS**

GROSS SITE AREA	±11.75- AC	±511,888 SF
ADJUSTED SITE AREA		±511,888 SF
MULTIPLY PERCENT REQUIRED (ZONED R3)		25%
EQUALS TREE COVER TO BE PROVIDED		±127,972 SF
EXISTING TREES TO BE PRESERVED		±87,999 SF
PROPOSED CREDIT REQUIRED BY PLANTING		±24,000 SF
HAS THE TREE PRESERVATION TARGET BEEN MET?		YES
ADJUSTED CANOPY COVER PER SECTION 12-0200		±104,499 SF
TOTAL TREE COVER PROVIDED		

**Table 12.3 - Tree Preservation Target Calculations & Statement**

A	Pre-development area (sf) of existing tree canopy (From Existing Vegetation Map) =	359,694.0
B	Percentage of gross site area covered by existing tree canopy =	70.3%
C	Percentage of 10-year tree canopy required for site per zoning =	25%
D	Percentage of the 10-year tree canopy requirement that should be met through preservation =	70.3%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	116.2%
F	Has the Tree Preservation Target minimum been met?	YES
G	If no for line F, provide sheet number where deviation request is located	N/A
H	If step G requires a narrative it shall be prepared and attached	N/A

Application No. RZ/FDP 2011-MV-001 Staff B.K.  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 See Procs. Dated June 7 2011  
 Date of (PC) June 16, 2011 (BOS) Approval July 26, 2011



**CELEBRATING 20 YEARS OF EXCELLENCE**

ECS - MID-ATLANTIC, LLC  
 14026 THUNDERBOLT PLACE  
 SUITE 100  
 CHANTILLY, VA 20151  
 1-800-822-3489  
 703-477-8400  
 (FAX) 703-834-9527

**SETTING THE STANDARD FOR SERVICE**

**SUMMIT OAKS  
 LORTON, VIRGINIA  
 FAIRFAX COUNTY**

**TREE PRESERVATION  
 & PROTECTION PLAN  
 LONG COMPANY OF VIRGINIA, INC.**

ECS REVISIONS  
 5/18/11 - AMS  
 5/19/11 - AMS

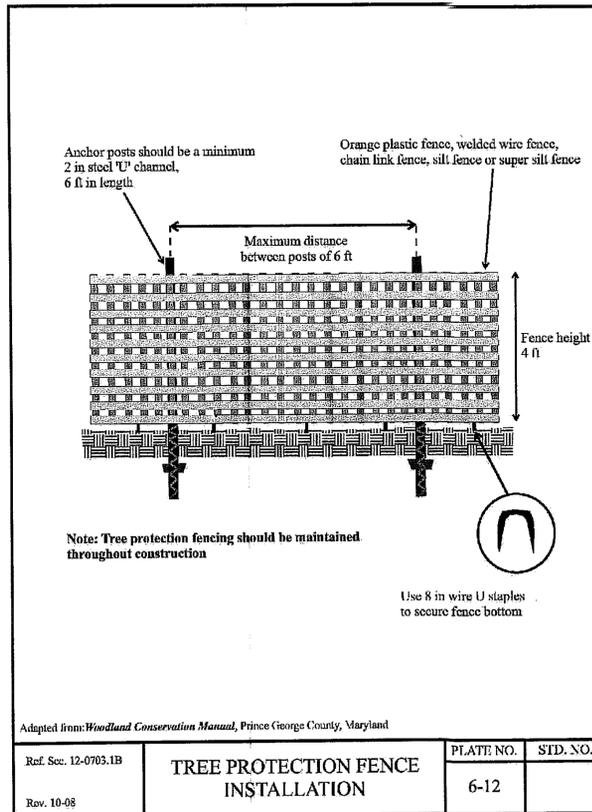
ENGINEER	DRAFTING
AMS	AEA

SCALE 1" = 50'

PROJECT NO. 01:16912

SHEET 4A OF 6

DATE 4/6/11



**TREE CONDITION ANALYSIS**

ECS Mid-Atlantic, LLC (ECS) conducted a site reconnaissance to evaluate the wooded habitat on the project site in April 2011. The undeveloped portions of the site are comprised primarily of Upland Hardwoods (i.e. Oak species) with some softwoods located throughout. The species of trees assessed near the limits of clearing are listed in the Tree Table on the Existing Vegetation Map. In addition to those species, Green Ash was also observed onsite.

Based on our site reconnaissance, invasive and/or noxious species (i.e.: Japanese Honeysuckle) are present throughout the wooded portions of the project site. Invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance. Towards the end of the growing season, an application of an environmentally sensitive approved herbicide may be applied to these areas by a Virginia certified applicator. The trees onsite are in Fair/Poor condition, except where otherwise noted on the EVM (i.e.: Poor or Dead). Onsite trees within 150-feet of the proposed limits of clearing meet the standards for structural integrity and health identified in § 12-0403.2A and 12-0403.2B and are identified on the Existing Vegetation Map. At the time of inspection there were poor and dead trees located within 150-feet of the proposed limits of clearing, which are identified on the Existing Vegetation Map.

In accordance with § 12-0507.E2(1), trees designated for preservation shall be protected during construction.

**TREE PRESERVATION NARRATIVE**

§ 12-0509.3B: Dead or potentially hazardous trees shall be removed upon their discovery if they are located within 100-feet of the proposed limits of clearing. Dead trees not within this area shall be left in place to serve as wildlife habitat. Dead or potentially hazardous trees will be removed by hand (i.e.: chainsaw) wherever practical and will be conducted in a manner that incurs the least amount of damage to surrounding trees and vegetation proposed for preservation. Felled trees shall be left in place and brush should be removed by hand. No heavy equipment shall be used within tree preservation areas.

§ 12-0509.3C: Based on the current condition of the existing wooded areas, no adverse human health risks are anticipated.

§ 12-0509.3D: Invasive and/or noxious species (i.e.: Japanese Honeysuckle) are present throughout the wooded portions of the site. Any invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance. Towards the end of the growing season, an application of an environmentally sensitive approved herbicide may be applied to these areas by a Virginia certified applicator. Most of the forested areas within the tree preservation area do not contain invasive plant species at levels that endanger the long-term ecological functionality, health, and regenerative capacity of any native plant communities present onsite.

§ 12-0509.3E: The Applicant is not requesting official Specimen Tree designation for any of the large trees located onsite and is not using a multiplier for tree canopy calculations.

§ 12-0509.3F: Non-impacted Specimen trees located on and off-site shall be protected throughout all phases of construction by utilizing tree protection fencing as required by §12-0506.2D(1).

§ 12-0509.3G: Root pruning shall be conducted along the proposed limits of clearing and grading adjacent to the wooded habitat to be preserved and along property boundaries where the CRZ of off-site trees will be impacted. Locations of root pruning and tree protection fencing are shown on the Tree Preservation & Protection Plan.

§ 12-0509.3H: No trees will be transplanted as part of the proposed construction activities.

§ 12-0509.3I: Tree protection fencing and signage shall be placed subsequent to the staking of the limits of clearing in the field prior to construction in accordance with current Fairfax County ordinances.

§ 12-0509.3J: No work shall occur within the areas to be protected. Onsite trees within the limits of clearing and grading will be removed. No trees outside this area shall be removed unless indicated on the plan. Trees in preservation areas indicated on the plan to be removed shall be removed by hand. Dead or hazardous trees within this area may be limbed or topped, rather than removing the entire tree and left as snags.

§ 12-0509.3K: There are no known proffer conditions which would require a tree inventory, tree condition, tree valuation or tree bonding information.

**GENERAL SITE INFORMATION:**

- THE UPLAND FOREST IS GENERALLY IN FAIR/POOR CONDITION WITH MANY DEAD TREES. THE EARLY SUCCESSIONAL FOREST IS IN FAIR/POOR CONDITION WITH EVIDENCE OF DROUGHT STRESS.

- THE SITE WAS HISTORICALLY LOGGED (APPROXIMATELY 10 YEARS AGO) IN THE CENTRAL AND NORTHERN PORTIONS OF THE SITE. SELECTIVE LOGGING REMOVED MANY LARGE DIAMETER TREES AND MANY REMAINING TREES WERE DAMAGED BY EQUIPMENT AND THE INSTALLATION OF LOGGING ROADS. AN UNDETERMINED AMOUNT OF REVEGETATION WAS PERFORMED. MANY YOUNG TREES OF EVEN STAND AGE CAN BE OBSERVED IN THE PREVIOUSLY-LOGGED AREAS. THE WESTERN PORTION OF THE SITE CONTAINS A HIGHER DENSITY OF MATURE TREES. SELECTIVE LOGGING APPEARS TO HAVE TAKEN PLACE IN THIS PORTION OF THE SITE.

- EVIDENCE OF A RECENT FIRE WAS OBSERVED IN THE NORTHWESTERN UPLAND FOREST DURING A SITE VISIT IN MARCH 2011. THE FIRE APPEARED TO HAVE BEEN A BRUSHFIRE OF UNKNOWN ORIGIN THAT WAS SPREAD BY RECENT WINDSTORMS DOWN THE NORTHWESTERN HILLSIDE. THE MAJORITY OF DAMAGE THAT OCCURRED AFFECTED UNDERSTORY AND HERBACEOUS GROUND COVER VEGETATION, AS WELL AS THE BASE OF SOME LARGER CANOPY TREES, TO A HEIGHT OF APPROXIMATELY THREE FEET.

**INVASIVE SPECIES CONTROL NARRATIVE:**

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

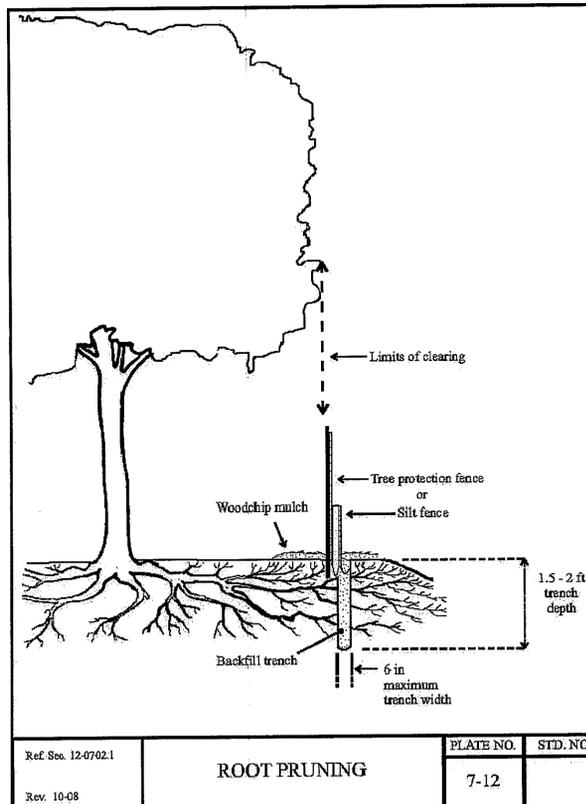
2. ENGLISH IVY: REMOVE FROM TREES BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEEL THE CUT SECTION OF IVY OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OF THE TREE. PULL GROUND IVY BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND IVY BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A SYSTEMIC HERBICIDE LIKE TRICLOPYR TO LEAVES OR FRESHLY CUT LARGE STEMS. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION.

3. MULTIFLORA ROSE: REMOVE GROUND ROSE BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A SYSTEMIC HERBICIDE LIKE TRICLOPYR TO LEAVES OR FRESHLY CUT LARGE STEMS. REMOVE FROM TREES BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEEL THE CUT SECTION OF ROSE OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OF THE TREE. PULL GROUND ROSE BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION.

4. JAPANESE HONEYSUCKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. IN THE GROWING SEASON, AN APPLICATION OF AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE MAY BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR.

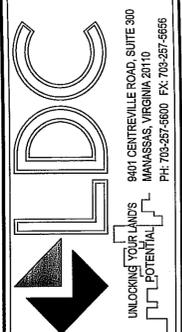
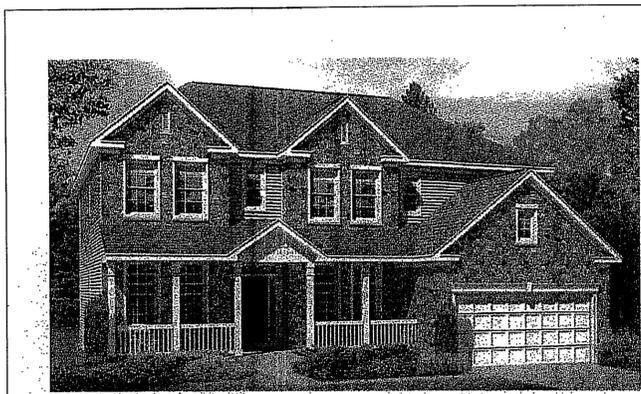
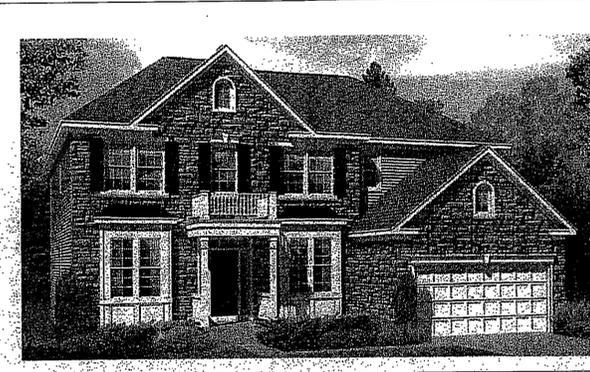
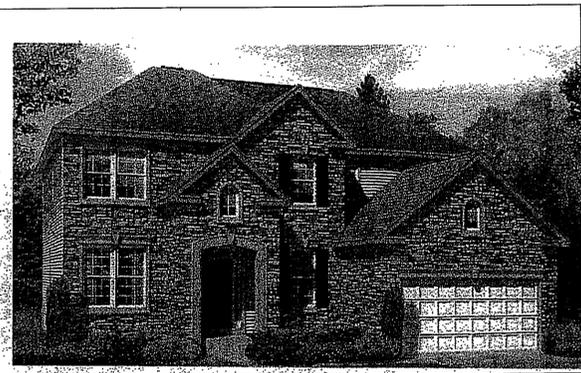
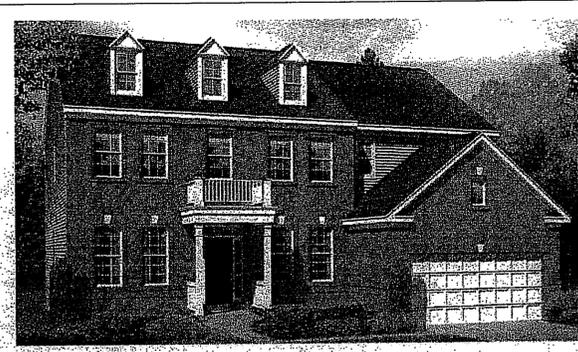
5. THE ENGLISH IVY, JAPANESE HONEYSUCKLE, AND MULTIFLORA ROSE REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.

6. INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.



Application No. RZ/FDP 2011-MV-001 Staff B.K.  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
See Proffer Dated June 7, 2011  
Date of (PC) June 16, 2011 (BOS) Approval July 26, 2011  
Sheet 7 of 9

ECS REVISIONS	
ENGINEER	DRAFTING
AMS	AEA
SCALE	NTS
PROJECT NO.	01:16912
SHEET	4B OF 6
DATE	4/6/11



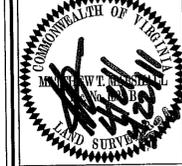
ELEVATIONS

SUMMIT OAKS SECTION 2

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

NO. CHANGES	DATE	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
1	8/11	NO CHANGES		
2	8/11	NO CHANGES		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: N/A

Application No. RZ/FDP 2011-MV-001 Staff B.K.  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 See Proffices Dated June 7, 2011  
 Date of (PC) June 16, 2011 (BOS) Approval July 26, 2011  
 Sheet 8 of 9

SHEET 5 OF 6  
 DATE: SEPT., 2010  
 DRAFT: KMA CHECK: MTM  
 FILE NUMBER: 10162-1-0 3.0B

FOR ILLUSTRATIVE PURPOSES ONLY!

# STORMWATER MANAGEMENT CHECKLIST

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 (16-303 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 2.
- 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)
EX. POND #1	3.7 AC	6.5 AC	10.2 AC	16,000 SF	72,000 CF	16 FT
EX. POND #2	2.5 AC	4.5 AC	7.0 AC	8,000 SF	36,000 CF	10 FT
CONS. AREA	1.7 AC	N/A	N/A	N/A	N/A	N/A
Totals						

- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2 & 6. Pond inlet and outlet pipe systems are shown on Sheet 2.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 2. Type of maintenance access road surface noted on the plat is GRAVEL (asphalt, geoblock, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 2.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 6.
- 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 6.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 6.
- 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 1, 2.
- 11. A submission waiver is requested for SECTIONS 6-0201.3, 6-0202.2, 6-0401.2A OF THE PFM
- 12. Stormwater management is not required because SEE ABOVE

# STORMWATER MANAGEMENT NARRATIVE

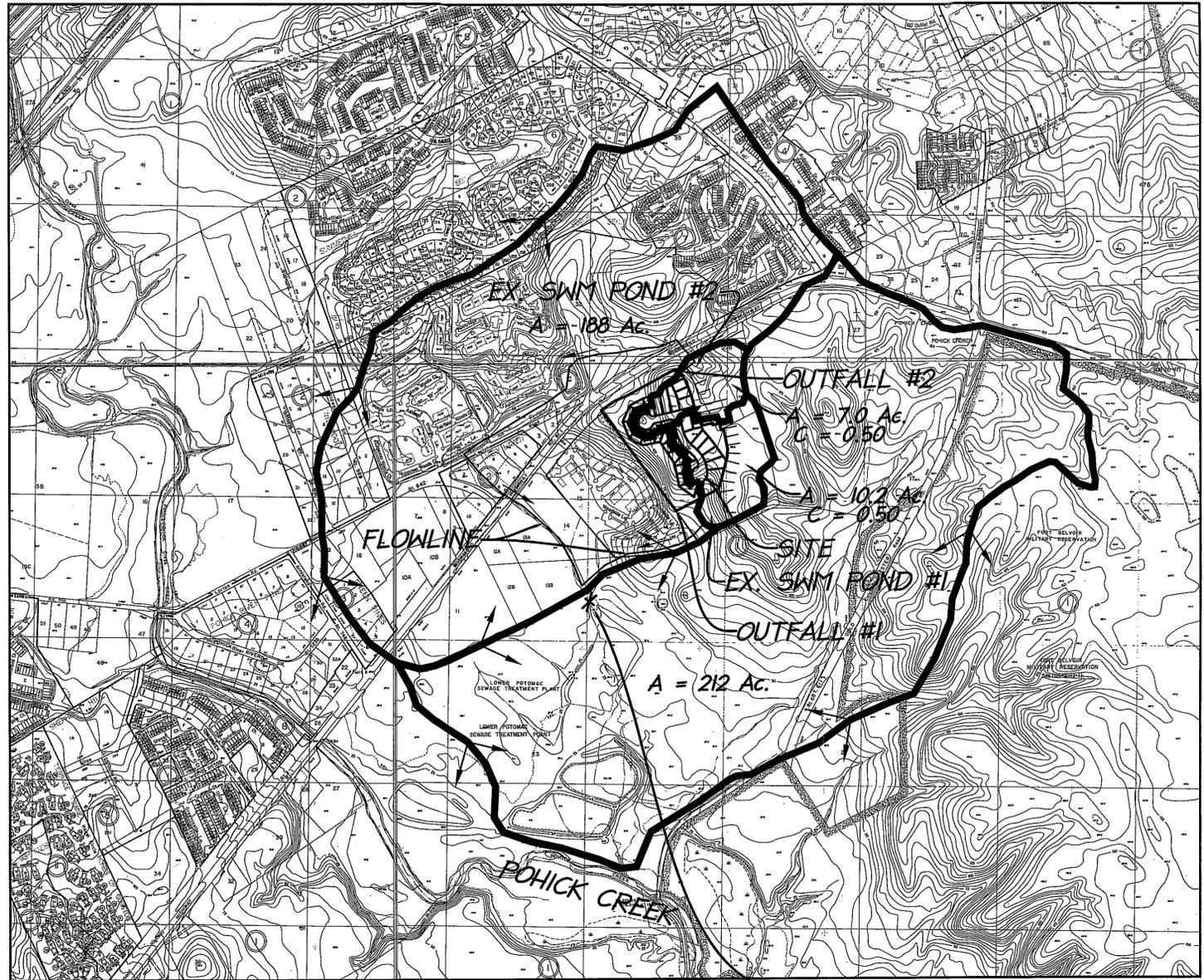
THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE SATISFIED VIA TWO EXISTING, OFF-SITE SWM PONDS AND ON-SITE CONSERVATION AREAS. THE APPLICANT HAS SUBMITTED A REQUEST TO WAIVE THE REQUIREMENT TO PROVIDE ON-SITE DETENTION AND WATER QUALITY IN LIEU OF THESE OFFSITE FACILITIES. THESE FACILITIES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL (PFM) AND WERE CONSTRUCTED UNDER THE SUMMIT OAKS PROPERTY SUBDIVISION PLAN, #1748-SD-001.

THE EXISTING SWM PONDS HAVE BEEN DESIGNED TO PROVIDE STORMWATER QUALITY AND QUANTITY CONTROL FOR THE SUBJECT PROPERTY AND WILL PROVIDE DETENTION FOR THE 2 & 10 YEAR STORM EVENTS AND, ALONG WITH THE ON-SITE CONSERVATION AREA, WILL MEET BMP REQUIREMENTS. THE SUBJECT PROPERTY CURRENTLY IS VACANT WITH WOODS AND GRASS. CURRENTLY, APPROXIMATELY 25.63 CFS OF RUNOFF IS LEAVING THE SUBJECT PROPERTY DURING THE 10 YEAR STORM. PART OF THE RUNOFF CURRENTLY LEAVING THE SITE DRAINS TO EXISTING SWM PONDS #1 & #2 WITHIN THE SUMMIT OAKS SUBDIVISION WITH THE REMAINDER LEAVING THE SITE UNCONTROLLED. EXISTING SWM PONDS #1 & #2 HAVE BEEN DESIGNED TO CONTROL THE POST DEVELOPED RUNOFF FROM THE SUBJECT PROPERTY AS SHOWN IN SUBDIVISION PLAN #1748-SD-001. WITH THE PROPOSED ATTENUATION, THE POST DEVELOPMENT RUNOFF WILL BE REDUCED TO LESS THAN THE PRE-DEVELOPED RUNOFF. THEREFORE, THERE WILL BE A REDUCTION IN RUNOFF LEAVING THE PROPERTY AS A RESULT OF THE PROPOSAL.

CONSERVATION AREA IS PROPOSED ON THE SUBJECT PROPERTY TO HELP MEET BMP REQUIREMENTS FOR THE SITE. PORTIONS OF THE EXISTING SWM ACCESS ROAD SHALL BE RECONSTRUCTED AS A RESULT OF THIS DEVELOPMENT.

THE EXISTING SWM PONDS SHALL BE MAINTAINED BY FAIRFAX COUNTY DPWS AND THE CONSERVATION AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS.

**DRAINAGE DIVIDE DIVERSION STATEMENT:**  
 THE PROJECT IS LOCATED WITHIN THE POHICK CREEK WATERSHED. MINOR CHANGES IN THE NATURAL DRAINAGE DIVIDES ARE PROPOSED AS A PART OF THIS PROJECT. THE CHANGES ARE INTENDED TO ASSIST IN COLLECTING STORMWATER DISCHARGE IN ORDER TO MEET DETENTION, BMP & ADEQUATE OUTFALL REQUIREMENTS AS OUTLINED IN THE PFM. THE MINOR DIVERSION TAKES DRAINAGE AREA FROM OUTFALL #2 AND DIVERTS IT TO EXISTING SWM POND #1 WITHIN THE SUMMIT OAKS SUBDIVISION (#1748-SD-001) WHICH DISCHARGES TOWARD OUTFALL #1. OUTFALL #2 DISCHARGES TO EXISTING SWM POND #2 WITHIN THE SUMMIT OAKS SUBDIVISION AND THEN INTO A CLOSED SYSTEM ACROSS RICHMOND HIGHWAY TOWARD POHICK VILLAGE THEN THROUGH SEVERAL EXISTING SWM PONDS AND THEN BACK ACROSS RICHMOND HIGHWAY TOWARD THE LOWER POTOMAC SEWAGE TREATMENT PLANT. OUTFALL #1 DISCHARGES INTO AN EXISTING CONCRETE CHANNEL WITHIN THE WOODSIDE GARDEN APARTMENT COMPLEX AND THEN TOWARD THE LOWER POTOMAC SEWAGE TREATMENT PLANT WHERE THE OUTFALL MEETS UP WITH OUTFALL #2. THE EXISTING OPEN CHANNELS AND CULVERTS IN THE AREA OF THE OUTFALLS ARE IN GOOD TO SLIGHTLY EROSION CONDITIONS. DETENTION RELEASE RATE COMPUTATIONS WILL BE PROVIDED ON THE SUBDIVISION PLAN THAT DEMONSTRATE THAT THE POST DEVELOPED FLOW TO ALL OUTFALLS IS LESS THAN THE PREDEVELOPED AND NO ADVERSE IMPACTS WILL BE EXPERIENCED BY ANY DOWNSTREAM PROPERTIES. NO CHANGES ARE PROPOSED TO ANY MAJOR DRAINAGE SHED DIVIDES. THIS MINOR DIVERSION WITHIN AN INDIVIDUAL MAJOR WATERSHED AREA IS ALLOWED PER PFM SECTION 6-0202.2A (SEE THE OUTFALL ANALYSIS ON THIS SHEET).



**DRAINAGE AREA MAP**  
 SCALE: 1" = 500'  
 \* = POINT WHERE DIVERTED DRAINAGE OUTFALLS MEET UP AGAIN, SEE THIS SHEET FOR "DRAINAGE DIVERSION STATEMENT"

## OUTFALL NARRATIVE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE POHICK CREEK WATERSHED. THE SUBJECT PROPERTY MAINTAINS TWO STORM DRAINAGE OUTFALLS. NO FLOODPLAIN OR RPA AREAS EXIST ON THE SUBJECT PROPERTY.

OUTFALL #1 DISCHARGES FROM THE PROPERTY TO THE SOUTH-EAST INTO EXISTING SWM POND #1 WITHIN THE SUMMIT OAKS SUBDIVISION PLAN (#1748-SD-001). STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THE SITE ARE PROVIDED BY EXISTING SWM PONDS #1 & #2 WITHIN THE SUMMIT OAKS SUBDIVISION PLAN (SEE "STORMWATER MANAGEMENT INFORMATION" ON THIS SHEET FOR EXISTING POND INFORMATION). THE DOWNSTREAM RECEIVING SHALE IS THE EXISTING SWM POND OUTFALL PIPE AND A CONCRETE CHANNEL WITHIN THE WOODSIDE GARDEN APARTMENT COMPLEX. ALL DOWNSTREAM DRAINAGE CONVEYANCES ARE IN EXCELLENT CONDITION AND NOT EXPERIENCING ANY SIGNS OF EROSION OR FLOODING.

OUTFALL #1 CONVEYS APPROXIMATELY 10 ACRES OF DRAINAGE FROM THE SUBJECT PROPERTY IN THE PRE-DEVELOPED CONDITION. EXISTING SWM POND #1 WITHIN THE SUMMIT OAKS SUBDIVISION HAS BEEN PREVIOUSLY DESIGNED TO PROVIDE DETENTION FOR THE SUBJECT PROPERTY (TWO AND TEN YEAR STORM EVENTS). ADEQUATE OUTFALL REQUIREMENTS FOR THIS OUTFALL ARE PROPOSED TO BE MET BY THE EXISTING SWM POND AND OUTFALL AND POINT OF CONFLUENCE AS OUTLINED IN PFM SECTION 6-0203.2A. AS A RESULT OF THE EXISTING SWM POND BEING DESIGNED TO PROVIDE DETENTION FOR THE SUBJECT PROPERTY, THE DISCHARGE TO THIS OUTFALL WILL BE LESS THAN THE PREDEVELOPED DISCHARGE. EXISTING SWM POND #1 ACTS AS THE POINT OF CONFLUENCE FOR OUTFALL #1. THE PROPOSED DRAINAGE AREA FROM THE SUBJECT PROPERTY TO EXISTING SWM POND #1 IS APPROXIMATELY 3.7 ACRES AND THE TOTAL DRAINAGE TO EXISTING SWM POND #1 IS 10.2 ACRES MAKING EXISTING SWM POND #1 THE POINT OF CONFLUENCE FOR THE OUTFALL. THE EXISTING SWM POND OUTFALL WAS INVESTIGATED AND FOUND TO BE ADEQUATE FOR THE SITE DISCHARGE TO A POINT 150' DOWNSTREAM OF THE POINT OF CONFLUENCE (EXISTING SWM POND #1). THIS OUTFALL IS ADEQUATE IN ACCORDANCE WITH SECTIONS 6-0203.2A, 6-0203.3B(4), AND 6-0203.3C OF THE PUBLIC FACILITIES MANUAL.

THE EXISTING OUTFALL PIPE FROM EXISTING SWM POND #1 SHALL ACT AS THE OUTFALL FOR OUTFALL #1. THE EXISTING OUTFALL PIPE DISCHARGES INTO A CONCRETE CHANNEL WITHIN THE WOODSIDE GARDEN APARTMENT COMPLEX AND THEN INTO A NATURAL CHANNEL TOWARD THE LOWER POTOMAC SEWAGE TREATMENT PLANT AND THEN THROUGH THE SEWAGE TREATMENT PLANT PROPERTY TO POHICK CREEK. AT THE POINT JUST BEFORE THE DISCHARGE CHANNEL ENTERS THE MAIN CHANNEL OF POHICK CREEK, THE TOTAL DRAINAGE AREA IS 420 ACRES WHICH IS LESS THAN 100 TIMES THE SITE AREA DISCHARGING TOWARD OUTFALL #1 (9.25 AC.). ONCE THE DISCHARGE ENTERS THE MAIN CHANNEL OF POHICK CREEK, THE TOTAL DRAINAGE AREA IS GREATER THAN 100 TIMES THE SITE AREA DISCHARGING TOWARD OUTFALL #1.

OUTFALL #2 DISCHARGES FROM THE PROPERTY TO THE NORTH INTO EXISTING SWM POND #2 WITHIN THE SUMMIT OAKS SUBDIVISION PLAN (#1748-SD-001). STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THE SITE ARE PROVIDED BY EXISTING SWM PONDS #1 & #2 WITHIN THE SUMMIT OAKS SUBDIVISION PLAN (SEE "STORMWATER MANAGEMENT INFORMATION" ON THIS SHEET FOR EXISTING POND INFORMATION). THE DOWNSTREAM RECEIVING SHALE IS THE EXISTING SWM POND OUTFALL PIPE AND A SYSTEM OF SWM PONDS AND CLOSED STORM SENIOR SYSTEMS WITHIN POHICK VILLAGE. ALL DOWNSTREAM DRAINAGE CONVEYANCES ARE IN EXCELLENT CONDITION AND NOT EXPERIENCING ANY SIGNS OF EROSION OR FLOODING.

OUTFALL #2 CONVEYS APPROXIMATELY 1.75 ACRES OF DRAINAGE FROM THE SUBJECT PROPERTY IN THE PRE-DEVELOPED CONDITION. EXISTING SWM POND #2 WITHIN THE SUMMIT OAKS SUBDIVISION HAS BEEN PREVIOUSLY DESIGNED TO PROVIDE DETENTION FOR THE SUBJECT PROPERTY (TWO AND TEN YEAR STORM EVENTS). ADEQUATE OUTFALL REQUIREMENTS FOR THIS OUTFALL ARE PROPOSED TO BE MET BY THE EXISTING SWM POND AND OUTFALL AND POINT OF CONFLUENCE AS OUTLINED IN PFM SECTION 6-0203.2A. AS A RESULT OF THE EXISTING SWM POND BEING DESIGNED TO PROVIDE DETENTION FOR THE SUBJECT PROPERTY, THE DISCHARGE TO THIS OUTFALL WILL BE LESS THAN THE PREDEVELOPED DISCHARGE. EXISTING SWM POND #2 ACTS AS THE POINT OF CONFLUENCE FOR OUTFALL #2. THE PROPOSED DRAINAGE AREA FROM THE SUBJECT PROPERTY TO EXISTING SWM POND #2 IS APPROXIMATELY 2.5 ACRES AND THE TOTAL DRAINAGE TO EXISTING SWM POND #2 IS 7.0 ACRES MAKING EXISTING SWM POND #2 THE POINT OF CONFLUENCE FOR THE OUTFALL. THE EXISTING SWM POND OUTFALL WAS INVESTIGATED AND FOUND TO BE ADEQUATE FOR THE SITE DISCHARGE TO A POINT 150' DOWNSTREAM OF THE POINT OF CONFLUENCE (EXISTING SWM POND #2). THIS OUTFALL IS ADEQUATE IN ACCORDANCE WITH SECTIONS 6-0203.2A, 6-0203.3B(4), AND 6-0203.3C OF THE PUBLIC FACILITIES MANUAL.

THE EXISTING OUTFALL PIPE FROM EXISTING SWM POND #2 SHALL ACT AS THE OUTFALL FOR OUTFALL #2. THE EXISTING OUTFALL PIPE DISCHARGES INTO AN EXISTING SWM POND WITHIN POHICK VILLAGE AND THEN THROUGH A SERIES OF EXISTING SWM PONDS AND STORM SENIOR PIPES INTO A NATURAL CHANNEL TOWARD THE LOWER POTOMAC SEWAGE TREATMENT PLANT AND THEN THROUGH THE SEWAGE TREATMENT PLANT PROPERTY TO POHICK CREEK. AT THE POINT JUST BEFORE THE DISCHARGE CHANNEL ENTERS THE MAIN CHANNEL OF POHICK CREEK, THE TOTAL DRAINAGE AREA IS 420 ACRES WHICH IS GREATER THAN 100 TIMES THE SITE AREA DISCHARGING TOWARD OUTFALL #2 (2.5 AC.).

IT IS OUR PROFESSIONAL OPINION THAT ALL OUTFALLS ARE ADEQUATE IN ACCORDANCE WITH THE PFM AS STATED ABOVE.

## STORMWATER MANAGEMENT INFORMATION

TYPE OF FACILITY = EX. OFF-SITE SWM PONDS (BUILT WITH SUMMIT OAKS #1748-SD-001)  
 FACILITY MAINTENANCE = PUBLIC/FAIRFAX COUNTY DPWS

**EX. SWM POND #1**  
 SEE SUMMIT OAKS SUBDIVISION PLAN #1748-SD-001  
 APPROXIMATE FINISHED GRADE AT POND BOTTOM = 75.0  
 APPROXIMATE TOP OF EMBANKMENT ELEVATION = 88.0

**EX. SWM POND #2**  
 SEE SUMMIT OAKS SUBDIVISION PLAN #1748-SD-001  
 APPROXIMATE FINISHED GRADE AT POND BOTTOM = 99.0  
 APPROXIMATE TOP OF EMBANKMENT ELEVATION = 107.5

## PRE-DEVELOPMENT SUBJECT PROPERTY

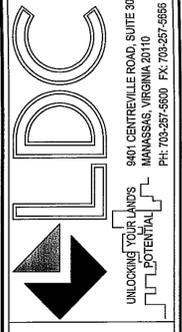
$$Q_2 = (0.30)(5.46)(11.75) = 19.21 \text{ CFS}$$

$$Q_{2P} = (0.30)(7.27)(11.75) = 25.63 \text{ CFS}$$

## POST-DEVELOPMENT SUBJECT PROPERTY

$$Q_2 \leq 19.21 \text{ CFS AFTER ATTENUATION}$$

$$Q_{2P} \leq 25.63 \text{ CFS AFTER ATTENUATION}$$



STORMWATER MANAGEMENT INFORMATION

SUMMIT OAKS SECTION 2  
 MOUNT VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:
1		UPDATE SWM NARRATIVE	
2		UPDATE SWM CHECKLIST	
3		NO CHANGES	

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: N/A

SHEET 6 OF 6

DATE: SEPT. 2010

DRAFT: SDR CHECK: MTTM

FILE NUMBER: 1062-1-0 3.0B

Application No. RZ/FDP 2011-MV-001 Staff B.K.  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)

See Provisions Dated June 7, 2011  
 Date of (PC) June 16, 2011 (BOS) Approval July 26, 2011

Sheet 9 of 9