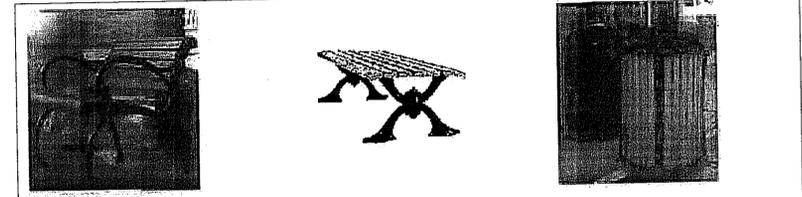




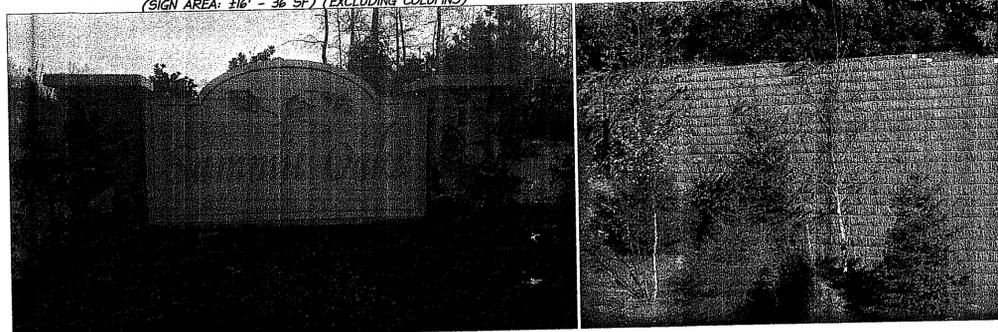
CURVE	RADIUS	ARC	DELTA	CHORD	BEARING
C1	25.00'	7.91'	18°07'42"	7.87'	N38°51'48"W
C2	824.00'	246.52'	17°08'29"	245.61'	N21°13'41"W
C3	1573.57'	123.26'	04°29'17"	123.23'	N56°01'39"E

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

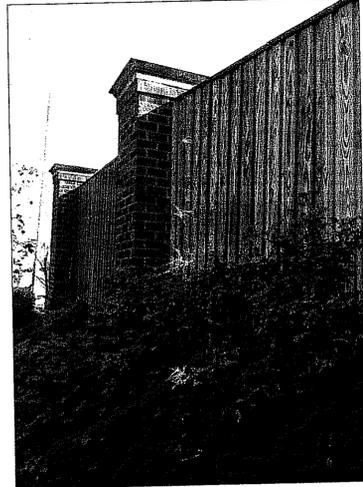


**TYPICAL ENTRY FEATURE DETAIL**  
(SIGN AREA: ±16' - 36 SF) (EXCLUDING COLUMNS)

**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. 122/FSP 2011- Staff BK  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED 10/7/11  
 Date of (BOS) (PC) approval 12/16/11  
 Sheet 2 of 9  
 C/W PCA 2002-MV-020

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 TIME OF FINAL SUBDIVISION PLAN AND SUBJECT TO APPROVAL BY UFT. THE APPROXIMATE HEIGHT WILL BE 2-3' CALIPER AND 6-8' HEIGHT.

**LLDC**  
 801 CENTREVILLE ROAD, SUITE 300  
 MANASSAS, VIRGINIA 20108  
 PH: 703-261-5660 FX: 703-261-5665  
 UNCOMMON SENSE LANDSCAPE DESIGN POTENTIAL

**CONCEPTUAL/FINAL DEVELOPMENT PLAN**

**SUMMIT OAKS SECTION 2**

NO.	DATE	DESCRIPTION	REVISION	APPROVED BY	DATE
1		ISSUE LAYOUT, LOC. HALL FENCE			
2		LOCATIONS, LANDSCAPING			
3		UPDATE OPEN SPACE, ADD ROAD DEED.			
4		UPDATE STREET ALIGNMENT			

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

Application No. 122/FSP 2011- Staff BK  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED 10/7/11  
 Date of (BOS) (PC) approval 12/16/11  
 Sheet 2 of 9  
 C/W PCA 2002-MV-020

SCALE: 1" = 50'

SHEET 2 OF 6

DATE: NOV, 2010  
 DRAFT: KMA CHECK: MTT  
 FILE NUMBER: 1062-1-0 3.0B





**LEGEND**

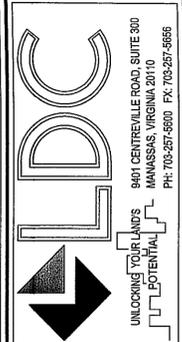
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- EX. TREE LINE
- EX. LIGHT POLE
- EX. WATER VALVE
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE

**CURVE DATA**

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



Application No. RV/EDP 2011-Staff 01  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED 6/7/11  
 Date of (BOS) (PC) approval 6/16/11  
 Sheet 4 of 9  
 c/w PCA 2002-MV-070



**EXISTING  
CONDITIONS PLAN**

**SUMMIT OAKS  
SECTION 2**

NO.	DATE	DESCRIPTION	REVIEW BY	APPROVED DATE

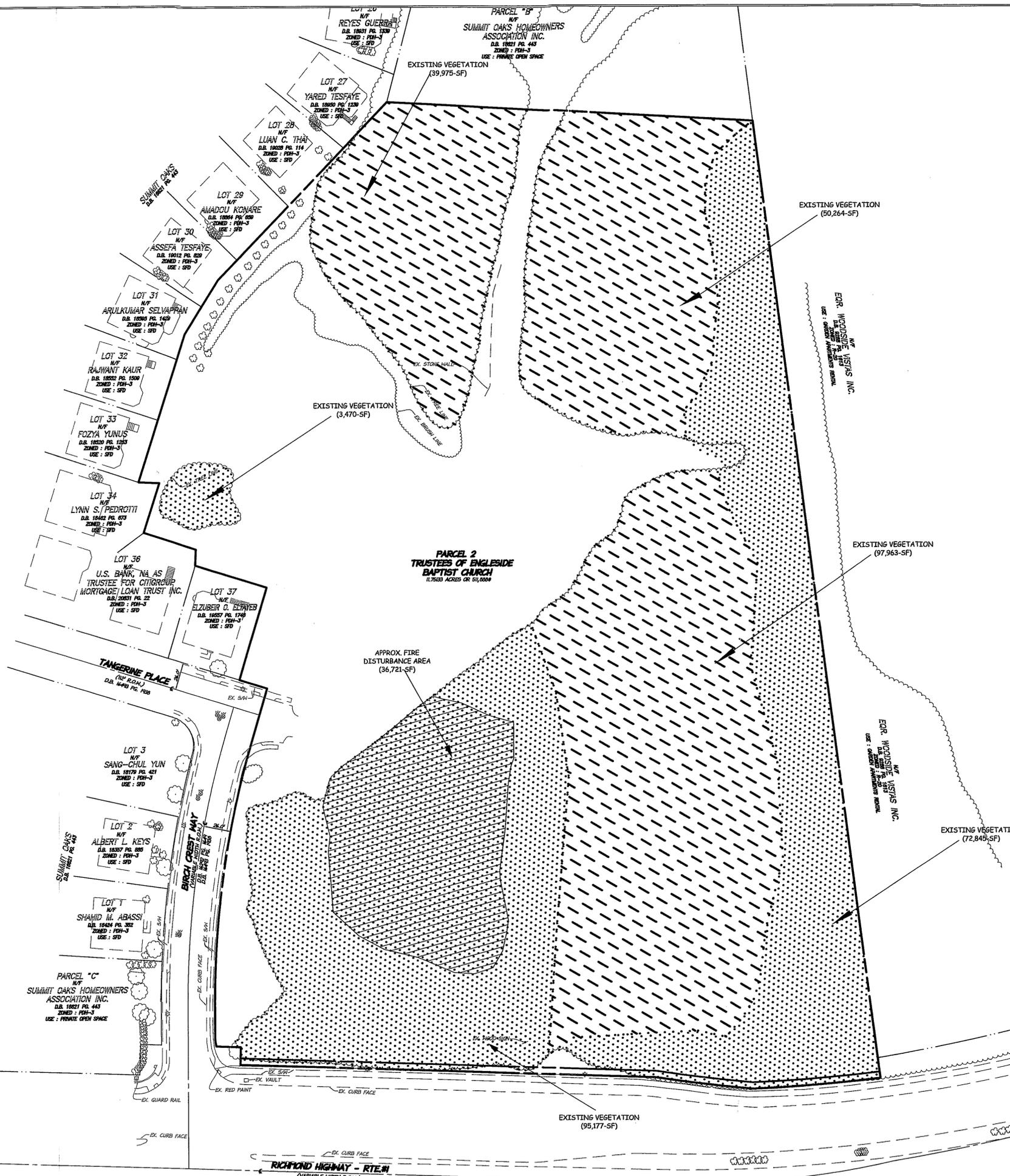
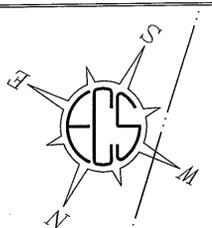
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

SCALE:  
1" = 50'

SHEET 3 of 6  
 DATE: SEPT., 2010  
 DRAFT: KMA CHECK: MTM  
 FILE NUMBER: 1062-1-D 3.0B

907 CENTREVILLE ROAD, SUITE 800  
 MANASSAS, VIRGINIA, 20110  
 PH: 703-297-5800 FX: 703-297-5856

MOUNT VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



**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)

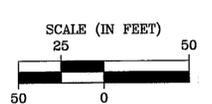
DOMINANT UPLAND VEGETATION	
Common Name	Scientific Name
White Oak	<i>Quercus Alba</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tulip Poplar	<i>Liriodendron tulipifera</i>
Northern Red oak	<i>Quercus rubra</i>
American Beech	<i>Fagus grandifolia</i>
Red Maple	<i>Acer rubrum</i>
DOMINANT EARLY SUCCESSIONAL 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:**

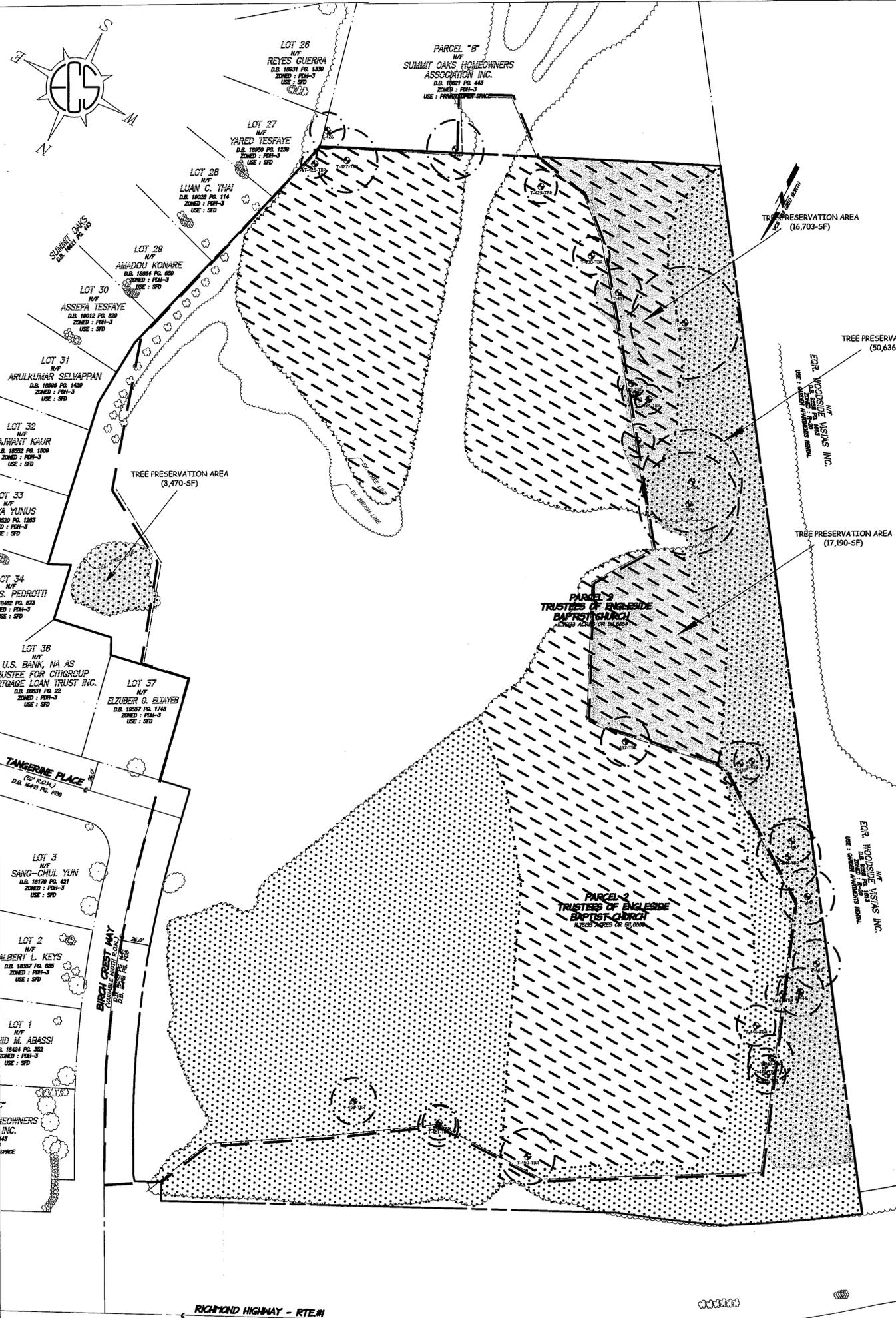
- THE UPLAND FOREST IS GENERALLY IN POOR CONDITION WITH MANY DEAD TREES. THE EARLY SUCCESSIONAL FOREST IS IN FAIR/POOR CONDITION WITH EVIDENCE OF DROUGHT STRESS.
- THE SITE WAS HISTORICALLY LOGGED APPROXIMATELY 10 YEARS AGO IN THE CENTRAL AND NORTHERN PORTIONS OF THE SITE. SELECTIVE LOGGING REMOVED MANY 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.



MV-001  
 Application No. RZ/FDP 2011-Staff BK  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED 6/7/11  
 Date of (BOS) (PO) approval 6/16/11  
 Sheet 5 of 9  
 c/w PCA 2007-MV-070



ECS - MID-ATLANTIC, LLC  
 1405 HUNTERSBLUFF PLACE  
 CHARLOTTE, VA 20811  
 1-800-852-3489  
 703-471-6400  
 (FAX) 703-834-9527  
 CELEBRATING 20 YEARS OF EXCELLENCE  
 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 AMS  
 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**

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		
430	Red Maple	<i>Acer rubrum</i>	16.1	16.1	68.8	x	Dead Limbs- Poor- to be removed
431	Tulip Poplar	<i>Liriodendron tulipifera</i>	20.5	20.5	90.6		Double Trunk
432	Tulip Poplar	<i>Liriodendron tulipifera</i>	12.0	12.0	62.5	x	Poor- to be removed
433	Tulip Poplar	<i>Liriodendron tulipifera</i>	12.4	12.4	100.0		
434	White Oak	<i>Quercus alba</i>	12.4	12.4	59.4	x	Vines- Poor- to be removed
435	White Oak	<i>Quercus alba</i>	14.2	14.2	84.4		
436	Tulip Poplar	<i>Liriodendron tulipifera</i>	43.9	43.9	71.9		Several Large Dead Limbs
437	Tulip Poplar	<i>Liriodendron tulipifera</i>	21.3	21.3	56.3	x	Dead Top- Poor- to be removed
438	American Beech	<i>Fagus grandifolia</i>	19.3	19.3	93.8		
439	White Oak	<i>Quercus alba</i>	15.5	15.5	68.8		
440	Tulip Poplar	<i>Liriodendron tulipifera</i>	19.1	19.1	93.8		
441	Tulip Poplar	<i>Liriodendron tulipifera</i>	28.4	28.4	62.5	x	Poor- to be removed
442	American Beech	<i>Fagus grandifolia</i>	23.8	23.8	93.8		Double Trunk
443	White Oak	<i>Quercus alba</i>	20.6	20.6	78.1		
444	White Oak	<i>Quercus alba</i>	20.3	20.3	87.5		Prune Dead Limbs
445	White Oak	<i>Quercus alba</i>	15.0	15.0	84.4		
446	Northern Red Oak	<i>Quercus rubra</i>	17.1	17.1	75.0		
447	White Oak	<i>Quercus alba</i>	19.6	19.6	62.5		
448	Tulip Poplar	<i>Liriodendron tulipifera</i>	15.0	15.0	68.8		
449	White Oak	<i>Quercus alba</i>	16.5	16.5	62.5	x	Vines- Poor- to be removed
450	Tulip Poplar	<i>Liriodendron tulipifera</i>	23.8	23.8	50.0	x	Poor- to be removed
451	American Holly	<i>Ilex opaca</i>	17.7	17.7	96.9		Double Trunk
452	Black Cherry	<i>Prunus serotina</i>	14.6	14.6	66.6	x	Poor- to be removed
453	White Oak	<i>Quercus alba</i>	20.0	20.0	56.3	x	Dead Top- Poor- to be removed
454	Tulip Poplar	<i>Liriodendron tulipifera</i>	43.9	43.9	75.0		
455	White Oak	<i>Quercus alba</i>	47.7	47.7	68.8		some lichen at base

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	25.0%	±128,499 SF

**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	C2 x 1.25 = 82,498.8
C4	Total canopy area provided by unique or valuable forest/woodland communities = 0.0
C5	C4 x 1.5 = 0.0
C6	Total of canopy area provide by Heritage, Memorial, Specimen, or Street Trees = 0.0
C7	C6 x 1.5 to 3.0 = 0.0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains = 0.0
C9	C8 x 1.0 = 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	D2 x 1.5 = 0.0
D4	Area of canopy planted for energy conservation = 0.0
D5	D4 x 1.5 = 0.0
D6	Area of canopy planted for water quality benefits = 0.0
D7	D6 x 1.25 = 0.0
D8	Area of canopy planted for wildlife benefits = 0.0
D9	D8 x 1.5 = 0.0
D10	Area of canopy provided by native trees = 16,000.0
D11	D10 x 1.5 = 24,000.0
D12	Area of canopy provided by improved cultivars and varieties = 0.0
D13	D12 x 1.5 = 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 offsite 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

**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

**CELEBRATING 20 YEARS OF EXCELLENCE**

EGS - MID-ATLANTIC, LLC  
14026 THUNDERBOLT TRACE  
SUITE 100  
CHANTILLY, VA 20151  
1-800-952-3489  
703-477-9400  
(703) 703-8350-5827

SETTING THE STANDARD FOR SERVICE

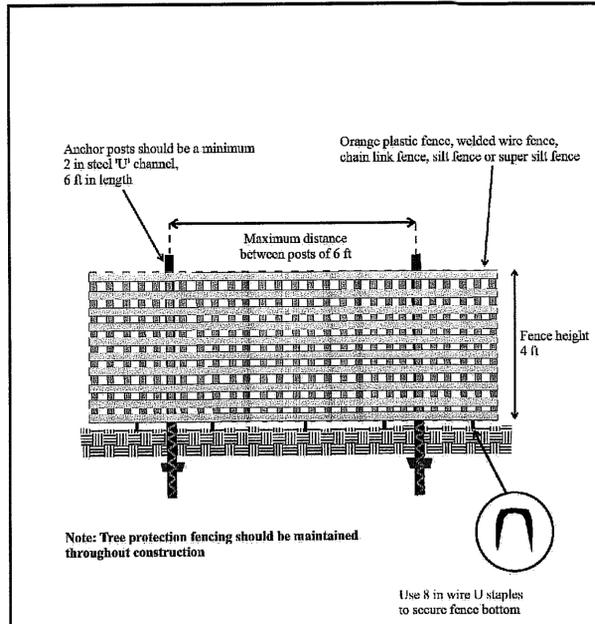
**SUMMIT OAKS  
LORTON, VIRGINIA  
FAIRFAX COUNTY**

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

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

Application No. RZ/FDP 2011 Staff JK  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (EOP)  
SEE PROFFERS DATED 6/7/11  
Date of (BOS) (PC) approval 6/16/11  
Sheet 6 of 9  
c/w RZ 2012-11-01  
SCALE (IN FEET)  
25 50  
50 0 50

ENGINEER AMS DRAFTING AEA  
SCALE 1" = 50'  
PROJECT NO. 01:16912  
SHEET 4A OF 6  
DATE 4/6/11



Adapted from: Woodland Conservation Manual, Prince George County, Maryland

Ref. Sec. 12-0703.1B	TREE PROTECTION FENCE INSTALLATION	PLATE NO.	STD. NO.
Rev. 10-08		6-12	

**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 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.

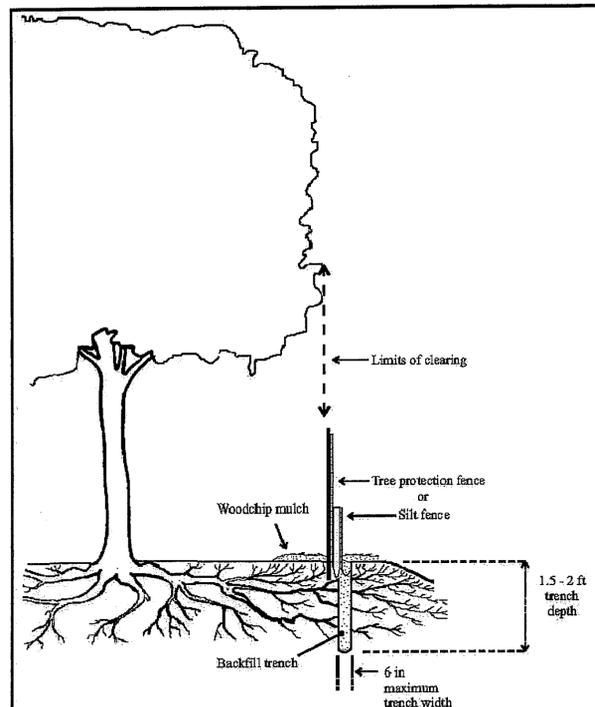
2. ENGLISH IVY: REMOVE FROM TREES BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEEL THE CUT SECTION OF IVY OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OF THE TREE. PULL GROUND IVY BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE 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.



Ref. Sec. 12-0702.1	ROOT PRUNING	PLATE NO.	STD. NO.
Rev. 10-08		7-12	

CELEBRATING 20 YEARS OF EXCELLENCE

ECS - MID-ATLANTIC, LLC  
14028 THUNDERBOLT PLACE  
SUITE 300  
CHANTILLY, VA 20151  
703-971-8400  
703-971-8400  
(FAX) 703-984-8927

SETTING THE STANDARD FOR SERVICE

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

**TREE PRESERVATION NARRATIVES**  
**LONG COMPANY OF VIRGINIA, INC.**



Application No. RZ/FDP 2011 Staff <sup>NAV-001</sup> BK  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (ODP) (EDP)  
SEE PROFFERS DATED 6/7/11  
Date of (BOS) approval 6/16/11  
Sheet 7 of 9  
C/W PCA 2002-MV-010

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



**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 (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)  
 FDP P Districts (except PRC) (16-302 1F & 1Q) Amendments (16-202 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.

Facility Name/Type & No.	On-site area served (acres)	Off-site area (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						

- 3. Provide:  
 On-site drainage channels, outfalls and pipe systems are shown on Sheet 2 & 6  
 Pond inlet and outlet pipe systems are shown on Sheet 2.
- 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 6-0202.3, 6-0202.2, 6-0401.2A OF THE PFM
- 12. Stormwater management is not required because SEE ABOVE

**STORMWATER MANAGEMENT NARRATIVE**

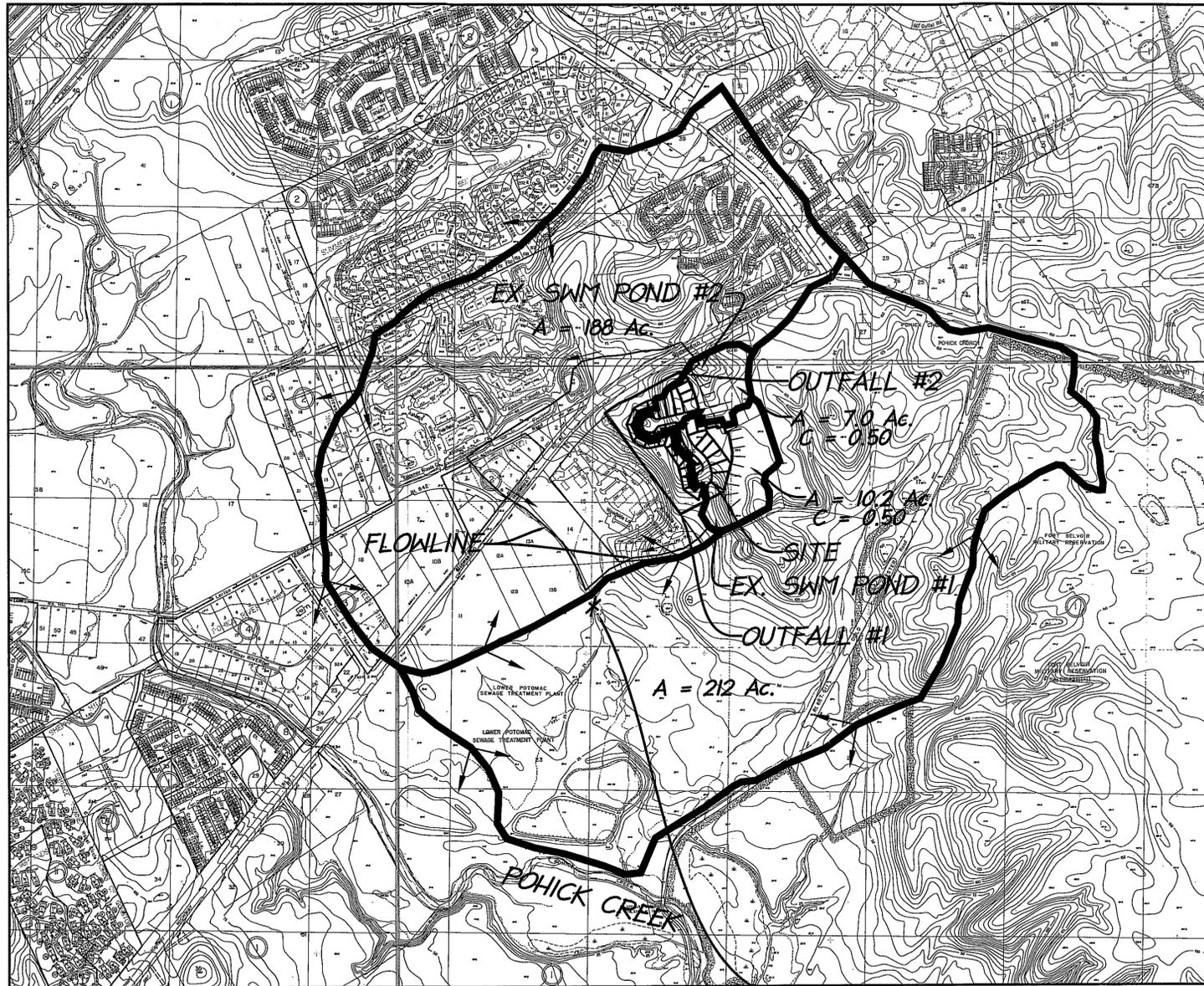
THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE SATISFIED VIA TWO EXISTING, OFF-SITE SWM PONDS AND ON-SITE CONSERVATION AREAS. THE APPLICANT HAS SUBMITTED A REQUEST TO WAIVE THE REQUIREMENT TO PROVIDE ON-SITE DETENTION AND WATER QUALITY IN LIEU OF THESE OFFSITE FACILITIES. THESE 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 DPWES AND THE CONSERVATION AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS.

**DRAINAGE 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" = 50'

**STORMWATER MANAGEMENT INFORMATION**

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

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**

$Q_2 = (0.30)(5.48)(11.75) = 19.21 \text{ CFS}$   
 $Q_0 = (0.30)(7.27)(11.75) = 25.63 \text{ CFS}$

**POST-DEVELOPMENT SUBJECT PROPERTY**

$Q_2 \leq 19.21 \text{ CFS AFTER ATTENUATION}$   
 $Q_0 \leq 25.63 \text{ CFS AFTER ATTENUATION}$

**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.

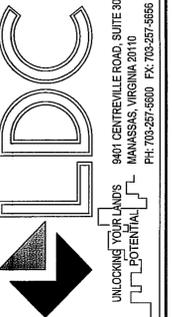
THE EXISTING OUTFALL PIPE FROM EXISTING SWM POND #1 SHALL ACT AS THE OUTFALL FOR OUTFALL #1. THE EXISTING OUTFALL PIPE DISCHARGES INTO A CONCRETE CHANNEL WITHIN THE WOODSIDE GARDEN APARTMENT COMPLEX AND THEN INTO A NATURAL CHANNEL TOWARD THE LOWER POTOMAC SEWAGE TREATMENT PLANT AND THEN THROUGH THE SEWAGE 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 SEWER 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 SEWER 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.



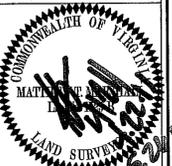
STORMWATER MANAGEMENT INFORMATION

SUMMIT OAKS SECTION 2

FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:
1	11/11/11	UPDATE SWM NARRATIVE	
2	12/11/11	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: 10162-1-0 3.08

Application No. RV-FDP-2011-Staff-128  
 APPROVED DEVELOPMENT PLAN (DP) (GDP) (CDP) (EDP)  
 SEE PROFESSORS DATED 6/7/11  
 Date of (BOS) (PC) approval 6/16/11  
 Sheet 9 of 9  
 C/W PCA 2002-PHV-02D