

**CONCEPTUAL OUTFALL NARRATIVE**

THE SITE WILL BE GRADED TO DRAIN THE MAJORITY OF THE RUNOFF INTO A STORM SEWER SYSTEM PROPOSED IN THE STREET. THE STORM SEWER SYSTEM WILL CONVEY THE RUNOFF TO A PROPOSED STORMWATER MANAGEMENT/BMP DRY POND. THE DISCHARGE FROM THE POND WILL BE PIPED TO EXISTING STORM SEWER LOCATED IN SUTTON ROAD AND COURTHOUSE ROAD. THE DETENTION POND WILL HOLD THE RUN-OFF TO ITS PRE-DEVELOPMENT RATE.

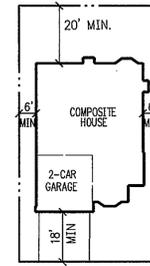
**TREE COVER**

TOTAL SITE AREA: 152,245 SF  
 20% REQUIRED COVER: 30,449 SF  
 EXISTING TREES TO REMAIN: T.B.D.  
 REQUIRED TREE PLANTING: 30,449 SF

**TABULATION**

PROPOSED ZONING: PDH-4  
 SITE AREA = 3.4951 AC. or 152,245 SF (INCLUDING DENSITY CREDIT RESERVED AT D.B. 11481, PG. 412)  
 SINGLE-FAMILY DETACHED: 11 LOTS  
 DENSITY : 3.15 D.U./Ac. MAX.  
 LOT SIZE RANGE: 4,836 SF TO 5,986 SF  
 OPEN SPACE REQUIRED: MIN. 20%  
 OPEN SPACE PROVIDED : 55,400 SF (36%)  
 MAXIMUM BUILDING HEIGHT : 35'  
 PARKING REQUIRED : 11 LOTS @ 2 SP./LOT = 22 SP.  
 PARKING PROVIDED : 44 SP. (2 IN GARAGE/2 IN DRIVEWAY)

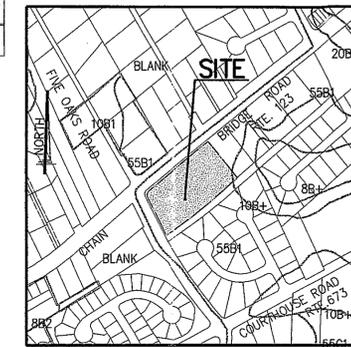
SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEOTECHNICAL REPORT RECD
55B1	GLENELG	GOOD	GOOD	GOOD	SEVERE	C



**TYPICAL LOT SETBACKS**  
 SCALE: 1" = 30'

**LEGEND**

- EXISTING TREE LINE
- EXISTING TREE
- LIMITS OF CLEARING
- PROP STORM SEWER
- EXIST STORM SEWER
- PROP SAN SEWER
- EX SAN SEWER
- BLDG. SETBACK LINE



**SOILS MAP**  
 SCALE: 1" = 500'

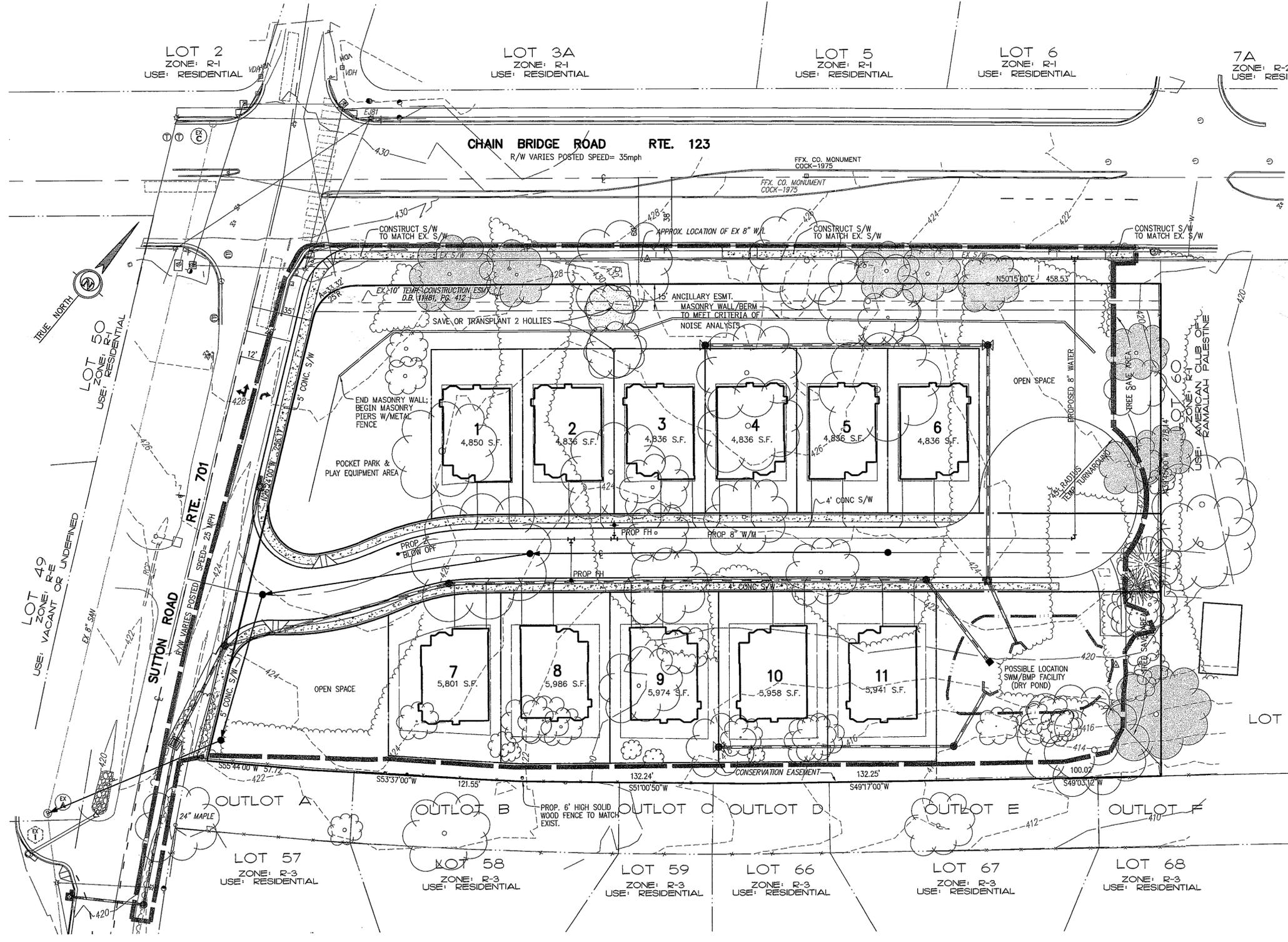


**VICINITY MAP**  
 SCALE: 1" = 2000'

**NOTES :**

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX MAP 48-1-(11) 55A AND IS CURRENTLY ZONED R-2.
2. OWNER: D. R. HORTON  
 416 MAPLE AVE. W, SUITE 200  
 VIENNA, VA 22180
3. TOPOGRAPHY IS FROM A FIELD SURVEY BY PACIULLI, SIMMONS & ASSOC. DATED JULY, 1998. CONTOUR INTERVAL IS 2 FEET. SPECIMEN TREES ARE SHOWN WITH ACTUAL DRIPLINE. BOUNDARY IS FROM A SURVEY BY PACIULLI, SIMMONS DATED JULY, 1988 AND PLAT RECORDED IN D.B. 11481 AT PG. 412. THERE ARE CURRENTLY NO EXISTING BUILDINGS ON SITE.
4. TOWN OF VIENNA WATER LOCATED IN CHAIN BRIDGE ROAD WILL BE EXTENDED TO SERVE THE SITE. SANITARY SEWER IS LOCATED IN SUTTON ROAD.
5. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY STANDARDS, UNLESS WAIVED OR MODIFIED BY DP&WS. PRELIMINARY DESIGN ENVISIONS PROVIDING A STORM WATER MANAGEMENT / BMP DRY POND.
6. THERE IS NO FLOOD PLAIN, RPA, OR ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN. THE ENTIRE SITE IS IN AN RMA.
7. THERE ARE NO EXISTING UTILITY EASEMENTS WITH A WIDTH GREATER THAN 25' NOR ARE THERE ANY MAJOR UNDERGROUND UTILITY EASEMENTS.
8. THERE ARE NO TRAIL REQUIREMENTS ON THIS SITE. SIDEWALKS ARE REQUIRED AS THE SITE IS WITHIN WALKING DISTANCE OF A SCHOOL.
9. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
10. THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON SITE.
11. PROPOSED SPECIAL AMENITIES INCLUDE DECORATIVE MASONRY WALL OR WALL AND BERM ALONG CHAIN BRIDGE ROAD, DECORATIVE FENCING ALONG SUTTON ROAD, GAZEBO, LANDSCAPING, PLAY EQUIPMENT, AND POCKET PARKS.
12. PROPOSED PUBLIC IMPROVEMENTS INCLUDE CONSTRUCTION OF A SIDEWALK, PUBLIC STREET, AND EXTENSION OF PUBLIC UTILITIES. DEDICATION FOR THE ADJACENT PUBLIC STREETS WAS MADE AT D.B. 11481 AT PG. 412.
13. PROPOSED UTILITIES, LOT SIZES, LANDSCAPING, AND LOCATION OF MASONRY WALL ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING.
14. THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY, INCLUDING PROVISION OF PUBLIC FACILITIES, WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS IS SUBJECT TO CHANGE WITH MARKET CONDITIONS.
15. ENTRANCE SIGNAGE AND LOCATION WILL BE IN CONFORMANCE WITH ARTICLE 11.
16. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL FAIRFAX COUNTY APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS, AND ADOPTED COMPREHENSIVE PLAN, EXCEPT FOR THE FOLLOWING:
  - a. APPLICANT HEREBY REQUESTS A WAIVER OF SERVICE DRIVE ALONG RTE. 123 (PFM SEC 7-0104) IN FAVOR OF THE PROPOSED INTERPARCEL ROAD CONNECTION.
  - b. IN ACCORDANCE WITH SEC. 16-401 PARA. 8 APPLICANT HEREBY REQUESTS A VARIANCE OF THE MAXIMUM HEIGHT OF A FENCE IN A FRONT YARD IN FAVOR OF THE WALLS/FENCES SHOWN HEREON.

RZ/FDP  
 Application No. 2001-PR-054  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (DDP)  
 SEE PROFFERS DATED 9.13.02  
 Date of (BOS) (PC) approval 9.23.02  
 Sheet 1 of 5



**PACIULLI**  
**SIMMONS & ASSOCIATES**  
 Established 1744  
 Engineering  
 Planning  
 Surveying  
 Landscape Architecture  
 Wetland Expertise  
 Environmental Science

11212 Maples Hill Road  
 Suite 100  
 Fairfax, VA 22030-7404  
 Ph. 703.934.0900  
 Fax 703.934.9787  
 E-mail fairfax@psaltl.com

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 Department of Planning & Zoning  
 SEP 17 2002  
 Zoning Evaluation Division

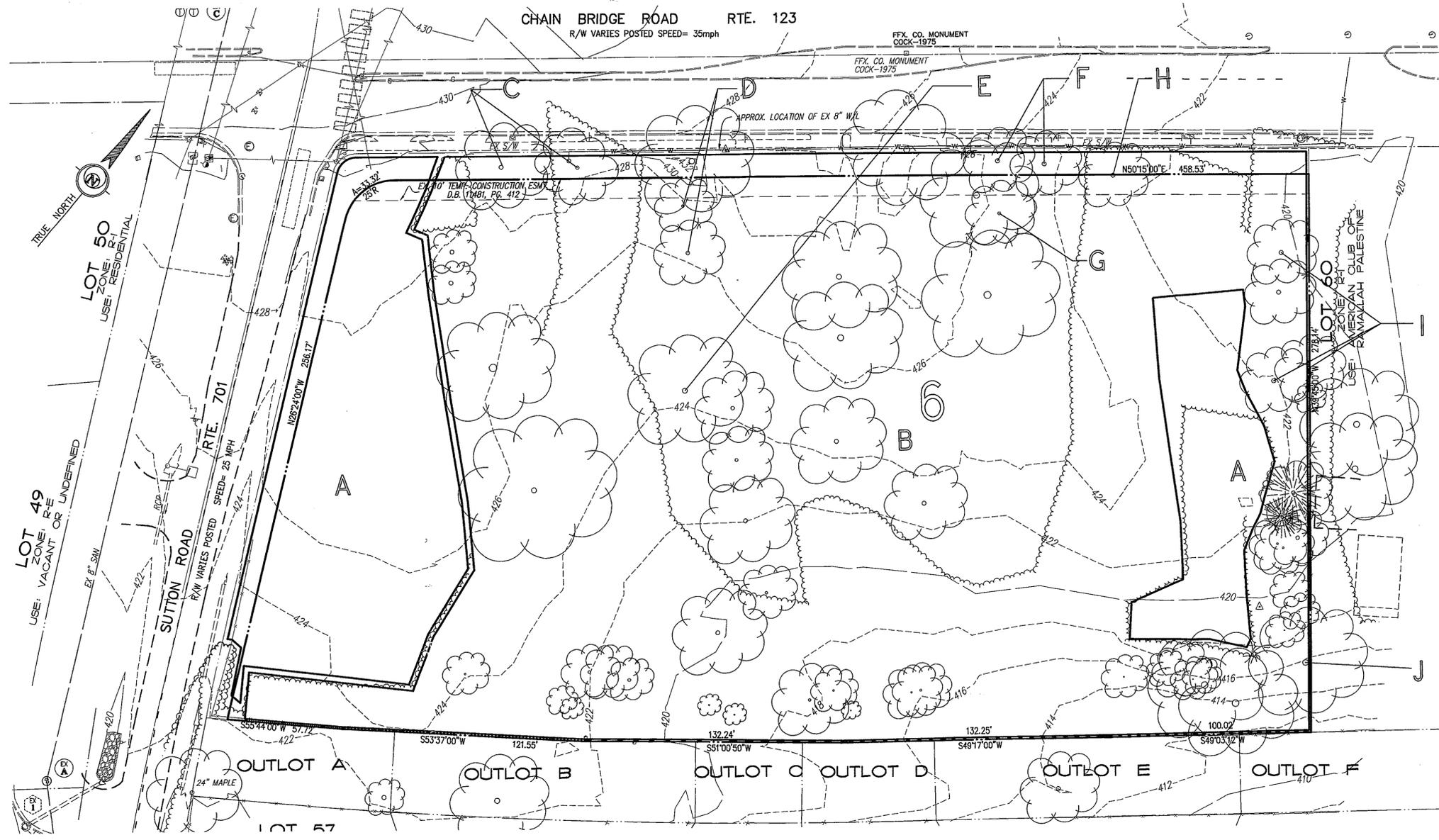
**FIVE OAKS**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**CONCEPTUAL / FINAL DEVELOPMENT PLAN**  
 RZ/FDP -2001-PR-054

COMMONWEALTH OF VIRGINIA  
 Peter J. Rigby, Jr.  
 018748  
 9/13/02  
 PROFESSIONAL ENGINEER

REV. 2/28/02  
 REV. 3/19/02  
 REV. 4/15/02  
 REV. 5/22/02  
 REV. 6/17/02  
 REV. 9/13/02

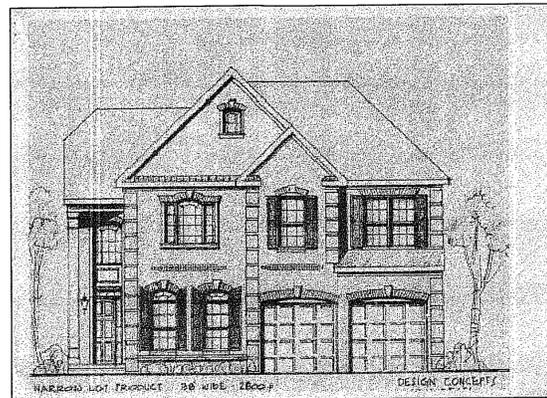
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 DATE: 02-21-02  
 DRN: MP/NJC  
 CKD: NJC  
 SHEET 1 OF 5  
 FILE NO: OIF-3463-2



SITE ANALYSIS FOR VEGETATION

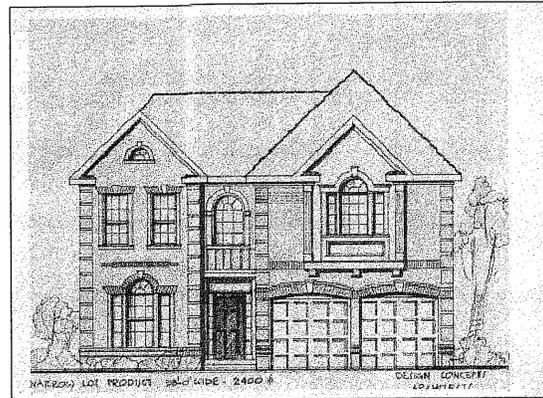
VEGETATIVE COVER CLASSIFICATION	COVER TYPE	SUB-CATEGORY	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION DESCRIPTION	ACREAGE	ADDITIONAL COMMENTS
6	MAINTAINED GRASSLANDS	A	GRASSES	PIONEER	N/A	29,800 SF	ENTIRE AREA WAS PREVIOUSLY 4 HOUSE SITES. HOUSES WERE DEMOLISHED OVER A YEAR AGO. SUB-AREA A IS NOW WILD GRASSES/SHRUBS.
		B	POPLAR, CHERRY, ASH, MAPLE, ELM	SUB-CLIMAX	POOR TO FAIR	107,000 SF	THE LARGER TREES TEND TO HAVE INSECT OR STORM DAMAGE AND ARE IN POOR TO FAIR CONDITION. SMALLER TREES TEND TO BE IN FAIR TO GOOD CONDITION AND ARE ON THE PERIPHERY OF THE SITE. TREES IN GOOD CONDITION ARE NOTED SEPARATELY.
		C	MAPLE	SUB-CLIMAX	GOOD	2700 SF	16' & 27' MAPLES PREVIOUSLY IDENTIFIED TO BE SAVED BY ARBORIST. VINES AND SOME DOZER DAMAGE.
		D	HOLLY	SUB-CLIMAX	EXCELLENT	1500 SF	15' & 27' HOLLIES ARE WELL PROPORTIONED AND APPEAR IN GOOD HEALTH. NEED TO EVALUATE IF THEY CAN BE RELOCATED.
		E	CHERRY	SUB-CLIMAX	GOOD	2600 SF	30' CHERRY TREE WITH GNARLED TRUNK. GIVEN SIZE, AGE & APPEARANCE, IT DOES NOT APPEAR DESIRABLE TO RELOCATE.
		F	SPRUCE	SUB-CLIMAX	GOOD	1700 SF	20' & 14' NORWAY SPRUCE HAVE MINOR DEADWOOD IN CROWN AND VINE COVER.
		G	HOLLY	SUB-CLIMAX	GOOD	900 SF	HOLLY HAS VINE COVER, ALSO IS SHADED BY LARGE ADJACENT PINE.
		H	TULIP TREE	SUB-CLIMAX	GOOD	1000 SF	15' TULIP TREE HAS VINES ON TRUNK.
		I	PINE TULIP TREE	SUB-CLIMAX	GOOD	2500 SF	2 - 30' PINES HAVE DEADWOOD IN CROWN. 24' TULIP TREE APPEARS TO BE ON PROPOSED LINE. TRUNK WOUNDS & BASAL DAMAGE ARE EVIDENT. CONDITION IS FAIR.
		J	ASH	SUB-CLIMAX	FAIR	2600 SF	DEADWOOD IS A MAJOR PROBLEM IN CROWN. TREE IS MISSHAPEN.
TOTAL ACREAGE						3.49 AC.	

RZ/EPP  
Application No. 2001-PR-0549 Staff: JOHNSON  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
SEE PROFFERS DATED 9.13.02  
Date of BOS (PC) approval 9.23.02  
Sheet 2 of 5



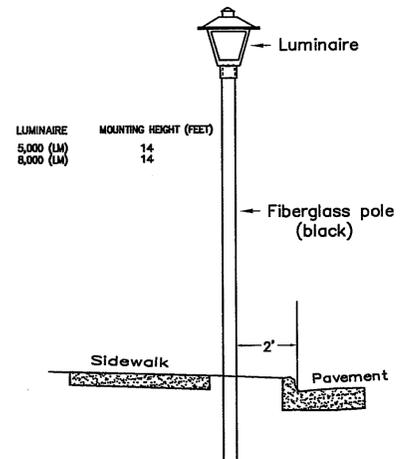
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NOT TO SCALE



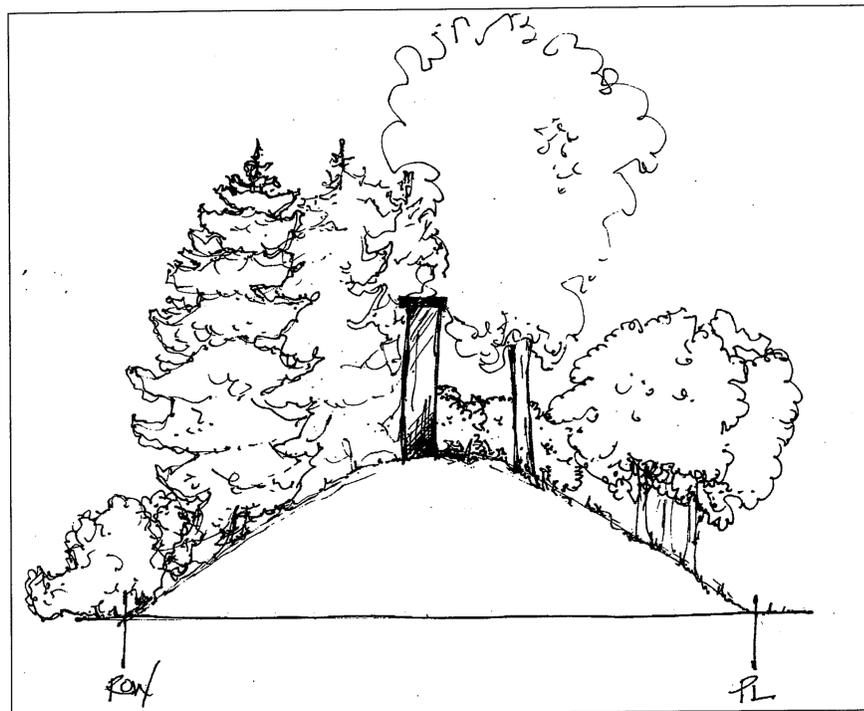
**FRONT FACADE - KENSINGTON**

NOT TO SCALE



**STREET LIGHT DETAIL**

NOT TO SCALE

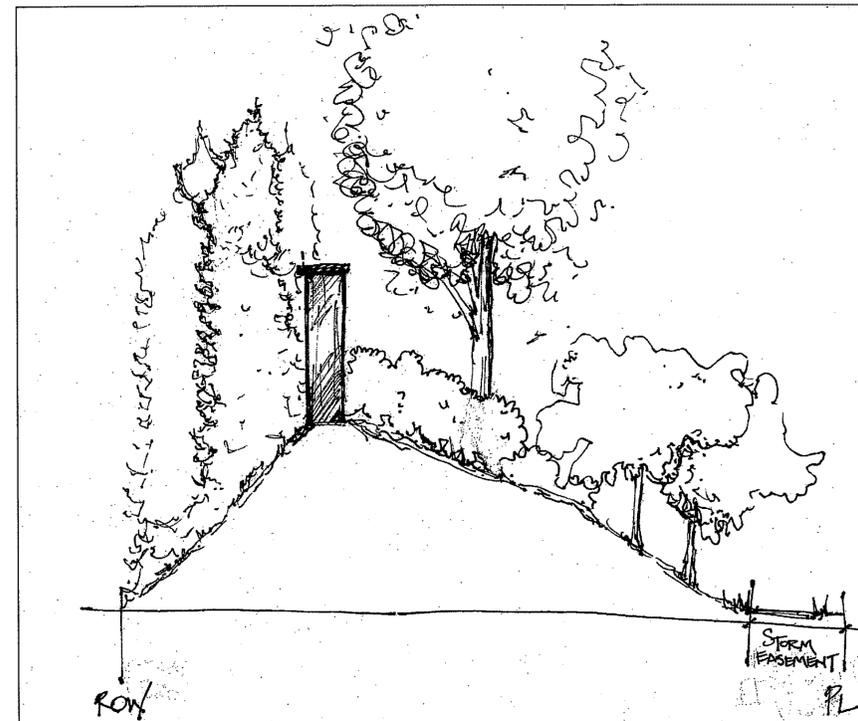


**PLANTING SCHEDULE**

- 1 LARGE DECIDUOUS TREE/35 L.F.
- 1 MED. DECIDUOUS TREE/25' L.F.
- 1 LARGE/MED. EVERGREEN TREE/20 L.F.

**RTE. 123 PLANTING W/O STORM SEWER**

NOT TO SCALE



**PLANTING SCHEDULE**

- 1 LARGE DECIDUOUS TREE/35 L.F.
- 1 MED. DECIDUOUS TREE/25' L.F.
- 1 EVERGREEN SHRUB OR TREE/15 L.F.

**RTE. 123 PLANTING W/ STORM SEWER**

NOT TO SCALE

RZ/FDP  
Application No. 2001-PR-054-Staff JOHN  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
SEE PROFFERS DATED 9.13.02  
Date of (BOS) (PC) approval 9.23.02  
Sheet 3 of 5

Application No. \_\_\_\_\_ State \_\_\_\_\_  
APPROVED BY DEVELOPER AND AN  
(DP) (GDP) (CDP) (FDP)  
SEE PROFFERS DATED \_\_\_\_\_  
Date of (BOS) (PC) approval \_\_\_\_\_  
Sheet \_\_\_\_\_ of \_\_\_\_\_

**PAGIULLI**

**SIMMONS & ASSOCIATES**  
Established 1744

Engineering  
Planning  
Surveying  
Landscape Architecture  
Wetland Expertise  
Environmental Science

11212 Waples Mill Road  
Suite 100  
Fairfax, VA 22030-7404  
Ph. 703.934.0900  
Fax 703.934.9787  
E-mail fairfax@psaltd.com

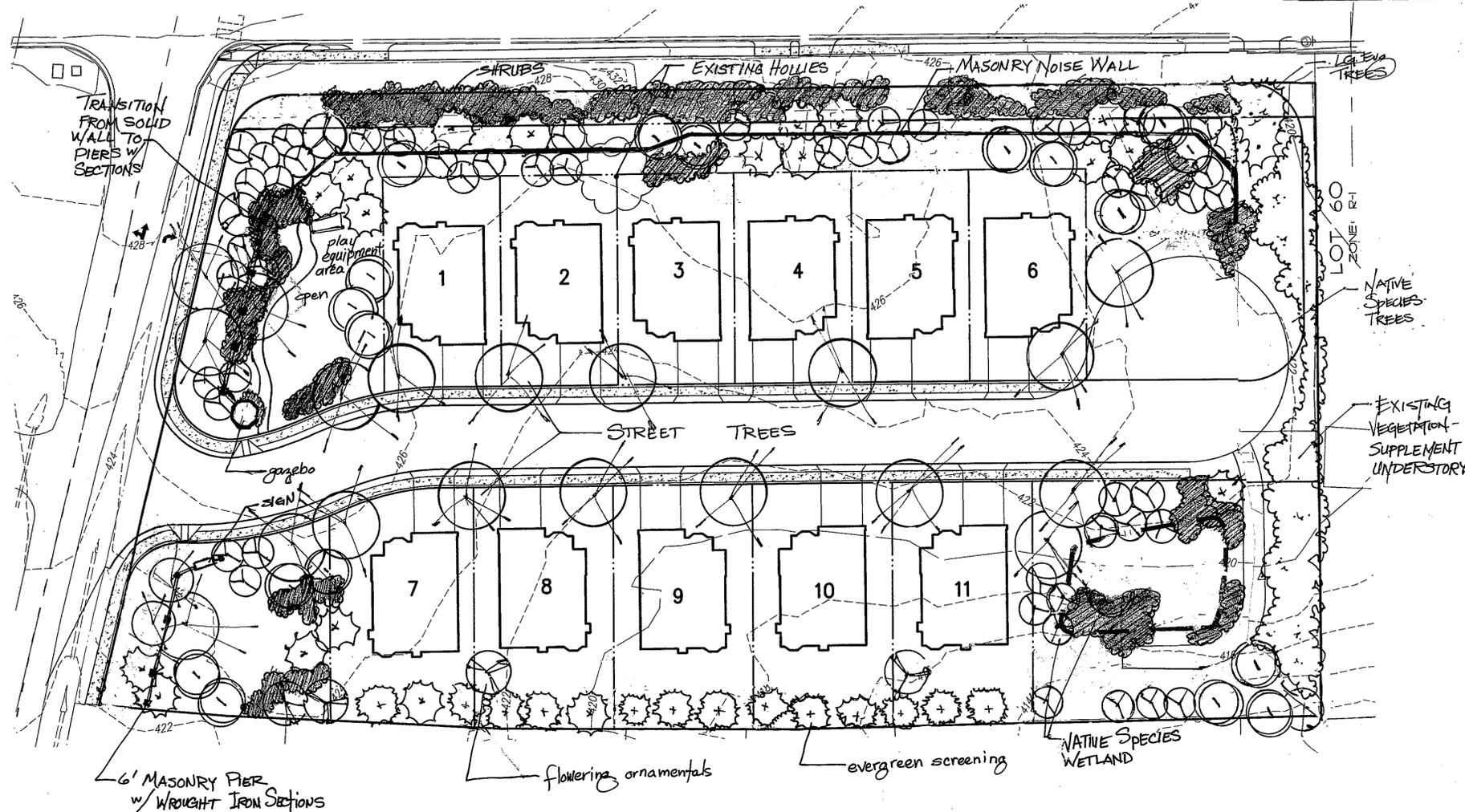
**FIVE OAKS**  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**HOUSE FACADE & OTHER ILLUSTRATIVE FEATURES**

COMMONWEALTH OF VIRGINIA  
PETER J. HIGBY, JR.  
01/17/46  
1/5/02  
PROFESSIONAL ENGINEER

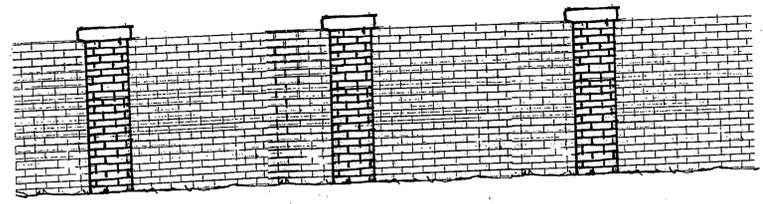
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REV. 3/19/02  
REV. 4/15/02  
9/13/02 NJC

SCALE: SCALE AS NOTED  
DATE: 02-21-02  
DRN: MP/NJC  
CKD: NJC  
SHEET 3 OF 5  
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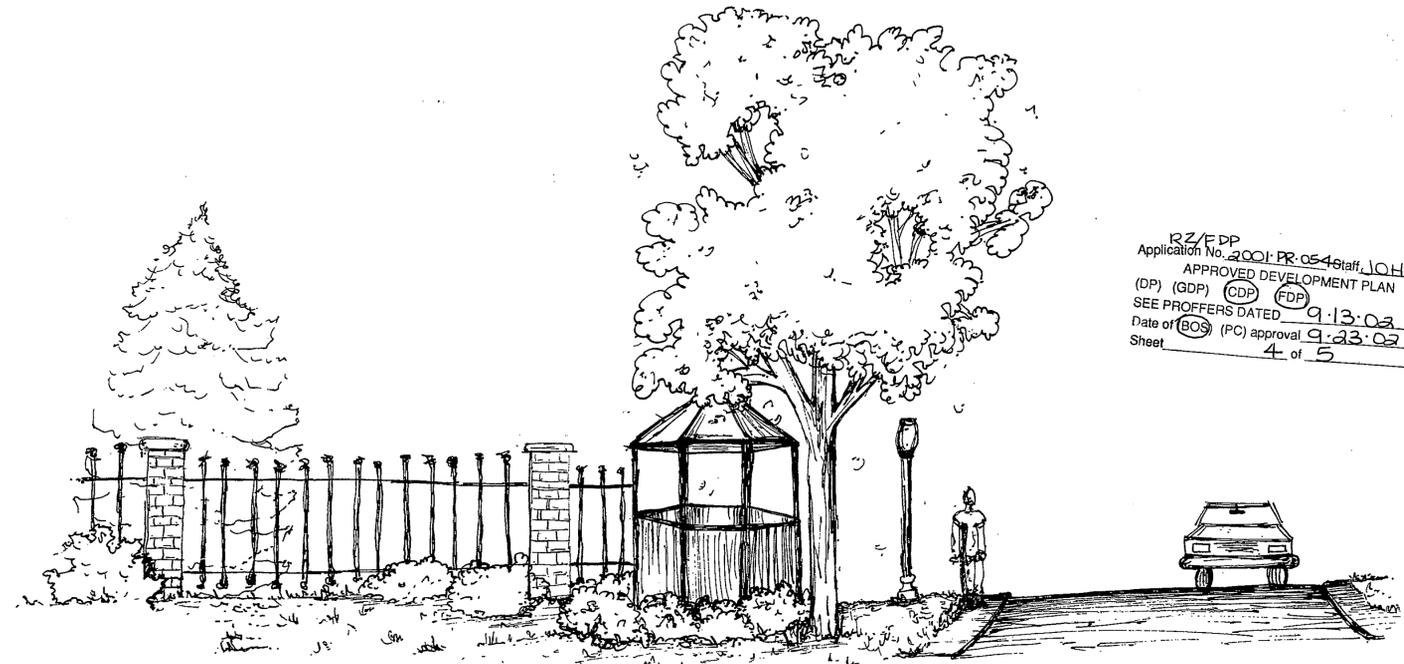


**PLANT PALETTE AND SIZES**

- LARGE EVERGREEN TREES - 6' TO 8'  
SPRUCE, CYPRESS, PINE
- SHADE TREES - 2" CALIPER  
MAPLE, OAK, SYCAMORE, BIRCH, LINDEN
- ORNAMENTAL TREES - 1" CALIPER  
STEWARTIA DOGWOOD, CHERRY, MAGNOLIA, REDBUD, SERVICEBERRY, BIRCH
- SHRUBS - 3 GALLON  
RHODODENDRON, YEW, HOLLY, VIBURNUM, AZALEAS ...



**DECORATIVE MASONRY WALL ALONG ROUTE 123**  
NOT TO SCALE



**ENTRANCE FEATURE/FENCE ALONG SUTTON ROAD**  
NOT TO SCALE

RZ/FDP  
Application No. 2001-PR-054 Staff: JOHNSON  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (GDP) (FDP) 9.13.02  
SEE PROFFERS DATED 9.13.02  
Date of (BOS) (PC) approval 9.23.02  
Sheet 4 of 5

**PACIULLI**

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Established 1744

Engineering  
Planning  
Surveying  
Landscape Architecture  
Wetland Expertise  
Environmental Science

11212 Waples Mill Road  
Suite 100  
Fairfax, VA 22030-7404  
Ph. 703.934.0900  
Fax 703.934.9787  
E-mail fairfax@psatltd.com

**FIVE OAKS**

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**CONCEPTUAL  
LANDSCAPE PLAN &  
ENTRANCE FEATURE**

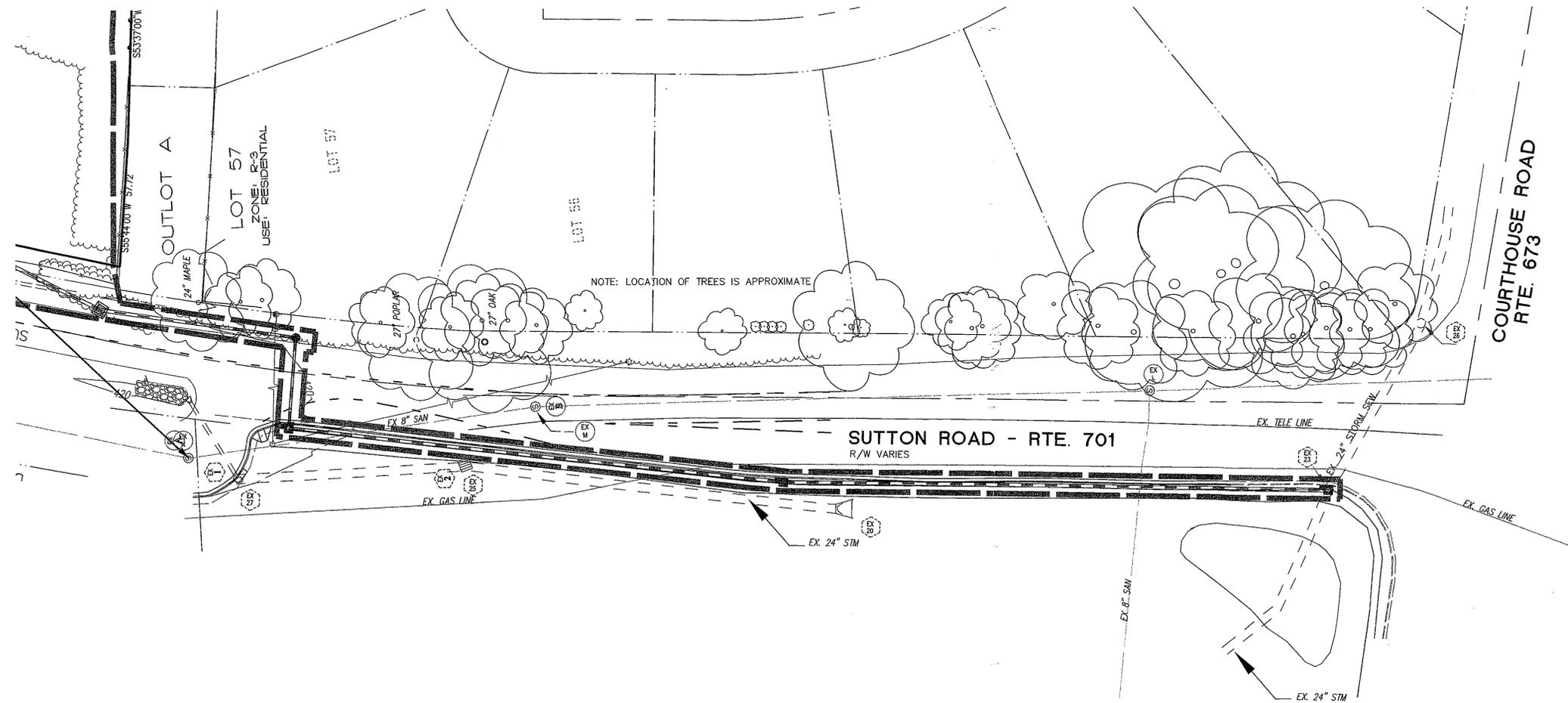
COMMONWEALTH OF VIRGINIA  
Peter J. Higby, Jr.  
07946  
1/15/02  
5/22/02  
PROFESSIONAL SEAL

REV. 2/28/02  
REV. 3/19/02  
REV. 4/15/02  
REV. 5/22/02  
REV. 6/17/02

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SHEET 4 OF 5  
FILE NO: OIF-3463-2

**TREE IMPACT NARRATIVE**

THERE ARE CURRENTLY 17 TREES AND A NUMBER OF SHRUBS LOCATED IN THE RIGHT-OF-WAY FOR SUTTON ROAD. ONLY THOSE CLOSEST TO THE PROPOSED STORM SEWER ARE SHOWN. THE STORM SEWER LOCATION IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING. IN PARTICULAR, EFFORT WAS MADE TO TAKE THE STORM SEWER TO THE WEST SIDE OF SUTTON ROAD TO SAVE TREES ALONG THE EASTERN SIDE. THERE ARE SEVERAL LARGE UNDERGROUND VAULTS, GAS MAINS, AND OTHER UTILITIES LOCATED IMMEDIATELY ACROSS FROM THE SITE. DUE TO THE OBSTRUCTION THESE POSE, THE STORM SEWER NEEDS TO RUN ALONG A SMALL STRETCH ON THE EASTERN SIDE OF SUTTON ROAD. UTILITY TEST PITS WILL BE REQUIRED TO FINALIZE THE LOCATION OF THE STORM SEWER.



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1212 Maples Mill Road  
Suite 100  
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Ph. 703.934.0800  
Fax 703.934.9787  
E-mail fairfax@psald.com

**FIVE OAKS**  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**EXHIBIT -  
SUTTON ROAD OUTFALL**

RZ/FDP  
Application No. 2001-PZ-054 Staff **JOHNSON**  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
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