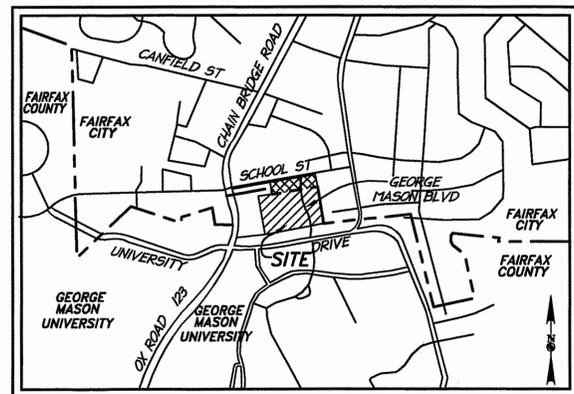


ELEVEN OAKS

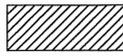
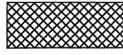
FIRST SUBMISSION DATE: APRIL 12, 2012		
#	DATE	REVISION
1	8/10/12	RESPOND TO COUNTY PRE-STAFFING REPORT DATED JULY 16, 2012 AND CITY COMMENTS LETTER DATED JULY 13, 2012
2	9/13/12	COUNTY STAFFING REPORT DATED 8/23/12 AND CITY COMMENTS DATED 9/6/12
3	10/18/12	CITY AND COUNTY COMMENTS
4	11/20/12	COUNTY COMMENTS

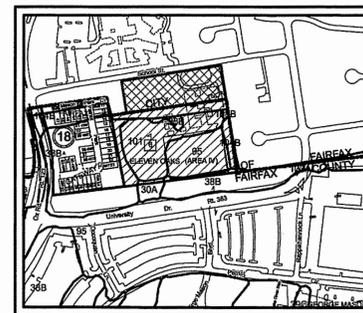
CONCEPTUAL DEVELOPMENT PLAN /
FINAL DEVELOPMENT PLAN
FAIRFAX COUNTY, VIRGINIA
BRADDOCK DISTRICT

GENERAL DEVELOPMENT PLAN /
PRELIMINARY SITE PLAN
CITY OF FAIRFAX, VIRGINIA



VICINITY MAP
SCALE: 1" = 1000'
GRAPHIC SCALE
1" = 1000'

-  SUBJECT PROPERTY WITHIN FAIRFAX COUNTY
-  SUBJECT PROPERTY WITHIN FAIRFAX CITY



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

NOTE: SOILS MAP OBTAINED FROM FAIRFAX COUNTY TAX MAP RECORDS. SOIL INFORMATION BELOW OBTAINED FROM NRCS WEB SOIL SURVEY DATA.

SOILS LEGEND

TYPE	NAME	GROUP	SLOPE	K FACT
30A	CODORUS AND HATBORO SOILS	C	0-2%	0.32
30B	FAIRFAX LOAM	B	2-7%	0.20
95	URBAN LAND (PAVED LAND)	N/A	N/A	N/A
101	URBAN LAND - WHEATON COMPLEX (PAVED LAND)	N/A	N/A	N/A
104B	WHEATON - FAIRFAX COMPLEX	D	2-7%	0.32
108B	WHEATON - SUMERDUCK COMPLEX	D	2-7%	0.32

Application No. RZ/FDP/2012-BR-014 Staff WO'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (DP) (DP) (PRC) (CP)
See PROFFERS Dated 12/18/2012
Date of (BOS) (PC) Approval 1/8/2013
Sheet 1 of 19

SHEET INDEX

SHEET #	SHEET TITLE
01	COVER SHEET
02	NOTES AND TABULATIONS
03	EXISTING CONDITIONS PLAN
04	EXISTING VEGETATION MAP & TREE PRESERVATION PLAN
05	EXISTING VEGETATION & TREE PRESERVATION DETAILS
06	FAIRFAX COUNTY GDP-FDP & CITY OF FAIRFAX GDP-PSP
07	CONCEPTUAL GRADING PLAN
08	PRELIMINARY LANDSCAPING PLAN
09	OPEN SPACE PLAN
10	SIGHT DISTANCE PLAN & PROFILES
11	BMP & SWM COMPUTATIONS - OPTION 1
12	BMP & SWM COMPUTATIONS - OPTION 2
13	ADEQUATE OUTFALL COMPUTATIONS - OPTION 2
14	FIRE TRUCK & PEDESTRIAN MOVEMENTS
15	CONCEPT DESIGN OF IND LOT PRIVACY YARDS & FENCE ENCLOSURES
16	ARCHITECTURAL DETAILS
17	ARCHITECTURAL DETAILS
18	ARCHITECTURAL DETAILS
19	ARCHITECTURAL DETAILS

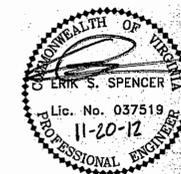
ARCHITECT
DEVEREAUX & ASSOCIATES, PC
1481 CHAIN BRIDGE ROAD #302
MCLEAN, VA 22101
ph: 703-893-0102, fax: 703-893-0106

APPLICANT/DEVELOPER
ELEVEN OAKS LLC
112 PLEASANT STREET NW, SUITE H
VIENNA, VA 22180
ph: 703-506-9292, fax: 703-506-9294



PREPARED BY:
christopher consultants
engineering · surveying · land planning

9900 main street (fourth floor) · fairfax, va 22031-3907
703.273.6820 · fax 703.273.7636



RECEIVED
Department of Planning & Zoning
NOV 29 2012
Zoning Evaluation Division
01 of 19

SUBMISSION STATEMENT:
THIS PLAN IS BEING SUBMITTED CONCURRENTLY TO BOTH FAIRFAX COUNTY AND THE CITY OF FAIRFAX.

DEVELOPMENT PLAN NOTES:

FAIRFAX COUNTY

1. THIS PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP 57-4 ((1)) PARCEL 6 AND IS ZONED R-1. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PORTION OF THE PROPERTY WITHIN FAIRFAX COUNTY TO THE PDH-8 DISTRICT AND PROVIDE 37 LOTS FOR BOTH SINGLE-FAMILY ATTACHED AND SINGLE-FAMILY DETACHED DWELLING UNITS AND THE ASSOCIATED INFRASTRUCTURE.

2. CURRENT OWNER: CITY OF FAIRFAX
10455 ARMSTRONG STREET
FAIRFAX, VA 22030

CITY OF FAIRFAX

1. THIS PROPERTY IS IDENTIFIED ON THE CITY OF FAIRFAX TAX MAP 57-4 ((2)) PARCELS 3-6 AND IS ZONED R-1 & R-3. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PORTION OF THE PROPERTY WITHIN CITY OF FAIRFAX TO THE PD(p) DISTRICT AND CONSTRUCT 12 SINGLE-FAMILY RESIDENTIAL LOTS AND THE ASSOCIATED INFRASTRUCTURE. THE TOTAL SITE AREA WITHIN THE CITY OF FAIRFAX IS 2.23 ACRES.

2. CURRENT OWNER: PARCELS 3&4
CITY OF FAIRFAX
10455 ARMSTRONG STREET
FAIRFAX, VA 22030

PARCELS 5&6
INOVA HEALTH SYSTEM SERVICES
8100 GATEHOUSE ROAD, SUITE 200, EAST TOWER
FALLS CHURCH, VA 22042

GENERAL NOTES

- THE BOUNDARY SURVEY WAS PERFORMED BY christopher consultants, ltd. IN JANUARY 2012. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD SURVEY PREPARED BY christopher consultants, ltd. ON 01/22/12, BASED ON NAVD 88 VERTICAL DATUM.
- THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NO. 51059C0260E, DATED SEPTEMBER 17, 2010, ZONE X, AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN. THERE ARE NO MAJOR OR MINOR FLOODPLAINS ON THIS SITE.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO WETLANDS ON THE SITE.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO CRITICAL AREAS OR STEEP SLOPES ON THIS SITE.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, OTHER THAN THE EXISTING TREES THAT ARE BEING PRESERVED ON THE PROPERTY, THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) ON THE SUBJECT PROPERTY PER FAIRFAX COUNTY TAX MAP INFORMATION.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- THE SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER SYSTEMS, MAINTAINED BY THE CITY OF FAIRFAX AND WILL FOLLOW THE CITY'S DESIGN CRITERIA.
- EXISTING UNDERGROUND UTILITIES ARE BASED ON AVAILABLE INFORMATION. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO ABOVE GROUND EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE.
- THERE ARE NO PLANNED TRAILS ON THIS PROPERTY PER THE COUNTY'S COMPREHENSIVE TRAILS MAP.
- AN OPEN SPACE AREA FOR RECREATION IS BEING PROPOSED WITH THIS DEVELOPMENT.
- A PHASE I ENVIRONMENTAL STUDY WAS PERFORMED AND HAZARDOUS MATERIALS WERE FOUND. ON A PORTION OF THE SITE FREON WAS LOCATED. THIS FREON WILL BE REMOVED IF ADDITIONAL TESTS STILL SHOW THAT IT IS ONSITE. A PREVIOUSLY REMOVED UNDERGROUND GAS TANK LEAKED AND CONTAMINATED THE SOIL IN IT'S IMMEDIATE VICINITY. THIS SOIL WILL BE REMOVED IF ENCOUNTERED DURING CONSTRUCTION.

- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS UNLESS OTHERWISE SPECIFICALLY NOTED.
- NO ADVERSE EFFECTS ON NEIGHBORING PROPERTIES ARE ANTICIPATED.
- ONCE THE FINAL SITE PLAN HAS BEEN APPROVED AND ALL APPLICABLE PERMITS ARE IN PLACE THE DEVELOPMENT SCHEDULE WILL BE DETERMINED.
- THE SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY AND MAY CHANGE WITH FINAL ENGINEERING.
- THE LIMITS OF CLEARING AND GRADING ARE PRELIMINARY AND MAY CHANGE WITH FINAL ENGINEERING.
- BUILDING FOOTPRINTS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND / OR CITY OF FAIRFAX STANDARDS AND SPECIFICATIONS AND WILL BE IN ACCORDANCE WITH FEDERAL, STATE, AND COUNTY REQUIREMENTS INCLUDING THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE.
- THE APPROVAL OF THIS PLAN SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE PROPERTY IS NOT LOCATED IN ANY OF THE OVERLAY DISTRICTS DESCRIBED IN ARTICLE 7 OF THE FAIRFAX COUNTY ZONING ORDINANCE PER FAIRFAX COUNTY TAX MAP INFORMATION.
- PUBLIC IMPROVEMENTS THAT ARE ANTICIPATED WITH THIS PLAN WILL BE SIDEWALK ADDED ALONG THE FRONTAGE OF THE NORTHERN PROPERTY LINE WITHIN THE CITY OF FAIRFAX. THIS WILL EXTEND THE EXISTING PUBLIC ACCESS ALONG SCHOOL STREET. THERE WILL ALSO BE A STORM DRAINAGE SYSTEM ADDED TO THE SOUTH OF THE PROPERTY THAT WILL TIE IN TO AN EXISTING OUTFALL IN FAIRFAX COUNTY.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON SITE.
- CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS NECESSARY APPROVALS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS AND DISCRETION OF THE OWNER.
- IN LIEU OF THE STANDARD FOR TRAFFIC VISIBILITY TRIANGLE IN THE CITY'S P-D DISTRICT (SEC. 110-637 (10) AND (11)), SIGHT DISTANCE IS SHOWN BASED ON EACH INTERSECTION OPERATING CHARACTERISTICS. SEE SHEET 10.

#	DATE	REVISION
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2	9/13/12	COUNTY STAFFING REPORT DATED 8/23/12 AND CITY COMMENTS DATED 9/6/12.

PROPOSED WAIVERS, MODIFICATIONS, AND SPECIAL EXCEPTIONS

FAIRFAX COUNTY

MODIFICATIONS TO ZONING ORDINANCE:

- SECTION 11-102(1) REQUIRING OFF-STREET PARKING SPACES TO BE LOCATED ON THE SAME LOT AS THE STRUCTURE OR USE TO WHICH THEY ARE ACCESSORY.
- SECTION 11-302 TO PERMIT THE MAXIMUM LENGTH OF PRIVATE STREETS TO EXCEED 600 FEET.

MODIFICATIONS TO PUBLIC FACILITIES MANUAL:

- SECTION 6-0301.3 REQUIRING STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED IN ALL STORM DRAIN PLANS.
- SECTION 8-0102 REQUIRING SIDEWALKS ON BOTH SIDES OF ALL STREETS.

CITY OF FAIRFAX

VARIANCES:

- SECTION 110-634 TO REDUCE THE MINIMUM OPEN SPACE AREA OF 20 FEET AROUND THE EXTERNAL WALLS OF ANY STRUCTURE; TO ALLOW OPEN SPACE IN SECTIONS THAT ARE LESS THAN 10,000 SQUARE FEET IN AREA; AND TO WAIVE THE REQUIREMENT TO PROVIDE A COMMERCIAL COMPONENT IN THE PLANNED DEVELOPMENT DISTRICT.
- SECTION 86-7 TO PERMIT REDUCTION OF THE REQUIRED 30 FOOT MINIMUM PRIVATE STREET WIDTH AND TO ALLOW PRIVATE STREETS TO TERMINATE WITHOUT A MINIMUM 40' CUL-DE-SAC.
- SECTION 86-8 TO MODIFY THE REQUIREMENT FOR SIDEWALKS ON BOTH SIDES OF ALL THE STREETS TO ONE SIDE OF THE STREET AND NO SIDEWALK IN FRONT OF THREE UNITS.

Zoning Tabulation	Fairfax County	City of Fairfax	Entire Site
Tax Map #:	57-4 ((1)) Parcel 6	57-4 ((2)) Parcels 3-6	
Existing Zoning	R-1	R-1 & R-3	
Proposed Zoning	PDH-8	PD (p)	
Minimum District Size	2.0 Acres	2.0 Acres	
Minimum Lot Width	None	None	
Maximum Building Height	None	60'	
Provided Building Height	42'	42'	
Minimum Setbacks	None	20' Open Space around any structure*	
Parking Spaces Required	111 (3 spaces/unit)	24 (2 spaces/unit)	135
Parking Spaces Provided	177	48	225
Garage Spaces	74	24	98
Driveway Spaces	74	24	98
Street Spaces	29	0	29

Site Tabulation	Fairfax County	City of Fairfax	Entire Site
Site Area	233,652 SF (5.36 AC)	97,290 (2.23 AC)	330,942 (7.59 AC)
Proposed Use	Single Family Detached/Attached	Single Family Detached	
Proposed Number of Dwelling Units	37 (10 SFA, 27 SFD)	12	49
Maximum Density	8.0 DU/AC	12.0 DU/AC	
Proposed Density	6.9 DU/AC	5.4 DU/AC	6.5 DU/AC
Gross FAR	N/A	0.64	

Open Space	Fairfax County	City of Fairfax	Entire Site
Required Open Space (%)	25%	20%	
Required Open Space (SF)	58,413	18,499	76,912
Open Space Provided (%)	±28%	±27%	
Open Space Provided (SF)	±64,500	±26,100	±90,600

Impervious Area	Fairfax County	City of Fairfax	Entire Site
Maximum Allowable Impervious Surface	N/A	46,248 (50%)	N/A
Impervious Area Proposed	N/A	46,248 (50%)	N/A

*Variance Requested

Application No. RZ/FDP 2012-BR-014 Staff W/O'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (PRC) (CP)
See PROFFERS Dated 12/18/2012
Date of (BOS) (PC) Approval 1/8/2013
Sheet 2 of 19

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NOTES AND TABULATIONS

ELEVEN OAKS
CITY OF FAIRFAX & FAIRFAX COUNTY, VA

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DATE: APRIL, 2012
DESIGN: CEY
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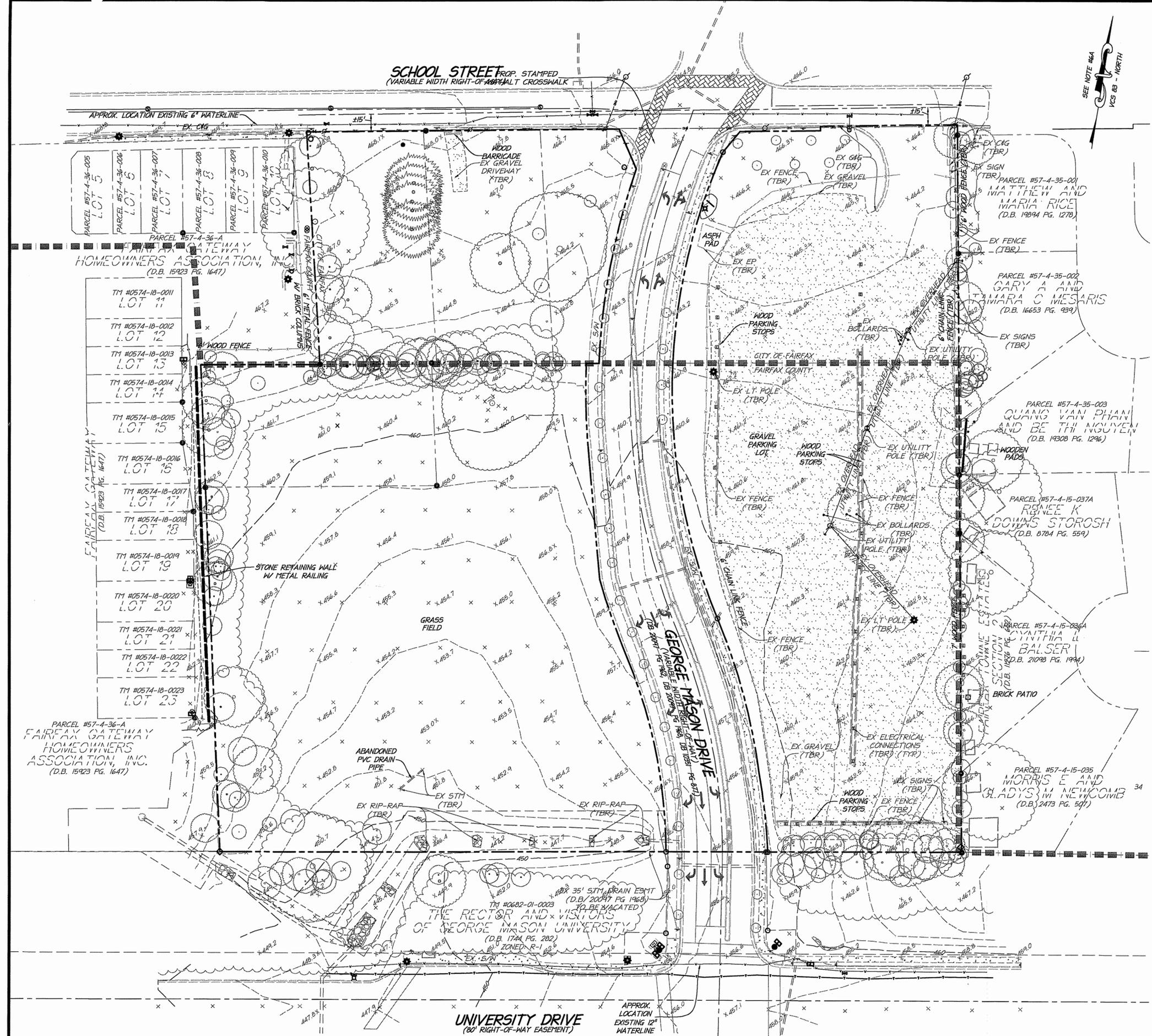
02 OF 19

THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

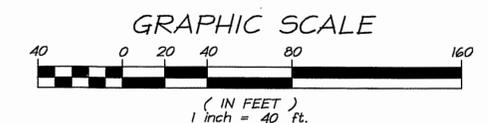
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LEGEND

- FIRE HYDRANT
 - WATER VALVE
 - SANITARY MANHOLE
 - STORM DRAIN MANHOLE
 - STORM GRATE
 - TRANSFORMER
 - POWER POLE
 - GUY WIRE
 - LIGHT POLE
 - GROUND LIGHT
 - BUS CHARGING STATION
 - CABLE TV PEDESTAL
 - TELEPHONE PEDESTAL
 - UTILITY VAULT
 - SIGN
 - BOLLARD
 - BRICK COLUMN
 - GROUND SPOT SHOT
 - BUSH
 - TREE SIGNAL POLE
 - TREE
-
- G — UNDERGROUND GAS LINE MARKING
 - U — UNDERGROUND COMMUNICATIONS MARKING
 - V — UNDERGROUND WATER MARKING
 - OHU — OVERHEAD UTILITY LINE
 - FENCE
 - STREAM
 - PROPERTY LINE
 - ADJOINER LINE
 - EX. TEN FOOT CONTOUR
 - EX. TWO FOOT CONTOUR
 - TREE LINE
-
- ASPHALT AREA
 - CONCRETE AREA
 - GRAVEL AREA
 - BRICK CROSSWALK



Application No. RZ/DP 2012-BR-014 Staff WO'D
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ERIK S. SPENCER
 Lic. No. 037519
 11-20-12
 PROFESSIONAL ENGINEER

EXISTING CONDITIONS PLAN

ELEVEN OAKS
 CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO: 1101400100
 SCALE: 1"=40'
 DATE: APRIL, 2012
 DESIGN: CEY
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 SHEET No. 03 of 19



#	DATE	REVISION
1	8/10/12	RESPOND TO COUNTY PRE-STAFFING REPORT DATED JULY 16, 2012 AND CITY COMMENTS LETTER DATED JULY 13, 2012
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3	10/18/12	CITY AND COUNTY COMMENTS

CITY OF FAIRFAX
THE TREES SHOWN ARE TREES THAT ARE FIVE INCHES OR GREATER IN CALIPER.

NOTES

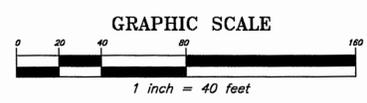
- ALL EXISTING STREET TREES ALONG GEORGE MASON BOULEVARD ARE 2" CALIPER PRUNUS CERASIFERA OR ZELKOVA SERRATA AND ARE IN GOOD CONDITION.
- SEE SHEET 05 FOR AN EXISTING TREE DATA TABLE, EV1 DESIGNATION COVER TYPE SUMMARY TABLE, AND TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS.
- AS PER THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM) SECTION 12-0507.1, ALL TREES ON THE FAIRFAX COUNTY PROPERTY ARE LOCATED 10' INSIDE AND 25' OUTSIDE THE PROPOSED LIMITS OF DISTURBANCE AS SHOWN ON THE PLAN.

FAIRFAX COUNTY
THE TREES SHOWN ARE PART OF THE EXISTING VEGETATION MAP AS REQUIRED PER FAIRFAX COUNTY P.F.M. 12-0506.

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Sheet 4 of 19

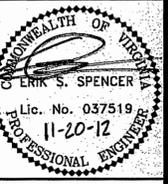
LEGEND

- EXISTING TREELINE
- LIMITS OF EV1 DESIGNATION
- EXISTING TREE CANOPY



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EXISTING VEGETATION MAP
& TREE PRESERVATION
PLAN

ELEVEN OAKS
CITY OF FAIRFAX & FAIRFAX COUNTY, VA

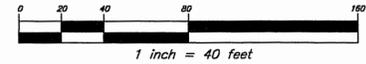
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EXISTING TREE DATA TABLE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CROWN RADIUS (FEET)	CRITICAL ROOT ZONE RADIUS (FEET)	CONDITION RATING	COMMENTS
61	CORNUS FLORIDA	FLOWERING DOGWOOD	5	10	5	47	TO BE REMOVED
62	FRAXINUS PENNSYLVANICA	GREEN ASH	18	10	18	59	TO BE REMOVED
63	ACER NEDUNDO	BOXELDER	6	3	6	25	TO BE REMOVED
64	ACER NEDUNDO	BOXELDER	12	20	12	41	TO BE REMOVED
65	ACER NEDUNDO	BOXELDER	10	20	10	47	TO BE REMOVED
66	ACER NEDUNDO	BOXELDER	6	10	6	25	TO BE REMOVED
67	ACER NEDUNDO	BOXELDER	6	12	6	53	TO BE REMOVED
68	ACER NEDUNDO	BOXELDER	6	6	6	56	TO BE REMOVED
69	ACER NEDUNDO	BOXELDER	8	12	8	63	TO BE REMOVED
70	ACER RUBRUM	RED MAPLE	12	6	12	66	TO BE REMOVED
71	PRUNUS SEROTINA	BLACK CHERRY	10	10	10	66	TO BE REMOVED
72	ACER RUBRUM	RED MAPLE	20	12	20	81	TO BE REMOVED
73	ACER NEDUNDO	BOXELDER	20	10	20	50	TO BE REMOVED
74	ULMUS AMERICANA	AMERICAN ELM	5	4	5	78	TO BE REMOVED
75	QUERCUS RUBRA	RED OAK	10	14	10	50	TO BE REMOVED
76	ULMUS AMERICANA	AMERICAN ELM	10	20	10	38	TO BE REMOVED
77	ACER NEDUNDO	BOXELDER	6	10	6	50	TO BE REMOVED
78	ACER NEDUNDO	BOXELDER	6	14	6	47	TO BE REMOVED
80	PRUNUS SEROTINA	BLACK CHERRY	14	14	14	78	TO BE REMOVED
81	PRUNUS SEROTINA	BLACK CHERRY	5	4	5	78	TO BE PRESERVED
82	ACER RUBRUM	RED MAPLE	6	5	6	97	TO BE REMOVED
83	PRUNUS SEROTINA	BLACK CHERRY	20	20	20	63	TO BE REMOVED
86	ULMUS AMERICANA	AMERICAN ELM	14	20	14	56	TO BE REMOVED
87	GLEDITSIA TRIACANTHOS	HONEY LOCUST	22	6	22	25	TO BE REMOVED
91	ACER RUBRUM	RED MAPLE	14	12	14	81	TO BE REMOVED
92	GLEDITSIA TRIACANTHOS	HONEY LOCUST	12	21	12	0	DEAD TO BE REMOVED
94	PRUNUS SEROTINA	PRUNUS SEROTINA	12	12	12	59	TO BE REMOVED
97	GLEDITSIA TRIACANTHOS	HONEY LOCUST	8	10	8	69	TO BE REMOVED
101	QUERCUS RUBRA	RED OAK	8	6	8	75	TO BE REMOVED
102	QUERCUS RUBRA	RED OAK	10	10	10	75	TO BE REMOVED
103	QUERCUS ALBA	WHITE OAK	8	8	8	72	TO BE REMOVED
104	QUERCUS ALBA	WHITE OAK	8	6	8	97	TO BE REMOVED
105	LIRODENDRON TULIPIFERA	TULIP POPLAR	22	12	22	91	TO BE REMOVED
107	ACER RUBRUM	RED MAPLE	8	10	8	84	TO BE PRESERVED
108	ACER RUBRUM	RED MAPLE	10	12	10	59	TO BE PRESERVED
109	ACER RUBRUM	RED MAPLE	14	12	14	84	TO BE PRESERVED
113	CARYA TOMENTOSA	MOCKERNUT HICKORY	10	10	10	75	TO BE PRESERVED
114	ACER RUBRUM	RED MAPLE	14	12	14	78	TO BE PRESERVED
115	ACER RUBRUM	RED MAPLE	45	25	45	72	TO BE PRESERVED
116	PRUNUS SEROTINA	BLACK CHERRY	10	12	10	75	TO BE PRESERVED
117	ACER RUBRUM	RED MAPLE	8	12	8	59	TO BE PRESERVED
118	FRAXINUS PENNSYLVANICA	GREEN ASH	10	10	10	56	TO BE PRESERVED
119	CARYA TOMENTOSA	MOCKERNUT HICKORY	12	16	12	63	TO BE PRESERVED
120	CARYA TOMENTOSA	MOCKERNUT HICKORY	12	10	12	56	TO BE PRESERVED
123	FRAXINUS PENNSYLVANICA	GREEN ASH	6	6	6	69	TO BE REMOVED
126	FRAXINUS PENNSYLVANICA	GREEN ASH	12	12	12	66	TO BE REMOVED
129	GLEDITSIA TRIACANTHOS	HONEY LOCUST	8	6	8	75	TO BE REMOVED
130	GLEDITSIA TRIACANTHOS	HONEY LOCUST	8	8	8	81	TO BE REMOVED
131	GLEDITSIA TRIACANTHOS	HONEY LOCUST	18	6	18	69	TO BE REMOVED
132	GLEDITSIA TRIACANTHOS	HONEY LOCUST	12	10	12	69	TO BE REMOVED
133	ACER RUBRUM	RED MAPLE	20	22	20	81	TO BE PRESERVED
134	MORUS RUBRA	RED MULBERRY	7	8	7	75	TO BE PRESERVED
135	QUERCUS RUBRA	RED OAK	26	20	26	75	TO BE PRESERVED
136	MORUS RUBRA	RED MULBERRY	13	7	13	63	DEAD-TO BE REMOVED
137	ACER RUBRUM	RED MAPLE	14	10	14	66	TO BE PRESERVED
138	QUERCUS PHELLOS	WILLOW OAK	9	17	9	63	DEAD-TO BE REMOVED
139	MORUS RUBRA	RED MULBERRY	13	15	13	69	TO BE PRESERVED
140	MORUS RUBRA	RED MULBERRY	12	10	12	72	TO BE PRESERVED
142	QUERCUS RUBRA	RED OAK	9	6	9	59	TO BE PRESERVED
143	QUERCUS ALBA	WHITE OAK	14	5	14	56	TO BE PRESERVED
144	QUERCUS RUBRA	RED OAK	13	4	13	50	TO BE PRESERVED
145	QUERCUS ALBA	WHITE OAK	8	5	8	75	TO BE PRESERVED
146	QUERCUS RUBRA	RED OAK	14	10	14	56	TO BE PRESERVED
147	QUERCUS RUBRA	RED OAK	15	10	15	53	TO BE PRESERVED
148	QUERCUS RUBRA	RED OAK	11	12	11	66	TO BE PRESERVED
149	QUERCUS RUBRA	RED OAK	10	10	10	69	TO BE PRESERVED
150	QUERCUS RUBRA	RED OAK	11	5	11	66	TO BE PRESERVED
151	QUERCUS ALBA	WHITE OAK	7	5	7	72	TO BE PRESERVED
154	QUERCUS ALBA	WHITE OAK	11	6	11	66	TO BE PRESERVED
156	QUERCUS RUBRA	RED OAK	12	15	12	66	TO BE PRESERVED
157	ACER RUBRUM	RED MAPLE	9	7	9	72	TO BE PRESERVED
158	QUERCUS ALBA	WHITE OAK	9	9	9	75	TO BE PRESERVED
159	QUERCUS ALBA	WHITE OAK	14	15	14	75	TO BE PRESERVED
160	QUERCUS ALBA	WHITE OAK	13	13	13	75	TO BE PRESERVED
161	QUERCUS RUBRA	RED OAK	15	13	15	75	TO BE PRESERVED
162	CARYA TOMENTOSA	MOCKERNUT HICKORY	8	12	8	66	TO BE REMOVED
163	CARYA TOMENTOSA	MOCKERNUT HICKORY	12	25	12	47	TO BE REMOVED
164	ACER RUBRUM	RED MAPLE	20	14	20	50	TO BE REMOVED
165	PRUNUS SEROTINA	BLACK CHERRY	20	10	20	72	TO BE REMOVED
166	ULMUS AMERICANA	AMERICAN ELM	18	24	18	41	TO BE REMOVED
167	ULMUS AMERICANA	AMERICAN ELM	18	24	18	41	TO BE REMOVED
168	ACER RUBRUM	RED MAPLE	10	10	10	69	TO BE REMOVED
169	PRUNUS SEROTINA	BLACK CHERRY	6	6	6	66	TO BE REMOVED
170	QUERCUS RUBRA	RED OAK	26	12	26	88	TO BE REMOVED
171	PRUNUS SEROTINA	BLACK CHERRY	12	10	12	56	TO BE REMOVED
172	PRUNUS SEROTINA	BLACK CHERRY	6	10	6	66	TO BE REMOVED
173	ACER NEDUNDO	BOXELDER	5	12	5	53	TO BE REMOVED
174	PRUNUS SEROTINA	BLACK CHERRY	12	12	12	63	TO BE REMOVED
175	PRUNUS SEROTINA	BLACK CHERRY	8	10	8	63	TO BE REMOVED
176	NYSSA SYLVATICA	BLACK GUM	7	10	7	47	TO BE REMOVED
177	PRUNUS SEROTINA	BLACK CHERRY	6	12	6	47	TO BE REMOVED
178	PRUNUS SEROTINA	BLACK CHERRY	25	12	25	50	TO BE REMOVED
179	CARYA TOMENTOSA	MOCKERNUT HICKORY	6	10	6	72	TO BE REMOVED
180	CARYA TOMENTOSA	MOCKERNUT HICKORY	8	16	8	72	TO BE REMOVED
181	PRUNUS SEROTINA	BLACK CHERRY	6	3	6	31	TO BE REMOVED
182	QUERCUS RUBRA	RED OAK	50	40	50	94	TO BE REMOVED
183	PRUNUS SEROTINA	BLACK CHERRY	6	3	6	44	TO BE REMOVED
184	QUERCUS RUBRA	RED OAK	8	16	8	50	TO BE REMOVED
185	PINUS STROBUS	WHITE PINE	23	24	23	97	TO BE REMOVED
186	PINUS STROBUS	WHITE PINE	23	24	23	97	TO BE REMOVED
187	PINUS STROBUS	WHITE PINE	23	24	23	97	TO BE REMOVED
188	PINUS STROBUS	WHITE PINE	23	24	23	97	TO BE REMOVED
189	PINUS STROBUS	WHITE PINE	23	24	23	97	TO BE REMOVED
190	PRUNUS SEROTINA	BLACK CHERRY	5	4	5	53	TO BE REMOVED
191	LIRODENDRON TULIPIFERA	TULIP POPLAR	50	40	50	97	TO BE PRESERVED
192	CORNUS FLORIDA	FLOWERING DOGWOOD	5	12	5	53	TO BE REMOVED
193	ACER RUBRUM	RED MAPLE	25	33	25	72	TO BE REMOVED
194	CORNUS FLORIDA	FLOWERING DOGWOOD	6	15	6	53	TO BE REMOVED
195	PRUNUS SEROTINA	BLACK CHERRY	14	20	14	59	TO BE REMOVED
196	FRAXINUS PENNSYLVANICA	GREEN ASH	20	18	20	56	TO BE REMOVED
197	ACER RUBRUM	RED MAPLE	45	18	45	44	TO BE REMOVED
198	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	4	6	88	TO BE REMOVED
199	ACER RUBRUM	RED MAPLE	27	21	27	72	TO BE REMOVED
200	QUERCUS PALUSTRIS	PIN OAK	9	6	9	94	TO BE REMOVED

378	ZELKOVA SERRATA	JAPANESE ZELKOVA	4	4	4	100	TO BE PRESERVED
379	ZELKOVA SERRATA	JAPANESE ZELKOVA	4	4	4	100	TO BE PRESERVED
500	ACER NEGUNDO	BOXELDER	10	18	10	44	TO BE REMOVED
501	ACER NEGUNDO	BOXELDER	12	20	12	44	TO BE REMOVED
502	ACER NEGUNDO	BOXELDER	5	6	5	88	TO BE REMOVED
600	ZELKOVA SERRATA	JAPANESE ZELKOVA	4	4	4	100	TO BE PRESERVED
601	ZELKOVA SERRATA	JAPANESE ZELKOVA	4	4	4	100	TO BE REMOVED
604	ZELKOVA SERRATA	JAPANESE ZELKOVA	4	4	4	100	TO BE REMOVED
605	ZELKOVA SERRATA	JAPANESE ZELKOVA	4	4	4	100	TO BE REMOVED
606	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE REMOVED
607	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE REMOVED
608	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE REMOVED
609	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE REMOVED
610	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE REMOVED
611	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE PRESERVED
612	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE PRESERVED
613	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE PRESERVED
614	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE PRESERVED
615	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE PRESERVED
617	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE PRESERVED
618	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE PRESERVED
619	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE PRESERVED
620	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE PRESERVED
621	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE PRESERVED
622	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE PRESERVED
623	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	100	TO BE PRESERVED
630	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	81	TO BE REMOVED
631	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	81	TO BE REMOVED
632	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	81	TO BE REMOVED
633	PRUNUS CERASIFERA	PURPLE LEAF PLUM	4	4	4	81	TO BE REMOVED
2698	PRUNUS SEROTINA	BLACK CHERRY	5	8	5	75	TO BE PRESERVED
2728	CORNUS FLORIDA	FLOWERING DOGWOOD	5	6	5	78	TO BE PRESERVED
2729	ACER RUBRUM	RED MAPLE	13	6	13	81	TO BE PRESERVED
2731	BETULA NIGRA	RIVER BIRCH	5	10	5	75	TO BE PRESERVED
2732	MORUS RUBRA	RED MULBERRY	6	4	6	63	TO BE PRESERVED
2733	MORUS RUBRA	RED MULBERRY	6	18	6	59	TO BE PRESERVED
2738	JUGLANS NIGRA	BLACK WALNUT	8	11	8	69	TO BE PRESERVED
2847	NYSSA SYLVATICA	BLACKGUM	8	7	8	75	TO BE PRESERVED
2887	QUERCUS ALBA	WHITE OAK	9	15	9	75	TO BE PRESERVED
2888	QUERCUS RUBRA	RED OAK	11	8	11	72	TO BE PRESERVED
2890	QUERCUS RUBRA	RED OAK	8	5	8	69	TO BE PRESERVED
2958	PRUNUS SEROTINA	BLACK CHERRY	9	5	9	25	DEAD-TO BE REMOVED
2959	CARYA TOMENTOSA	MOCKERNUT HICKORY	6	9	6	44	TO BE PRESERVED
2960	PRUNUS SEROTINA	BLACK CHERRY	8	7	8	53	TO BE PRESERVED
2961	MORUS RUBRA	RED MULBERRY	8	7	8	53	TO BE PRESERVED
2962	PRUNUS SEROTINA	BLACK CHERRY	9	5	9	38	DEAD-TO BE REMOVED
2963	MORUS RUBRA	RED MULBERRY	5	5	5	44	TO BE PRESERVED
2965	PRUNUS SEROTINA	BLACK CHERRY	8	5	8	38	DEAD-TO BE REMOVED
2966	PRUNUS SEROTINA	BLACK CHERRY	7	3	7	35	DEAD-TO BE REMOVED
2967	ACER RUBRUM	RED MAPLE	15	20	15	40	TO BE PRESERVED
2973	PRUNUS SEROTINA	BLACK CHERRY	5	3	5	38	DEAD-TO BE REMOVED
2974	PRUNUS SEROTINA	BLACK CHERRY	11	5	11	41	TO BE PRESERVED
2980	ACER RUBRUM	RED MAPLE	13	10	13	75	TO BE PRESERVED
2981	NYSSA SYLVATICA	BLACK GUM	8	8	8	75	TO BE PRESERVED
2983	PRUNUS SEROTINA	BLACK CHERRY	5	6	5	35	DEAD-TO BE REMOVED
2984	PRUNUS SEROTINA	BLACK CHERRY	6	5	6	31	DEAD-TO BE REMOVED
2985	ACER RUBRUM	RED MAPLE	6	8	6	63	TO BE PRESERVED
2986	SASSAFRAS ALBIDUM	SASSAFRAS	6	6	6	69	TO BE PRESERVED
2987	SASSAFRAS ALBIDUM	SASSAFRAS	6	7	6	69	TO BE PRESERVED
2988	SASSAFRAS ALBIDUM	SASSAFRAS	9	8	9	69	TO BE PRESERVED
2989	SASSAFRAS ALBIDUM	SASSAFRAS	8	12	8	69	TO BE PRESERVED
2990	SASSAFRAS ALBIDUM	SASSAFRAS	9	8	9	50	TO BE PRESERVED

GRAPHIC SCALE



#	DATE	REVISION
1	8/10/12	RESPOND TO COUNTY PRE-STAFFING REPORT DATED JULY 16, 2012 AND CITY COMMENTS LETTER DATED JULY 13, 2012
2	9/13/12	COUNTY STAFFING REPORT DATED 8/23/12 AND CITY COMMENTS DATED 9/6/12
3	10/18/12	CITY AND COUNTY COMMENTS
4	11/20/12	COUNTY COMMENTS



City of Fairfax
City Hall • Fairfax, Virginia 22039-3630

July 21, 2011

christopher consultants, ltd.
9417 Innovation Drive
Manassas, VA 20110

Attention: Erik Spencer, P.E.
Reference: Eleven Oaks
cel Project No. 111401.00

Mr. Spencer,

This letter is intended to provide confirmation that the City of Fairfax Utilities Department will provide water service to the above referenced property.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Chris Finney, Construction Projects Administrator
Utilities Department



City of Fairfax
City Hall • Fairfax, Virginia 22039-3630

July 21, 2011

christopher consultants, ltd.
9417 Innovation Drive
Manassas, VA 20110

Attention: Erik Spencer, P.E.
Reference: Eleven Oaks
cel Project No. 111401.00

Mr. Spencer,

This letter is intended to provide confirmation that the City of Fairfax Utilities Department will provide sanitary sewer collection services, including the use of a sewer pump station, to the above referenced property.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Chris Finney, Construction Projects Administrator
Utilities Department



City of Fairfax
Office of the City Manager

September 21, 2012

Mr. Tom Biesiadny
Director of Transportation
Fairfax County Department of Transportation
Government Center
12000 Government Center Parkway
Fairfax, VA 22035

Dear Mr. Biesiadny:

During the construction of George Mason Boulevard, the Virginia Department of Transportation (VDOT) and George Mason University (GMU) had inquired as to who would be responsible for maintenance and snow removal of the section of George Mason Boulevard, a length of approximately 515 linear feet along the centerline in Fairfax County. The City of Fairfax had agreed that, since this is a very short section, the City would maintain and remove the snow.

If you have any questions or need more information, please contact Alexis Verzosa, the City's Transportation Director, at 703-385-7889 or alexis.verzosa@fairfaxva.gov.

Sincerely,

Robert Sisson
City Manager

cc: David Hudson, City of Fairfax Community Development and Planning Director
Russell Rosenberger, Jr., Madison Homes, Inc.
Erik Spencer, Christopher Consultants
David Summers, City of Fairfax Public Works Director
Alexis Verzosa, Transportation Director

christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) · Fairfax, VA 22031-3907
703.273.6820 · fax 703.273.7636

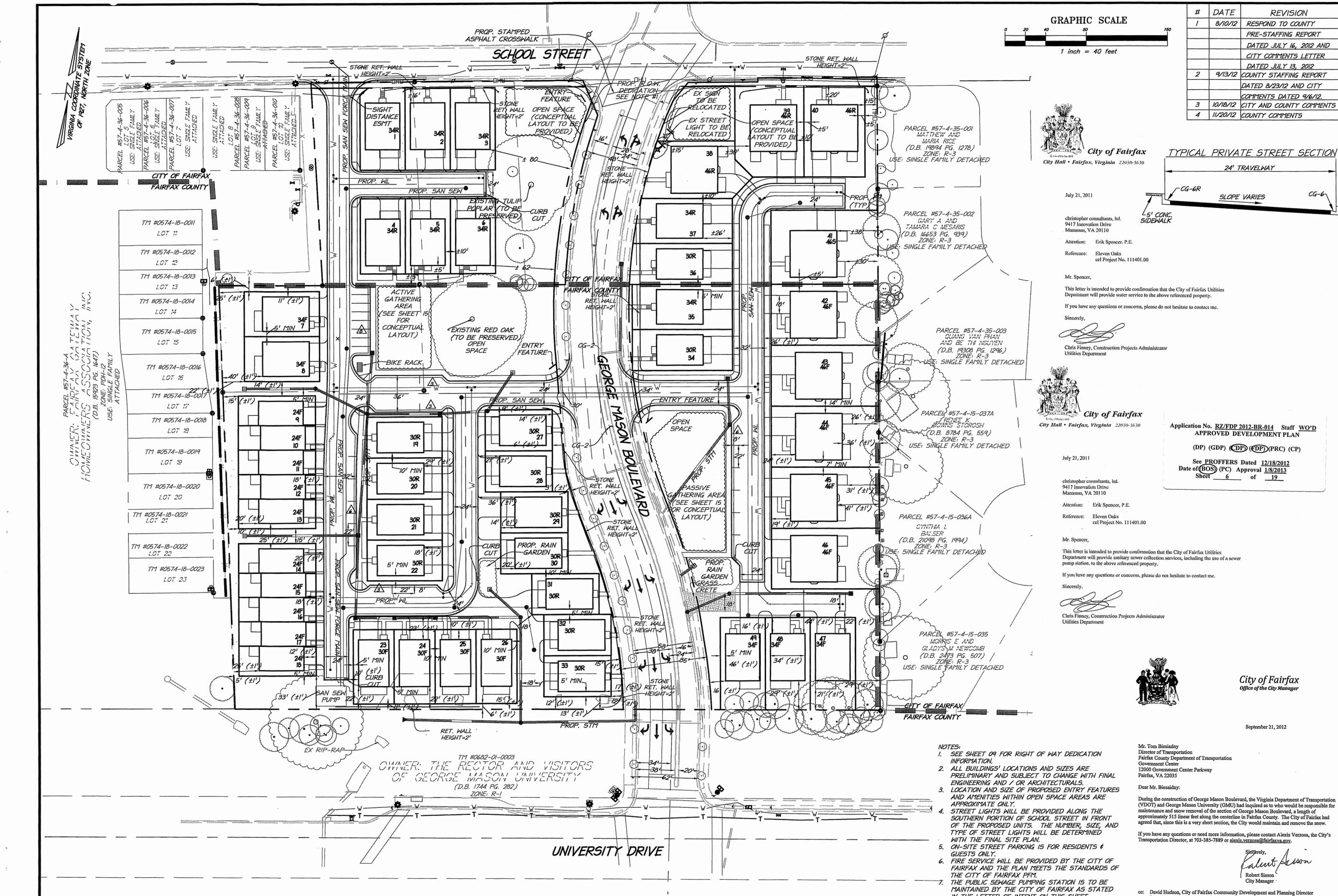


ERIK S. SPENCER
Lic. No. 037519
11-20-12
PROFESSIONAL ENGINEER

FAIRFAX COUNTY CDP-FDP
& CITY OF FAIRFAX
GDP-FSP

ELEVEN OAKS
CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO: 1101400100
SCALE: 1"=40'
DATE: APRIL, 2012
DESIGN: CEY
DRAWN: MEE
CHECKED: ESS
SHEET No.



VIRGINIA COORDINATE SYSTEM
OF 1927, NORTH ZONE

CITY OF FAIRFAX
FAIRFAX COUNTY

OWNER: FAIRFAX COUNTY HOMEOWNERS ASSOCIATION, INC.
(D.B. 19923 PG. 1647)
ZONE: PDH-12
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-A
OWNER: FAIRFAX COUNTY HOMEOWNERS ASSOCIATION, INC.
(D.B. 19923 PG. 1647)
ZONE: PDH-12
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-005
LOT 5
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-006
LOT 6
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-007
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PARCEL #57-4-36-008
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PARCEL #57-4-36-107
LOT 107
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-108
LOT 108
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-109
LOT 109
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-110
LOT 110
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-111
LOT 111
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-112
LOT 112
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-113
LOT 113
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-114
LOT 114
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-115
LOT 115
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-116
LOT 116
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-117
LOT 117
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-118
LOT 118
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-119
LOT 119
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-120
LOT 120
USE: SINGLE FAMILY ATTACHED

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LOT 121
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-122
LOT 122
USE: SINGLE FAMILY ATTACHED

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USE: SINGLE FAMILY ATTACHED

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LOT 125
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USE: SINGLE FAMILY ATTACHED

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USE: SINGLE FAMILY ATTACHED

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LOT 138
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LOT 139
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LOT 140
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PARCEL #57-4-36-142
LOT 142
USE: SINGLE FAMILY ATTACHED

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LOT 143
USE: SINGLE FAMILY ATTACHED

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PARCEL #57-4-36-145
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LOT 147
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-148
LOT 148
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PARCEL #57-4-36-149
LOT 149
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LOT 150
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-151
LOT 151
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-152
LOT 152
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-153
LOT 153
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-154
LOT 154
USE: SINGLE FAMILY ATTACHED

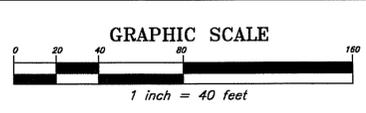
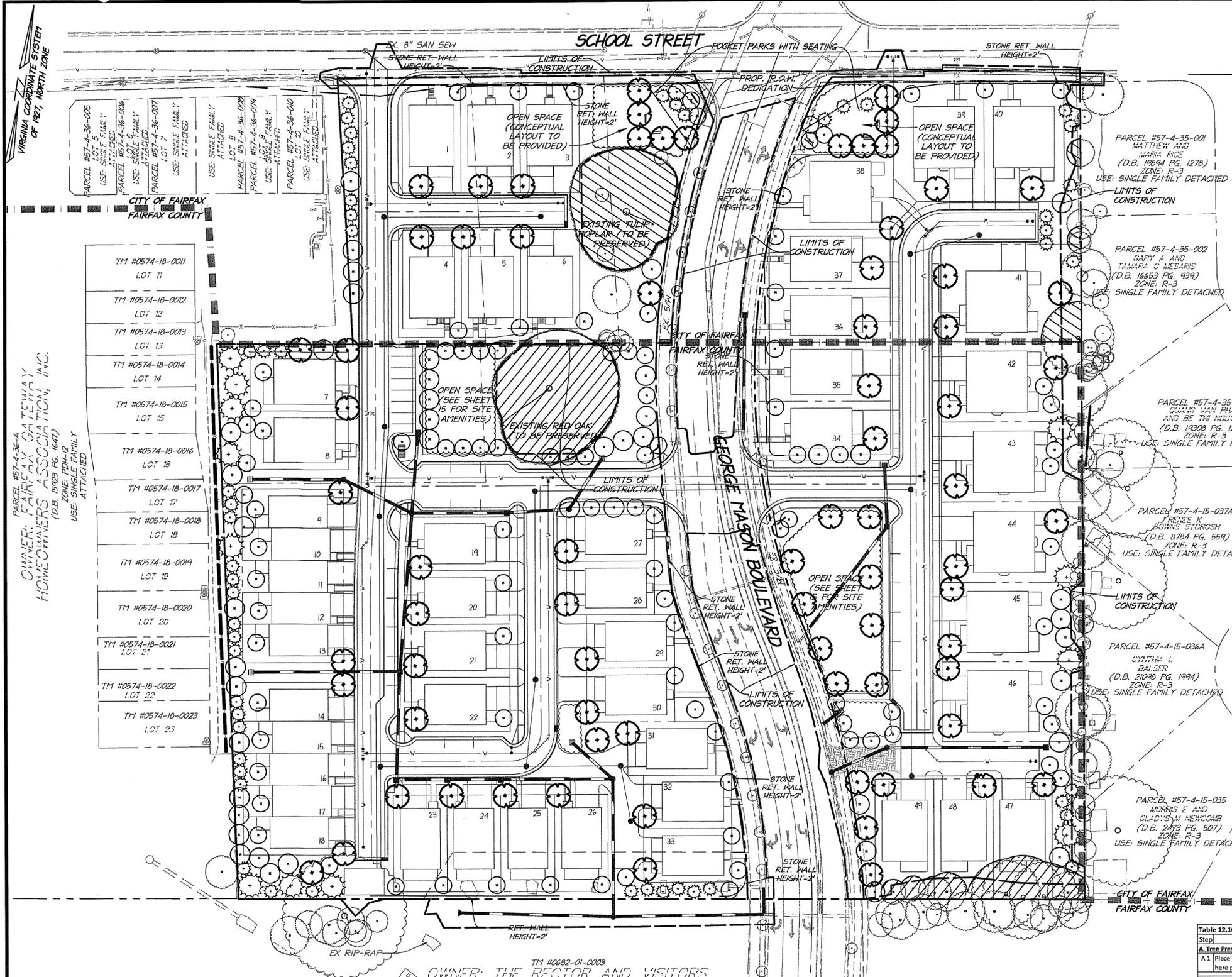
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LOT 155
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-156
LOT 156
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-157
LOT 157
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-158
LOT 158
USE: SINGLE FAMILY ATTACHED

PARCEL #57-4-36-159
LOT 159
USE: SINGLE FAMILY ATTACHED



#	DATE	REVISION
1	8/10/12	RESPOND TO COUNTY PRE-STAFFING REPORT DATED JULY 16, 2012 AND CITY COMMENTS LETTER DATED JULY 13, 2012
2	9/13/12	COUNTY STAFFING REPORT DATED 8/23/12 AND CITY COMMENTS DATED 9/6/12
3	10/18/12	CITY AND COUNTY COMMENTS
4	11/20/12	COUNTY COMMENTS

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

CITY OF FAIRFAX

10-YEAR TREE COVER TABULATIONS
 GROSS SITE AREA (GSA) : 92,495 SF
 TREE COVER REQUIRED (RPD-20%): 18,499 SF
 TREE PRESERVATION (+8%): 7,040 SF

PROPOSED TREE PLANTING:

24 - 3" CALIPER DECIDUOUS CATEGORY IV (250 SF):	6,000 SF
4 - 3" CALIPER DECIDUOUS CATEGORY III (175 SF):	700 SF
18 - 3" CALIPER DECIDUOUS CATEGORY II (125 SF):	2,250 SF
21 - 6'-8" HEIGHT EVERGREEN CATEGORY II (125 SF):	2,625 SF
TOTAL PROPOSED TREE PLANTING:	11,575 SF

TOTAL TREE COVERAGE PROVIDED (+20%): 18,615 SF

PARKING AREA LANDSCAPE REQUIREMENTS
 THERE IS NO SURFACE PARKING IN THE CITY OF FAIRFAX SUBJECT AREA, THEREFORE PERIPHERAL LANDSCAPING AND INTERIOR LANDSCAPING REQUIREMENTS DOES NOT APPLY.

LANDSCAPE BUFFER REQUIREMENTS:
 NORTHERN PROPERTY LINE- PD VS. R-3 / PD NONE REQUIRED
 EASTERN PROPERTY LINE- PD VS. R-3 NONE REQUIRED
 SOUTHERN PROPERTY LINE- PD VS. PDH-8 NONE REQUIRED
 WESTERN PROPERTY LINE- PD VS. P-D/DPH-12 NONE REQUIRED

NO SCREENING IS REQ'D AS PER CITY OF FFX. ZONING ORDINANCE SECTION 110-258

FAIRFAX COUNTY

10-YEAR TREE COVER TABULATIONS
 GROSS SITE AREA (GSA) : 233,652 SF
 TREE COVER REQUIRED (PDH-8-20%): 46,730 SF
 TREE PRESERVATION (+4%): 10,315 SF

PROPOSED TREE PLANTING:

50 - 3" CALIPER DECIDUOUS CATEGORY IV (250 SF):	12,500 SF
40 - 3" CALIPER DECIDUOUS CATEGORY III (175 SF):	7,000 SF
81 - 3" CALIPER DECIDUOUS CATEGORY II (125 SF):	10,125 SF
12 - 6'-8" HEIGHT EVERGREEN CATEGORY II (125 SF):	3,000 SF
31 - 6'-8" HEIGHT EVERGREEN CATEGORY II (125 SF):	3,875 SF
TOTAL PROPOSED TREE PLANTING:	36,500 SF

TOTAL TREE COVERAGE PROVIDED (+20%): 46,815 SF

PERIPHERAL PARKING LOT TABULATIONS
 THERE IS NO PERIPHERAL PARKING LOT REQUIREMENT FOR THIS SITE AS THIS SITE DOES NOT CONTAIN A PARKING LOT WITH MORE THAN 20 PARKING SPACES.

INTERIOR PARKING LOT TABULATIONS
 THERE IS NO INTERIOR PARKING LOT REQUIREMENT FOR THIS SITE AS THIS SITE DOES NOT CONTAIN A PARKING LOT WITH MORE THAN 20 PARKING SPACES.

LANDSCAPE BUFFER REQUIREMENTS:
 NORTHERN PROPERTY LINE- DETACHED DWELLING VS. DETACHED DWELLING- NONE REQUIRED
 EASTERN PROPERTY LINE- DETACHED DWELLING VS. DETACHED DWELLING- NONE REQUIRED
 SOUTHERN PROPERTY LINE- DETACHED DWELLING VS. OPEN SPACE- NONE REQUIRED
 WESTERN PROPERTY LINE- DETACHED DWELLING VS. ATTACHED DWELLINGS- NONE REQUIRED

NO SCREENING IS REQ'D AS PER THE FFX. COUNTY ZONING ORDINANCE ARTICLE 13, PART 3, SECTION 13-300, TRANSITIONAL SCREENING & BARRIER

PROPOSED TREE SPECIES
 PROPOSED TREE SPECIES SHALL INCLUDE BUT NOT BE LIMITED TO: RED MAPLE, RED OAK, CHINESE ELM, AMERICAN HOLLY, VIRGINIA PINE, ZELKOVA, WILLOW OAK, CHERRY AND RED BUD. THESE SPECIES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AT THE TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING.

- LANDSCAPE NOTES**
- THIS IS A PRELIMINARY LANDSCAPE PLAN WHICH IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.
 - ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION SHALL BE ADDRESSED AT THE TIME OF FINAL SITE PLAN AND ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.
 - ALL UTILITIES SHALL BE LOCATED PRIOR TO CONSTRUCTION AND PLANTING.
 - PROPOSED EASEMENTS SHOWN ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.
 - CATEGORY IV DECIDUOUS STREET TREES SHOULD HAVE A MINIMUM OF 3.5" CALIPER (AT 6' ABOVE GARDE).

- LEGEND**
- CATEGORY IV DECIDUOUS TREE (250 SF)
 - CATEGORY III DECIDUOUS TREE (175 SF)
 - CATEGORY II DECIDUOUS TREE (125 SF)
 - CATEGORY IV EVERGREEN TREE (250 SF)
 - CATEGORY II EVERGREEN TREE (125 SF)
 - TREE TO BE PRESERVED
 - LIMITS OF CLEARING AND GRADING

OWNER: THE RECTOR AND VISITORS OF GEORGE MASON UNIVERSITY
 (D.B. 1744 PG. 282)
 ZONE: R-1

Application No. RZ/FDP 2012-BR-014 Staff WO'D
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (DDP) (DDP) (PRC) (CP)
 See PROFFERS Dated 12/18/2012
 Date of (BOS) (PC) Approval 1/8/2013
 Sheet 8 of 19

THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

Table 12.10 10-year Tree Canopy Calculation Worksheet

Step	Totals
A. Tree Preservation Target and Statement	
A1 Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	yes
B. Tree Canopy Requirement	
B1 Identify gross site area =	233,652
B2 Subtract area dedicated to parks, road frontage, and	0
B3 Subtract area of exemptions =	0
B4 Adjusted gross site area (B1 - B2) =	233,652
B5 Identify site's zoning and/or use	PDH-8
B6 Percentage of 10-year tree canopy required =	20
B7 Area of 10-year tree canopy required (B4 x B6) =	46,730
B8 Modification of 10-year Tree Canopy Requirements requested?	no
B9 If B8 is yes, then list plan sheet where modification request is located	n/a
C. Tree Preservation	
C1 Tree Preservation Target Area =	1,322
C2 Total canopy area meeting standards of § 12-0400 =	10,315
C3 C2 x 1.25 =	12,894
C4 Total canopy area provided by unique or valuable forest or woodland communities =	0
C5 C4 x 1.5 =	0
C6 Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0
C7 C6 x 1.5 to 3.0 =	0
C8 Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0
C9 C8 x 1.0 =	0
C10 Total of C3, C5, C7 and C9 =	12,894

D. Tree Planting

D1 Area of canopy to be met through tree planting (B7-C10) =	33,837
D2 Area of canopy planted for air quality benefits =	0
D3 x 1.5 =	0
D4 Area of canopy planted for energy conservation =	0
D5 x 1.5 =	0
D6 Area of canopy planted for water quality benefits =	0
D7 x 1.25 =	0
D8 Area of canopy planted for wildlife benefits =	0
D9 x 1.5 =	0
D10 Area of canopy provided by native trees =	0
D11 x 1.5 =	0
D12 Area of canopy provided by improved cultivars and varieties =	0
D13 x 1.25 =	0
D14 Area of canopy provided through tree seedlings =	0
D15 Area of canopy provided through native shrubs =	0
D16 Percentage of D14 represented by D15 =	0
D17 Total of canopy area provided through tree planting =	36,500
D18 Is an off-site planting relief requested?	no
D19 Tree Bank or Tree Fund?	no
D20 Canopy area requested to be provided through off-site banking or tree fund	no
D21 Amount to be deposited into the Tree Preservation and Planting Fund	no
E. Total of 10-year Tree Canopy Provided	
E1 Total of canopy area provided through tree preservation (C10) =	12,894
E2 Total of canopy area provided through tree planting (D17) =	36,500
E3 Total of canopy area provided through off-site mechanism (D19) =	no
E4 Total of 10-year Tree Canopy Provided = (E1+E2+E3)	49,394

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 703.273.6850 · fax 703.273.7636

PRELIMINARY LANDSCAPING PLAN

ELEVEN OAKS
 CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO: 110400100
 SCALE: 1"=40'
 DATE: APRIL, 2012
 DESIGN: CEY
 DRAINING: MEE
 CHECKED: ESS
 SHEET No. 08 OF 19

#	DATE	REVISION
1	8/10/12	RESPOND TO COUNTY PRE-STAFFING REPORT DATED JULY 16, 2012 AND CITY COMMENTS LETTER DATED JULY 13, 2012
2	9/13/12	COUNTY STAFFING REPORT DATED 8/23/12 AND CITY COMMENTS DATED 9/6/12

Open Space Computations			
Fairfax City		Fairfax County	
Zone	= PD (p)	Zone	= PDH-8
Fairfax City Property Area	= 97,290 sf	Fairfax County Property Area	= 233,652 sf
Open Space required (20%)	= 19,458 sf	Open Space required (25%)	= 58,413 sf
Total open space provided	= ±26,100 sf	Total open space provided	= ±64,500 sf
	= ±27%		= ±28%
Maximum Impervious Area Coverage	= 50.00%		
Impervious Area	= 48,645 sf		
Impervious Area Coverage Provided	= 50%		
Total Open Space Provided in the Eleven Oaks Development			
Total Property Area	= 330,942 sf		
Total Open Space Provided	= 90,600 sf		
	= ±27%		

Notes: Fairfax City
 1. In continuous open space sections of at least 10,000 square feet each.
 2. The maximum permitted coverage by all impervious surfaces shall be 50% of the gross tract area.
 3. Within the development, a contiguous common or public open space area shall be provided consisting of at least 20% of the gross tract area.

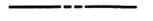
R.O.W. DEDICATION #1 = 1,603 SF
 R.O.W. DEDICATION #2 = 1,844 SF
 R.O.W. DEDICATION #3 = 1,248 SF

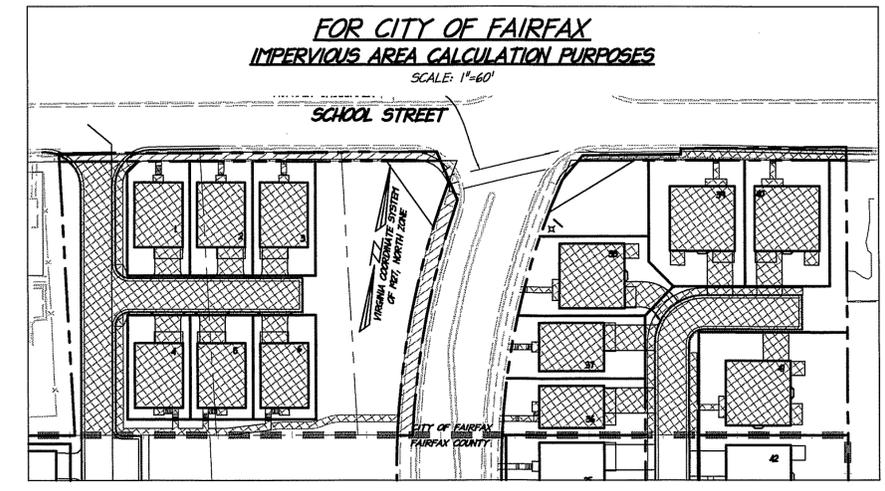
Open Space Area (City of Fairfax)	Area Provided (sf)
A	1,800
B	17,400
C	3,500
D	3,400
Total:	26,100

Open Space Area (Fairfax County)	Area Provided (sf)
E	16,900
F	23,200
G	3,700
H	14,400
I	6,300
Total:	64,500

Application No. RZ/FDP 2012-BR-014 Staff W/O'D
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (DPD) (RDP) (PRC) (CP)
 See PROFFERS Dated 12/18/2012
 Date of (BOS) (PC) Approval 1/8/2013
 Sheet 9 of 19

LEGEND

-  : PROP. R.O.W.
-  : OPEN SPACE
-  : R.O.W. DEDICATION
-  : CITY OF FAIRFAX IMPERVIOUS AREA



SCALE: 1" = 60'
 GRAPHIC SCALE

GRAPHIC SCALE
 1 inch = 40 feet

THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

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OPEN SPACE PLAN

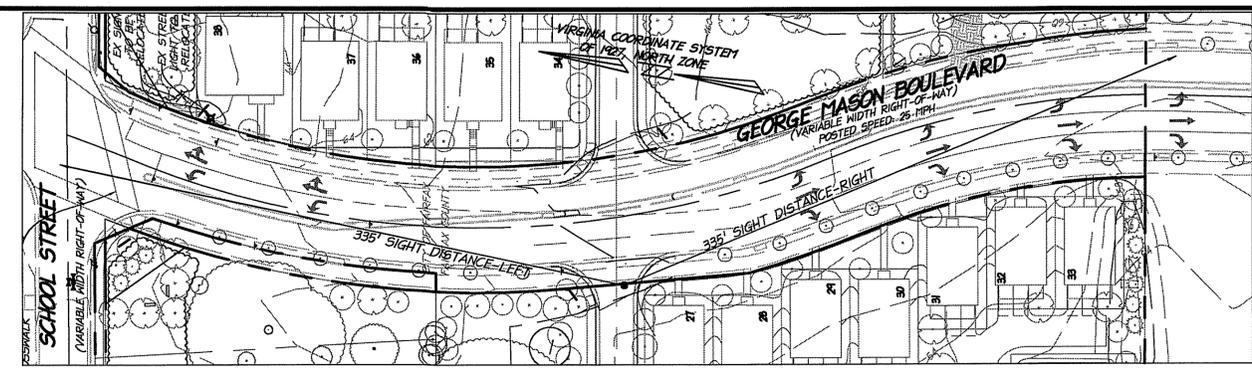
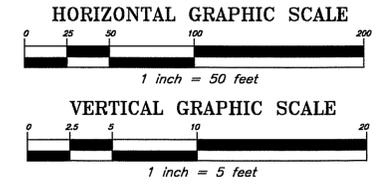
ELEVEN OAKS
 CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO: 1101400100
 SCALE: AS SHOWN
 DATE: APRIL, 2012
 DESIGN: CEY
 DRAWN: MEE
 CHECKED: ESS
 SHEET No.

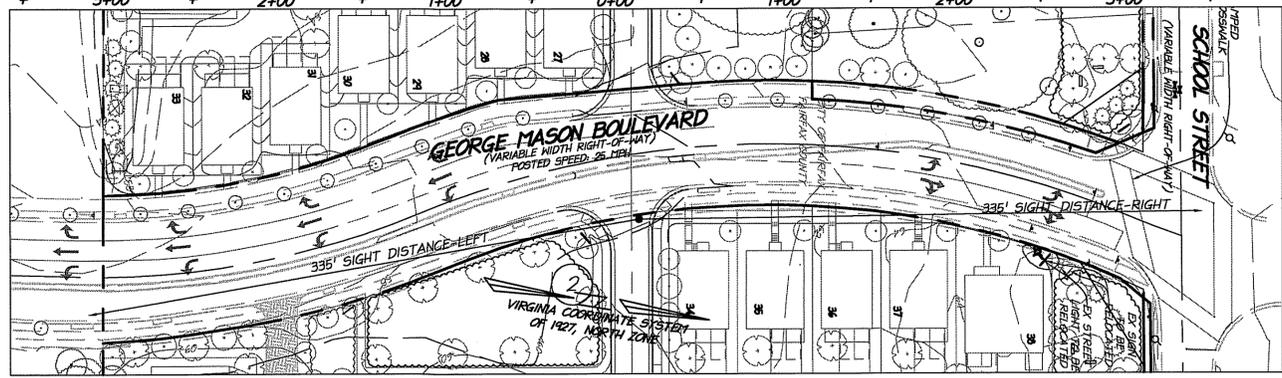
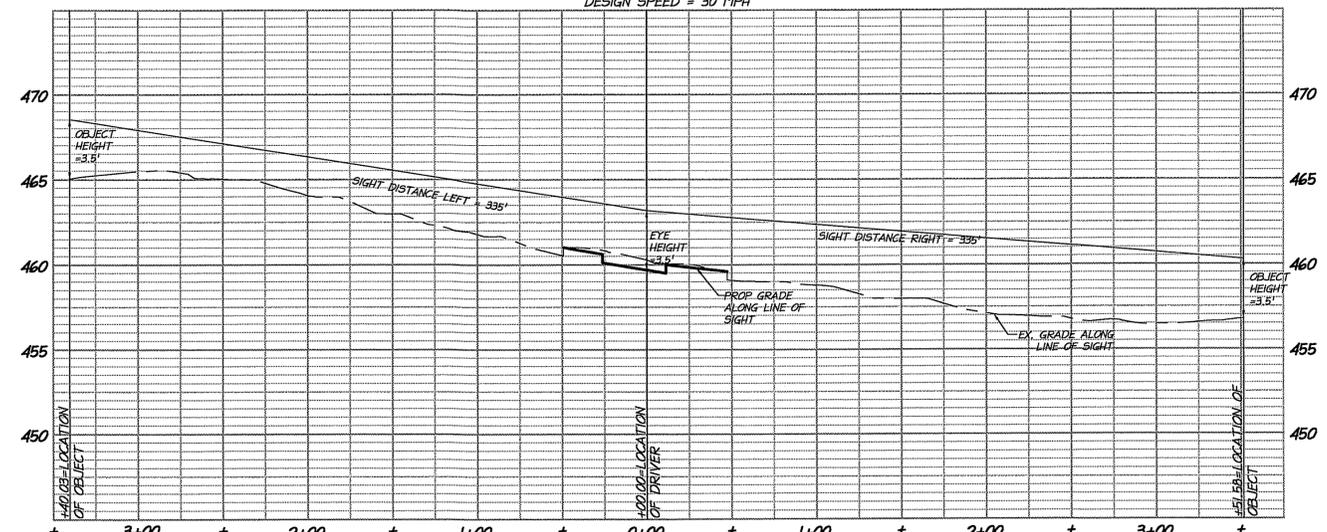
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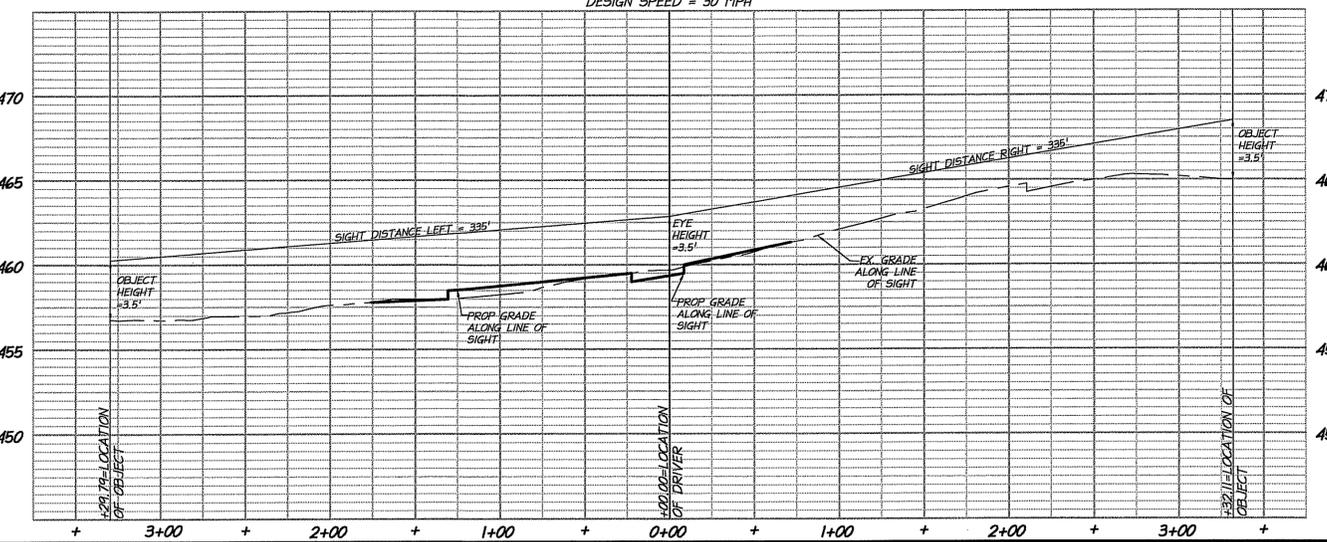
#	DATE	REVISION
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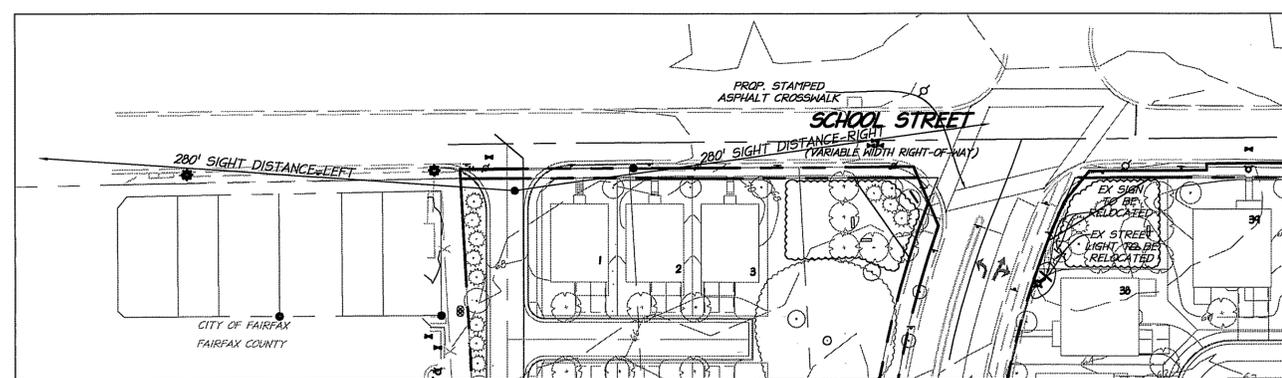
SIGHT DISTANCE PROFILE # 1
GEORGE MASON BLVD
DESIGN SPEED = 30 MPH



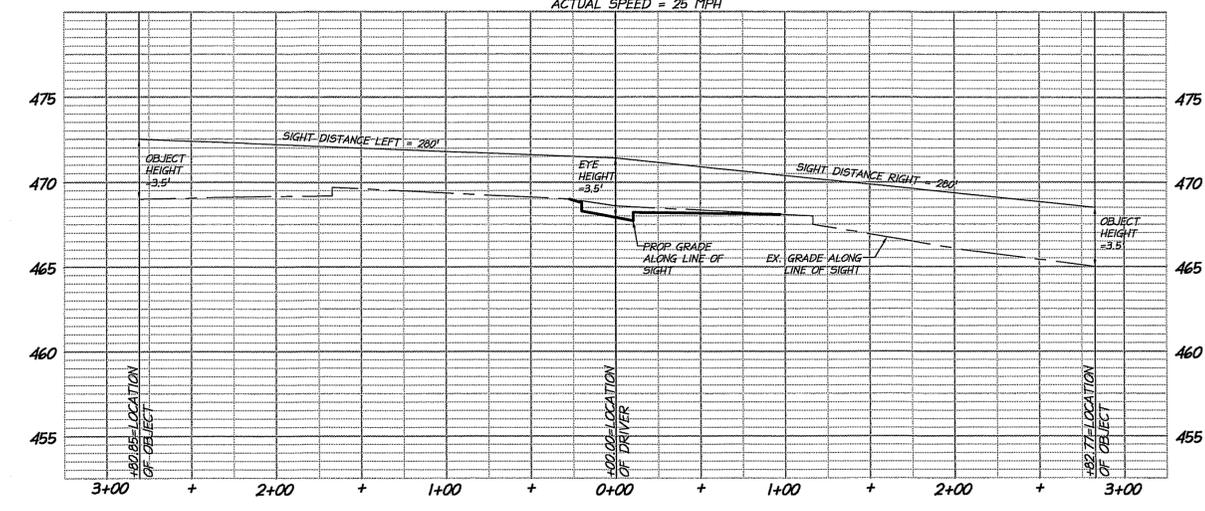
SIGHT DISTANCE PROFILE # 2
GEORGE MASON BLVD
DESIGN SPEED = 30 MPH



THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.



SIGHT DISTANCE PROFILE # 3
SCHOOL STREET
ACTUAL SPEED = 25 MPH



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SIGHT DISTANCE PLAN & PROFILES

ELEVEN OAKS
CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO: 110400100
SCALE: HORIZ: 1"=50'
VERT: 1"=5'

DATE: APRIL, 2012

DESIGN: CEY
DRAWN: MEE
CHECKED: EGS

SHEET No.

Application No. RZ/FDP 2012-BR-014 Staff WO'D
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (DP) (PDP) (PRC) (CP)
See PROFFERS Dated 12/18/2012
Date of (BOS) (PC) Approval 1/8/2013
Sheet 10 of 19

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 & 1D)
 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 Sheets 06/08.
- 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)
ACADEMIC VIII RETENTION BASIN	0.25 AC					
Totals	0.25					
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 06. Pond inlet and outlet pipe systems are shown on Sheet N/A.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 11.
- 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 11.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 11.
- 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 03/07.
- 11. A submission waiver is requested for PROVIDING STORMWATER MANAGEMENT OFFSITE ON GMU'S PROPERTY.
- 12. Stormwater management is not required because GMU HAS AGREED TO AND HAS THE CAPACITY WITH THE PROPOSED POND BEING CONSTRUCTED WITH 'ACADEMIC VII' ON THEIR PROPERTY TO ACCEPT ELEVEN OAKS STORMWATER RUNOFF.

SWM/BMP/ADEQUATE OUTFALL OVERALL NARRATIVE:
 BASED UPON THE ATTACHED LETTER OF UNDERSTANDING WITH GEORGE MASON UNIVERSITY (GMU), BMP AND SWM REQUIREMENTS FOR THIS SITE WILL BE PROVIDED BY GMU. IT IS INTENDED THAT THESE REQUIREMENTS WILL BE SATISFIED BY THE NEW POND BEING CONSTRUCTED BY GMU AS PART OF THE GMU ACADEMIC VII PROJECT (OPTION 1-SHEET 11). IN THE EVENT, FOR ANY REASON, THE GMU ACADEMIC VII PROJECT DOES NOT PROCEED AS CURRENTLY PLANNED AND FUNDED, THE BMP AND SWM REQUIREMENTS FOR THIS SITE WILL BE PROVIDED THROUGH THE USE AND IMPROVEMENT, AS REQUIRED, OF EXISTING FACILITIES ON THE GMU PROPERTY (OPTION 2- SHEETS 12/13).

BEST MANAGEMENT PRACTICE (BMP) NARRATIVE
 THE BMP REQUIREMENTS FOR THE ELEVEN OAKS DEVELOPMENT WILL BE SATISFIED BY UTILIZING A PROPOSED RETENTION BASIN ON GEORGE MASON UNIVERSITY'S PROPERTY TO PROVIDE WATER QUALITY MEASURES. THE RETENTION FACILITY IS CURRENTLY BEING DESIGNED AS PART OF THE GEORGE MASON UNIVERSITY ACADEMIC VII PROJECT. THE LETTER OF INTENT FROM GEORGE MASON STATES THAT THEY WILL WORK TO PROVIDE THE BMP FOR THIS SITE AND WILL WORK WITH GEORGE MASON UNIVERSITY DURING THE DESIGN OF THE FACILITY TO ENSURE THAT THE ADDITIONAL BMP VOLUME WILL BE PROVIDED. IN ADDITION, TWO ONSITE BIO-RETENTION FACILITIES ARE SHOWN TO PROVIDE ADDITIONAL ONSITE WATER QUALITY MEASURES.

STORMWATER MANAGEMENT (SWM) NARRATIVE
 NO STORMWATER MANAGEMENT FACILITIES ARE BEING PROPOSED WITH THIS SITE. BASED ON THE LETTER OF UNDERSTANDING, GMU HAS AGREED TO ACCEPT THE INCREASE IN RUNOFF GENERATED FROM THIS PROJECT. GMU IS PROPOSING A NEW STORMWATER MANAGEMENT FACILITY TO BE CONSTRUCTED WITH THEIR ACADEMIC VII PROJECT. THIS FACILITY WILL BE DESIGNED TO INCORPORATE THE INCREASE IN RUNOFF FROM THIS SITE. THEREFORE, GMU WILL BE PROVIDING THE SWM FOR THIS SITE.

ADEQUATE OUTFALL NARRATIVE
DEVELOPED CONDITIONS
 CURRENTLY TWO SEPARATE OUTFALLS EXIST FOR THIS SITE.
 THE FIRST SYSTEM IS LOCATED ON THE NORTHERN PORTION OF THE SITE ALONG SCHOOL STREET WITHIN THE CITY OF FAIRFAX. APPROXIMATELY 0.5 ACRES DRAIN TO THIS EXISTING ADEQUATE SYSTEM.

THE SECOND SYSTEM IS LOCATED ON THE SOUTHWEST PORTION OF THE SITE, ADJACENT TO UNIVERSITY DRIVE, AND IT COLLECTS THE REMAINDER OF THE STORMWATER RUNOFF FROM THIS SITE. THIS RUNOFF FLOWS THROUGH A STORM SYSTEM ONTO GEORGE MASON UNIVERSITY PROPERTY INTO THE PROPOSED POND. THE PIPE RUN UNDER UNIVERSITY DRIVE WILL BE UPGRADED TO MAKE IT ADEQUATE.
 THE POND BEING BUILT WITH ACADEMIC VII WILL BE DESIGNED TO HANDLE THE PROPOSED INCREASE OF FLOW FOR THIS SITE. THE LETTER OF INTENT STATES GMU WILL WORK WITH THE ELEVEN OAKS PROJECT TO MAKE SURE GMU'S POND IS ADEQUATELY SIZED.

EXTENT OF REVIEW
 SINCE THE POND PROPOSED WITH GEORGE MASON UNIVERSITY'S 'ACADEMIC VII' WILL BE DESIGNED TO FACILITATE THE PROPOSED RUNOFF, THE POND SHALL BE DEEMED ADEQUATE TO HANDLE THE 10 YEAR FLOWS. THEREFORE, THE ELEVEN OAKS SITE HAS AN ADEQUATE OUTFALL.
CONCLUSION
 SINCE THERE WILL BE NO ADVERSE IMPACTS ON ANY OF THE DOWNSTREAM PROPERTIES, THIS DEVELOPMENT MEETS THE CRITERIA ESTABLISHED BY FAIRFAX COUNTY'S GUIDELINES FOR AN ADEQUATE OUTFALL. IT IS THE OPINION OF THE ENGINEER THAT AN ADEQUATE OUTFALL EXISTS FOR THIS DEVELOPMENT.

SWM CALCULATIONS

Pre-Development Eleven Oaks Site Conditions

Total Site Area	± 359,231 sf	± 8.25 Ac
Total Existing Impervious Area	± 157,604 sf	± 3.62 Ac
Site Runoff Coefficient	C =	0.56
Time Of Concentration (T _c)	T _c =	5 min
Rainfall Intensity	i =	5.45
	i ₁₀ =	7.27
Total Site Runoff	Q _p =	25.31 cfs
	Q ₁₀ =	33.77 cfs

Post-Development Eleven Oaks Site Conditions

Total Site Area	± 359,231 sf	± 8.25 Ac
Total Impervious Area	± 235,000 sf	± 5.39 Ac (Includes GMU Dr. (±1.2Ac))
Site Runoff Coefficient	C =	0.69
Time Of Concentration	T _c =	5 min
Rainfall Intensity	i =	5.45
	i ₁₀ =	7.27
Total Site Runoff	Q _p =	31.12 cfs
	Q ₁₀ =	41.52 cfs

Net Increase from Pre to Post Development for the Eleven Oaks School Site

Total Site Increase in Flow	Q _p =	5.81 cfs	THE NET INCREASE TO BE CONTROLLED BY THE PROPOSED POND WITH GEORGE MASON'S ACADEMIC VII PLAN.
	Q ₁₀ =	7.75 cfs	

STORM SEWER DESIGN COMPUTATIONS: Proposed Conditions

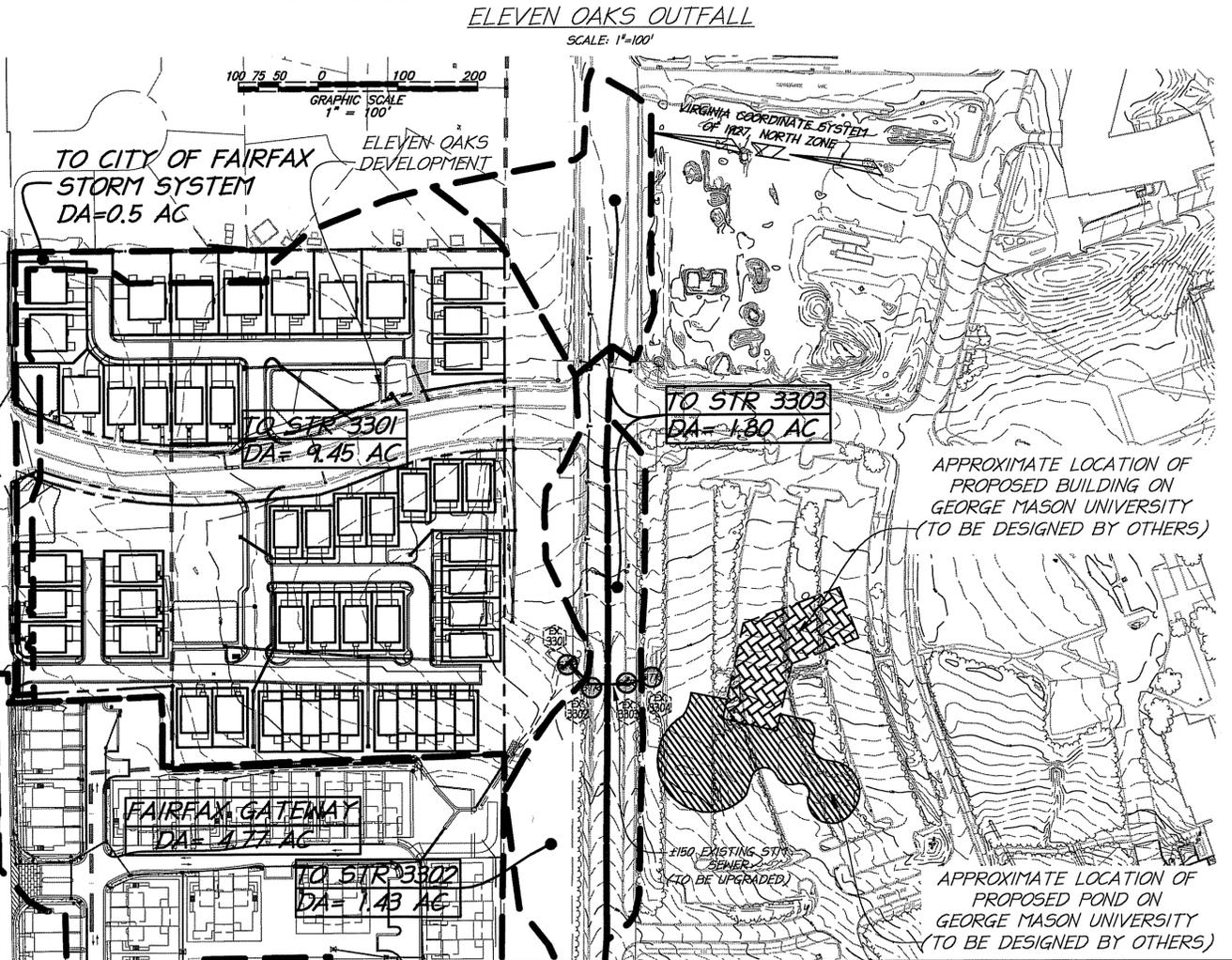
FROM	TO	MANNING'S "N" FACTOR	LENGTH FT.	AREA AC.	INLET TIME T _c	RUN-OFF COEFF. (C)	CA INC. CUM.	RAINFALL IN./HR.	RUNOFF Q(CUM) CFS	SLOPE FT./FT.	DIA. IN.	CAPACITY CFS	VELOCITY FULL FPS	INVERT ELS			
														UPPER	LOWER	TOP	
3301	3302	0.013	38	9.45	10.00	0.66	6.22	6.22	5.92	36.81	0.0093	33	51.0	8.6	443.35	443.00	447.05
3302	3303	0.013	49	1.43	10.00	0.58	0.82	7.04	5.92	41.68	0.0093	30	39.6	8.1	442.80	442.34	448.05
3303	3304	0.013	26	1.80	10.00	0.64	1.16	8.20	5.92	48.52	0.0168	30	53.2	10.8	442.24	441.80	447.76

NOTES: C factor of 3301 modified to match routing Runoff; Inlet Time modified to Match Routing
 * Pipe under capacity

STORM SEWER DESIGN COMPUTATIONS: Proposed Conditions - Upgraded

FROM	TO	MANNING'S "N" FACTOR	LENGTH FT.	AREA AC.	INLET TIME T _c	COEFF. (C)	CA INC. CUM.	RAINFALL IN./HR.	RUNOFF Q(CUM) CFS	SLOPE FT./FT.	DIA. IN.	CAPACITY CFS	VELOCITY FULL FPS	INVERT ELS			
														UPPER	LOWER	TOP	
3301	3302	0.013	38	9.45	10.00	0.66	6.22	6.22	5.92	36.81	0.0093	33	51.0	8.6	443.35	443.00	447.05
3302	3303	0.013	49	1.43	10.00	0.58	0.82	7.04	5.92	41.68	0.0093	33	51.0	8.6	442.80	442.34	448.05
3303	3304	0.013	26	1.80	10.00	0.64	1.16	8.20	5.92	48.52	0.0168	30	53.2	10.8	442.24	441.80	447.76

NOTES: C factor of 3301 modified to match routing Runoff; Inlet Time modified to Match Routing
 ** Upgraded Pipe



BMP Facility Design Calculations
 Occoquan Method

Plan Name: Eleven Oaks
 Date: 10/19/2012
 Project Number: 11014.001.00

Compute the Weighted Average "C" Factor for the Site
 Area of the Site: 7.86

Subarea Designation & Description	"C"	Acres	Product
BMP	0.70	7.400	5.18
Uncontrolled	0.40	0.460	0.184
		Total	5.364

Weighted average "C" Factor: 0.682

Compute the Total Phosphorus Removal for the Site

Subarea	BMP Type	Removal Eff.	Area Ratio Subarea/Area	"C" Factor Ratio Subarea/Weighted	Product
BMP	GMU POND	45.00%	0.941	1.026	43.46%
Uncontrolled	N/A	0.00%	0.059	0.585	0.00%
			Total		43.46%

Impervious Area (pre) = 3.62 ac
 Impervious Area (post) = 5.40 ac

Determine Compliance with Phosphorus Removal Requirement
 P removal Requirement = 14.9/(pre / Ipost) x 100
 Ipre = 46.06%
 Ipost = 68.70%
 P removal Requirement = 39.67%

If P removal for the site >= P removal Requirement, then Phosphorus removal requirement is satisfied

P removal Requirement = 39.67%
 P removal for the Site = 43.46%
 Phosphorus removal requirement satisfied: YES

Application No. RZ/EDP 2012-BR-014 Staff WO'D
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (DP) (DP) (PRC) (CP)
 See PROFFERS Dated 12/18/2012
 Date of (BOS) (PC) Approval 1/8/2013
 Sheet 11 of 19

THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

Madison Homes
 September 7, 2011
 Mr. Thomas G. Calhoun
 Vice President, Facilities
 George Mason University
 4400 University Drive
 Fairfax, Virginia 22030
 Via Email to: tcalhou2@gmu.edu

Re: Letter of Understanding ("LOU")
 George Mason University ("GMU") and MHI - Eleven Oaks, L.L.C. ("MHI")
 Storm Water Management
 Dear Tom:
 The purpose of this letter is to document our discussions and understandings with regard to the future provision of storm water management detention capacity and BMP capacity (the "GMU SWM/BMP Capacity") by GMU to serve the Eleven Oaks Project, as hereinafter defined, which is being planned for development by MHI.
 For purposes of this LOU, it is understood and agreed that:

- a. GMU is the owner of the property located in Fairfax County, Virginia, upon which property the GMU campus is located, and which is more particularly described by reference to the Tax Maps of Fairfax County, Virginia, as located on Tax Map 68-2 (11) Parcel 3 (the "GMU Property").
- b. MHI is the contract purchaser of the property located to the north of the GMU Property, between School Street and University Drive, bisected by George Mason Boulevard, located partially in the City of Fairfax, Virginia (Tax Maps 57-4 (11) Parcel 6, and 57-4 (12) Parcels 3, 5, and 6) and partially in the County of Fairfax, Virginia (Tax Map 57-4 (11) Parcel 6) (the "MHI Property"), which MHI intends to develop as a residential community to be known as The Residence at Eleven Oaks (the "Eleven Oaks Project").
- c. GMU currently has available, and intends to develop additional, GMU SWM/BMP Capacity on the GMU Property, and GMU and MHI intend to cooperate in the allocation to and use of a portion of the GMU SWM/BMP Capacity to serve the future development of the Eleven Oaks Project and the provision by the Eleven Oaks Project to GMU of a portion of the additional storm water run-off which GMU can utilize to accommodate future storm water management facilities planned to be developed on the GMU Property, as part of GMU's planned development and construction of the Health and Human Services Building (the "HHS Building" and "HHS Pond").

GMU and MHI intend this LOU to be a statement of the following mutual understandings and intentions with regard to the future provision of a portion of the GMU SWM/BMP Capacity to serve the planned development of the Eleven Oaks Project:

1. Subject to the understandings and agreements set forth in this LOU, GMU intends to grant to MHI the right for MHI to utilize a portion of the GMU SWM/BMP Capacity for the purposes of satisfying all applicable governmental requirements for the detention of storm water run-off. Best Management Practices (BMP's) and Chesapeake Bay Preservation in connection with the development of the Eleven Oaks Project.
2. MHI shall be solely responsible for any and all storm drainage improvements associated with conveying the storm water run-off from the MHI Property to the GMU Property, as may be required by the City of Fairfax, Virginia, and/or the County of Fairfax, Virginia, or any other applicable governmental approval authority. It is understood that this work shall include the following:
 - a. Any work required to improve the outfall from the MHI Property onto the portion of the GMU Property located on the north side of University Drive (between University Drive and the MHI Property) in the area where the existing drainage outfalls from the MHI Property and the adjoining Fairfax Gateway townhome community cross this portion of the GMU Property.
 - b. The replacement and upgrading of the existing storm drainage pipe crossing under University Drive and connecting to the storm drainage system located on the GMU campus on the south side of University Drive. Based upon a preliminary engineering analysis prepared by Christopher Consultants, Ltd, this pipe will need to be upgraded from the current 30" pipe to a new 33" pipe.
 - c. Subject to GMU approval, the replacement of the existing storm drainage pipe in the area known as Parking Lot H located on the GMU property located just south of University Drive (the future site of the proposed Health and Human Services Building), if such improvements are required as a condition to obtaining governmental approval for the development of the Eleven Oaks Project. Based upon a preliminary engineering

analysts prepared by Christopher Consultants, Ltd, the existing 27" pipe is inadequate and may be required to be upgraded to a 33" pipe in order to provide for an adequate storm drainage outfall from the Eleven Oaks Project.
 d. The installation of erosion and sediment control facilities, either on the MHI Property or the GMU Property, to protect existing and/or future storm water management facilities and ponds on the GMU Property during the development of the Eleven Oaks Project. MHI shall coordinate the design of these erosion and sediment control facilities with GMU, and MHI shall provide to GMU appropriate assurances and indemnifications with regard to damage to storm water management facilities and ponds on the GMU Property caused by the development of the Eleven Oaks Project.

3. MHI and GMU understand and agree that the storm drainage pipe upgrade specified in paragraph 2.c. above will only be temporary in nature, pending GMU's planned redevelopment of that portion of the GMU Property to accommodate the HHS Building and HHS Pond, and that this pipe would have to be removed when GMU develops the HHS Building and HHS Pond. MHI and GMU will cooperate, at no cost or expense to GMU, in an effort to permit the approval of the subdivision plans for the development of the Eleven Oaks Project without the requirement for the performance of this work. In the event that MHI is able to obtain approval of the subdivision plans for the development of the Eleven Oaks Project utilizing the GMU SWM/BMP Capacity and without the requirement for the storm drainage pipe upgrade specified in paragraph 2.c. above, MHI will make a payment to GMU in the amount of Fifty Thousand Dollars (\$50,000.00) as a contribution to GMU's construction and/or maintenance costs for the HHS Pond.

4. Subject to approval of the George Mason University Board of Visitors, GMU will cooperate in the granting of a water line easement across the portion of the GMU Property located on the north side of University Drive (between University Drive and the MHI Property), if a water line connection between the MHI Property and an existing water line in University Drive is required by either the City of Fairfax, Virginia, or the County of Fairfax, Virginia, as a condition to the approval of the subdivision plans for the development of the Eleven Oaks Project. MHI shall be solely responsible for any and all costs associated with the construction of this water line connection.

5. GMU and MHI agree to cooperate in any further documentation of the understandings and agreements set forth in this LOU.

By executing this LOU, GMU and MHI acknowledge the understandings and intentions set forth herein and agree to mutually cooperate to achieve these understandings and intentions. Neither party shall assign or otherwise transfer its rights or delegate its obligations under this LOU without both parties' prior written consent. Any attempted assignment, transfer or delegation without such consent shall be void.

The relationship of the parties to each other is solely that of independent contractors. Neither party shall have the right or authority to assume or create any obligation on behalf of the other or in the name of the other, to accept legal process for the other, or to bind the other in any way. No party shall be considered an employee, agent, partner or fiduciary of the other except for such purposes as may be specifically enumerated herein, nor shall anything contained in this LOU be construed to create any partnership or joint venture between the parties.

This agreement shall not extend beyond December 31, 2012 without approval of both parties.

GEORGE MASON UNIVERSITY
 BY: THOMAS G. CALHOUN
 NAME: THOMAS G. CALHOUN
 TITLE: VP, FACILITIES
 MHI - ELEVEN OAKS, L.L.C.
 BY: Madison Homes, Inc, Manager
 NAME: Robert N. Endebrock
 TITLE: President
 Date: 10/16/2011
 Date: 9/7/2011
 CC: Cathy M. Wolfe (Via Email to cwolfe@gmu.edu)
 Robert N. Endebrock (Via Email to rendebro@gmu.edu)

christopher consultants
 engineering · surveying · land planning
 9800 main street (fourth floor) · Fairfax, VA 22031-3607
 703.773.6620 · fax: 703.773.7636

PROFESSIONAL ENGINEER
 ERIC S. SPENCER
 Lic. No. 037519
 11-20-12

BMP & SWM COMPUTATIONS - OPTION 1

ELEVEN OAKS
 CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO: 110140010
 SCALE: 1"=100'
 DATE: APRIL, 2012
 DESIGN: MEY
 DRAWN: CEE
 CHECKED: ESS
 SHEET No. 11 OF 19
 100006

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 (9-815 1G & 1N) Commercial Revitalization Districts (9-822 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheets 044/3

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)
EXISTING	8.25 ACRES	+126	+135	+81,700	+391,000	+3
PATRIOT LAKE						
Totals						

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 05. Pond inlet and outlet pipe systems are shown on Sheet N/A.

5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is N/A. (asphalt, geoblock, gravel, etc.).

6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.

7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 12.

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 12.

9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 12.

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 034/2.

11. A submission waiver is requested for PROVIDING STORMWATER MANAGEMENT OFFSITE ON GMU'S PROPERTY.

12. Stormwater management is not required because GMU HAS AGREED TO AND HAS THE CAPACITY WITH EXISTING PONDS ON THEIR PROPERTY TO ACCEPT ELEVEN OAKS STORMWATER RUNOFF.

BMP Calculations

Patriot Lake Area	5,876,119	134.90
Impervious Area	2,511,165	57.65

Total GMU impervious (1990)	1,698,174	38.98
-----------------------------	-----------	-------

WqV required for GMU	0.78 Ac-ft	(Current - 1990)
GMU BMP Volume (4 x WqV)	3.11 Ac-ft	

Available Patriot Lake Wet Storage Volume	8.96 Ac-ft
Volume Used by GMU	3.11 Ac-ft
Volume Used by Eleven Oaks Site	0.76 Ac-ft
Patriot Lake Remaining BMP Capacity	5.09 Ac-ft

BMP Facility Design Calculations
Ocoogan Method

Plan Name: Eleven Oaks
 Date: 10/19/2012
 Project Number: 11014.001.00

Compute the Weighted Average "C" Factor for the Site
 Area of the Site: 7.86

Subarea Designation & Description	"C"	Acres	Product
BMP	0.70	7.400	5.18
Uncontrolled	0.40	0.460	0.184
		Total	5.364

Weighted average "C" Factor: 0.682

Compute the Total Phosphorus Removal for the Site

Subarea	BMP Type	Removal Eff.	Area Ratio Subarea/Area	"C" Factor Ratio Subarea/Weighted	Product
BMP	GMU POND	45.00%	0.941	1.026	43.46%
Uncontrolled	N/A	0.00%	0.059	0.588	0.00%
			Total		43.46%

Impervious Area (pre) = 3.62 ac
 Impervious Area (post) = 5.40 ac

Determine Compliance with Phosphorus Removal Requirement

P removal Requirement = 1-0.9(pre / post) x 100
 Ipre = 46.06%
 Ipost = 68.70%
 P removal Requirement = 39.67%

If P removal for the site >= P removal Requirement, then Phosphorus removal requirement is satisfied

P removal Requirement = 39.67%
 P removal for the Site = 43.46%
 Phosphorus removal requirement satisfied: YES

THESE PLANS ARE PRELIMINARY
 IN NATURE AND SUBJECT TO
 CHANGE WITH FINAL ENGINEERING.

ELEVEN OAKS OUTFALL
 SCALE: 1"=100'

SWM/BMP NARRATIVE:

BASED UPON THE ATTACHED LETTER OF UNDERSTANDING WITH GEORGE MASON UNIVERSITY (GMU), BMP AND SWM REQUIREMENTS FOR THIS SITE WILL BE PROVIDED BY GMU. IT IS INTENDED THAT THESE REQUIREMENTS WILL BE SATISFIED BY THE NEW POND BEING CONSTRUCTED BY GMU AS PART OF THE GMU ACADEMIC VII PROJECT (OPTION 1-SHEET II). IN THE EVENT, FOR ANY REASON, THE GMU ACADEMIC VII PROJECT DOES NOT PROCEED AS CURRENTLY PLANNED AND FUNDED, THE BMP AND SWM REQUIREMENTS FOR THIS SITE WILL BE PROVIDED THROUGH THE USE AND IMPROVEMENT, AS REQUIRED, OF EXISTING FACILITIES ON THE GMU PROPERTY (OPTION 2- SHEETS 12413).

BEST MANAGEMENT PRACTICE (BMP) NARRATIVE

THE BMP REQUIREMENTS FOR THE ELEVEN OAKS DEVELOPMENT WILL BE SATISFIED BY UTILIZING AN EXISTING RETENTION BASIN (EXISTING PATRIOT LAKE) ON GEORGE MASON UNIVERSITY'S PROPERTY. BASED ON A BATHYMETRIC SURVEY OF PATRIOT LAKE, THE WET STORAGE PROVIDED BY PATRIOT LAKE WILL PROVIDE AMPLE VOLUME FOR THE INCREASE IN IMPERVIOUS AREA FROM THE SITE, THEREFORE THE BMP REQUIREMENTS ARE BEING MET. IN ADDITION, TWO ONSITE BIO-RETENTION FACILITIES ARE SHOWN TO PROVIDE ADDITIONAL ONSITE WATER QUALITY MEASURES.

STORMWATER MANAGEMENT (SWM) NARRATIVE

NO STORMWATER MANAGEMENT FACILITIES ARE BEING PROPOSED WITH THIS SITE. BASED ON THE LETTER OF UNDERSTANDING, GMU HAS AGREED TO ACCEPT THE INCREASE IN RUNOFF GENERATED BY THIS PROJECT. BASED ON AN ANALYSIS DONE BY GMU, THE EXISTING GMU STORMWATER MANAGEMENT PROGRAM (THAT INCLUDES PATRIOT LAKE) HAS ENOUGH CAPACITY IN THE SYSTEM TO HANDLE THE INCREASE IN RUNOFF FROM THIS SITE WITHOUT INCREASING THE RUNOFF FROM GMU INTO THE POTOMAC WATERSHED. SEE CALCULATIONS THIS SHEET. THEREFORE, GMU WILL BE PROVIDING THE SWM FOR THIS SITE.

NOTE

SEE SHEET 13 FOR ADEQUATE OUTFALL COMPUTATIONS.

Application No. RZ/FDP 2012-BR-014 Staff WO'D APPROVED DEVELOPMENT PLAN

(DP) (GDP) (DP) (DP) (PRC) (CP)

See PROFFERS Dated 12/18/2012
 Date of (BOS) (PC) Approval 1/8/2013
 Sheet 12 of 19



#	DATE	REVISION
3	10/18/12	CITY AND COUNTY COMMENTS

SWM CALCULATIONS

Pre-Development Eleven Oaks Site Conditions

Total Site Area ± 359,231 sf ± 8.25 Ac
 Total Existing Impervious Area ± 157,604 sf ± 3.62 Ac

Site Runoff Coefficient C = 0.56
 Time Of Concentration (Tc) Tc = 5 min
 Rainfall Intensity I1 = 5.45
 I10 = 7.27

Total Site Runoff Q2 = 25.31 cfs
 Q10 = 33.77 cfs

Post-Development Eleven Oaks Site Conditions

Total Site Area ± 359,231 sf ± 8.25 Ac
 Total Impervious Area ± 235,000 sf ± 5.39 Ac (Includes GMU Dr. (±1.2Ac)

Site Runoff Coefficient C = 0.69
 Time Of Concentration Tc = 5 min
 Rainfall Intensity I1 = 5.45
 I10 = 7.27

Total Site Runoff Q2 = 31.12 cfs
 Q10 = 41.52 cfs

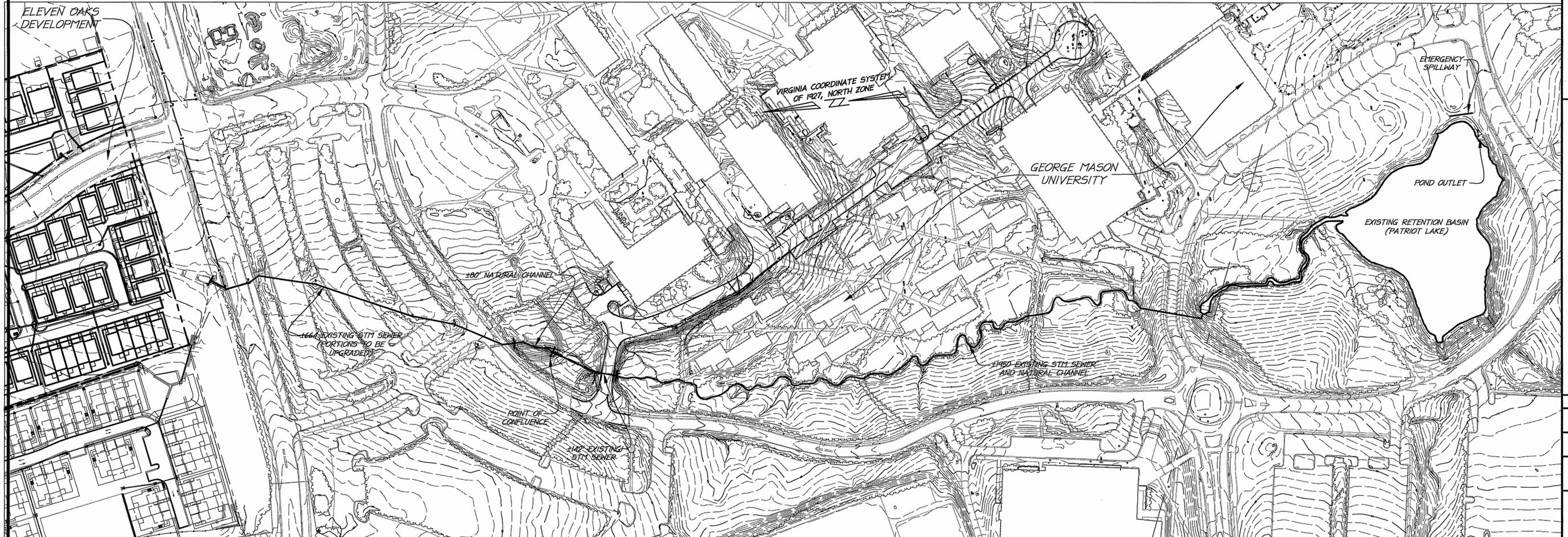
Net increase from Pre to Post Development for the Eleven Oaks School Site

Total Site Increase in Flow Q2 = 5.81 cfs
 Q10 = 7.75 cfs

George Mason University Development Release Rate

GMU 1976 Release Rate Q2 = ± 266 cfs
 (Based on 1976 Land Cover) Q10 = ± 575 cfs

GMU Ultimate Release Rate Q2 = ± 187 cfs
 (Based on GMU 2009 Master Development Plan 5-10 Yr Projection) Q10 = ± 482 cfs



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PROFESSIONAL ENGINEER
 ERIC S. SPENCER
 Lic. No. 037519
 11-20-12

BMP & SWM COMPUTATIONS - OPTION 2

ELEVEN OAKS
 CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO: 1101400100
 SCALE: 1"=100'
 DATE: APRIL, 2012
 DESIGN: CEY
 DRAWN: MEE
 CHECKED: ESS
 SHEET No. 12 of 19
 100006

#	DATE	REVISION
1	5-15-12	COUNTY COMMENTS, REMOVE VARIANCES, LOT 33



THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

Application No. RZ/DP/2012-BR-014 Staff W/O'D APPROVED DEVELOPMENT PLAN

(DP) (GDP) (DP) (DP) (PRC) (CP)

See PROFFERS Dated 12/18/2012 Date of (BOS) (PC) Approval 1/8/2013 Sheet 13 of 19

Cross Section for Cross Section A-A (2yr)

Project Description
Friction Method: Manning Formula
Solve For: Normal Depth

Input Data
Channel Slope: 0.025 ft/ft
Normal Depth: 2.94 ft
Discharge: 70.05 ft³/s

Cross Section Image

EXISTING STORM SEWER SYSTEM (TO POINT OF CONFLUENCE)

DESIGN STORM: 10 YR

FROM	TO	MANNING'S "N" FACTOR	LENGTH FT.	AREA AC.	INLET TIME Tc	RUN-OFF COEFF. (C)	CA INC. CUM.	RAINFALL IN./HR.	RUNOFF Q(CUM) CFS	SLOPE FT./FT.	DIA. IN.	CAPACITY CFS	VELOCITY FULL FPS	INVERT EL'S UPPER	LOWER	TOP	
3301	3302	0.013	38	9.45	10.00	0.66	6.22	6.22	5.92	36.81	0.0093	33	51.0	8.6	443.35	443.00	447.05
3302	3303	0.013	49	1.43	10.00	0.58	0.82	7.04	5.92	41.68	0.0093	30	39.6	8.1	442.80	442.34	448.05
3303	3304	0.013	26	1.80	10.00	0.64	1.16	8.20	5.92	48.52	0.0168	30	53.2	10.8	442.24	441.80	447.76
3304	3305	0.013	120	0.00	10.00	0.66	0.00	8.20	5.92	48.52	0.0398	27	61.8	15.5	438.45	433.69	446.95
3305	3306	0.013	121	1.23	10.00	0.65	0.80	8.99	5.92	53.25	0.0192	30	56.8	11.6	433.49	431.18	438.39
3306	3307	0.013	88	1.64	10.00	0.69	1.13	10.13	5.92	59.95	0.0320	30	73.4	14.9	430.88	428.07	437.28
3307	3308	0.013	90	1.40	10.00	0.69	0.97	11.09	5.92	65.68	0.0134	30	47.5	9.7	427.87	426.66	433.67
3308	5	0.013	108	0.78	10.00	0.70	0.55	11.64	5.92	68.91	0.0114	33	58.4	9.5	426.56	425.33	432.16
5	5A	0.013	24	3.01	10.00	0.59	1.77	13.41	5.92	79.41	0.0229	33	80.1	13.5	424.98	424.42	433.25
20	21	0.013	95	8.52	20.00	0.60	5.11	18.53	4.56	84.48	0.0048	48	100.0	8.0	424.05	423.59	-
21	22	0.013	46	1.42	20.00	0.60	0.85	19.38	4.56	88.36	0.0230	36	101.2	14.3	423.49	422.43	426.56

NOTES: C factor of 3301 modified to match routing Runoff; Inlet Time modified to Match Routing
* Pipe under capacity

Cross Section for Cross Section B-B (2yr)

Project Description
Friction Method: Manning Formula
Solve For: Normal Depth

Input Data
Channel Slope: 0.022 ft/ft
Normal Depth: 3.48 ft
Discharge: 74.50 ft³/s

Cross Section Image

UPGRADED STORM SEWER SYSTEM (TO POINT OF CONFLUENCE)

DESIGN STORM: 10 YR

FROM	TO	MANNING'S "N" FACTOR	LENGTH FT.	AREA AC.	INLET TIME Tc	RUN-OFF COEFF. (C)	CA INC. CUM.	RAINFALL IN./HR.	RUNOFF Q(CUM) CFS	SLOPE FT./FT.	DIA. IN.	CAPACITY CFS	VELOCITY FULL FPS	INVERT EL'S UPPER	LOWER	TOP	
3301	3302	0.013	38	9.45	10.00	0.66	6.22	6.22	5.92	36.81	0.0093	33	51.0	8.6	443.35	443.00	447.05
3302	3303	0.013	49	1.43	10.00	0.58	0.82	7.04	5.92	41.68	0.0093	33	51.0	8.6	442.80	442.34	448.05
3303	3304	0.013	26	1.80	10.00	0.64	1.16	8.20	5.92	48.52	0.0168	30	53.2	10.8	442.24	441.80	447.76
3304	3305	0.013	120	0.00	10.00	0.66	0.00	8.20	5.92	48.52	0.0398	27	61.8	15.5	438.45	433.69	446.95
3305	3306	0.013	121	1.23	10.00	0.65	0.80	8.99	5.92	53.25	0.0192	30	56.8	11.6	433.49	431.18	438.39
3306	3307	0.013	88	1.64	10.00	0.69	1.13	10.13	5.92	59.95	0.0320	30	73.4	14.9	430.88	428.07	437.28
3307	3308	0.013	90	1.40	10.00	0.69	0.97	11.09	5.92	65.68	0.0134	36	77.2	10.9	427.87	426.66	433.67
3308	5	0.013	108	0.78	10.00	0.70	0.55	11.64	5.92	68.91	0.0114	36	71.1	10.1	426.56	425.33	432.16
5	5A	0.013	24	3.01	10.00	0.59	1.77	13.41	5.92	79.41	0.0229	33	80.1	13.5	424.98	424.42	433.25
20	21	0.013	95	8.52	20.00	0.70	5.96	19.38	4.56	88.36	0.0048	48	100.0	8.0	424.05	423.59	-
21	22	0.013	46	1.42	20.00	0.70	0.99	20.37	4.56	92.90	0.0230	36	101.2	14.3	423.49	422.43	426.56

NOTES: C factor of 3301 modified to match routing Runoff; Inlet Time modified to Match Routing
** Upgraded Pipe

CHANNEL COMPUTATIONS

XSEC #	Area (ac)	C	CA		Tc	I2	Q2	SLOPE (ft/ft)	Allow. V2 (fps)	Existing n = 0.078 Vel.	2 year Depth (ft)	REMARKS
			INCR.	ACC.								
A-A	29.26	0.70	20.482	20.482	20.00	3.42	70.05	0.025	5.00	3.63	2.94	Existing Rip-Rap Channel

XSEC #	Area (ac)	C	CA		Tc	I2	Q2	SLOPE (ft/ft)	Allow. V2 (fps)	Existing n = 0.050 Vel.	2 year Depth (ft)	REMARKS
			INCR.	ACC.								
B-B	1.86	0.70	1.302	21.784	20.00	3.42	74.50	0.022	5.00	3.10	3.48	Existing Channel
C-C	0.24	0.50	0.120	21.904	20.00	3.42	74.91	0.016	5.00	4.14	2.06	Existing Channel
D-D	0.28	0.50	0.140	22.044	20.00	3.42	75.39	0.013	5.00	2.23	1.19	Existing Channel

(Cross Section B-B adds area from Structures 20, 21 and also overlaid area)

Cross Section for Cross Section C-C (2yr)

Project Description
Friction Method: Manning Formula
Solve For: Normal Depth

Input Data
Channel Slope: 0.016 ft/ft
Normal Depth: 2.06 ft
Discharge: 74.91 ft³/s

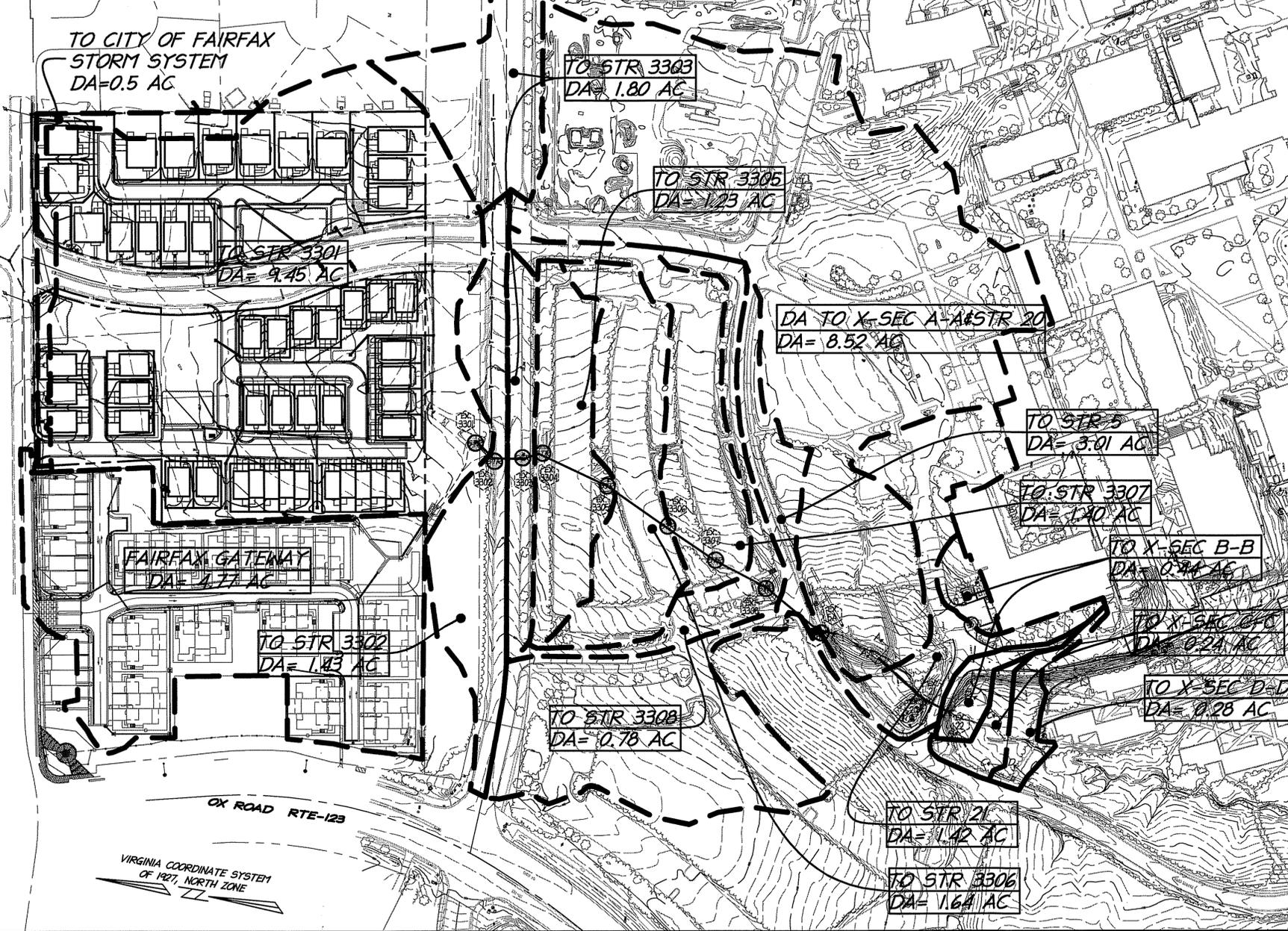
Cross Section Image

ADEQUATE OUTFALL NARRATIVE
DEVELOPED CONDITIONS

CURRENTLY TWO SEPARATE OUTFALLS EXIST FOR THE SITE.

THE FIRST SYSTEM IS LOCATED ON THE NORTHERN PORTION OF THE SITE ALONG SCHOOL STREET WITHIN THE CITY OF FAIRFAX. APPROXIMATELY 0.5 ACRES WILL DRAIN TO THIS EXISTING ADEQUATE SYSTEM.

THE SECOND SYSTEM IS LOCATED ON THE SOUTHWEST PORTION OF THE SITE, ADJACENT TO UNIVERSITY DRIVE AND IT COLLECTS THE REMAINDER OF THE STORMWATER RUNOFF FROM THIS SITE. THIS RUNOFF FLOWS THROUGH A STORM SYSTEM ONTO GEORGE MASON UNIVERSITY PROPERTY BEFORE OUTFALLING INTO A CHANNEL FOR APPROXIMATELY 80', INTO ANOTHER STORM SYSTEM FOR 141', THEN INTO A NATURAL CHANNEL THAT ULTIMATELY FLOWS TO PATRIOT LAKE ON THE GEORGE MASON UNIVERSITY CAMPUS.



CROSS SECTION A-A HAS BEEN ADDED TO SHOW THE ADEQUACY OF THE 80' CHANNEL. STORM COMPUTATIONS HAVE BEEN PROVIDED FOR THE STORM PIPE SYSTEM DOWNSTREAM OF THIS 80' CHANNEL TO SHOW ADEQUACY OF THIS STORM SEWER, AND 3 CROSS SECTIONS (B-B THROUGH D-D) HAVE BEEN PROVIDED TO SHOW THE TYPICAL CHANNEL SECTION FROM THE STORM SEWER PIPE RUN 20-22 TO PATRIOT LAKE.

BASED ON THE STORM SEWER CALCULATIONS AND THE CROSS-SECTIONS B-B TO D-D, IT IS ANTICIPATED THAT SEVERAL SECTIONS OF STORM SEWER SYSTEM AND SECTIONS OF THE DOWNSTREAM CHANNEL WILL NEED TO BE IMPROVED/UPSIZED TO HANDLE THE INCREASE IN RUNOFF GENERATED BY THIS PROJECT. BASED ON THE LETTER OF UNDERSTANDING, ccl WILL WORK WITH GMU IN ORDER TO IMPROVE/UPSIZED THE REQUIRED STORM SEWER SYSTEM AND/OR CHANNEL SECTIONS.

EXTENT OF REVIEW

ACCORDING TO PFI 6-0203.2A, THE EXTENT OF REVIEW OF THE DOWNSTREAM DRAINAGE SYSTEM SHALL BE TO A POINT THAT IS AT LEAST 150' DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA. THE DRAINAGE AREA ENTERING EXISTING STRUCTURE 3301 IS APPROXIMATELY 9.45 ACRES. AT THE POINT OF CONFLUENCE A SECOND CHANNEL JOINS THIS SYSTEM THAT HAS A DRAINAGE AREA OF APPROXIMATELY 0.52 ACRES. THIS DRAINAGE AREA IS APPROXIMATELY 90% OF THE FIRST DRAINAGE AREA AND THEREFORE THE EXTENT OF REVIEW HAS BEEN MET.

CONCLUSION

BASED ON THE PROPOSED IMPROVEMENTS TO THE EXISTING STORM SEWER SYSTEM, INTERMEDIATE CHANNEL IMPROVEMENTS, AND THE WILLINGNESS OF GMU TO ACCEPT THE INCREASE IN RUNOFF FROM THIS PROPERTY, THERE WILL BE NO ADVERSE IMPACTS OR FLOODING ON ANY DOWNSTREAM PROPERTIES. THIS DEVELOPMENT MEETS THE CRITERIA ESTABLISHED BY FAIRFAX COUNTY'S GUIDELINES FOR AN ADEQUATE OUTFALL. IT IS THE OPINION OF THE ENGINEER THAT WITH THE IMPROVEMENTS MENTIONED ABOVE, AN ADEQUATE OUTFALL EXISTS FOR THIS DEVELOPMENT.

Cross Section for Cross Section D-D (2yr)

Project Description
Friction Method: Manning Formula
Solve For: Normal Depth

Input Data
Channel Slope: 0.013 ft/ft
Normal Depth: 1.19 ft
Discharge: 75.39 ft³/s

Cross Section Image

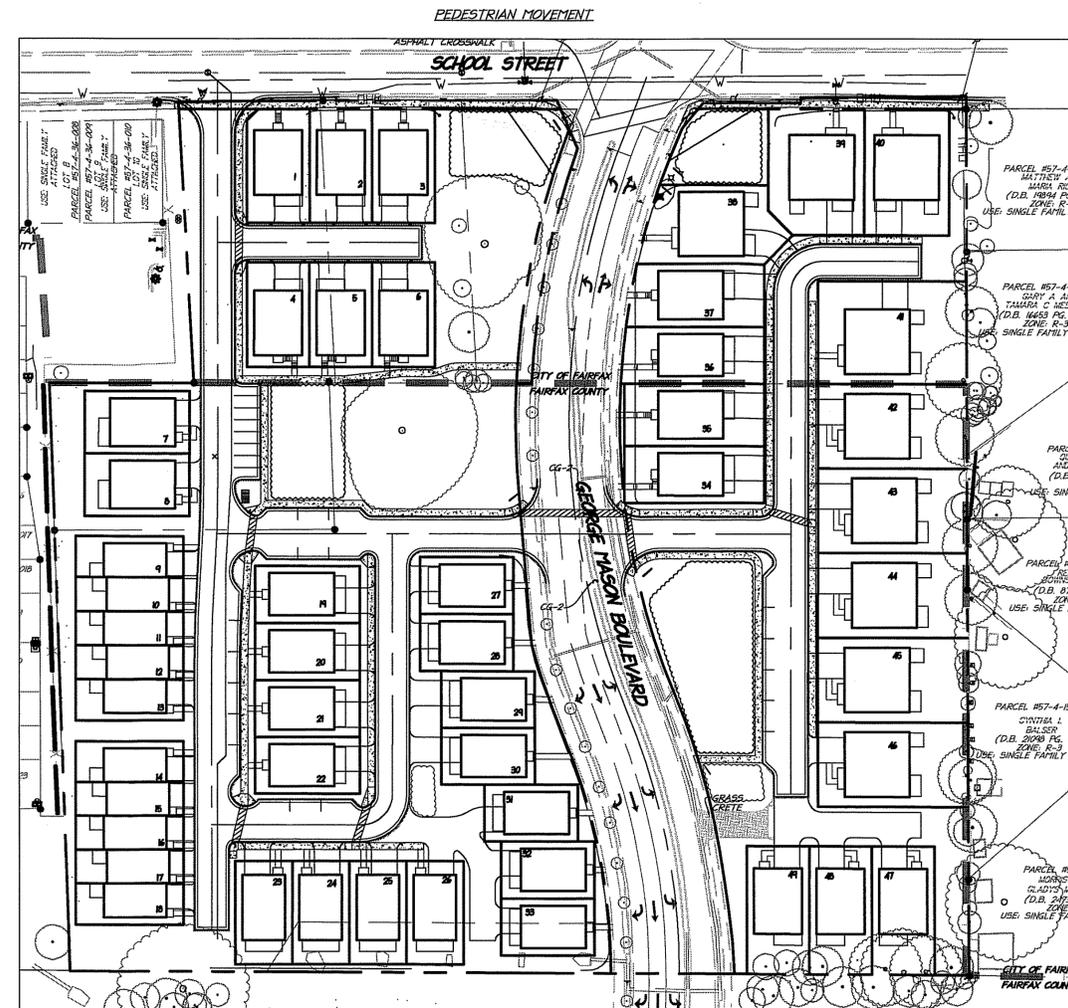
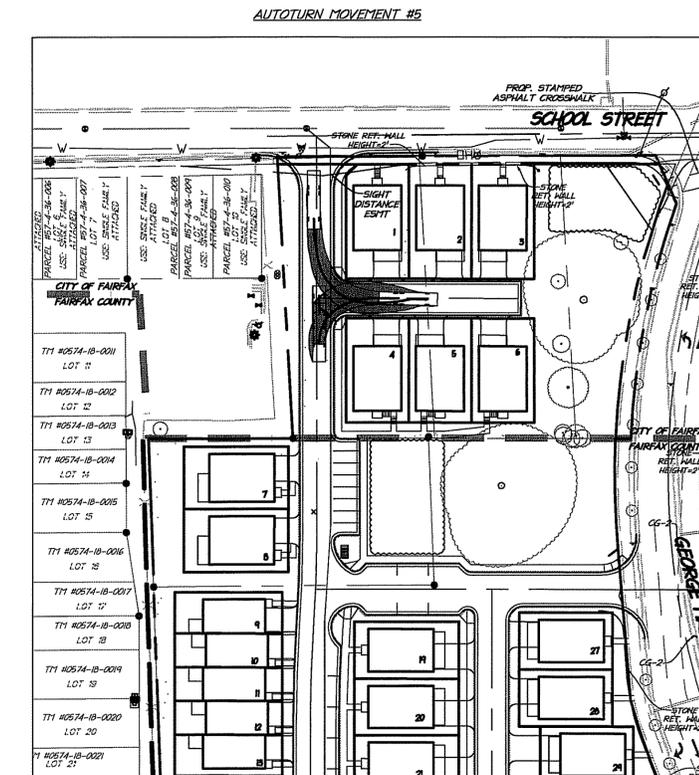
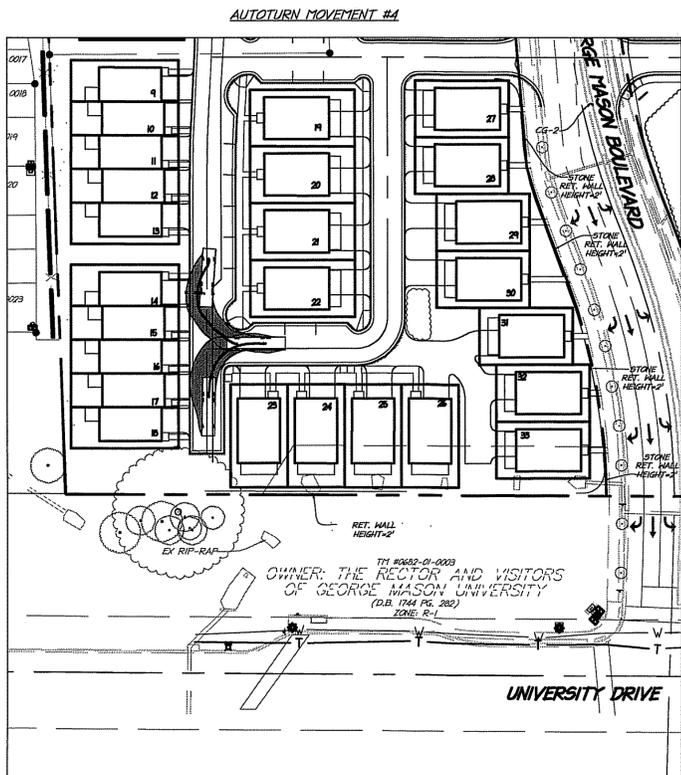
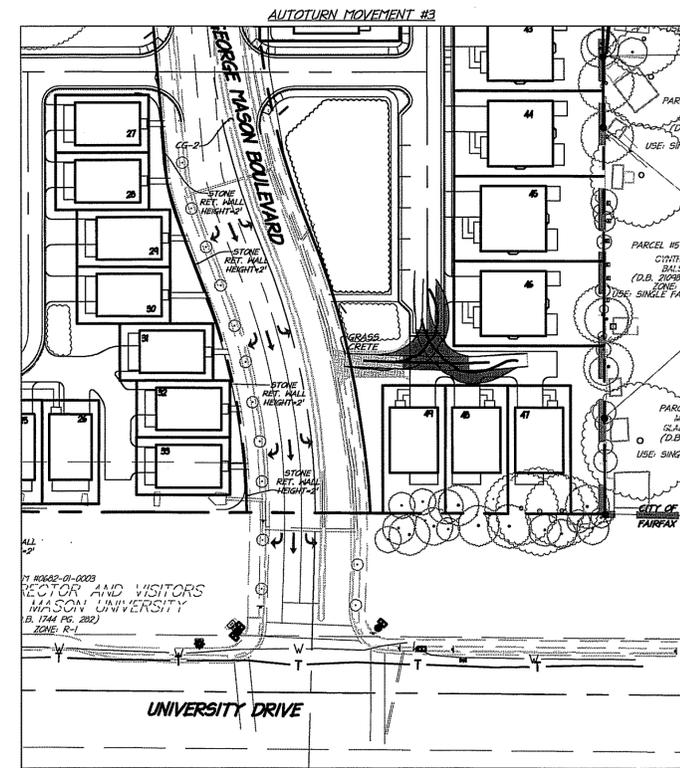
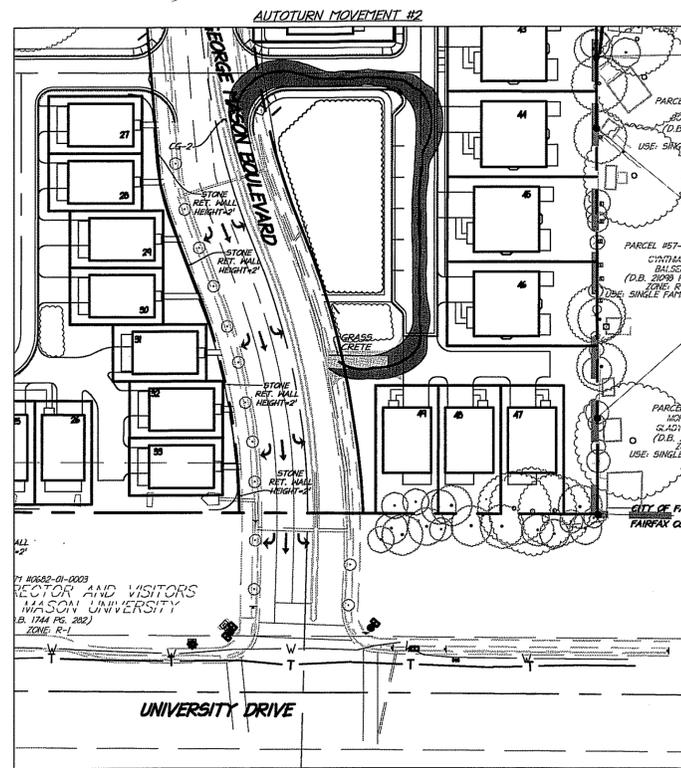
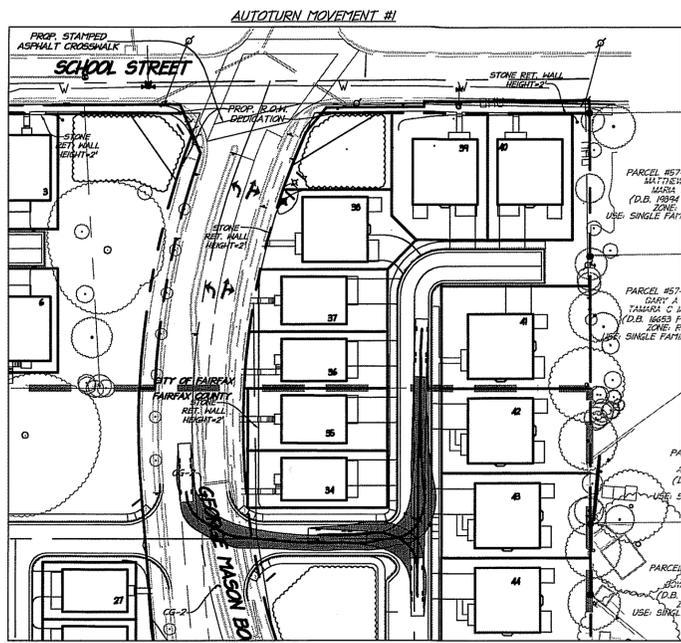
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ADEQUATE OUTFALL COMPUTATIONS - OPTION 2

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CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO: 11040010
SCALE: 1"=100'
DATE: APRIL, 2012
DESIGN: MEY
DRAWN: MEE
CHECKED: ESS
SHEET No. 13 OF 19

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1	8/10/12	RESPOND TO COUNTY PRE-STAFFING REPORT DATED JULY 16, 2012 AND CITY COMMENTS LETTER DATED JULY 13, 2012

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 (DP) (GDP) (DP) (DP) (PRC) (CP)
 See PROFFERS Dated 12/18/2012
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 Sheet 14 of 19

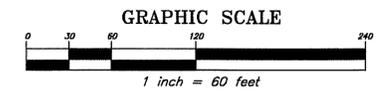
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COMMONWEALTH OF VIRGINIA
 ERIC S. SPENCER
 Lic. No. 037519
 11-20-12
 PROFESSIONAL ENGINEER

FIRE TRUCK & PEDESTRIAN MOVEMENTS

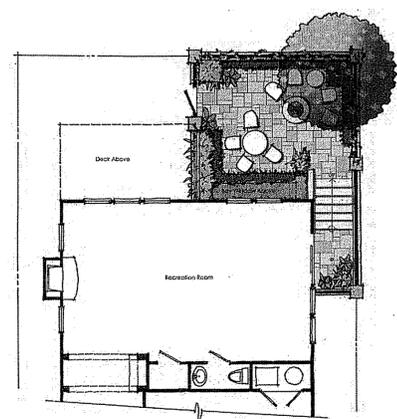
ELEVEN OAKS
 CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO: 110140010
 SCALE: 1"=60'
 DATE: APRIL, 2012
 DESIGN: CEY
 DRAWN: MEE
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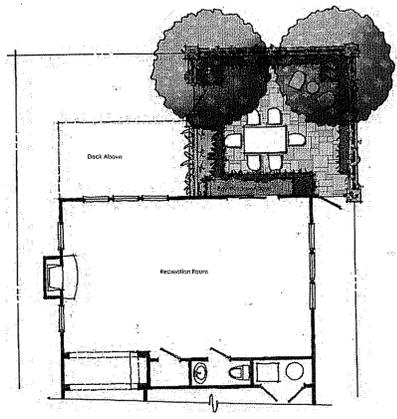


THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

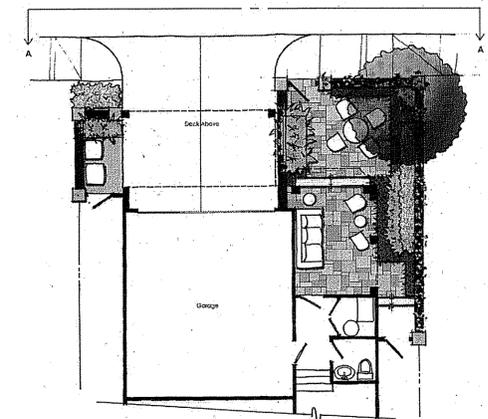
#	DATE	REVISION
1	8/10/12	RESPOND TO COUNTY PRE-STAFFING REPORT DATED JULY 16, 2012 AND CITY COMMENTS LETTER DATED JULY 13, 2012
2	9/13/12	COUNTY STAFFING REPORT DATED 8/23/12 AND CITY COMMENTS DATED 9/6/12
3	10/18/12	CITY AND COUNTY COMMENTS



30 F - Standard English Basement Condition
Lower Level Floor Plan
Outdoor Courtyard



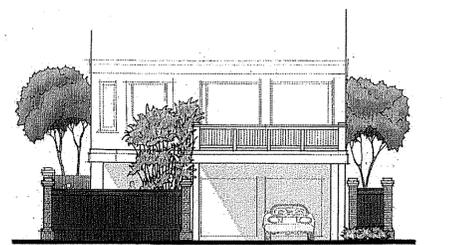
30 F - Standard Slab on Grade Condition
Lower Level Floor Plan
Outdoor Courtyard



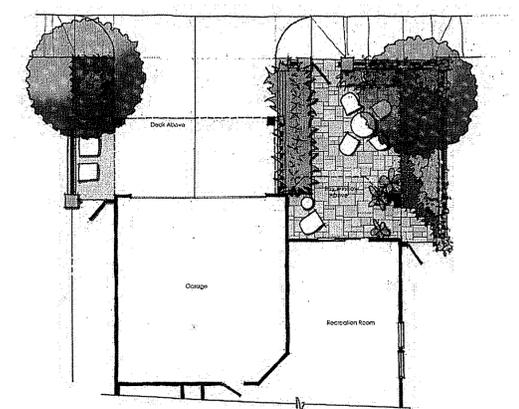
30 R - Standard Slab on Grade Condition
Lower Level Floor Plan
Outdoor Court Yard



30 R - Courtyard Fence Elevation, Alternative 1, A-A
Lower Level Plan
Outdoor Court Yard - Wood/Composite/Vinyl Fence and Columns

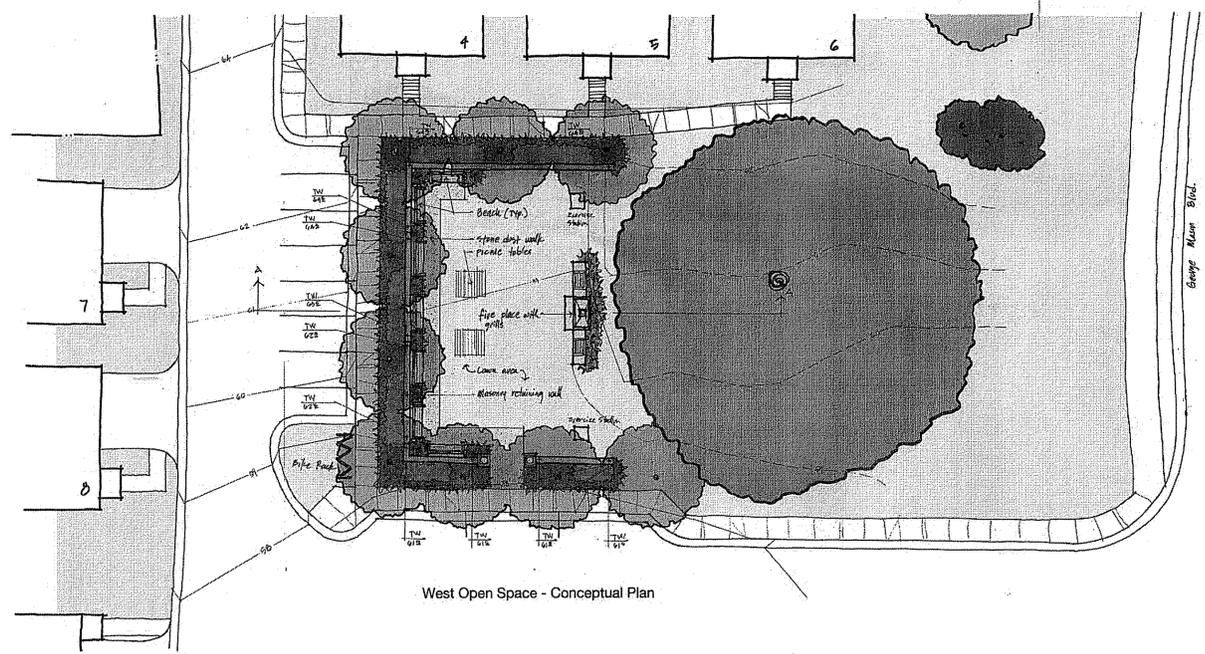


30 R - Courtyard Fence Elevation, Alternative 2, A-A
Lower Level Plan
Outdoor Court Yard - Wood/Composite/Vinyl Fence with
Masonry Columns

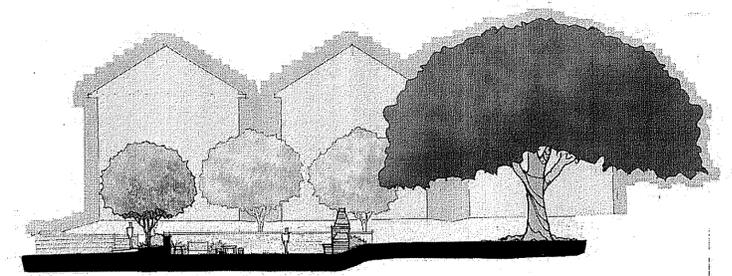


34 R - Standard Slab on Grade Condition
Lower Level Floor Plan
Outdoor Courtyard

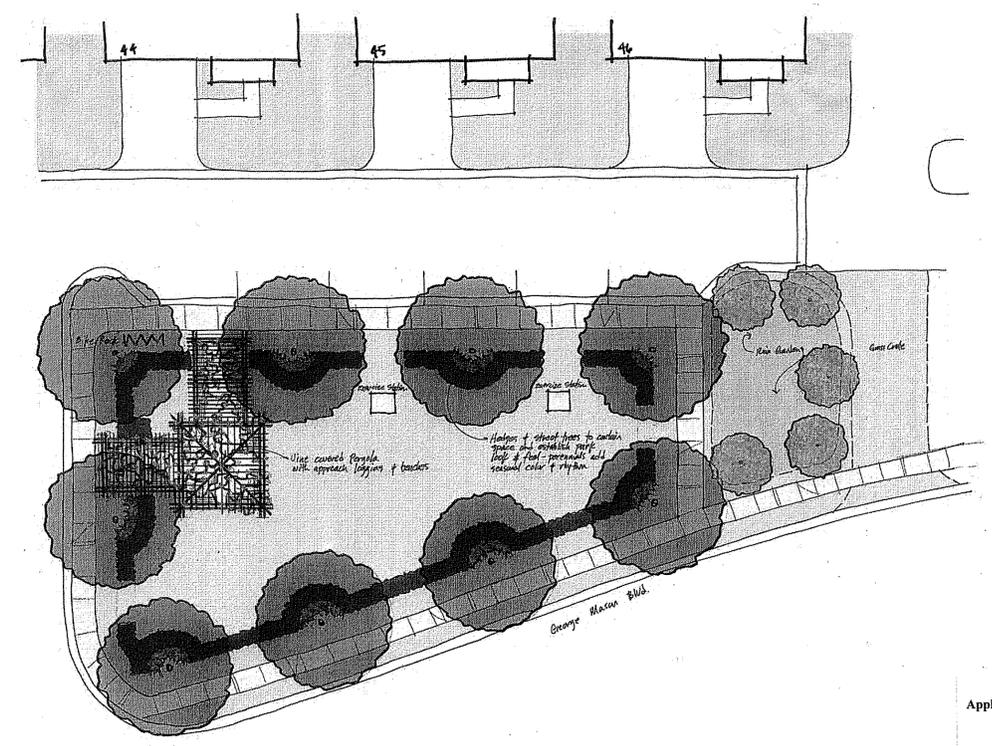
NOTE: ALL LAYOUTS ARE CONCEPTUAL AND SUBJECT TO
MODIFICATION WITH FINAL ARCHITECTURAL DESIGN AND SITE PLAN.



West Open Space - Conceptual Plan



West Open Space - Cross Section AA



East Open Space - Conceptual Plan

Application No. RZ/FDP 2012-BR-014 Staff WO'D
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (DP) (FDP) (PRC) (CP)
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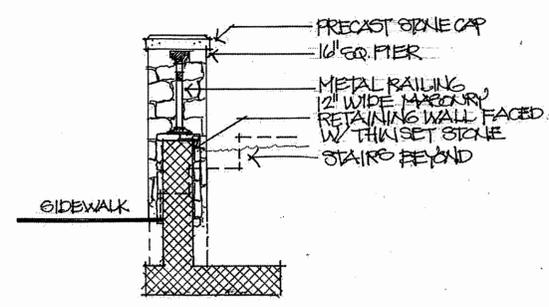
CONCEPT DESIGN OF IND
LOT PRIVACY YARDS &
FENCE ENCLOSURES

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CITY OF FAIRFAX & FAIRFAX COUNTY, VA

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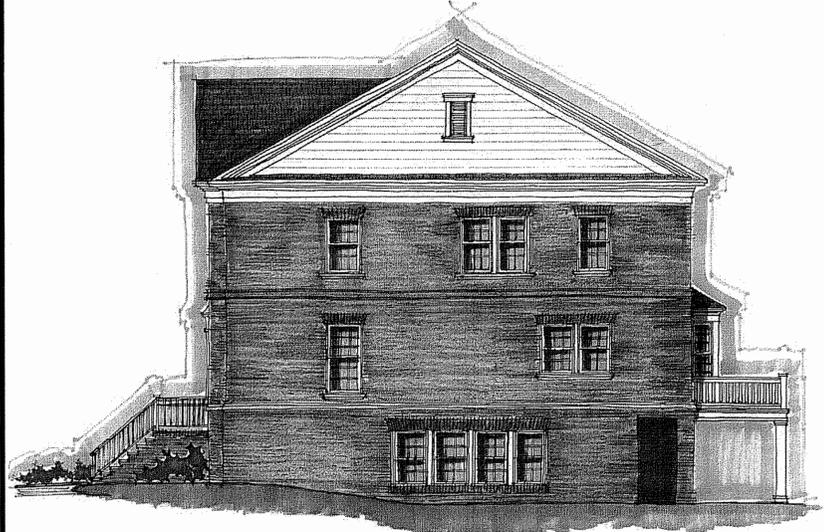
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2+ retaining wall Lot #3 Lot #2 Lot #1 Retaining Wall Section

34' WIDE SINGLE FAMILY HOMES
 School Street Elevations



Lot #1 Right Side Elevation



Lot #1 Lot #2 Lot #3

34' WIDE SINGLE FAMILY HOMES
 Rear Elevations

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ELEVEN OAKS

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Madison
 Homes

ARCHITECTURAL DETAILS

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 CITY OF FAIRFAX & FAIRFAX COUNTY, VA

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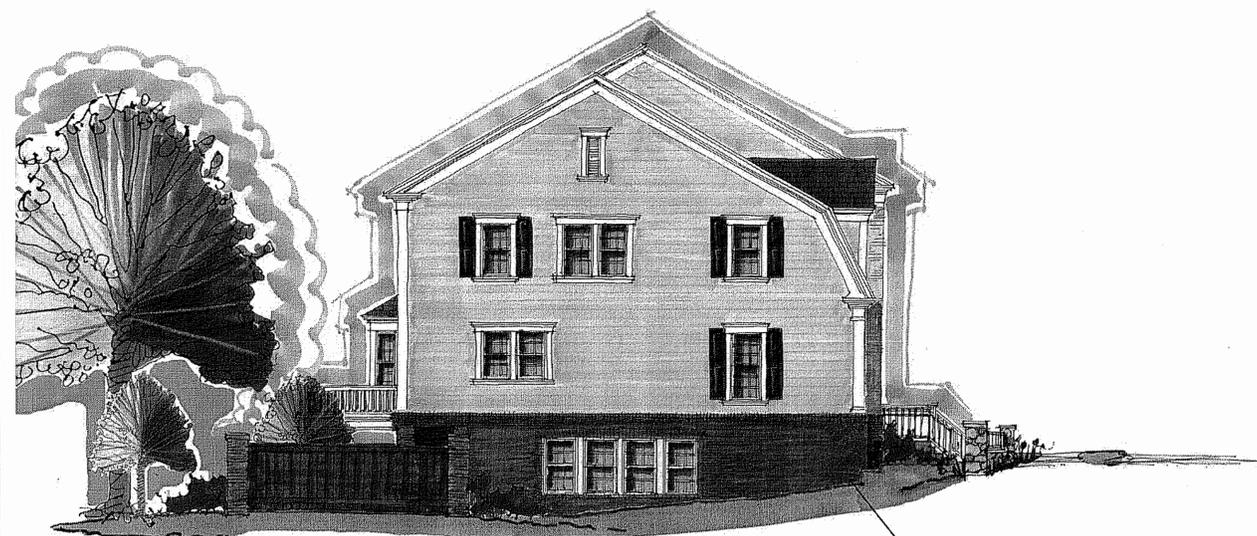
2'+ retaining wall

Lot #40
46R Front Elevation

Lot #39
46R Front Elevation

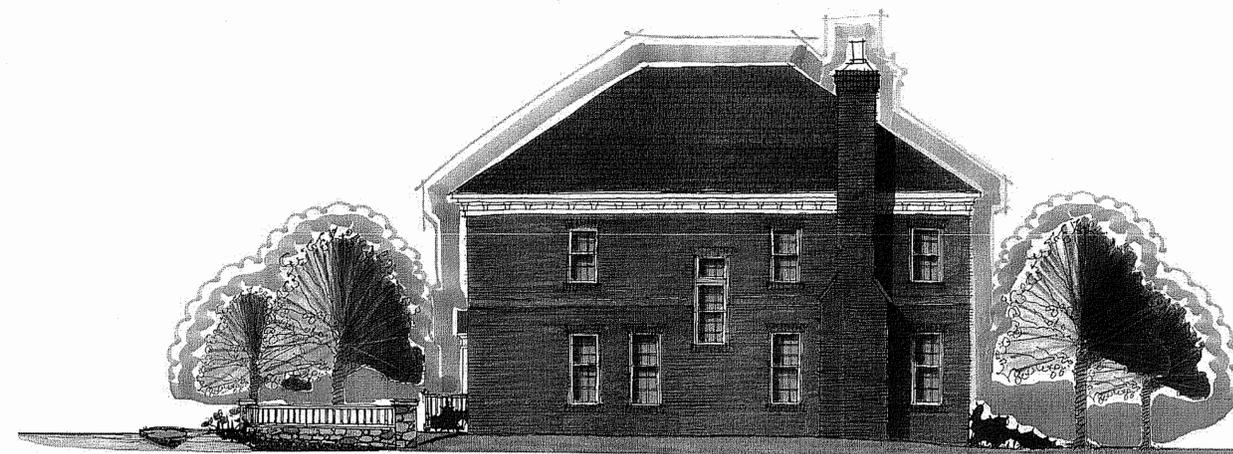
Lot #38
46R Side Elevation

46' WIDE SINGLE FAMILY HOMES
School Street Elevations



Lot #3
34R Side Elevation

Brick water table on high visibility lots
(all others to be stamped concrete)



Lot #39
46R Side Elevation

34' & 46' WIDE SINGLE FAMILY HOMES

Application No. RZ/EDP 2012-BR-014 Staff W/O'D
APPROVED DEVELOPMENT PLAN
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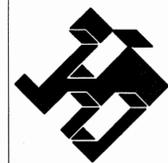
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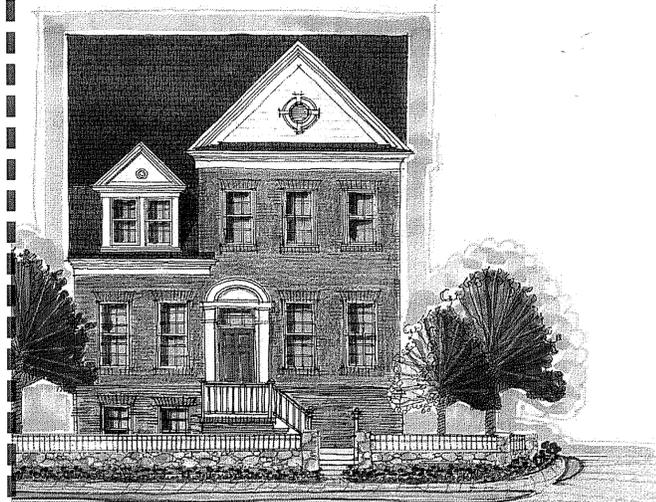
2'+ retaining wall
Lot #38
 46R Front Elevation

Lot #37
 34R Front Elevation

Lot #36
 30R Front Elevation

Lot #35
 34R Front Elevation

46', 34' & 30' WIDE SINGLE FAMILY HOMES



Lot #34
 30R Front Elevation



Lot #13

Lot #12

Lot #11

Lot #10

Lot #9

24' WIDE TOWNHOMES
 Front Elevations

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Lot #44

Lot #45

Lot #46

46' WIDE SINGLE FAMILY HOMES



1 concrete watertable on rear
s (except on high visibility lots)

Lot #46

Lot #45

Lot #44

46' WIDE SINGLE FAMILY HOMES

ELEVEN OAKS

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19 of 19
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