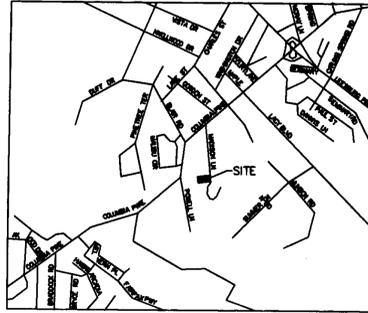


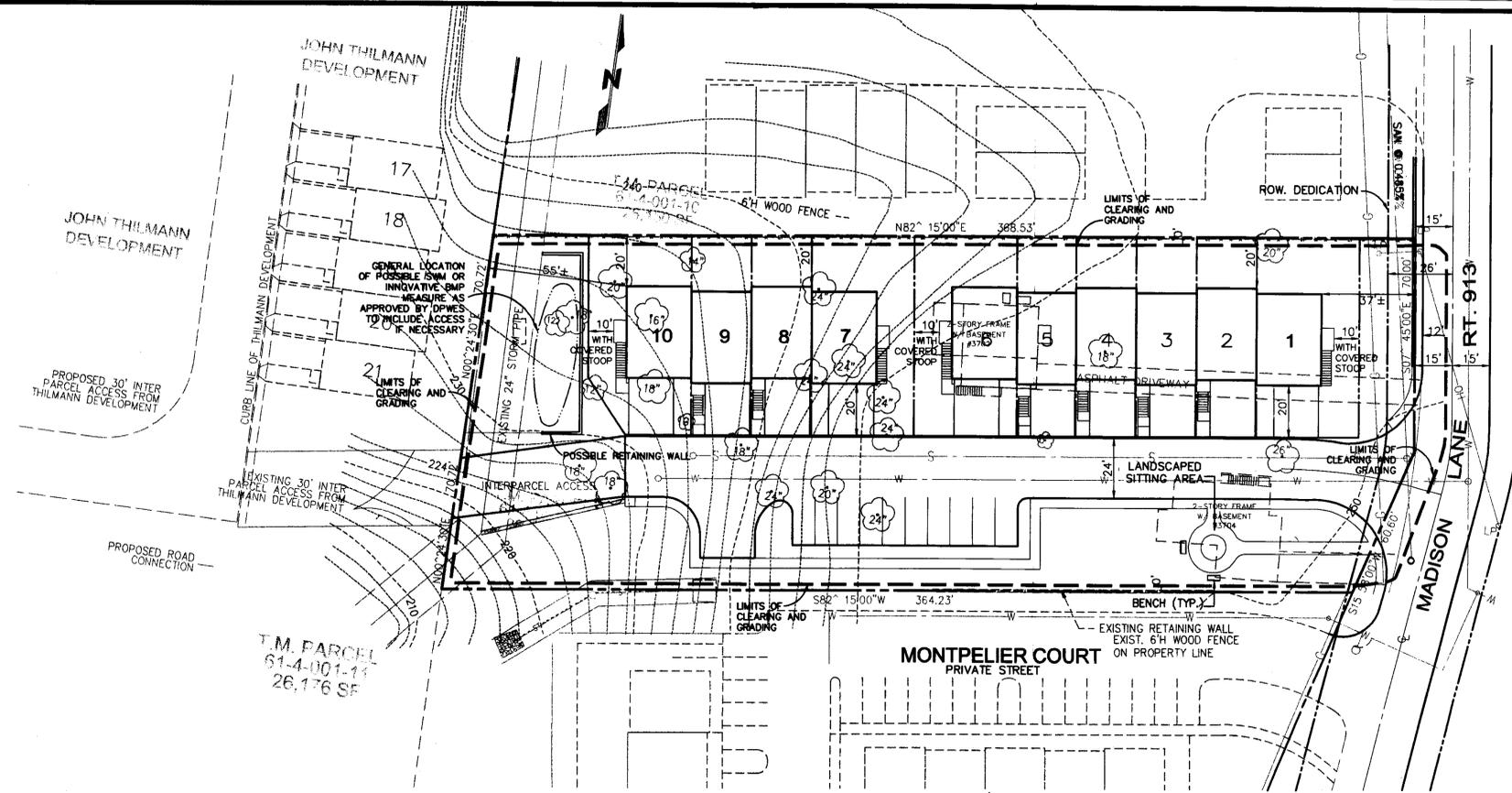
LOCATION MAP



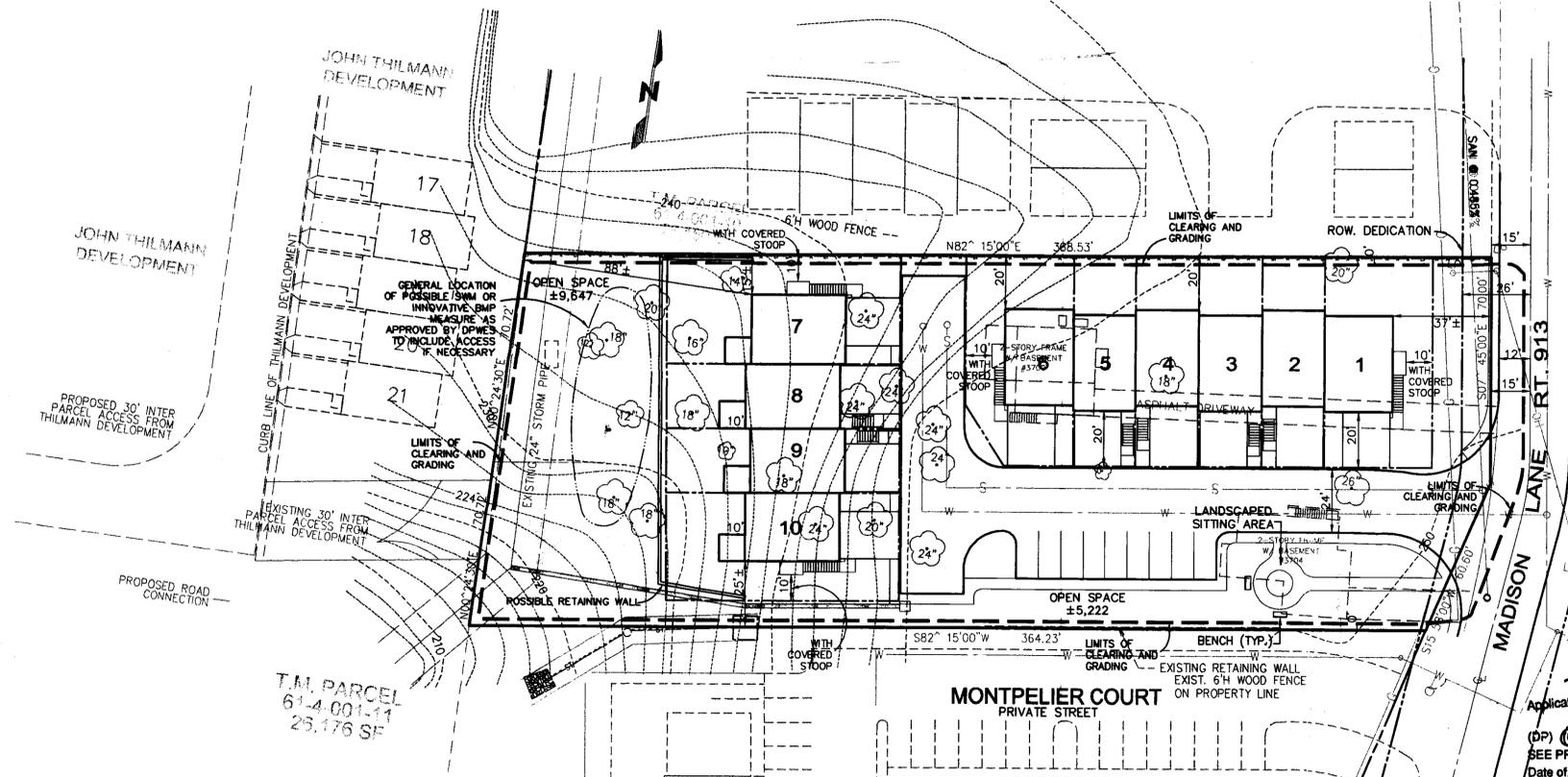
SITE TABULATION:

GROSS SITE AREA (G.S.A.):	52,326 Ac.± OR 1.2 Ac.±
EXISTING ZONE:	R-3
PROPOSED ZONE:	R-12
PROPOSED NUMBER OF SINGLE FAMILY ATTACHED UNITS:	10
PROPOSED DENSITY:	8.33 DU/AC.±
BUILDING HEIGHT:	35' MAX.
PARKING SPACES REQUIRED: (2.3 SPACES/UNIT)	23 SP
PARKING SPACES PROVIDED: OPTION A	30 SP
: OPTION B	29 SP
OPEN SPACE REQUIRED:	25% OF GROSS SITE AREA (13,081 SF.)
OPEN SPACE PROVIDED:	
OPTION A:	±13,400 SF (25% OF GROSS SITE AREA)
OPTION B:	±16,000 SF (30% OF GROSS SITE AREA)
MINIMUM LOT SIZE REQUIRED:	NO REQUIREMENT
MINIMUM LOT SIZE PROVIDED:	1,887 SF
MINIMUM LOT WIDTH:	24'
MINIMUM YARD SETBACKS:	
	FRONT: 18'
	SIDE: 10'
	REAR: 20'

\* PARKING TABULATION INCLUDES 2 GARAGE SPACES PER UNIT.



OPTION A (INTERPARCEL ACCESS PROVIDED)



OPTION B (INTERPARCEL ACCESS NOT NEEDED)

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 www.bcco.com



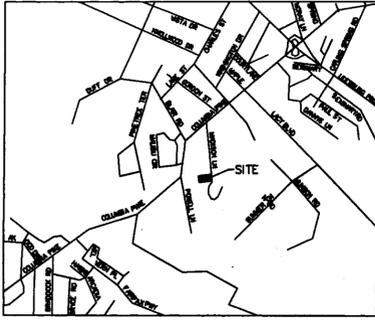
GENERAL DEVELOPMENT PLAN  
 RZ-2001-MA-031  
**TOWNES AT MADISON LANE**  
 MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS:	DESIGNED BY: PLR
REVISION: 9-22-05	DRAFTED BY: CAD
REVISION: 11-03-05	CHECKED BY: PLR
REVISION: 11-28-05	DATE: AUGUST, 2005
OWNER: NGUYEN AND TAM T. DO	SCALE: HOR. 1" = 30'
8327 KING RIDGE CT.	VERT.:
SPRINGFIELD, VA 22153	SHEET 1 OF 5
Application No 2001-MA-031 Staff: CDL	CO. NO.
APPROVED DEVELOPMENT PLAN	CAD NAME: E5098-GDP.DWG
(DP) (GDP) (GDP) (FDP)	LAYOUT: GOP
SEE PROFFERS DATED 12-12-2005	FILE NO. 05098.01-00
Date of (GDP) (PC) approval 1-9-2006	
Sheet 1 of 5	

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 Department of Planning & Zoning  
 Zoning Evaluation Division

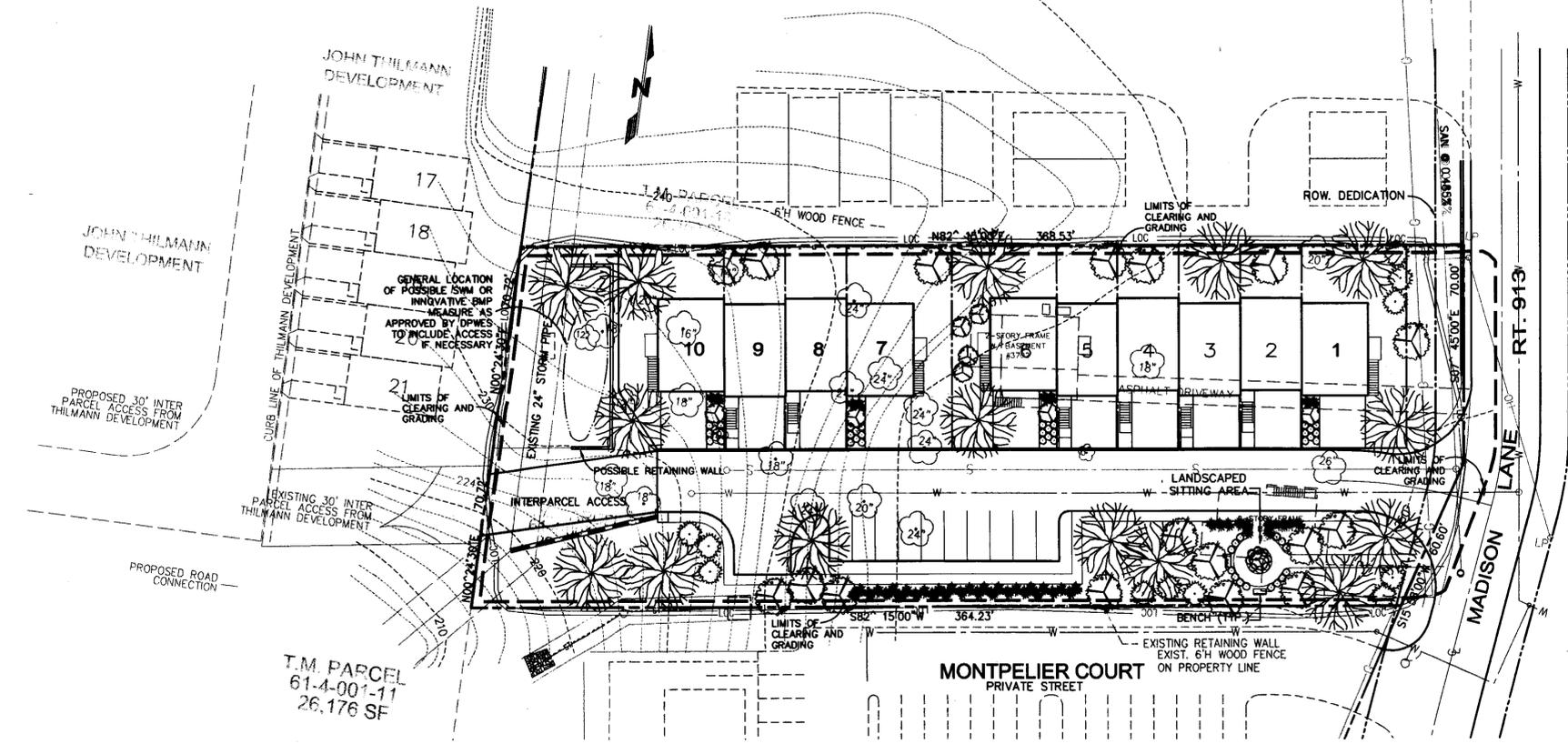
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LOCATION MAP

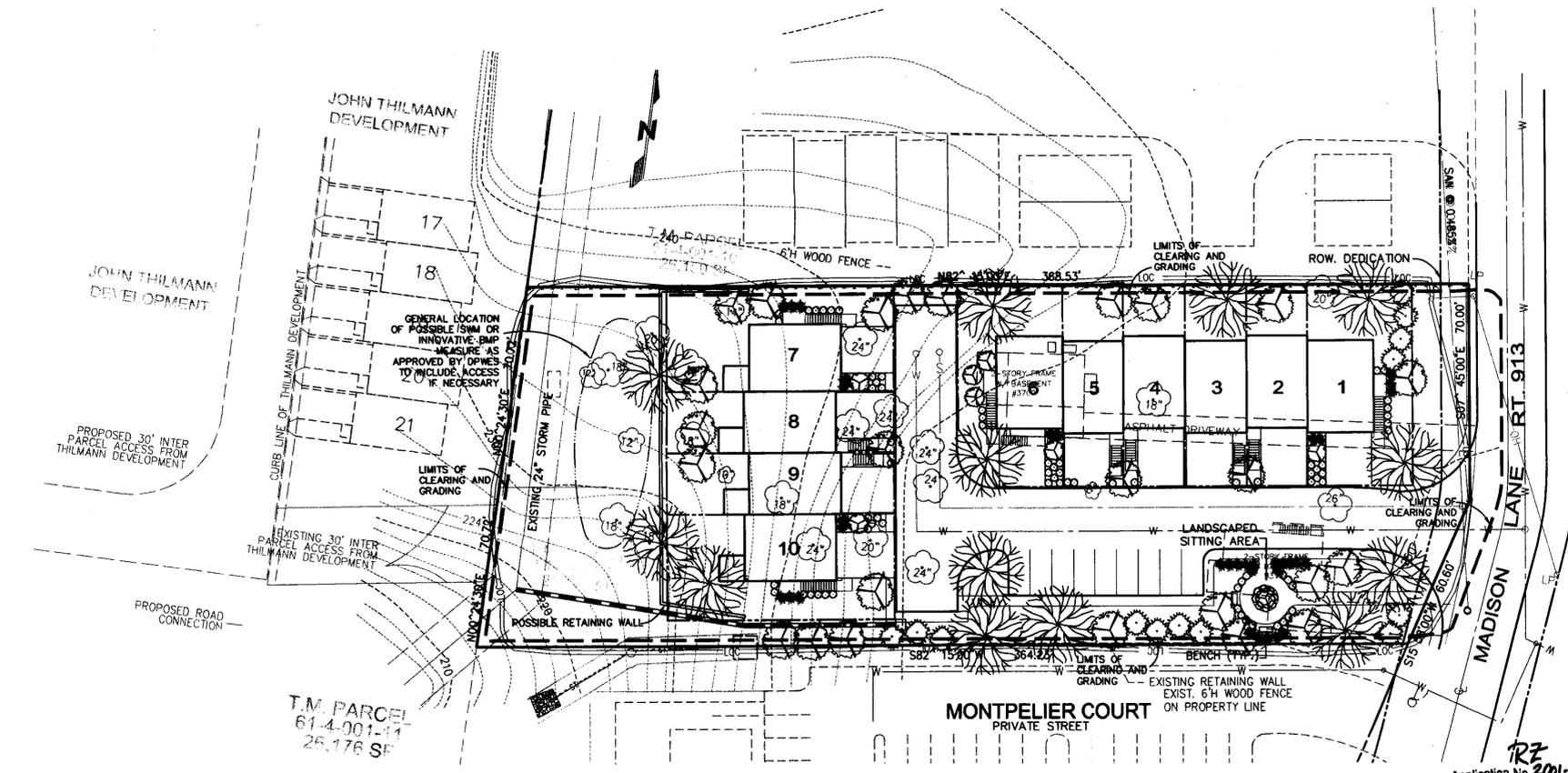


LANDSCAPE LEGEND:

-  LARGE DECIDUOUS TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREE
-  LARGE SHRUB
-  MEDIUM SHRUB
-  SMALL SHRUB



OPTION A ( INTERPARCEL ACCESS PROVIDED)



OPTION B ( INTERPARCEL ACCESS NOT NEEDED)

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LANDSCAPE PLAN  
 RZ-2001-MA-031  
**TOWNES AT MADISON LANE**  
 MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
REVISION: 9-22-05	DRAFTED BY: CAD
REVISION: 11-03-05	CHECKED BY: PLR
REVISION: 11-28-05	DATE: AUGUST, 2005
OWNER: NGUYEN AND TAM T. DO 8327 KING RIDGE CT SPRINGFIELD, VA 22153	SCALE: HOR: 1" = 30' VERT: 1" = 10'
Application No. 2001-MA-031 Staff: CDL	SHEET 2 OF 5
APPROVED DEVELOPMENT PLAN	CO. NO.
(DP) (SDP) (CDP) (FDP)	CAD NAME: E5098-LSC.DWG
SEE PROFESSIONALS DATED 12-12-2005	LAYOUT: LAYOUT
Date of (OS) (PC) approval 1-9-2006	FILE NO. 05098.01-00
Sheet 2 of 5	

**GENERAL NOTES:**

- THE PROPERTIES DELINEATED ON THIS GENERAL DEVELOPMENT PLAN (GDP) ARE IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 61-4 ((1)), PARCEL 10 AND 11. BOTH ARE ZONED R-3,H-C.
- THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM A BOUNDARY SURVEY PREPARED BY THOMAS G. GILBERT. ADJACENT INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY. NO TITLE REPORT WAS SUPPLIED.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FIELD RUN BY A TOPOGRAPHIC SURVEY DONE BY THOMAS G. GILBERT. THE TOPOGRAPHY IS SHOWN AT A TWO FOOT CONTOUR INTERVAL. THE BC CONSULTANTS ASSUME NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES DUE TO INACCURACIES IN TOPOGRAPHIC INFORMATION SHOWN HEREON.
- THE PROPERTY SHOWN ON THIS GDP IS IN THE MASON DISTRICT, THE CAMERON I-1 SANITARY SUB SHED, AND THE CAMERON RUN WATERSHED.
- THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS.
- ACCORDING TO THE (FAIRFAX COUNTY) COUNTYWIDE TRAILS PLAN DATED 2002, A TRAIL IS NOT REQUIRED ALONG THE PROPERTY'S FRONTAGE AS DELINEATED ON THIS GDP. HOWEVER, A 4' CONCRETE SIDEWALK HAS BEEN PROVIDED IN ACCORDANCE WITH THE REQUIRED FRONTAGE IMPROVEMENTS.
- THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- THIS PLAN DOES NOT PURPORT TO SHOW EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. HOWEVER, TO THE BEST OF OUR KNOWLEDGE AND WITHOUT BENEFIT OF A TITLE REPORT, THERE ARE NO KNOWN EXISTING MAJOR UNDERGROUND UTILITY EASEMENTS OR ANY OTHER EXISTING EASEMENTS HAVING A 25' WIDTH OR MORE ON THE SITE.
- THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. INDIVIDUAL BUILDING UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL DESIGN, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE. THE ENTIRE SITE IS TO BE CLEARED.
- PROPOSED LANDSCAPING SHALL MEET OR EXCEED (UNLESS WAIVED OR MODIFIED) MINIMUM COUNTY LANDSCAPE REQUIREMENTS.
- ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING.
- IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, GARAGES, SIDEWALKS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. REFER TO PROFFERS FOR SIZE CHANGE.
- PLAN DOES NOT ATTEMPT TO SHOW ALL RETAINING WALLS. B.C. CONSULTANTS INC. HAS THE RIGHT TO MAKE ANY CHANGES TO RETAINING WALLS BASED ON FINAL ENGINEERING AND DESIGN.
- REFER TO PROFFERS FOR ARCHITECTURAL TREATMENT.

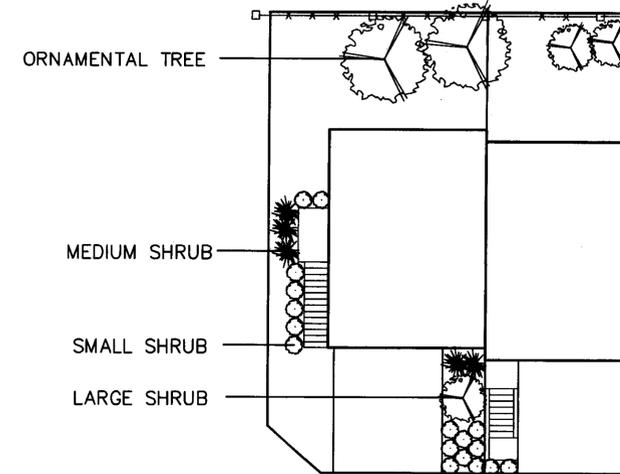


**TYPICAL UNIT FRONT ELEVATION**

(ILLUSTRATIVE PURPOSES ONLY)

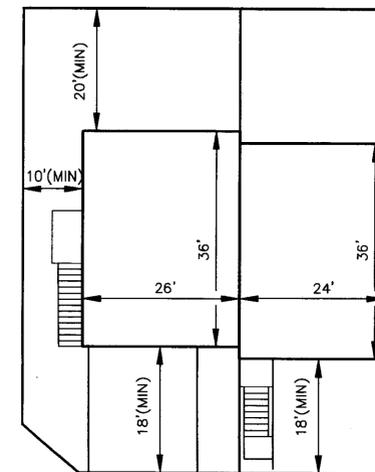
**18-202 GENERALIZED DEVELOPMENT PLAN COMMENTS:**

- APPLICATION TO BE SUBMITTED WITH THIS PLAN.
- PROPERTY LINE INFORMATION AS SHOWN ON PLAN.
  - REFER TO THE SITE TABULATIONS ON SHEET 1 FOR OVERALL SITE AREA.
  - SCALE AND NORTH ARROW AS SHOWN ON PLAN.
  - ANY AND/OR ALL KNOWN EXISTING STRUCTURES AS SHOWN ON SHEET 4.
  - EXISTING STREET INFORMATION AS SHOWN ON PLAN.
  - SEAL AND SIGNATURE ARE SHOWN ON PLAN.
- LEGAL DESCRIPTION AND REZONING PLAT TO BE SUBMITTED PREVIOUSLY.
- FAIRFAX COUNTY ZONING MAP (1"=500') WITH SITE HIGHLIGHTED IN RED TO BE SUBMITTED WITH THIS PLAN.
- FOR RESIDENTIAL DEVELOPMENTS-FAIRFAX COUNTY SOIL IDENTIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.
- AFFIDAVIT TO BE SUBMITTED WITH THIS PLAN.
- APPLICATION TO BE SUBMITTED WITH THIS PLAN.
- NOT REQUIRED
- STATEMENT OF ENDORSEMENT BY THE PROPERTY OWNER(S) TO BE SUBMITTED WITH THIS PLAN.
- FOR REZONING APPLICATIONS TO AN R, C OR I DISTRICT THIS GDP SHALL SHOW THE FOLLOWING INFORMATION:
  - SCALE AND NORTH ARROW AS SHOWN ON PLAN.
  - PROPOSED CIRCULATION AS SHOWN ON PLAN. SEE GENERAL NOTES 6.
  - MAJOR OPEN SPACE AS SHOWN ON PLAN. THERE ARE NO COMMUNITY OR PUBLIC FACILITIES PLANNED WITH THIS DEVELOPMENT.
  - SEE SHEET 4 FOR REQUIRED SWM/BMP INFORMATION.
  - EXISTING UTILITY EASEMENTS SHOWN ON PLAN OR REFER TO GENERAL NOTE 9.
  - REFER TO THE SITE TABULATIONS ON SHEET 1 FOR PARKING CALCULATIONS.
  - TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
  - THERE ARE NO GENERAL AREAS THAT HAVE SCENIC ASSETS AND FEW NATURAL FEATURES DESERVING OF PROTECTION.
  - ADJACENT PROPERTIES HAVE BEEN PROTECTED FROM ANY ADVERSE EFFECTS PROMPTED BY THE PROPOSED DEVELOPMENT BY PROVIDING LANDSCAPED OPEN SPACE. VEHICULAR ACCESS AND PERIPHERAL YARD DIMENSIONS ARE AS SHOWN ON THE PLAN.
  - ANY AND ALL EXISTING STRUCTURES ARE AS SHOWN ON THE PLAN AND WILL BE DEMOLISHED. THEIR DATES OF CONSTRUCTION ARE UNKNOWN.
  - F.A.R. N/A.
  - REFER TO THE SITE TABULATIONS ON SHEET 1 FOR THE PROPOSED NUMBER OF DWELLING UNITS. 25% OPEN SPACE IS REQUIRED AND PROVIDED FOR THE R-12 ZONE.
  - NO SPECIAL AMENITIES ARE PROPOSED WITHIN THE DEVELOPMENT.
  - ANY AND ALL PUBLIC IMPROVEMENTS ARE AS SHOWN ON THE PLAN.
  - DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
  - NO EQC, RPA, AND/OR FLOODPLAIN EXIST ON THE SITE.
  - EXISTING AND PROPOSED ROADS (INCLUDING FRONTAGE IMPROVEMENTS) ARE AS SHOWN ON THE PLAN. SEE PLAN FOR THE REQUIRED DIMENSIONS.
  - INFORMATION REGARDING EXISTING AND PROPOSED VEGETATION IS AS SHOWN ON THE PLAN
  - THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
  - CONTRACT PURCHASER AND APPLICANT:  
 TOWNES AT MADISON LANE, LLC  
 12007 SUNRISE VALLEY DR.  
 SUITE 456  
 RESTON VA, 20191  
  
 OWNER (AND OWNER'S TAX MAP IDENTIFICATION INFORMATION):  
 SON H. NGUYEN AND TAM T. DO  
 8327 KING RIDGE CT.  
 SPRINGFIELD, VA 22153  
  
 TAX MAP - 61-4 ((1)) 10 AND 11.
- A STATEMENT EXPLAINING THE RELATIONSHIP OF THE DEVELOPMENT TO, AND COMPLIANCE WITH, THE ADOPTED COMPREHENSIVE PLAN TO BE SUBMITTED WITH THIS PLAN.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. SEE GENERAL NOTE 10 FOR ADDITIONAL INFORMATION.
- THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
- N/A
- THESE PARCELS (SEE GENERAL NOTE 1) ARE IN THE MASON DISTRICT AND ARE WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT.
- N/A
- APPLICATION FEE TO BE SUBMITTED WITH THIS PLAN.



**TYPICAL TOWNHOUSE LOT LANDSCAPING**

NOT TO SCALE  
(FOR ILLUSTRATIVE PURPOSES ONLY)



**TYPICAL TOWNHOUSE LOT LAYOUT**

NOT TO SCALE  
(FOR ILLUSTRATIVE PURPOSES ONLY)

Application No **RZ-2001-MA-031** Staff **CDL**  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED **12-12-2005**  
 Date of (BOS) (PC) approval **1-9-2006**  
 Sheet **3** of **5**

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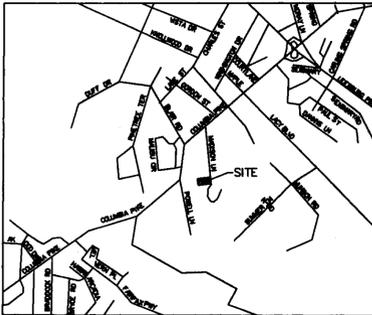


NOTES  
 RZ-2001-MA-031  
**TOWNES AT MADISON LANE**  
 MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
9-22-05	DRAFTED BY: CAD
11-03-05	CHECKED BY: PLR
11-28-05	DATE: AUGUST, 2005
	SCALE: HOR. 1" = 30'
	VERT.
	SHEET 3 OF 5
	CO. NO.
	CAD NAME: E5098-NOT.DWG
	LAYOUT: LAYOUT
	FILE NO. 05098.01-00

DATE PLOTTED: 2005/08/05 10:00:00 AM

LOCATION MAP



NOTE

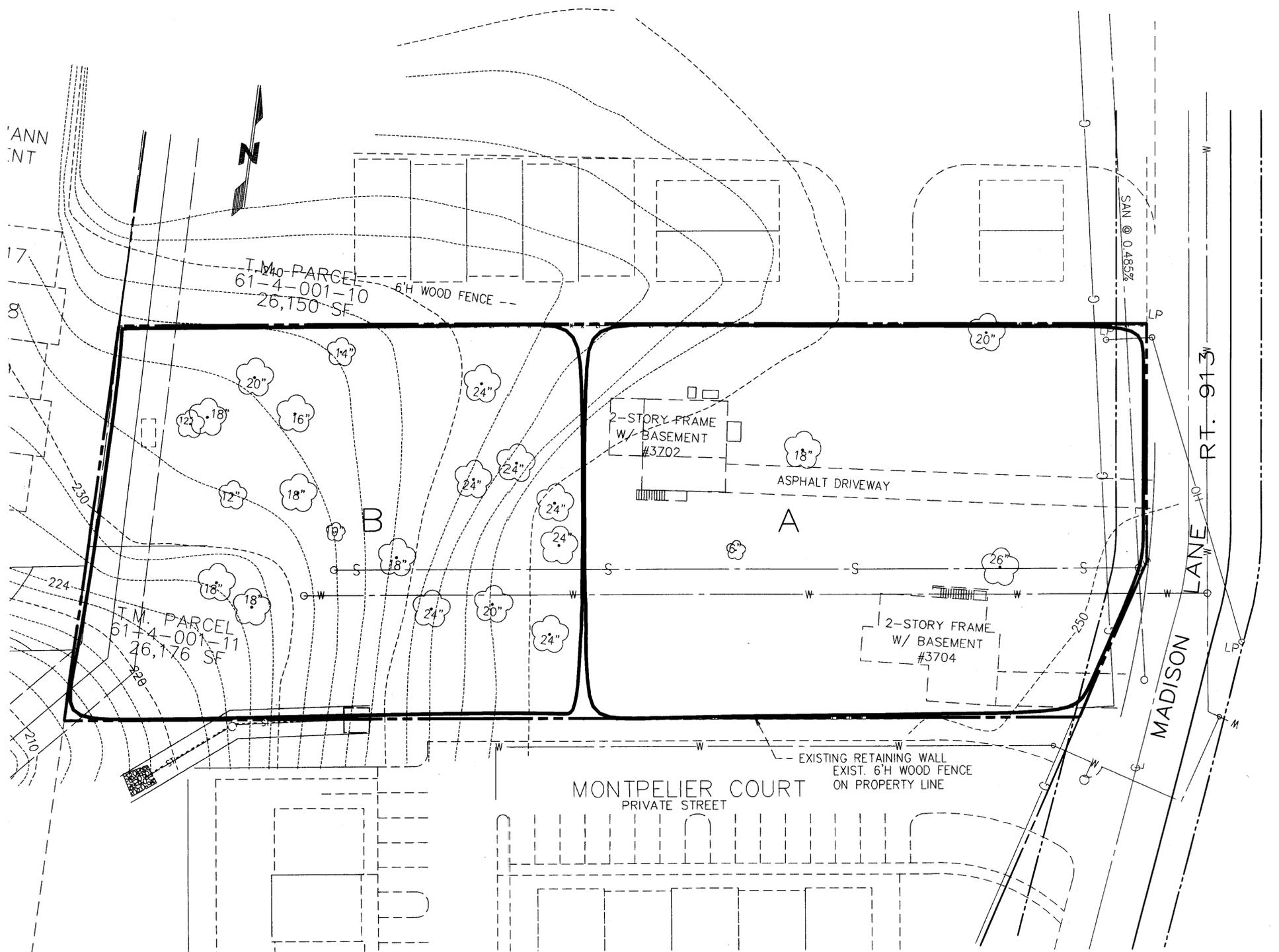
THIS PLAT IS TO SHOW THE EXISTING CONDITION AND EXISTING VEGETATE OF THESE TWO LOTS.

TOTAL LOT AREA OF COMBINED LOT = 26,150 SF + 26,176 SF  
= 52,326 SF = 1.2 Ac

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	DEVELOPED AREA	N/A	N/A	N/A	0.62 Ac	THREE EXISTING OAKS ON DEVELOPED AREA
B	UPLAND FOREST	VIRGINIA PINE, POPLAR, SWEET GUM	SUB CLIMAX	FAIR	0.58 Ac	TWO EXIST. HOUSES ASPHALT DRIVEWAY SOME PLANTS

LEGEND

- o — xx — EXIST.CHAIN LINK FENCE
- — — — — EXISTING STRUCTURES
- G — G — GAS LINE
- E — E — ELECTRICAL LINE
- W — W — WATER LINE
- ST — SS — STORM SEWER
- — — — — SANITARY SEWER
- ☼ EXIST.TREE
- LP EXISTING ELEC POLE



EXIST CONDITION AND VEGETATION PLAN

REZONING PLAT PLAN  
TAX MAP PARCEL 61-4-001-10 AT MADISON LANE  
TAX MAP PARCEL 61-4-001-11 AT MADITION LANE  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

FLOOD ZONE : X (OUTSIDE 500YR FLOOD PLAIN)  
NO CORNER MONUMENT SET

SCALE 1" = 20'

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EXISTING VEGETATION MAP  
RZ-2001-MA-031  
**TOWNES AT MADISON LANE**  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

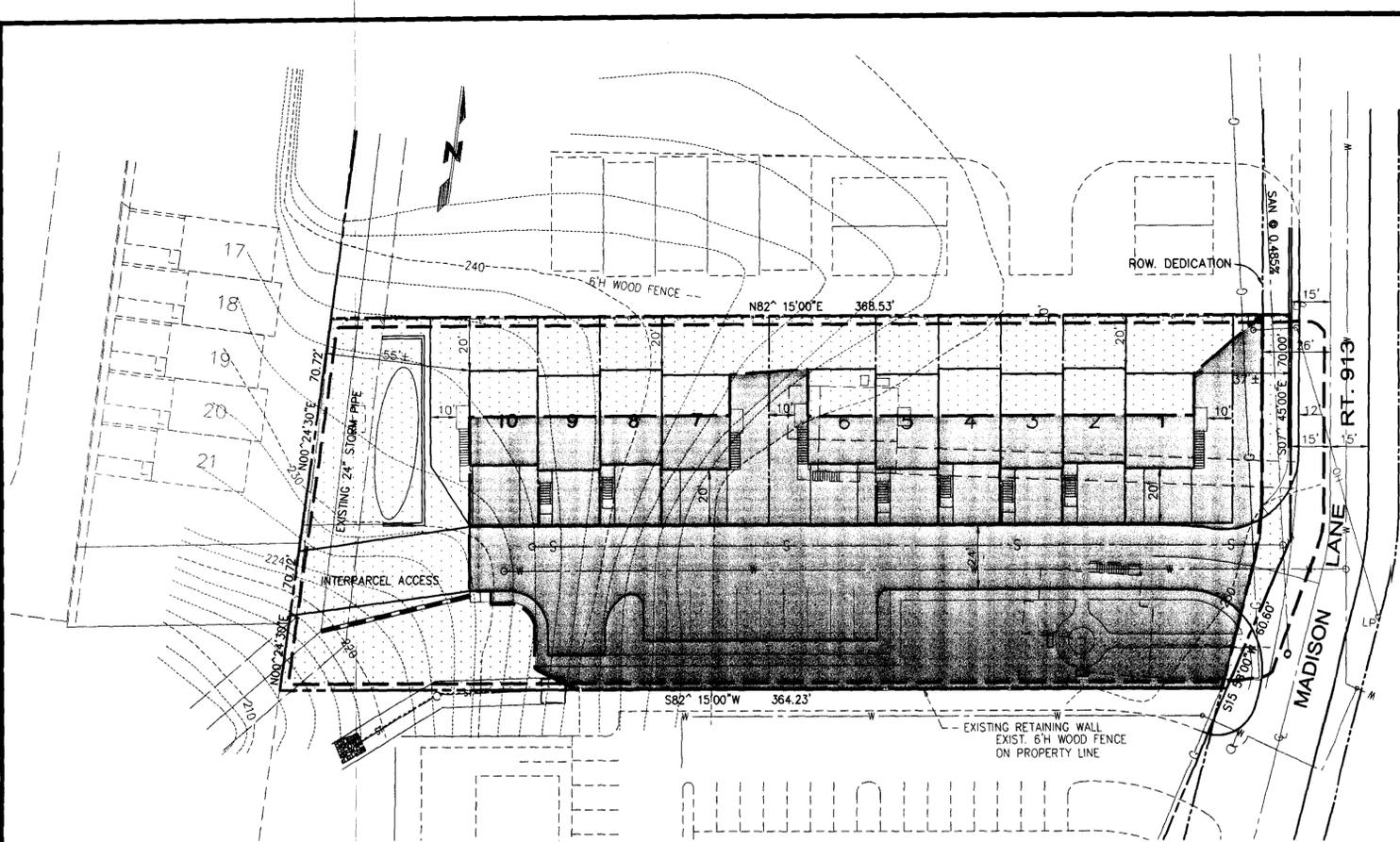
BC REVISIONS	DESIGNED BY: PLR
REVISION: 9-22-05	DRAFTED BY: CAD
REVISION: 11-03-05	CHECKED BY: PLR
REVISION: 11-28-05	DATE: AUGUST, 2005
OWNER: SON H. NGUYEN AND TAM T. DO	SCALE: HOR. 1" = 20'
8327 KING RIDGE CT.	VERT.
SPRINGFIELD, VA 22153	SHEET 4 OF 5

Application No. RZ-2001-MA-031 Staff CDL  
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SEE PROFESSIONALS DATED 12-12-2005  
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Sheet 4 of 5

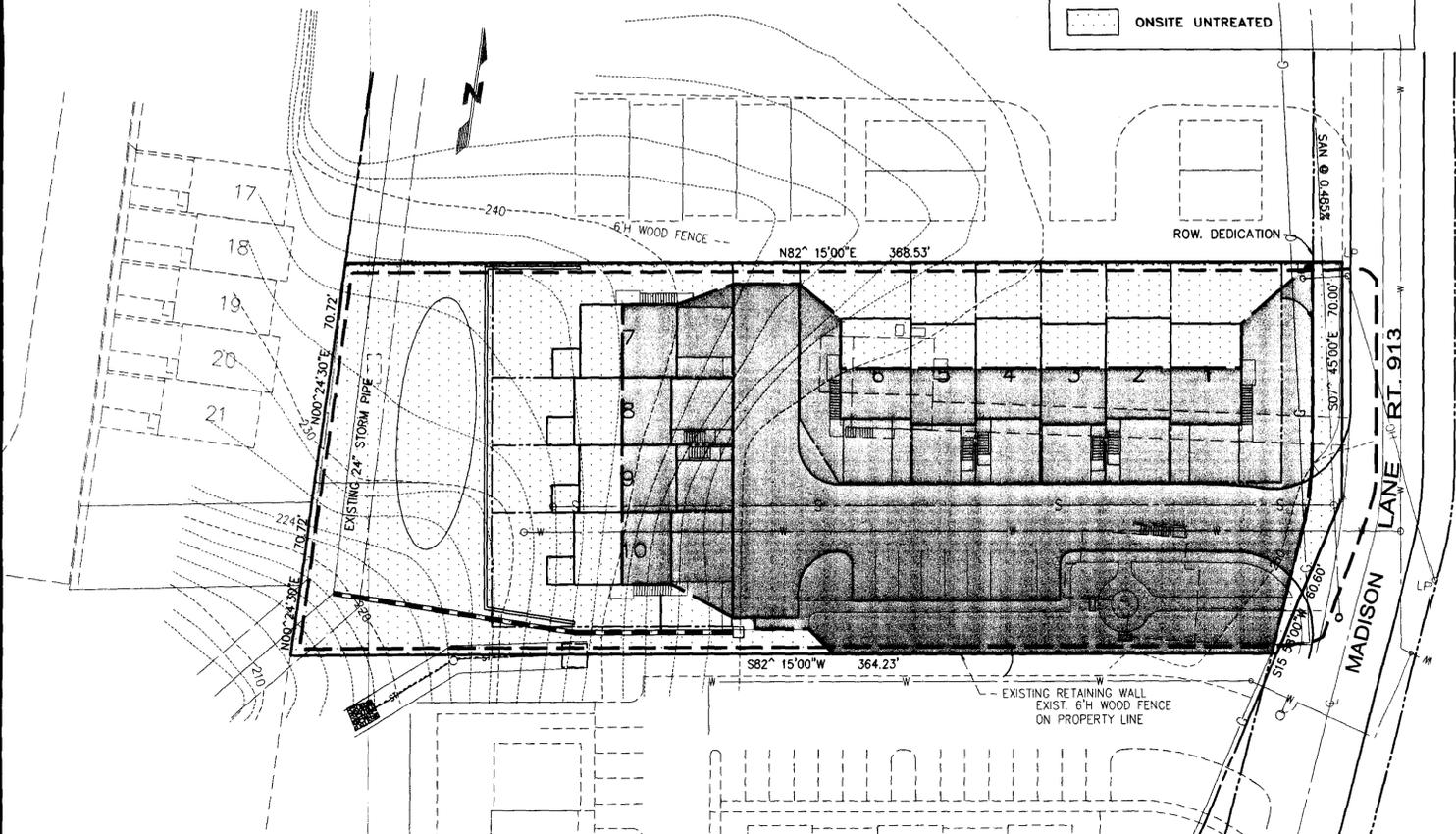
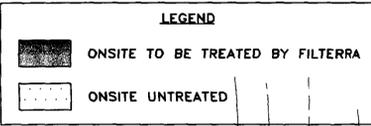
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LAYOUT: LAYOUT	

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OPTION A (INTERPARCEL ACCESS PROVIDED)



OPTION B (INTERPARCEL ACCESS NOT NEEDED)

**BMP FACILITY DESIGN CALCULATIONS (OPTION A)**

PLAN NAME: Madison Lane      DATE: 9/1/2005  
 CO. PLAN #:      ENGINEER: JHM

**I. WATER QUALITY NARRATIVE**

**II. WATERSHED INFORMATION**

**PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS**

SUBAREA DESIGNATION & DESCRIPTION	"C"	AREA (AC.)
(1) Onsite - Filterra	0.74	0.71
(2) Onsite - Undetained	0.47	0.49

**PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE**

(A) AREA OF THE SITE      (a) 1.20 ACRES

SUBAREA DESIGNATION	"C"	AREA (AC.)	PRODUCT
(1) Onsite - Filterra	0.74	0.71	= 0.53
(2) Onsite - Undetained	0.47	0.49	= 0.23
(b) TOTAL			= 0.76

(C) WEIGHTED AVERAGE "C" FACTOR      (b) / (a) = (c)      0.63

**PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE**

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA RATIO	"C" FACTOR RATIO	PRODUCT
(1) Filterra	70	X	0.59	X	1.18 = 48.67
(2) Undetained	0	X	0.41	X	0.75 = 0.00
(a) TOTAL					= 48.67

**PART 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT**

(A) SELECT REQUIREMENT:      (a) 40 %  
 (FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA - 40%)  
 OR (FAIRFAX COUNTY WATER SUPPLY OVERLAY DISTRICT - 50%)

(B) IF LINE 3 (a) 48.67 % > LINE 4(a) 40 %  
 THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

**BMP FACILITY DESIGN CALCULATIONS (OPTION B)**

PLAN NAME: Madison Lane      DATE: 9/1/2005  
 CO. PLAN #:      ENGINEER: JHM

**I. WATER QUALITY NARRATIVE**

**II. WATERSHED INFORMATION**

**PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS**

SUBAREA DESIGNATION & DESCRIPTION	"C"	AREA (AC.)
(1) Onsite - Filterra	0.75	0.62
(2) Onsite - Undetained	0.45	0.58

**PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE**

(A) AREA OF THE SITE      (a) 1.20 ACRES

SUBAREA DESIGNATION	"C"	AREA (AC.)	PRODUCT
(1) Onsite - Filterra	0.75	0.62	= 0.47
(2) Onsite - Undetained	0.45	0.58	= 0.26
(b) TOTAL			= 0.73

(C) WEIGHTED AVERAGE "C" FACTOR      (b) / (a) = (c)      0.61

**PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE**

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA RATIO	"C" FACTOR RATIO	PRODUCT
(1) Filterra	70	X	0.52	X	1.24 = 44.83
(2) Undetained	0	X	0.48	X	0.74 = 0.00
(a) TOTAL					= 44.83

**PART 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT**

(A) SELECT REQUIREMENT:      (a) 40 %  
 (FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA - 40%)  
 OR (FAIRFAX COUNTY WATER SUPPLY OVERLAY DISTRICT - 50%)

(B) IF LINE 3 (a) 44.83 % > LINE 4(a) 40 %  
 THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

**Madison Lane Property: Discharge Computations**

**2-Year Storm**

Description	Weighted "C"	Intensity	Area	Flow
Pre-Development Onsite Area	0.350	5.45	1.20	2.29
Post-Development Onsite Area	0.650	5.45	1.20	4.25
Net Increase:				
Onsite Area	4.25	2.29		1.96

**10-Year Storm**

Description	Weighted "C"	Intensity	Area	Flow
Pre-Development Onsite Area	0.350	7.27	1.20	3.05
Post-Development Onsite Area	0.650	7.27	1.20	5.67
Net Increase:				
Onsite Area	5.67	3.05		2.62

**BC Consultants**  
 Planners • Engineers • Surveyors • Landscape Architects

August 31, 2005

Ms. Michelle Brecker  
 Fairfax Co. DPW/ISD/Review  
 12005 Government Center Parkway  
 Suite 900  
 Fairfax, VA 22035

RE: Townhomes at Madison Lane  
 County Map # 061-4 (11)-10  
 061-4 (11)-11  
 BC Project # 030811

Dear Mr. Brecker:

On behalf of our client, S & R Developer, we request a waiver of Storm Water Detention requirements as stated in Section 810-2-2(12) of the Fairfax County Code/Subdivision Ordinance and Section 64.009.3 of the Fairfax County Public Facilities Manual (PFM) for the referenced project. We assert that storm water detention facilities should not be required for this site based on the minimal increase in flows, the detention of stormwater by developments just to the north, and the improvements performed to the outfall channel with the previous developments.

The project site consists of two parcels (parcel 10 of 26,150 square feet and parcel 11 of 26,176 square feet) totaling 52,326 square feet, or 1.2 acres. The proposed development consists of 15 single-family attached units. The project site is bordered to the east by Madison Lane, to the north by the existing subdivision Madison Lane, Section 5, to the south by the townhome and condominium subdivision Jefferson Hill, and to the west by a portion of Bailey's Crossroads.

The entire project site flows into an unnamed tributary of Holmes Run. As the point of discharge into the unnamed tributary, the total project area of 1.2 acres is approximately 5% of the approximate 37-acre drainage area. Thus, the discharge from this site is small in comparison to the other developed areas draining to the unnamed tributary. Given the land use surrounding these two parcels, it is unlikely that further development within the drainage area will add to the accumulated discharge being directed to this unnamed tributary. The pre- and post-development runoff from the site is summarized in the table below.

Size Area (Acres)	"C" Factor	"C" Factor (Weighted)	Time of Conc. (min)	2-yr Intensity (in/hr)	10-yr Intensity (in/hr)	2-yr Q (cfs)	10-yr Q (cfs)
Pre-Dev. 1.20	35	35	5	5.45	7.27	2.30	3.05
Post-Dev. 1.20	65	65	5	5.45	7.27	4.25	5.70

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Madison Lane  
 August 31, 2005  
 Page 2

As can be seen from the table above, the post-development runoff from the site has increased from existing pre-development conditions by 3.95 cfs and 2.65 cfs, respectively, for the 2- and 10-year discharges. Per the approved Madison Lane Section 1 design plans, the total 2-year discharge to the unnamed tributary was reduced by almost 2 cfs from 17.2 cfs to 15.2 cfs. The 10-year discharge from this development is reduced by almost 10 cfs from 22.94 cfs to 13.12 cfs. Given the subdivision to the north has over-designed their discharges, the increase in the discharges of the 2-year and 10-year storm events maintain discharge levels to before the construction of Madison Lane.

It is worth noting that the peak flow analysis just presented is conservative because it simply adds the peaks from the proposed developments. In reality, the peak discharge from our client's site would occur prior to the peak discharge of the peak to the north due to the depression that occurs to the north. On-site a pond is required for this project, the time to peak of this development would more closely match the time to peak of the development just to the north, thereby increasing the discharge.

As mentioned above, the stormwater discharges into an unnamed tributary, which begins as a steep ravine that flows approximately 45' at a slope approaching 8:1. The stream then flows south for approximately 1000 feet before reaching Holmes Run. Per the plans for Madison Lane, Sections 3 and 5, rip-rap was placed from the end of the outfall point to Holmes Run.

In closing, it is our opinion that providing a stormwater management facility is unnecessary given the existing downstream 24" RCP has the capacity to carry the additional runoff from the site and that rip-rap has been placed within the outfall channel as part of a previous plan. In addition, the construction and maintenance of a pond small enough to detain the minimal increase in runoff is an ineffective use of land.

In an effort to ensure completion of this project in a timely manner, your prompt review and approval will be greatly appreciated. If you have any questions or require additional information, please do not hesitate to call.

Sincerely,  
 THE BC CONSULTANTS, INC.  
 Matthew Lawrence, P.E.  
 Project Manager

MSL  
 (C:\projects\20050831\BMP\Drawings\Sheet\050831\BMP.dwg)

**COPY OF WAIVER REQUEST LETTER**

Applicant: **PZ-2001-MA-031**      **CDL**

APPROVED DEVELOPMENT PLAN

SEE PROFESSIONAL STAMPS  
 Date of (BOS) (PC) approval: **1-9-2006**

Sheet **5** of **5**

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**MAISON DISTRICT VIRGINIA**

**TOWNES AT MADISON LANE**  
 RT-2001-031  
 MASON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS  
 REVISION: 9-22-05  
 REVISION: 11-03-05  
 11-28-05

DESIGNED BY: PLR  
 DRAFTED BY: CAD  
 CHECKED BY: PLR  
 DATE: AUGUST, 2005  
 SCALE: HOR. 1" = 30'  
 VERT.

SHEET 5 OF 5

OWNER: NGUYEN AND TAM T. DO  
 8327 KING RIDGE CT.  
 SPRINGFIELD, VA 22153

FILE NO. 05098.01-00