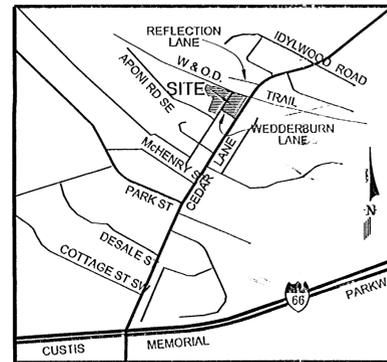


Cedar Lane / Wedderburn

Providence District Fairfax County, Virginia

Conceptual / Final Development Plan



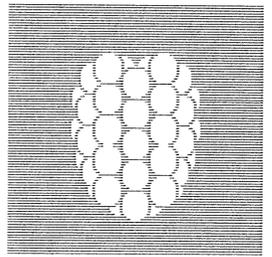
VICINITY MAP
SCALE: 1" = 2,000'

Applicants:

JCE, Inc.
5350 Shawnee Road, Suite 310
Alexandria, VA 22312

Elm Street Development
6820 Elm Street, Suite 200
McLean, VA 22102

RZ/FDP 2003-PR-026
PCA 76-P-118
Application No. Staff: CB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (ODP) (FDP) cond's
SEE PROFFERS DATED 9-22-05 5-19-05
Date of (BOS) (PC) approval 9-26-05
Sheet 1 of 11



Dewberry & Davis LLC
8400 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: (703) 849-0100
FAX: (703) 849-0519
www.dewberry.com

Wetland
Studies and Solutions, Inc.
14088 M Sullyfield Circle, Chantilly, Virginia 20151
Phone: 703.631.5800 Fax: 703.631.5804
www.wetlandstudies.com

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 FOMER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22033 (703) 656-7655
SILVER SPRING, MD FAX: (703) 713-8595



RECEIVED
Department of Planning & Zoning
AUG 29 2005
Zoning Evaluation Division

Rev. August 25, 2005
Rev. July 26, 2005
Rev. May 13, 2005
Rev. April 11, 2005
Rev. January 21, 2005
Rev. October 5, 2004
Rev. August 19, 2004
July 23, 2004

Sheet Index

- | | |
|--|--------------------------------------|
| 1. COVER SHEET | 7. STORM OUTFALL ANALYSIS |
| 2. NOTES AND TABULATION | 8. STORM OUTFALL ANALYSIS (SECTIONS) |
| 3. CONCEPTUAL/FINAL DEVELOPMENT PLAN | 9. ARCHITECTURAL ELEVATIONS |
| 4. PROPOSED PUBLIC IMPROVEMENTS | 10. DETAILS |
| 5. PONDSCAPE CONCEPT PLAN | 11. TREE COVER CALCULATIONS |
| 6. STORM WATER MANAGEMENT CONCEPTUAL VEGETATION SCHEDULE | |

Cedar Lane / Wedderburn
Conceptual/Final Development Plan

SUBMISSION DATE

M-10420

NOTES:

- 1) THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL / FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 39-3 ((1)) 15, 16, 17, 18, 18A, 18B, 18C, 18D, 18E, 32, 33A, 33B, 33C; AND ((38)) A.
- 2) THE SUBJECT PROPERTY CONSISTS OF 12.05 ACRES AND IS ZONED R-1 AND R-2.
- 3) THE BOUNDARY INFORMATION IS FROM A COMBINATION OF ALTA SURVEY BY OTHERS AND A FIELD RUN SURVEY BY CHARLES P. JOHNSON & ASSOCIATES DATED MARCH 2003. THERE WAS A SCRIVENER'S ERROR IN THE DESCRIPTION OF TAX MAP NO. 39-3 ((1)) 33C CONTAINED IN THE DEED DATED APRIL 30, 1990 CONVEYING PROPERTY BY METES AND BOUNDS FROM KEN JENNINGS, TRUSTEE FOR CEDAR LANE PARTNERSHIP TO PETER A. KNECHT AND SUSAN D.F. KNECHT, HIS WIFE. THE CORRECT DESCRIPTION WAS PREPARED BY RUNYON, DUDLEY, ANDERSON ASSOCIATES, INC. DATED APRIL 27, 1990 AND CONTAINS THEREIN A BEGINNING POINT 138.77 FEET FROM THE NORTHEASTERLY CORNER OF THE ENTIRE TRACT OWNED BY KEN JENNINGS, TRUSTEE (DEED BOOK 6943, PAGE 442). THE BEARINGS AND DISTANCES SHOWN HEREON ARE REFLECTIVE OF THE ACTUAL DESCRIPTION PREPARED BY RUNYON, DUDLEY, ET AL REFERENCED ABOVE. A DEED OF CORRECTION HAS BEEN PROCESSED TO CORRECT THIS ERROR. DEWBERRY & DAVIS LLC ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.
- 4) THE TOPOGRAPHY SHOWN HEREON IS FROM A COMBINATION OF EXISTING RECORDS AT FIVE (5) FOOT INTERVALS (SHEET 3) AND A FIELD RUN SURVEY AT CONTOUR INTERVALS OF TWO (2) FEET (SHEET 5) PERFORMED BY CHARLES P. JOHNSON & ASSOCIATES DATED DECEMBER 2003. ADDITIONAL FIELD RUN TOPOGRAPHIC INFORMATION WAS PERFORMED BY DEWBERRY & DAVIS LLC OF THE CEDAR LANE CORRIDOR IN DECEMBER 2004. DEWBERRY & DAVIS LLC ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS.
- 5) PURSUANT TO THE SEPTEMBER 17, 2004 DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES (DPW&ES) APPROVAL OF 2504-RPA-02-01, NO RESOURCE PROTECTION AREA (RPA) EXISTS ON SITE.
- 6) STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES WILL BE PROVIDED BY THE DRY POND SHOWN HEREON UNLESS MODIFIED BY OTHER METHODS OR WAIVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES).

AN ENHANCED, EXTENDED SWM/BMP DRY POND WILL PROVIDE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THIS SITE. THE POND WILL BE DESIGNED TO PROVIDE BMPs, ONE-YEAR 24-HOUR DETENTION, AND TWO-YEAR DETENTION FOR THE DRAINAGE SHED AND TEN-YEAR DETENTION FOR THE WEDDERBURN ESTATES AND JC/E CEDAR LANE PROPERTIES, PROVIDED THAT THESE RESULTS CAN BE ACHIEVED WITHIN THE FOOTPRINT OF THE POND AS SHOWN, SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY FAIRFAX COUNTY. IF THESE RESULTS CANNOT BE ACHIEVED WITHIN THE FOOTPRINT SHOWN, MINOR MODIFICATIONS TO THE POND, THE POND FOOTPRINT, OR STORAGE VOLUMES MAY BE PERMITTED. THE HYDROLOGIC MODELING DESIGN OF THE FACILITY INCLUDES AN EXISTING OFF-SITE SWM/BMP POND, AND ALSO ASSUMES THAT THE DETENTION VOLUMES WILL BE PROVIDED FROM THE INVERT OF THE FACILITY (BMP ORIFIC). AS A RESULT, THE DISCHARGES AND THE VELOCITIES FOR THE ONE- AND TWO-YEAR STORMS WILL BE SUBSTANTIALLY REDUCED BELOW THE EXISTING CONDITIONS AND, THEREFORE, PROVIDE AN ADEQUATE OUTFALL FOR THE PROJECT.
- 7) IT IS UNDERSTOOD THAT THE LIMITS OF CLEARING AND GRADING SHOWN ON THE GRAPHIC MAY BE THE SUBJECT OF MINOR MODIFICATION WHICH WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE PROFFERS AT TIME OF FINAL ENGINEERING.
- 8) THE FOOTPRINTS OF THE STRUCTURES SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS OF PAR. 5 OF SECT. 18-204 AND PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE SO LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION. THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY, AND THE EXACT LOCATIONS OF THE BUILDINGS MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENTS. THE LOCATION OF SIDEWALKS SHOWN ON THE GRAPHIC ARE PRELIMINARY, AND MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN PROVIDED THAT SUCH MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE PROFFERS AND CONCEPTUAL / FINAL DEVELOPMENT PLAN.

THE DENSITY AND BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF UNITS FROM THE TOTAL REPRESENTED IN THE TABULATION.
- 9) LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THE SUBDIVISION PLAN(S) THAT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING FEATURES REPRESENTED HEREON AND IN THE PROFFERS. THE PROPOSED LANDSCAPING ALONG THE PUBLIC STREETS IS CONTINGENT UPON VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) APPROVAL. PROTOTYPICAL ON LOT LANDSCAPING IS SHOWN ON THE DETAIL ON SHEET 10 HEREON.
- 10) GIVEN THE PROPOSED USE OF SINGLE FAMILY DETACHED DWELLING UNITS, THERE ARE NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENTS.
- 11) PROPOSED PUBLIC STREET DEDICATION ALONG THE CEDAR LANE PROPERTY FRONTAGE IS SHOWN HEREON. THE PUBLIC IMPROVEMENTS AND PROPOSED DEDICATION AND/OR CONSTRUCTION ARE SPECIFIED IN THE PROFFERS AND DETAILED ON SHEET 4 HEREON.

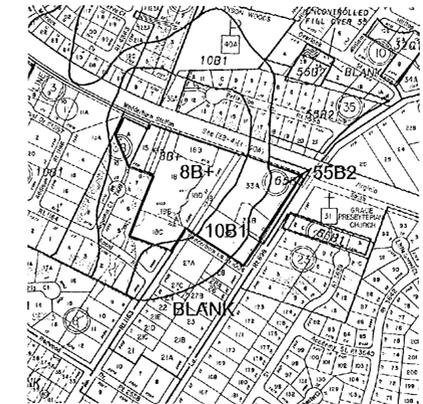
- 12) THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC SEWER AND WATER THAT CURRENTLY EXISTS OR WILL BE EXTENDED TO THE PROPERTY.
- 13) THERE ARE CURRENTLY THIRTEEN (13) DWELLING UNITS AND EIGHT (8) OUTBUILDINGS ON THE PROPERTY. THE DWELLING UNIT AND GARAGE LOCATED ON WHAT IS NOW LOT 39-3 ((1)) 33C WILL REMAIN. THE OTHER DWELLINGS AND OUTBUILDINGS WILL BE DEMOLISHED AS PART OF THE DEVELOPMENT PROCESS. THESE STRUCTURES WERE CONSTRUCTED IN THE 1900/1940 TIMEFRAME. THE STRUCTURES ARE NOT RECOGNIZED AS HISTORICALLY SIGNIFICANT BY THE COUNTY AND CONFIRMED BY AN ARCHITECTURAL SURVEY PERFORMED BY THUNDERBIRD ARCHEOLOGICAL ASSOCIATES, INC. DATED JUNE 2003.
- 14) IT IS CURRENTLY ANTICIPATED THAT THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS.
- 15) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING MAJOR UTILITY EASEMENTS THAT HAVE A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY. THIS FINDING IS BASED ON A REVIEW OF EXISTING RECORDS.
- 16) IF REQUIRED IN ORDER TO PROVIDE SERVICE TO AUGUSTUS COURT IN THE WEDDERBURN STATION SUBDIVISION, APPLICANT MAY INSTALL UNDERGROUND UTILITIES THROUGH THE TREE SAVE AREA THAT MINIMIZES THE IMPACT ON TREE SAVE AREA AND IS SUBJECT TO APPROVAL BY THE URBAN FORESTRY DIVISION OF DPW&ES.
- 17) A JUNE 2003 PHASE I ARCHEOLOGICAL INVESTIGATION WAS CONDUCTED ON THE SUBJECT PROPERTY BY THUNDERBIRD ARCHEOLOGICAL ASSOCIATES, INCORPORATED. THE STUDY CONCLUDES THAT THERE ARE NEITHER ARCHEOLOGICAL SITES NOR A CEMETERY OR GRAVES ON THE SUBJECT PROPERTY.
- 18) THE NOISE MITIGATION FENCE SHOWN HEREON IS LOCATED AND WILL BE DESIGNED IN KEEPING WITH A STUDY AND RECOMMENDATIONS OF AN ANALYSIS PERFORMED BY POLYSONICS CORP., DATED APRIL 12, 2004.
- 19) TO THE BEST OF OUR KNOWLEDGE, THE USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672.10.1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS.
- 20) THE SUBJECT PROPERTY IS LOCATED WITHIN THE V-2 - CEDAR COMMUNITY PLANNING SECTOR OF THE VIENNA PLANNING DISTRICT IN AREA II. THE COMPREHENSIVE PLAN IDENTIFIES THE PROPERTY AS PLANNED FOR TWO (2) TO THREE (3) DWELLING UNITS PER ACRE. THERE IS NO SPECIFIC COMPREHENSIVE PLAN TEXT RELATIVE TO THESE PARCELS. THE PROPOSED DEVELOPMENT PLAN IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.
- 21) THE COMPREHENSIVE PLAN TRAILS MAP ACKNOWLEDGES THE EXISTENCE OF THE W&OD RAILROAD REGIONAL PARK WHICH IS CONTIGUOUS TO THE NORTHERN BOUNDARY OF THE SUBJECT PROPERTY. NO OTHER COMPREHENSIVE PLAN TRAILS ARE DIRECTLY ADJACENT TO THE PROPERTY.
- 22) GIVEN THE PROPOSED DEVELOPMENT PROGRAM OF SINGLE FAMILY DETACHED DWELLING UNITS, THERE WILL BE NO ADVERSE IMPACT ON ADJACENT OR NEIGHBORING COMMUNITIES.
- 23) A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IN SAME IS SUBMITTED IN A SEPARATE ASSOCIATED DOCUMENT.
- 24) THE PROPERTY CONTAINS A NUMBER OF MATURE TREES WHICH ARE WORTHY OF PROTECTION AND WILL BE PRESERVED AS SHOWN ON THE CDP/FDP.
- 25) ARCHITECTURAL ELEVATIONS ARE SUBMITTED AS A PART OF THE APPLICATION AND ARE REPRESENTED ON SHEET 9 HEREON.
- 26) GIVEN THE RELATIVELY SMALL SIZE OF THE PROPERTY, NO DEVELOPED RECREATION AREAS ARE PROPOSED.
- 27) SPECIAL AMENITIES PROVIDED WITH THIS DEVELOPMENT PROPOSAL ARE DISPERSED AREAS OF OPEN SPACE, SIDEWALKS ON BOTH SIDES OF THE PROPOSED PUBLIC STREET AND DIRECT PEDESTRIAN ACCESS TO THE W&OD REGIONAL PARK. A HISTORIC PLAQUE NOTING THE HISTORY OF THIS SECTION OF THE W&OD AS WELL AS A DRINKING FOUNTAIN AND BENCH FOR TRAIL USERS MAY BE ERRECTED.

FURTHERMORE, THE PROPOSED ENHANCED STORMWATER MANAGEMENT DRY POND, WHICH IS LOCATED ON THIS SITE, TREATS THE ENTIRE FORTY (40) ACRE WATER SHED FOR WATER QUALITY AS WELL AS CONTROLS THE ONE (1) AND TWO (2) YEAR STORM EVENT. THE DESIGN OF THIS FACILITY GREATLY REDUCES THE EXISTING STREAM EROSION PROBLEM. THE PROPOSED USE OF EMERGENT SHRUBS AND FORESTED WETLAND PLANTINGS WITHIN THIS FACILITY NOT ONLY FURTHER IMPROVES THE WATER QUALITY AND THE FUTURE WILDLIFE HABITAT, IT ALSO SERVES AS AN EXCITING AESTHETIC AMENITY.
- 28) THE LOCATION OF THE UNITS ON THE LOTS ARE NOT TO BE SCALED TO ESTABLISH MINIMUM YARDS ON EACH LOT. DISTANCES BETWEEN UNITS AND MINIMUM YARDS ON LOTS WILL BE ESTABLISHED ON THE SUBDIVISION PLAN(S) AND GRADING PLANS IN ACCORDANCE WITH THE PROVISIONS OF THE PDH-2 DISTRICT REGULATIONS. THE SETBACKS WILL BE IN GENERAL CONFORMANCE WITH THE DETAIL SHOWN ON SHEET 10.

- 29) THE MINIMUM YARD REQUIREMENTS FOR THE PDH-2 DISTRICT ARE CONTROLLED BY THE PROVISIONS OF PART 1 OF ARTICLE 16 OF THE ZONING ORDINANCE.
- 30) IT IS TO BE UNDERSTOOD THAT ADDITIONAL BUILDING FEATURES SUCH AS, BUT NOT LIMITED TO, DECKS, STOOPS, COVERED ENTRIES, PATIOS, PRIVACY YARDS, BALCONIES, BAY WINDOWS AND CHIMNEYS ARE NOT REPRESENTED ON THE GRAPHIC AND MAY BE PROVIDED IN ACCORDANCE WITH NOTE 8 ABOVE AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.

IN ADDITION, SITE FEATURES SUCH AS GAZEBOs, TRELLISES, ENTRANCE SIGNS, FLAGPOLES, FENCES, WALLS AND BERMS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.

LASTLY, IT IS TO BE UNDERSTOOD THAT THE LOCATION OF THE SIDEWALKS REPRESENTED ON THE GRAPHIC MAY BE ADJUSTED TO ABUT THE CURBS SUBJECT TO THE APPROVAL OF A WAIVER OF THE STANDARD SET FORTH IN THE PUBLIC FACILITIES MANUAL.
- 31) PARKING SPACES WILL BE PROVIDED FOR THE PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. MORE SPECIFICALLY, THE SINGLE FAMILY DETACHED DWELLING UNITS WILL BE PROVIDED WITH A MINIMUM OF TWO (2) SPACES PER UNIT THAT MAY BE ACCOMMODATED IN GARAGES.



SOILS MAP
Scale: 1" = 500'
SOURCE: COUNTY OF FAIRFAX SOILS IDENTIFICATION MAPS

SOILS LEGEND

8B+	WORSHAM SILT LOAM
10B1	GLENVILLE SILT LOAM
55B2	GLENELG SILT LOAM, UNDULATING PHASE

TABULATION:

EXISTING ZONING	R-1 and R-2
PROPOSED ZONING	PDH-2
TOTAL LAND AREA	12.05± AC
PROPOSED NUMBER OF DWELLING UNITS	24
MAXIMUM DENSITY PERMITTED	2.0 DU/AC
PROPOSED DENSITY	1.99 DU/AC
MAXIMUM BUILDING HEIGHT	35 FT
PARKING SPACES REQUIRED/PROVIDED	48
OPEN SPACE REQUIRED (20%)	2.41± AC
OPEN SPACE PROVIDED (37%)	4.45± AC



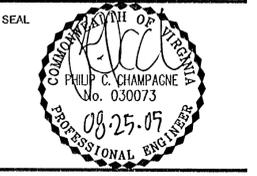
Dewberry

Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com



Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX (703)273-8095

CEDAR LANE / WEDDERBURN
CONCEPTUAL / FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

No.	DATE	BY	Description
7	08.25.05	gah	
6	07.26.05	GAH	
5	05.13.05	GAH	
4	04.11.05	gah	
3	01.21.05	GAH	
2	10.05.04	gah	
1	08.19.04	gah	

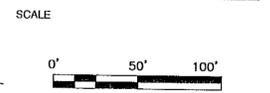
REVISIONS

DRAWN BY _____ GAH
APPROVED BY _____ LAM
CHECKED BY _____ LAM
DATE _____ 07/23/04

TITLE
**CEDAR LANE / WEDDERBURN
NOTES &
TABULATION**

PROJECT NO. M-10420

CEDAR LANE / WEDDERBURN CONCEPTUAL / FINAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

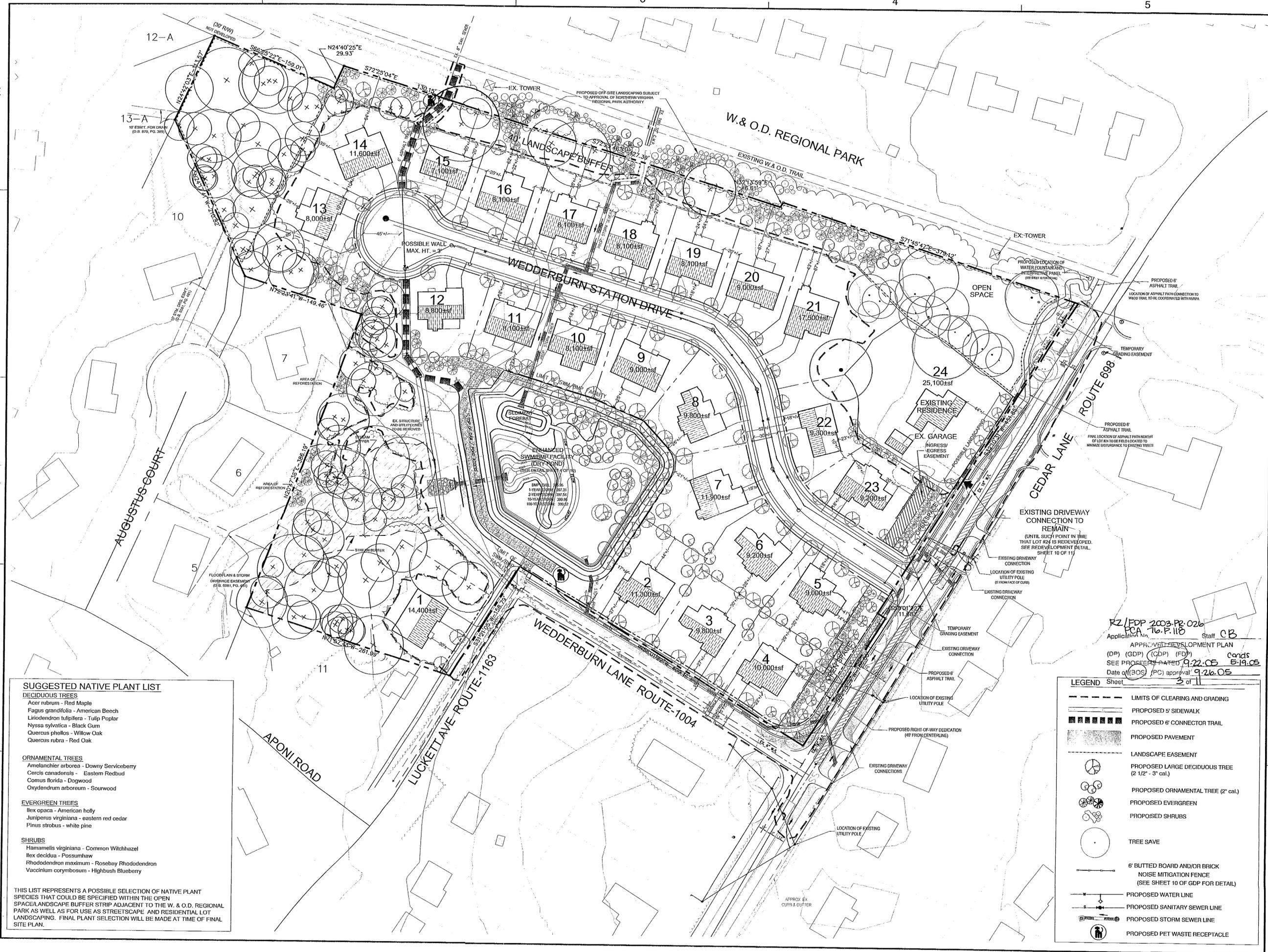


No.	DATE	BY	Description
7	08.25.05	GAH	
6	07.26.05	GAH	
5	05.13.05	GAH	
4	04.11.05	GAH	
3	01.21.05	GAH	
2	10.05.04	GAH	
1	08.19.04	GAH	

REVISIONS
 DRAWN BY GAH
 APPROVED BY LAM
 CHECKED BY LAM
 DATE 07/23/04

CEDAR LANE / WEDDERBURN CONCEPTUAL / FINAL DEVELOPMENT PLAN

PROJECT NO. M-10420



- SUGGESTED NATIVE PLANT LIST**
- DECIDUOUS TREES**
 Acer rubrum - Red Maple
 Fagus grandifolia - American Beech
 Liriodendron tulipifera - Tulip Poplar
 Nyssa sylvatica - Black Gum
 Quercus phellos - Willow Oak
 Quercus rubra - Red Oak
- ORNAMENTAL TREES**
 Amelanchier arborea - Downy Serviceberry
 Cercis canadensis - Eastern Redbud
 Cornus florida - Dogwood
 Oxydendrum arboreum - Sourwood
- EVERGREEN TREES**
 Ilex opaca - American holly
 Juniperus virginiana - eastern red cedar
 Pinus strobus - white pine
- SHRUBS**
 Hamamelis virginiana - Common Witchhazel
 Ilex decidua - Possumhaw
 Rhododendron maximum - Rosebay Rhododendron
 Vaccinium corymbosum - Highbush Blueberry
- THIS LIST REPRESENTS A POSSIBLE SELECTION OF NATIVE PLANT SPECIES THAT COULD BE SPECIFIED WITHIN THE OPEN SPACE/LANDSCAPE BUFFER STRIP ADJACENT TO THE W. & O.D. REGIONAL PARK AS WELL AS FOR USE AS STREETSCAPE AND RESIDENTIAL LOT LANDSCAPING. FINAL PLANT SELECTION WILL BE MADE AT TIME OF FINAL SITE PLAN.

RZ / FDP 2003.P2-026
 PCA 76.P.118
 Application No. Staff CB
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) Cands
 SEE PROCEEDINGS DATED 9.22.05 8-19-05
 Date of (305) (PC) approval 9-26-05
 Sheet 3 of 11

LEGEND

- LIMITS OF CLEARING AND GRADING
- PROPOSED 5' SIDEWALK
- PROPOSED 6' CONNECTOR TRAIL
- PROPOSED PAVEMENT
- LANDSCAPE EASEMENT
- PROPOSED LARGE DECIDUOUS TREE (2 1/2" - 3" cal.)
- PROPOSED ORNAMENTAL TREE (2" cal.)
- PROPOSED EVERGREEN
- PROPOSED SHRUBS
- TREE SAVE
- 6" BUTTED BOARD AND/OR BRICK NOISE MITIGATION FENCE (SEE SHEET 10 OF GDP FOR DETAIL)
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED PET WASTE RECEPTACLE



SWM/BMP Pond Summary

Storm	Elevation	Storage Volume [CF]
BMP	395.95	29,500
1	397.31	76,300
2	397.54	90,000
10	398.86	146,500
100	399.52	170,000

Note: Storage volumes are cumulative.

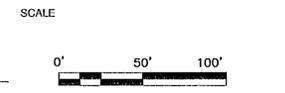


Dewberry & Davis LLC
 8403 ARLINGTON BLVD.
 FAIRFAX, VA 22031
 PHONE: 703.849.0100
 FAX: 703.849.0519
 www.dewberry.com



Charles P. Johnson & Associates, Inc.
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
 3659 FENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703) 265-7555
 SILVER SPRING, MD FAX: (703) 272-8555

CEDAR LANE / WEDDERBURN
 CONCEPTUAL / FINAL DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



RZ/FDP 2003-PB-026
 Application No. PCA 76-P-118
 Staff CB
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 9-22-05 Cands
 Date of (BOS) / (PC) approval 9-26-05
 Sheet 4 of 11

No.	DATE	BY	Description
7	08.25.05	gah	
6	07.26.05	gah	
5	05.13.05	GAH	
4	04.11.05	gah	
3	01.21.05	gah	
2	10.05.04	GAH	
1	08.19.04	gah	

REVISIONS

DRAWN BY GAH
 APPROVED BY LAM
 CHECKED BY LAM
 DATE 07/23/04

TITLE
CEDAR LANE / WEDDERBURN
PROPOSED PUBLIC IMPROVEMENTS PLAN

PROJECT NO. M-10420

4

LEGEND

- LIMITS OF CLEARING AND GRADING
- PROPOSED 5' SIDEWALK
- PROPOSED 6" CONNECTOR TRAIL
- PROPOSED PAVEMENT
- LANDSCAPE EASEMENT
- PROPOSED LARGE DECIDUOUS TREE (2 1/2" - 3" cal.)
- PROPOSED ORNAMENTAL TREE (2' cal.)
- PROPOSED EVERGREEN
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE

Dewberry & Davis LLC
 8403 ARLINGTON BLVD.
 FAIRFAX, VA 22031
 PHONE: 703.849.0100
 FAX: 703.849.0519
 www.dewberry.com

Wetland
 Solutions and Solutions, Inc.
 14088 M Sullyfield Circle, Chantilly, Virginia 20151
 Phone: 703.531.5900 Fax: 703.531.5994
 www.wetlanddallas.com

Charles P. Johnson & Associates, Inc.
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
 3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)365-7555
 SILVER SPRING, MD FAX: (703)273-8995

CEDAR LANE /
 WEDDERBURN
 CONCEPTUAL / FINAL
 DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SEAL

 PHILIP C. CHAMPAGNE
 No. 030073
 09/25/05
 PROFESSIONAL ENGINEER

KEY PLAN

 PAUL PHILLIPS
 No. 030073
 8-26-05
 PROFESSIONAL ENGINEER

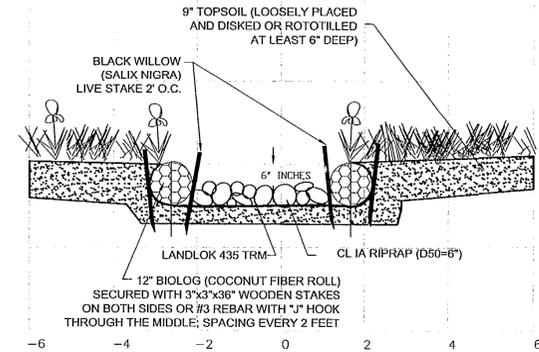
SCALE


No.	DATE	BY	Description
7	08.25.05	gah	
6	07.26.05	gah	
5	05.13.05	GAH	
4	04.11.05	gah	
3	01.21.05	gah	
2	10.05.04	gah	
1	08.19.04	gah	

REVISIONS
 DRAWN BY: GAH
 APPROVED BY: LAM
 CHECKED BY: LAM
 DATE: 07/23/04

TITLE
**CEDAR LANE/
 WEDDERBURN
 PONDSCAPE
 CONCEPT PLAN**

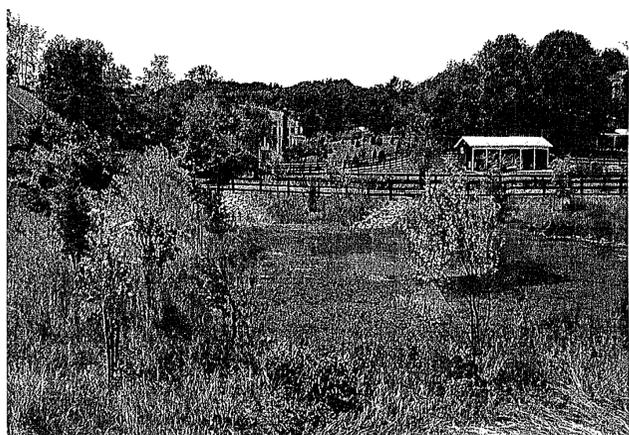
PROJECT NO. M-10420



TYPICAL TRICKLE DITCH
 CROSS SECTION
 SCALE: H: 1" = 2' V: 1" = 2'



STORM WATER WETLAND POND



SEDIMENT FOREBAY

RZ/FDP 2003-PR-026
 Application No. CA 76-P-118 Staff CB
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 9.22.05 cond 5-19.05
 Date of (AOS) (PC) approval 9.26.05
 Sheet 5 of 11

NOTES:
 1) PICTURES SHOWN ON THIS PLAN SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE PROVIDED TO ILLUSTRATE THE OVERALL CONCEPT OF THIS PONDSCAPE PLAN. IT IS NOT INTENDED FOR THESE PICTURES TO PROVIDE AN EXACT REPRESENTATION OF THE PROPOSED POND.

2) POND AND LANDSCAPING DESIGN SUBJECT TO MINOR MODIFICATIONS AT FINAL ENGINEERING.



ENHANCED SWM/BMP FACILITY (DRY POND)
 BMP LEVEL: 395.95'
 1-YEAR STORM: 397.31'
 2-YEAR STORM: 397.54'
 10-YEAR STORM: 399.86'
 100-YEAR STORM: 399.52'

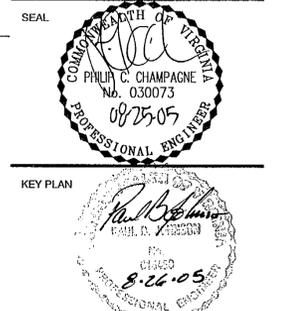
PLANTING LEGEND

PLANTING ZONE	ELEVATION RANGE
PALUSTRINE EMERGENT WETLAND (PEM)	INVERT - 394.5'
PALUSTRINE SCRUB/SHRUB WETLAND (PSS)	394.5' - 395.5'
PALUSTRINE FORESTED WETLAND (PFO)	395.5' - 397.0'
UPLAND AREAS	397.0' AND ABOVE

POND ELEVATIONS

STORM EVENT	ELEVATION
BMP	395.95'
1-YEAR	397.31'
2-YEAR	397.54'

PLANTING ZONES WERE DETERMINED BASED ON THE DEPTHS OF WATER ASSOCIATED WITH THE BMP AND 2-YEAR STORMS. TREES MAY ONLY BE PLANTED ABOVE AN ELEVATION WHERE DURING THE BMP STORM, DEPTHS ARE NO GREATER THAN 18" AND DURING THE 2-YEAR STORM WHERE DEPTHS ARE NO GREATER THAN 3'. BASED ON THE ABOVE ELEVATIONS TREES MAY ONLY SURVIVE ABOVE AN ELEVATION OF 394.65'.



KEY PLAN

No.	DATE	BY	Description
7	08.25.05		
6	07.26.05	GAH	
5	05.13.05	GAH	
4	04.11.05	gah	
3	01.21.05	gah	
2	10.05.04	GAH	
1	08.19.04	GAH	

REVISIONS

DRAWN BY _____
APPROVED BY LAM
CHECKED BY LAM
DATE 07/23/04

TITLE
CEDAR LANE / WEDDERBURN
SWM CONCEPTUAL VEGETATION SCHEDULE
PROJECT NO. M-10420

UPLAND ZONE - VEGETATION SCHEDULE

ZONE	SPECIES GROUP	SPECIES	INDICATOR STATUS	PLANT			WILDLIFE VALUE		
				PLANT SIZE	PLANTS PER ACRE	# OF PLANTS	PRIMARY SPECIES	PLANT PART (2)	SEASON (3)
RPAPAN EDGE (Tree Layer)	1	AMELANSIENSIS (AMERICAN HOLLY)	FAC	4-5 FT	25	4	Robins, bluebirds, other thrushes, cowbirds, bluebirds, woodpeckers, honeycreepers, hairy woodpecker, catbirds, songbirds	Food, Protective Cover	
RPAPAN EDGE (Tree Layer)	2	LEK SPICATA (AMERICAN HOLLY)	FACU	8-8 FT	25	4	Robins, bluebirds, woodpeckers, woodpeckers, hairy woodpecker, catbirds, songbirds	Food, Protective Cover, Reproduction Area	
RPAPAN EDGE (Tree Layer)	3	FRAXINUS SPICATA (BLACK CHERRY)	FACU	2' CALIPER	25	4	Robins, cedar waxwing, catbirds, pileated woodpecker, black bear, red fox, Wood duck, muskrat, blue Jay, brown thrasher, flying squirrel, red and grey squirrel, small	Food, Protective Cover, Reproduction Area	
RPAPAN EDGE (Shrub Layer)	4	ALNUS SERRULATA (COMMON ALDER)	OBL	1 GAL OR TUBELING	150	24	Wood duck, muskrat, blue Jay, brown thrasher, flying squirrel, red and grey squirrel, small	Food, Protective Cover	
RPAPAN EDGE (Shrub Layer)	5	CORNUS ALTERNIFOLIA (ALTERNATE LEAF DOGWOOD)	RA	1 GAL OR TUBELING	150	24	Catbird, thrasher, thrasher, woodpecker, pileated woodpecker, black bear, red fox, Wood duck, muskrat, blue Jay, brown thrasher, flying squirrel, red and grey squirrel, small	Food, Protective Cover	
RPAPAN EDGE (Shrub Layer)	6	SAMBUCUS CANADENSIS (ELDERBERRY)	FACU	1 GAL OR TUBELING	150	24	Robins, bluebirds, other thrushes, cowbirds, bluebirds, woodpeckers, hairy woodpecker, catbirds, songbirds	Food, Protective Cover	
RPAPAN EDGE (Shrub Layer)	7	VIORNUM DENTATUM (SOUTHERN ARROWWOOD)	FAC	1 GAL OR TUBELING	150	24	Robins, bluebirds, other thrushes, cowbirds, bluebirds, woodpeckers, hairy woodpecker, catbirds, songbirds	Food, Protective Cover, Reproduction Area	
RPAPAN EDGE (Shrub Layer)	8	VIORNUM PRUNIFOLIUM (BLACK HAW)	FACU	1 GAL OR TUBELING	150	24	Robins, bluebirds, other thrushes, cowbirds, bluebirds, woodpeckers, hairy woodpecker, catbirds, songbirds	Food, Protective Cover, Reproduction Area	
TOTAL QUANTITY							108		
RETAINING WALL (Shrub Layer)	9	CAMPIDICACUS (TRUMPET CREEPER)	FAC	1 GAL OR TUBELING	270 (4' CAL)	83	Insects, hummingbirds and other pollinators	Food, Protective Cover, Reproduction Area	
RETAINING WALL (Shrub Layer)	10	PARTHENOCISSUS QUINQUEFOLIA (VIRGINIA CREEPER)	FACU	1 GAL OR TUBELING	270 (4' CAL)	83	Insects, hummingbirds and other pollinators	Food, Protective Cover, Reproduction Area	
TOTAL QUANTITY							83		

PFO ZONE - VEGETATION SCHEDULE

ZONE	SPECIES GROUP	SPECIES	INDICATOR STATUS	1 GAL. CONTAINER OR TUBELING		2" CALIPER		WILDLIFE VALUE			
				PLANTS PER ACRE	# OF PLANTS	PLANTS PER ACRE	# OF PLANTS	FUNCTIONS (1)	PRIMARY SPECIES	PLANT PART (2)	SEASON (3)
WET FOREST (Tree Layer)	1	QUERCUS PRINCIPALIS (PIN OAK)	FACU	125	31	25	6	FD	Blue jays, woodpeckers, deer, fox, raccoons, squirrels, other rodents	HT	FL, WT
WET FOREST (Tree Layer)	2	QUERCUS BICOLOR (SWAMP WHITE OAK)	FACU	125	31	25	6	FD			
WET FOREST (Tree Layer)	3	QUERCUS MICHAUXII (SWAMP CHESTNUT OAK)	FACU	125	31	25	6	FD			
WET FOREST (Tree Layer)	4	FRAXINUS PENNSYLVANICA (GREEN ASH)	FACU	125	31	25	6	FD	Cardinal, wood duck, squirrel	SD	FL, WT, SP
WET FOREST (Tree Layer)	5	LIQUIDAMBAR STYRACIACA (SWEET GUM)	FAC	125	31	25	6	FD	Fishes, catfish, eel, muskrat, sparrow, squirrel	SD	SM, FL, WT
WET FOREST (Shrub Layer)	6	BETULA NIGRA (RIVER BIRCH)	FACU	125	31	25	6	FD	Raccoons, opossum, wood duck, muskrat and other woodpecker	HT	ALL
WET FOREST (Shrub Layer)	7	PLATANUS OCCIDENTALIS (AMERICAN SYCAMORE)	FACU	125	31	25	6	FD		HT	ALL
WET FOREST (Shrub Layer)	8	ACER RUBRUM (RED MAPLE)	FAC	125	31	25	6	FD	Fishes, catfishes, squirrels, muskrats, other birds	SD, BD, FL	SP, SM, FL
WET FOREST (Shrub Layer)	9	ACER NEGUNDO (BOX ELDER)	FAC	125	31	25	6	FD		SD, BD, FL	SP, SM, FL
WET FOREST (Shrub Layer)	10	CORNUS AMOMUM (SILKY DOGWOOD)	FACU	150	37	0	0	FD	Catbird, thrasher, thrasher, woodpecker	FR	SM, FL
WET FOREST (Shrub Layer)	11	VIORNUM DENTATUM (SOUTHERN ARROWWOOD)	FAC	150	37	0	0	FD	Robins, bluebirds, other thrushes, thrashers, catbirds and vireos	FR	FL
WET FOREST (Shrub Layer)	12	ALNUS SERRULATA (BROOKSIDE ALDER)	OBL	150	37	0	0	FD	Fishes, sparrows, doves, yellow warbler, song sparrow and other small songbirds	SD, ST	FL, WT, SP
WET FOREST (Shrub Layer)	13	SALIX NIGRA (BLACK WILLOW)	FACU	150	37	0	0	FD	Beaver, porcupine, deer, muskrat, ducks and fish	SD, PT	SP, SM, FL
TOTAL QUANTITY					272		24				

PSS ZONE - VEGETATION SCHEDULE

ZONE	SPECIES	INDICATOR STATUS	1 GAL. CONTAINER OR TUBELING		WILDLIFE VALUE				
			PLANTS PER ACRE	# OF PLANTS	FUNCTIONS (1)	PRIMARY SPECIES	PLANT PART (2)	SEASON (3)	
SCRUB/SHRUB (Shrub Layer)	HIBISCUS MOSCHEutos (ROSE MALLOW)	OBL	150	32	FD	Hummingbirds			
SCRUB/SHRUB (Shrub Layer)	CORNUS AMOMUM (SILKY DOGWOOD)	FACU	150	32	FD	Catbird, thrasher, thrasher, woodpecker	FR	SM, FL	
SCRUB/SHRUB (Shrub Layer)	VIORNUM DENTATUM (SOUTHERN ARROWWOOD)	FAC	150	32	FD	Robins, bluebirds, other thrushes, thrashers, catbirds and vireos	FR	FL	
SCRUB/SHRUB (Shrub Layer)	SALIX NIGRA (BLACK WILLOW)	FACU	150	32	FD	Beaver, porcupine, deer, muskrat, ducks and fish	SD, PT	SP, SM, FL	
SCRUB/SHRUB (Shrub Layer)	ALNUS SERRULATA (BROOKSIDE ALDER)	OBL	150	32	FD	Fishes, sparrows, doves, yellow warbler, song sparrow and other small songbirds	SD, BD, ST	FL, WT, SP	
TOTAL QUANTITY					160				

EMERGENT ZONE - VEGETATION SCHEDULE

ZONE	SPECIES	INDICATOR STATUS	SIZE	PLANT	SPACING (feet)	# OF PLANTS	WILDLIFE VALUE				
							(1)	PRIMARY SPECIES	PLANT PART (2)	SEASON (3)	
EMERGENT (Shrub Layer)	CEPHALANTHUS OCCIDENTALIS (BUTTERFLY)	OBL	SPRIGS (4 STEM MIN)	QUARTY CONTAINER	20 O.C.	7	FD	Beaver, Deer	ST	JL	
EMERGENT (Shrub Layer)	HIBISCUS MOSCHEUTOS (ROSE MALLOW)	OBL	SPRIGS (4 STEM MIN)	QUARTY CONTAINER	20 O.C.	7	FD	Butterflies, Hummingbirds	FL	SM	
EMERGENT (Shrub Layer)	HEA VIRGINICA (VIRGINIA SWEETSPICE)	OBL	15-18 in	1 GAL CONTAINER	20 O.C.	7	FD, FC	Waterfowl, songbirds, gamebirds and small mammals	FR	SP, SM	
TOTAL QUANTITY							21				
EMERGENT (Shrub Layer)	CORNUS VULGOSA (DOGWOOD)	OBL	SPRIGS (4 STEM MIN)	B.R., TUBER, OR PLUG	8 O.C.	15	FD	Waterfowl, songbirds	ST	SM	
EMERGENT (Shrub Layer)	JUNCUS EFFUSUS (SOFT RUSH)	FACU	SPRIGS (4 STEM MIN)	B.R., TUBER, OR PLUG	8 O.C.	15	RA	Bluebird and other fish	SD, ST	FL, WT, SP	
EMERGENT (Shrub Layer)	Peltandra VIRGINICA (ARROW ARUM)	OBL	SPRIGS (4 STEM MIN)	B.R., TUBER, OR PLUG	8 O.C.	15	RA	Bluebird and other fish	SD, ST	FL, WT, SP	
EMERGENT (Shrub Layer)	SAGITTARIA LAFOLIA (BUCKLEWING)	OBL	SPRIGS (4 STEM MIN)	B.R., TUBER, OR PLUG	8 O.C.	15	RA	Bluebird and other fish	SD, ST	FL, WT, SP	
EMERGENT (Shrub Layer)	Saururus CERNUOUS (LEAVED TALK)	OBL	SPRIGS (4 STEM MIN)	BARE ROOT, RHIZOME	8 O.C.	15	FD	Muskrat, Black Duck, Wood Duck	SD, FL, WT, PT	SM, FL, WT, SP	
EMERGENT (Shrub Layer)	Saururus CYPHERUS (WOOD GRASS)	FACU	SPRIGS (4 STEM MIN)	B.R., TUBER, OR PLUG	8 O.C.	15	FD, RA	Waterfowl, songbirds, small mammals	SD, RZ	FL, WT, SP	
EMERGENT (Shrub Layer)	PORTEBERIA ODORATA (POGONIA WETLAND)	OBL	SPRIGS (4 STEM MIN)	B.R., TUBER, OR PLUG	8 O.C.	15	FD, RA	Waterfowl, muskrat	SD, RZ	FL, WT, SP	
EMERGENT (Shrub Layer)	CAREX LACUSTRIS (LANK SEDGE)	OBL	SPRIGS (4 STEM MIN)	B.R., TUBER, OR PLUG	8 O.C.	15	FD	Waterfowl, songbirds, small mammals	SD, RZ	FL, WT, SP	
EMERGENT (Shrub Layer)	Dulichium ARUNDINACEUM (THREE SIDED SEDGE)	OBL	SPRIGS (4 STEM MIN)	B.R., TUBER, OR PLUG	8 O.C.	15	FD	Bluebird and other fish	SD, RZ	FL, WT, SP	
TOTAL QUANTITY							135				

LIVE STATES FOR LOW FLOW DITCH

LIVE STATES	SPECIES	INDICATOR STATUS	SIZE	PLANT	SPACING	# OF PLANTS	WILDLIFE VALUE	
	SALIX NIGRA (BLACK WILLOW)	FACU	65-80 IN DIAMETER 36-48 IN LENGTH	LIVE STATE	2' O.C.	620	FD, FC	Beaver, porcupine, deer, muskrat, ducks and fish
TOTAL QUANTITY							620	

SEDIMENT FOREBAY PLANTINGS

FLOATING AQUATICS	SPECIES	INDICATOR STATUS	PLANT	SPACING	# OF PLANTS	WILDLIFE VALUE		
	Nymphaea odorata (POGONIA WATER LILY)	OBL	N/A	TUBER OR QUARTY	10 O.C.	12	FD	Wood Duck, Black Duck, Muskrat, Beaver, Deer
TOTAL QUANTITY							12	

NOTE: THESE SCHEDULES ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL ENGINEERING.

NOTES:
1. CONTRACTOR TO SELECT ONE, OR A MIXTURE OF SPECIES, FROM EACH SPECIES GROUP.
2. SUBSTITUTIONS FOR SELECTED SPECIES AND/OR FORM (i.e. bare root vs. seed vs. container) BASED UPON AVAILABILITY, COST, AND/OR SUITABILITY SHALL BE REQUESTED IN WRITING TO ENGINEER STATING REASONS FOR REQUEST AND COST IMPACTS. ENGINEER IS UNDER NO OBLIGATION TO APPROVE SUBSTITUTIONS.
3. RANDOMLY PLANT WITHIN EACH AREA.
4. IT IS UNDERSTOOD THAT SITE HYDROLOGY MAY DIFFER FROM PROPOSED DESIGN. PLANTING CONTRACTOR IS EXPECTED TO ADJUST PLANT LOCATIONS ACCORDINGLY TO ACTUAL CONDITIONS AFTER CONSULTATION WITH DESIGN ENGINEER.

NOTE (1): FD = Food
RA = Reproductive areas
FC = Protective Cover
EC = Erosion Control

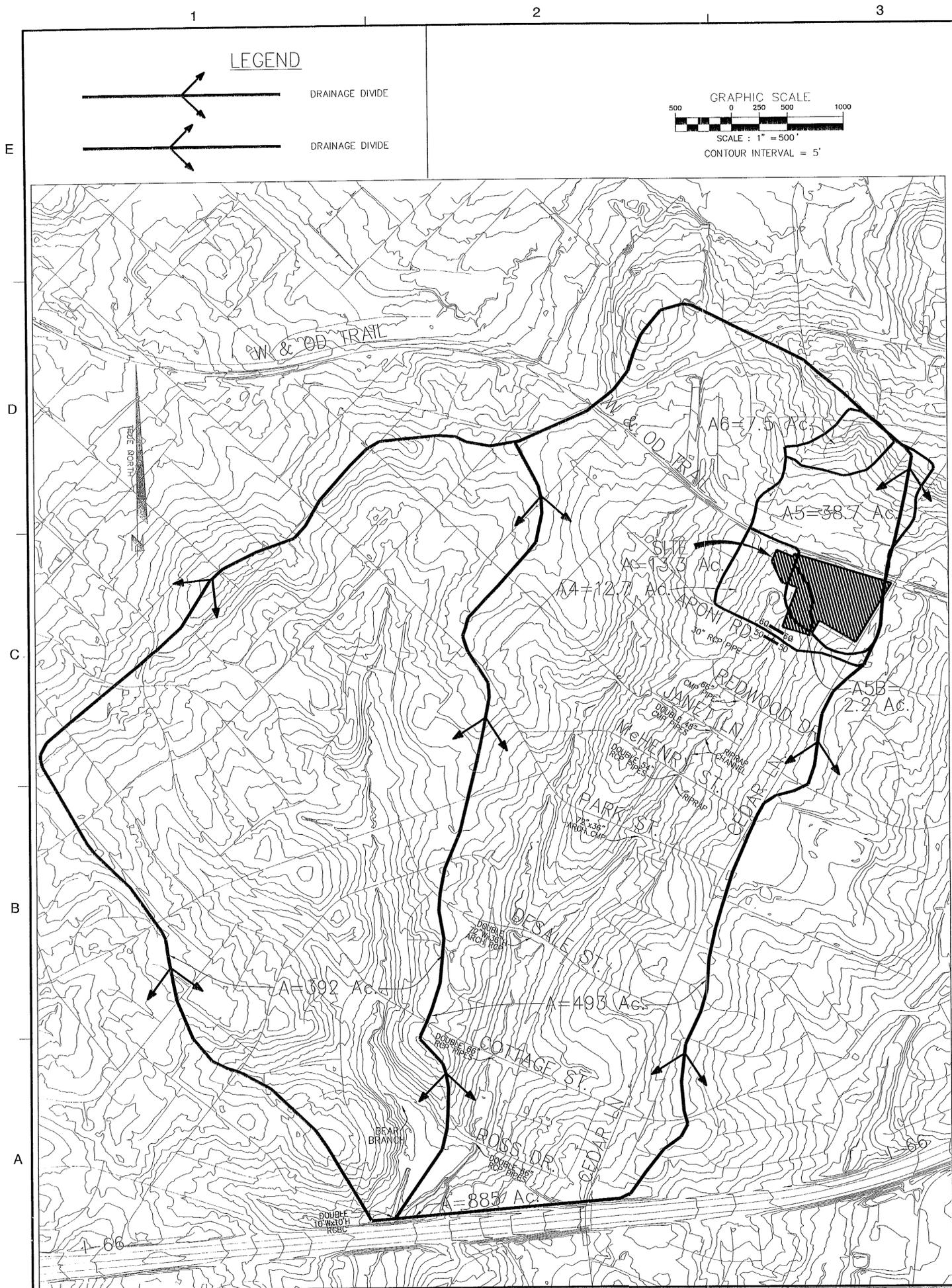
NOTE (2): PT = Plant
SD = Seeds
TU = Tubers
FL = Flowers
LV = Leaves
ST = Stems

NOTE (3): BD = Buds
FR = Fruites
CA = Catkins
HT = Hollow Twigs
NT = Nuts
FT = Fruits

ALL = All Seasons
SP = Spring
SM = Summer
FL = Fall
WT = Winter

UPLAND PLANT SEED MIX (BASIN SLOPE)

ZONE	SPECIES	INDICATOR STATUS	PLANT	SEED RATE	COVERAGE AREA (AC)	NUMBER OF PLANTS (UNITS)	FUNCTIONS (1)	PRIMARY SPECIES	PLANT PART (2)	SEASON (3)
UPLAND	ANDROPOGON GERARDI (BIG BLUESTEM)	FAC	SEED	12	0.19 ac	18	FD	Fishes, juncos, sparrows, deer, bobcats	SD	FL, WT
UPLAND	ANDROPOGON SCOPARIUS (LITTLE BLUESTEM)	FAC	SEED	3	0.19 ac	0.47	FD	Fishes, juncos, sparrows, deer, bobcats	NA	ALL
UPLAND	DICHLANTHEMUM CLANDESTINUM (DEERTONGUE)	FACU	SEED	0.2	0.19 ac	0.79	FD	Sparrows, blackbirds, cowbirds	SD	FL, WT
UPLAND	LOLIUM MULTIFLORUM (ANNUAL RYEGRASS)	RA	SEED	40	0.19 ac	6.23	EC, FD	Sparrows, fescues, small mammals	SD	SM, FL
UPLAND	PANICUM VIRGATUM (SWITCHGRASS)	FAC	SEED	14	0.19 ac	2.20	FD	Fishes, bobcats, wild turkey, mice, muskrats, sparrows, deer, rabbit	SD, LV	FL, WT, ALL
UPLAND	SETARIA ITALICA (FOXTAIL MILLET)	UPL	SEED	35	0.19 ac	5.50	FD	Sparrows, fescues, small mammals	SD	FL, WT
UPLAND	SORGHASTRUM MIFANUS (INDIAN GRASS)	FACU	SEED	3	0.19 ac	0.47	FD	Sparrows, fescues, small mammals	SD	FL, WT
UPLAND	ASCLEPIAS SYRIACA (COMMON MILKWEED)	RA	SEED	0.5	0.19 ac	0.08	FD	Butterflies, other insects	SD	FL
UPLAND	ASTER LAFAYI (SMOOTH ASTER)	RA	SEED	0.2	0.19 ac	0.03	FD	Butterflies, other insects	SD, LV	FL, WT, ALL
UPLAND	BIDENS FRONDOSA (BEGGAR TICKS)	FACU	SEED	0.2	0.19 ac	0.03	FD	Butterflies, other insects	SD	SM, FL, WT
UPLAND	CHAMAECRISTA FASCICULATA (PARTRIDGE PEAS)	RA	SEED	0.2	0.19 ac	0.03	FD	Butterflies, other insects	SD	FL, WT
UPLAND	COCCOCHUM VELLEITANUM (MIST FLOWERS)	FAC	SEED	0.2	0.19 ac	0.03	FD	Butterflies, pollinators, fescues	FL	SM
UPLAND	CONEPSIS COROLLATA (BROOKSIDE)	RA	SEED	0.2	0.19 ac	0.03	FD	Butterflies, other insects	FL	SM
UPLAND	EUPATORIUM PERFORIATUM (BONSET)	FACU	SEED	0.2	0.19 ac	0.03	FD	Butterflies, other insects	FL, SD	SM, FL
UPLAND	HELIOPSIS HELIANTHUS (GREY SUNFLOWER)	RA	SEED	0.2	0.19 ac	0.03	FD	Butterflies, other insects	FL, SD	SP, SM, FL
UPLAND	PENDICUM DICHOTYLIUM (PENNSYLVANIA)	FAC	SEED	0.1	0.19 ac	0.02	FD	Butterflies, other insects	FL, SD	ALL
UPLAND	RUBROCOCA HIRTA (BLACK EYED SUSAN)	FACU	SEED	0.2	0.19 ac	0.03	FD	Butterflies, other pollinators	FL, SD	SM, FL, WT
UPLAND	SOLIDAGO JUNCEA (EARLY GOLDENROD)	RA	SEED	0.1	0.19 ac	0.02	FD	Butterflies, other insects	SD	FL, WT
UPLAND	SOLIDAGO RUGOSA (WRINKLED GOLDENROD)	RA	SEED	0.1	0.19 ac	0.02	FD	Butterflies, other insects	FL	SM, FL
UPLAND	VERBENA HASTATA (BLUE VERVAIN)	FACU	SEED	0.2	0.19 ac	0.03	FD	Butterflies, other insects	FL, SD	SP, SM, FL
UPLAND	VERONICA NOVBORACENSIS (BYRON WEEDEE)	FACU	SEED	0.2	0.19 ac	0.03	FD	Butterflies, other insects	FL, SD	SM, FL, WT
UPLAND	CORNUS ALTERNIFOLIA (BACON DOGWOOD)	RA	SEED	0.2	0.19 ac	0.03	FD	Catbird, thrasher, wood thrasher, cowbird, black bear, red fox, muskrat, blue Jay, brown thrasher, flying squirrel, red and grey squirrel, small	FL, FR	SM, WT
UPLAND	CORNUS AMOMUM (SILKY DOGWOOD)	FACU	SEED	0.2	0.19 ac	0.03	FD	Catbird, thrasher, thrasher, woodpecker	FL, FR	SM, FL, WT
UPLAND	ILEX VERTICILLATA (WINTERBERRY)	FACU	SEED	0.2	0.19 ac	0.03	FD, FC, RA	Catbird, thrasher, wood thrasher, cowbird, black bear, red fox, muskrat, blue Jay, brown thrasher, flying squirrel, red and grey squirrel, small	FL, FT	SP, FL, WT
UPLAND	RHUS GLABRA (SMOOTH SUMAC)	RA	SEED	0.2	0.19 ac	0.03	FD, FC	Blackberry, catbird, brown thrasher, cowbird, black bear, red fox, muskrat, blue Jay, brown thrasher, flying squirrel, red and grey squirrel, small	FL, SD, LV	ALL
UPLAND	SAMBUCUS CANADENSIS (COMMON ELDERBERRY)	FACU	SEED	0.1	0.19 ac	0.02	FD, FC	Robins, bluebirds, other thrushes, thrashers, catbirds and vireos	SD, BD, FL	SP, SM, FL
UPLAND	VIORNUM DENTATUM (SOUTHERN ARROWWOOD)	FAC	SEED	0.1	0.19 ac	0.02	FD, FC, RA	Robins, bluebirds, other thrushes, thrashers, catbirds and vireos	FL, FT	SP, SM, FL
UPLAND	ACER RUBRUM (RED MAPLE)	FAC	SEED	0.2	0.					



Introduction

The subject site consists of approximately 13.3 acres, on which 25 new houses are proposed, in addition to 1 existing house to remain, for a total of 26 houses. An enhanced extended detention stormwater management pond (dry pond) is proposed to provide stormwater management (SWM) and Best Management Practices (BMPs) for the development.

Outfall Description

The Fairfax County Zoning Ordinance requires a description of the outfall to a point where the drainage area exceeds 100 times the portion of the [site] area that drains to it or a floodplain that drains an area of at least 1 square mile, whichever comes first. In this case the 1 square mile of drainage area requirement applies. Therefore, the most distant point of description is where Bear Branch crosses Interstate Highway 66. The total drainage area at this point is 885 acres.

The proposed pond discharges through a combined pipe spillway, into a rip rap energy dissipation basin, and then into an unnamed tributary to Bear Branch. The channel downstream of the dam is in a natural condition, with a gravelly bottom, and averages 10 feet wide by 2.5 feet deep. The overbanks are heavily wooded. This channel flows to the southwest, and then turns south toward Aponi Road.

The stream crosses under Aponi Road in a 30-inch RCP. Analyses of upstream and downstream cross sections, as well as the culvert on Aponi Road are shown on this sheet. It continues through a single-family residential area, flowing to the southwest toward Redwood Drive. Overbanks in this area are well vegetated, but not as densely as the upstream stretch. The channel averages 10 feet wide by 4 feet deep through this stretch.

The stream crosses under Redwood Drive in a 66-inch RCP. It continues through a stretch which has been partially improved by the placement of rip rap channel lining. The channel averages 15 feet wide by 4 feet deep through this stretch.

The stream crosses under Janet Lane in double 48-inch CMPs. This stretch is covered with tall grasses and thick brush. The channel averages 20 feet wide by 5 feet deep through this stretch.

The stream crosses under Mc Henry Street in double 54-inch CMPs. This stretch is also covered with tall grasses and thick brush, as well as some placed rip rap. The channel averages 20 feet wide by 5 feet deep through this stretch.

The stream crosses under Park Street in a 72-inch wide by 36-inch high metal arch. This stretch is covered with short grass and some trees. The channel averages 20 feet wide by 5 feet deep through this stretch.

The stream crosses under De Sale Street in double 72-inch wide by 36-inch high metal arches. The channel has a rocky bottom, and there are large trees growing in the overbanks. The channel averages 20 feet wide by 5 feet deep.

The stream crosses under Cottage Street in double 66-inch RCPs. The channel has a rocky bottom, and there are large trees growing in the overbanks. The channel averages 20 feet wide by 5 feet deep. The channel becomes more sinuous in this stretch, and continues with roughly the same level of sinuosity downstream to the limit of this description.

The stream crosses under Ross Drive in double 66-inch RCPs. The channel has a rocky bottom, and there are large trees growing in the overbanks. The channel averages 20 feet wide by 5 feet deep.

The stream combines with the main trunk of Bear Branch, for a total drainage area of 885 acres, before crossing under Interstate 66 through double 10 feet wide by 10 feet high RCBs.

There are no stormwater management ponds located within the influence area of the proposed development.

Proposed SWM and BMPs

The proposed pond has been designed to meet the following objectives:

- Provide BMPs for the entire upstream watershed. The total area upstream of the proposed pond is 46.2 acres, of which 7.5 acres are served by an existing SWM/BMP pond.
- Reduce the 1- and 2-year peak flows for the entire upstream watershed to pre-watershed development levels.
- Reduce the 10-year peak flow for the project to existing conditions or lower.
- Reduce the duration of erosive velocities by detaining the 1-year storm for 24 hours.

The watershed and the proposed pond were modeled using the HEC-1 computer program, in order to determine the pond's ability to meet the design objectives. The table below summarizes input parameters and results from the hydrologic model. These results demonstrate that the design objectives have been met.

Detailed Analysis at Aponi Road

Additional analysis was performed in the vicinity of Aponi Road, as the proposed development contributes a significant amount of watershed area to this man-made drainage system.

The HEC-RAS computer program was used to analyze the culvert crossing Aponi Road, as well as cross-sections upstream and downstream. The tables below list the water-surface elevations and velocities obtained at Aponi Road, for pre-development, existing, and proposed conditions. The cross-sections analyzed are shown graphically on Sheet 2. In all cases, the proposed development represents a marked improvement over existing conditions, and approaches the pre watershed development condition.

Soils analysis was performed by Wetland Studies and Solutions, Inc., and the erosive velocity in this area was found to be 3.1 feet per second. The proposed pond will reduce 1- and 2-year velocities below this erosive level. Cross-section 53 is located immediately at the culvert outlet, and is armored with rip rap.

Discussion

The proposed SWM/BMP pond significantly exceeds the Public Facilities Manual standards by providing both BMPs and 1- and 2-year stormwater management for a substantial offsite watershed. In accordance with 4VAC50-30-40 (19)c(3) the site design will not cause the pre-development peak runoff-rate from a two-year storm to increase when runoff outfalls into a natural channel or will not cause the pre-development peak runoff rate from a ten-year storm to increase when runoff outfalls into a man-made channel. Therefore, the proposed development is in compliance with state and PFM standards.

HYDROLOGIC ANALYSIS

Area	Pre-Watershed Development						Existing Conditions						Proposed Conditions					
	DA (acres)	T-Lag (hr)	RCN	Q1	Q2	Q10	T-Lag (hr)	RCN	Q1	Q2	Q10	T-Lag (hr)	RCN	Q1	Q2	Q10		
Area A6	7.54	0.516	58	0	1	5	0.318	72	3	5	14	0.318	72	3	5	14		
Existing Idyl Mews Pond	-	-	-	-	-	-	-	-	0	1	14	-	-	0	1	14		
Area A5	38.66	0.570	67	7	12	40	0.372	78	25	35	81	0.372	79	26	37	83		
Area to Proposed Pond	-	-	-	7	13	45	-	-	25	35	95	-	-	26	37	97		
Discharge from Proposed Pond	-	-	-	-	-	-	-	-	-	-	-	-	-	3	11	57		
Area A5B	2.17	0.510	79	1	2	4	0.300	81	2	3	6	0.300	81	2	3	6		
Discharge from Project Site	-	-	-	8	14	49	-	-	26	37	100	-	-	3	11	59		
Area A4	12.72	0.540	74	5	7	18	0.342	83	12	16	33	0.342	83	12	16	33		
Discharge at Aponi Road	-	-	-	13	21	67	-	-	38	52	131	-	-	20	27	77		

All discharges (Q) are in cubic feet per second.

Application No. **PCA 716-R-112** Staff **CB**
APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED **9-26-05** Conds **5-19-05**
 Date of (BOS) (PC) approval **9-26-05**
 Sheet **7 of 11**

HYDRAULIC ANALYSIS

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Ch
1	50	1-Year	Existing	38	381.26	382.53	382.20	382.73	0.010002	3.63	10.47	9.71	0.62
1	50	1-Year	Proposed	14	381.26	381.98	381.78	382.09	0.010000	2.58	5.43	8.79	0.58
1	50	1-Year	Pre-Develop	13	381.26	381.95	381.76	382.05	0.010001	2.51	5.17	8.74	0.58
1	50	2-Year	Existing	52	381.26	382.78	382.40	383.03	0.010013	4.02	12.94	10.14	0.63
1	50	2-Year	Proposed	20	381.26	382.14	381.90	382.27	0.010003	2.92	6.84	9.06	0.59
1	50	2-Year	Pre-Develop	21	381.26	382.16	381.92	382.30	0.010003	2.97	7.07	9.10	0.59
1	50	10-Year	Existing	131	381.26	383.83	383.25	384.27	0.010001	5.32	24.62	11.93	0.85
1	50	10-Year	Proposed	77	381.26	383.16	382.71	383.48	0.010001	4.54	16.96	10.79	0.84
1	50	10-Year	Pre-Develop	67	381.26	383.01	382.59	383.31	0.010004	4.35	15.40	10.54	0.83
1	53	1-Year	Existing	38	382.29	383.76	383.76	384.28	0.028397	5.77	6.58	6.47	1.01
1	53	1-Year	Proposed	14	382.29	383.13	383.13	383.46	0.031777	4.57	3.06	4.77	1.01
1	53	1-Year	Pre-Develop	13	382.29	383.10	383.10	383.41	0.031958	4.49	2.90	4.68	1.01
1	53	2-Year	Existing	52	382.29	384.03	384.03	384.62	0.027437	6.19	8.40	7.19	1.01
1	53	2-Year	Proposed	20	382.29	383.32	383.32	383.71	0.030245	4.97	4.03	5.29	1.00
1	53	2-Year	Pre-Develop	21	382.29	383.35	383.35	383.74	0.030232	5.03	4.17	5.38	1.01
1	53	10-Year	Existing	131	382.29	385.07	385.07	385.95	0.024681	7.54	17.38	10.01	1.01
1	53	10-Year	Proposed	77	382.29	384.42	384.42	385.12	0.026244	6.74	11.43	8.24	1.01
1	53	10-Year	Pre-Develop	67	382.29	384.27	384.27	384.93	0.026657	6.54	10.25	7.85	1.01
1	55		Culvert										
1	58	1-Year	Existing	38	383.59	387.60	385.01	387.62	0.000294	1.05	37.94	23.79	0.12
1	58	1-Year	Proposed	14	383.59	385.57	384.41	385.59	0.000958	1.24	11.29	8.91	0.19
1	58	1-Year	Pre-Develop	13	383.59	385.49	384.38	385.51	0.000987	1.23	10.56	8.64	0.20
1	58	2-Year	Existing	52	383.59	389.22	385.26	389.23	0.000081	0.74	117.43	84.87	0.07
1	58	2-Year	Proposed	20	383.59	386.04	384.59	386.07	0.000783	1.28	15.86	10.44	0.18
1	58	2-Year	Pre-Develop	21	383.59	386.12	384.62	386.14	0.000757	1.28	16.68	10.69	0.18
1	58	10-Year	Existing	131	383.59	389.74	386.24	389.76	0.000287	1.51	168.33	111.52	0.13
1	58	10-Year	Proposed	77	383.59	389.42	385.63	389.44	0.000141	1.01	136.09	95.51	0.09
1	58	10-Year	Pre-Develop	67	383.59	389.28	385.49	389.29	0.000125	0.93	123.03	88.20	0.08
1	60	1-Year	Existing	38	384.40	387.81	385.67	387.63	0.000966	1.25	30.29	24.74	0.20
1	60	1-Year	Proposed	14	384.40	385.58	385.67	385.53	0.005532	2.40	5.84	6.30	0.44
1	60	1-Year	Pre-Develop	13	384.40	385.50	385.59	385.59	0.006183	2.44	5.32	6.11	0.46
1	60	2-Year	Existing	52	384.40	389.22	389.23	389.23	0.000114	0.46	112.76	87.76	0.07
1	60	2-Year	Proposed	20	384.40	386.05	386.12	386.12	0.003347	2.22	9.03	7.34	0.35
1	60	2-Year	Pre-Develop	21	384.40	386.12	386.20	386.20	0.003129	2.19	9.58	7.51	0.34
1	60	10-Year	Existing	131	384.40	389.77	389.77	389.77	0.000269	0.78	167.18	113.79	0.11
1	60	10-Year	Proposed	77	384.40	389.44	389.44	389.44	0.000168	0.58	132.53	98.02	0.09
1	60	10-Year	Pre-Develop	67	384.40	389.29	389.30	389.30	0.000166	0.56	118.91	91.08	0.09

Dewberry
 Dewberry & Davis LLC
 8403 ARLINGTON BLVD.
 FAIRFAX, VA 22031
 PHONE: 703.949.0100
 FAX: 703.949.0519
 www.dewberry.com

Wetland
 Studies and Solutions, Inc.
 1408B-M Sullyfield Circle, Chantilly, Virginia 20151
 Phone 703.631.5800 Fax 703.631.5804
 www.wetlandstudies.com

Charles P. Johnson & Associates, Inc.
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
 3059 PENDER DRIVE, SUITE 210, FAIRFAX, VIRGINIA 22030 (703)265-7555
 SILVER SPRING, MD FAX (703)265-8555

CEDAR LANE / WEDDERBURN
 GENERALIZED DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SEAL
 COMMONWEALTH OF VIRGINIA
 PHILIP C. CHAMPAGNE
 No. 030073
 09/25/05
 PROFESSIONAL ENGINEER

KEY PLAN
 SEAL
 COMMONWEALTH OF VIRGINIA
 PAUL R. JARVIS
 No. 016520
 8-26-05
 PROFESSIONAL ENGINEER

SCALE
 AS NOTED

No.	DATE	BY	Description
7	08.25.05	gah	
6	07.26.05	gah	
5	05.13.05	gah	
4	04.11.05	gah	
3	01.21.05	gah	
2	10.05.04		SHEET ADDED
-	-	-	-
-	-	-	-

REVISIONS
 DRAWN BY GAH
 APPROVED BY LAM
 CHECKED BY LAM
 DATE 07/23/04

TITLE
**CEDAR LANE/
 WEDDERBURN
 STORM OUTFALL
 ANALYSIS**

PROJECT NO. M-10420
 SHEET NO. 7 OF 11

CEDAR LANE /
 WEDDERBURN
 GENERALIZED
 DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



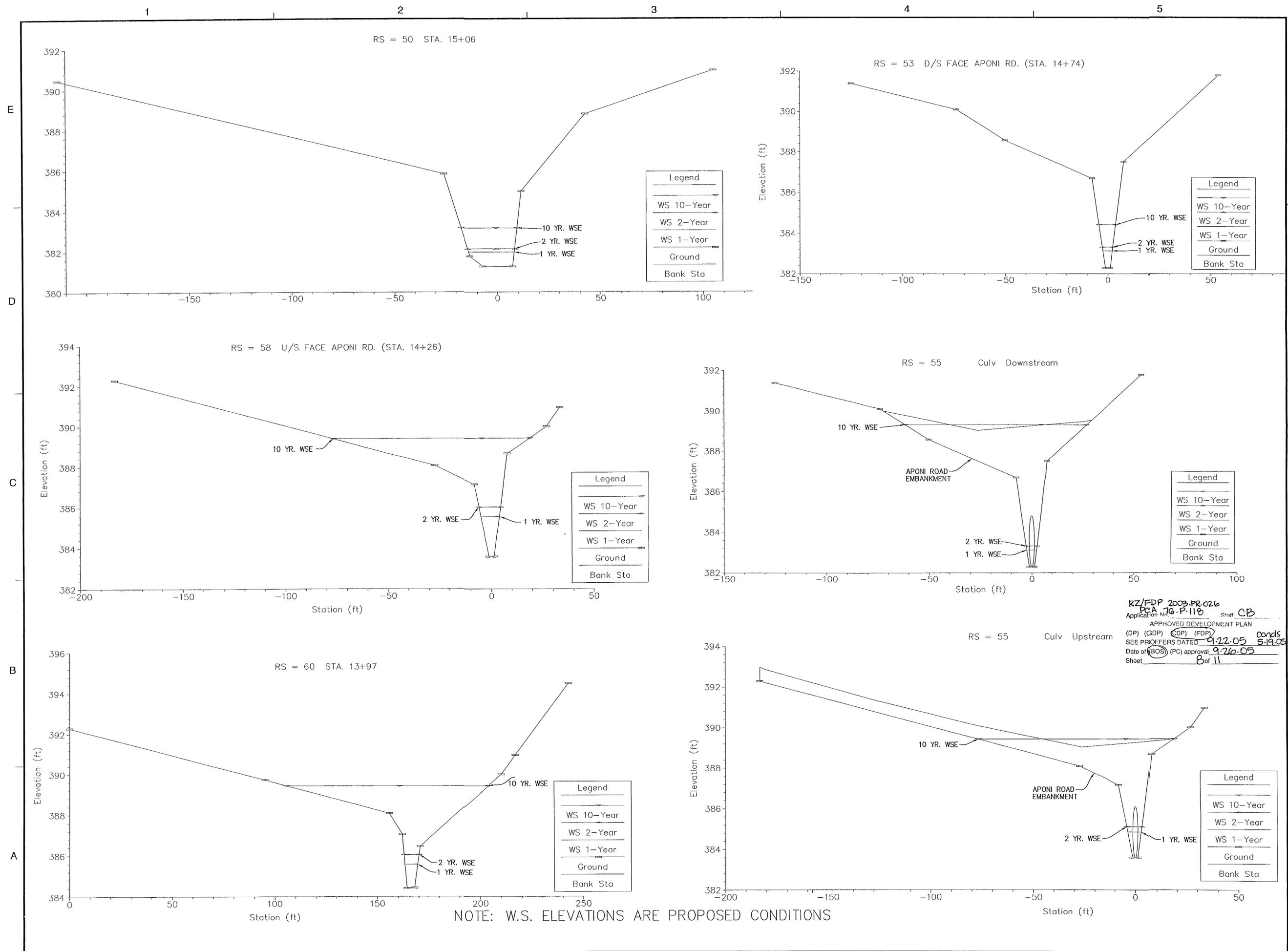
SCALE
 HORIZONTAL SCALE:
 1" = 20'
 VERTICAL SCALE:
 1" = 2'

No.	DATE	BY	Description
7	08.25.05	gah	
6	07.26.05	gah	
5	05.13.05	GAH	
4	04.11.05	gah	
3	01.21.05	gah	
2	10.05.04	gah	SHEET ADDED
-	-	-	-
No.	DATE	BY	Description

REVISIONS
 DRAWN BY: GAH
 APPROVED BY: LAM
 CHECKED BY: LAM
 DATE: 07/23/04

TITLE
**CEDAR LANE/
 WEDDERBURN
 STORM OUTFALL
 ANALYSIS**

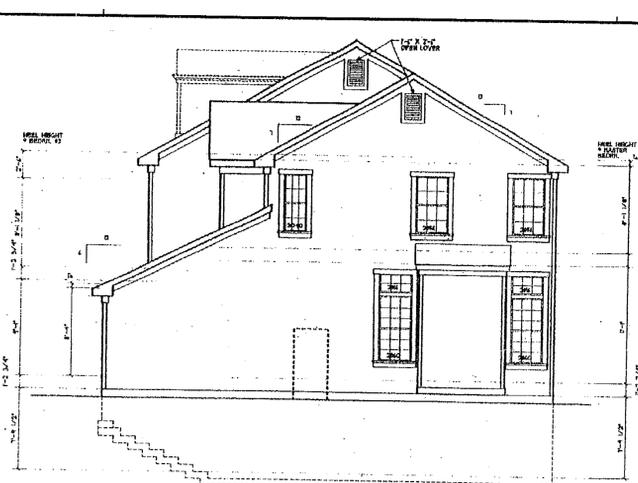
PROJECT NO. M-10420



RZ/FDP 2003-PR-026
 Application No. PA 76.P.118 Staff CB
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) conds
 SEE PROOFFERS DATED 9.22.05 5.19.05
 Date of (BOS) (PC) approval 9.26.05
 Sheet 8 of 11



FRONT ELEVATION
 SCALE: 1/8" = 1"



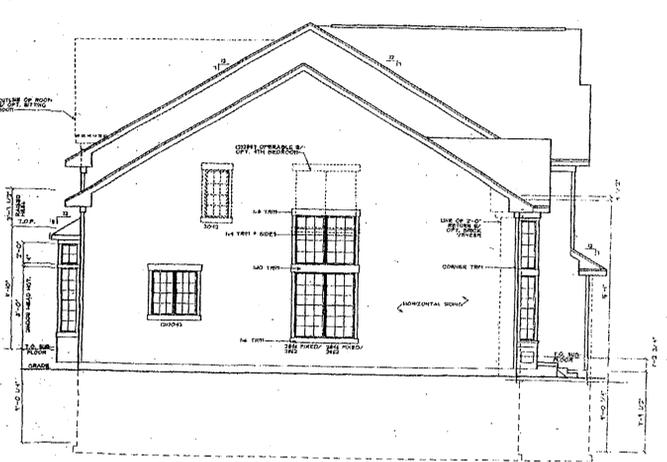
SIDE ELEVATION
 SCALE: 1/8" = 1"



FRONT ELEVATION
 NOT TO SCALE

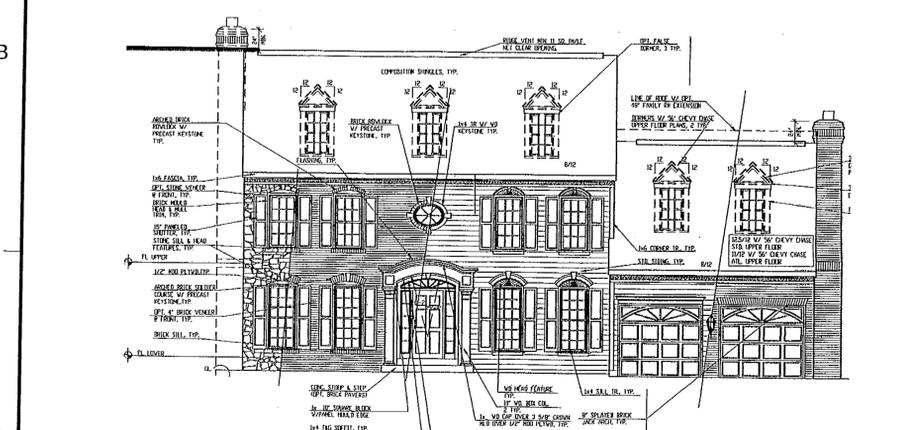


FRONT ELEVATION
 SCALE: 1/8" = 1"

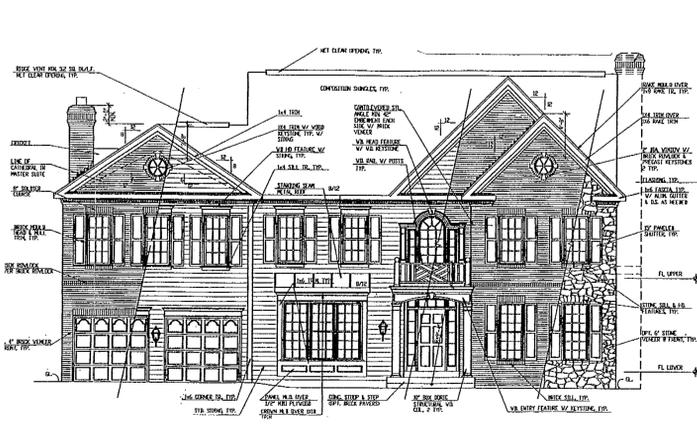


SIDE ELEVATION
 SCALE: 1/8" = 1"

THE ELEVATIONS REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL THEME OF THE PROPOSED DWELLINGS. THE ELEVATIONS WILL BE REFINED AND SUBJECT TO MODIFICATIONS WITH THE BUYERS' SELECTION OF OPTIONS AND FINAL ARCHITECTURAL DESIGN.



FRONT ELEVATION
 SCALE: 1/8" = 1"



FRONT ELEVATION
 SCALE: 1/8" = 1"



FRONT ELEVATION
 SCALE: 1/8" = 1"

RZ/EPP 2003-PR-026
 PCA 70.P.118
 Application No. 0141 CB
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (ODP) (FDP)
 SEE PROFESSIONERS DATED 9.22.05 Conds 5.19.05
 Date of (GOS) (PC) approval 9.26.05
 Sheet 9 of 11

CEAR LANE /
 WEDDERBURN
 GENERALIZED
 DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



SCALE
 AS NOTED

No.	DATE	BY	Description
7	08.25.05	gah	
6	07.26.05	gah	
5	05.13.05	GAH	
4	04.11.05	gah	
3	01.21.05	gah	
2	10.05.04	GAH	
1	08.19.04	GAH	

REVISIONS
 DRAWN BY GAH
 APPROVED BY LAM
 CHECKED BY LAM
 DATE 07/23/04

TITLE
**CEAR LANE/
 WEDDERBURN
 ARCHITECTURAL
 ELEVATIONS**

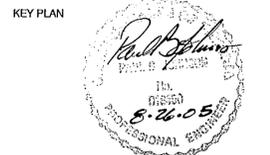
PROJECT NO. M-10420

Dewberry & Davis LLC
 8403 ARLINGTON BLVD.
 FAIRFAX VA 22031
 PHONE: 703.849.0100
 FAX: 703.849.0519
 www.dewberry.com

Wetland
 Consultants and Solutions, Inc.
 14088-A Sullyfield Circle, Chantilly, Virginia 20151
 Phone: 703.631.5800 Fax: 703.631.5804
 www.wetlandusa.com

Charles P. Johnson & Associates, Inc.
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
 3959 PEPPER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
 SILVER SPRING, MD FAX: (703)272-8995

CEDAR LANE / WEDDERBURN
 GENERALIZED DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



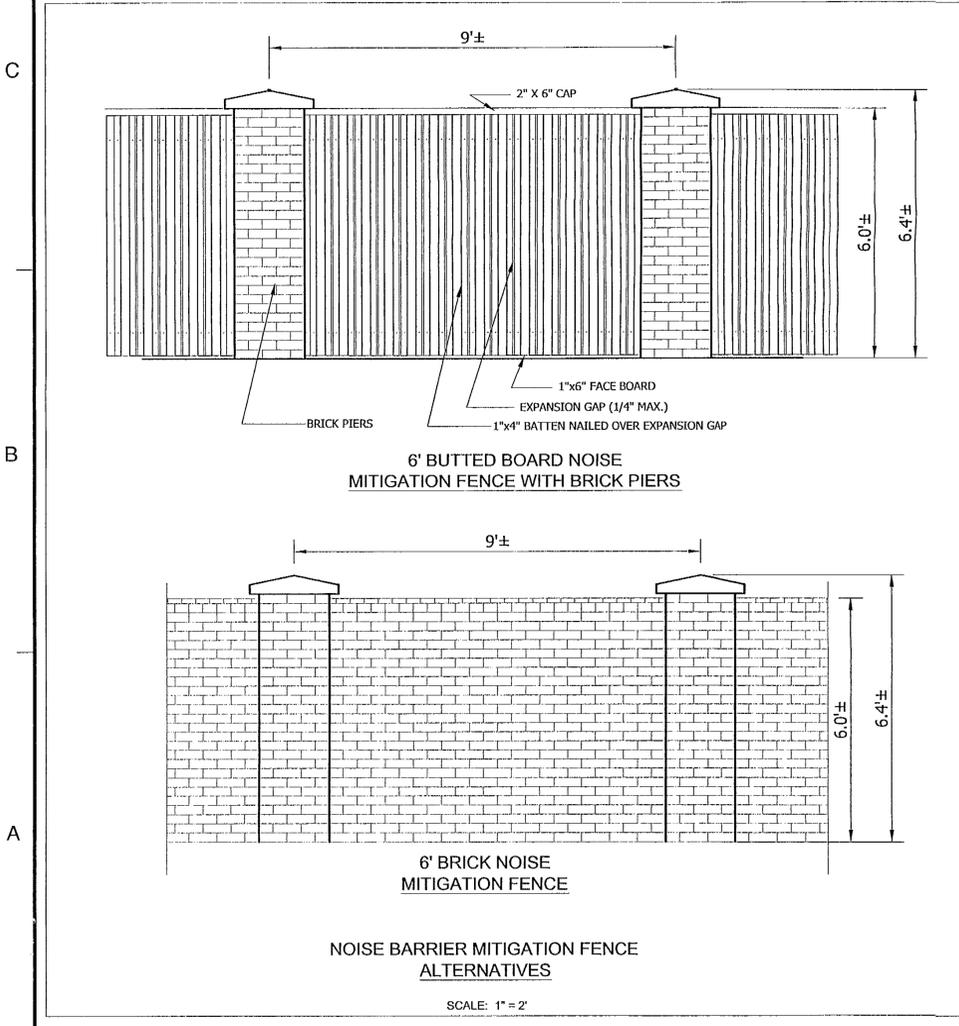
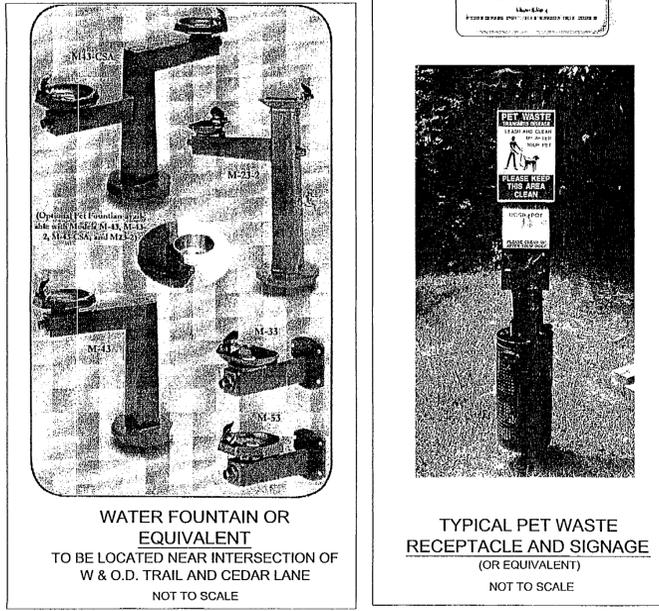
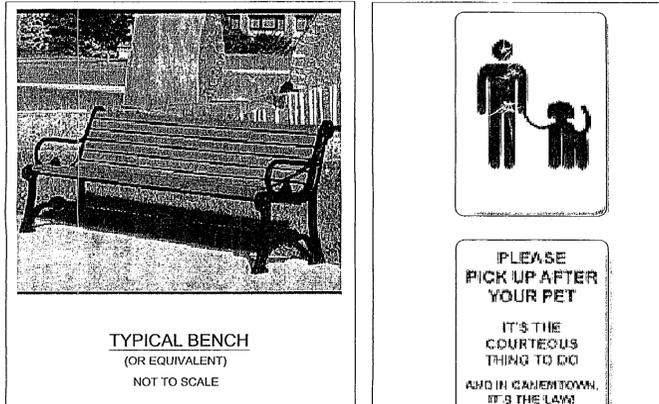
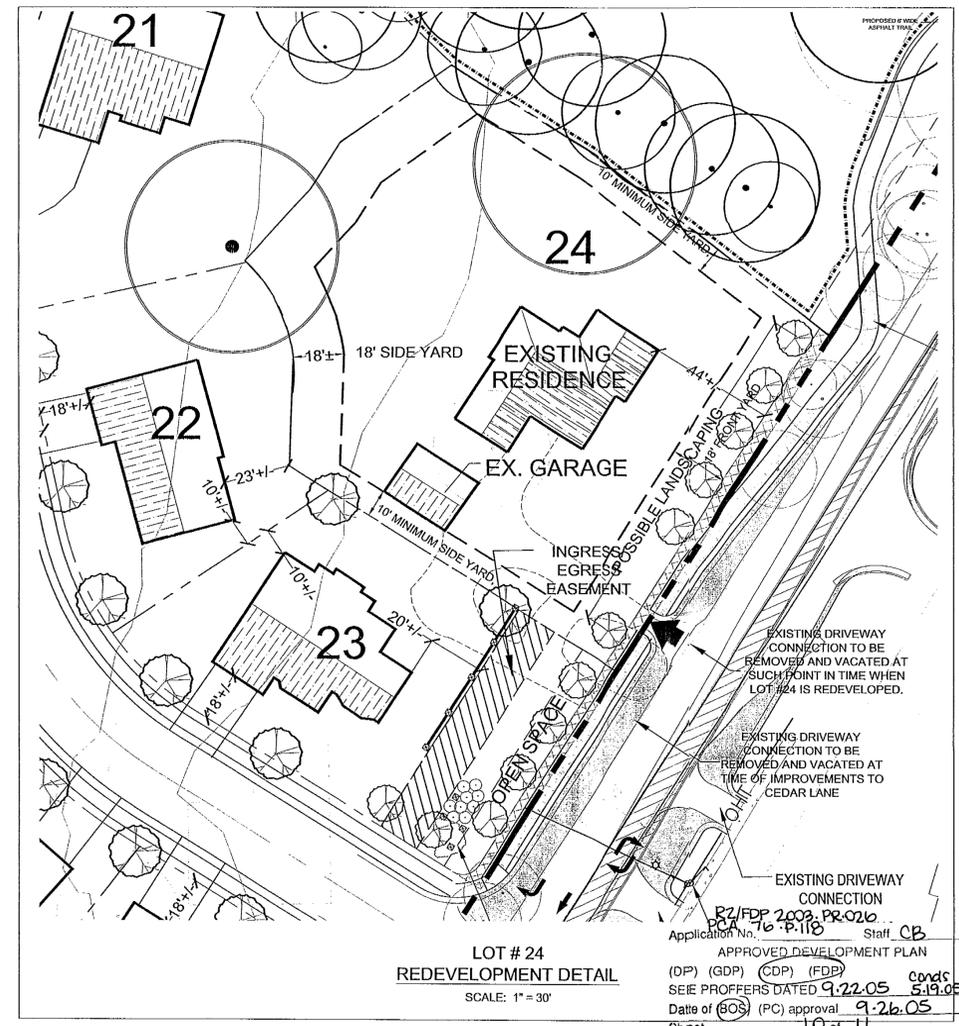
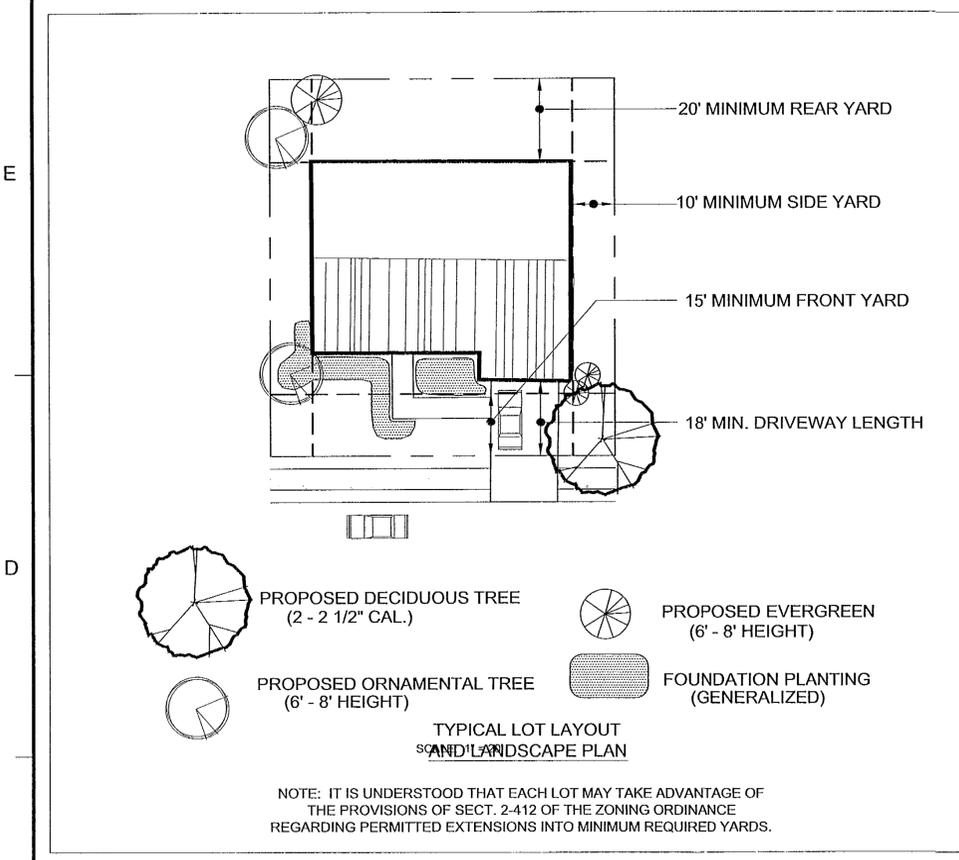
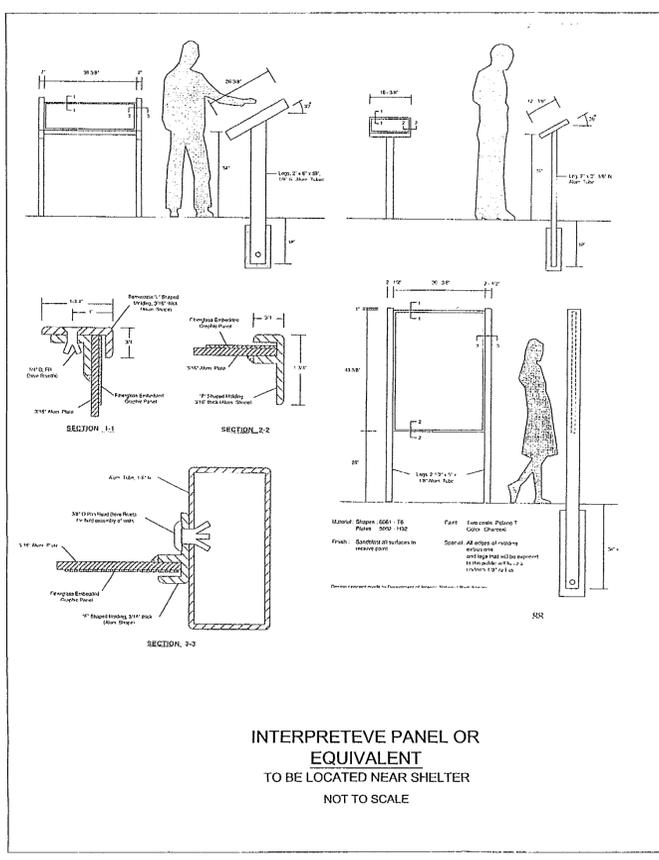
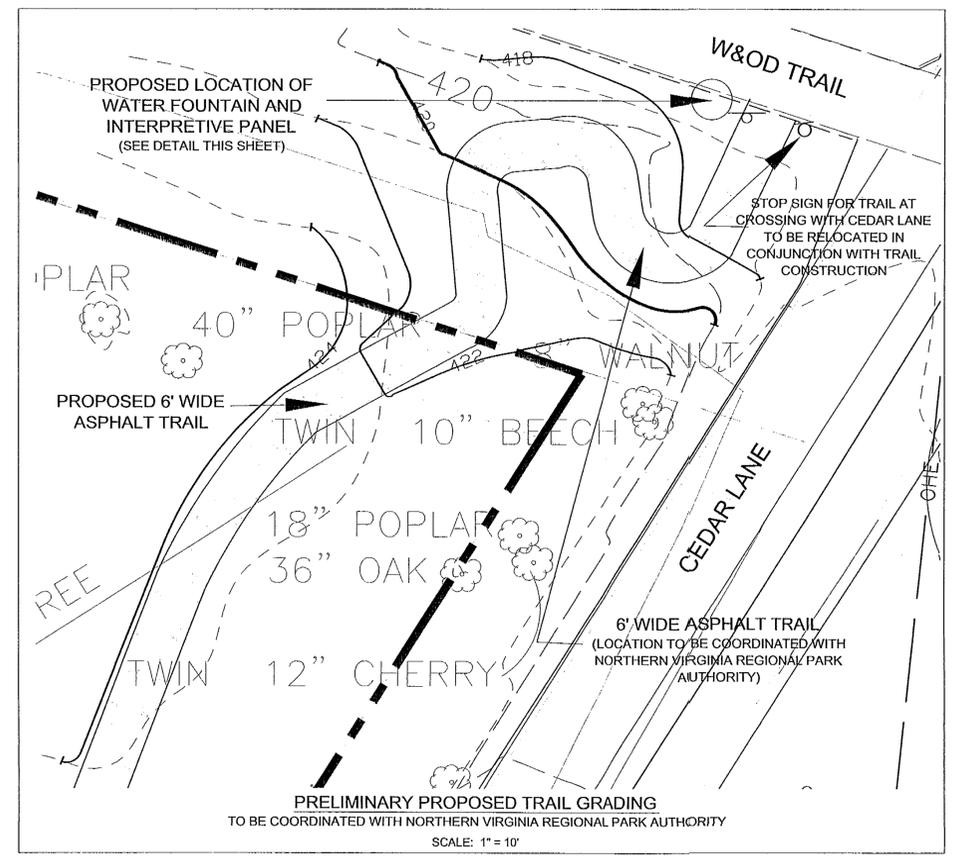
SCALE AS NOTED

No.	DATE	BY	Description
7	08.25.05	gah	
6	07.26.05	GAH	
5	05.13.05	GAH	
4	04.11.05	GAH	
3	01.21.05	gah	
2	10.05.04	GAH	
1	08.19.04	GAH	

REVISIONS
 DRAWN BY GAH
 APPROVED BY LAM
 CHECKED BY LAM
 DATE 07/23/04

TITLE
CEDAR LANE / WEDDERBURN DETAILS

PROJECT NO. M-10420



/// DENOTES CANOPY OF EXISTING TREES TO BE PRESERVED

○ PROPOSED DECIDUOUS TREE

○ PROPOSED ORNAMENTAL TREE

○ PROPOSED EVERGREEN TREE

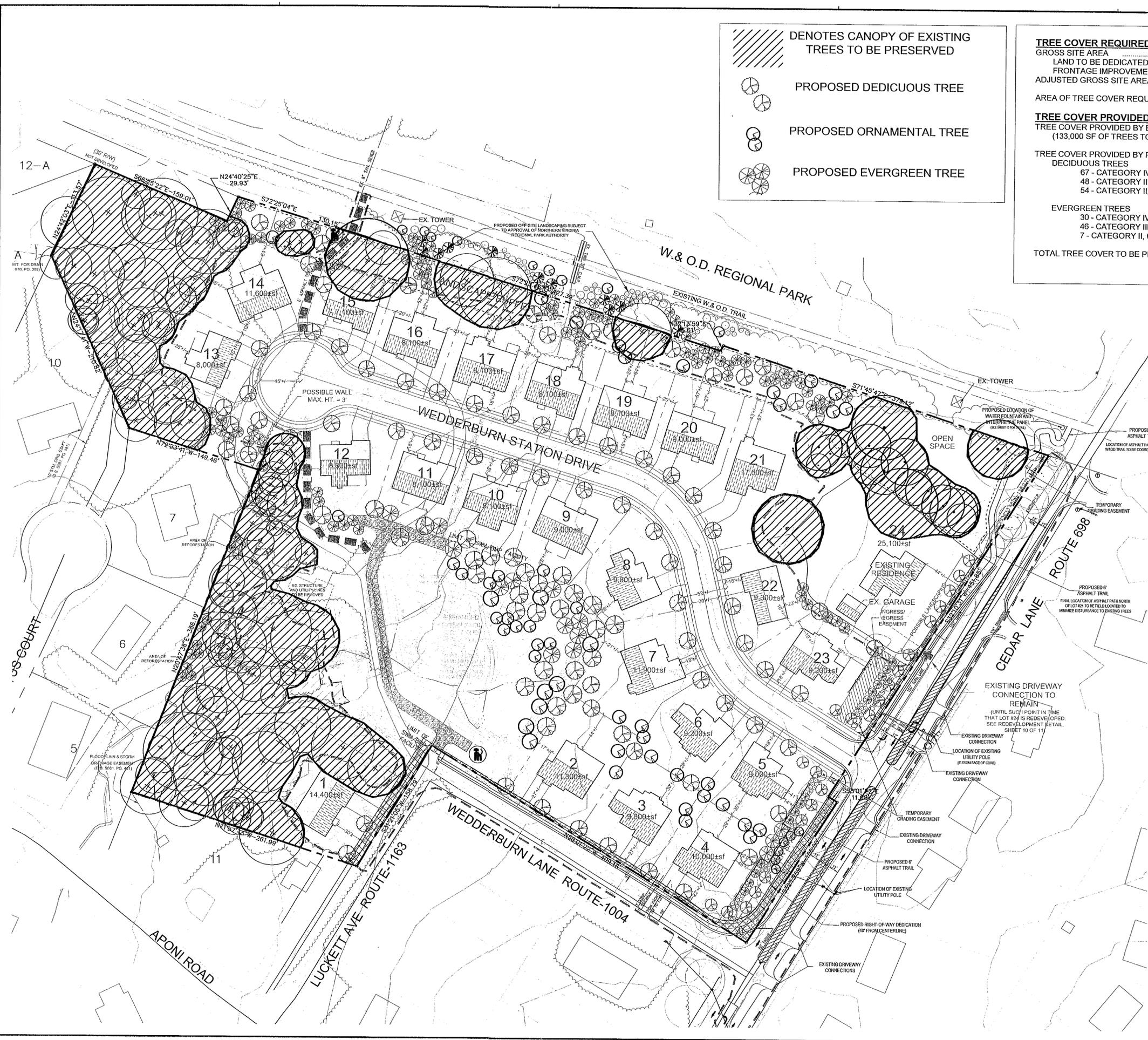
TREE COVER REQUIRED

GROSS SITE AREA	12.05 AC
LAND TO BE DEDICATED FOR STREET FRONTAGE IMPROVEMENTS	0.15±AC
ADJUSTED GROSS SITE AREA	11.90±AC
AREA OF TREE COVER REQUIRED (20%)	2.38±AC

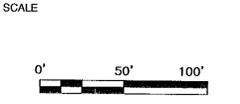
TREE COVER PROVIDED

TREE COVER PROVIDED BY EXISTING TREES TO BE PRESERVED (133,000 SF OF TREES TO BE PRESERVED X 1.25)	166,250±SF (3.82±AC)
TREE COVER PROVIDED BY PROPOSED LANDSCAPING	42,675 SF
DECIDUOUS TREES	
67 - CATEGORY IV, 3" CALIPER @ 250SF/TREE	= 16,750SF
48 - CATEGORY III, 3" CALIPER @ 175 SF/TREE	= 8,400 SF
54 - CATEGORY II, 1" CALIPER @ 75 SF/TREE	= 4,050 SF
EVERGREEN TREES	
30 - CATEGORY IV, 8' AT PLANTING @ 200 SF/TREE	= 6,000 SF
46 - CATEGORY III, 8' AT PLANTING @ 150 SF/TREE	= 6,900 SF
7 - CATEGORY II, 6' AT PLANTING @ 75 SF/TREE	= 575 SF
TOTAL TREE COVER TO BE PROVIDED	208,925 SF 4.80±AC 40.3%

E
D
C
B
A



CEDAR LANE / WEDDERBURN
 GENERALIZED DEVELOPMENT PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



No.	DATE	BY	Description
7	08.25.05	gah	
6	07.26.05	gah	GAH
5	05.13.05	GAH	sheet added
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

REVISIONS

DRAWN BY: GAH
 APPROVED BY: LAM
 CHECKED BY: LAM
 DATE: 07/23/04

TITLE
CEDAR LANE / WEDDERBURN TREE COVER CALCULATIONS

RZ/FDP 2003-PR-026
 Application No. PCA 10-P-118 Staff OB
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP) conds
 SEE PROFFERS DATED 9.22.05 5.19.05
 Date of BOS (PC) approval 9.26.05
 Sheet: 11 of 11

PROJECT NO. M-10420