

VICINITY MAP
SCALE: 1" = 2,000'

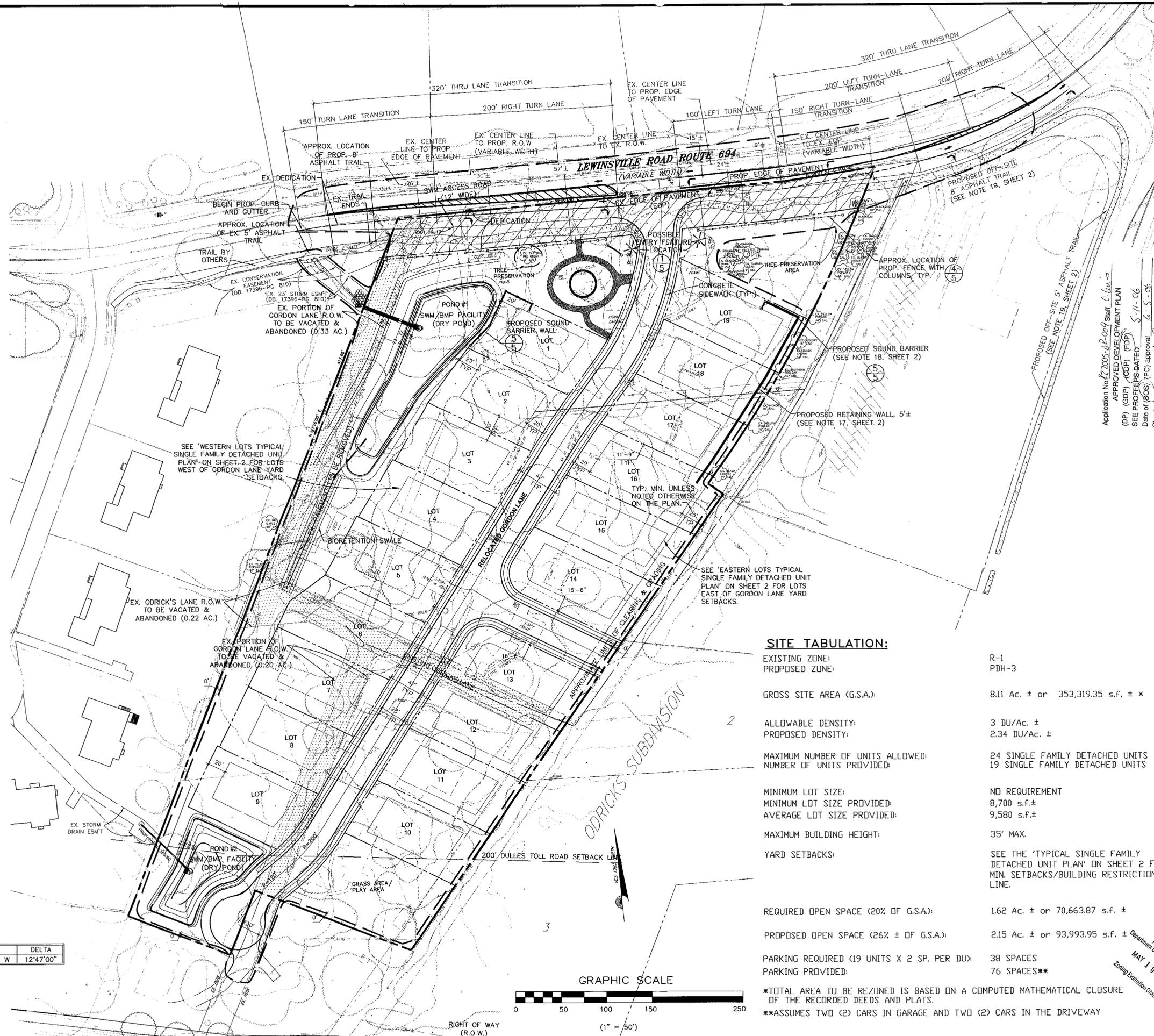
- AREA OF R.O.W. DEDICATION
- EXISTING AREA OF R.O.W. TO BE ABANDONED
- APPROXIMATE LIMITS OF CLEARING & GRADING
- EXISTING TREELINE
- POSSIBLE ENTRY FEATURE LOCATION

LOT SIZE TABLE:

LOT NUMBER	LOT AREA
1	8,930 s.f.±
2	9,170 s.f.±
3	9,190 s.f.±
4	9,240 s.f.±
5	9,140 s.f.±
6	9,880 s.f.±
7	9,790 s.f.±
8	9,190 s.f.±
9	8,700 s.f.±
10	9,180 s.f.±
11	9,410 s.f.±
12	9,630 s.f.±
13	10,500 s.f.±
14	10,850 s.f.±
15	10,470 s.f.±
16	10,410 s.f.±
17	9,210 s.f.±
18	9,250 s.f.±
19	9,970 s.f.±

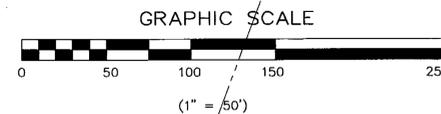
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1,405.70'	313.63'	157.47'	312.98'	S 34°12'00" W	12°47'00"



SITE TABULATION:

EXISTING ZONE:	R-1
PROPOSED ZONE:	PDH-3
GROSS SITE AREA (G.S.A.):	8.11 Ac. ± or 353,319.35 s.f. ± *
ALLOWABLE DENSITY:	3 DU/Ac. ±
PROPOSED DENSITY:	2.34 DU/Ac. ±
MAXIMUM NUMBER OF UNITS ALLOWED:	24 SINGLE FAMILY DETACHED UNITS
NUMBER OF UNITS PROVIDED:	19 SINGLE FAMILY DETACHED UNITS
MINIMUM LOT SIZE:	NO REQUIREMENT
MINIMUM LOT SIZE PROVIDED:	8,700 s.f.±
AVERAGE LOT SIZE PROVIDED:	9,580 s.f.±
MAXIMUM BUILDING HEIGHT:	35' MAX.
YARD SETBACKS:	SEE THE 'TYPICAL SINGLE FAMILY DETACHED UNIT PLAN' ON SHEET 2 FOR MIN. SETBACKS/BUILDING RESTRICTION LINE.
REQUIRED OPEN SPACE (20% OF G.S.A.):	1.62 Ac. ± or 70,663.87 s.f. ±
PROPOSED OPEN SPACE (26% ± OF G.S.A.):	2.15 Ac. ± or 93,993.95 s.f. ±
PARKING REQUIRED (19 UNITS X 2 SP. PER DU):	38 SPACES
PARKING PROVIDED:	76 SPACES**
*TOTAL AREA TO BE REZONED IS BASED ON A COMPUTED MATHEMATICAL CLOSURE OF THE RECORDED DEEDS AND PLATS.	
**ASSUMES TWO (2) CARS IN GARAGE AND TWO (2) CARS IN THE DRIVEWAY	



Application No. 2005-02-009 Staff: C. L. ...
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (GDP) (FDP) (FDP)
SEE PROFESSIONAL DATED: 5-11-06
Date of (GOS) (PC) approval: 6-5-06
Sheet: 1 of 8

CONCEPTUAL/FINAL DEVELOPMENT PLAN

McLEAN GLEN

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: RLM
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JANUARY, 2005
SCALE: HOR. 1" = 50'
VERT. 1" = 10'
SHEET 1 OF 6
CO. NO. 0000-XX-00
CAD NAME: G4092FDP.DWG
LAYOUT: CDPFDP
FILE NO. 04092.01-00

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
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(703)449-8100 (703)449-8108 (Fax)
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REVISED MARCH 23, 2006
REVISED MARCH 20, 2006
REVISED MARCH 9, 2006
BC REVISIONS
REVISED JUNE 9, 2005
REVISED AUGUST 5, 2005
REVISED OCTOBER 6, 2005
REVISED OCTOBER 9, 2005
REVISED JANUARY 31, 2006
REVISED FEBRUARY 16, 2006
CONTRACT PURCHASER & APPLICANT:
WINCHESTER HOMES INC.
6905 ROCKLEDGE DRIVE
SUITE 800
BETHESDA, MD 20817

RECEIVED
MAY 10 2005
Zoning Evaluation Division

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

GENERAL NOTES:

- THE PROPERTY DELINEATED ON THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP # 29-1-((1)), PARCELS 33, 33A, 34, 34A, 35, PORTION OF 35A, 36, 37, 37A 38, 39, 40B, 41, ALL OF ODRICK'S LANE AND A PORTION OF GORDON LANE. EACH PARCEL IS CURRENTLY ZONED R-1.
- THE TOPOGRAPHY SHOWN HEREON WAS OBTAINED FROM AIR SURVEY CORPORATION (DEC. 2004) USING HIGH FLIGHT AERIAL PHOTOGRAMMETRIC METHODS. THE TOPOGRAPHY IS SHOWN AT A 2 FOOT CONTOUR INTERVAL. BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES DUE TO INACCURACIES IN TOPOGRAPHIC INFORMATION SHOWN HEREON.
- THE BOUNDARY INFORMATION SHOWN HEREON IS FROM DEEDS OF RECORD AND ADJACENT INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY.
- THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE DRANESVILLE MAGISTERIAL DISTRICT, THE BLUE PLAINS SANITARY SEWER DISTRICT (SCOTTS RUN E-1 SEWER SUB SHED), AND THE DIFFICULT RUN WATER SHED.
- 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 EXCEPT FOR THE FOLLOWING MODIFICATIONS:
- ACCORDING TO THE COUNTY WIDE TRAILS PLAN DATED 2001, THERE IS A PEDESTRIAN TRAIL REQUIRED ALONG LEWINSVILLE ROAD. AN 8' WIDE TRAIL WILL BE PROVIDED ALONG LEWINSVILLE ROAD.
- THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN THE STORMWATER MANAGEMENT PONDS (DRY) IN ACCORDANCE WITH THE FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES. A BIORETENTION SWALE MAY BE CONSTRUCTED TO ADDRESS STORMWATER MANAGEMENT REQUIREMENTS. SEE PLAN FOR LOCATIONS. REQUIRED SWM/BMP INFORMATION AND CALCULATIONS TO BE SUBMITTED WITH THIS CDP/FDP AS A SEPARATE EXHIBIT.
- THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UNDERGROUND UTILITY EASEMENTS HAVING A 25' WIDTH OR MORE ON THE SITE.
- THIS PLAN DOES NOT SHOW 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 OR FEDERAL LAWS.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON THIS SITE. ALL EXISTING STRUCTURES FOUND ON SITE SHALL BE REMOVED. THEIR DATES OF CONSTRUCTION ARE NOT KNOWN.
- ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS & UTILITY CROSSING SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS.
- ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS.
- IN ACCORDANCE WITH ARTICLE 16, PART 4, SECTION 16-403, PARAGRAPH 4, OF THE FAIRFAX COUNTY 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 AS LONG AS THERE IS NO DECREASE IN LANDSCAPING OR OPEN SPACE AT THE PERIPHERY OF THE SITE.
- THE APPROXIMATE LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN.
- THE 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. ± IS 10% HIGHER OR LOWER THAN GIVEN VALUE.
- SOUND BARRIER HEIGHT AND LOCATION ARE TO BE DETERMINED WITH FINAL GRADING AND ENGINEERING.
- PROPOSED OFF-SITE 5' AND 8' ASPHALT TRAIL TO BE CONSTRUCTED BY APPLICANT. EXACT LOCATION TO BE DETERMINED AT FINAL SITE PLAN.

- VICINITY MAP AS SHOWN ON PLAN.
 - CONTRACT PURCHASER/APPLICANT: WINCHESTER HOMES INC. 6905 ROCKLEDGE DRIVE SUITE 800 BETHESDA, MD 20817

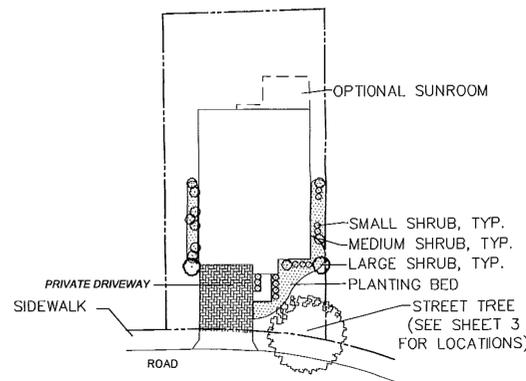
OWNER AND AREA TABULATION

PARCEL NO.	ZONING	OWNER	DEED BOOK/PAGE	AREA (COMPUTED) (SEE NOTE 3)
33	R-1	THOMAS M. GORDON GLORIA LEE GORDON	10864/1626	0.77 AC.
33A	R-1	THOMAS M. GORDON GLORIA LEE GORDON	10864/1624	0.05 AC.
34	R-1	MARY JANE GASKINS PAULA LYLES	9192/1282	0.45 AC.
34A	R-1	MARY JANE GASKINS PAULA LYLES	9192/1282	0.03 AC.
35	R-1	THOMAS M. GORDON DELANCIA G. WEAVER MARVIN G. MILLER	9274/1503	1.51 AC.
PORTION OF 35A	R-1	THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA	C-12/370	0.29 AC.
36	R-1	MOON HA OH JUNG YI OH WILLIAM B. PARK SUE Y. PARK	15413/192	1.04 AC.
37	R-1	JOHN AUGUSTUS SMITH FRANCIS LEE SMITH	1869/233	0.63 AC.
37A	R-1	THOMAS M. GORDON GLORIA LEE GORDON	4105/208 10440/1457	0.50 AC.
38	R-1	CLARENCE A. ROBINSON JR. MAXINE ROBINSON	09490/1591	0.58 AC.
39	R-1	WINNIE V. ROBINSON ALMA DELORES BAILEY CHARLES E. ROBINSON	16223/1960	0.50 AC.
40B	R-1	LOLITA M. BRIDGES	03652/0199	0.52 AC.
41	R-1	LOLITA M. BRIDGES	03652/0199	0.49 AC.
PORTION OF GORDON LANE (TO BE VACATED AND ABANDONED)	R-1		563/473 563/475 563/479	0.33 AC.
ODRICK'S LANE (TO BE VACATED AND ABANDONED)	R-1		938/65 1019/84 1150/228	0.22 AC.
PORTION OF GORDON LANE (TO BE VACATED AND ABANDONED)	R-1		1019/84	0.20 AC.
TOTAL AREA TO BE REZONED				8.11 AC.

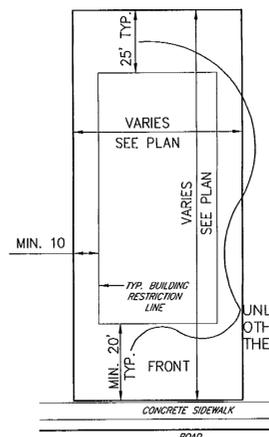
- TOPOGRAPHY AS SHOWN ON THE PLAN. SEE GENERAL NOTE 2.
 - SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
 - N/A (SINGLE FAMILY DETACHED DWELLINGS). MAXIMUM BUILDING HEIGHT IS 35'.
 - PROPOSED CIRCULATION AS SHOWN ON THE PLAN. SEE GENERAL NOTE 6 FOR TRAILS REQUIREMENTS.
 - MAJOR OPEN SPACE AS SHOWN ON THE PLAN.
 - N/A
 - EXISTING AND PROPOSED ROADS AND, REQUIRED DIMENSIONS AS SHOWN ON THE PLAN.
 - NO 100 YR. FLOOD PLAIN, R.P.A., OR E.Q.C. EXIST ON SITE.
 - INFORMATION REGARDING VEGETATION AS SHOWN ON THE EXISTING VEGETATION MAP TO BE SUBMITTED WITH THIS CDP/FDP AS A SEPARATE EXHIBIT.
 - STORMWATER MANAGEMENT AS SHOWN ON THE PLAN. SEE GENERAL NOTE 8.
 - EXISTING UTILITY EASEMENTS AS SHOWN ON THE PLAN OR REFER TO GENERAL NOTE 9.
 - AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THE PROPERTY SHALL BE CONSIDERED FOR TREE PRESERVATION AND PASSIVE RECREATION DEVELOPMENT.
 - THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
 - THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
 - ALL REQUIRED LANDSCAPE SCREENING IS SHOWN ON THE PLAN. PERIPHERAL DIMENSIONS ARE AS SHOWN ON THE PLAN. REFER TO THE TYPICAL UNIT PLAN (BELOW, RIGHT) FOR ADDITIONAL SETBACK INFORMATION.
 - ALL EXISTING STRUCTURES ARE TO BE REMOVED. THE DATES OF CONSTRUCTION OF ALL STRUCTURES ON SITE ARE NOT KNOWN.
 - N/A
 - REFER TO THE SITE TABULATIONS FOR PROPOSED NUMBER OF DWELLING UNITS.
 - REFER TO THE SITE TABULATIONS FOR OPEN SPACE CALCULATIONS.
 - SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
 - AMENITY AREAS ARE AS SHOWN ON THE PLAN.
 - DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
- SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.
- PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE ARE SHOWN ON THE PLAN. TIMING FOR SUCH IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
- N/A.

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

- VICINITY MAP AS SHOWN ON THE PLAN.
 - PROPERTY LINE INFORMATION AS SHOWN ON THE PLAN.
 - REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.
 - SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
 - EXISTING STREET INFORMATION AS SHOWN ON THE PLAN.
 - TOPOGRAPHY AS SHOWN ON THE PLAN. SEE GENERAL NOTE 2.
 - PROPOSED USES AS SHOWN ON THE PLAN.
 - N/A (SINGLE FAMILY DWELLING). MAXIMUM BUILDING HEIGHT IS 35'.
 - DISTANCES FROM PROPOSED DEVELOPMENT (LOT LINE) TO THE SITE BOUNDARY ARE SHOWN ON THE PLAN.
 - N/A
 - PROPOSED CIRCULATION AS SHOWN ON THE PLAN. REFER TO GENERAL NOTE 6 FOR COMPREHENSIVE PLAN TRAILS INFORMATION.
 - N/A
 - OPEN SPACE AND AMENITY AREAS ARE AS SHOWN ON THE PLAN.
 - INFORMATION REGARDING VEGETATION AS SHOWN ON THE EXISTING VEGETATION MAP TO BE SUBMITTED WITH THIS CDP/FDP AS A SEPARATE EXHIBIT.
 - THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
 - PROPOSED UTILITIES AS SHOWN ON THE PLAN OR REFER TO GENERAL NOTE 10.
 - STORMWATER MANAGEMENT AS SHOWN ON THE PLAN. SEE GENERAL NOTE 8.
 - EXISTING UTILITY EASEMENTS AS SHOWN ON THE PLAN OR REFER TO GENERAL NOTE 9.
 - NO 100 YR. FLOOD PLAIN, R.P.A. OR E.Q.C. EXIST ON SITE.
 - DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED BY MARKET CONDITIONS.
- REFER TO THE SITE TABULATIONS.
- SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.
- ARCHITECTURAL SKETCHES ARE SHOWN ON SHEET 6. SIGNS AND LIGHT FIXTURES ARE SHOWN ON SHEET 7.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
- SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
- N/A
- N/A.

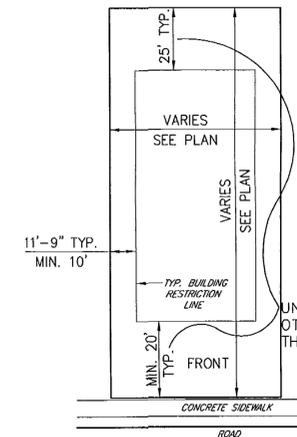


(FOR ILLUSTRATIVE PURPOSES ONLY)
TYPICAL SINGLE FAMILY DETACHED UNIT WITH LANDSCAPE PLAN
NO SCALE



HOUSES SHALL BE NO CLOSER THAN 30' APART FOR THE LOTS WEST OF GORDON LANE.

WESTERN LOTS TYPICAL SINGLE FAMILY DETACHED UNIT PLAN
NO SCALE



10' MINIMUM SIDE YARD.
HOUSES SHALL BE NO CLOSER THAN 23'-6" APART FOR THE LOTS EAST OF GORDON LANE.

EASTERN LOTS TYPICAL SINGLE FAMILY DETACHED UNIT PLAN
NO SCALE

* EXTENSIONS INTO THE MINIMUM YARD SETBACKS SUCH AS DECKS, BAY WINDOWS, PATIOS, CHIMNEYS, AREAWAYS, MECHANICAL EQUIPMENT AND OTHER SIMILAR APPURTENANCES MAY ENCROACH INTO MINIMUM YARDS AS ESTABLISHED ON THE "LOT TYPICAL" AND SHALL COMPLY WITH THE REGULATIONS SET FORTH BY THE FAIRFAX COUNTY ZONING ORDINANCE, ARTICLE 2 SECTION 412 AND/OR ARTICLE 10.

Application No. 2005-08-009 Sheet 2 of 8
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (GDP) (FDP) 5-11-06
SEE PROFFERS DATED 5-11-06
Date of (BOS) (PO) approval 6-5-06
Sheet

GENERAL NOTES AND DETAILS

McLEAN GLEN

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	REVISOR	DATE
JUNE 9, 2005		
AUGUST 5, 2005		
REVISED OCTOBER 6, 2005		
REVISED JANUARY 31, 2006		
REVISED FEBRUARY 16, 2006		
OWNER	CONTRACT PURCHASER & APPLICANT:	
WINCHESTER HOMES INC.	WINCHESTER HOMES INC.	
6905 ROCKLEDGE DRIVE	6905 ROCKLEDGE DRIVE	
BETHESDA, MD 20817	BETHESDA, MD 20817	
DESIGNED BY: RLM		
DRAFTED BY: CAD		
CHECKED BY: PLR		
DATE: JANUARY, 2005		
SCALE: HOR. N/A		
VERT.		
SHEET 2 OF 6		
CO. NO. 0000-XX-00		
CAD NAME: G4092Notes.DWG		
LAYOUT: NOTES		
FILE NO. 04092.01-00		

BC Consultants
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(703)449-8100 (Fax)
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LEGEND:

-  LARGE DECIDUOUS TREE
-  ORNAMENTAL TREE
-  LARGE EVERGREEN TREE
-  MEDIUM EVERGREEN TREE
-  10' -12' LEYLAND CYPRESS
-  LARGE SHRUB
-  MEDIUM SHRUB
-  SMALL SHRUB
-  STREET LIGHT
-  BENCH
-  EX. TREES TO BE SAVED
-  EX. OFF SITE TREES
-  SPECIAL PAVING
-  AQUATIC PLANTINGS
-  PERENNIALS, GROUND COVERS AND/OR SHRUB MASSINGS
-  EXISTING TREELINE
-  LIMITS OF CLEARING & GRADING (UNLESS NOTED OTHERWISE BELOW)

TREE COVER CALCULATIONS:

GROSS SITE AREA (G.S.A.):	8.11 Ac. ± or 353,319.35 s.f. ±
ROAD DEDICATION:	0.49 Ac. ± or 21,419.10 s.f. ±
ADJUSTED GROSS SITE AREA (A.G.S.A.):	7.61 Ac. ± or 331,900.10 s.f. ±
PROPOSED ZONE:	PDH-3
TREE COVER REQUIRED (20.0%):	66,380 s.f. ±
TREE COVER PROVIDED (20.0%):	66,380 s.f. ± MIN.
AREA FROM PRESERVATION:	TO BE DETERMINED
AREA FROM PLANTING:	TO BE DETERMINED

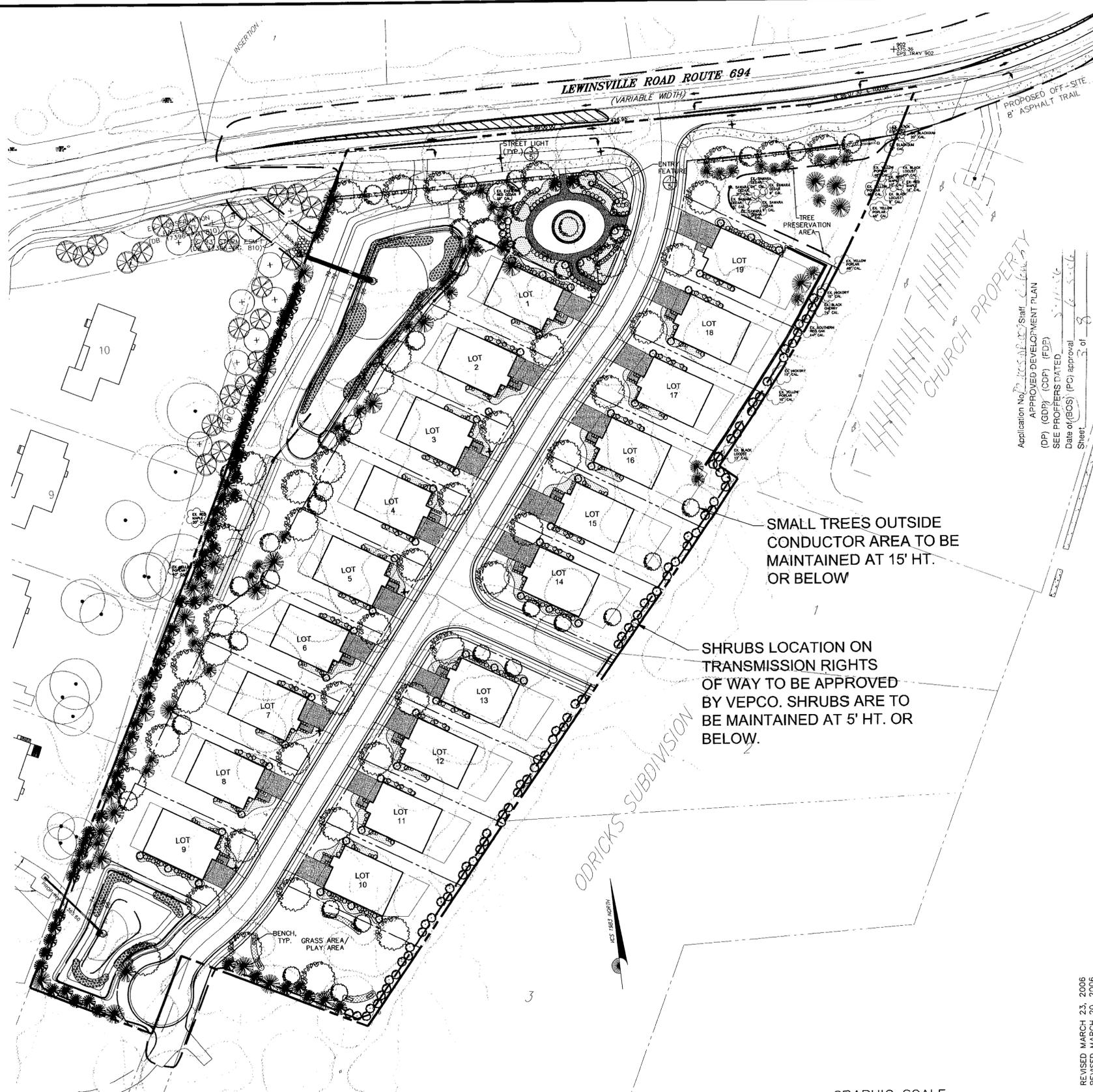


EXAMPLE OF LEYLAND CYPRESS BUFFER

RECOMMENDED PLANT LIST:

SHADE TREES		ORNAMENTAL TREES		EVERGREEN TREES	
Littleleaf Linden	Eastern Redbud	Holly, Sp.			
Red Maple	Flowering Dogwood	Pine, Sp.			
Red Oak	Sweetbay Magnolia	Leyland Cypress			
London Plane Tree	Yoshino Cherry	Serbian Spruce			

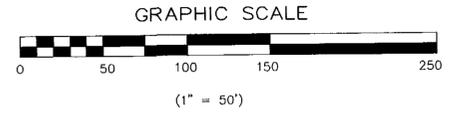
SHRUBS		PERENNIALS		AQUATIC PLANTS	
Azalea, Sp.	Burning Bush	Astilbe	Iris	Arrowhead	
Boxwood	Southern Bayberry	Black-eyed Susan	Ornamental Grasses	Marsh Hibiscus	
Butterfly Bush	Viburnum, Sp.	Coreopsis	Perovskia	Pickersweed	
Holly, Sp.	Spirea, sp.	Daylily	Sedum	New England Aster	
Hydrangea	Yew, Sp.	Hosta	Purple Coneflower	Cardinal Flower	



SMALL TREES OUTSIDE CONDUCTOR AREA TO BE MAINTAINED AT 15' HT. OR BELOW

SHRUBS LOCATION ON TRANSMISSION RIGHTS OF WAY TO BE APPROVED BY VEPCO. SHRUBS ARE TO BE MAINTAINED AT 5' HT. OR BELOW.

NOTE: HOUSE FOOTPRINTS ARE APPROXIMATE AND ARE SHOWN HERE FOR ILLUSTRATIVE PURPOSES ONLY.



THIS SHEET FOR LANDSCAPING PURPOSES ONLY

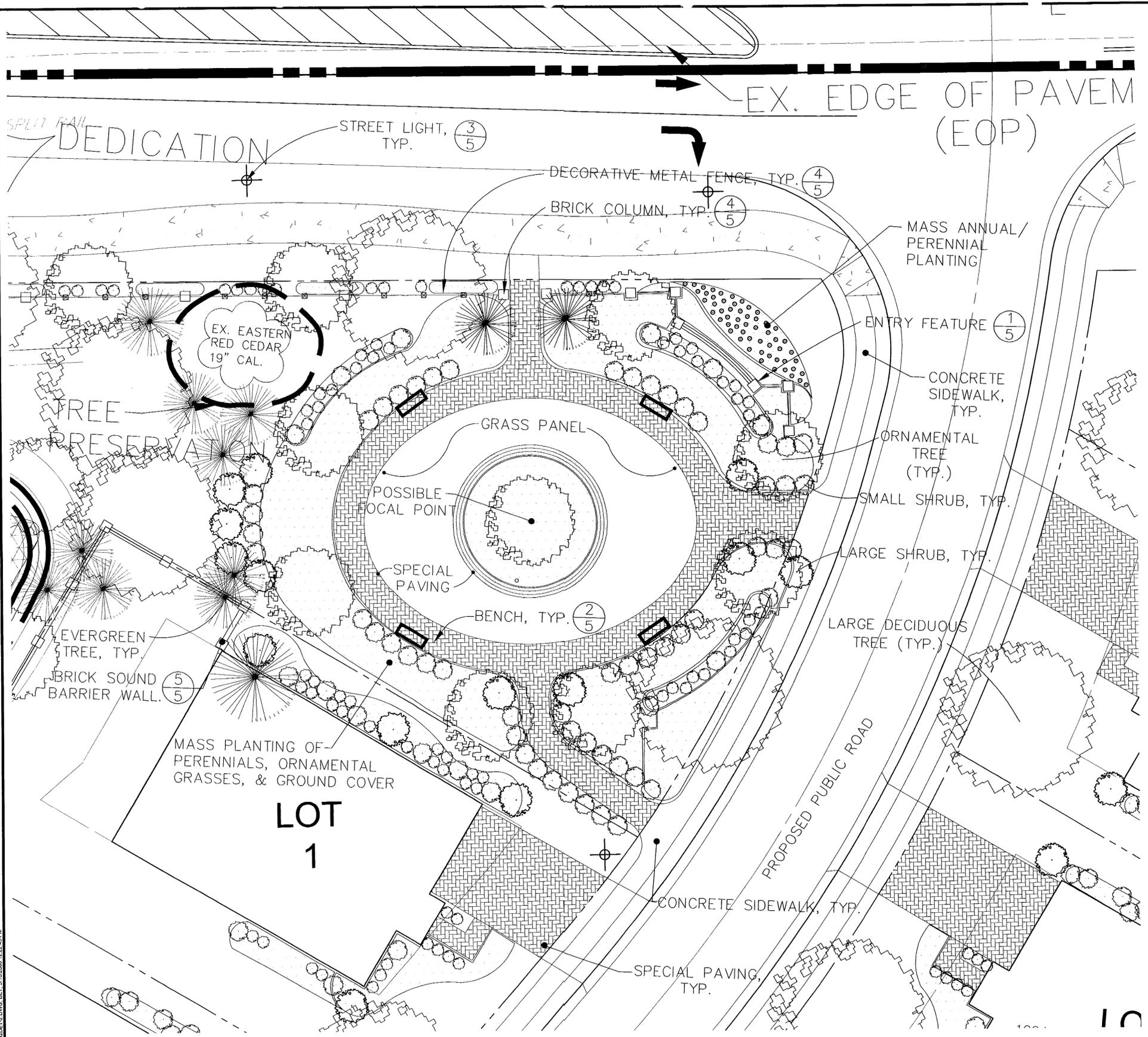
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LANDSCAPE PLAN
McLEAN GLEN
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISED MARCH 23, 2006	BC REVISIONS	DESIGNED BY: RLM
REVISED MARCH 20, 2006	REVISED JUNE 9, 2005	DRAFTED BY: CAD
REVISED MARCH 9, 2006	REVISED AUGUST 5, 2005	CHECKED BY: PLR
REVISED FEBRUARY 23, 2006	REVISED OCTOBER 6, 2005	DATE: JANUARY, 2005
	REVISED JANUARY 31, 2006	SCALE: HOR 50'
	REVISED FEBRUARY 15, 2006	VERT.
	OWNER: WINCHESTER HOMES INC.	SHEET 3 OF 6
	CONTRACT PURCHASER & APPLICANT: WINCHESTER HOMES INC.	CO. NO. 0000-XX-00
	6905 ROCKLEDGE DRIVE	CAD NAME: G4092isc
	SUITE 800	LAYOUT: LSC
	BETHESDA, MD 20817	FILE NO. 04092.01-00

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 REF: G4092.01-00-00 G4092isc



COMMUNITY AMENITY AREA PLAN

SCALE: 1"=10'

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

Application No. 2004-002-PC-Staff
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFESSIONAL SEAL
 Date of (BOS) (PC) approval
 Sheet 4 of 4



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COMMUNITY AMENITY AREA PLAN

McLEAN GLEN

DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISED MAY 5, 2006
 REVISED MARCH 31, 2006
 REVISED MARCH 23, 2006
 REVISED MARCH 20, 2006
 REVISED MARCH 9, 2006

BC REVISIONS
 JUNE 9, 2005
 REVISED AUGUST 5, 2005
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 REVISED JANUARY 31, 2006
 REVISED FEBRUARY 16, 2006
 OWNER
 CONTRACT PURCHASER & APPLICANT:
 WINCHESTER HOMES INC.
 SUITE 800
 BETHESDA, MD 20817

DESIGNED BY: RLM
 DRAFTED BY: CAD
 CHECKED BY: PLR
 DATE: DECEMBER, 2004
 SCALE: HOR. AS SHOWN
 VERT.
 SHEET 4 OF 6
 CO. NO. 0000-XX-00
 CAD NAME: G4092DET.DWG
 LAYOUT: DET
 FILE NO. 04092.01-00

XREFS: G4092BAS 0000T0FO G4092B2F

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Application No. 27-235-0001-01-01
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (GDP) (PDP) (PDP)
 SEE PROFESSIONAL-DATE 5-11-06
 Date of (GOS) (PC) approval 6-5-06
 Sheet 5 of 6

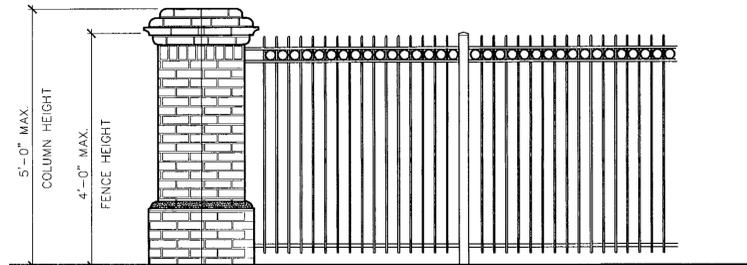
1 ENTRY FEATURE
 5 ELEVATION

SCALE: 1/2" = 1'-0"

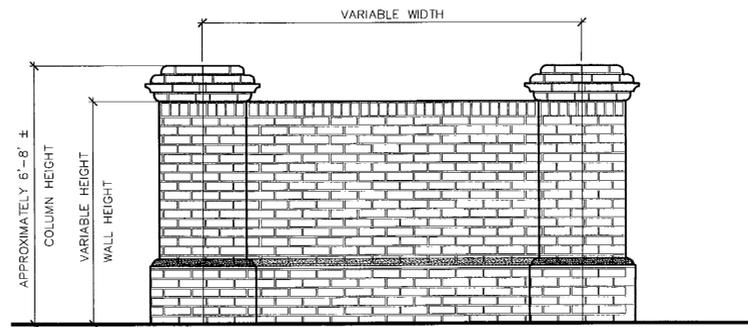


2 BENCH (OR EQUAL)
 5 PHOTO NOT TO SCALE

3 STREET LIGHT (OR EQUAL)
 5 PHOTO NOT TO SCALE



4 BRICK COLUMN WITH DECORATIVE METAL FENCE
 5 ELEVATION NOT TO SCALE



5 BRICK SOUND BARRIER WALL
 5 ELEVATION NOT TO SCALE

THE IMAGES ON THIS SHEET ARE TO CERTIFY THE QUALITY OF THE PROPOSED DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE CONFIGURATION AND THE MATERIALS DEPICTED.

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SITE DETAILS
McLEAN GLEN
 BRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISIONS	DESIGNED BY: RLM
MARCH 23, 2006	DRAFTED BY: CAD
MARCH 20, 2006	CHECKED BY: PLR
MARCH 31, 2006	DATE: JANUARY, 2005
JUNE 9, 2005	SCALE: HOR. N/A
AUGUST 5, 2005	VERT.
OCTOBER 6, 2005	SHEET 5 OF 6
REVISED JANUARY 31, 2006	C.O. NO. 0000-XX-00
FEBRUARY 16, 2006	CAD NAME: G4092DET2.DWG
OWNER: ACT PURCHASER & APPLICANT:	LAYOUT: DET
WACHSTER HOMES INC.	FILE NO. 04092.01-00
6905 ROCKLEDGE DRIVE	
SUITE 800	
BETHESDA, MD 20817	

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XREF: 000005 000700 04092det



ELEVATION 1 (BELFRY)

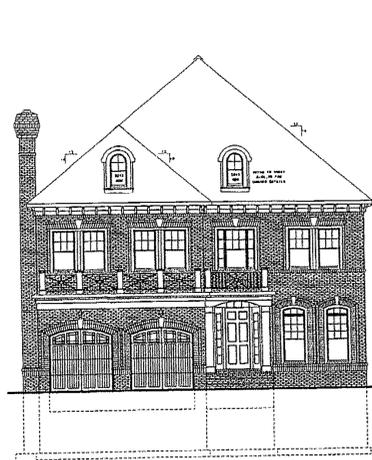
NOT TO SCALE



ELEVATION 2 (OAKMONT)

NOT TO SCALE

Application No. 272005-00018
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (GDP) (FDP)
 SEE PROFESSIONAL DATED 5-11-06
 Date of (BOS) (PC) approval 6-5-06
 Sheet 6 of 8



ELEVATION 3 (PINEHURST)

NOT TO SCALE



ELEVATION 4 (INNISBROOK)

NOT TO SCALE

MARCH 23, 2006
 MARCH 20, 2006
 MARCH 9, 2006
 REVISIONS
 JUNE 9, 2005
 AUGUST 5, 2005
 OCTOBER 6, 2005
 REVISIONS
 JANUARY 31, 2006
 FEBRUARY 16, 2006
 CONTRACT PURCHASER & APPLICANT:
 WINCHESTER HOMES INC.
 6905 ROCKLEDGE DRIVE
 SUITE 800
 BETHESDA, MD 20817

DESIGNED BY: RLM
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JANUARY, 2005
SCALE: HOR. AS SHOWN VERT.
SHEET 6 OF 6
CO. NO. 0000-XX-00
CAD NAME: G4092ELEV.DWG
LAYOUT: ELEV
FILE NO. 04092.01-00

ELEVATIONS

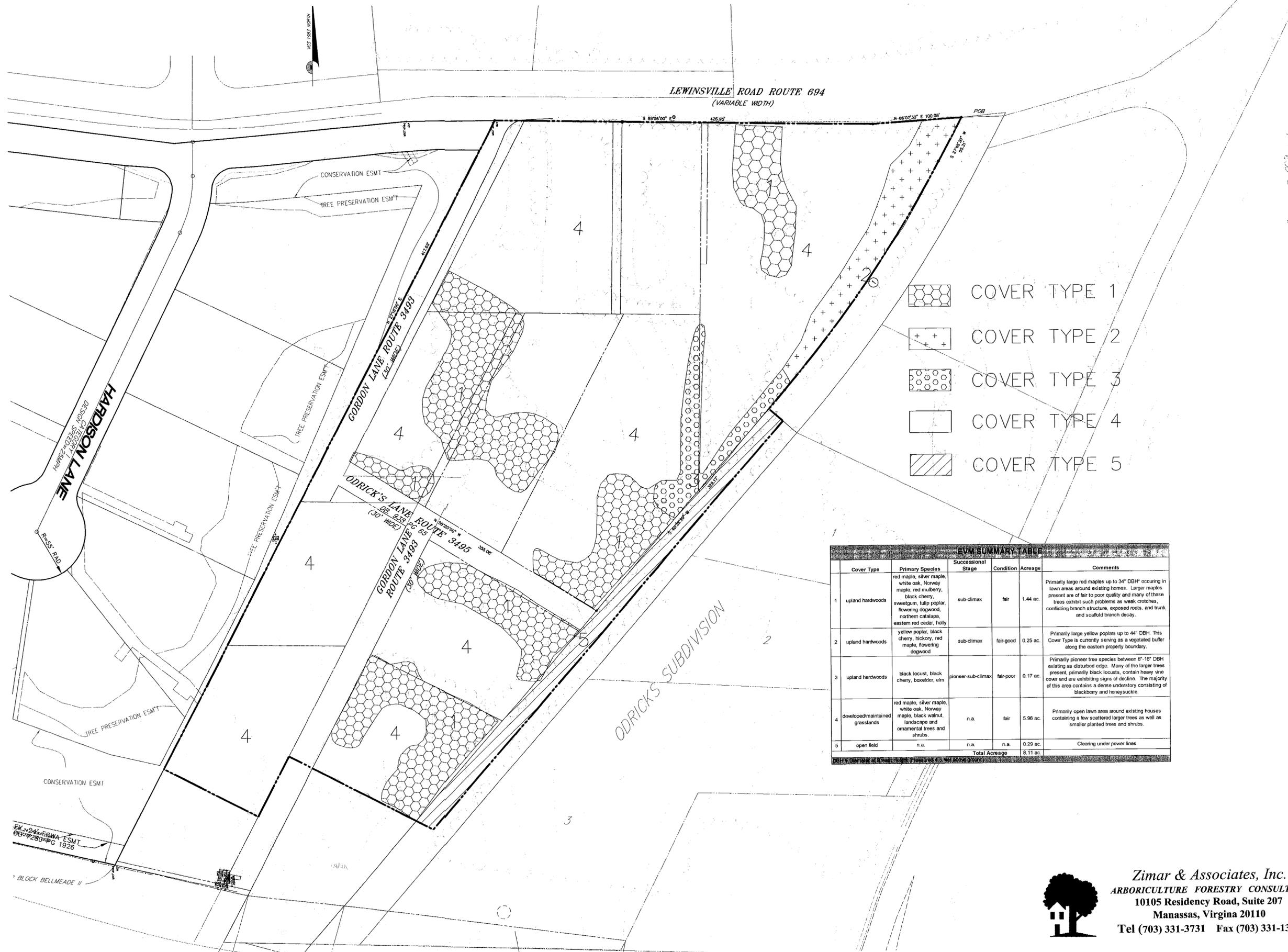
McLEAN GLEN

DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



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- COVER TYPE 1
- COVER TYPE 2
- COVER TYPE 3
- COVER TYPE 4
- COVER TYPE 5

EVM SUMMARY TABLE					
Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
1	upland hardwoods red maple, silver maple, white oak, Norway maple, red mulberry, black cherry, sweetgum, tulip poplar, flowering dogwood, northern catalpa, eastern red cedar, holly	sub-climax	fair	1.44 ac.	Primarily large red maples up to 34" DBH" occurring in lawn areas around existing homes. Larger maples present are of fair to poor quality and many of these trees exhibit such problems as weak crotches, conflicting branch structure, exposed roots, and trunk and scaffold branch decay.
2	upland hardwoods yellow poplar, black cherry, hickory, red maple, flowering dogwood	sub-climax	fair-good	0.25 ac.	Primarily large yellow poplars up to 44" DBH. This Cover Type is currently serving as a vegetated buffer along the eastern property boundary.
3	upland hardwoods black locust, black cherry, boxelder, elm	pioneer-sub-climax	fair-poor	0.17 ac.	Primarily pioneer tree species between 8"-16" DBH existing as disturbed edge. Many of the larger trees present, primarily black locusts, contain heavy vine cover and are exhibiting signs of decline. The majority of this area contains a dense understory consisting of blackberry and honeysuckle.
4	developed/maintained grasslands red maple, silver maple, white oak, Norway maple, black walnut, landscape and ornamental trees and shrubs.	n.a.	fair	5.96 ac.	Primarily open lawn area around existing houses containing a few scattered larger trees as well as smaller planted trees and shrubs.
5	open field n.a.	n.a.	n.a.	0.29 ac.	Clearing under power lines.
				Total Acreage	8.11 ac.

Application No. 2005-08-01 Staff Staff
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFESSIONAL DATED 5-11-06
 Date of (BOS) (PC) approval: 7 of 8
 Sheet

EXISTING VEGETATION MAP

MCLEAN GLEN

DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: RLM
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JANUARY, 2005
SCALE: HOR. 1" = 50' VERT.
SHEET 1 OF 1
CO. NO. 0000-XX-00
CAD NAME: G4092EVM.DWG
LAYOUT: EVM
FILE NO. 04092.01-00



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PRELIMINARY STORM WATER MANAGEMENT AND WATER QUALITY NARRATIVE

THE TYSONS ASSEMBLAGE SITE IS LOCATED ON LEWINSVILLE ROAD, SOUTHEAST OF THE LEWINSVILLE ROAD AND GORDON LANE INTERSECTION. THERE ARE SEVERAL EXISTING STRUCTURES ON SITE. THE REMAINDER OF THE SITE CONSISTS OF OPEN LAWNS AND TREES. THE SITE IS BORDERED TO THE NORTH BY LEWINSVILLE ROAD AND TO THE WEST BY AN EXISTING SINGLE-FAMILY DETACHED DEVELOPMENT CALLED BELLEMEADE II. TO THE EAST IS THE CHARITY BAPTIST CHURCH PROPERTY AND TO THE SOUTH IS THE DULLES TOLL ROAD.

THE SITE IS SPLIT BY A RIDGE. THE NORTHERN TWO THIRDS OF THE SITE AND OFFSITE AREAS DRAIN TOWARD THE NORTHWEST CORNER OF THE SITE, ACROSS THE HOA OWNED CORNER OF THE BELLEMEADE II PROPERTY, AND INTO AN EXISTING STORM SEWER SYSTEM AT LEWINSVILLE ROAD. A SMALL PORTION OF THE SITE DRAINS NORTH TO AN EXISTING DITCH ALONG LEWINSVILLE ROAD AND THEN WEST TO THE SAME STORM SEWER SYSTEM AT LEWINSVILLE ROAD AND THE BELLEMEADE II PROPERTY. THIS EXISTING SYSTEM IS THEN CARRIED THROUGH THE MCLEAN ESTATES, SECTION ONE DEVELOPMENT AND DISCHARGED INTO AN EXISTING SWM POND BUILT WITH MCLEAN ESTATES. FROM THERE THE FLOW OUTFALLS INTO A 100-YEAR FLOODPLAIN OVER ROCKY RUN, A TRIBUTARY OF DIFFICULT RUN. THE SOUTHERN THIRD OF THE SITE AND OFFSITE AREAS DRAIN TOWARD THE SOUTHWEST CORNER OF THE SITE INTO A GROUP OF YARD INLETS LOCATED WITHIN THE SOUTHEAST CORNER OF THE BELLEMEADE II PROPERTY. THE FLOW ULTIMATELY DISCHARGES INTO AN EXISTING SWM AND BMP FACILITY BUILT WITH BELLEMEADE II. THIS POND THEN DISCHARGES INTO A SERIES OF PIPES AND OPEN CHANNELS BEFORE REACHING THE SAME FLOODPLAIN AS MENTIONED ABOVE. THE ENTIRE SITE IS LOCATED WITHIN THE DIFFICULT RUN WATERSHED.

WITH THE MAJORITY OF THE SITE TO THE NORTH DRAINING TOWARD THE NORTHWEST CORNER OF THE PROPERTY, IT WAS DETERMINED THAT THIS AREA WAS THE BEST LOCATION FOR A PROPOSED SWM AND BMP FACILITY. THE PROPOSED DRY POND HAS ALSO BEEN PRELIMINARILY SIZED TO MEET THE STORM WATER MANAGEMENT AND BMP REQUIREMENTS FOR A MAJORITY OF THE SITE. THE TOTAL SURFACE AREA AND VOLUME OF THE DRY POND IS 14,350 SF AND 40,710 CF RESPECTIVELY. THE BMP VOLUME REQUIRED AND PROVIDED IS APPROXIMATELY 10,700 CF AND 10,950 CF RESPECTIVELY. BASED ON THE PRELIMINARY DESIGN, THE 2-YEAR AND 10-YEAR FLOWS HAVE

BEEN REDUCED AND THE FREEBOARD REQUIREMENTS FOR THE DAM EMBANKMENT HAVE BEEN SATISFIED. A BIORETENTION SWALE HAS BEEN ADDED ON THE WESTERN PORTION OF THE SITE.

IN AN ATTEMPT TO HONOR NATURAL DRAINAGE DIVIDES, A SECOND DETENTION FACILITY WAS NEEDED. THE MAJORITY OF THE SITE TO THE SOUTH OF THE RIDGE DRAINS TOWARDS THE SOUTHWEST CORNER OF THE PROPERTY. A DRY POND IS PROPOSED TO MEET THE STORMWATER DETENTION REQUIREMENTS FOR THIS PORTION SITE. THE TOTAL SURFACE AREA AND VOLUME IS 8,340 SF AND 35,680 CF RESPECTIVELY. BASED ON THE PRELIMINARY DESIGN, THE 2-YEAR AND 10-YEAR FLOWS HAVE BEEN REDUCED.

BMP FACILITY DESIGN CALCULATIONS

II. WATERSHED INFORMATION

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

SUBAREA DESIGNATION & DESCRIPTION (1)	"C" (2)	AREA (AC.) (3)
B1 Onsite - Dry Pond #1	0.54	6.24
B2 Offsite - Dry Pond #1	0.43	4.55
B3 Onsite - Dry Pond #2	0.48	1.49
B4 Offsite - Dry Pond #2	0.41	2.48
B5 Onsite - Undetained	0.31	0.79

PART 2. COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE (a)	8.52	ACRES	
(B) SUBAREA DESIGNATION (1)	"C" (2)	AREA (AC.) (3)	PRODUCT (4)
B1 Onsite - Dry Pond #1	0.54	6.24	3.37
B3 Onsite - Dry Pond #2	0.48	1.49	0.72
B5 Onsite - Undetained	0.31	0.79	0.24
(b) TOTAL		4.33	
(C) WEIGHTED AVERAGE "C" FACTOR (b) / (a) = (c)	0.51		

PART 3. COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION (1)	BMP TYPE (2)	REMOVAL EFF. (%) (3)	AREA RATIO (4)	"C" FACTOR RATIO (5)	PRODUCT (6)
B1	Onsite - Dry Pond #1	40	0.73	1.06	31.13
B2	Offsite - Dry Pond #1	40	0.21	0.85	7.23
B3	Onsite - Dry Pond #2	0	0.17	0.94	0.00
B4	Offsite - Dry Pond #2	40	0.12	0.81	3.76
B5	Onsite - Undetained	0	0.09	0.61	0.00
40% Credit for Offsite Areas.					
(a) TOTAL					42.12

PART 4. DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT (FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA - 40%) OR (FAIRFAX COUNTY WATER SUPPLY OVERLAY DISTRICT - 50%)	(a)	40	%
(B) IF LINE 3 (a) THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.	42.12	%	> LINE 4(a) 40 %

PART 6. DETERMINE THE OFFSITE AREAS FOR WHICH COVERAGE IS REQUIRED

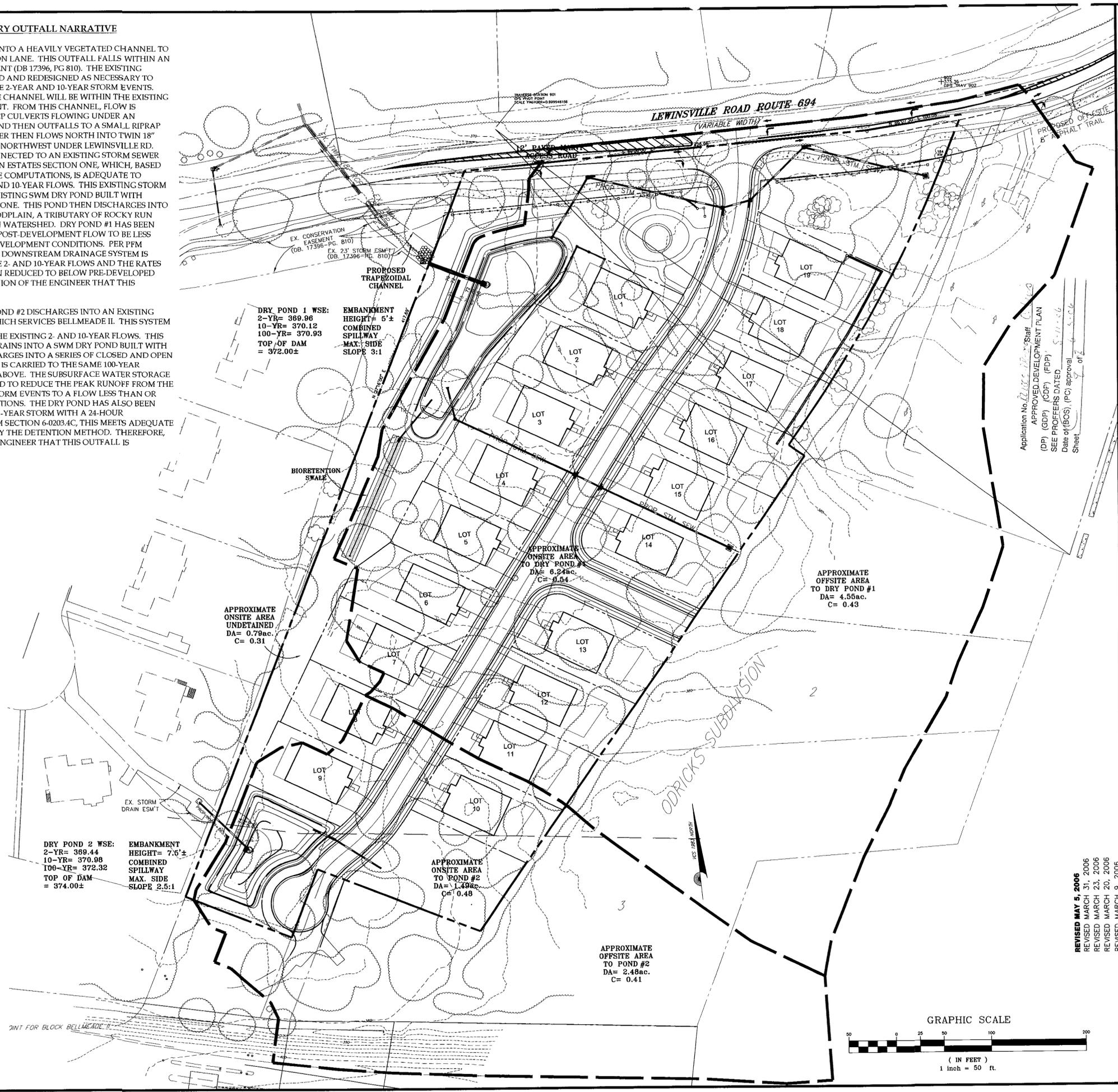
(A) FOR THE OFFSITE AREAS LISTED IN PART 1 WHICH FLOW TO PROPOSED ONSITE BMPs, COMPUTE THE EQUIVALENT AREAS.

SUBAREA DESIGNATION (1)	"C" (2)	AREA (AC.) (3)	PRODUCT (4)
-------------------------	---------	----------------	-------------

PRELIMINARY OUTFALL NARRATIVE

DRY POND #1 DISCHARGES INTO A HEAVILY VEGETATED CHANNEL TO THE NORTHWEST OF GORDON LANE. THIS OUTFALL FALLS WITHIN AN EXISTING 23" STORM EASEMENT (DB 17396, PG 810). THE EXISTING CHANNEL WILL BE MODIFIED AND REDESIGNED AS NECESSARY TO ENSURE ADEQUACY FOR THE 2-YEAR AND 10-YEAR STORM EVENTS. ALL IMPROVEMENTS TO THE CHANNEL WILL BE WITHIN THE EXISTING STORM DRAINAGE EASEMENT. FROM THIS CHANNEL, FLOW IS DIRECTED INTO TWIN 21" RCP CULVERTS FLOWING UNDER AN EXISTING ASPHALT TRAIL AND THEN OUTFALLS TO A SMALL RIPRAP LINED CHANNEL. THE WATER THEN FLOWS NORTH INTO TWIN 18" RCP STORM PIPES RUNNING NORTHWEST UNDER LEWINSVILLE RD. THE TWO 18" PIPES ARE CONNECTED TO AN EXISTING STORM SEWER SYSTEM BUILT WITH MCLEAN ESTATES SECTION ONE, WHICH, BASED ON HYDRAULIC GRADE LINE COMPUTATIONS, IS ADEQUATE TO HANDLE THE EXISTING 2- AND 10-YEAR FLOWS. THIS EXISTING STORM SYSTEM DRAINS INTO AN EXISTING SWM DRY POND BUILT WITH MCLEAN ESTATES, SECTION ONE. THIS POND THEN DISCHARGES INTO AN EXISTING 100-YEAR FLOODPLAIN, A TRIBUTARY OF ROCKY RUN WITHIN THE DIFFICULT RUN WATERSHED. DRY POND #1 HAS BEEN DESIGNED TO REDUCE THE POST-DEVELOPMENT FLOW TO BE LESS THAN OR EQUAL TO PRE-DEVELOPMENT CONDITIONS. PER PFM SECTION 6-0203.3, SINCE THE DOWNSTREAM DRAINAGE SYSTEM IS ADEQUATE TO HANDLE THE 2- AND 10-YEAR FLOWS AND THE RATES OF SAID STORMS HAVE BEEN REDUCED TO BELOW PRE-DEVELOPED CONDITIONS, IT IS THE OPINION OF THE ENGINEER THAT THIS OUTFALL IS ADEQUATE.

THE OUTFALL FROM DRY POND #2 DISCHARGES INTO AN EXISTING CLOSED STORM SYSTEM, WHICH SERVES BELLEMEADE II. THIS SYSTEM IS DESIGNED TO HANDLE THE EXISTING 2- AND 10-YEAR FLOWS. THIS EXISTING STORM SYSTEM DRAINS INTO A SWM DRY POND BUILT WITH BELLEMEADE II THAT DISCHARGES INTO A SERIES OF CLOSED AND OPEN SYSTEMS WHERE THE FLOW IS CARRIED TO THE SAME 100-YEAR FLOODPLAIN MENTIONED ABOVE. THE SUBSURFACE WATER STORAGE SYSTEM HAS BEEN DESIGNED TO REDUCE THE PEAK RUNOFF FROM THE SITE FOR 2- AND 10-YEAR STORM EVENTS TO A FLOW LESS THAN OR EQUAL TO WOODED CONDITIONS. THE DRY POND HAS ALSO BEEN DESIGNED TO RETAIN THE 1-YEAR STORM WITH A 24-HOUR DRAWDOWN TIME. PER PFM SECTION 6-0203.4C, THIS MEETS ADEQUATE OUTFALL REQUIREMENTS BY THE DETENTION METHOD. THEREFORE, IT IS THE OPINION OF THE ENGINEER THAT THIS OUTFALL IS ADEQUATE.



DRY POND 1 WSE:
2-YR= 369.96
10-YR= 370.12
100-YR= 370.93
TOP OF DAM
= 372.00±

EMBANKMENT
HEIGHT= 5'±
COMBINED
SPILLWAY
MAX. SIDE
SLOPE 3:1

APPROXIMATE
ONSITE AREA
UNDETAINED
DA= 0.79ac
C= 0.31

APPROXIMATE
ONSITE AREA
TO DRY POND #1
DA= 0.24ac
C= 0.54

APPROXIMATE
OFFSITE AREA
TO DRY POND #1
DA= 4.55ac
C= 0.43

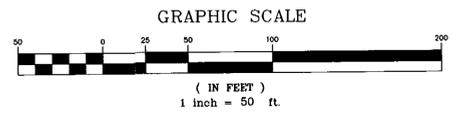
DRY POND 2 WSE:
2-YR= 369.44
10-YR= 370.98
100-YR= 372.32
TOP OF DAM
= 374.00±

EMBANKMENT
HEIGHT= 7.5'±
COMBINED
SPILLWAY
MAX. SIDE
SLOPE 2.5:1

APPROXIMATE
ONSITE AREA
TO POND #2
DA= 1.49ac
C= 0.48

APPROXIMATE
OFFSITE AREA
TO POND #2
DA= 2.48ac
C= 0.41

Application No. 2005-11-12-13 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (ODP) (FDP)
SEE PROJECTS DATED 5-11-06
Date of (BOS), (PC) approval 6-5-06
Sheet 2 of 2



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PRELIMINARY SWM & BMP DESIGN COMPUTATIONS

McLEAN GLEN
DEANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED MAY 5, 2006
REVISED MARCH 31, 2006
REVISED MARCH 23, 2006
REVISED MARCH 20, 2006
REVISED MARCH 9, 2006

BC REVISIONS
JUNE 9, 2005
AUGUST 5, 2005
REVISED OCTOBER 6, 2005
REVISED JANUARY 31, 2006
REVISED FEBRUARY 15, 2006

OWNER/ACT PURCHASER & APPLICANT:
WINGHESTER HOMES INC
6905 ROCKLEDGE DRIVE
SUITE 800
BETHESDA, MD 20817

DESIGNED BY: RLM
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JANUARY, 2005
SCALE: HOR. 1" = 50'
VERT. 1" = 10'

SHEET 1 OF 1
CO. NO. 0000-XX-00
CAD NAME: G4092FDP.DWG
LAYOUT: CDPFDP
FILE NO. 04092.01-00