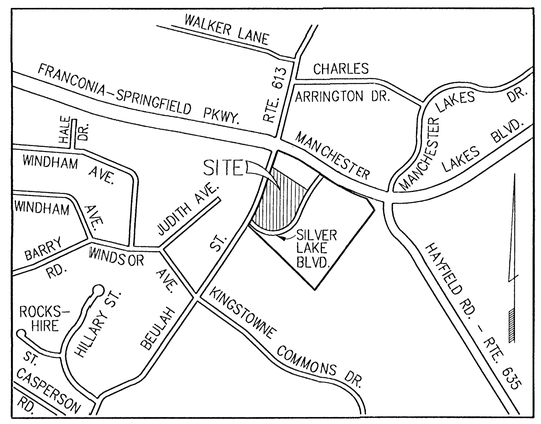
LEE VILLAGE at SILVER LAKE

Lee District Fairfax County, Virginia

REZONING / PROFFERED CONDITION AMENDMENTS / FINAL DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN AMENDMENTS

RZ/FDP 2007-LE-012, PCA 1996-LE-034-2, FDPA 1996-LE-034-2, PCA 82-L-030-12, FDPA 82-L-030-9



VICINITY MAP
SCALE : 1"= 2,000'

Applicant:

Lee Village at Silver Lake LLC
7500 Old Georgetown Pike
Bethesda, Maryland 20814-6133

FDPA 82-L-030-9
PCA 82-L-030-12
PCA/FDPA 1996-LE-034-2
Application No. RZ/FDP 2007-LE-012 Staff TB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/2/08
Date of (BOS) (PC) approval 5/5/08
Sheet 1 of 7

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   FINAL DEVELOPMENT PLAN AMENDMENTS
3. OPTIONAL DEVELOPMENT PLAN
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5. STORMWATER MANAGEMENT
6. STORMWATER MANAGEMENT
7. ZONING APPLICATION DETAILS

Lee Village at
Silver Lake
Rezoning/
Final Development Plan/
Final Development Plan
Amendments

Dewberry

Dewberry & Davis LLC
A Dewberry Company

8401 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

SEAL

COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
3/14/08
PROFESSIONAL ENGINEER

Rev. March 14, 2008
Rev. February 22, 2008
Rev. January 15, 2008
Rev. November 7, 2007
Rev. October 19, 2007
Rev. April 4, 2007
March 12, 2007

M-10654

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
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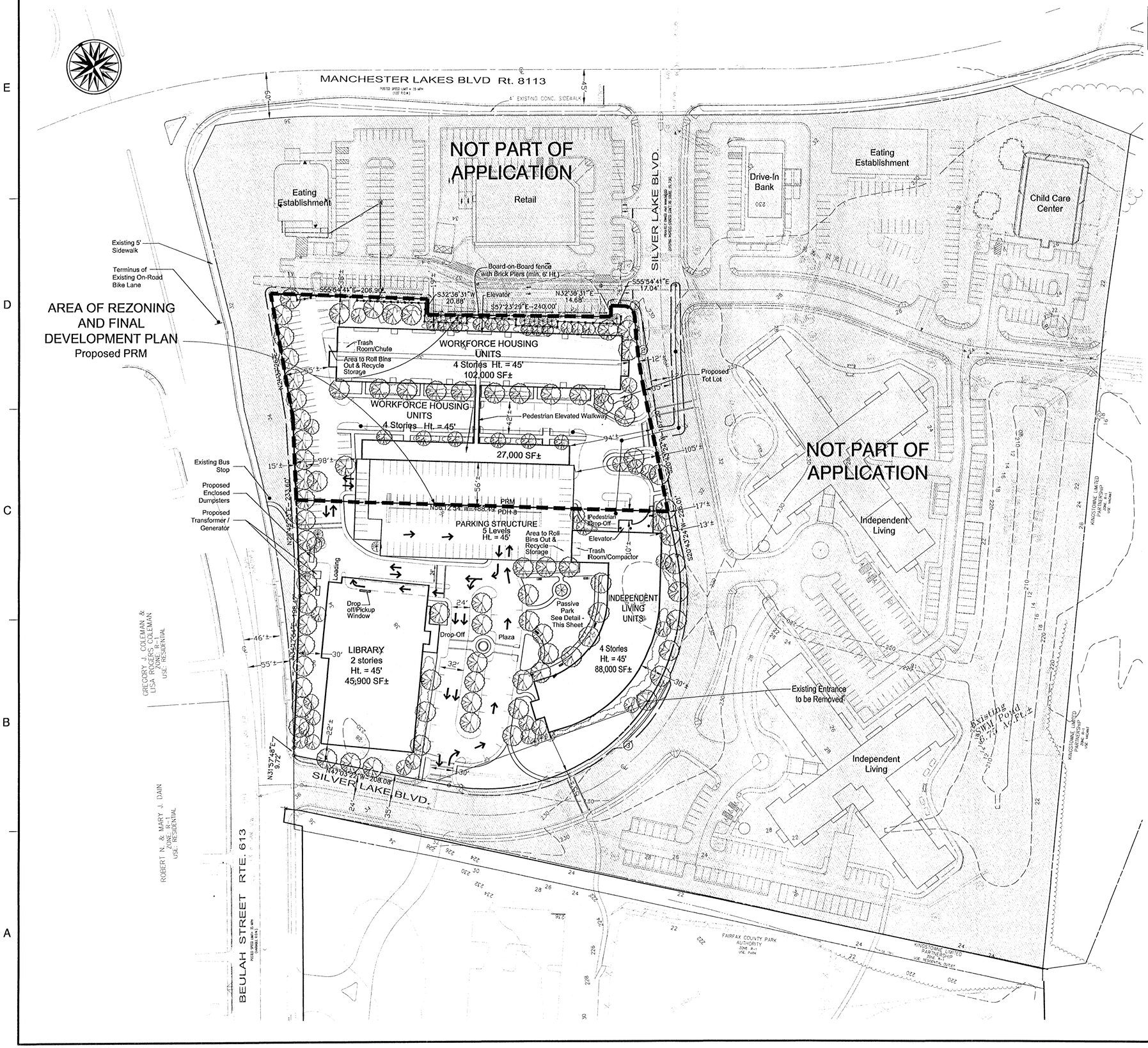
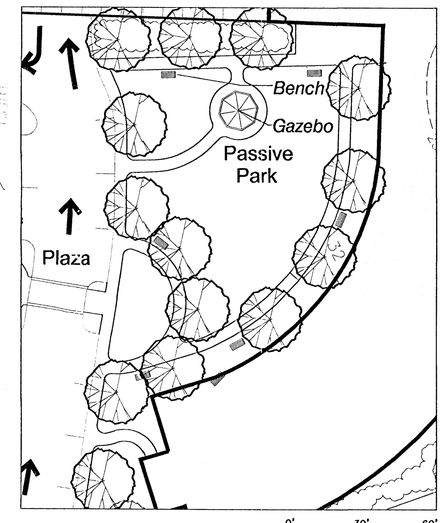


SEE SHEET 7 FOR AREAS OF ALL APPLICATIONS



PARK DETAIL

0' 30' 60'

PA 82-L-030-9
RZ 82-L-030-12
RZ/FDP 1996-LE-034-2
Application No. RZ/FDP 2005-LE-012 Staff PB
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Sheet 2 of 7

Legend

- APPROXIMATE LIMITS OF CLEARING AND GRADING
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE

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LEE VILLAGE at SILVER LAKE

REZONING/FINAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN AMENDMENTS

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
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KEY PLAN

SCALE
0' 60' 120'

No.	DATE	BY	Description
6	03.14.08	ARW	
5	02.22.08	ARW	
4	01.15.08	ARW	
3	11.07.07	JMC	
2	10.19.07	JMC	
1	04.04.07	JMC	

REVISIONS

DRAWN BY JMC
APPROVED BY
CHECKED BY LAM
DATE MARCH 12, 2007

TITLE
Lee Village at Silver Lake
Rezoning/FDP/
FDPA

PROJECT NO. M-10654

2

SHEET NO. 2 OF 7

M-10654

Q:\PROJECT\Silverlake-Kingstowne Library\Submissions-current\FDPA\Deliverables\2-FDPA.dwg, 3/14/2008 9:57:20 AM, jcena

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APPROVED DEVELOPMENT PLAN
(DP) (GDP) (SDP) (FDP)
SEE PROFFERS DATED 5/2/08
Date of (BOS) (PC) approval 5/5/08
Sheet 3 of 37

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LEE VILLAGE at SILVER LAKE

REZONING/FINAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN AMENDMENTS

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

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0' 60' 120'

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REVISIONS

DRAWN BY JMC
APPROVED BY
CHECKED BY LAM
DATE MARCH 12, 2007

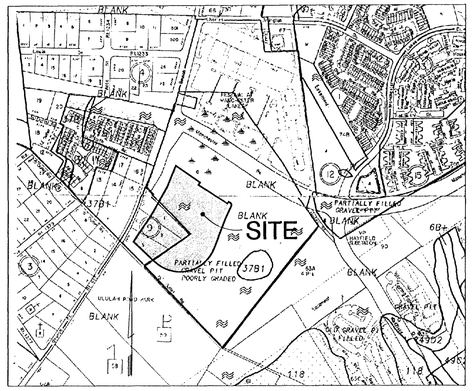
TITLE
Lee Village at Silver Lake
Optional Development Plan

PROJECT NO. M-10654

3

SHEET NO. 3 OF 7

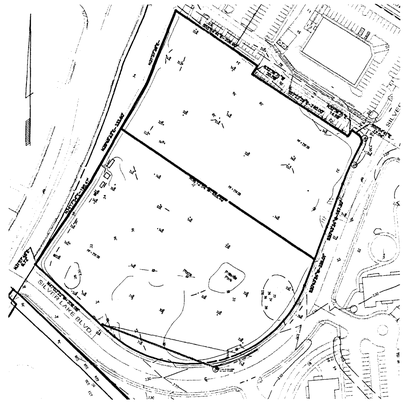
M-10654



SOILS MAP

Scale: 1" = 500'

NO SOILS INFORMATION AVAILABLE FOR THIS SITE ON THE COUNTY OF FAIRFAX SOILS IDENTIFICATION MAPS - A GEOTECHNICAL AND SOILS REPORT IS IN THE PROCESS.

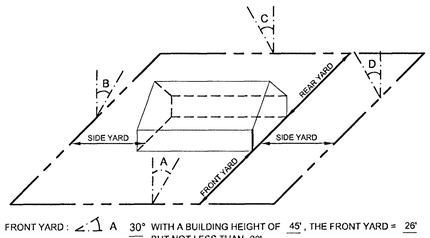


EXISTING VEGETATION MAP

Scale: 1" = 150'

EXISTING VEGETATION INVENTORY

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGES	CONDITION	ACREAGE	COMMENTS
MAINTAINED GRASSLAND	N/A	N/A	N/A	6.64 AC	SITE HAS BEEN PREVIOUSLY CLEARED, TURF USED FOR ATHLETIC FIELD
			TOTAL ACREAGE:	6.64 AC	



FRONT YARD : ∠ 1 A 30° WITH A BUILDING HEIGHT OF 45', THE FRONT YARD = 26' BUT NOT LESS THAN 20'

SIDE YARD : ∠ 1 B 25° WITH A BUILDING HEIGHT OF 45', THE SIDE YARD = 21' BUT NOT LESS THAN 10'

REAR YARD : ∠ 1 C 25° WITH A BUILDING HEIGHT OF 45', THE REAR YARD = 21' BUT NOT LESS THAN 25'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 45' HEIGHT

NOTE:
THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PDH OR PRM DISTRICT. THIS GRAPHIC DEPICTION IS OF THE R-8 DISTRICT CONSIDERATION OF THE PROPOSED ACTIVE ADULT AND WORK FORCE HOUSING DWELLING UNITS AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THE CONCURRENT REZONING/FINAL DEVELOPMENT PLAN (RZ/FDP 2007-LE-012), PROFFERED CONDITION AMENDMENT/ FINAL DEVELOPMENT PLAN AMENDMENT (PCA/FDPA), PROFFERED CONDITION AMENDMENT (PCA) AND FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) APPLICATIONS IS LOCATED ON PROPERTY IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 91-3 ((9)) 8B. THE AREA OF THE RZ/FDP (RZ 2007-LE-012) IS PART OF PARCEL 8B AND CONSISTS OF APPROXIMATELY 2.82 ACRES. THE AREA OF THE PCA/FDPA (PCA/FDPA 1996-LE-034-2) IS PART OF PARCEL 8B AND CONTAINS APPROXIMATELY 2.19 ACRES. THE AREA OF THE PCA (PCA 82-L-030-12) IS PART OF PARCEL 8B AND CONTAINS APPROXIMATELY 4.45 ACRES. THE AREA OF THE FDPA (FDPA 82-L-O30-9) IS PART OF PARCEL 8B AND CONTAINS APPROXIMATELY 1.63 ACRES.
2. THE RZ/FDP PROPOSES TO REZONE THE 2.82 ACRES FROM THE PDH-8 DISTRICT TO THE PRM DISTRICT TO PERMIT THE ESTABLISHMENT OF 111 MULTIPLE FAMILY DWELLING UNITS (WORKFORCE HOUSING).
3. THE PCA/FDPA, PCA AND FDPA PROPOSE TO ESTABLISH A 45,900 SQUARE FOOT LIBRARY WHICH INCLUDES 6,500 SQUARE FEET OF OFFICE /COMMUMITY SPACE AND A 900 SQUARE FOOT FAST FOOD RESTAURANT / COFFEE BAR, AND 89 INDEPENDEMT LIVING UNITS ON APPROXIMATELY 3.82 ACRES IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 91-3 ((9)) 8B (PART).
4. AN OPTIONAL DEVELOPMENT PLAN WHICH CONSISTS OF A ONE-STORY LIBRARY AND ACCESSORY PARKING IS PRESENTED ON SHEET 3 HEREIN.
5. THE BOUNDARY INFORMATION HEREON IS BY DEWBERRY & DAVIS LLC.
6. THE TOPOGRAPHY IS FIELD RUN AT TWO (2) FOOT CONTOUR INTERVALS BY DEWBERRY & DAVIS LLC.
7. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE PROPERTY, AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS PROVIDED IN A SEPARATE ASSOCIATED DOCUMENT.
8. STORMWATER MANAGEMENT WILL BE PROVIDED AND WILL COMPLY WITH THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES). IT IS ANTICIPATED THAT THE STORMWATER WILL BE HANDLED IN THE EXISTING POND ON THE SILVER LAKE PROPERTY.
9. AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES AND LOADING SPACES WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION OF THE NUMBER OF PARKING SPACES REQUIRED AS MAY BE APPROVED BY THE BOARD OF SUPERVISORS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 5 OF SECT. 11-102 OF THE ZONING ORDINANCE.
10. PURSUANT TO PAR.8 OF SECT.16-401 OF THE ZONING ORDINANCE A REQUEST FOR A VARIANCE OF THE ADDITIONAL STANDARD SET FORTH IN PAR. 1 OF SECT. 9-306 WHICH REQUIRES AN AGE LIMITATION OF 62 YEARS BE MODIFIED TO LIMIT THE AGE OF RESIDENTS TO 55 YEARS OR OVER.
11. THERE IS NO FLOODPLAIN, RESOURCE PROTECTION AREA (RPA) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THE SUBJECT PROPERTY.
12. THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY.
13. THERE ARE NO UTILITY OR MAJOR UNDERGROUND EASEMENTS TWENTY-FIVE (25) FEET OR GREATER ON THE SUBJECT PROPERTY.
14. GIVEN THE LOCATION AND SIZE OF THE SUBJECT PROPERTY, THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
15. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THE SUBJECT PROPERTY.
16. THE COMPREHENSIVE PLAN MAP IDENTIFIES A PEDESTRIAN/BICYCLE TRAIL ALONG THE BEULAH STREET FRONTAGE OF THE PROPERTY WHICH IS IN PLACE AS SHOWN ON THE GRAPHIC.
17. THERE ARE NO PROPOSED IMPROVEMENTS TO THE EXISTING PUBLIC RIGHTS-OF-WAY.
18. THE SUBJECT PROPERTY IS IN THE LEHIGH COMMUNITY PLANNING SECTOR (RH-4) IN THE ROSE HILL PLANNING DISTRICT OF AREA IV. THE COMPREHENSIVE PLAN RECOMMENDS RESIDENTIAL USE AT 5-8 DWELLING UNITS PER ACRE, ELDERLY HOUSING, RELATED FACILITIES AND PUBLIC SERVING USES ON THE PROPERTY THAT IS THE SUBJECT OF THESE APPLICATIONS. FURTHER, THE PROPOSED REGIONAL LIBRARY, WORKFORCE HOUSING AND INDEPENTENT LIVING UNITS IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND WILL HAVE NO ADVERSE IMPACTS ON NEIGHBORING PROPERTIES.
19. THE PROPOSED DEVELOPMENT AS PRESENTED PROVIDES A COMMUNITY AMENITY IN THE FORM OF A REGIONAL LIBRARY. IN ADDITION, THE PROPOSAL INCLUDES WORKFORCE HOUSING WHICH IS A STATED COUNTY GOAL.
20. THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASES. THE EXACT PHASING SCHEDULE IS DICTATED BY MARKET CONDITIONS.
21. PURSUANT TO PAR.3B OF SECT.11-202 OF THE ZONING ORDINANCE A WAIVER OF LOADING SPACES IE HEREBY REQUESTED.
22. PURSUANT TO PAR. 1 OF SECT. 13-304 OF THE ZONING ORDINANCE, A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN THE DIFFERENT USES ON THE SUBJECT PROPERTY IS HEREBY REQUESTED.
23. PURSUANT TO PAR. 3 OF SECT. 13-304 OF THE ZONING ORDINANCE, A WAIVER OF THE TRANSITONAL SCREENING AND BARRIER REQUIREMENTS IS HERBY REQUESTED FOR THE AREA BETWEEN THE PROPOSED LIBRARY AND MULTIPLE FAMILY UNITS AND THE EXISTING SINGLE FAMILY DETACHED NEIGHBORHOOD ACROSS BEULAH STREET.
24. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT 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 THE 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 PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
25. PUBLIC UTILITIES ARE AVAILABLE TO THE SITE AND WILL BE EXTENDED AS REQUIRED BY THE PROJECT.
26. ON-SITE FACILITIES INCLUDE A PASSIVE RECREATION AREA WHICH INCLUDES LAWN AREA, A GAZEBO AND BENCHES.
27. ARCHITECTURAL ELEVATIONS ARE NOT AVAILABLE AT THIS TIME.
28. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES AND ADOPTED STANDARDS EXCEPT AS NOTED HEREON.

RZ/FDP TABULATION (PRM DISTRICT)

EXISTING ZONING ..... PDH-8 *
PROPOSED ZONING ..... PRM

LAND AREA OF THE RZ/FDP ..... 2.82± AC

MULTIPLE FAMILY DWELLING UNITS (WORKFORCE HOUSING) PROPOSED 111

MAXIMUM PERMITTED FLOOR AREA RATIO (FAR) 3.0
MAXIMUM PROPOSED FLOOR AREA RATIO (FAR) ..... 0.75±

PARKING SPACES REQUIRED/PROVIDED (111 x 1.6) 178
SURFACE 52
STRUCTURE 126

LANDSCAPED OPEN SPACE REQUIRED (20%) ..... 20,212± SF
LANDSCAPED OPEN SPACE PROVIDED (28%) ..... 35,100± SF

* REMAINING LAND AREA AND DENSITY CREDIT FROM 2.82 ACRES REZONED FROM THE R-1 DISTRICT TO THE PDH-8 DISTRICT PURSUANT TO RZ 1996-LE-034 AS AMENDED.

PDH-8 DISTRICT

LAND AREA 3.82%

PROPOSED USES
INDEPENDENT LIVING (UNITS 88,000 SF ±) 89 UNITS
PUBLIC USE *
LIBRARY ..... 38,500 SF ±
COFFEE BAR / FAST FOOD RESTURANT ..... 900 SF ±
OFFICE / COMMUNITY USES ..... 6,500 SF ±

MAXIMUM DENSITY PERMITTED IN THE PDH-8 DISTRICT ..... 122 **
PROPOSED INDEPENDENT LIVING UNITS 89

OPEN SPACE REQUIRED (25%) ..... 41,600 ±
OPEN SPACE PROVIDED (34%) ..... 57,610 ±

* ALL OF THESE SPECIFIC USES ARE PERMITTED SECONDARY USES IN THE PDH-8 DISTRICT
** AS PERMITTED BY THE PROVISION OF SECT 9-306 OF THE ZONING ORDINANCE.

OVERALL TABULATION

EXISTING ZONING PDH-8
PROPOSED ZONING PDH-8/PRM

LAND AREA ..... 6.64± AC

MAXIMUM DWELLING UNITS PERMITTED IN THE PDH-8 DISTRICT 122
PROPOSED INDEPENDENT LIVING UNITS 89

MAXIMUM DENSITY PERMITTED IN THE PRM DISTRICT ..... 3.0 FAR
PROPOSED MULTIPLE FAMILY UNITS (WORKFORCE HOUSING) ..... 111 (0.75 FAR)

TOTAL NUMBER OF DWELLING UNITS PROPOSED 200
OVERALL FLOOR AREA RATIO (FAR) ..... 0.75±

PARKING SPACES REQUIRED 513

LIBRARY
(45,900 SF - OFFICE/FAST FOOD 38500 ÷ 1,000 = 38.5 x 7) 270
OFFICE
(6,500 SF ÷ 1,000 SF x 3.6) 24
FAST FOOD RESTAURANT
(20 SEATS + 2 EMPLOYEES) 12
INDEPENDENT LIVING UNITS
(89 UNITS x .25 = 23+ 6 EMPLOYEES) 29**
MULTIPLE FAMILY DWELLING UNITS (WORK FORCE HOUSING)
(111 UNITS X 1.6) 178

PARKING SPACES PROVIDED 580
SURFACE 79
STRUCTURE 501

INTERIOR PARKING LOT LANDSCAPING REQUIRED (5%) ..... 4,594 SF ±
INTERIOR PARKING LOT LANDSCAPING PROVIDED (5.4 %) 5,000 SF±

OPEN SPACE REQUIRED (25%) ..... 47,025± SF
OPEN SPACE PROVIDED (32%) ..... 92,700± SF

* AS PERMITTED BY THE PROVISIONS OF PAR. 6 OF SECT. 9-306 OF THE ZONING ORDINANCE.
** FOR PROGRAMMATIC CONSIDERATION THE INDEPENDENT LIVING UNITS ARE PARKED AT 1.2 SPACES PER UNIT.

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FAIRFAX COUNTY, VIRGINIA

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3/14/08
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KEY PLAN

SCALE

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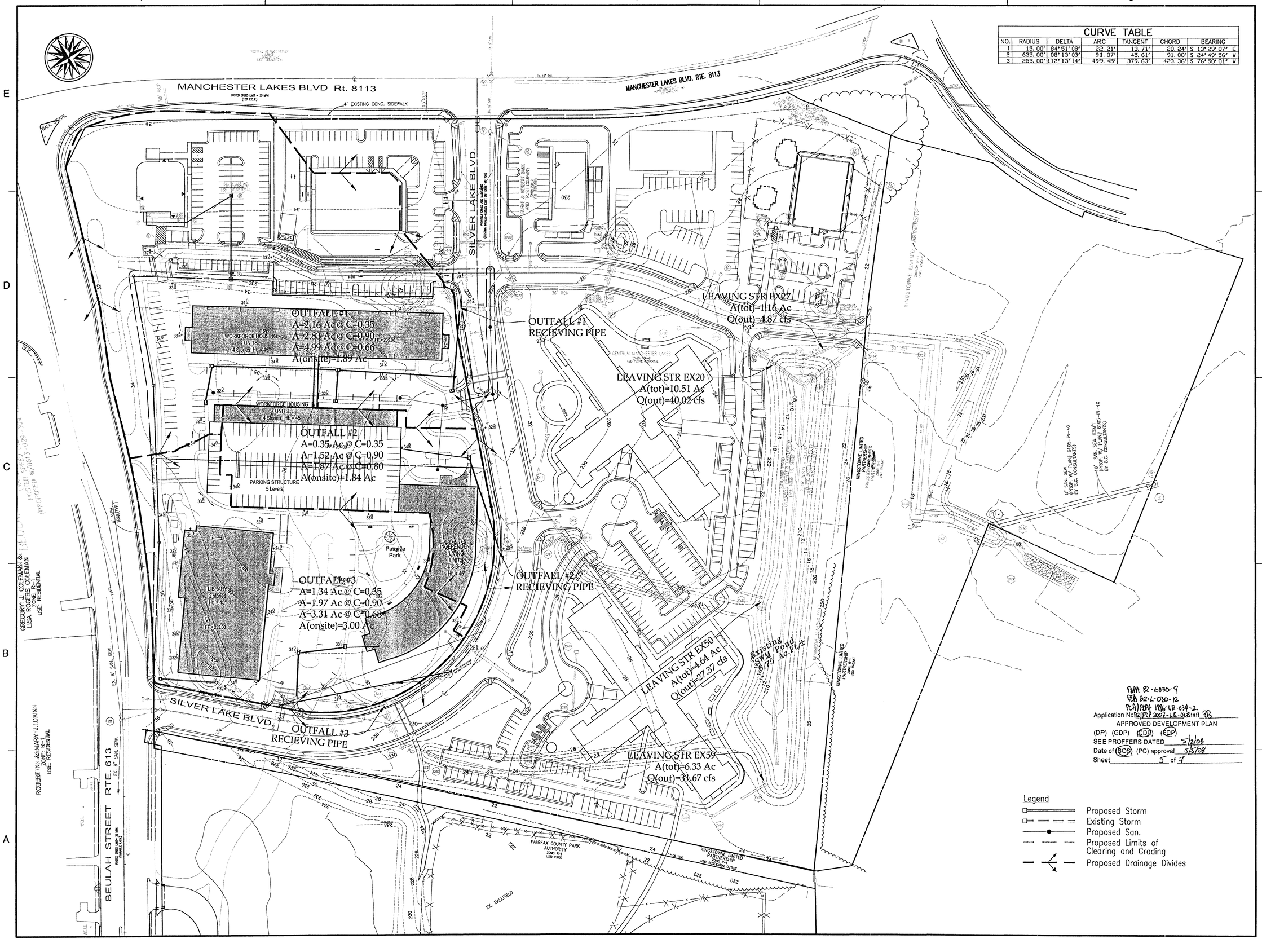
Lee Village at Silver Lake
Notes and Tabulation

PROJECT NO. M-10654

4

SHEET NO. 4 OF 7

M-10654



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Sheet 5 of 7

Legend
- Proposed Storm
- Existing Storm
- Proposed San.
- Proposed Limits of Clearing and Grading
- Proposed Drainage Divides

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FINAL DEVELOPMENT PLAN AMENDMENTS

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FAIRFAX COUNTY, VIRGINIA

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KEY PLAN

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0' 60' 120'

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TITLE
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Silver Lake

Outfall Analysis

PROJECT NO. M-10654

5

SHEET NO. 5 OF 7

M-10654

STORM DRAINAGE COMPUTATIONS

FROM STR STR #	TO STR #	AREA ac	TOTAL ac	RUNOFF C	CA	ACCUM. CA	Tc TO MIN	I IN/HR	INC. CFS	TOTAL CFS	DIA. IN	SLOPE %	LENGTH FT	n	Q CAP CFS	VELOCITY ACTU. FPS	LOSSES FT	PROFILE UPPER INVERT	PROFILE LOWER INVERT	DROP FT
Outfall #3	EX4	3.31	3.31	0.68	2.25	2.25	5	7.27	16.36	16.36	-	-	-	-	-	-	-	-	-	-
EX4	EX5	0.53	3.84	0.48	0.25	2.51	5	7.27	1.85	18.21	30	0.50%	56.00	0.013	28.99	6.24	0.28	224.23	223.95	0.20
EX5	EX6	0.49	4.33	0.90	0.44	2.95	5	7.27	3.21	21.42	30	0.50%	50.00	0.013	28.99	6.47	0.25	223.75	223.50	-
EX6	EX63	0.00	4.33	0.90	0.00	2.95	5	7.27	0.00	21.42	30	0.50%	14.00	0.013	28.99	6.47	0.07	223.50	223.43	-
EX63	EX62	0.00	4.33	0.90	0.00	2.95	5	7.27	0.00	21.42	30	1.40%	143.00	0.013	48.49	9.59	2.00	221.00	219.00	-
EX62	EX61	0.00	5.67	0.65	0.00	3.88	5	7.27	0.00	28.20	36	0.50%	222.00	0.013	47.15	6.96	1.11	218.50	217.39	-
EX61	EX60	0.39	6.06	0.60	0.23	4.11	5	7.27	1.70	29.90	36	0.50%	58.00	0.013	47.15	7.05	0.29	216.89	216.60	-
EX60	EX59	0.27	6.33	0.90	0.24	4.36	5	7.27	1.77	31.67	36	0.50%	88.00	0.013	47.15	7.18	0.44	216.10	215.66	-
Outfall #2	EX8	1.87	1.87	0.80	1.50	1.50	5	7.27	10.88	10.88	-	-	-	-	-	-	-	-	-	-
EX8	EX9	0.30	2.17	0.90	0.27	1.77	5	7.27	1.96	12.84	24	0.50%	56.00	0.013	15.99	5.65	0.28	220.81	220.53	0.20
EX9	EX10	0.27	2.44	0.90	0.24	2.01	5	7.27	1.77	14.61	24	0.50%	46.00	0.013	15.99	5.77	0.23	220.33	220.10	2.28
EX11	EX10	0.09	0.09	0.90	0.08	0.08	5	7.27	0.59	0.59	15	0.50%	76.00	0.013	4.57	2.61	0.38	219.70	219.32	1.50
EX10	EX12	0.00	2.53	0.75	0.00	2.09	5	7.27	0.00	15.19	30	0.50%	30.00	0.013	28.99	5.99	0.15	217.82	217.67	0.00
EX12	EX54	0.00	2.53	-	0.00	2.09	5	7.27	0.00	15.19	30	0.50%	18.00	0.013	28.99	5.99	0.09	217.67	217.58	0.25
EX54	EX53	0.14	2.67	0.60	0.08	2.17	5	7.27	0.61	15.80	30	0.50%	142.00	0.013	28.99	6.04	0.71	217.33	216.62	0.25
EX53	EX52	0.50	3.17	0.75	0.38	2.55	5	7.27	2.73	18.53	30	0.50%	74.00	0.013	28.99	6.28	0.37	216.37	216.00	0.50
EX52	EX51	0.80	3.97	0.85	0.68	3.23	5	7.27	4.94	23.47	36	0.49%	57.00	0.013	46.73	6.66	0.28	215.50	215.22	0.26
EX51	EX50	0.67	4.64	0.80	0.54	3.77	5	7.27	3.90	27.37	36	0.51%	37.00	0.013	47.78	7.00	0.19	214.96	214.77	-
EX21	EX22	0.13	0.13	0.35	0.05	0.05	5	7.27	0.33	0.33	15	1.00%	20.00	0.013	6.46	0.00	0.20	226.15	225.95	2.30
EX22	EX23	0.45	0.58	0.64	0.29	0.33	5	7.27	2.09	2.42	18	0.50%	56.00	0.013	7.43	3.87	0.28	223.65	223.37	0.20
EX23	EX17	0.40	0.98	0.63	0.25	0.59	5	7.27	1.83	4.26	18	0.51%	71.00	0.013	7.48	4.38	0.36	223.17	222.81	3.21
EX28	EX18	0.25	1.72	0.35	0.09	0.09	5	7.27	0.64	0.64	24	0.50%	58.00	0.013	15.99	2.53	0.29	220.00	219.71	1.30
Outfall 1	EX15	4.99	4.99	0.66	3.29	3.29	5	7.27	23.94	23.94	-	-	-	-	-	-	-	-	-	-
EX15	EX16	0.18	5.17	0.55	0.10	3.39	5	7.27	0.72	24.66	30	0.50%	56.00	0.013	28.99	6.63	0.28	220.77	220.49	0.50
EX16	EX17	0.19	5.36	0.90	0.17	3.56	5	7.27	1.24	25.91	36	0.50%	38.00	0.013	47.15	6.82	0.19	219.99	219.80	0.20
EX17	EX18	0.08	6.42	0.90	0.07	4.22	5	7.27	0.52	30.69	36	0.50%	137.00	0.013	47.32	7.12	0.69	219.60	218.91	0.50
EX18	EX19	0.53	8.93	0.51	0.27	4.73	5	7.27	1.97	34.42	42	0.50%	178.00	0.013	71.12	7.40	0.89	218.41	217.52	0.20
EX19	EX20	1.18	10.51	0.45	0.53	5.51	5	7.27	3.86	40.02	42	1.32%	100.00	0.013	115.55	11.13	1.32	217.32	216.00	-
EX24	EX25	1.32	1.32	0.35	0.46	0.46	5	7.27	3.36	3.36	24	0.48%	27.00	0.013	15.69	3.99	0.13	217.00	216.87	0.20
EX25	EX26	0.05	1.37	0.90	0.05	0.51	5	7.27	0.33	3.69	24	0.50%	28.00	0.013	15.99	4.14	0.14	216.67	216.53	0.20
EX26	EX27	0.78	2.15	0.48	0.37	0.88	5	7.27	2.72	6.41	24	0.52%	64.00	0.013	16.24	4.88	0.33	216.33	216.00	-
EX36	EX35						5	7.27	0.00	N/A	15	3.00%	18.00	0.013	11.18	0.00	0.54	207.00	206.46	0.55
EX35	EX34			RUNOFF PER HEC-1 ROUTINGS			5	7.27	0.00	24.00	60	0.50%	84.00	0.013	184.10	6.57	0.42	205.91	205.49	0.50
EX34	EX33			VIA PLANS #9639-SP-00			5	7.27	0.00	24.00	60	0.50%	102.00	0.013	184.10	6.57	0.51	204.99	204.48	0.50
EX33	EX32						5	7.27	0.00	24.00	60	0.48%	248.00	0.013	181.10	6.46	1.20	203.98	202.78	0.54
EX32	EX31						5	7.27	0.00	24.00	60	0.50%	48.00	0.013	184.10	6.57	0.24	202.24	202.00	0.50
EX31	EX30						5	7.27	0.00	24.00	60	0.51%	71.00	0.013	185.39	6.61	0.36	201.50	201.14	201.14
EX30	EX29						5	7.27	0.00	24.00	60			0.013	0.00		0.00			0.00

Silver Lake – Kingstowne Library

Existing Conditions:

Currently this site is an undeveloped 6.64 acre plot of land on Fairfax County Tax Map Number 91-3-((9)). It is located at the southeast corner of Manchester Bv and Beulah St, just north of Silver Lakes Bv. This site is vegetated with grass and currently drains to an existing storm sewer system, built with a previous site plan (Fairfax County Plan # 9639-SP-004, Silver Lake Elderly Housing Apartments). The runoff will continue through the existing storm sewer system to an existing pond which has been built in order to detain and maintain the improvements proposed for this site.

Proposed Conditions:

This site proposes a library, parking deck, active adult apartments, work force housing and surface parking. The site is approximately 6.64 acres and will result in an increase of impervious area equal too approximately 3.63 acres. The outfall storm pipe system and SWM facility is sized to adequately accommodate this proposed development.

Outfall Narrative:

SWM and BMP for this proposed site as well as the entire Silver Lakes Project is provided in an elongated shaped SWM/BMP extended dry detention pond that is located at the Southeastern property line of the Silver Lakes Elderly Living Apartments parcel, adjacent to this site.

Outfall #1, #2, #3:

All of the proposed outfalls are concentrated flows. Therefore the analysis will begin at the tie in point of the proposed pipes, as shown on Sheet #4, and labeled as "receiving pipes." For each outfall we will provide adequacy computations to a point that is 150' below the point of confluence (a point where the receiving pipe is joined by another that is at least 90% of the size of the first drainage area). For all three outfalls the point of confluence will be at the existing SWM/BMP pond. Individual analysis is as follows.

- Outfall #1: This outfall analysis will begin when the proposed storm system joins an existing (receiving) pipe at existing structure #15. At this point there is an approximate 4.99 acres watershed (as shown on Sheet #4). As shown by the calculations on Sheet 5, the existing storm sewer system can adequately convey this increase in runoff to the existing SWM/BMP pond. Here this outfall will meet up with a converging watershed, comprised of approximately 12.13 (1.16+4.64+6.33) Acres, which exceeds the 90% requirement. Here the runoff will be maintained and will continue as discussed below.
- Outfall #2: This outfall analysis will begin when the proposed storm system joins an existing (receiving) pipe at existing structure #8. At this point there is an approximate 1.87 acres watershed (as shown on Sheet #4). As shown by the calculations on Sheet 5, the existing storm sewer system can adequately convey this increase in runoff to the existing SWM/BMP pond. Here this outfall will meet up with a converging watershed, comprised of approximately 18 (1.16+10.51+6.33) Acres, which exceeds the 90% requirement. Here the runoff will be maintained and will continue as discussed below.
- Outfall #3: This outfall analysis will begin when the proposed storm system joins an existing (receiving) pipe at existing structure #4. At this point there is an approximate 3.31 acres watershed (as shown on Sheet #4). As shown by the calculations on Sheet 5, the existing storm sewer system can adequately convey this increase in runoff to the existing SWM/BMP pond. Here this outfall will meet up with a converging watershed, comprised of approximately 16.31 (1.16+10.51+4.64) Acres, which exceeds the 90% requirement. Here the runoff will be maintained and will continue as discussed below.

All of the existing and proposed pipes and inlets of this site will be designed to convey the increased runoff generated from the development of this property to the existing SWM/BMP pond. The pond is designed and constructed under Fairfax County Plan Number 9639-SP-01. For Silver Lakes the 100-year WSL is at 216.29 which is well contained within the limits of the existing SWM pond and as such there will negligible effects to the outfall of the pond. After leaving the SWM/BMP pond, the stormwater flows through a 60" diameter outfall pipe for approximately 600 LF before entering a natural channel that carries the flow through a wooded area. This approximately 70' wide natural channel has been provided and verified on the Silver Lakes Plan. It is the opinion of the engineer that outfall from the existing SWM/BMP facility is adequate and will not be effected by the proposed development. Additionally, the existing pipe system below the SWM.BMP pond is adequate to receive flows from this project.

Stormwater Quantity:

As stated above, this site will meet the requirements for storm water detention through the existing dry SWM facility to the east of the Silver Lake Elderly Living Apartments. This facility was designed and constructed under Fairfax County Plan 9639-SP-001 (Sheet 31) to detain 25.57 Acres of land, at a 'C' value of 0.78. Our proposed 6.64 acre site is completely within this watershed, and the approximate proposed 'C' value will be 0.67. Therefore the proposed library will not increase the overall C-value of the pond's watershed, and as such the existing SWM/BMP pond will be able to properly detain proposed runoff. A waiver for use of this facility as an offsite facility is being requested if determined necessary.

Stormwater Quality:

This entire site drains through the SWM/BMP facility to the east. This facility was designed and constructed to provide the minimum 40% phosphorous removal and BMP requirements for this site.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & 14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

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

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 4.

☐ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
Ex. unnamed private facility						
(e.g. dry pond A, infill, trench, underground, vault, etc.)						
Totals						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 4. Pond inlet and outlet pipe systems are shown on Sheet 5.

☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet ____. Type of maintenance access road surface noted on the plat is _____ (e.g. asphalt, geoblock, gravel, etc.).

☐ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet ____.

☒ 7. A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet 6.

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 5, 6.

☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 5, 6.

☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2, 5.

☐ 11. A submission waiver is requested for _____.

☐ 12. Stormwater management is not required because _____.

FDPA 82-L-030-9
PCA 82-L-030-12
PCA/FDPA 1996-LE-034-2
Application No RZ/FDP 2007-LE-012 Staff B
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/2/08
Date of (BOS) (PC) approval 5/5/08
Sheet 6 of 8

Dewberry

Dewberry & Davis LLC
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www.dewberry.com

LEE VILLAGE at SILVER LAKE
REZONING/FINAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN AMENDMENTS
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
3/14/08
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

No.	DATE	BY	Description
6	03.14.08	ARW	
5	02.22.08	ARW	
4	01.15.08	ARW	
3	11.07.07	JMC	
2	10.19.07	JMC	
1	04.04.07	JMC	

REVISIONS

DRAWN BY JMC
APPROVED BY
CHECKED BY LAM
DATE MARCH 12, 2007

TITLE
Lee Village at Silver Lake

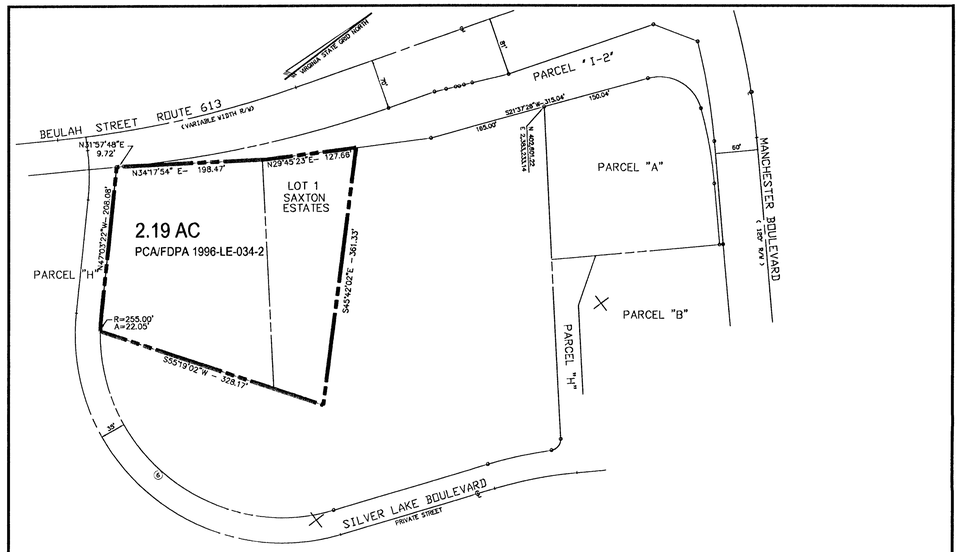
Outfall Analysis

PROJECT NO. M-10654

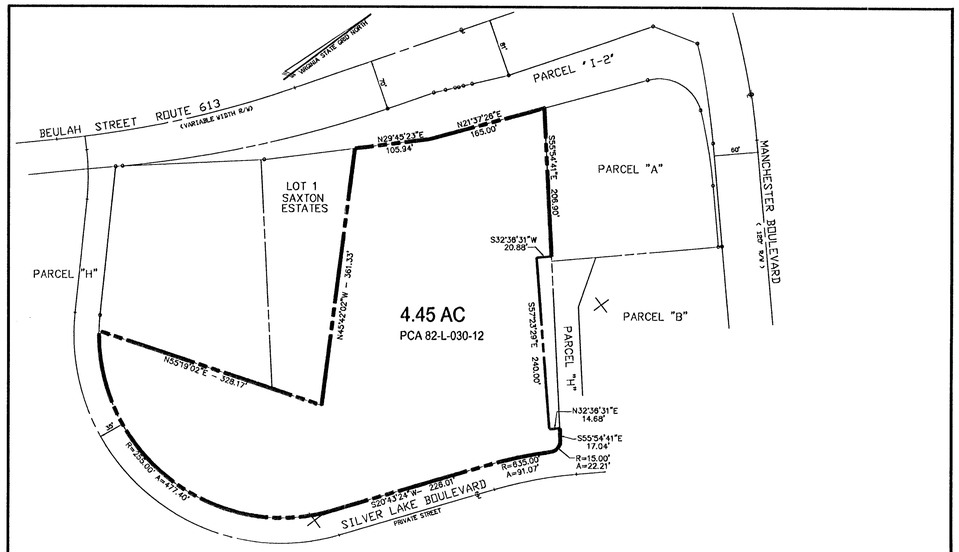
6

SHEET NO. 6 OF 7

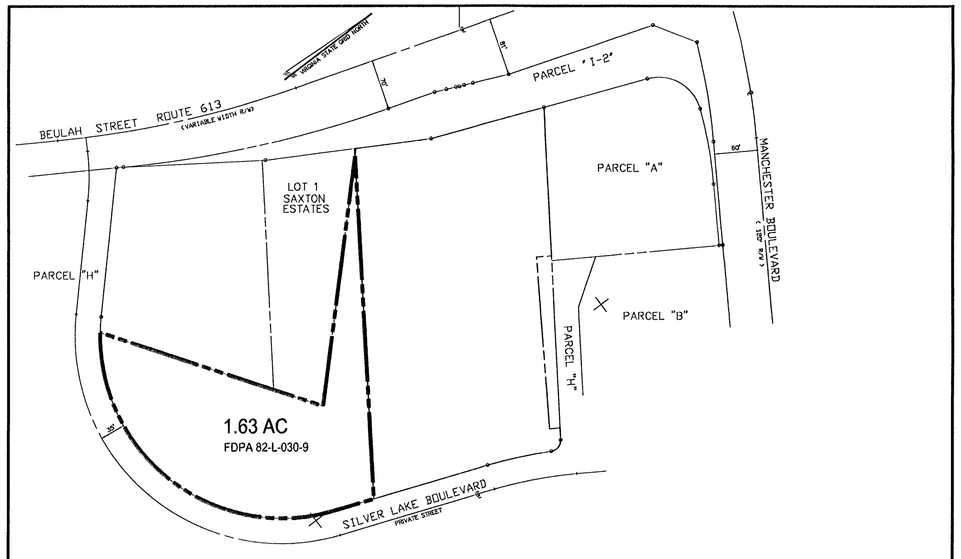
M-10654



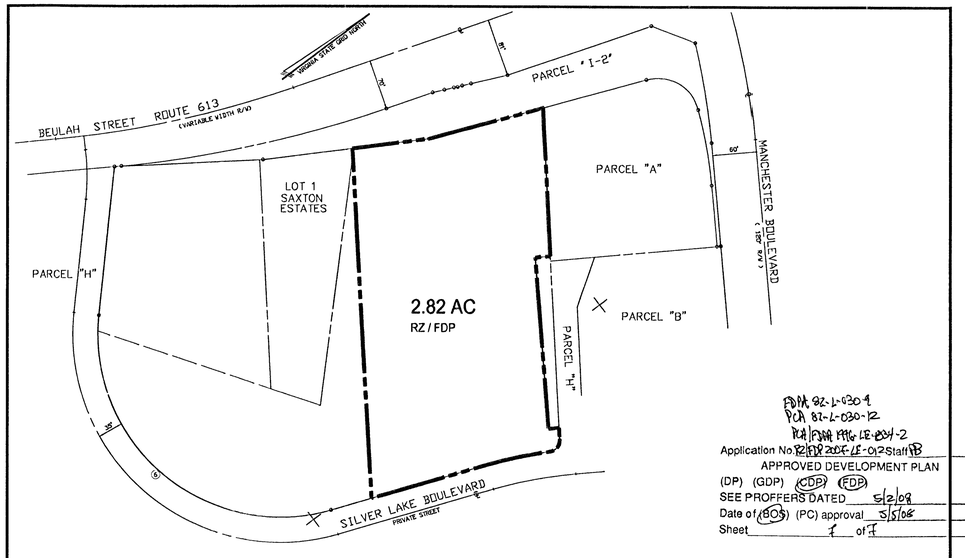
AREA OF PCA/FDPA 1996-LE-034-2



AREA OF PCA 82-L-030-12



AREA OF FDPA 82-L-030-9



FDPA 82-L-030-9
PCA 82-L-030-12
PCA/FDPA 1996-LE-034-2
Application No. RZ/FDP 2007-LE-012 Staff JB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/2/08
Date of (BOS) (PC) approval 5/5/08
Sheet 7 of 7

AREA OF RZ / FDP

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LEE VILLAGE at SILVER LAKE

REZONING/FINAL DEVELOPMENT PLAN/
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LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
JOHN WILLIAM EWING
Lic. No. 8053
3/14/08
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
0' 100' 200'

No.	DATE	BY	Description
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4	01.15.08	ARW	
3	11.07.07	JMC	
2	10.19.07	JMC	
1	04.04.07	JMC	NEW SHEET

REVISIONS

DRAWN BY JMC
APPROVED BY
CHECKED BY LAM
DATE MARCH 12, 2007

TITLE
Lee Village at Silver Lake
Zoning Application
Details

PROJECT NO. M-10654

7

SHEET NO. 7 OF 7

M-10654