



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

March 9, 2011

CORRECTED ORDINANCE

Robert A. Lawrence
Reed Smyth LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

RE: Rezoning Application RZ 2010-LE-007
(Concurrent with Proffered Condition Amendment Application PCA 2006-LE-018)

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 8, 2011, granting Rezoning Application RZ 2010-LE-007 in the name of Fleet Drive LLC. The Board's action rezones certain property in the Lee District from the R-1 and R-12 Districts and permits residential development at a density of 6.9 dwelling units per acre (du/ac). The subject property is located on the west side of Beulah Street on the east side of Fleet Drive at its intersection with Gravel Avenue on approximately 4.33 acres of land [Tax Map 91-1((1)) 59A, 59B, 60; 91-1 ((5)) 2, 3 and 4], and is subject to the proffers dated March 4, 2011.

The Board also:

- Waived the maximum 600-foot private street length requirement.

Office of the Clerk to the Board of Supervisors

12000 Government Center Parkway, Suite 533

Fairfax, Virginia 22035

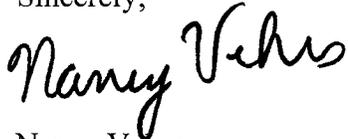
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

Email: clerktothebos@fairfaxcounty.gov

<http://www.fairfaxcounty.gov/bosclerk>

- Approved a deviation from the tree preservation target in favor of that shown on the Generalized Development Plan.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph
Enclosure

Cc: Chairman Sharon Bulova
Supervisor Jeffrey McKay, Lee District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 8th day of March, 2011, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2010-LE-007
(Concurrent with Proffered Condition Amendment Application PCA 2006-LE-018)**

WHEREAS, Fleet Drive LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and R-12 Districts to the R-12 District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

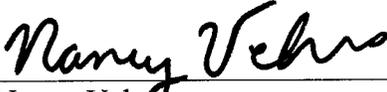
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-12 District, and said property is subject to the use regulations of said R-12 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 8th day of March, 2011.



Nancy Vehro
Clerk to the Board of Supervisors

PROFFERS

RZ 2010-LE-007/PCA 2006-LE-018 FLEET DRIVE, LLC

March 4, 2011

Pursuant to Section 15.2-2303A of the Code of Virginia, as amended, and subject to the Board of Supervisors approval of RZ 2010-LE-007 and PCA 2006-LE-018, Fleet Drive Associates LLC (the "Applicant") and the undersigned owners of the approximately 4.328 acres (known as Fairfax County Tax Map 91-1((5)), Parcels 2, 3, 4 7 and 91-1((1), Parcels 59A, 59B and 60) included in this application (the "Property"), hereby proffer for themselves and their successors and assigns that development of the Property shall be in conformance with the proffer conditions contained herein, provided the Property is rezoned to the R-12 District as proffered herein. In the event this application is denied, these proffers shall immediately be null and void. (Note: These proffers shall supersede the Proffers in RZ 2006-LE-018 as they relate to Tax Map 91-1((5)) Parcels 2, 3 and 4 and 91-1 ((5)) Parcels 59A, 59B and 60. (Tax Map 91-1((5)) Parcel 7 was not included in RZ 2006-LE-018.) However, these proffers do not apply to Fairfax County Tax Map Parcels 91-1 ((5)) Parcels 5 and 6 and 91-1 ((1)) Parcel 58, as those parcels remain subject to the proffers in RZ 2006-LE-018. These three parcels are hereinafter collectively referred to as the "RZ 2006 Property".)

1. **Generalized Development Plan.** Development of the Property shall be in substantial conformance with the plan entitled "Generalized Development Plan Fosters Crest" ("GDP"), prepared by Charles P. Johnson & Associates, Inc. (Sheets 1 through 8), revised through January 21, 2010. Outlots 1, 2 and 3 as depicted on the GDP are hereby reserved to provide side yard setbacks for the contiguous single-family attached lots on the RZ 2006 Property to be developed pursuant to RZ 2006-LE-018, as generally depicted on the proffered GDP in RZ 2006-LE-018. The Applicant shall authorize the Developer of the RZ 2006 Property to include said outlots in a site plan submitted to Fairfax County. Upon site plan approval, the Applicant shall convey said outlots to the owner of the RZ 2006 Property.
2. **Energy Efficiency.** All homes constructed on the Property shall meet the thermal standards of the CABO Model Energy Program for energy qualified Star homes, or the equivalent, as determined by the Department of Public Works and Environmental Services ("DPWES") for either electric or gas energy homes, as applicable. All homes constructed on the property shall meet the guidelines of the Energy Star program and will be so certified.
3. **Recreational Facilities.** The recreational equipment provided on the Property shall be IPEMA certified and installed in conformance with ASTM standards, or the equivalent, as determined by DPWES.
4. **Road Dedication/Construction.** At the time of subdivision plat approval, or upon demand by Fairfax County, whichever occurs first, right-of-way up to forty-five feet (45') from centerline along the Fleet Drive road frontage, necessary for

public street purposes and as shown on the GDP, shall be dedicated and conveyed to the Board of Supervisors in fee simple without encumbrances. Upon site plan approval, the Applicant shall also construct road widening, with curb gutter and sidewalk thirty-five feet (35') from centerline along the Fleet Drive frontage of the Property as shown on the GDP, subject to the approval of the Fairfax County Department of Transportation and the Virginia Department of Transportation. The applicant shall also construct a concrete pad behind the sidewalk on Fleet Drive for bus stop pedestrians at the location delineated on the GDP.

5. **Stormwater Management Pond Landscaping.** Subject to DPWES approval, the Applicant shall provide an enhanced detention stormwater management pond on the Property. In order to restore a natural appearance to the proposed stormwater management pond and to plant water-tolerant plants in the bed of the pond, if determined feasible by DPWES, the landscape plan to be submitted as part of the first submission of the site plan shall show the maximum feasible amount of landscaping that will be allowed in the planting areas of the pond, in keeping with the planting policies of Fairfax County. In the event that the developer of the RZ 2006 Property develops first, the Applicant shall convey the stormwater management area to the homeowners association (HOA) responsible for the common areas of the subdivision.
6. **Homeowners' Association.**
 - a. The Applicant shall establish a Homeowners' Association ("HOA") for the proposed development to own, manage and maintain the open space areas, private streets, common parking areas, and all other community-owned land and improvements. The HOA documents shall be designed to include the lot owners of the RZ 2006 Property within the HOA upon the development of that subdivision.
 - b. The HOA shall also maintain the acoustical wall on the Property, as shown on the GDP. In cases where the wall is installed on a lot, the conveyance of that lot shall be subject to an easement to the benefit of the HOA permitting the HOA access to maintain the acoustic wall on that lot. This easement shall be a covenant running with the land and recorded in the County's land records. The HOA documents shall disclose these maintenance responsibilities.
 - c. The Applicant shall deposit the sum of \$10,000 into a maintenance account that will be available for utilization by the HOA for street maintenance after the Applicant turns over control of the HOA to the homeowners.
 - d. At such time as the Applicant is prepared to turn over full control of the HOA to the homeowners, the Applicant shall host a meeting with the HOA board and invite representatives of the Franconia Commons Board of Directors to attend. The purpose of the meeting will be to allow the HOA to determine whether it would be advantageous or desirable for the

residents of the subject property to participate in the use and maintenance of the common facilities within Franconia Commons, if Franconia Commons is amenable to such participation. However, the final determination shall be made solely by the HOA for the Property.

7. **Private Streets.** The on-site private streets shall be constructed in conformance with the Public Facilities Manual ("PFM"). Said streets shall be constructed of materials and depth of pavement consistent with the PFM for public streets. Initial purchasers shall be advised in writing, prior to entering into a contract of sale, that the HOA shall be responsible for the maintenance of all the private streets in the development. The HOA documents shall specify that the HOA is responsible for the maintenance of the private streets.
8. **Affordable Housing Contribution.** Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to one half of one percent (.5%) of the aggregate sales price of all the units on the Property subject to the contribution as if all of those units were sold at the time of the issuance of the first building permit and as estimated through comparable sales of similar type units, as determined by the Department of Housing and Community Development and DPWES in consultation with the Applicant to assist the County in its goal to provide affordable dwellings elsewhere in the County.
9. **Density.** All density and intensity of use attributable to land areas dedicated and conveyed to the Board of Supervisors pursuant to these proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and density is hereby reserved to be applied to the residue of the Property.
10. **Noise Attenuation.** With reference to Beulah Street, the Applicant shall provide the following noise attenuation measures:
 - a. In order to achieve a maximum interior noise level of approximately 45 dBA Ldn, the Applicant proffers that all residential units located between 82 feet and 148 feet from the centerline of Beulah Street, impacted by highway noise having levels between 65 and 70 dBA Ldn as depicted on the GDP, shall have the following acoustical attributes:
 - (1) Exterior walls shall have a laboratory sound transmission class ("STC") of at least 39.
 - (2) Doors and glazing shall have a laboratory STC of at least 28. If glazing constitutes more than twenty percent (20%) of any facade, they shall have the same laboratory STC rating as walls.
 - (3) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

- b. In order to achieve a maximum interior noise level of approximately 45 dBA Ldn, the Applicant proffers that all residential units located within 82 feet from the centerline of Beulah Street, impacted by highway noise having levels between 70 and 75 dBA Ldn as depicted on the GDP, shall have the following acoustical attributes:
- (1) Exterior walls shall have a laboratory sound transmission class ("STC") of at least 45.
 - (2) Doors and glazing shall have a laboratory STC of at least 37. If glazing constitutes more than twenty percent (20%) of any facade, they shall have the same laboratory STC rating as walls.
 - (3) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
- c. A brick acoustical wall shall be constructed in lieu of the vinyl wall shown in the Acoustical Barrier Detail on Sheet 2 of the GDP. In order to achieve a maximum exterior noise level of 65 dBA Ldn, a six (6') to eight foot (8') high acoustical wall shall be provided as shown on the GDP for rear yard, ground level areas, unshielded by topography or built structures. Where necessary, utilities or drainage lines may cross under the noise wall. The HOA shall be responsible for the maintenance of the acoustical wall as provided in proffer number 6 hereinabove.
- d. Prior to site plan approval, the Applicant shall conduct a refined acoustical analysis based upon the final grading of the site to verify or amend the noise levels and impact areas set forth above to revise interior noise attenuation measures as prescribed above and/or to revise exterior noise mitigation in order to determine if the height of the acoustical wall may be reduced to six feet (6'). The refined acoustical analysis and revisions to noise attenuation measures is subject to the approval of DPWES and the Department of Planning and Zoning. Any refined acoustical analysis shall also be forwarded to the Lee District Planning Commissioner at the time of filing with the County.
11. **School Contribution.** Prior to the issuance of the first building permit, the Applicant shall contribute \$107,548 to the Board of Supervisors ("Board") to be utilized for the provision of capital facilities within the Fairfax County schools serving this development. In the event that the approved final site plan yields less than thirty (30) market rate units on the Property, this contribution amount shall be reduced proportionately based upon a ratio of thirty (30) units to \$107,548.
12. **Landscaping.** Landscaping for the site shall be in substantial conformance with the landscaping shown on Sheet 6 of 7 of the GDP, subject to minor adjustments approved by UFM.

13. **Interparcel Access.** As a part of the subdivision plat approval, the Applicant shall convey access easements allowing interparcel access between the subject property and the RZ 2006 Property over the area so designated on the GDP. Said easements shall be subject to a requirement that the residents of the RZ 2006 Property pay their pro rata share for the ongoing maintenance of the private streets on the Property providing access from Fleet Drive to the RZ 2006 Property. In addition, the Applicant shall place conspicuous signs at these locations stating that these areas will be the site of future construction of the road extensions by others to provide interparcel connections. All prospective new home purchasers shall be advised of these future extensions prior to entering into a contract of sale and notice of the interparcel connections shall also be placed within the HOA documents. The signs shall remain in place until the future road connections are made. The HOA shall maintain the signs in good repair. In the event that the developer of the RZ 2006 Property develops first, the Applicant shall convey said interparcel access easements upon the written request of that developer provided a covenant is recorded among the land records of Fairfax County requiring all lot owners within the RZ 2006 Property to make pro rata payments to the HOA for the maintenance of the private streets on the Property.
14. **Temporary Signage.** No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or sale of residential units on the subject property to adhere to this proffer.
15. **Heritage Resources.** At least thirty (30) days prior to any land disturbing activities on the Property, Applicant shall conduct a Phase I archaeological study on those areas of the Property identified by CRMPS of the Fairfax County Park Authority ("CRMPS") and provide the results of such study for the review and approval of CRMPS. The study shall be conducted by a qualified archaeological professional. No land disturbance activities shall be conducted until this study is approved by CRMPS. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to CRMPS; however, submission of the Phase II study to CRMPS shall not be a pre-condition of site plan approval. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMPS; however, any such Phase III work shall not be a pre-condition of site plan approval.
16. **Garage Conversion.** A covenant shall be recorded which provides that garages shall not be used for any purpose that will interfere with the parking of vehicles in the garage. The covenant shall be recorded among the land records of Fairfax County, in a form approved by the County Attorney, prior to the sale of any lots, and shall run to the benefit of the HOA, and to Fairfax County. Purchasers shall

be advised of the use restriction prior to entering into a contract of sale; this restriction shall also be included in the HOA documents. Driveways on all lots shall be a minimum of 18 feet in length.

17. **Geotechnical Investigation.** Prior to site plan approval, the Applicant shall submit a geotechnical investigation of the site for the review and approval of DPWES and implement such measures as determined by the investigation, subject to the satisfaction of DPWES.
18. **VDOT Parcel.** Subject to approval by the Virginia Department of Transportation (VDOT), the applicant shall construct an emergency access road over the parcel owned by VDOT as depicted on the GDP. In addition, subject to approval by VDOT, the Applicant shall clear, fine grade and vegetate the balance of this parcel. The HOA shall maintain the new vegetation on this parcel, if permitted to do so by VDOT.
19. **Architectural Treatment.** The rear of all façades that are visible from Beulah Street (i.e., the rear facades of units 21 through 30) shall incorporate the use of shutters or decorative trim and related accent materials on windows on portions of the rear façade that are not visually screened by the noise attenuation wall required by these proffers along Beulah Street (generally the second and third stories). Such shutters, trim or other accent materials shall be complementary in terms of type and color to those items or materials used on other portions of the façade.
20. **Tree Preservation Plan.** The Applicant shall contract with a certified arborist to prepare a tree preservation plan to be submitted as part of the first and all subsequent subdivision plan submissions. The plan shall be reviewed and approved by the Urban Forestry Division in accordance with all applicable PFM and Zoning Ordinance requirements, as such may be modified by appropriate approvals. The certified arborist responsible for the preparation of the tree preservation plan shall be referred to as the "Project Arborist." Said tree preservation plan shall provide for preservation of specific quality trees or stands of trees within the tree save areas depicted on the GDP to the maximum extent reasonably feasible, subject to the potential installation of utilities, and to the maximum extent reasonably feasible without precluding the development of a single family home typical to this project on each of the building envelopes and lots shown on the GDP. The Urban Forester may require reasonable modifications of such plan to the extent these modifications do not alter the number of dwelling units shown on the GDP, reduce the size of the proposed units, significantly move their location on the lot, or require the installation of retaining walls. The tree preservation plan shall consist of a tree survey which includes the locations, species, size, crown spread, and condition rating percent of all trees measuring twelve (12) inch diameter at breast height ("dbh") or greater located within ten feet (10) inside and twenty-five (25) feet outside the limits of clearing areas depicted on the GDP. Additionally, included in the tree preservation plan shall be a condition analysis and rating for all trees measuring twelve (12) inch dbh or greater located within ten (10) feet of the inside and

twenty-five (25) feet outside of the limits of clearing and grading for all tree buffer areas shown to be preserved on the GDP. The condition analysis shall be prepared using methods outlined in the latest edition of "The Guide for Plant Appraisal." Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities should include, but not be limited to, crown pruning, root pruning, mulching and fertilization.

21. **Lot 20 Restriction.** A covenant shall be recorded which prohibits plantings or fencing within that portion of Lot 20 that is located within the line of site area depicted on sheet 5 of the GDP. The covenant shall be recorded among the land records of Fairfax County, in a form approved by the County Attorney, prior to the sale of any lots, and shall run to the benefit of the HOA, which shall be established, and to Fairfax County. Purchasers shall be advised of the use restriction prior to entering into a contract of sale for Lot 20; this restriction shall also be included in the HOA documents.
22. **Environment.** As a supplement to the environmental development drainage system, the Developer shall construct a "Permeable Open Joint Pavement Block" area at the location described herein. The construction method and design shall be in accordance with the Fairfax County Public Facilities Manual, Plate 79-6, except modified as follows: Prior to commencing work, a percolation test at the location shall be taken to determine the acceptance of storm water runoff absorption. If the percolation test is determined to be acceptable, the construction detail (Plate 79-6) shall eliminate the filter fabric and 4 inch diameter perforated underdrain. Otherwise, the detail shall be constructed as specified. The precise area location of the open joint block shall be in the Emergency Turnaround on Royal Crest Lane at station 12+50. The area of coverage is approximately eighteen by twenty feet, the dimensions of which are to be determined at time of construction.
23. **Bus Stop.** Prior to subdivision plan approval, the Applicant shall contribute \$5,000 to Fairfax County to be utilized for a bus stop shelter in the general vicinity of the subject property.
24. **Park Authority Contribution.** At the time of site plan approval, the Applicant shall contribute the sum of \$51,000.00 to the Fairfax County Park Authority for recreational facilities and/or resource management at Manchester Lakes Public Park, as determined by the Park Authority, subject, however to a credit for expenditures on-site for a tot lot, as depicted on the GDP.

**APPLICANT/CONTRACT PURCHASER OF TAX
MAP 91-5 ((5)) Parcels 2, 3, 4 and 7; 91-1 ((1)), Parcels
59A and 59B; Owner of Tax Map 91-1 ((1)) Parcel 60**

FLEET DRIVE, LLC

By: Ray E. Smith, III, Managing Member
Ray E. Smith, III, Managing Member

OWNERS OF TAX MAP 91-1 ((5)) PARCEL 2

DALLAS R. SMITH

By: Ray E. Smith, III, Agent and Attorney-in-Fact for Dallas R. Smith
Ray E. Smith, III, Agent and Attorney-in-Fact for
Dallas R. Smith

OWNER OF TAX MAP 91-1 ((5)) PARCEL 3

JULIO C. GONZALEZ

By: Ray E. Smith, III, Agent and Attorney-in-Fact for Julio C. Gonzalez
Ray E. Smith, III, Agent and Attorney-in-Fact for
Julio C. Gonzalez

OWNER OF TAX MAP 91-1 ((5)) PARCEL 7

NAJIB AHMAD

By: Ray E. Smith, III, Agent and Attorney-in-Fact for Najib Ahmad
Ray E. Smith, III, Agent and Attorney-in-Fact for
Najib Ahmad

OWNERS OF TAX MAP 91-1 ((5)) PARCEL 4

ERIC B. MCGEE

By: *Ray E. Smith, III, Agent and Attorney-in-Fact for Eric B. McGee*
Ray E. Smith, III, Agent and Attorney-in-Fact for
Eric B. McGee

GLORIA CARHUANCHO

By: *Ray E. Smith, III, Agent and Attorney-in-Fact for Gloria Carhuanchu*
Ray E. Smith, III, Agent and Attorney-in-Fact for
Gloria Carhuanchu

OWNERS OF TAX MAP 91-1 ((1)) PARCEL 59A

SUNG SOO KIM

By: *Ray E. Smith, III, Agent and Attorney-in-Fact for Sung Soo Kim*
Ray E. Smith, III, Agent and Attorney-in-Fact for
Sung Soo Kim

LAI-FOONG GOH

By: *Ray E. Smith, III, Agent and Attorney-in-Fact for Lai-Foong Goh*
Ray E. Smith, III, Agent and Attorney-in-Fact for
Lai-Foong Goh

OWNER OF TAX MAP 91-1 ((1)) PARCEL 59B

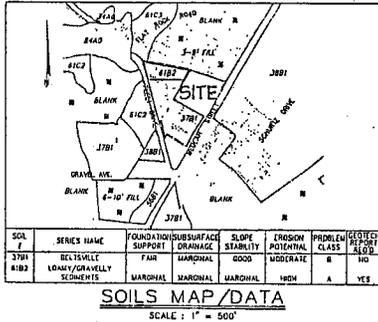
SUNG WON KIM

By: *Ray E. Smith, III, Agent and Attorney-in-Fact for Sung Won Kim*
Ray E. Smith, III, Agent and Attorney-in-Fact for
Sung Won Kim

GENERALIZED DEVELOPMENT PLAN FOSTERS CREST

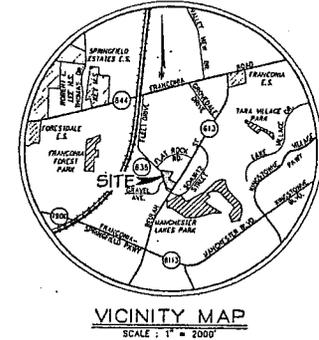
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2010-LE-007
PCA 2006-LE-018



NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 91-1(1)35A, 589 & 90 AND 91-1(1)37-4 & 7. THE SITE IS CURRENTLY ZONED R-1 & R-12. THE PROPOSED ZONING IS R-12.
- THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF:
 - 91-1(1)35A - HOW SONG SOD AND DON LAM-FORUM IN DEED BOOK 13860 AT PAGE 1751
 - 91-1(1)35B - KIM SLING WORN IN DEED BOOK 13861 AT PAGE 131
 - 91-1(1)35C - FLEET DRIVE, LLC IN DEED BOOK 17383 AT PAGE 1255
 - 91-1(1)37 - DALLAS H AND RUTH M. SMITH IN DEED BOOK 3055 AT PAGE 282
 - 91-1(1)37 - JESU C. GONZALEZ IN DEED BOOK 10041 AT PAGE 247
 - 91-1(1)37 - ERIC B. MOORE AND CLORIA CARVAJALHO IN DEED BOOK 11033 AT PAGE 1454
 - 91-1(1)37 - AHMAD NAJIB IN DEED BOOK 12848 AT PAGE 804
- BOUNDARY INFORMATION BASED ON A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED MARCH 24, 2006. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON A FIELD RUN SURVEY BY CHARLES P. JOHNSON & ASSOCIATES, DATED APRIL 2006, UPDATED APRIL 2010. CONTOUR INTERVAL EQUALS TWO FEET NGVD 1885.
- THERE ARE NO 100-YEAR FLOODPLAINS ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- ALL EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- SEE SHEET 4 FOR A DESCRIPTION OF EXISTING VEGETATION.
- EXISTING STRUCTURES ARE TO BE REMOVED. DATES OF CONSTRUCTION FOR THE EXISTING DWELLINGS:
 - 91-1(1)35A - 1948
 - 91-1(1)37 - 1958
 - 91-1(1)35B - 1948
 - 91-1(1)37 - 1958
 - 91-1(1)40 - 1925
 - 91-1(1)37 - 1958
- THERE ARE NO ZONING OVERLAY DISTRICTS FOR THIS SITE.
- THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-30B.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 118.4, 303.4, AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 472-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 260; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 7.8 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW:
 - A WAIVER OF THE 80' HAZARDOUS PRIVATE STREET LENGTH IS HEREBY REQUESTED.
 - A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AGAINST 91-1(1)35B AND 91-1(1)37 & 8 IS HEREBY REQUESTED, AS ALLOWED UNDER Z.O. 93-305.3.
 - A WAIVER OF THE BARBER REQUIREMENT IS HEREBY REQUESTED, AS ALLOWED UNDER Z.O. 93-305.12.
 - A WAIVER TO CONSTRUCT A 5-FOOT CONCRETE SIDEWALK IN LIEU OF THE REQUIRED MINOR PAVED TRAIL ALONG FLEET DRIVE IS HEREBY REQUESTED.
- PROPOSED PUBLIC IMPROVEMENTS:
 - WATER SERVICE TO BE PROVIDED BY AN EXISTING 12" MAIN LOCATED IN FLEET DRIVE.
 - SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED OFFSITE.
- PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GENERALIZED DEVELOPMENT PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- A RECREATIONAL FACILITY IS PROPOSED WITH THIS DEVELOPMENT (LOT 10).
- A SPECIAL EASEMENT IS PROPOSED WITH THIS DEVELOPMENT (LANDSCAPED SITTING AREA WITH BENCHES).
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- ARCHITECTURAL ELEVATIONS ARE NOT AVAILABLE AT THIS TIME.
- A MINOR PAVED TRAIL IS REQUIRED ALONG FLEET DRIVE FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN. (SEE NOTE 16)
- PARCEL "A" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- THE APPLICANT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH ARTICLE 8-B08 OF THE ZONING ORDINANCE.
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE COP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 18-204 OF THE ZONING ORDINANCE.



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

- Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- A graphic depicting the stormwater management facility(ies) and limits of clearing one grading encompasses the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet 3.
- Provide:

Facility Name/Type & its service	On-site area (acres)	Off-site area (acres)	Droptoe area (acres)	Footprint (sq ft)	Volume (cu ft)	Height (ft)
Concrete SW/IMP Pond	3.524	7.284	5.838	13,258	83,508	9.24
- Onsite drainage showings, outfalls, and pipe systems are shown on Sheet 3. Pond layout and outlet pipe systems are shown on Sheet 3.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3. Type of maintenance access road surface noted on the plot is ASPHALT.
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.
- A 'stormwater management narrative' which contains a description of how attention and best management practices requirements will be met is provided on Sheet 3.
- A description of the existing conditions of each numbered site outlet situated downstream from the site to a point which is at least 100 times the site area or which has a droptoe area of at least one square mile (640 acres) is provided on Sheet 3.
- A description of how the actual requirements, including known changes in contributing drainage areas (i.e. drainage diversion), of the Public Facilities Manual will be achieved is provided on Sheet 3.
- 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 1 & 2.
- A submission notice is requested for N/A.
- Stormwater management is not required because N/A.

REVISIONS			
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE	
1	(1) REVISED SITE TABULATIONS (2) ADDED EXISTING SEPTIC BIF (3) ADDED SHORT LINES & UTILITY EASEMENTS (4) REVISED LANDSCAPE & TREE COVER CASES	8-4-18	
2	(1) REVISED SITE TABULATIONS; ADDED PRIVATE FENCE DETAIL (2) REVISED AREA OF REZONING (3) REVISED LAYOUT & UTILITY (4) REVISED LANDSCAPE (5) REVISED DRAINAGE AREA AND TABULATIONS (6) NEW SHEET	8-15-18	
3	(1) REVISED SW/IMP INFORMATION CHART (2) ADDED UNDERPASS, BUS STOP, SIGN LIKE NOTE & TRUSSED POND (3) REVISED LANDSCAPE	12-17-18	
4	(1) REVISED SW/IMP INFORMATION CHART (2) ADDED UNDERPASS, BUS STOP, SIGN LIKE NOTE & TRUSSED POND (3) REVISED LANDSCAPE	1-21-19	

NO CHANGES, OTHER THAN THOSE SPECIFIED ABOVE, HAVE BEEN MADE TO THIS PLAN FROM WHAT WAS PREVIOUSLY SUBMITTED OR APPROVED.

DEVELOPER
FLEET DRIVE, LLC
115 BELULAH ROAD NE
SUITE 200B
VENNA, VIRGINIA 22180
(703) 261-1703

TABLE OF CONTENTS	
1	COVER SHEET
2	SITE TABULATIONS
3	EXISTING CONDITIONS PLAN
4	EXISTING VEGETATION MAP
5	GENERALIZED DEVELOPMENT PLAN
6	CONCEPTUAL LANDSCAPE PLAN
7	OUTFALL ANALYSIS
8	POTENTIAL LAYOUT FOR ADJACENT PARCELS

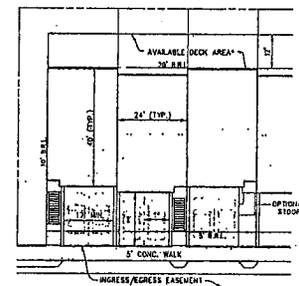
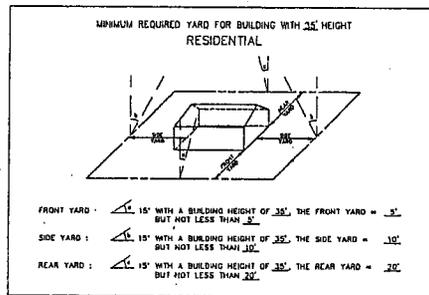
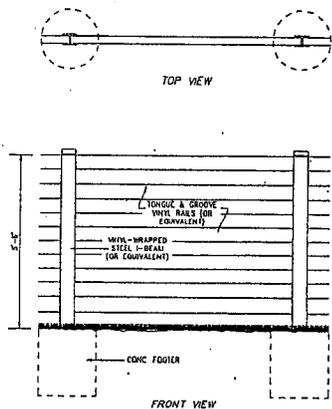
CPI Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3001 PINEBARK DRIVE SUITE 200 FARMINGTON VIRGINIA 22608
404-799-9100 FAX 404-799-9101

DATE: JUNE 9, 2010
REVISED: AUGUST 4, 2010
SEPTEMBER 15, 2010
DECEMBER 17, 2010
JANUARY 21, 2011

SHEET 1 OF 8

FOSTERS CREST

FILE # 03-591



ACOUSTICAL BARRIER DETAIL
SCALE: 1" = 2'

(OR AS SPECIFIED WITH AN APPROVED NOISE STUDY)

DENSITY TABULATIONS

FOR FIRST ADDITION TO FRANCONIA

	# LOTS	AREA	DENSITY
CURRENT CONFIGURATION*	6	3.28 Ac	1.83 DU/AC
LOTS 5 AND 6 RESIDUAL	2	1.36 Ac	1.47 DU/AC

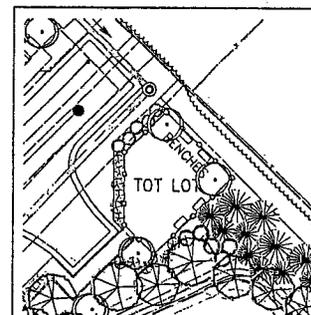
* LOT AREAS HAVE BEEN REDUCED BY PREVIOUS BELLAH STREET IMPROVEMENTS

SITE TABULATIONS

PROPOSED		
LOT AREA	68,996 sq	(1.584 Ac)
AREA OF OUTLOTS	2,844 sq	(0.065 Ac)
PARCEL "A"	97,112 sq	(2.229 Ac)
RIGHT-OF-WAY DEDICATION	18,484 sq	(0.447 Ac)

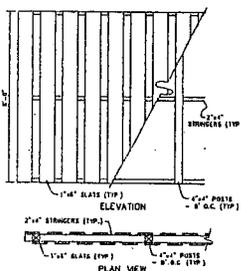
TOTAL R-12 AREA 108,536 sq (4.328 Ac)

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	30 SINGLE-FAMILY ATTACHED
MAXIMUM DENSITY	12 DU/Ac	8.8 DU/Ac
MINIMUM DISTRICT SIZE	4 Ac	4,328 Ac
MINIMUM LOT AREA	N/A	1,860 sq ±
AVERAGE LOT AREA	N/A	2,250 sq ±
MINIMUM LOT WIDTH	15'	24'
MAXIMUM BUILDING HEIGHT	35'	35'
MINIMUM YARDS:		
FRONT	15'/8'	15'/8'
SIDE	15'/10'	15'/10'
REAR	30'/20'	30'/20'
OPEN SPACE	25% (1.08 Ac)	28% (1.21 Ac)
PARKING	2.7 SPACES/UNIT (81 TOTAL SPACES)	3.1 SPACES/UNIT (94 TOTAL SPACES)



LEGEND

- CAT. III & IV SHADE TREE (12' CAL.)
(E.G. AC BIRCH, BELLER GAL, ASH, BIRCH, CEDAR)
- CAT. I & II EVERGREEN TREE (6' HGT.)
(E.G. ARBORVITAE, BLUE PIN, WHITE-CEDAR)
- CAT. II ORNAMENTAL TREE (12' CAL.)
(E.G. BURNINGBUSH, SHREEDAY MAGNOLIA)
- SMALL DECIDUOUS SHRUB
- MEDIUM EVERGREEN SHRUB



DETAILS & SITE TABULATIONS

FOSTERS CREST

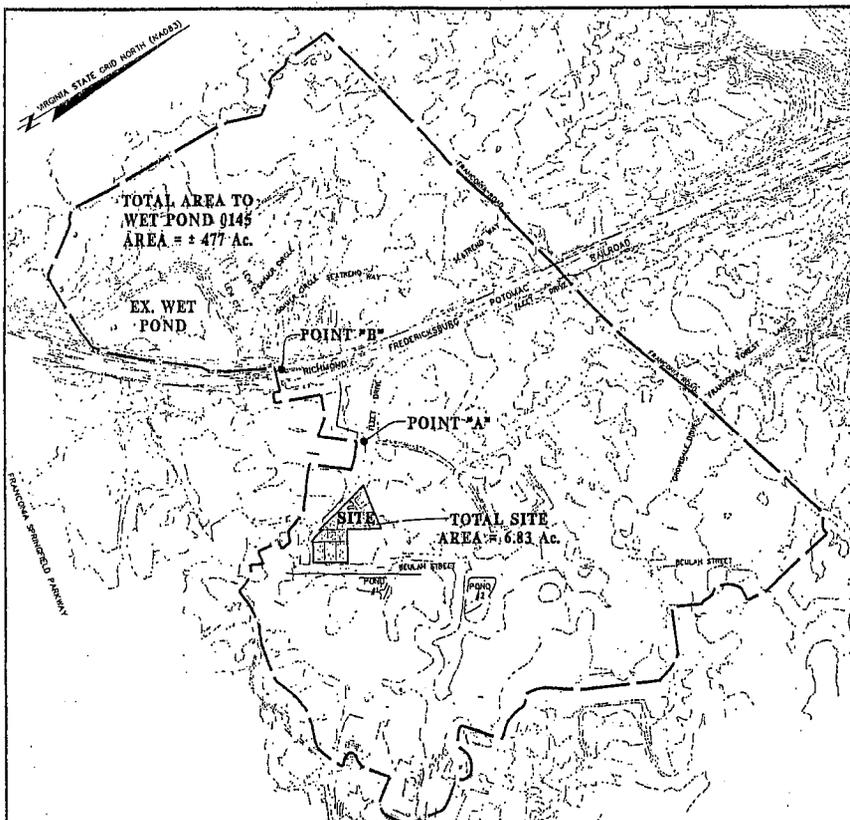
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA



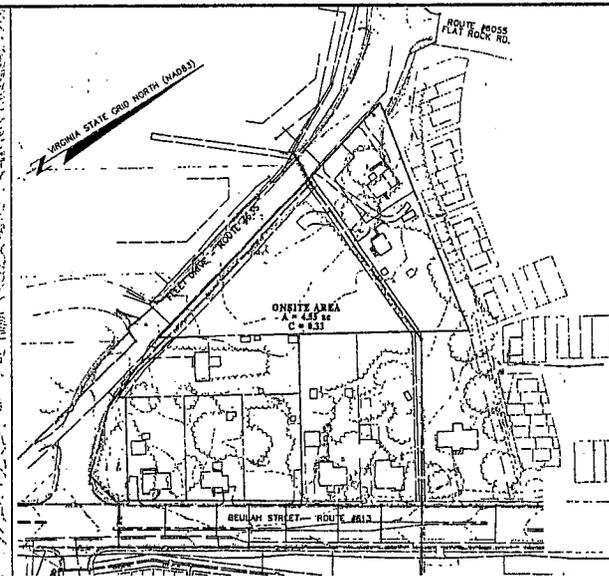
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
12121 BELLAH STREET, SUITE 200, FAIRFAX, VIRGINIA 22030 (703) 444-7100
CPJ ASSOCIATES
14141 WOODBURN DRIVE, SUITE 100, FAIRFAX, VIRGINIA 22033 (703) 444-7100

RZ 2010-LE-007

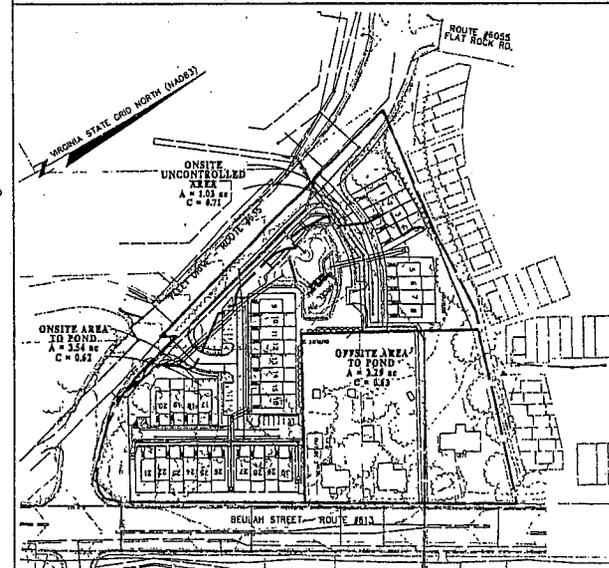
DESIGN	DATE	BY	APP'D	DATE
SCALE	DATE	BY	APP'D	DATE
SHEET	OF	DATE	BY	APP'D
2	8			
PRJ NO: 03-591				
TYPE: GDP				



OVERALL DRAINAGE MAP
SCALE: 1" = 500'



PRE-DEVELOPMENT CONDITIONS
SCALE: 1" = 100'



POST-DEVELOPMENT CONDITIONS
SCALE: 1" = 100'

OUTFALL NARRATIVE

THE SITE CONSISTS OF 4.56 ACRES ON WHICH A 30 SINGLE-FAMILY ATTACHED UNIT COMMUNITY WITH RELATED UTILITIES ARE PROPOSED TO BE BUILT. THERE ARE CURRENTLY 8 SINGLE FAMILY DETACHED DWELLINGS AND RELATED UTILITIES ON THE SITE. THE STORM WATER MANAGEMENT POND WILL BE DESIGNED TO ACCOMMODATE THE DEVELOPMENT OF OUTFALL 1. THE SITE IS FAIRLY WOODED AND MODERATELY SLOPED. CURRENTLY THERE ARE SOME EXISTING STORM SEWER STRUCTURES ON THE SITE THAT CAPTURE SOME OF THE RUNOFF FROM THE SITE AND BYPASS THE OUTFLOW FROM THE UPSTREAM POND #1 ALONG BEULAH STREET. THE REMAINDER OF THE RUNOFF FROM THE EXISTING SITE SHEET FLOWS FROM SOUTH TO NORTH INTO THE EXISTING STORM SEWER SYSTEM ALONG FLEET DRIVE.

PRE-DEVELOPMENT FLOWS:

Existing Condition
 $Q_1 = 4.56 \text{ AC} \times 0.45 \text{ IRR} \times 0.32 = 8.20 \text{ CFS}$
 $Q_2 = 4.56 \text{ AC} \times 7.27 \text{ IRR} \times 0.32 = 10.91 \text{ CFS}$

AFTER DEVELOPMENT, MOST OF THE SITE'S STORM WATER WILL BE COLLECTED BY AN ONSITE CLOSED STORM SEWER SYSTEM AND TAKEN INTO A PROPOSED ONSITE ENHANCED DETENTION POND LOCATED IN THE WESTERN PART OF THE SITE. THIS POND WILL PROVIDE STORMWATER MANAGEMENT FOR THIS SITE AND REDUCE THE PROPOSED FLOWS BELOW EXISTING FLOWS. THE SWA/BMP POND WILL DRAIN TO THE WEST INTO AN EXISTING OFFSITE CLOSED STORM SEWER SYSTEM LOCATED NORTHEAST OF THE SITE.

THIS EXISTING STORM SEWER SYSTEM RUNS ALONG FLEET DRIVE AND THEN JOINS EXISTING TRIPLE 6"x7" BOX CULVERTS AT JUNCTION POINT "A" AS SHOWN ON OVERALL DRAINAGE MAP ON THIS SHEET. THIS EXISTING CLOSED STORM SEWER SYSTEM HAS BEEN ANALYZED AND FOUND TO HAVE ADEQUATE CAPACITY. THIS EXISTING STORM SEWER SYSTEM ULTIMATELY DISCHARGES RUNOFF UNDER THE ROAD ROAD INTO AN EXISTING WET POND, DOWNSTREAM OF JAPONICA SECTION 4 SUBDIVISION AT POINT "B". THE TOTAL DRAINAGE AREA TO THIS EXISTING WET POND IS APPROXIMATELY 4.77 ACRES AS SHOWN IN THE OVERALL DRAINAGE MAP ON THIS SHEET. SINCE THE TOTAL SITE AREA (4.56 ACRES) IS LESS THAN 1X OF THE OVERALL DRAINAGE AREA INTO THE EXISTING WET POND (APPROXIMATELY 4.77 ACRES) AT THIS POINT, THE EXTENT OF THE REVIEW OF THE DOWNSTREAM IS COMPLETE.

SINCE THE FLOWS FROM THE SITE WILL BE REDUCED AND THE EXISTING CLOSED STORM SEWER SYSTEM HAS ADEQUATE CAPACITY, THE PROPOSED DEVELOPMENT WILL NOT HAVE AN ADVERSE IMPACT ON DOWNSTREAM PROPERTIES. IT IS THEREFORE THE ENGINEER'S OPINION THAT AN ADEQUATE OUTFALL EXISTS FOR THIS PROJECT.

STORMWATER MANAGEMENT AND BMP NARRATIVE

STORMWATER MANAGEMENT WILL BE PROVIDED VIA AN ONSITE ENHANCED EXTENDED DETENTION POND. THE SUBJECT SITE WILL REDUCE THE POST-DEVELOPMENT PEAK FLOWS FROM THE SITE FOR THE 2 AND 10 YEAR STORMS BELOW PRE-DEVELOPMENT FLOWS.

POST-DEVELOPMENT FLOWS:

Inlets to Pond
 $Q_1 = 2.280 \text{ AC} \times 0.45 \text{ IRR} \times 0.32 = 4.10 \text{ CFS}$
 $Q_2 = 2.280 \text{ AC} \times 7.27 \text{ IRR} \times 0.32 = 5.45 \text{ CFS}$

Developed Uncontrolled
 $Q_3 = 1.03 \text{ AC} \times 0.45 \text{ IRR} \times 0.71 = 3.25 \text{ CFS}$
 $Q_4 = 1.03 \text{ AC} \times 7.27 \text{ IRR} \times 0.71 = 5.25 \text{ CFS}$

Detention Pond Release
 $Q_5 = 8.20 \text{ CFS} \times 0.45 = 3.69 \text{ CFS}$
 $Q_6 = 10.91 \text{ CFS} \times 0.45 = 4.91 \text{ CFS}$

Post-Development Runoff to Pond
 $Q_7 = 2.540 \text{ ac}$
 $Q_8 = 2.540 \text{ ac} \times 0.45 \text{ IRR} \times 0.32 = 3.69 \text{ CFS}$
 $Q_9 = 2.540 \text{ ac} \times 7.27 \text{ IRR} \times 0.32 = 6.41 \text{ CFS}$

Discharges from SWA/BMP Pond Runoffs
 $Q_{10} = 4.24 \text{ CFS}$
 $Q_{11} = 7.19 \text{ CFS}$

BMP'S WILL BE PROVIDED WITH THIS ENHANCED DETENTION POND. THE TOTAL PHOSPHORUS REMOVAL FOR THIS SITE IS APPROXIMATELY 44.88%, WHICH IS GREATER THAN THE REQUIRED 40% (SEE BMP COMPUTATION BELOW). THEREFORE, THE BMP REQUIREMENTS HAVE BEEN SATISFIED FOR THIS PROJECT.

BMP COMPUTATION

Subarea	BMP	Runoff	40%	50%	60%	70%	80%	90%	Product
411	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
412	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
413	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
414	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
415	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
416	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
417	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
418	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
419	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
420	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
421	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
422	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
423	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
424	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
425	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
426	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
427	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
428	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
429	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
430	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
431	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
432	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
433	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
434	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
435	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
436	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
437	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
438	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
439	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
440	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
441	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
442	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
443	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
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445	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
446	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
447	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
448	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
449	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45
450	Grass	1.03	0.45	0.45	0.45	0.45	0.45	0.45	0.45

NOTE: THESE COMPUTATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS.

Charles P. Johnson & Associates, Inc.
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
 1000 W. MAIN ST. SUITE 210 FARMER, VIRGINIA 22031-1000
 (703) 426-1000
 CPJ ASSOCIATES

OUTFALL ANALYSIS
FOSTERS CREST
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 RZ 2010-LE-007

REVISIONS

NO.	DATE	REVISION	APPROVED
1		CONSTRUCTION MANAGE AREA TABLES	
2		REVISION PRIOR TO APPROVAL	

PROJECT NO: 03-591
 SHEET 7 OF 8
 DATE: APRIL 2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

