



County of Fairfax, Virginia

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

March 30, 2011

Frank A. McDermott
1751 Pinnacle Drive, Suite 1700
McLean, VA

RE: Rezoning Application RZ 2010-SP-012

Dear Mr. McDermott:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 29, 2011, granting Rezoning Application RZ 2010-SP-012 in the name of Westbrook Property, LLC. The Board's action rezones certain property in the Springfield District from the R-1 and WS Districts to the PDH-2 and WS Districts to permit residential development at a density of 1.93 dwelling units per acre and approval of the Conceptual Development Plan. The subject property is located at the east terminus of Autumn Willow Drive approximately 2,300 feet east of Stringfellow Road on approximately 7.27 acres of land [Tax Map 55-4 ((3)) R7], and is subject to the proffers dated February 2, 2011.

Please note that on February 9, 2011, the Planning Commission approved Final Development Plan Application FDP 2010-SP-012.

The Board also:

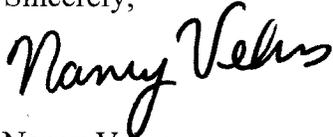
- Directed the Director of the Department of Public Works and Environmental Services to grant a three percent deviation from the tree preservation target area requirement in Section 12-057.1 of the Public Facilities Manual, and that the applicant continue to work with the staff of the Urban Forest Management Division to provide additional tree save areas and planting at the time of Subdivision Plan submission.

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>

- Allowed a portion of the PDH recreational facilities contribution to be cash and directed offsite per Paragraph 2 of Section 16-404 of the Zoning Ordinance.

Sincerely,



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

Cc: Chairman Sharon Bulova
Supervisor Pat Herrity, Springfield, 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 29th day of March, 2011, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2010-SP-012**

WHEREAS, Westbrook Property, 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 WS Districts to the PDH-2 and WS Districts, 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

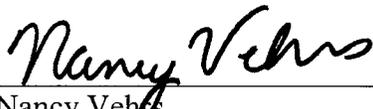
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PDH-2 and WS Districts, and said property is subject to the use regulations of said PDH-2 and WS Districts, 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 29th day of March, 2011.



Nancy Vehrs
Clerk to the Board of Supervisors

RZ/FDP 2010-SP-012
WESTBROOK PROPERTY, LLC
PROFFER STATEMENT

October 21, 2010
December 10, 2010
January 13, 2011
January 18, 2011
February 2, 2011

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of rezoning application RZ 2010-SP-012, as proposed, for rezoning from the R-1 and WSPOD Districts to the PDH-2 and WSPOD Districts, Westbrook Property LLC (the "Applicant"), for itself and its successors and assigns, hereby proffers that development of Tax Map Parcel 55-4 ((3)) R7 (the "Property"), containing approximately 7.23 acres, shall be in accordance with the following proffered conditions:

1. Substantial Conformity. The Property shall be developed in substantial conformance with the Conceptual Development Plan and Final Development Plan ("CDP/FDP") consisting of ten (10) sheets prepared by Urban Engineering & Associates, Inc., and dated June 18, 2010, revised through February 2, 2011, as further modified by these proffered conditions.
2. Final Development Plan Amendment. Notwithstanding that the CDP/FDP consists of seven (7) sheets and is the subject of Paragraph 1 above, it shall be understood that (i) the CDP shall consist of the entire plan relative to the general layout, points of access to the existing road network, peripheral setbacks, the maximum number and type of units, limits of clearing and grading and the location and amount of open space on the Property; and (ii) the Applicant has the option to request Final Development Plan Amendment ("FDPA") approvals from the Planning Commission in accordance with Section 16-402 of the Zoning Ordinance with respect to the remaining elements.
3. Minor Modifications to Design. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the approved CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP provided such changes are in substantial conformance with the CDP/FDP and proffers, and do not increase the total number of units, change the unit mix, or decrease the minimum amount of open space or peripheral setbacks shown to be provided on the Property.
4. Maximum Density. A maximum of fourteen (14) single family detached dwelling units at a maximum density of 1.93 dwelling units per acre shall be permitted on the Property. The Applicant reserves the right to develop fewer than this maximum number of units referenced in this paragraph without the need for a Proffered Condition Amendment ("PCA") application or CDPA/FDPA.

5. Right-of-Way Dedication. The Applicant shall dedicate right-of-way for two new public roads as depicted on the CDP/FDP, subject to review and approval by VDOT and DPWES. All road right-of-way ("ROW") dedicated in conjunction with these proffers and depicted on the CDP/FDP shall be conveyed to the Board in fee simple upon demand by Fairfax County (the "County") or at the time of recordation of the final record plat/subdivision plat, whichever occurs first, and shall be subject to the "Density Credit" Proffer below regarding reservation of development intensity to the residue of the subject Property.

6. Transportation Improvements.
 - A. Prior to the issuance of the first Residential Use Permit ("RUP") and subject to VDOT and DPWES approval, the Applicant shall construct a public street connection linking Autumn Willow Drive and Lincoln Drive, generally as depicted on the CDP/FDP ("Lincoln Drive Extended") in accordance with VDOT and DPWES requirements.
 - B. Prior to the issuance of the first Residential Use Permit ("RUP") and subject to VDOT approval, the Applicant shall construct a public street with a cul-de-sac, generally as depicted on the CDP/FDP in accordance with VDOT and DPWES requirements.
 - C. Subject to VDOT and DPWES approval, as an appropriate traffic-calming measure the Applicant shall provide signage for a three-way stop at the intersection of Lincoln Drive Extended and the proposed cul-de-sac street (referenced in Proffer 6B above).
 - D. As determined by VDOT, the Applicant shall provide a pedestrian crosswalk consisting of stamped asphalt or striped with paint across Lincoln Drive Extended which connects the subdivision sidewalk to the relocated parkland trail access (see Proffer 9) on the east side of Lincoln Drive Extended.
 - E. Subject to provision at no cost to the Applicant of a construction permit and right-of-entry by the Fairfax County Park Authority ("FCPA"), the Applicant shall scarify the asphalt associated with the existing temporary cul-de-sac and replant said area with grass, except for that portion identified as Resource Protection Area ("RPA") "Reforestation Area" on the CDP/FDP, which shall be planted as described in Proffer 14 below.

7. Fairfax Center Area ("FCA") Road Fund. At the time of final site plan approval, the Applicant shall contribute to the FCA Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by Fairfax County Department of Transportation and/or DPWES.

8. Public Street Access. All single family lots shall have frontage on a public street in accordance with Zoning Ordinance requirements.

9. Trail Improvements. Subject to approval and provision, at no cost to Applicant, of a construction permit and right-of-entry by the Fairfax County Park Authority ("FCPA"), the Applicant shall remove parts of the existing trail within the area of the proposed construction of Lincoln Drive Extended and shall reconstruct a new, accessible segment of trail connecting the crosswalk referred in Proffer 6(c) to the existing FCPA trail on the east side of Lincoln Drive Extended, generally as depicted on Sheet 4 of the CDF/FDP, of a similar width and materials. The exact location of the proposed trail connection shall be determined in coordination with the Park Authority Trail Coordinator.
10. Connection to Trail. Subject to obtaining necessary easements and/or right-of-way from the Fairfax County Park Authority ("FCPA") and the "Tregaron Homeowners' Association," the Applicant shall construct a new, off-site sidewalk connection, providing a link to the existing wood chip trail within Tregaron, at Lincoln Drive, in accordance with DPWES and VDOT requirements. Said connection shall be completed prior to issuance of the Residential Use Permit ("RUP") for the final dwelling unit.
- 10A. Connection to Trail. In the immediate area of the trail connection, the applicant shall work with the Park Authority to design and construct a wayside trail feature, designed as a small, leveled hardscape area that contains two benches and a trash can all designed to Park Authority standards, provided the construction of said wayside trail feature within the RPA shall be permitted without the necessity for any water quality assessment or other extraordinary permitting cost. The Homeowner's Association (HOA) shall be responsible for maintaining this area, which shall include trash removal at least one time per week.
11. Open Space. A minimum of 2.3 acres (including the land dedicated to the FCPA per Proffer 12), or thirty (30) percent of the site shall remain in open space. At the time of recordation of the subdivision, the Applicant shall convey all open space located along the western and northern property boundaries outside private lot lines, as shown on the CDP/FDP, to the HOA for ownership and maintenance.
12. Land Dedication to Fairfax County Park Authority ("FCPA"). At the time of final subdivision plat recordation or upon completion of Applicant's trail construction, scarifying and reforestation, whichever is later, the Applicant shall dedicate in fee simple, without monetary encumbrances or covenants, approximately 26,000 square feet (± 0.60 acre) of open space located east of the new public road adjacent to the existing parkland as depicted on the CDP/FDP to the FCPA, solely for public park passive open space purposes. Dedication of said 0.60 acre shall be contingent upon FCPA effecting a land exchange with the Applicant in which approximately 3,900 square feet (± 0.09 acre) of parkland (located adjacent to the northeast corner of the Property and within the future road right-of-way of Lincoln Drive Extended, as generally defined on the CDP/FDP) is conveyed to the Board of Supervisors in fee simple for public street purposes.
13. Triangle Parcel "E." Should the FCPA elect to convey in fee simple without monetary encumbrances or covenants Tax Map Parcel 55-4 ((18)) E to the Applicant at no cost in conjunction with Applicant's land dedication referenced above, then the Applicant shall

accept Parcel E which shall be owned and maintained by the future Homeowners Association.

14. Reforestation Area. As defined by striped lines on the "Landscape Plan" (Sheets 4 and 5 of the CDP/FDP), the Applicant shall scarify the asphalt and provide plantings in accordance with PFM Standards to reforest the strip of land located east of Lincoln Drive Extended within and adjacent to the Resource Protection Area ("RPA") in consultation with the County Urban Forester and the Park Authority Staff.
15. Limits of Clearing and Grading. Development of the Property shall conform to the limits of clearing and grading shown on the CDP/FDP, subject only to the installation of utilities, trails and roadways, if necessary, as approved by DPWES. All limits of clearing and grading shall be protected by temporary wire fencing that is a minimum of four (4) feet in height, in accordance with County Urban Forestry Division standards (see below). Any necessary disturbance for utilities beyond that shown on the CDP/FDP shall be coordinated with the Urban Forester and accomplished in the least disruptive manner reasonably possible given engineering, cost, and site design constraints, as determined by the Urban Forester. Any area protected by the limits of clearing and grading that must be disturbed due to the installation of water lines shall be replanted with the application of straw, mulch, grass seed and/or a mix of native vegetation as determined by the Urban Forester, to return the area as nearly as reasonably possible to its condition prior to the disturbance, as determined by the Urban Forester.
16. Tree Preservation.
 - A. 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 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 such as, but not limited to, the Tree Preservation Target Area Deviation Request set forth in this rezoning application. 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 CDP/FDP 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 CDP/FDP. 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 CDP/FDP, 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 CDP/FDP. 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 CDP/FDP. 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.

- B. Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying or potentially hazardous may be removed as part of the clearing operation with approval of the Urban Forest Management Division. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- C. Tree Preservation Fencing. All trees and buffers shown to be preserved on the tree preservation plan shall be protected by fencing. Tree protection fencing shall be erected at the limits of clearing and grading. Materials and installation of tree protection fencing shall consist of four foot-high, 14-gauge welded wire, attached to six foot steel posts, driven 18 inches into the ground and placed no further than 10 feet apart. The tree protection fencing shall be installed after the tree preservation walk-through meeting and prior to the performance of any clearing and grading activities on-site. All tree preservation activities, including the installation of tree protection fencing, shall be performed under the supervision of the Project Arborist and accomplished in a manner that does not harm existing vegetation to be preserved. Prior to commencement of any clearing and grading activities on-site, the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.

- D. Signage shall be securely attached to the protective fencing, identifying the tree preservation area and made clearly visible to all construction personnel. Signs shall measure a minimum of 10x12 inches and read: "TREE PRESERVATION AREA - KEEP OUT." Three days prior to the commencement of any clearing, grading or demolition activities, the Urban Forestry Division shall be notified and given the opportunity to inspect the site to ensure that all tree protection fencing has been installed properly.
- E. The HOA documents shall require that no structures (other than utilities, utility lines, and/or trails as provided herein above) or fences shall be erected in the tree save area, and that trees in HOA open space areas and the tree save area will not be disturbed except as approved by the Urban Forest Management Division for (i) the removal of diseased, dead, dying, or hazardous trees or parts thereof; and/or (ii) selective maintenance to remove noxious and poisonous weeds.
17. Landscaping. Landscaping shall be generally consistent with the quality, quantity and the locations shown illustratively on Sheet 5 of the CDP/FDP. At the time of planting, the minimum caliper for deciduous trees shall be two (2) to two and one-half (2 ½) inches and the minimum height for evergreen trees shall be seven (7) feet. Actual types, locations and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of submission of subdivision plans for review and approval by the Urban Forester. Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by the Urban Forester. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utilities and other design considerations, provided such relocated landscaping shall retain a generally equivalent number of plantings as shown on the approved CDP/FDP.
18. Stormwater Management. In accordance with County engineering requirements and subject to approval by the County DPWES, stormwater management/Best Management Practices ("BMPs") shall be provided on-site in a dry detention facility within the SWM/BMP facility, as depicted on the CDP/FDP. The Applicant shall grant an easement to Fairfax County, in a location approved by DPWES at the time of final subdivision plat approval, to provide access to the stormwater facility for maintenance by Fairfax County. At the time of recordation of the record plat, the Applicant shall convey the stormwater management facilities to the relevant HOA for stormwater management/BMP purposes. The HOA shall maintain all landscaping adjacent to such on-site stormwater management facility.
19. Low-Impact Development ("LID") Techniques. Supplementary innovative measures may be used on the subject Property, such as a bio-retention facility (rain garden) and/or grassy swales, subject to DPWES approval, to meet water quality requirements if necessary.

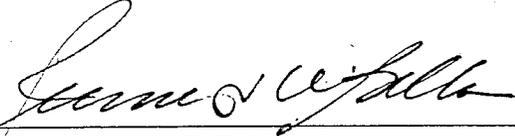
20. Public Schools Contribution. At the time of issuance of the first building permit, Applicant shall contribute to Fairfax County a maximum of \$18,760.00 for capital improvements to schools located within the pyramid serving the subject Property.
21. Recreational Facility Contribution. The Applicant shall provide a contribution of \$13,000.00 to the Fairfax County Park Authority for recreational facilities ("Park Contribution"), plus the residue, if any after construction of on-site recreational amenities such as the wayside trail feature referenced in Proffer 10A above, of the \$22,400 required by Sections 6-110 and 16-404 of the Zoning Ordinance for on-site recreational amenities. Said Park Contribution shall be payable pro rata at the time of issuance of each respective building permit and used entirely off-site for development of park facilities within the service area of the Property, subject to Board of Supervisors' approval and in accordance with Paragraph 2 of Section 16-404 of the Zoning Ordinance.
22. Garages and Driveways. The Applicant shall place a covenant on each residential lot that prohibits the use of the garage for any purpose which would preclude motor vehicle storage. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the HOA and to the Board. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's office. The HOA documents shall expressly state this use restriction. The driveway provided for each home shall be a minimum of twenty (20) feet in length and sixteen (16) feet in width to permit the parking of vehicles without overhanging into the sidewalk.
23. Architectural Elevations. Illustrative building elevations for the proposed units shall be generally consistent in character, as to architectural style and quality, with the conceptual elevations depicted on Sheet 2 of the CDP/FDP, as determined by DPWES. As determined by the Applicant, siding materials consisting of brick, stone and/or similar materials shall be provided.
24. Energy Efficiency. All new dwelling units shall be designed and constructed as ENERGY STAR qualified homes. The major features of ENERGY STAR homes include features such as: Effective Insulation, High-Performance Windows, Tight Construction and Ducts, Efficient Heating and Cooling Equipment, Efficient Products, and Third Party Verification (Home Energy Rater). Prior to issuance of the Residential Use Permit (RUP) for each dwelling unit, documentation shall be submitted to the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) from a home energy rater certified through the Residential Energy Services network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR for homes qualification.
25. Archaeological Studies. As may be required by the County Archaeologist based upon the findings of the "Phase I Archaeological Assessment" (prepared and filed by the Applicant prior to rezoning approval), a "Phase II Archaeological Evaluation" shall be performed either at the Applicant's expense by a certified, professional archaeologist or by archeologists of the Cultural Resource Management and Protection Section of the Fairfax County Park Authority in the immediate vicinity of Fairfax County Archaeological Site #44FX2660. If the work is performed by the Cultural Resource Management and

Protection Section of the Fairfax County Park Authority, submission of the Phase II study shall not be a pre-condition of Subdivision Plan approval or recordation of the same. 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 the County Archaeologist; however, any such Phase III work shall not be a pre-condition of Subdivision Plan approval or recordation of the same. In accordance with findings and recommendations of said "Phase II Evaluation," the Applicant and its certified professional archaeologist or archeologists of the Cultural Resource Management and Protection Section of the Fairfax County Park Authority shall, prior to final approval of the subdivision plan, perform the following as may be required: collect and catalog archaeological data/relics deemed significant.

26. Street-furnishings. Pursuant to the recommendations of the Fairfax Center Area Plan, the Applicant shall provide site entrance zone features, including special plantings and lighting, street lighting and at least one bench at the park trail entrance, generally as depicted on the CDP/FDP and subject to Park Authority review and approval for those elements located within areas to be dedicated.
27. Unreasonable Delay. In the event that, despite diligent efforts by the Applicant, provision of an improvement has been unreasonably delayed by others or by circumstances beyond the control of the Applicant, the Zoning Administrator may agree to a later date for the completion of each such improvement
28. Escalation. All monetary contributions required by Proffer 21 shall be adjusted for inflation in conformance with the Consumer Price Index, occurring subsequent to the date of subject rezoning approval and up to the date of payment of the respective contribution.
29. Density Credit. All intensity of use attributable to land areas dedicated and conveyed to the Board or any other County agency pursuant to these proffers (including, without limitation, the dedications referenced in Proffers 5 and 12) shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the Property.
30. Severability. Any of portion may be the subject of a PCA, CDPA and/or FDPA without joinder and/or consent of the other lots, if such PCA, CDPA and/or FDPA does not have any material adverse effect on such other lots. Previously approved proffered conditions or development conditions applicable to the portion not the subject of such a PCA, CDPA, and/or FDPA shall otherwise remain in full force and effect.
31. Successors and Assigns. Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

[SIGNATURE ON FOLLOWING PAGE]

WESTBROOK PROPERTY, LLC

By: 
Richard D. DiBella, Manager



DEVELOPMENT CONDITIONS

**Final Development Plan FDP 2010-SP-012
Westbrook Property, LLC**

February 9, 2011

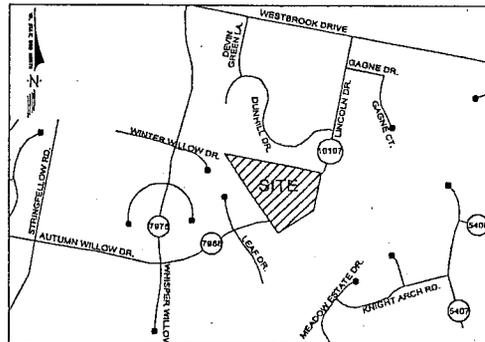
1. The applicant shall provide, subject to VDOT approval, center line marking, plus striping and signing for east-west bicycle lanes on Autumn Willow Drive between the recreation areas at Stringfellow Road and the proposed park entrance opposite the applicant's proposed cul-de-sac. The markings and signing shall be installed prior to opening of the Autumn Willow Drive/Lincoln Drive segment of the roadway on the applicant's property; except that if permitted by VDOT, final striping of the on-site segment may be deferred until final surfacing of the roadway.

WESTBROOK

CONCEPTUAL DEVELOPMENT PLAN FINAL DEVELOPMENT PLAN (CDP/FDP)

Springfield District
Fairfax County, Virginia

JUNE 18, 2010
AUGUST 13, 2010
OCTOBER 21, 2010
DECEMBER 10, 2010
FEBRUARY 2, 2011



VICINITY MAP
SCALE 1"=500'

SHEET INDEX

- 1 COVER SHEET
- 2 NOTES & DETAILS
- 3 EXISTING VEGETATION MAP
- 4 CDP/FDP LAYOUT
- 5 LANDSCAPE PLAN
- 6 ILLUSTRATIVE PLAN
- 7 PRELIMINARY STORMWATER MANAGEMENT PLAN
- 8 OVERALL DRAINAGE DIVIDES
- 9 ROAD PLAN AND PROFILE
- 10 SIGHT DISTANCE PROFILE

APPLICANT:

WESTBROOK PROPERTY, LLC
10801 HANNAH FARM ROAD
DARTON, VA 22124
(703) 443-0880 FAX: (703) 443-0886

CIVIL ENGINEER:



ATTORNEY:

HUNTON & WILLIAMS LLP
1751 PINNACLE DRIVE, SUITE 1700
MCLEAM, VIRGINIA 22101-4818
(703) 714-7400 FAX: (703) 714-7410

ENVIRONMENTAL CONSULTANT:

WETLAND STUDIES & SOLUTIONS, INC.
14088-N WILLYFIELD CIRCLE
CHANTILLY, VA 20151
(703) 821-8800

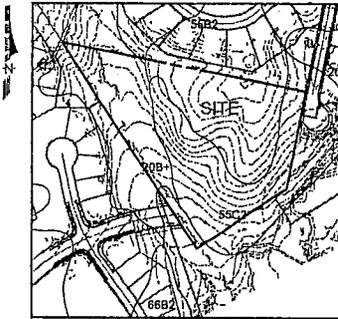


GENERAL NOTES:

- ALL REFERENCES HEREIN TO ZONING ORDINANCE SHALL REFER TO THE FAIRFAX COUNTY ZONING ORDINANCE.
- THE SUBJECT PROPERTY IS LOCATED IN THE SPRINGFIELD DISTRICT, OF FAIRFAX COUNTY (ZONING MAP 15-4-23) PARCEL #1. ALL REFERENCES HEREIN TO PROPERTY, PARCEL OR SITE SHALL REFER TO THE SUBJECT PROPERTY.
- THE PROPERTY IS LOCATED WITHIN THE OCCASIONAL RESIDENTIAL - WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD) AND IS CURRENTLY ZONED R-1 AND IS PROPOSED TO BE REZONED TO PDH-2 AND WSPOD. PROPOSED DEVELOPMENT IS FOR NO MORE THAN 14 SINGLE FAMILY DETACHED UNITS. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP FEWER UNITS IF DESIRED.
- THE PROPERTY IS OWNED BY WESTBROOK PROPERTY, LLC (SEE DEED BOOK 8106, PAGE 84).
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON BOUNDARY PLAT PREPARED BY URBAN, DATED MARCH 30, 2010.
- THE TOPOGRAPHY SHOWN HEREON IS AT TWO FOOT CONTOUR INTERVAL, BASED ON AERIAL TOPOGRAPHY PREPARED BY AEROSURVEY, DATED APRIL 7, 2010.
- BASIN UPHON COUNTY MAPPING, THERE ARE NO FLOODPLAINS LOCATED ON THE PROPERTY. THE LIMITS OF THE RESOURCE PROTECTION AREA (RPA) ARE BASED ON THE OBSERVED LOCATION OF THE FEDERAL STREAM. THE RPA LIMITATION WILL BE CONFIRMED UPON APPROVAL OF AN RPA PLAN BY THE COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.
- WETLAND Delineation WAS PREPARED BY WETLAND STUDIES AND SOLUTIONS (WSS) ON MARCH 20, 2010.
- THERE ARE NO KNOWN EASEMENTS 25 FEET OR MORE IN WIDTH ON THE PROPERTY.
- THERE ARE NO AREAS ON SITE THAT HAVE SCENIC ASSETS OR NATURAL FEATURES WORTH PROTECTING AND PRESERVE.
- THERE ARE NO KNOWN GRAVE OR BURIAL SITES ON THIS PROPERTY.
- THERE IS ONE KNOWN ARCHAEOLOGICAL SITE # 44FZ0380 AS SHOWN ON THE CONVEY SHEET 4.
- ACCORDING TO THE COUNTY WIDE TRAIL PLAN FOR FAIRFAX COUNTY, THERE ARE NO PROPOSED TRAILS ON THE PROPERTY.
- NATURAL HERITAGE RESOURCES**
- A REFERENCE FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (DCR) REGARDING THE PRESENCE OF ANY ENDANGERED OR THREATENED PLANT AND ANIMAL SPECIES INDICATED THAT SUCH SPECIES HAVE NOT BEEN OCCURRED IN THE PROJECT AREA OR WITHIN TWO MILES OF THE PROJECT BOUNDARIES.
- THE USE AND DENSITY OF THE PROPOSED DEVELOPMENT CONFORMS TO THE RECOMMENDATIONS OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE PROPERTY IS LOCATED WITHIN SUBJUNCT 10 OF THE AREA B, FAIRFAX CENTER AREA PLAN, AND IS PLANNED FOR RESIDENTIAL USE AT 3 DWELLING UNITS PER ACRE AT THE OVERLAY LEVEL.
- THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES. LOT SIZES, HOUSES AND SETBACKS WILL BE COMPATIBLE WITH THOSE OF ADJACENT DEVELOPMENTS.
- THERE ARE NO STRUCTURES ON THE PROPERTY.
- LANDSCAPING WILL SERVE TO DEFINE THE STREETSCAPE, SOFTEN THE BUILT ENVIRONMENT AND BUFFER VISUALS TO ADJACENT PROPERTIES.
- THE PROJECT WILL BE DEVELOPED IN A SINGLE PHASE.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 45, CODE OF FEDERAL REGULATIONS PART 116.4, JOB 45 AND 26. ALL HAZARDOUS WASTE AS SET FORTH IN COALITION HEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS OR 615-PART-HAZARDOUS WASTE MANAGEMENT REGULATIONS AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 261, TO BE IDENTIFIED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE.
- THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS MAY BE SPECIFIED OTHERWISE.
- PUBLIC WATER AND SEWER SHALL BE PROVIDED TO THE PROPERTY BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTORS.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- LOT SIZES, HOUSE FOOTPRINTS, AND DRIVEWAY LOCATIONS ARE ILLUSTRATIVE AND APPROXIMATE. LOT SIZES MAY BE INCREASED OR DECREASED PROVIDED THAT THE REQUIRED AMOUNT OF OPEN SPACE IS NOT DIMINISHED. THE SIZE AND CONFIGURATION OF HOUSE FOOTPRINTS MAY BE MODIFIED PROVIDED THAT THE REQUIRED MINIMUM SETBACKS ARE NOT DIMINISHED. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 18-B43 OF THE ZONING ORDINANCE, ANCHOR MODIFICATIONS TO THE HOUSE DIMENSIONS AND/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS, UTILITIES AND STORM WATER MANAGEMENT FACILITIES MAY OCCUR WITH FINAL SITE ENGINEERING WITHOUT REQUIRING AN AMENDMENT TO THIS CONVEY.
- PURSUANT TO SECTION 18-B43 OF THE ZONING ORDINANCE, THE LIMITS OF CLEARING AND GRADING AND LANDSCAPED OPEN SPACE AREA REPRESENTED ON THE PLAN ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL DESIGN AND SITE ENGINEERING.
- LANDSCAPING CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13 AND ANY APPROPRIATE.
- SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
- STORMWATER MANAGEMENT FACILITIES WILL CONFORM TO ALL DPW AND PFM REQUIREMENTS UNLESS WAIVED.
- THERE ARE NO AFFORDABLE DWELLING UNITS PROPOSED WITH THIS PLAN.
- STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE MET WITH AN ON-SITE DRY POND AND OPEN SPACE. DEVELOPER RESERVES THE RIGHT TO USE SUPPLEMENTARY WATERSHED MEASURES SUCH AS "RAIN GARDENS" AND GRASSED SWALES TO MEET WATER QUALITY REQUIREMENTS.
- THE ACTIVE RECREATION FACILITY REQUIREMENT WILL BE MET BY DEDICATION OF LAND TO THE COUNTY OR A CASH CONTRIBUTION AS DETERMINED DURING THE REZONING PROCESS.

SOILS MAP

SCALE 1"=200'

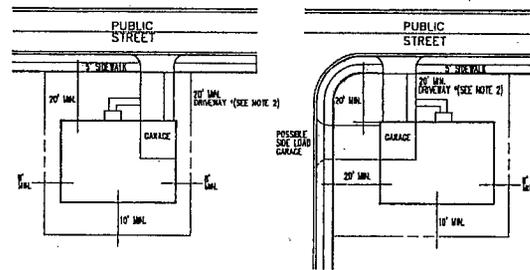


SOIL ID NUMBER	SERIES NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SOIL STABILITY	EXPLOSION	GEOTECHNICAL REPORT RECD.
6B2	LUDLO	FAR-S	GOOD	MODERATE	MODERATE	C
6B2C	CLEHELE	GOOD	GOOD	MOD-LOW	MODERATE	C
6B2D	CLEHELE	GOOD	GOOD	MODERATE	MODERATE	C
6B2E	MEADOWVILLE	MARG-W	FAR-BW	LOW	LOW	B

SOILS INFORMATION PROVIDED BY FAIRFAX COUNTY SOIL MAPS.

TYPICAL LOT/UNIT DETAILS

N.T.S.



INTERIOR LOT

CORNER LOT

INTERIOR/CORNER LOT NOTES

- THE TYPICAL LOT DETAIL IS INTENDED TO ESTABLISH MINIMUM YARD AREAS AND SETBACKS. THE FOOTPRINT SHOWN IS ILLUSTRATIVE AND IS NOT INTENDED TO REPRESENT THE ACTUAL FOOTPRINT. ALTERNATIVE FOOTPRINTS MAY BE USED.
- DRIVEWAY LENGTH IS MEASURED FROM FACE OF GARAGE DOOR TO EDGE OF SIDEWALK OR FACE OF CURB IF NO SIDEWALK IS PROVIDED.
- DOORS, DECAURATED "WOODWORK" (E.G. PERGOLA, LATTICE, PRIVACY SCREENS, BENCHES, PLANTERS, STEEL PYLONS, BAY WINDOWS, AND PORCHES) MAY ENCRUSH UP TO ENCLOSED SETBACKS BUT SHALL NOT BE CLOSER THAN 8 FEET FROM THE PROPERTY LINE.
- UNCOVERED STAIRS AND BOOTOPS AND HANG LINTS MAY ENCRUSH UP TO FIVE FEET INTO ANY MINIMUM REQUIRED YARD, BUT NO CLOSER THAN FIVE FEET TO ANY LOT LINE.

ZONING AND AREA TABULATION-OVERALL

TOTAL SITE AREA	= 318,954 S.F. OR 7.28940 AC.
EXISTING ZONING	= R-1, WSPOD
PROPOSED ZONING	= PDH-2, WSPOD
OPEN SPACE REQUIRED	= 20% OR 1.48AC
OPEN SPACE PROVIDED	= 2.31 AC. OR 31% OF SITE
PROPOSED DENSITY	= 14 UNITS/7.28940 AC = 1.93 DU/AC
AVERAGE LOT AREA	= 8,827 S.F. OR 0.23 AC.
PROPOSED UNIT HEIGHT	= 35 FEET MAXIMUM

PARKING TABULATION-OVERALL

TOTAL # OF UNITS:	14
PARKING SPACES REQ'D FOR SFD UNITS:	14 X 2 = 28 SPACES
PARKING SPACES PROVIDED:	
2 GARAGE & 2 DRIVEWAY SPACES X 14 SFD UNITS	= 28 SPACES
36 SPACES PROVIDED > 28 SPACES REQUIRED; THEREFORE PARKING REQUIREMENTS MET.	
FINAL PARKING COUNT SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS	

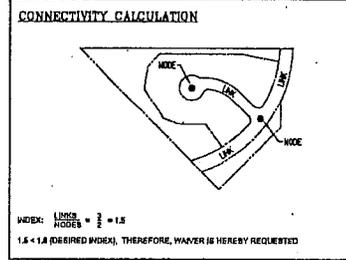
SHAPE FACTOR TABLE

LOT	APPROXIMATE LOT PERIMETER	APPROXIMATE LOT AREA (S.F.)	SHAPE FACTOR (PERIMETER ² / AREA) MUST BE 35 OR LESS
1	355	7,390	18.2
2	425	11,800	18.2
3	480	11,380	18.7
4	395	8,350	18.7
5	365	7,455	18.8
6	330	8,858	18.7
7	410	10,750	18.1
8	480	11,800	18.3
9	475	12,078	18.7
10	420	10,760	18.8
11	430	8,830	18.7
12	410	11,285	17.2
13	370	9,305	18.3
14	385	9,005	18.8

NOTE: LOT SIZES SUBJECT TO CHANGE WITH FINAL ENGINEERING. SHAPE FACTOR SHALL NOT EXCEED 35.



THE ARCHITECTURE SHOWN IS ILLUSTRATIVE AND IS INTENDED TO REPRESENT THE GENERAL CHARACTER AND QUALITY OF DESIGN. RETIREMENT AND REVISION MAY OCCUR WITH FINAL DESIGN DEVELOPMENT AND ENGINEERING.



Client
 WESTBROOK PROPERTY, LLC
 1501 Norwich Farm Road
 Dulles, VA 22024
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 FAX: (703) 443-0802

Revision / Issue

No.	Description	Date
1.		
2.		
3.		
4.		

Issue

Date	Description
June 18, 2010	
August 12, 2010	
October 21, 2010	
December 16, 2010	
February 2, 2011	

Project Name
 WESTBROOK

CDP/IFDP
 Springfield District
 Fairfax County, Virginia

Drawn By JL **Checked by** AHH / DTM

Project No. ZP-1973

Date FEBRUARY 2, 2011

Drawing Title

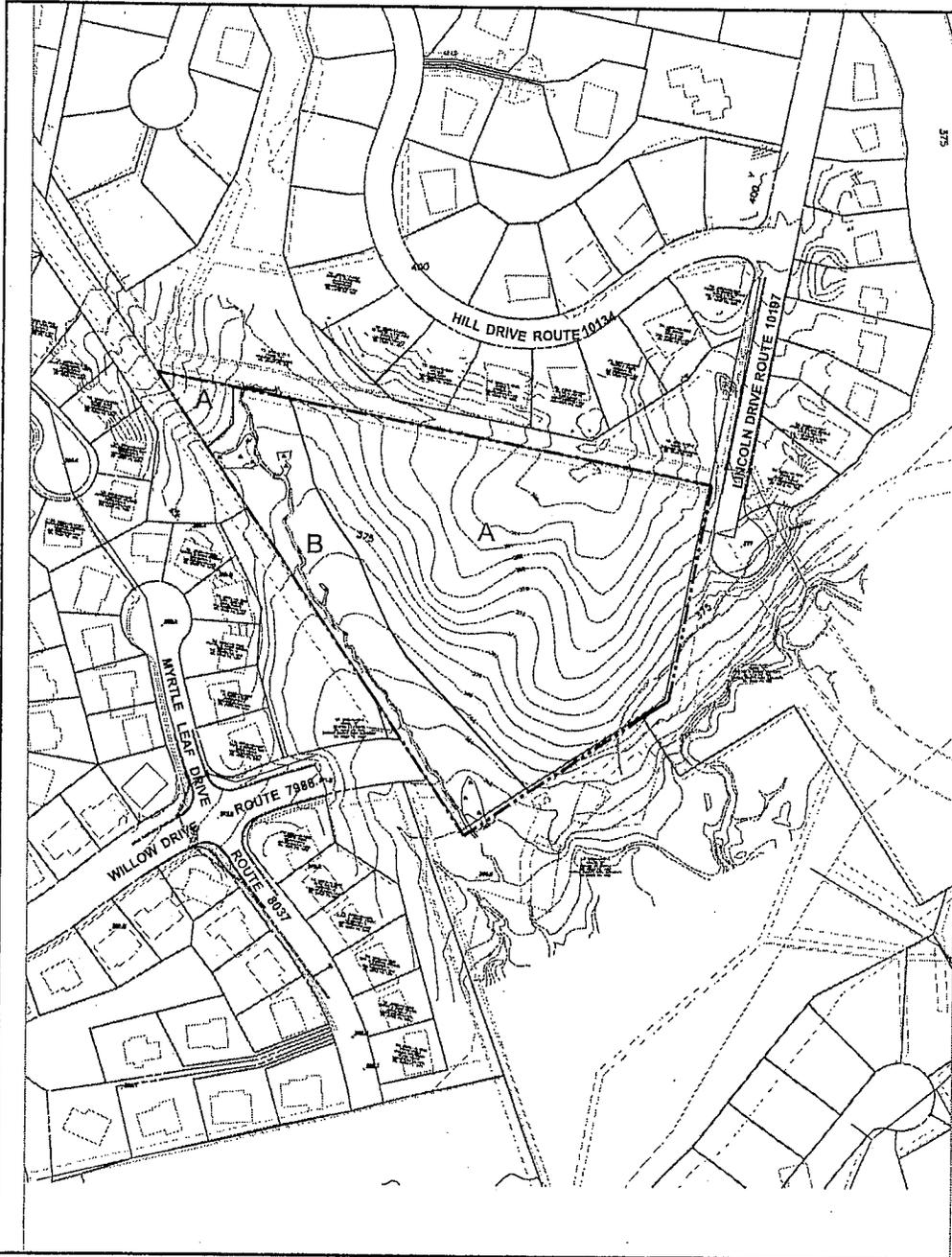
NOTES AND DETAILS

Scale: AS SHOWN

Drawing Number

2

Sheet 2 of 10



NOTES:

1. This Existing Vegetation Map is based upon examination of background materials, such as the USGS Chesapeake, VA, 1994 topographic quadrangle, existing topography, the Fairfax County Soils Map, the National Wetlands Inventory Map, and aerial photography, as well as a field verification performed by Benjamin N. Rosner, PWS, FWD, CT, CE, and Callin Kellner of Wetland Studies and Solutions, Inc. (WSSI) on April 22, 2010.
2. Topography and boundary information provided by Urban, Ltd., and a Spring 2004 WSSI Color Infrared Aerial Photograph, were used as the base for this exhibit.
3. Waters of the U.S. delineation information shown herein, was performed by WSSI as described in a report dated April 9, 2010. A jurisdictional determination from the U.S. Army Corps of Engineers verifying these boundaries is pending.

LEGEND

- SITE BOUNDARY
- VEGETATION COMMUNITY BOUNDARY
- PERENNIAL STREAM (PER WSSI FIELD INVESTIGATION AND FAIRFAX COUNTY CHESAPEAKE BAY MAPPING, SEE NOTE 3)
- INTERMITTENT STREAM (PER WSSI FIELD INVESTIGATION AND FAIRFAX COUNTY CHESAPEAKE BAY MAPPING, SEE NOTE 3)
- WETLAND BOUNDARY (SEE NOTE 3)

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Revision / Issue No.	Description	Date
1.		
2.		
3.		
4.		

Issue No.	Description
1.	June 18, 2010
2.	August 12, 2010
3.	October 21, 2010
4.	December 16, 2010
5.	February 2, 2011

Project Name
WESTBROOK

CDP/IFDP
Springfield District
Fairfax County, Virginia

Drawn by: JL Checked by: AHH / DTM

Project No. ZP-1873

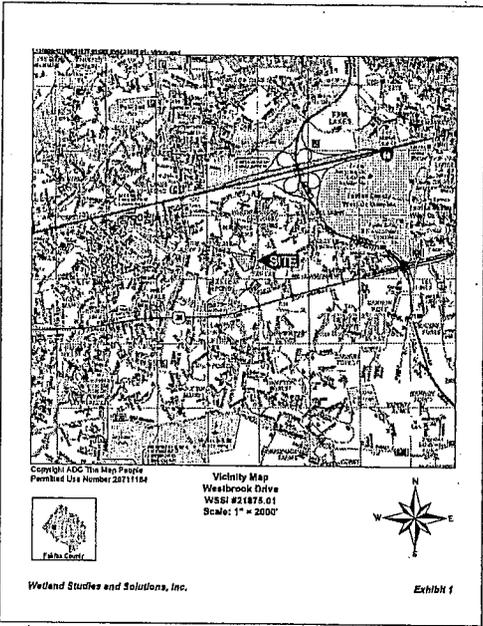
Date: FEBRUARY 2, 2011

Drawing Title
EXISTING VEGETATION MAP

Scale: 1"=50'

Drawing Number
3

Sheet 3 of 10



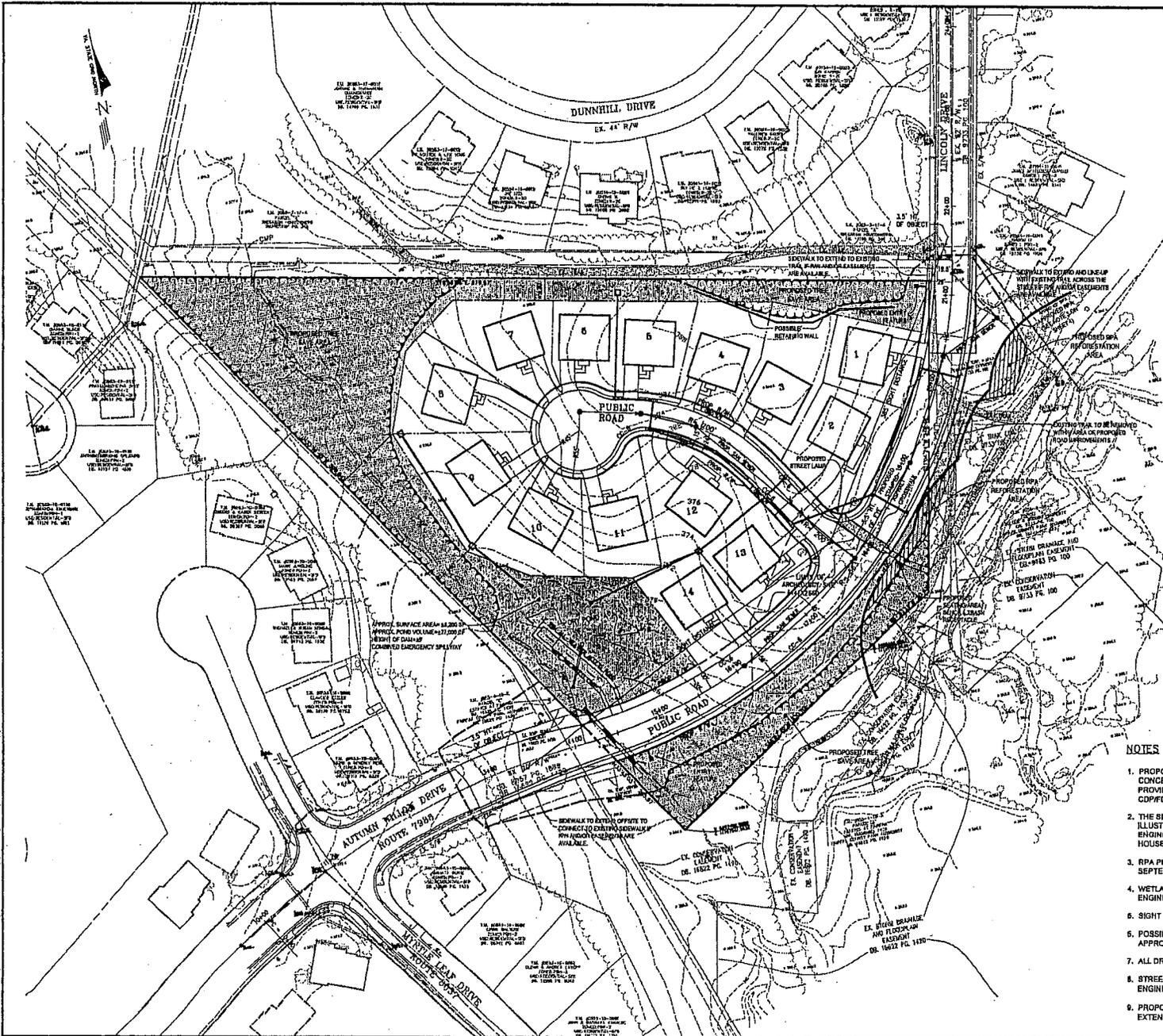
EXISTING VEGETATION MAP SUMMARY TABLE

VEGETATION COMMUNITY	COVER TYPE	PRIMARY SPECIES	SUCCESIONAL STAGE		ACREAGE (±)	COMMENTS
			STAGE	CONDITION		
A	Upland Forest	Tulip Poplar/Beech	Sub-climax	Good	5.4836	See condition description
B	Bottomland Forest	Tulip Poplar/Red Maple	Sub-climax	Good	1.7860	See condition description
Total Approximate Acreage					7.2696	

CONDITION DESCRIPTION:

- Area A is a mature upland forest in good overall condition and comprises the majority of the site. The canopy is dominated by tulip poplar (*Liriodendron tulipifera*), and American beech (*Fagus grandifolia*). Sub-dominants include pignut hickory (*Carya glabra*), Virginia pine (*Pinus virginiana*) and red oak (*Quercus rubra*). The understory includes the species found in the canopy. The herbaceous layer consists of May-apple (*Podophyllum peltatum*), an unknown blueberry (*Vaccinium* sp.), Solomon's-seal (*Polygonatum* sp.), and a variety of ferns. Few mature dead trees (predominantly Virginia pine) were noted within the stand.
- Area B is a mature bottomland forest in good overall condition in the western portion of the site and is associated with the floodplain of the unnamed tributary to Little Rocky Run. The canopy is dominated by mature tulip poplar (*Liriodendron tulipifera*), and red maple (*Acer rubrum*). Other tree species include green ash (*Fraxinus pennsylvanica*), sweet gum (*Liquidambar styraciflua*), American beech (*Fagus grandifolia*), and pignut hickory (*Carya glabra*). The understory includes Virginia creeper (*Parthenocissus quinquefolia*), Nepal microsoroglossum (*Elaeagnus vitifolia*), spotted touch-me-not (*Impatiens capensis*), narrow-leaf spindle beauty (*Claytonia virginica*), common green briar (*Saxifraga rotundifolia*), and a variety of ferns. Few mature dead standing trees are present within the stand.

03/01/11, 11:15 AM, Wetland Studies and Solutions, Inc. (WSSI) File Name: 02_2011 - 01_Site_Veg.mxd



LEGEND:

- DENOTES OPEN SPACE
- APPROXIMATE TREE SAVE AREA
- RPA BOUNDARY
- APPROXIMATE LIMITS OF CLEARING
- APPROXIMATE LIMITS OF ARCHEOLOGY SITE
- WETLANDS
- RPA REFORESTATION AREA

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Revision / Issue

No.	Description	Date
1.		
2.		
3.		
4.		

Issues

Date	Description
June 18, 2010	
August 11, 2010	
October 21, 2010	
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Project Name

WESTBROOK

CDP/FDP

Springfield District
Fairfax County, Virginia

Drawn By JL **Checked By** AFH / DTM

Project No. ZP-1973

Date FEBRUARY 2, 2011

Drawing Title

CDP/FDP LAYOUT

Scale: 1"=50'

Drawing Number

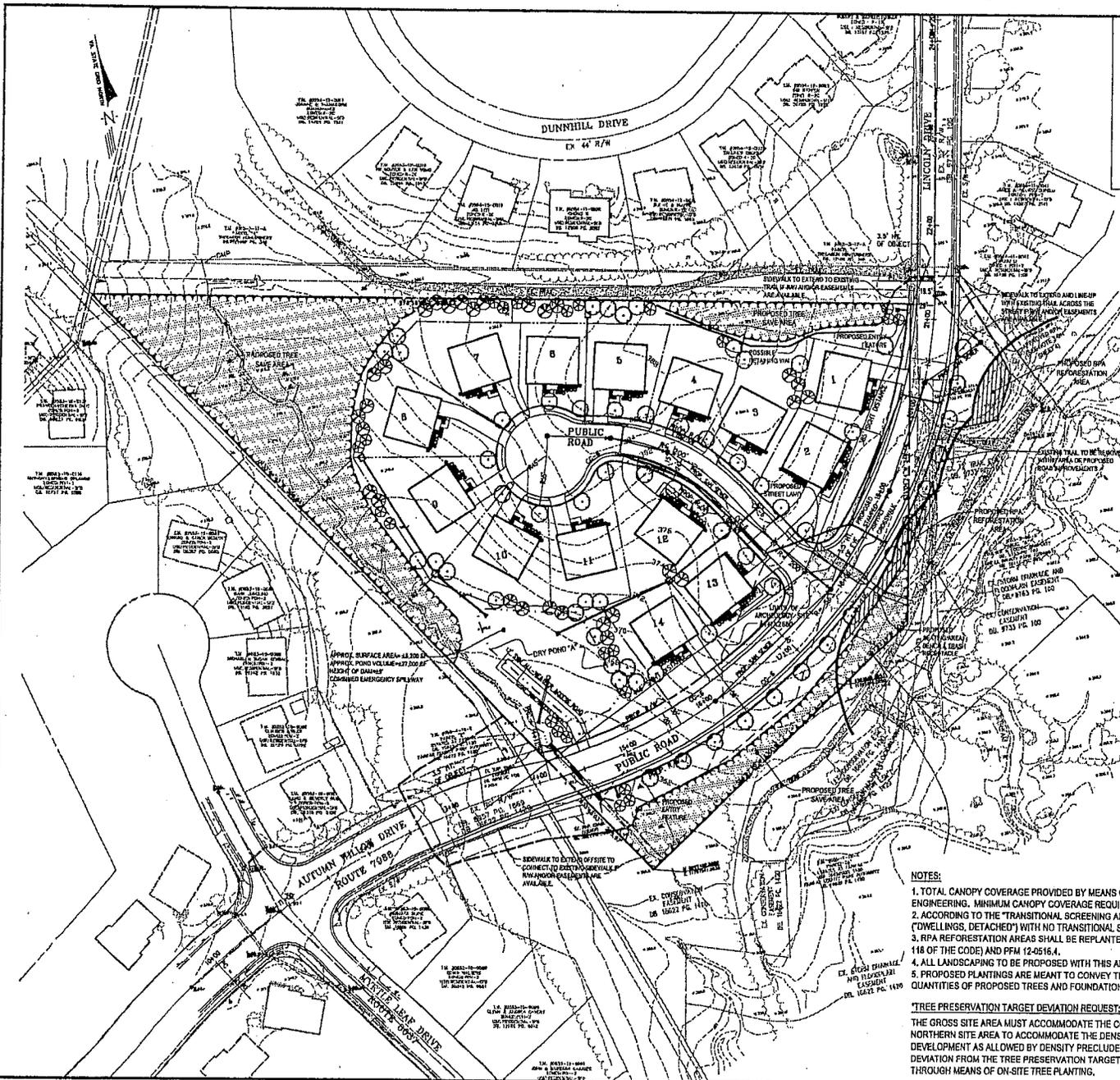
4

Sheet 4 of 10

NOTES

1. PROPOSED UTILITY LINE, LOT LINE AND DRIVEWAY LOCATIONS ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING, PROVIDED THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP.
2. THE SIZE, SHAPE AND LOCATION OF HOUSE FOOTPRINTS ARE ILLUSTRATIVE AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING. LEAD WALKS ARE INTENDED TO SHOW THE LOCATION OF HOUSE FRONTS AND MAY BE ADJUSTED AT TIME OF FINAL ENGINEERING.
3. RPA PLAN (#09237-002-01) WAS APPROVED BY FAIRFAX COUNTY ON SEPTEMBER 22, 2010.
4. WETLAND DELINEATION WAS APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS (CDE #NAO-2010-01048) ON JULY 8, 2010.
5. POSSIBLE STOP SIGNS AND LOCATIONS ARE SUBJECT TO VDOT APPROVAL.
6. ALL DRIVEWAY ENTRANCES WILL CONFORM TO VDOT CG-9D STANDARDS.
7. STREET LAMP LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
8. PROPOSED PEDESTRIAN CROSSWALK ACROSS THE NEW STREET EXTENSION OF LINCOLN DRIVE TO BE PROVIDED IF APPROVED BY VDOT.

2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991, 1990, 1989, 1988, 1987, 1986, 1985, 1984, 1983, 1982, 1981, 1980, 1979, 1978, 1977, 1976, 1975, 1974, 1973, 1972, 1971, 1970, 1969, 1968, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1959, 1958, 1957, 1956, 1955, 1954, 1953, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1943, 1942, 1941, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1922, 1921, 1920, 1919, 1918, 1917, 1916, 1915, 1914, 1913, 1912, 1911, 1910, 1909, 1908, 1907, 1906, 1905, 1904, 1903, 1902, 1901, 1900, 1899, 1898, 1897, 1896, 1895, 1894, 1893, 1892, 1891, 1890, 1889, 1888, 1887, 1886, 1885, 1884, 1883, 1882, 1881, 1880, 1879, 1878, 1877, 1876, 1875, 1874, 1873, 1872, 1871, 1870, 1869, 1868, 1867, 1866, 1865, 1864, 1863, 1862, 1861, 1860, 1859, 1858, 1857, 1856, 1855, 1854, 1853, 1852, 1851, 1850, 1849, 1848, 1847, 1846, 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218, 217, 216, 215, 214, 213, 212, 211, 210, 209, 208, 207, 206, 205, 204, 203, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152,



LEGEND:

- APPROXIMATE TREE SAVE AREA
- WETLANDS
- RPA REFORESTATION AREA
- RPA BOUNDARY
- APPROXIMATE LIMITS OF CLEARING
- TYPE IV DECIDUOUS TREE
- TYPE II DECIDUOUS TREE
- TYPE II EVERGREEN TREE
- SHRUBS

TREE PRESERVATION TARGET CALCULATIONS

Green Site Area (±)	316,674
Area of Building Footprints	10,000
Area of Existing Tree Canopy (±)	10,000
Area of 10-Year Tree Canopy Requirement (±)	10,000
Area of 10-Year Tree Canopy Provided (±)	10,000
Tree Preservation Target (%)	100%

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS

Green Site Area (±)	316,674
Area of Building Footprints	10,000
Adjusted Green Site Area (±)	306,674
Area of 10-Year Tree Canopy Requirement (±)	10,000
Tree Canopy Required (%)	3.26%

10-YEAR TREE CANOPY PROVIDED

Total Canopy Area Provided Through Tree Preservation (±)	10,000
Total Canopy Area Provided Through Tree Planting (±)	10,000
Total Tree Canopy Provided (±)	20,000

TREE PLANTING CALCULATIONS

Canopy to be Met Through Tree Planting (±)	10,000
Area of 10-Year Tree Canopy Requirement (±)	10,000
Area of 10-Year Tree Canopy Provided (±)	10,000
Tree Planting Target (%)	100%

NOTES:

- TOTAL CANOPY COVERAGE PROVIDED BY MEANS OF WILDLIFE BENEFITS AND IMPROVED CULTIVARS MAY VARY AT TIME OF FINAL ENGINEERING. MINIMUM CANOPY COVERAGE REQUIREMENTS WILL BE MET.
- ACCORDING TO THE "TRANSITIONAL SCREENING AND BARRIER MATRIX" UNDER Z.O. 13-300, PROPOSED USE OF SITE IS GROUP 1 (DWELLINGS, DETACHED) WITH NO TRANSITIONAL SCREEN YARDS REQUIRED.
- RPA REFORESTATION AREAS SHALL BE REPLANTED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CHAPTER 118 OF THE CODE) AND PFM 12-0516.4.
- ALL LANDSCAPING TO BE PROPOSED WITH THIS APPLICATION SHALL CONSIST SOLELY OF NATIVE, NON-INVASIVE SPECIES.
- PROPOSED PLANTINGS ARE MEANT TO CONVEY THE GENERAL CHARACTER AND QUALITY OF DESIGN. THE LOCATION, SPECIES, SIZES, AND QUANTITIES OF PROPOSED TREES AND FOUNDATION PLANTINGS ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

TREE PRESERVATION TARGET DEVIATION REQUEST.

THE GROSS SITE AREA MUST ACCOMMODATE THE CONNECTION OF AUTUMN WILLOW DRIVE TO LINCOLN DRIVE, LEAVING THE REMAINING NORTHERN SITE AREA TO ACCOMMODATE THE DENSITY ALLOWED BY THE ZONING ORDINANCE. THE NEW ROAD CONNECTION AND THE DEVELOPMENT AS ALLOWED BY DENSITY PRECLUDE MEETING THE TREE PRESERVATION TARGET (PFM 12-0507.2A(1)). THEREFORE, A DEVIATION FROM THE TREE PRESERVATION TARGET IS HEREBY REQUESTED. THE 10-YEAR TREE CANOPY REQUIREMENTS WILL BE MET THROUGH MEANS OF ON-SITE TREE PLANTING.

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Revision / Issue

No.	Description	Date
1.		
2.		
3.		
4.		

Project Name
WESTBROOK

CDP/IFDP

Springfield District
Fairfax County, Virginia

Drawn by JL
Checked by AHM / DTM

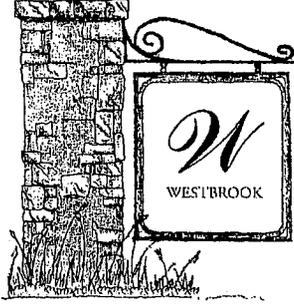
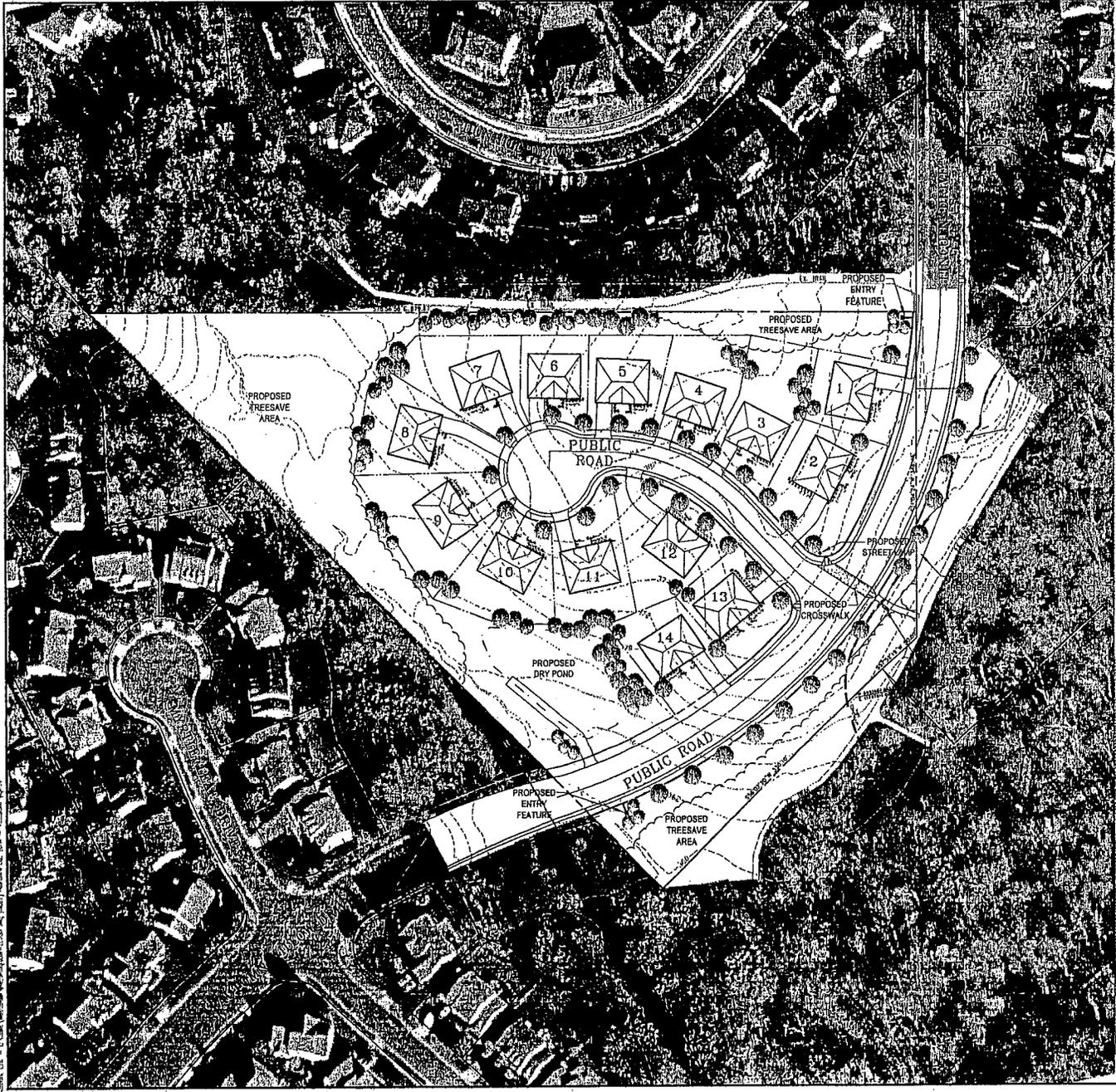
Project No. ZP-1973
Date FEBRUARY 2, 2011

Drawing Title
LANDSCAPE PLAN

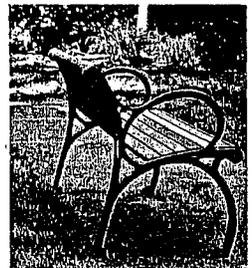
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Drawing Number
5

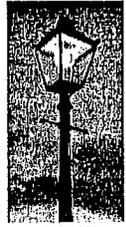
Sheet 5 of 10



ENTRANCE FEATURE



PARK BENCH



COLONIAL STREET LAMP



TRASH RECEPTACLE

NOTE: THIS PLAN IS FOR ILLUSTRATIVE PURPOSES. ENTRANCE FEATURES, PARK BENCH, STREET LAMP, TRASH RECEPTACLE AND OTHER AMENITIES SHOWN ARE MEANT TO CONVEY THE GENERAL CHARACTER AND QUALITY OF DESIGN. THE LOCATION OF THESE AS WELL AS THE LOCATION, SPECIES, AND SIZES OF PLANT MATERIAL MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.



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Revision / Issue No.	Description	Date
1		
2		
3		
4		

Issue Date	Description
June 18, 2010	
August 13, 2010	
October 11, 2010	
December 16, 2010	
February 2, 2011	

Project Name
WESTBROOK

CDPI/FDP

Springfield District
Fairfax County, Virginia

Drawn By: JL Checked By: AHM / DTM

Project No. ZP-1873

Date: FEBRUARY 2, 2011

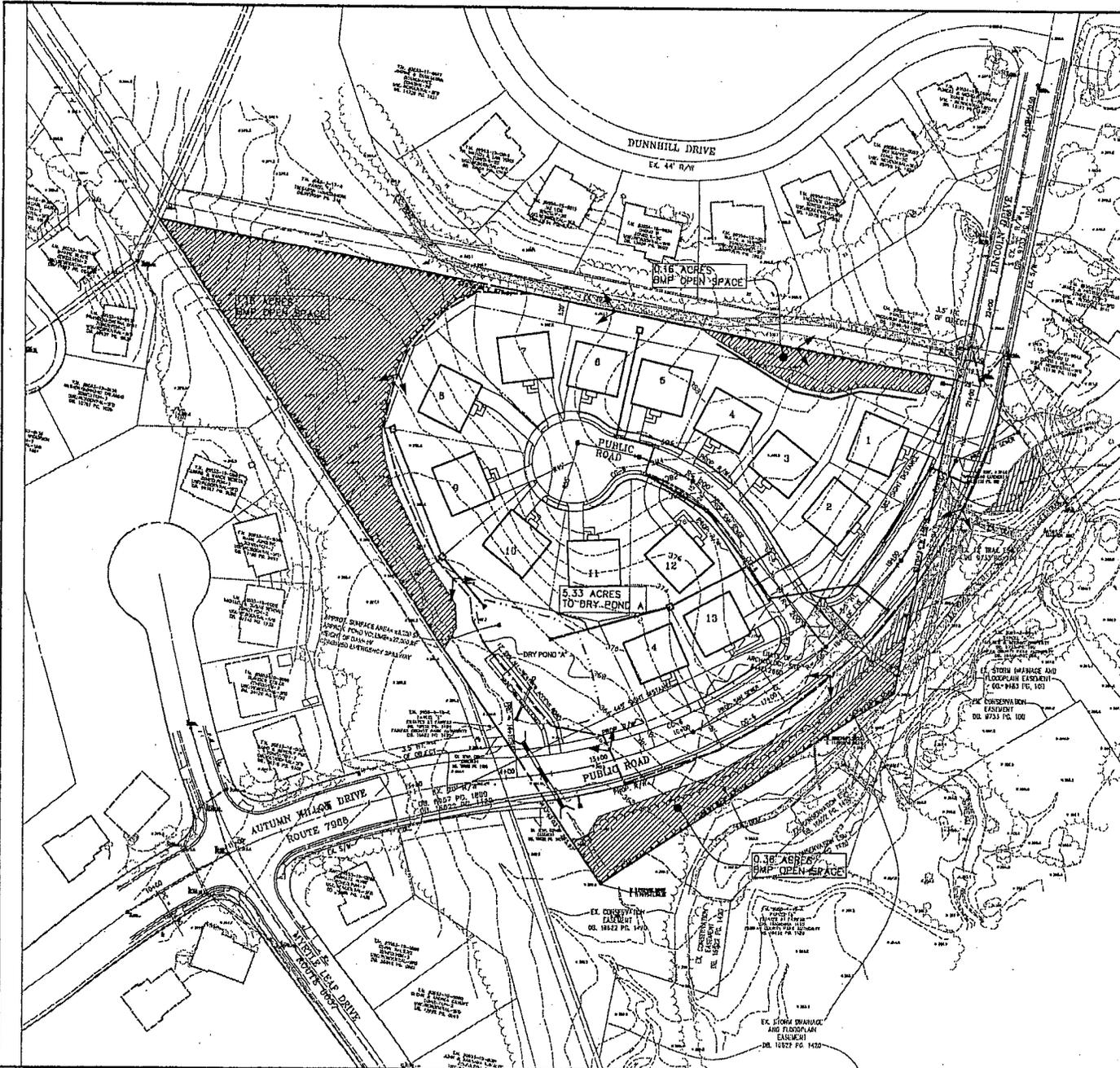
Drawing Title
ILLUSTRATIVE PLAN

Scale: 1"=50'

Drawing Number

6

Sheet 6 of 10



PRELIMINARY STORMWATER MANAGEMENT NARRATIVE:

-SWM DETENTION IS PROVIDED THROUGH THE USE OF PROPOSED ON-SITE DRY POND 'A' WITH A 9.2M OF FACILITY.

-THE DRY POND IS PROPOSED TO RECEIVE 5.33 ACRES DRAINAGE FROM THE PROPOSED DEVELOPMENT.

-THE ESTIMATED STORAGE VOLUME FOR THE FACILITY TO MEET DETENTION REQUIREMENTS FOR THE 2-YR STORM IS 18,000 CF.

-THE ESTIMATED STORAGE VOLUME FOR THE FACILITY TO MEET DETENTION REQUIREMENTS FOR THE 10-YR STORM IS 12,000 CF.

-THE ESTIMATED STORAGE VOLUME FOR THE FACILITY TO MEET RETENTION REQUIREMENTS FOR EXTENDED DETENTION IS 9,800 CF.

THE PRELIMINARY DESIGN POND HAS THE FOLLOWING:
 -4,800 CF OF SWM STORAGE AT 3.5 FT;
 -12,000 CF OF DETENTION STORAGE AT 3.5 FT;
 -4,375 CF OF DETENTION AT 3.5 FT TO ROUTE THE SWF ABOVE 38.5 FT;
 -10,100 CF OF DETENTION AT 3.5 FT TO ROUTE THE SWF ABOVE 38.5 FT.

THE ABOVE ASSUMES THE FOLLOWING:
 -RELEASE AT OR BELOW THE PRE-DEVELOPED 2-YR 0-11.47 CF;
 -RELEASE AT OR BELOW THE PRE-DEVELOPED 10-YR 0-14.83 CF;
 -IT SHOULD BE NOTED THAT IF DETENTION IN POND A IS FOUND TO BE INADEQUATE DURING FINAL ENGINEERING, LOW IMPACT DEVELOPMENT (LID) PRACTICES SHALL BE IMPLEMENTED.

PRELIMINARY BEST MANAGEMENT PRACTICES NARRATIVE:

-THE REQUIRED SWM PRACTICES ARE PROPOSED TO BE PROVIDED WITH CURRENT BEST MANAGEMENT PRACTICES (BMP) THROUGH USE OF POND A AND OPEN SPACE.

-THE APPLICANT RESERVES THE RIGHT TO USE SUPPLEMENTARY INNOVATIVE MEASURES (BIORETENTION, GRASSES, SWALES, ETC.) FOR REDUCTION OF OPEN SPACE IN CONSERVATION EASEMENTS TO MEET WATER QUALITY REQUIREMENTS IF NECESSARY.

-THE PROPOSED SWAMP POND A DESIGN ADEQUATELY DETAILS AND TREATS THE FLOW FROM THE UPSTREAM DRAINAGE AREA.

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

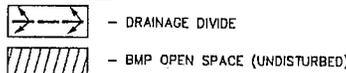
The following information is required to be shown or provided in all zoning applications or a waiver request of the submission requirement with jurisdiction shall be attached. Note: Violators will be penalized separately. Failure to adequately address the required submission information may result in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

This information is required under the following zoning Ordinance paragraphs:
 Revised Ordinance (8-011 2.1 & 2.2) Annex 5 Ordinance (8-011 2.1 & 2.2)
 Cluster Ordinance (8-016 12 & 15) Commercial Re-zoning Ordinance (8-022 2A (1) & (14))
 Development Plans PRC Ordinance (18-302 3 & 4) PRC Plan (18-303 1B & 1C)
 PDP Ordinance (except PRC) (18-302 1P & 1Q) Amendments (18-302 1P & 1Q)

1. Plan 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 facilities and levels of clearing and grading accommodations for stormwater management facilities, storm drainage flow systems and culvert structures, pond spillways, access roads, site outlets, energy dissipation devices, and stream reduction measures as shown on sheet 7.
3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (ac)	Footprint area (sq ft)	Storage volume (cu ft)	Retention volume (cu ft)
DRY POND A	5.33	0	5.33	9,200	12,000	9,800
TOTAL						
4. Check drainage channels, outlets and pipe systems are shown on sheet 7. Part lines and scale pipe systems are shown on sheet 7.
5. Maintenance access (road) to stormwater management facilities are shown on sheet 7. Type of maintenance access road surface noted on the plan is ASPHALT (seal, seal-and-pave, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on sheet 7.
7. A stormwater management manual which contains a description of how detention and best management practices requirements will be met is provided on sheet 7.
8. A description of the existing conditions of each sub-area which is subject to development from the site is a pool which is at least 100 times the site area or which has a storage area of at least one square mile (260 acres) is provided on sheet 7.
9. A description of how the outlet requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on sheet 7.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or hole data is provided on sheet 7.
11. A subdivision waiver is requested for _____.
12. Stormwater management is not required because _____.

LEGEND



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Revision / Issue	Description	Date
1.		
2.		
3.		
4.		

Date	Description
June 18, 2010	
August 12, 2010	
October 21, 2010	
December 18, 2010	
February 2, 2011	

Project Name
WESTBROOK

CDP/PDP

Springfield District
 Fairfax County, Virginia

Drawn By: AHS1 / DTM
 Checked By: AHS1 / DTM

Project No. ZP-1973

Date: February 2, 2011

Drawing Title
PRELIMINARY STORMWATER MANAGEMENT PLAN

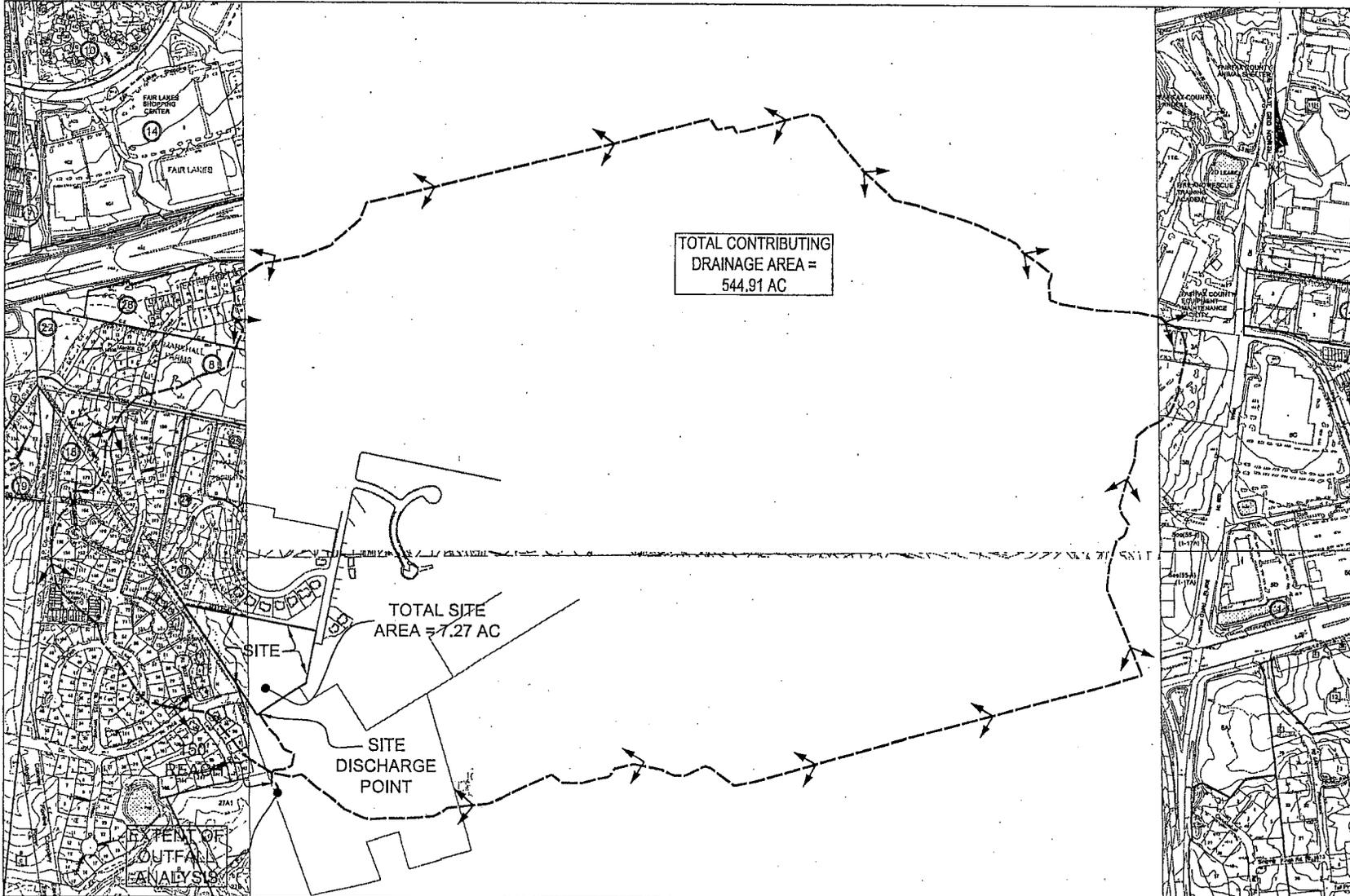
Scale: 1"=50'

Drawing Number

7

Sheet 7 of 10

DRAWN BY: D. L. VANCE, PROFESSIONAL ENGINEER, LICENSE NO. 55814, EXPIRES 02/2011 - 02/2016, EXP. 02/2011



TOTAL CONTRIBUTING
DRAINAGE AREA =
544.91 AC

TOTAL SITE
AREA = 7.27 AC

SITE
DISCHARGE
POINT

LEGEND



PRELIMINARY OUTFALL NARRATIVE FOR DRAINAGE AREA
 ONCE ADEQUATELY DETAINED AND TREATED, THE POND STORM WATER OUTFALL FLOW IS COLLECTED BY AN ADEQUATE PROPOSED CULVERT UNDER THE PROPOSED LINCOLN DRIVE EXTENSION. THE FLOW CONTINUES APPROXIMATELY 500 FEET WITHIN AN ADEQUATE EXISTING CHANNEL TO THE MAJOR FLOODPLAIN OF LITTLE ROCKY RUN, WHERE THE CONTRIBUTING DRAINAGE AREA IS AT LEAST 300 AC.
 THE EXTENT OF THE ADEQUATE OUTFALL ANALYSIS IS 100 FT DOWNSTREAM OF THE POINT WHERE THE DRAINAGE AREA IS AT LEAST 300 AC PER PFM 8-0203.2C.
 NOTE THAT ALL CONCENTRATED DRAINAGE FROM THE PROJECT WILL DISCHARGE INTO THE SINGLE OUTFALL.
 BASED ON THE ABOVE INFORMATION AND THE PRELIMINARY ENGINEERING ANALYSIS PERFORMED, IT IS OUR OPINION THAT THE OUTFALL DESCRIBED ABOVE IS ADEQUATE.



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Revision / Issue	No.	Description	Date
1.			
2.			
3.			
4.			

Issue	Date	Description
1.	June 18, 2010	
2.	August 13, 2010	
3.	October 21, 2010	
4.	December 18, 2010	
5.	February 2, 2011	

Project Name
 WESTBROOK

CDP/FDP

Springfield District
 Fairfax County, Virginia

Drawn By JL **Checked By** AHH / DTM

Project No. ZP-1973

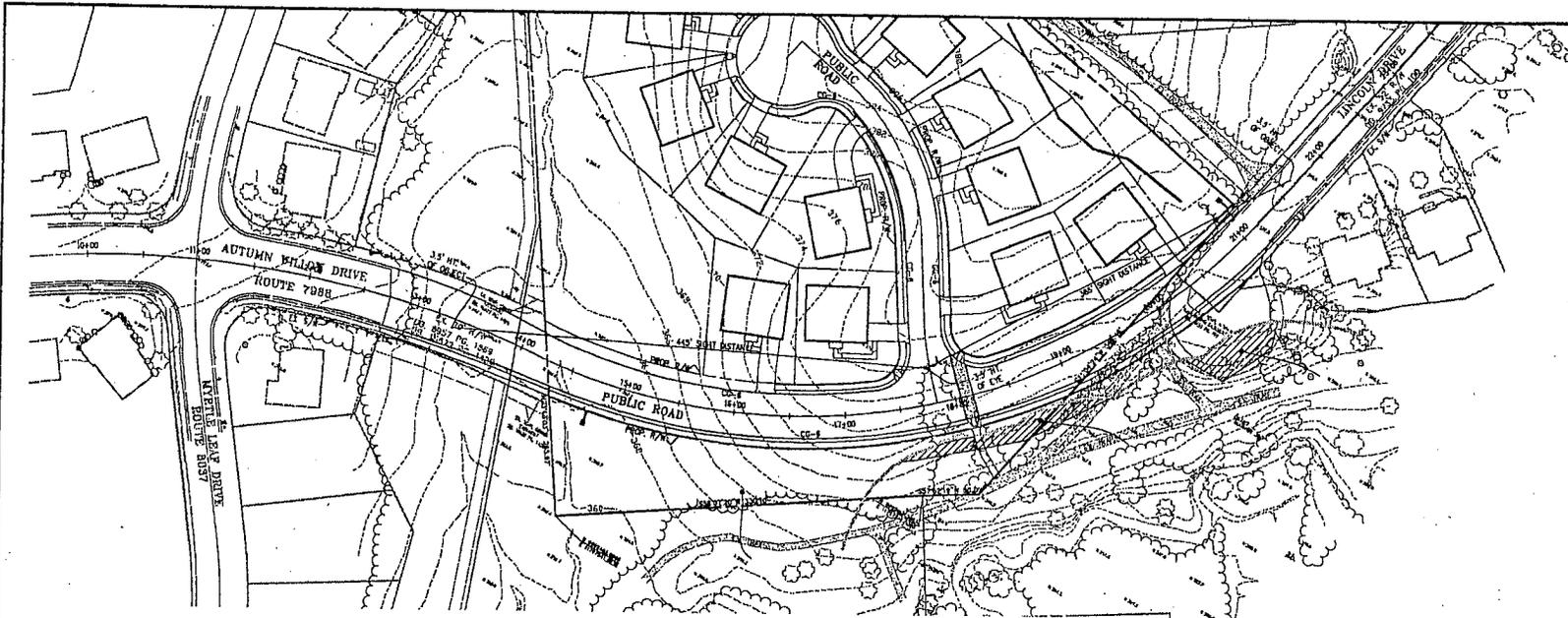
Date FEBRUARY 2, 2011

Drawing Title
 OVERALL DRAINAGE DIVIDES

Scale: 1"=300'

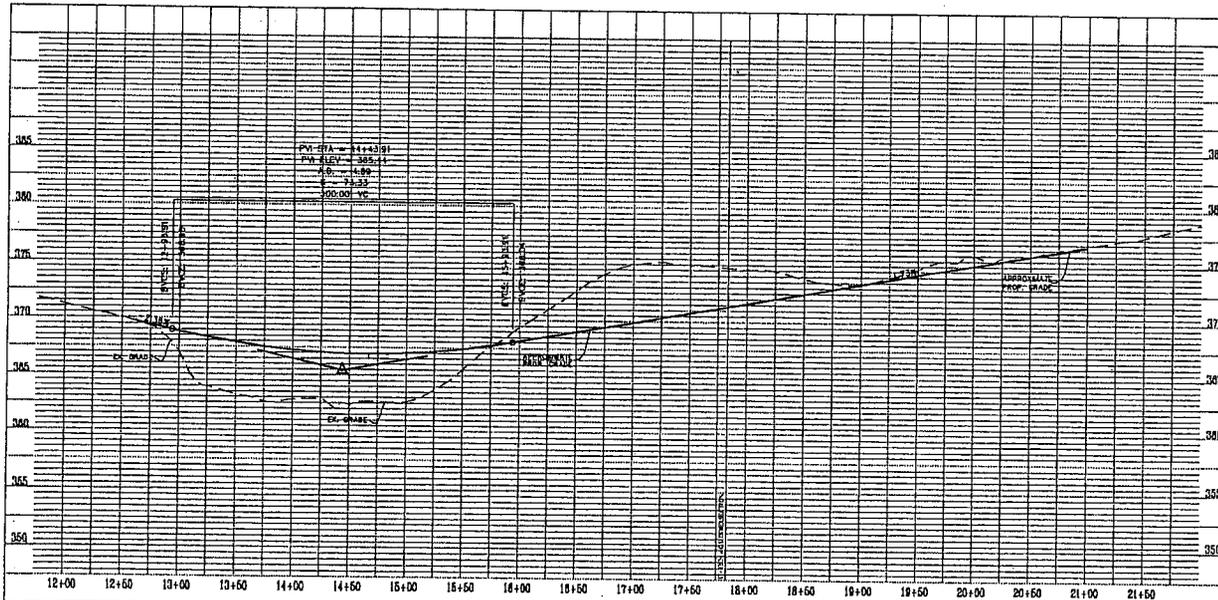
Drawing Number

8
 Sheet 8 of 10



AUTUMN WILLOW DRIVE (RT 7988)
 13,000 AADT (PER 2007 VDOT DATA)
 DESIGN SPEED = 40 MPH (POSTED = 25 MPH)

NOTE: VERTICAL DESIGN SHOWN IS PRELIMINARY
 DATA AND MAY BE ADJUSTED AT FINAL DESIGNING



STOPPING SIGHT DISTANCE:
 MINIMUM "S" VALUE REQUIRED FOR VDOT ROAD DESIGN MANUAL TABLE
 24 ft APPROXIMATE FOR 40 MPH DESIGN SPEED AND A 5% VERTICAL
 CURVE IS 84 AND THE "S" VALUE PROVIDED IS 73.33 THEREFORE
 STOPPING SIGHT REQUIREMENT IS MET.



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Revision / Issue	Date
1. Description	
2.	
3.	
4.	

Issue	Description
1	June 18, 2010
2	August 12, 2010
3	October 21, 2010
4	December 12, 2010
5	February 7, 2011

Project Name
 WESTBROOK

CDP/FDP
 Springfield District
 Fairfax County, Virginia

Drawn By: JL
 Checked By: AHR / JDTM

Project No. ZP-1973

Date: FEBRUARY 2, 2011

Drawing Title
 ROAD
 PLAN AND PROFILE

Scale: H: 1"=50' V: 1"=5'

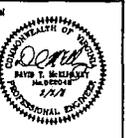
Drawing Number
9

User: JDTM - L:\Users\jdtm\OneDrive\Documents\Projects\2011\02_2011 - RT 7988 - RPTA

users: 114 - C:\Users\jacobson\Documents\Drawings\2011\20110202\Feb02_2011 - 11:00am - 11:00am



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Revision / Issue	Date
1. Description	
2.	
3.	
4.	

Issue	Date	Description
	June 16, 2010	
	August 12, 2010	
	October 21, 2010	
	December 16, 2010	
	February 2, 2011	

Project Name
 WESTBROOK

CDP/FDP
 Springfield District
 Fairfax County, Virginia

Drawn by: JL
 Checked by: AHH / DTM

Project No.: ZP-1973

Date: FEBRUARY 2, 2011

Drawing Title
 SIGHT
 DISTANCE
 PROFILE

Scale: H: 1"=50' V: 1"=5'

Drawing Number

10

Sheet 10 of 10

INTERSECTION SIGHT DISTANCE
 ALONG AUTUMN WILLOW DRIVE

