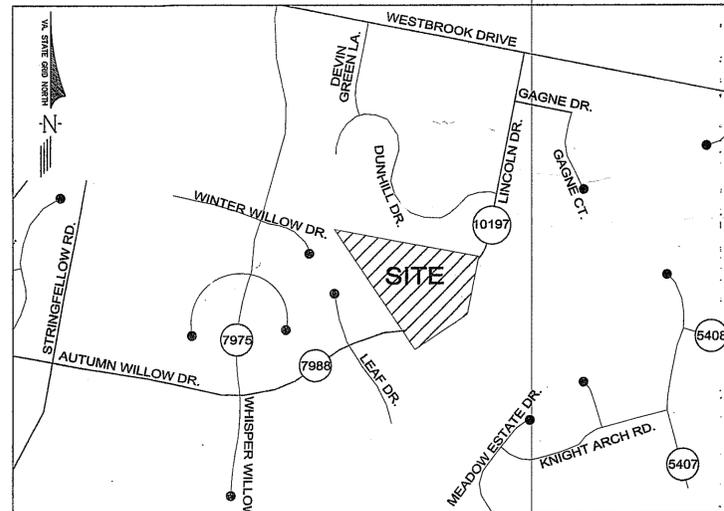


WESTBROOK

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

Application No. RZ/FDP 2010-SP-012 Staff S.Z. ming
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (FDP)
SEE PROFFERS DATED Feb 2, 2011
Date of (BCS) (PC) Approval Mar 29, 2011
Sheet 1 of 10

APPLICANT:

WESTBROOK PROPERTY, LLC
10501 HANNAH FARM ROAD
OAKTON, VA 22124
(703) 443-0890 FAX: (703) 443-0892

CIVIL ENGINEER:



Urban, Ltd.
7112 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8080
www.urban-ld.com

ATTORNEY:

HUNTON & WILLIAMS LLP
1751 PINNACLE DRIVE, SUITE 1700
MCLEAN, VIRGINIA 22102-4215
(703) 714-7400 FAX: (703) 714-7410

ENVIRONMENTAL CONSULTANT:

WETLAND STUDIES & SOLUTIONS, INC.
14088-M SULLYFIELD CIRCLE
CHANTILLY, VA 20151
(703) 631-5800

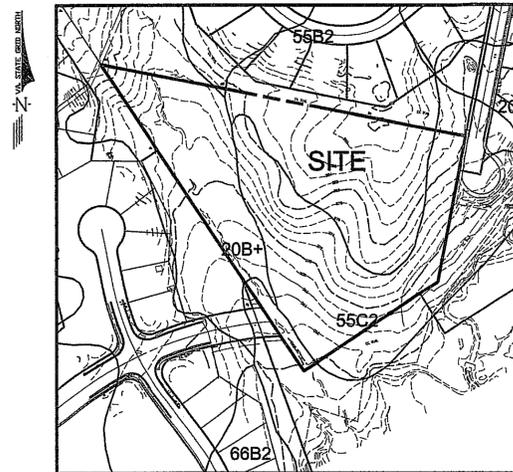


GENERAL NOTES:

- ALL REFERENCES HEREIN TO ZONING ORDINANCE SHALL REFER TO THE FAIRFAX COUNTY ZONING ORDINANCE.
- THE SUBJECT PROPERTY IS LOCATED IN THE SPRINGFIELD DISTRICT, ON FAIRFAX COUNTY TAX MAP 55-4-(3) PARCEL R7. ALL REFERENCES HEREIN TO PROPERTY, PARCEL OR SITE SHALL REFER TO THE SUBJECT PROPERTY.
- THE PROPERTY IS LOCATED WITHIN THE OCCOQUAN RESERVOIR - WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD) AND IS CURRENTLY ZONED R4 AND IS PROPOSED TO BE REZONED TO PDH-2 AND WSPOD. PROPOSED DEVELOPMENT IS FOR NO MORE THAN 14 SINGLE FAMILY DETACHED LOTS. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP FEWER LOTS IF DESIRED.
- THE PROPERTY IS OWNED BY WESTBROOK PROPERTY, LLC (SEE DEED BOOK 21090, PAGE 60).
- 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 AEROMETRIC, DATED APRIL 7, 2010.
- BASED UPON 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 PERENNIAL STREAM. THE RPA DELINEATION 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 30, 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 PRESERVING.
- THERE ARE NO KNOWN GRAVE OR BURIAL SITES ON THIS PROPERTY.
- THERE IS ONE KNOWN ARCHEOLOGICAL SITE # 44FX2660 AS SHOWN ON THE CDP/FDP SHEET 4
- ACCORDING TO THE COUNTY WIDE TRAIL PLAN FOR FAIRFAX COUNTY, THERE ARE NO PROPOSED TRAILS ON THE PROPERTY.
- NATURAL HERITAGE RESOURCES**
- A RESPONSE 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 DOCUMENTED 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 SUB-UNIT M2 OF THE AREA III, FAIRFAX CENTER AREA PLAN, AND IS PLANNED FOR RESIDENTIAL USE AT 2 DWELLING UNITS PER ACRE AT THE OVERLAY LEVEL.
- THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES. LOT SIZES, HOMES 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 VIEWS 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 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1-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.
- 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 REVISED PROVIDED THAT THE REQUIRED MINIMUM SETBACKS ARE NOT DIMINISHED. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, 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 CDP/FDP.
- PURSUANT TO SECTION 16-403 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 PROFFERS.
- 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 DPWES 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 ONSITE DRY POND AND OPEN SPACE. DEVELOPER RESERVES THE RIGHT TO USE SUPPLEMENTARY INNOVATIVE 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'

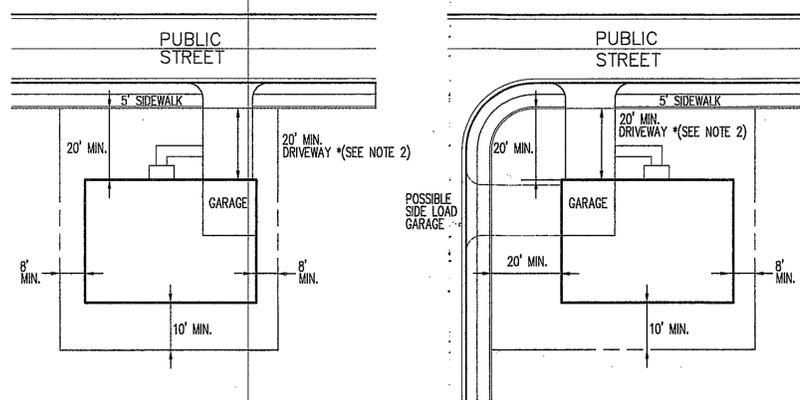


SOIL I.D. NUMBER	SERIES NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE STABILITY	ERODIBILITY	GEO TECHNICAL REPORT REQD.
66B2	LLOYD	FAIR-S	GOOD	MODERATE	MODERATE	C
55C2	GLENELG	GOOD	GOOD	MOD.-LOW	MODERATE	C
55B2	GLENELG	GOOD	GOOD	MODERATE	MODERATE	C
20B+	MEADOWVILLE	MARG-W	FAIR-B,W	HIGH	LOW	B

SOILS INFORMATION PROVIDED BY FAIRFAX COUNTY SOIL MAPS.

TYPICAL LOT/UNIT DETAILS

N.T.S.

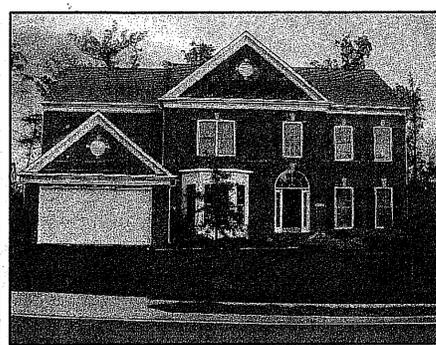
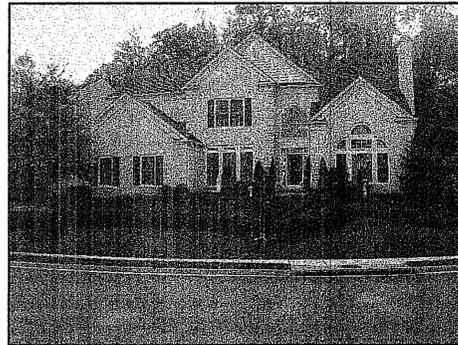


INTERIOR LOT

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.
- DECKS, DECK-RELATED "ADDITIONS" (I.E. PERGOLAS, LATTICE, PRIVACY SCREENS, BENCHES, PLANTERS, ETC.), PATIOS, BAY WINDOWS, AND PORCHES MAY ENCR OACH INTO SPECIFIED SETBACKS BUT SHALL NOT BE CLOSER THAN 5 FEET FROM THE PROPERTY LINE.
- UNCOVERED STAIRS AND STOOPS AND HVAC UNITS MAY ENCR OACH UP TO FIVE FEET INTO ANY MINIMUM REQUIRED YARD, BUT NO CLOSER THAN FIVE FEET TO ANY LOT LINE.



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

Application No. RZ/FDP 2010-SP-012 Staff S.Z.
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED FEB 2, 2011
 Date of (R05) (PC) Approval Mar 29, 2011
 Sheet 2 of 10

ZONING AND AREA TABULATION-OVERALL

TOTAL SITE AREA	= 316,664 S.F. OR 7.26960 AC.
EXISTING ZONING	= R-1, WSPOD
PROPOSED ZONING	= PDH-2, WSPOD
OPEN SPACE REQUIRED	= 20% OR 1.46AC
OPEN SPACE PROVIDED	= 2.31 AC. OR 31% OF SITE
PROPOSED DENSITY	= 14 UNITS/7.26960 AC = 1.93 DU/AC
AVERAGE LOT AREA	= 9,927 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 = 56 SPACES

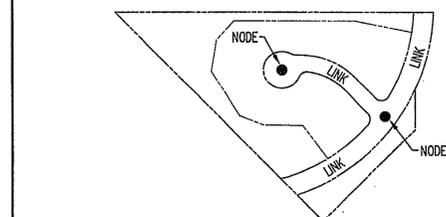
56 SPACES PROVIDED > 28 SPACES REQUIRED; THEREFORE PARKING REQUIREMENTS MET.
 FINAL PARKING COUNT SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS

SHAPE FACTOR TABLE

LOT	APPROXIMATE LOT PERIMETER	APPROXIMATE LOT AREA (SF)	SHAPE FACTOR (PERIMETER ² / AREA) (MUST BE 35 OR LESS)
1	355'	7,790	16.2
2	425'	11,950	15.2
3	460'	11,360	18.7
4	395'	9,350	16.7
5	365'	7,955	16.8
6	330'	6,555	16.7
7	440'	10,750	18.1
8	460'	11,600	18.3
9	475'	12,075	18.7
10	425'	10,780	16.8
11	430'	9,920	18.7
12	440'	11,265	17.2
13	370'	9,005	15.3
14	385'	9,005	16.5

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

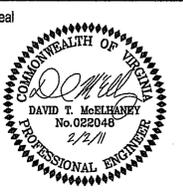
CONNECTIVITY CALCULATION



INDEX: LINKS / NODES = 3 / 2 = 1.5
 1.5 < 1.6 (DESIRED INDEX), THEREFORE, WAIVER IS HEREBY REQUESTED



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 10501 Henrich Farm Road
 Oakton, VA 22124
 PHONE: (703) 443-0890
 FAX: (703) 443-0892

Revision / Issue

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

Issue

Date	Description
June 18, 2010	
August 13, 2010	
October 21, 2010	
December 10, 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

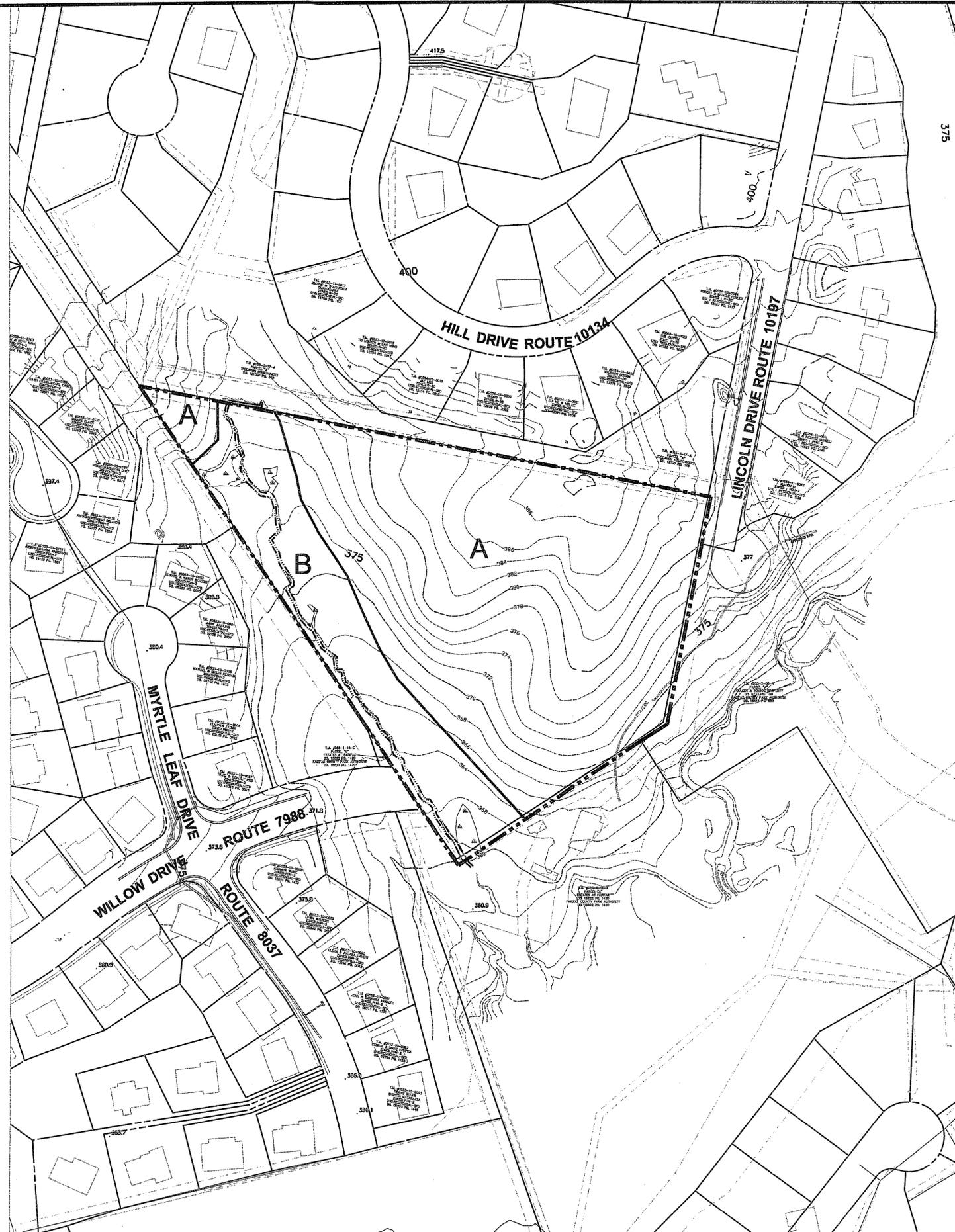
Date FEBRUARY 2, 2011

Drawing Title
NOTES AND DETAILS

Scale: AS SHOWN

Drawing Number
2
 Sheet 2 of 10

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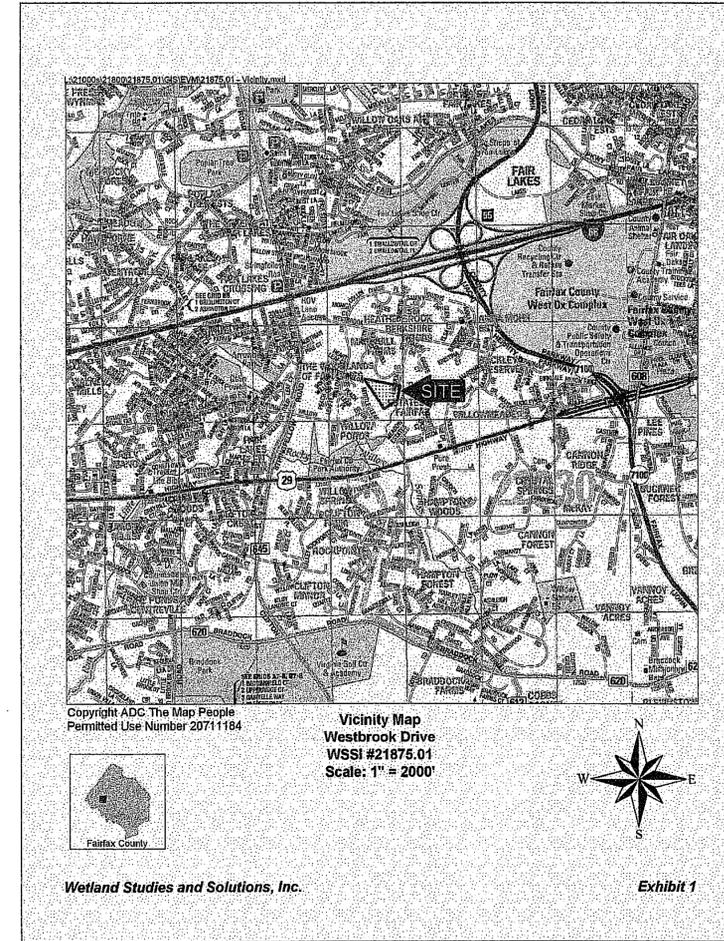


NOTES:

- This Existing Vegetation Map is based upon examination of background materials, such as the USGS Manassas, 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, PWD, CT, CE, and Caitlin Kelliher of Wetland Studies and Solutions, Inc. (WSSI) on April 22, 2010.
- 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.
- Waters of the U.S. delineation information shown hereon, 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)



Application No. RZ/EDP 2010-SP-012 Staff S.Z.
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (FDP)
SEE PROFFERS DATED Feb 2, 2011
Date of (BOS) (PC) Approval Mar 29, 2011
Sheet 3 of 10

EXISTING VEGETATION MAP SUMMARY TABLE

VEGETATION COMMUNITY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE (ac)	COMMENTS
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 microstegium (*Eulalia viminea*), spotted touch-me-not (*Impatiens capensis*), narrow-leaf spring beauty (*Claytonia virginica*), common green brier (*Smilax rotundifolia*), and a variety of ferns. Few mature dead standing trees are present within the stand.



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Revision / Issue

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

ISSUE

Date	Description
June 18, 2010	
August 13, 2010	
October 21, 2010	
December 10, 2010	
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Project Name
WESTBROOK

CDP/FDP

Springfield District
Fairfax County, Virginia

Drawn By: JL
Checked By: AHH / DTM

Project No. ZP-1973

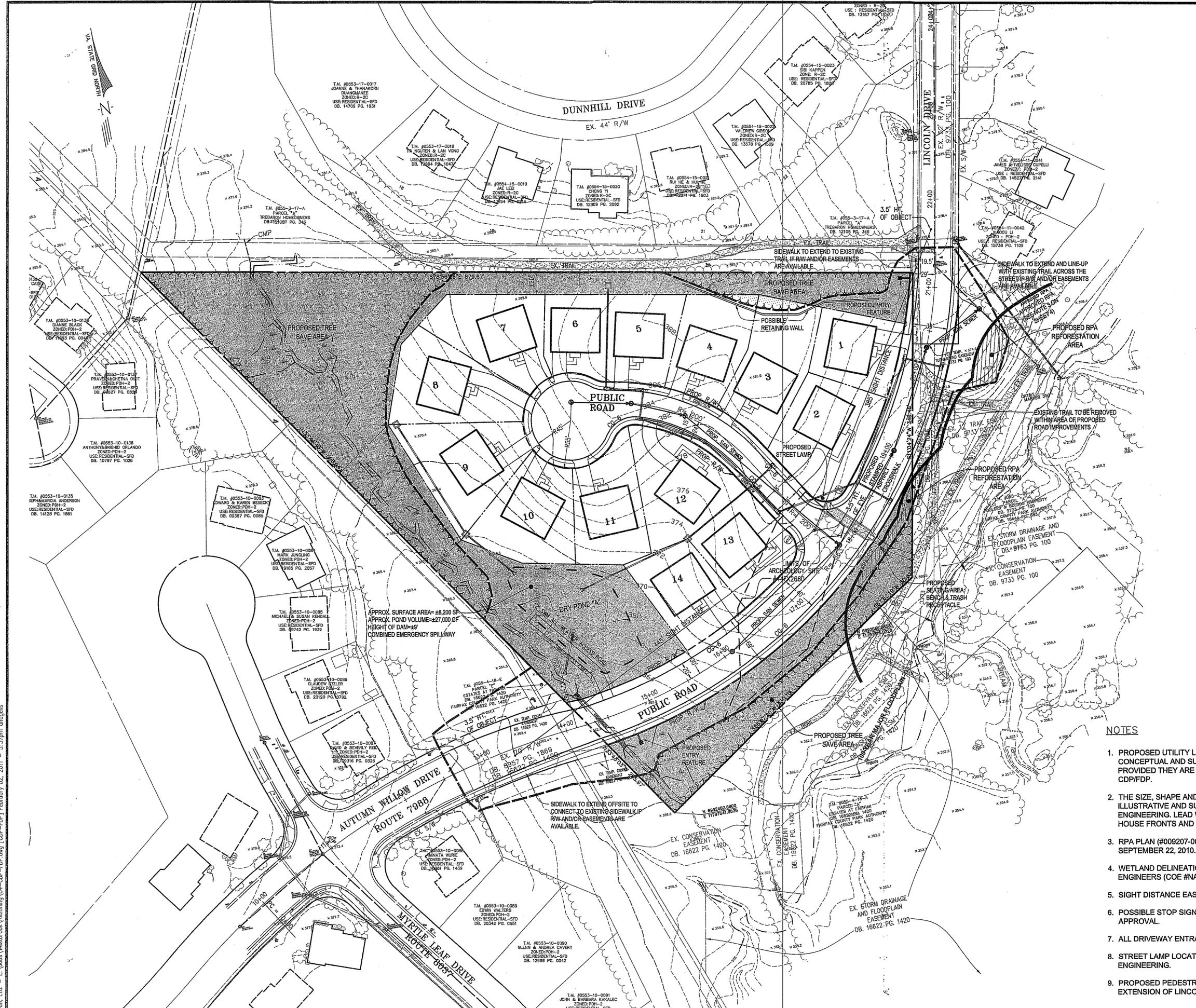
Date: FEBRUARY 2, 2011

Drawing Title
EXISTING VEGETATION MAP

Scale: 1"=50'

Drawing Number

3
Sheet 3 of 10



LEGEND:

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

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Seal

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Project Name
WESTBROOK

CDP/FDP

Springfield District
 Fairfax County, Virginia

Drawn By: JL
 Checked By: AMH / DTM

Project No. ZP-1973

Date: FEBRUARY 2, 2011

Drawing Title
CDP/FDP LAYOUT

Scale: 1"=50'

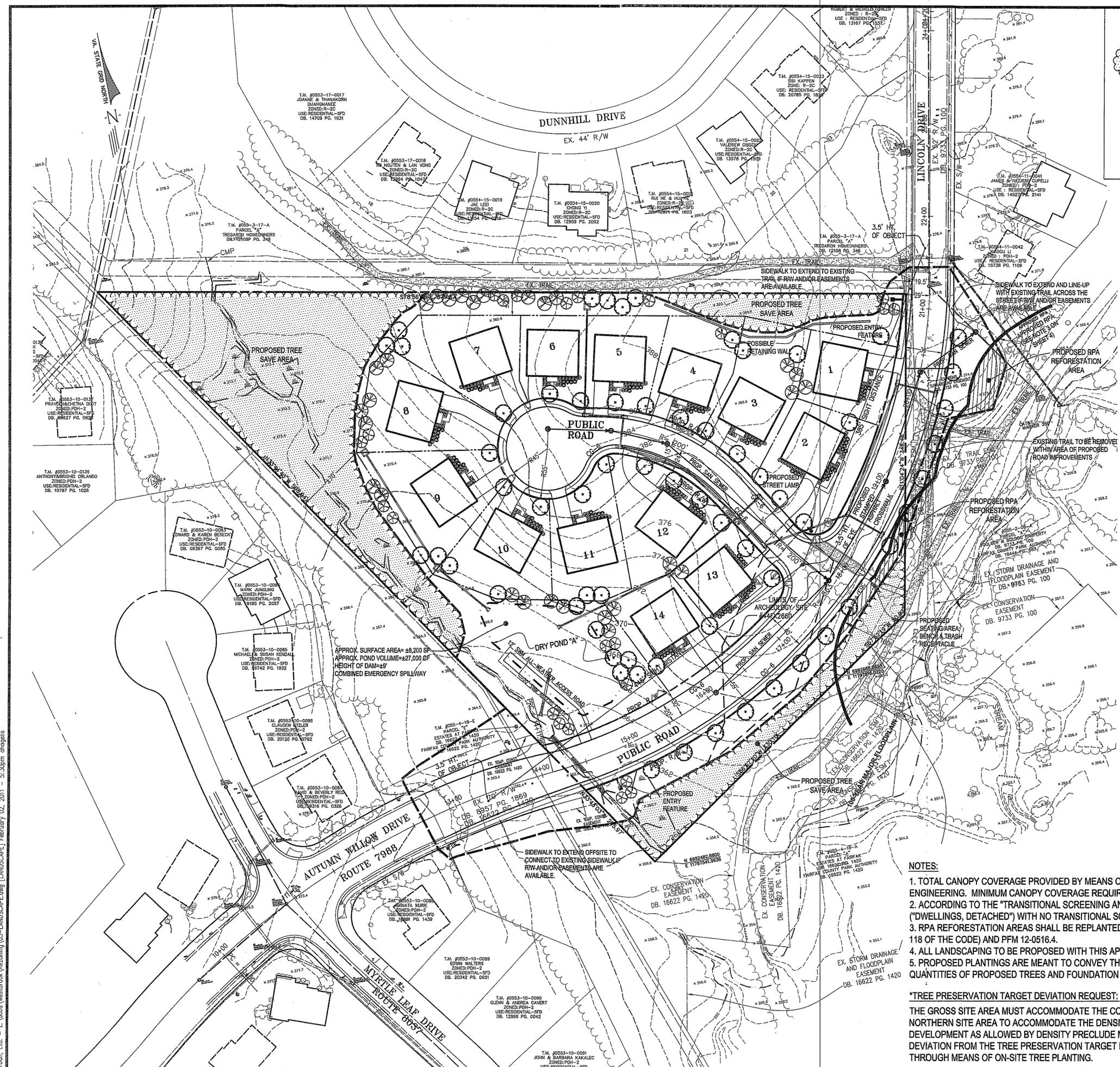
Drawing Number
4
 Sheet 4 of 10

Application No. **RZ/FDP 2010-SP-012** Staff **S.Z.**
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED **Feb 2, 2011**
 Date of (BCS) (PC) Approval **Mar 29, 2011**
 Sheet **4** of **10**

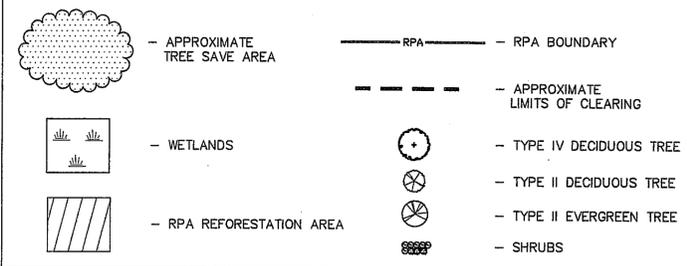
NOTES

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 (#009207-002-01) WAS APPROVED BY FAIRFAX COUNTY ON SEPTEMBER 22, 2010.
4. WETLAND DELINEATION WAS APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS (COE #NAO-2010-01045) ON JULY 6, 2010.
5. SIGHT DISTANCE EASEMENTS WILL BE PROVIDED WITH FINAL PLANS.
6. POSSIBLE STOP SIGNS AND LOCATIONS ARE SUBJECT TO VDOT APPROVAL.
7. ALL DRIVEWAY ENTRANCES WILL CONFORM TO VDOT CG-9D STANDARDS
8. STREET LAMP LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
9. PROPOSED PEDESTRIAN CROSSWALK ACROSS THE NEW STREET EXTENSION OF LINCOLN DRIVE TO BE PROVIDED IF APPROVED BY VDOT.

Urban, Ltd. - L:\Jobs\Westbrook\Reconing\04-CDP-FDP.dwg [CDP-FDP] February 02, 2011 - 5:37pm aloguelis



LEGEND:



TREE PRESERVATION TARGET CALCULATIONS	
Gross Site Area (s.f.)	316,664
Pre-Development Area of Existing Tree Canopy (s.f.)	316,664
Percentage of Gross Site Area Covered by Existing Tree Canopy	100%
Tree Preservation Target	
10-Year Tree Canopy Requirement Percentage	30%
10-Year Tree Canopy Required (s.f.) (See "10-Year Tree Canopy Calculations" Table)	87,195
Percentage of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (This is the "Tree Preservation Target")	100%
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (s.f.)	87,195
Area of the 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation (s.f.) (See "Tree Preservation Calculations" Table)	71,929
Proposed Percentage of 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation	82%
Tree Preservation Target not met (%) ...	82% is not greater than... 100%
Tree Preservation Target not met (s.f.) ...	71,929 is not greater than... 87,195

* See Tree Preservation Target Deviation Request, this sheet.

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS	
Gross Site Area (s.f.)	316,664
Deduction: Land dedicated to parkland (Per PFM 12-0511.1B)	-28,015
Adjusted Gross Site Area (s.f.)	290,649
Zone: PDH-2 [Use: Single Family Detached (Group 1)]	
Tree Canopy Required	30% 87
10-YEAR TREE CANOPY PROVIDED	
Total Canopy Area Provided Through Tree Preservation (s.f.)	71,929
Total Proposed Canopy Area Onsite (s.f.)	16,625
Total Tree Canopy Provided (s.f.)	88,554

TREE PLANTING CALCULATIONS	
Canopy to be Met Through Tree Planting (s.f.)	15,266
Air Quality Tree Planting (s.f.)	0
Energy Conservation Tree Planting (s.f.)	0
Water Quality Tree Planting (s.f.)	0
Wildlife Benefits Tree Planting (s.f.)	3,500
Native Tree Planting (s.f.)	0
Improved Cultivars & Varieties Tree Planting (s.f.)	3,500
Seeding Tree Planting (s.f.)	0
Native Shrub or Woody Seed Mix Planting (s.f.)	0
Percentage of Seeding Tree Planting Total (%)	0%
Remaining Tree Planting Area (that does not qualify for higher multipliers) (s.f.)	7,000
Total Tree Planting Canopy Provided Onsite (s.f.)	16,625
Offsite Planting Relief Requested?	No
Tree Bank or Tree Fund?	No
Canopy Area Requested to be Provided Through Offsite Tree Banking or Tree Fund (s.f.)	0
Amount to be Deposited into the Tree Preservation and Planting Fund	\$0.00

- 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 12-0507.3A(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

Application No. 2011-02-027
 Approved for DEVELOPMENT PLAN
 Approved for CDP/FDP
 Approved for TREE PLAN
 Approved for PAVEMENT PLAN
 Date of (CDP) (FDP) (P) Approval
 Date of (CDP) (FDP) (P) Approval

Project Name
WESTBROOK

CDP/FDP

Springfield District
 Fairfax County, Virginia

Drawing Title
LANDSCAPE PLAN

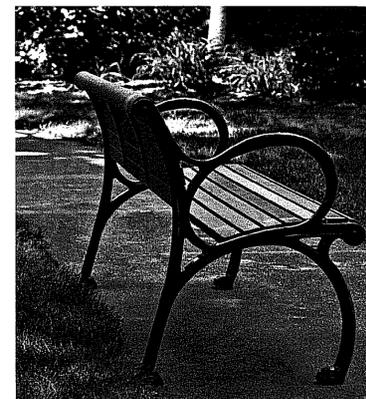
Scale: 1"=50'

Drawing Number
5

Sheet 5 of 10



ENTRANCE FEATURE



PARK BENCH



COLONIAL STREET LAMP



TRASH RECEPTACLE

Application No. RZ/FDP 2010-SP-012 Staff S.Z.
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CD) (FDP)
 SEE PROFFERS DATED FEB 2, 2011
 Date of (BOS) (PC) Approval Mar 29, 2011
 Sheet 6 of 10



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

Issue	Description
June 18, 2010	
August 13, 2010	
October 21, 2010	
December 10, 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

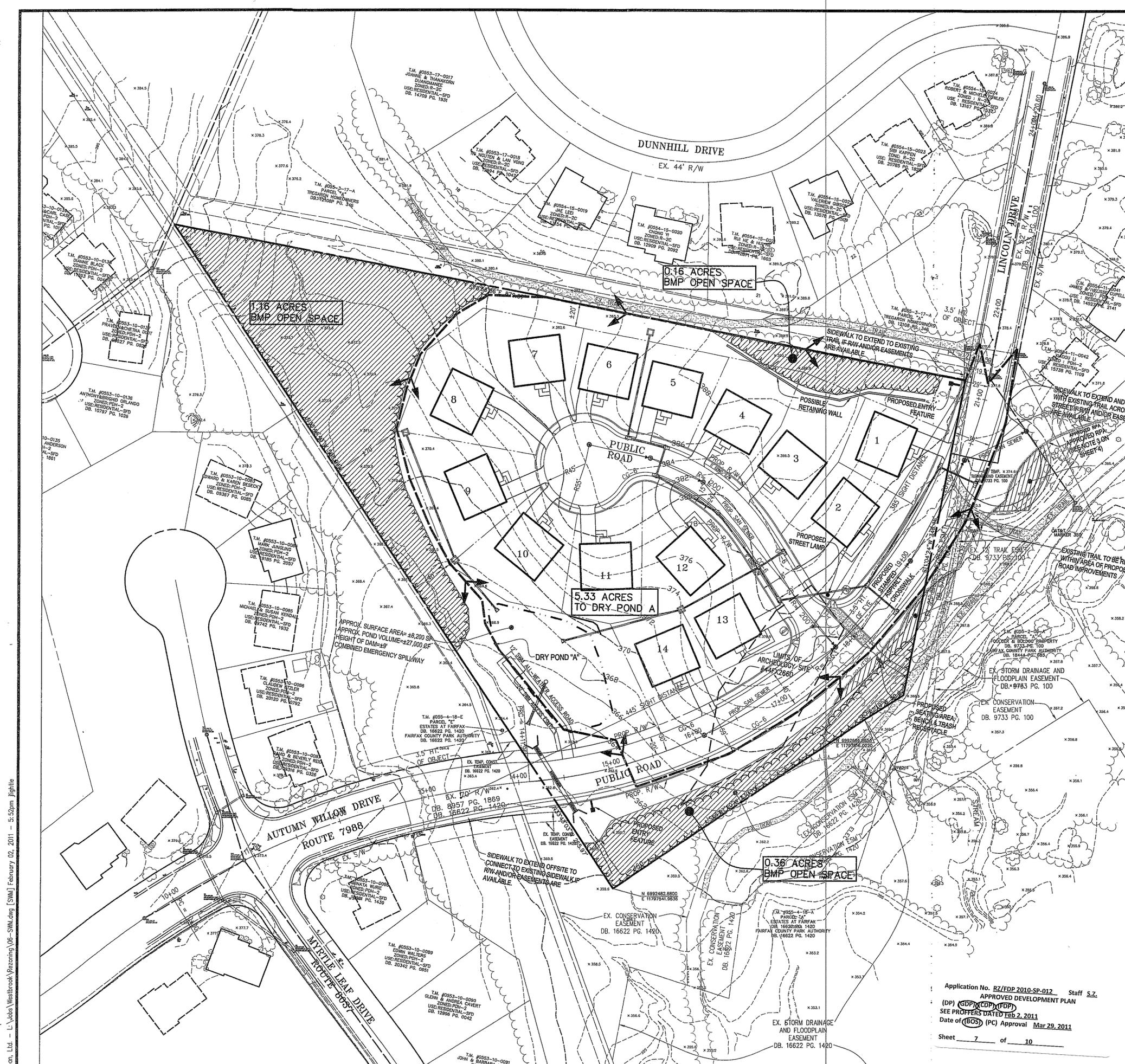
Drawing Title
ILLUSTRATIVE PLAN

Scale: 1"=50'

Drawing Number
6
 Sheet 6 of 10

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.

Urban, Ltd. - C:\Documents and Settings\ochanabon\Desktop\Westbrook_06-ILLUST.dwg [Illustr] February 03, 2011 - 9:38am ochanabon



PRELIMINARY STORMWATER MANAGEMENT NARRATIVE:

- SWM DETENTION IS PROVIDED THROUGH THE USE OF PROPOSED ON-SITE DRY POND "A" WITH A 9,200 SF FOOTPRINT.
- 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 10,000 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:

- 9,800 CF OF BMP STORAGE AT 365.5';
- 12,000 CF OF DETENTION STORAGE AT 365.9';
- 8,570 CF OF DETENTION AT 366.4' TO ROUTE THE SDF (ABOVE 365.9');
- 10,100 CF OF DETENTION AT 366.7' TO ROUTE THE FBH (ABOVE 365.9').

THE ABOVE ASSUMES THE FOLLOWING:

- RELEASING AT OR BELOW THE PRE-DEVELOPED 2-YR Q=11.87 CFS;
- RELEASING AT OR BELOW THE PRE-DEVELOPED 10-YR Q=16.83 CFS;

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 50% PHOSPHOROUS REMOVAL IS 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, GRASSED SWALES, ETC.) AND/OR DEDICATION OF OPEN SPACE IN CONSERVATION EASEMENTS TO MEET WATER QUALITY REQUIREMENTS IF NECESSARY.
- THE PROPOSED SWMM/BMP POND A DESIGN ADEQUATELY DETAINS AND TREATS THE INFLOW 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 justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

- Special Permits (0-11.21 & 21)
- Cluster Subdivision (0-615 1G & 1N)
- Development Plans (PRC District (16-302 3 & 4))
- FDP P Districts (except PRC) (16-502 1F & 1C)
- Special Exceptions (0-11.21 & 21)
- Commercial Revitalization Districts (0-622 2A (12) & (14))
- FR Plan (16-303 1E & 1C)
- Amendments (16-202 10F & 10I)

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
DRY POND A	5.33	0	5.33	9,200	12,000	6
Totals						

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 7.
- 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
DRY POND A	5.33	0	5.33	9,200	12,000	6
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 7.
Pond inlet and outlet pipe systems are shown on Sheet 7.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 5.
Type of maintenance access road surface noted on the plat is: ASPHALT (asphalt, geotext, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 7.
- 7. A 'stormwater management narrative' 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 numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet .
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 8.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 5.
- 11. A submission waiver is requested for .
- 12. Stormwater management is not required because .

LEGEND

- DRAINAGE DIVIDE
- BMP OPEN SPACE (UNDISTURBED)

Application No. RZ/FDP 2010-SP-012 Staff S.Z.
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (MCDP) (FDP)
SEE PROFFERS DATED Feb 2, 2011
Date of (BOS) (PC) Approval Mar 29, 2011
Sheet 7 of 10



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Revision / Issue

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

ISSUE

Date	Description
June 18, 2010	
August 13, 2010	
October 21, 2010	
December 10, 2010	
February 2, 2011	

Project Name
WESTBROOK

CDP/FDP
Springfield District
Fairfax County, Virginia

Drawn By JL Checked By AHH / DTM

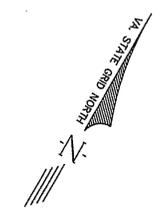
Project No. ZP-1973

Date FEBRUARY 2, 2011

Drawing Title
PRELIMINARY STORMWATER MANAGEMENT PLAN

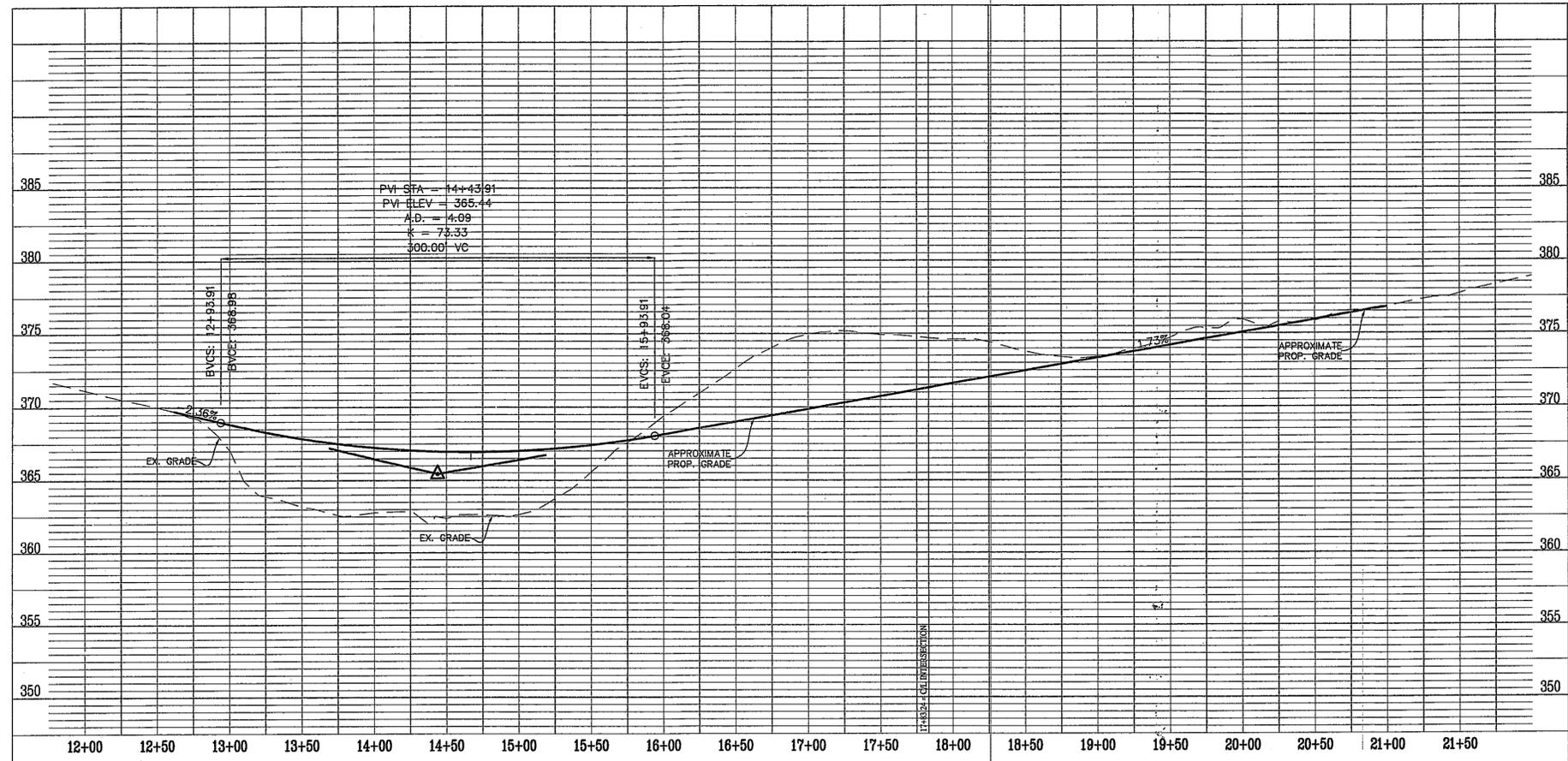
Scale: 1"=50'

Drawing Number
7
Sheet 7 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
 ONLY AND MAY BE ADJUSTED AT FINAL ENGINEERING

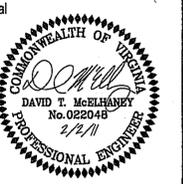


Application No. RZ/FDP 2010-SP-012 Staff S.Z.
 APPROVED DEVELOPMENT PLAN
 (DP) (CDP) (FDP)
 SEE PROFFERS DATED Feb 2, 2011
 Date of (BOS) (PC) Approval Mar 29, 2011
 Sheet 9 of 10

STOPPING SIGHT DISTANCE:
 MINIMUM 'K' VALUE REQUIRED PER VDOT ROAD DESIGN MANUAL TABLE 2-5 IN APPENDIX F FOR 40 MPH DESIGN SPEED AND A SAG VERTICAL CURVE IS 64 AND THE 'K' VALUE PROVIDED IS 73.33 THEREFORE STOPPING SIGHT DISTANCE REQUIREMENT IS MET.



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Revision / Issue		
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Springfield District
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Drawn By: JL
 Checked By: AHH / DTM

Project No. ZP-1973

Date FEBRUARY 2, 2011

Drawing Title
ROAD PLAN AND PROFILE

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

Drawing Number
9
 Sheet 9 of 10

Urban, Ltd. - L:\Jobs\Westbrook\Reasoning\07-Sight.dwg [Road Profile] February 02, 2011 - 6:11pm ahagis



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Seal



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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

Application No. RZ/FDP 2010-SP-012 Staff S.Z.
APPROVED DEVELOPMENT PLAN
(DP) (SUP) (CDP) (FDP)
SEE PROFFERS DATED Feb 2, 2011
Date of (BOS) (PC) Approval Mar 29, 2011
Sheet 10 of 10

**INTERSECTION SIGHT DISTANCE
ALONG AUTUMN WILLOW DRIVE**

