VILLA STREET
AHMAD PROPERTY

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
(CDP/FDP)

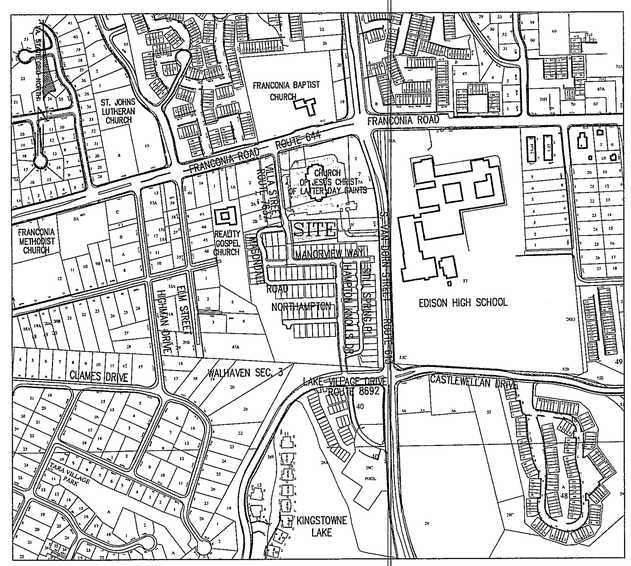
RZ 2012-0024
FDP 2012-0025

Lee District
Fairfax County, Virginia

JANUARY 30, 2012
MARCH 7, 2012
JUNE 28, 2012
JULY 30, 2012
AUGUST 14, 2012
SEPTEMBER 24, 2012

Application No: RZ/FDP 2012-LE-005 Staff: NR

APPROVED DEVELOPMENT PLAN
☐(DP) ☐(GDP) ☑(CDP) ☑(FDP) ☐(PRC) ☐(CF)
SEE PROFFERS DATED: December 17, 2012
Date of (BOS) (PC) Approval: January 8, 2013
Sheet: 1 of 9
Comments:



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 TREE INVENTORY & CONDITION ANALYSIS
7 ILLUSTRATIVE PLAN
8 PRELIMINARY STORMWATER MANAGEMENT PLAN
9 PRELIMINARY SIGHT DISTANCE PROFILE

RECEIVED
Department of Planning & Zoning
SEP 25 2012
Zoning Evaluation Division

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DAVID T. McELHANEY
No. 022048
PROFESSIONAL ENGINEER
9/24/12

VILLA STREET - AHMAD PROPERTY

GENERAL NOTES:

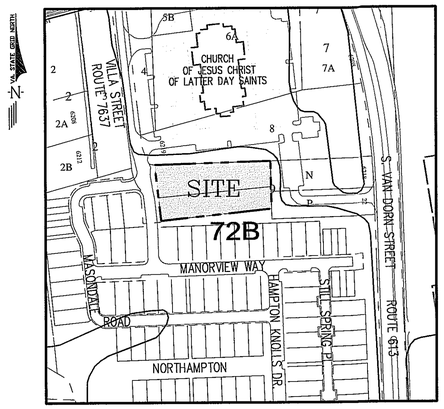
1. ALL REFERENCES HEREIN TO ZONING ORDINANCE SHALL REFER TO THE FAIRFAX COUNTY ZONING ORDINANCE.
2. THE SUBJECT PROPERTY IS LOCATED IN THE LEE DISTRICT, ON FAIRFAX COUNTY TAX MAP 81-4-((3)) PARCELS L AND M. ALL REFERENCES HEREIN TO PROPERTY, PARCEL OR SITE SHALL REFER TO THE SUBJECT PROPERTY.
3. THE PROPERTY IS CURRENTLY ZONED R-1 AND HC, AND IS PROPOSED TO BE REZONED TO PDH-5. PROPOSED DEVELOPMENT IS FOR A MAXIMUM OF 5 SINGLE FAMILY DETACHED LOTS.
4. THE PROPERTY IS COMPRISED OF PARCELS OWNED BY MUSSARAT S. AHMAD (PARCEL L) AND TANZEELA I. AHMAD (PARCEL M).
5. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY URBAN, LTD., DATED DECEMBER, 2011.
6. THE TOPOGRAPHY SHOWN HEREON IS AT TWO FOOT CONTOUR INTERVAL, BASED ON A FIELD SURVEY PERFORMED BY URBAN, LTD., DATED DECEMBER, 2011.
7. BASED UPON COUNTY MAPPING THERE ARE NO FLOODPLAINS LOCATED ON THE PROPERTY.
8. THERE ARE NO KNOWN EASEMENTS 25 FEET OR MORE IN WIDTH ON THE PROPERTY.
9. THERE ARE NO AREAS ON THE PROPERTY THAT HAVE SCENIC ASSETS OR NATURAL FEATURES WORTH PROTECTING AND PRESERVING.
10. THERE ARE NO KNOWN GRAVE OR BURIAL SITES ON THE PROPERTY.
11. THERE ARE NO ENDANGERED OR THREATENED PLANT AND ANIMAL SPECIES ON THE PROPERTY.
12. ACCORDING TO THE COUNTYWIDE TRAILS PLAN, THERE ARE NO TRAILS PROPOSED ON THE PROPERTY.
13. THE USE AND DENSITY OF THE PROPOSED DEVELOPMENT CONFORMS TO THE RECOMMENDATIONS OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE PROPERTY IS LOCATED WITHIN THE ROSE HILL PLANNING DISTRICT AND THE RH4-LEHIGH COMMUNITY PLANNING SECTOR, AND IS PLANNED FOR RESIDENTIAL DEVELOPMENT AT 4 TO 5.5 DWELLING UNITS PER ACRE.
14. 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.
15. ALL STRUCTURES ON THE PROPERTY ARE TO BE REMOVED. EXISTING BUILDINGS HAVE CONSTRUCTION DATES OF 1947 AND 1983.
16. SPECIAL AMENITIES WILL INCLUDE OPEN SPACE WITH BENCHES AND LANDSCAPING. LANDSCAPING WILL SERVE TO DEFINE THE STREETSCAPE, SOFTEN THE BUILT ENVIRONMENT AND BUFFER VIEWS TO ADJACENT PROPERTIES.
17. THE PROJECT IS ANTICIPATED TO BE DEVELOPED IN A SINGLE PHASE.
18. BASED UPON PRELIMINARY SITE INVESTIGATION, 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 280; EXISTING ON SITE; OR PROPOSED TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE.
19. THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS MAY BE SPECIFIED OTHERWISE PER THE REQUESTED WAIVERS/ MODIFICATIONS.
20. PUBLIC WATER AND SEWER SHALL BE PROVIDED TO THE PROPERTY BY EXTENSION OF EXISTING SERVICE IN THE AREA. TRASH REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTORS.
21. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
22. LOT SIZES AND HOUSE FOOTPRINTS REPRESENTED ARE ILLUSTRATIVE AND APPROXIMATE. THE SIZE AND CONFIGURATION OF HOUSE FOOTPRINTS MAY BE REVISED PROVIDED THAT THE REQUIRED MINIMUM SETBACKS ARE NOT DIMINISHED. ANY MODIFICATIONS WILL BE IN CONFORMANCE WITH THE CDP/FDP.
23. PURSUANT TO SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE HOUSE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF SIDEWALKS, UTILITIES AND RECREATIONAL FACILITIES MAY OCCUR WITH FINAL SITE ENGINEERING WITHOUT REQUIRING AN AMENDMENT TO THIS CDP/FDP.
24. 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.
25. SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
26. STORMWATER MANAGEMENT FACILITIES WILL CONFORM TO ALL DPWES AND PFM REQUIREMENTS UNLESS WAIVED OR MODIFIED AS MAY BE PERMITTED BY THE DIRECTOR.
27. THERE ARE NO AFFORDABLE DWELLING UNITS PROPOSED WITH THIS PLAN.
28. PRIVATE STREETS AND SURFACE PARKING AREAS NOT WITHIN PRIVATE DRIVEWAYS ARE TO BE LOCATED ON COMMON HOMEOWNERS ASSOCIATION (HOA) PROPERTY AND WILL BE OWNED AND MAINTAINED BY THE HOA.

REQUESTED WAIVERS/MODIFICATIONS

1. WAIVER OF THE MINIMUM 2.0 ACRE PDH DISTRICT PARCEL SIZE REQUIREMENT PER PAR. 1 OF SECT. 6-107 OF THE ORDINANCE,
2. WAIVER OF THE REQUIREMENTS OF SECTION 6-0300 OF THE PUBLIC FACILITIES MANUAL REGARDING STORMWATER DETENTION SINCE THE OUTFALL FROM THE SITE IS ADEQUATE WITHOUT REQUIRING ON-SITE DETENTION. SEE SHEET 8 FOR COMPUTATIONS.
3. IF BMPS ARE PROVIDED OFF-SITE: WAIVER OF THE REQUIREMENTS OF CHAPTER 6-0400 OF THE PUBLIC FACILITIES MANUAL REGARDING ON-SITE STORMWATER QUALITY MANAGEMENT. AS SHOWN ON SHEET 8, BMPS FOR THE SITE ARE MET WITH THE EXISTING DOWNSTREAM REGIONAL WET POND (KINGSTOWNE LAKE).
4. IF BMPS ARE PROVIDED ON-SITE: A REDUCTION OF THE REQUIREMENTS OF 6-0401.2A OF THE PUBLIC FACILITIES MANUAL FROM 40% TO 34%. THIS REDUCTION IS NEEDED DUE TO SITE CONSTRAINTS AND DRAINAGE PATTERNS. A BMP FACILITY LOCATED ON-SITE CANNOT CAPTURE THE REQUIRED AMOUNT OF WATER TO MEET THE 40% REQUIREMENT.
5. IF UNDERGROUND STORMWATER DETENTION FACILITIES ARE REQUIRED TO BE PROVIDED ON-SITE, WAIVER OF THE PROHIBITION OF SUCH FACILITES FOR RESIDENTIAL DEVELOPMENTS PER SECTION 6-0303.8 OF THE PUBLIC FACILITIES MANUAL. THE DESIGN AND MAINTENANCE OF ANY PROPOSED UNDERGROUND STORMWATER DETENTION FACILITES SHOWN SHALL CONFORM TO ALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL.

SOILS MAP

SCALE 1"=200'



SOILS RATINGS[1]

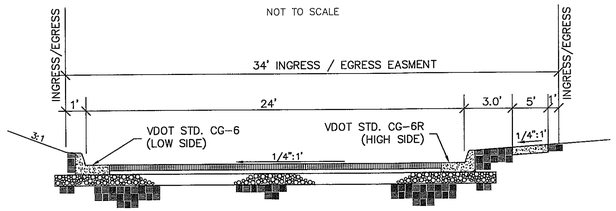
SOIL I.D. NUMBER	SERIES NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE STABILITY	ERODIBILITY	INFILTRATION SUITABILITY	GEOTECHNICAL REPORT REQD.
72B	KINGSTOWNE-SASSAFRAS-NEABSCO COMPLEX	MARGINAL-P,S	FAIR-P	MOD.-HIGH	LOW	MARGINAL-P,S	NO[2]

SOILS NOTES

1. SOILS INFORMATION AND MAPPING PROVIDED BY THE OFFICIAL 2011 FAIRFAX COUNTY SOIL MAPS.
2. PER FAIRFAX COUNTY REQUIREMENTS FOR SOIL PROBLEM CLASS IVB, GEOTECHNICAL REPORT NOT REQUIRED IF DEEMED SO BY THE GEOTECHNICAL INVESTIGATION PROVIDED AT TIME OF SITE PLAN.

TYPICAL CROSS SECTION PRIVATE STREET

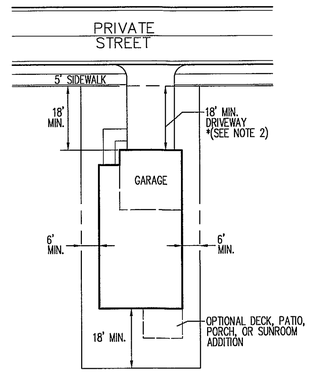
NOT TO SCALE



NOTE: PAVEMENT SECTION SHOWN IS SCHEMATIC ONLY. PAVEMENT DESIGN TO BE DONE AT FINAL ENGINEERING

TYPICAL LOT/UNIT DETAIL

N.T.S.



TYPICAL LOT/UNIT NOTES

1. THE TYPICAL LOT DETAILS ARE INTENDED TO ESTABLISH MINIMUM YARD AREAS AND SETBACKS. THE FOOTPRINTS SHOWN ARE ILLUSTRATIVE AND MAY NOT NECESSARILY REPRESENT THE ACTUAL FOOTPRINT. ALTERNATIVE FOOTPRINTS MAY BE USED.
2. DRIVEWAY LENGTH IS MEASURED FROM FACE OF GARAGE DOOR TO EDGE OF SIDEWALK OR FACE OF CURB IF NO SIDEWALK IS PROVIDED.
3. DECKS, PATIOS, BAY WINDOWS, PORCHES, AND HVAC UNITS MAY ENCROACH INTO SPECIFIED SETBACKS BUT SHALL NOT BE CLOSER THAN 4 FEET FROM ANY PROPERTY LINE. DECK MODIFICATIONS MAY INCLUDE BUT ARE NOT LIMITED TO: LATTICE WORK, PERGOLAS, TRELLISES AND OVERHANGING PLANTER BOXES. PORCHES, INCLUDING SCREENED PORCHES OR SUNROOMS MAY ALSO BE CONSTRUCTED WITHIN THE AREA SHOWN FOR AN OPTIONAL DECK/PATIO.
4. SIDEWALKS MAY ENCROACH INTO FRONT YARDS.

ZONING AND AREA TABULATIONS-OVERALL

TOTAL SITE AREA	=	44,837 S.F. OR 1.0293 AC.
EXISTING ZONING	=	R-1 AND HC
PROPOSED ZONING	=	PDH-5
PROPOSED DENSITY	=	5 UNITS/1.0293 AC. = 4.86 DU/AC.
AVERAGE LOT AREA	=	3,810 S.F. OR 0.088 AC.
MINIMUM LOT WIDTH	=	NO REQUIREMENT
PROPOSED UNIT HEIGHT	=	35 FEET MAXIMUM
OPEN SPACE REQUIRED	=	35% OR 15,693 S.F. (0.36 AC.)
OPEN SPACE PROVIDED	=	15,750 S.F. OR 35% OF SITE
RECREATIONAL OPEN SPACE	=	4,600+/- S.F.

PARKING TABULATIONS-OVERALL

TOTAL NUMBER OF UNITS	=	5 UNITS
PARKING SPACES REQUIRED	=	15 SPACES (5 UNITS x 3 PER UNIT FRONTING ON A PRIVATE STREET)
PARKING SPACES PROVIDED:		
GARAGE & DRIVEWAY	=	20 SPACES (2 GARAGE & 2 DRIVEWAY x 5)
OFF-STREET (GUESTS)	=	6 SPACES
TOTAL SPACES PROVIDED	=	26 SPACES

Application No: RZ/FDP 2012-LE-005 **Staff:** NR

APPROVED DEVELOPMENT PLAN

☐(DP) ☐(GDP) ☑(CDP) ☑(FDP) ☐(PRC) ☐(CP)

SEE PROFFERS DATED: December 17, 2012

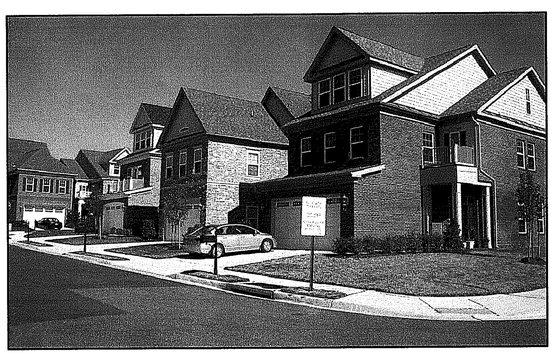
Date of (BOS) (PC) Approval: January 8, 2013

Sheet: 2 **of** 9

Comments:

ILLUSTRATIVE ARCHITECTURAL ELEVATIONS

N.T.S.



THESE PHOTOGRAPHS SHOW VARIOUS ARCHITECTURAL ELEVATIONS FROM THE ADJACENT NORTHAMPTON PROJECT THAT ARE PROPOSED FOR THE DEVELOPMENT. THESE ELEVATIONS REPRESENT THE GENERAL APPEARANCE, QUALITY OF DESIGN AND MATERIALS PROPOSED. SOME REFINEMENT AND REVISION MAY OCCUR WITH FINAL DESIGN DEVELOPMENT AND ENGINEERING.

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Revision / Issue

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

Issue

Date	Description

Project Name

VILLA STREET
AHMAD PROPERTY

CDP/FDP

Lee District
Fairfax County, Virginia

Drawn By	Checked By
JL	AHH/DTM

Project No. ZP-2040

Date SEPTEMBER 24, 2012

Drawing Title

NOTES AND DETAILS

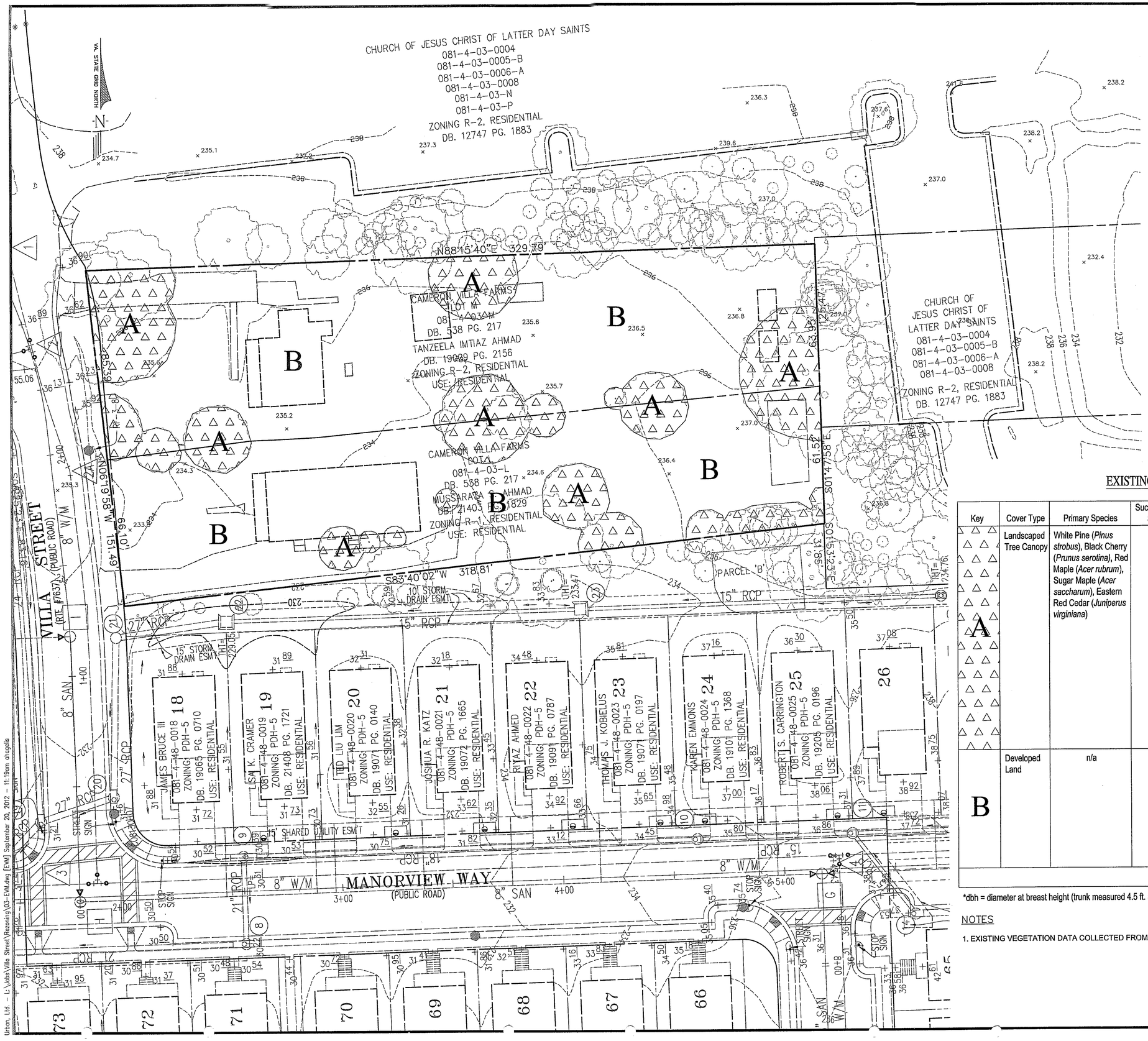
Scale: AS SHOWN

Drawing Number

2

Sheet 2 of 9

Urban, Ltd. - L:\Jobs\Villa Street\Rezoning\02-NOTES.dwg [NOTES] September 25, 2012 - 10:54am jlghtle



Application No: RZ/FDP 2012-LE-005 Staff: NR

APPROVED DEVELOPMENT PLAN

☐(DP) ☐(GDP) ☑(CDP) ☑(FDP) ☐(PRC) ☐(CP)

SEE PROFFERS DATED: December 17, 2012

Date of (BOS) (PC) Approval: January 8, 2013

Sheet: 3 **of** 9

Comments:

EXISTING VEGETATION SUMMARY

Key	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Cover Type Descriptions
A	Landscaped Tree Canopy	White Pine (*Pinus strobus*), Black Cherry (*Prunus serotina*), Red Maple (*Acer rubrum*), Sugar Maple (*Acer saccharum*), Eastern Red Cedar (*Juniperus virginiana*)	n/a	poor-fair	0.24 ac.	The trees within this cover type were planted and are poorly maintained. All of them can be found around the perimeter of the site and along the internal property line that divides the site. Most of the Red and Sugar Maples (6"-29" dbh) are in poor condition and as a result are heavily pruned. Black Cherries (3"-12" dbh) can be found in the southeast corner and one (16" dbh) on the internal property line. Most of the Black Cherries are in poor condition with heavy ivy growth consuming them. There are a couple of White Pines, one along the western boundary (24" dbh) and one along the eastern boundary (17" dbh), that are in fair condition. Finally, one Eastern Red Cedar (13" dbh) along the eastern boundary is also in fair condition. Since this cover type exists within residential lawns, the understory consists of maintained lawns and overgrown shrubs.
B	Developed Land	n/a	n/a	n/a	0.79 ac.	This cover type exists as impervious surfaces; such as walkways, driveways, patios, houses, and miscellaneous structures; as well as pervious surfaces that exist as gravel areas and lawns. The condition of the lawns vary: the front lawns are in poor condition with significant soil compaction due to vehicle parking and the backyard lawns are in fair to good condtion.
				Total	1.03 ac.	

*dbh = diameter at breast height (trunk measured 4.5 ft. above the ground).

NOTES

1. EXISTING VEGETATION DATA COLLECTED FROM FIELD VISIT BY URBAN, LTD.'S CERTIFIED ARBORIST ON JAN. 10, 2012.

This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

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Project Name
VILLA STREET
AHMAD PROPERTY

CDP/FDP

Lee District
Fairfax County, Virginia

Drawn By: JL
Checked By: AHH/DTM

Project No. ZP-2040

Date SEPTEMBER 24, 2012

Drawing Title
EXISTING
VEGETATION
MAP

Scale: 1"=20'

Drawing Number
3

Sheet 3 of 9

Urban, Ltd. – L:\Jobs\Villa Street\Rezoning\03-EVM.dwg [EVM] September 20, 2012 – 11:19am dnagelis

Application No: RZ/FDP 2012-LE-005 Staff: NR

APPROVED DEVELOPMENT PLAN

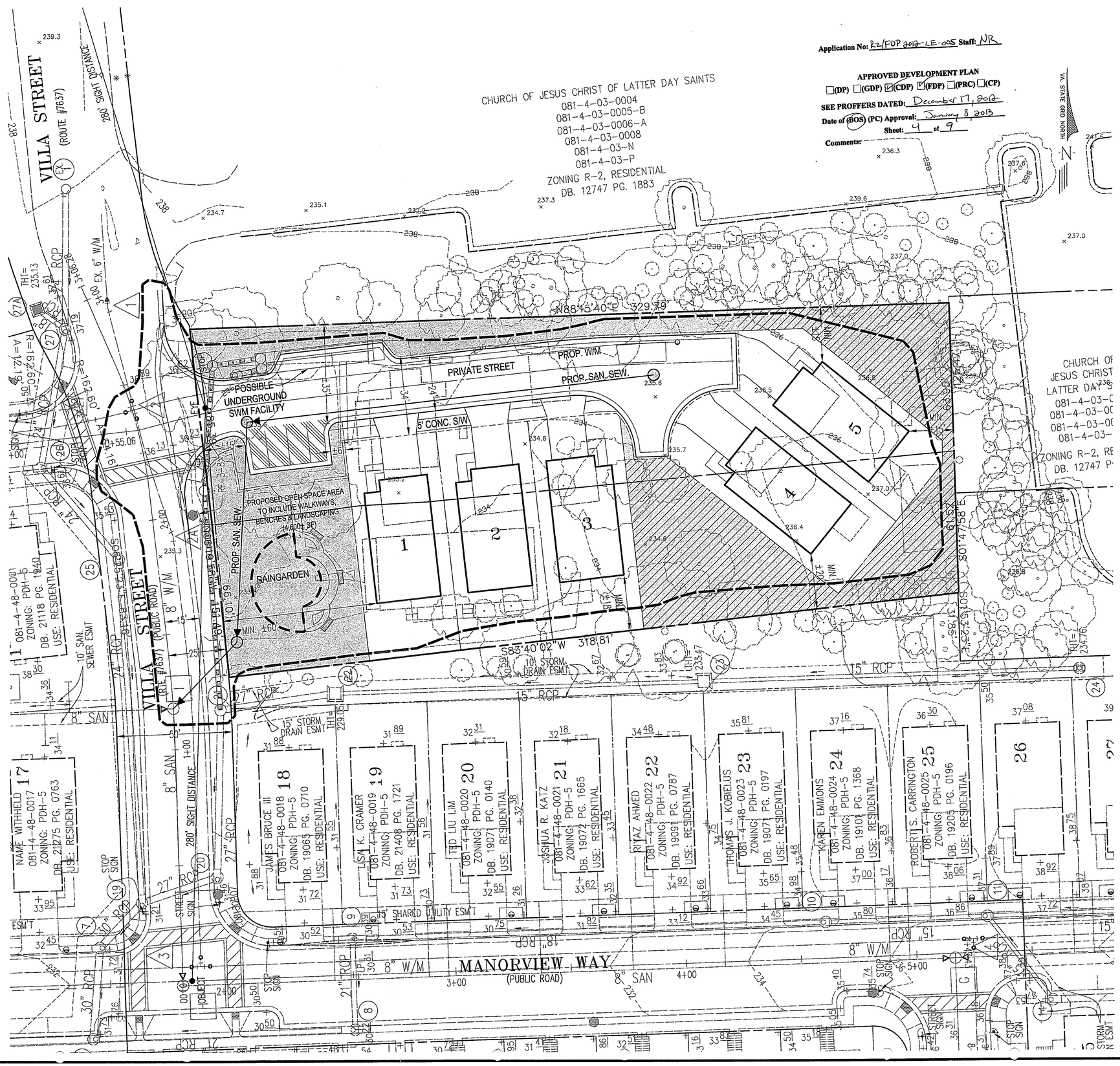
☐(DP) ☐(GDP) ☑(CDP) ☑(FDP) ☐(PRC) ☐(CP)

SEE PROFFERS DATED: December 17, 2012

Date of (BOS) (PC) Approval: January 8, 2013

Sheet: 4 of 9

Comments:

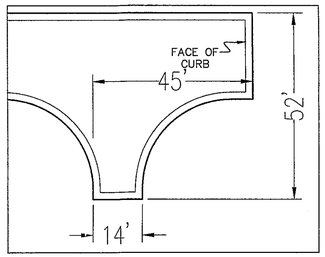


LEGEND:

- DENOTES OPEN SPACE
- APPROXIMATE LIMITS OF CLEARING
- POSSIBLE PERMEABLE PAVER LOCATION SUBJECT TO FINAL SOILS REPORT AND FINAL ENGINEERING
- CONSERVATION EASEMENT (±7,800 S.F.)

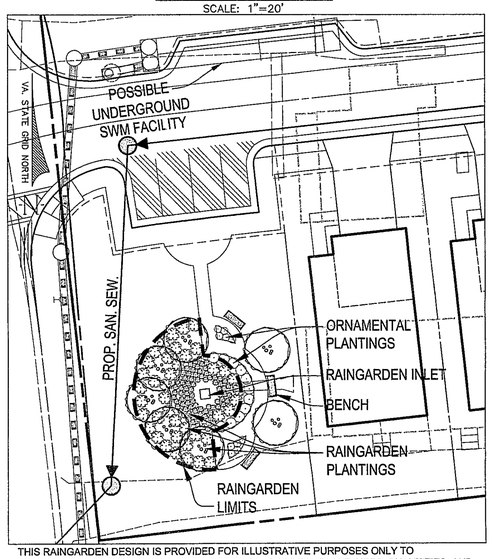
TURN-AROUND DETAIL

SCALE: 1"=20'



RAINGARDEN CONCEPTUAL DESIGN OPTION

SCALE: 1"=20'



THIS RAINGARDEN DESIGN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY TO DEMONSTRATE THE POTENTIAL OF THIS OPEN SPACE AREA. PLANT SIZES, QUANTITIES, AND LAYOUT SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.

NOTES

1. PROPOSED UTILITY LINE AND LOT LINE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING, PROVIDED THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP.
2. THE SIZE AND SHAPE OF HOUSE FOOTPRINTS ARE ILLUSTRATIVE AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING.
3. ALL EXISTING STRUCTURES TO BE REMOVED.
4. OPEN SPACE DESIGN IS CONCEPTUAL AND SHOWN FOR DESIGN POTENTIAL PURPOSES ONLY. MAY CHANGE DURING FINAL ENGINEERING.
5. CLEARING LIMITS MAY BE ADJUSTED IN CERTAIN AREAS TO FACILITATE POSITIVE DRAINAGE.
6. IF A STORMWATER MANAGEMENT FACILITY IS PROVIDED ON-SITE, THE FACILITY SHALL INCLUDE PRE-TREATMENT AS PART OF THE DESIGN.

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Lee District
Fairfax County, Virginia

Drawn By	Checked By
JL	AHH/DTM

Project No. ZP-2040

Date SEPTEMBER 24, 2012

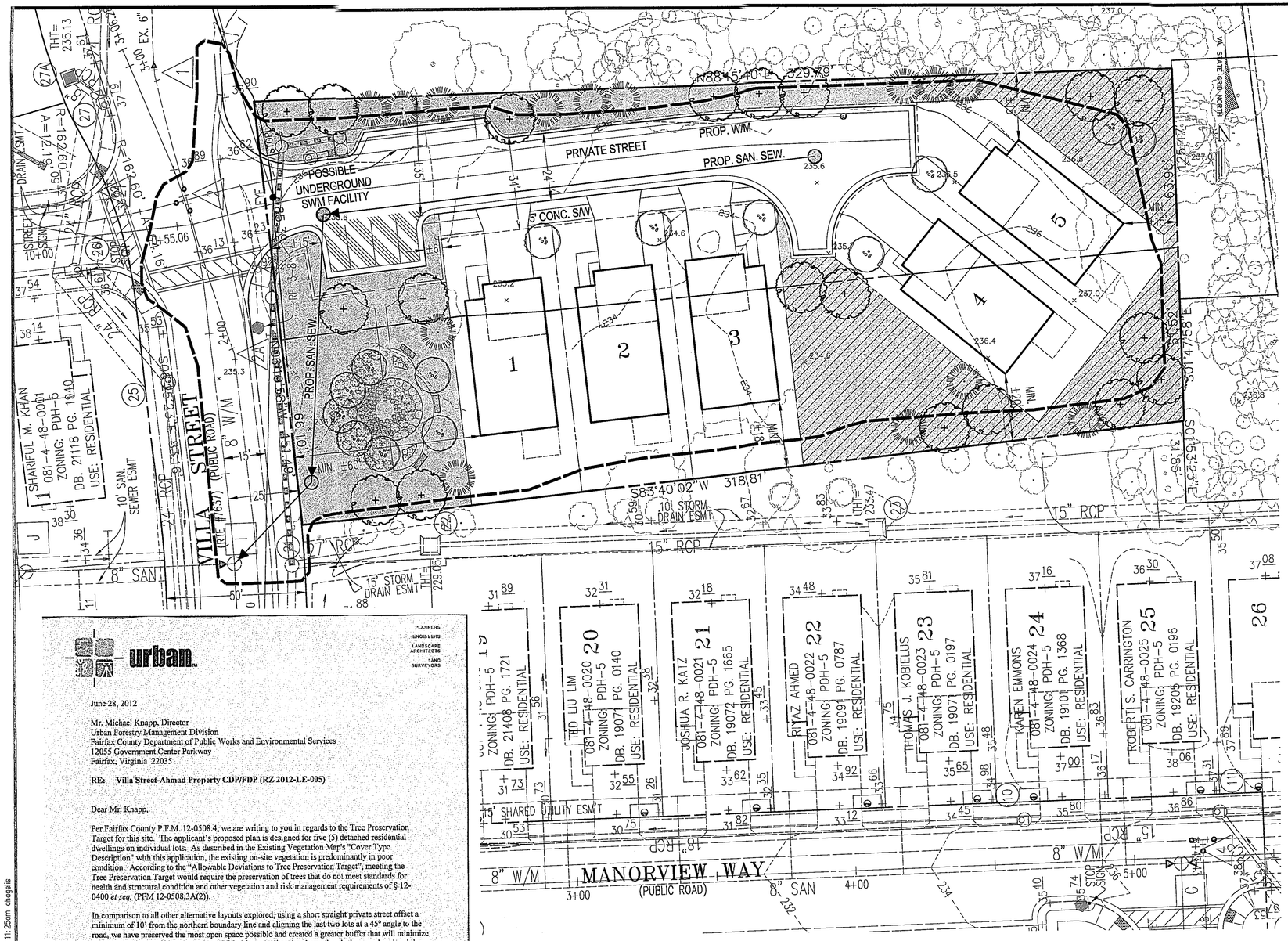
Drawing Title
CDP/FDP
LAYOUT

Scale: 1"=20'

Drawing Number
4

Sheet 4 of 9

Urban, Ltd. – L:\Jobs\Villa Street\Rezoning\04-CDP-FDP.dwg [CDP-FDP] September 25, 2012 – 11:52am dhogelis



LEGEND:

- CAT. IV DECIDUOUS TREE
- CAT. II DECIDUOUS TREE
- CAT. II EVERGREEN TREE
- APPROXIMATE LIMITS OF CLEARING
- POSSIBLE PERMEABLE PAVER LOCATION SUBJECT TO FINAL SOILS REPORT AND FINAL ENGINEERING

TREE PRESERVATION TARGET CALCULATIONS*		
Gross Site Area (s.f.)		44,837
Pre-Development Area of Existing Tree Canopy (s.f.)		10,614
Percentage of Gross Site Area Covered by Existing Tree Canopy		24%
Tree Preservation Target		
10-Year Tree Canopy Requirement Percentage		20%
10-Year Tree Canopy Required (s.f.) (See "10-Year Tree Canopy Calculations" Table)		8,967
Percentage of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (This is the "Tree Preservation Target")		24%
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (s.f.)		2,153
Area of the 10-Year Tree Canopy Requirement that Will be Met Through Tree Presenation (s.f.) (See "Tree Presenation Calculations" Table)		0
Proposed Percentage of 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation		0%
Tree Preservation Target not met (%)...	0% is less than...	24%
Tree Preservation Target not met (s.f.)...	0 is less than...	2,153

* SEE THIS SHEET FOR TREE PRESERVATION TARGET DEVIATION REQUEST LETTER.

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS		
Gross Site Area (s.f.)		44,837
Zone: PDH-5		
Tree Canopy Required (s.f.)	20%	8,967

10-YEAR TREE CANOPY PROVIDED	
Total Canopy Area Provided Through Tree Preservation (s.f.)	0
Total Proposed Canopy Area (s.f.)	9,000
Total Tree Canopy Provided (s.f.)	9,000

TREE PRESERVATION CALCULATIONS	
Tree Preservation Target (%)	24%
Tree Preservation Target (s.f.)	2,153
Total Tree Preservation Provided (%)	0

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS	
Adjacent Use (Group)	Required Transitional Screening / Barrier
North: Buffer A-B Church (Group 4)	None Required
East: Buffer B-C Church (Group 4)	None Required
South: Buffer C-D Dwellings, detached (Group 1)	None Required
West: Buffer A-D Dwellings, detached (Group 1)	None Required

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS		
Area to be Counted (s.f.)		1,000
Interior Landscaping Required (5%) (s.f.)		50
Interior Landscaping Provided:		
2 Shade Trees at	250 s.f. each	500
Requirement is met...	500 s.f. is greater than...	50

urban

PLANNERS
ENGINEERS
LANDSCAPE ARCHITECTS
LAND SURVEYORS

June 28, 2012

Mr. Michael Knapp, Director
Urban Forestry Management Division
Fairfax County Department of Public Works and Environmental Services
12055 Government Center Parkway
Fairfax, Virginia 22035

RE: Villa Street-Ahmad Property CDP/FDP (RZ 2012-LE-005)

Dear Mr. Knapp,

Per Fairfax County P.F.M. 12-0508.4, we are writing to you in regards to the Tree Preservation Target for this site. The applicant's proposed plan is designed for five (5) detached residential dwellings on individual lots. As described in the Existing Vegetation Map's "Cover Type Description" with this application, the existing on-site vegetation is predominantly in poor condition. According to the "Allowable Deviations to Tree Preservation Target", meeting the Tree Preservation Target would require the preservation of trees that do not meet standards for health and structural condition and other vegetation and risk management requirements of § 12-0400 *et seq.* (PFM 12-0508.3A(2)).

In comparison to all other alternative layouts explored, using a short straight private street offset a minimum of 10' from the northern boundary line and aligning the last two lots at a 45° angle to the road, we have preserved the most open space possible and created a greater buffer that will minimize impact to adjacent offsite vegetation. With this, as well as the alternative designs explored and due to the fact that there are almost no healthy trees onsite, no trees that meet the standards for health and structural condition of § 12-0400 *et seq.* can be preserved. Therefore, we hereby formally request a Tree Preservation Target deviation to 0% preservation for this plan. The entire 10-year canopy coverage requirement will be met through means of onsite tree planting.

If any further information is needed that will assist in the deviation decision-making process, please do not hesitate to contact me. Thank you for your time and consideration in this matter.

Sincerely,
Urban, Ltd.

John Lightle, RLA ISA Certified Arborist

Urban, Ltd. 7712 Little River Turnpike Annandale, Virginia 22003 PH 703.642.8080 FX 703.642.8251 www.urban-ltd.com
Annandale, VA Chantilly, VA Winchester, VA Wilmington, NC

Application No: RZ/FDP 2012-LE-005 Staff: NR

APPROVED DEVELOPMENT PLAN

☐(DP) ☐(GDP) ☑(CDP) ☑(FDP) ☐(PRC) ☐(CP)

SEE PROFFERS DATED: December 17, 2012

Date of (BOS) (PC) Approval: January 8, 2013

Sheet: 5 **of** 9

Comments:

TREE PLANTING CALCULATIONS		
Canopy to be Met Through Tree Planting (s.f.)		8,967
Air Quality Tree Planting (s.f.)	0	
	x 1.50 Multiplier (s.f.)	0
Energy Conservation Tree Planting (s.f.)	0	
	x 1.50 Multiplier (s.f.)	0
Water Quality Tree Planting (s.f.)	0	
	x 1.25 Multiplier (s.f.)	0
Wildlife Benefits Tree Planting (s.f.)	0	
	x 1.50 Multiplier (s.f.)	0
Native Tree Planting (s.f.)	0	
	x 1.50 Multiplier (s.f.)	0
Improved Cultivars & Varieties Tree Planting (s.f.)	2,250	
	x 1.50 Multiplier (s.f.)	3,375
Remaining Tree Planting Area (that does not qualify for higher multipliers) (s.f.)		5,625
Total Tree Planting Canopy Provided (s.f.)		9,000
Offsite Planting Relief Requested?		No
Tree Bank or Tree Fund?		No
Canopy Area Requested to be Provided Through Offsite		0
Amount to be Deposited into the Tree Preservation and		$0.00

GENERAL PLANT SCHEDULE					
Botanical Name	Common Name	Size	Type	Remarks	Multiplier
Cat. IV Deciduous Trees					
Acer rubrum	Red Maple	3" Cal.	B & B	Uniform branching pattern	
Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	3" Cal.	B & B	Uniform branching pattern	Improved Cultivar 1.50
Quercus phellos	Willow Oak	3" Cal.	B & B	Uniform branching pattern	
Quercus rubra	Northern Red Oak	3" Cal.	B & B	Uniform branching pattern	
Tilia americana	American Linden	3" Cal.	B & B	Uniform branching pattern	
Ulmus americana 'Valley Forge'	Valley Forge American Elm	3" Cal.	B & B	Uniform branching pattern	Improved Cultivar 1.50
Cat. II Deciduous Trees					
Amelanchier arborea	Downey Serviceberry	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	
Cercis canadensis	Eastern Redbud	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	
Cornus 'Stellar'	Stellar Hybrid Dogwood	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar 1.50
Magnolia x soulangiana	Saucer Magnolia	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	
Magnolia virginiana	Sweetbay Magnolia	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	
Prunus x incam 'Okame'	Okame Cherry	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	
Cat. II Evergreen Trees					
Cryptomeria japonica	Japanese Cryptomeria	10' Ht.	B & B	Full to ground, Dense	
Ilex opaca	American Holly	10' Ht.	B & B	Full to ground, Dense	
Juniperus virginiana	Eastern Redcedar	10' Ht.	B & B	Full to ground, Dense	

This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

NOTES:

1. CANOPY COVERAGE PROVIDED BY MEANS OF IMPROVED CULTIVARS MAY VARY AT TIME OF FINAL ENGINEERING. MINIMUM CANOPY COVERAGE REQUIREMENTS WILL BE MET.
2. 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.
3. PROPOSED PARKING LOT DOES NOT ABUT BOUNDARY LINE OR RIGHT-OF-WAY, THEREFORE, NO PERIPHERAL PARKING LOT LANDSCAPING REQUIRED.
4. PROPOSED PLANTINGS ARE MEANT TO CONVEY THE GENERAL CHARACTER AND QUALITY OF DESIGN. THE LOCATION, SPECIES, SIZES, AND QUANTITIES OF PROPOSED PLANTINGS ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

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Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022046
9/24/12
PROFESSIONAL ENGINEER

Client
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MUSSARAT S. AHMAD &
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7003 Larrlyn Drive
Springfield, VA 22151
PHONE: (703) 380-2526
FAX: (703) 314-7710

Revision / Issue

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

Issue

Date	Description

Project Name
VILLA STREET
AHMAD PROPERTY

CDP/FDP

Lee District
Fairfax County, Virginia

Drawn By JL | Checked By AHH/DTM

Project No. ZP-2040

Date SEPTEMBER 24, 2012

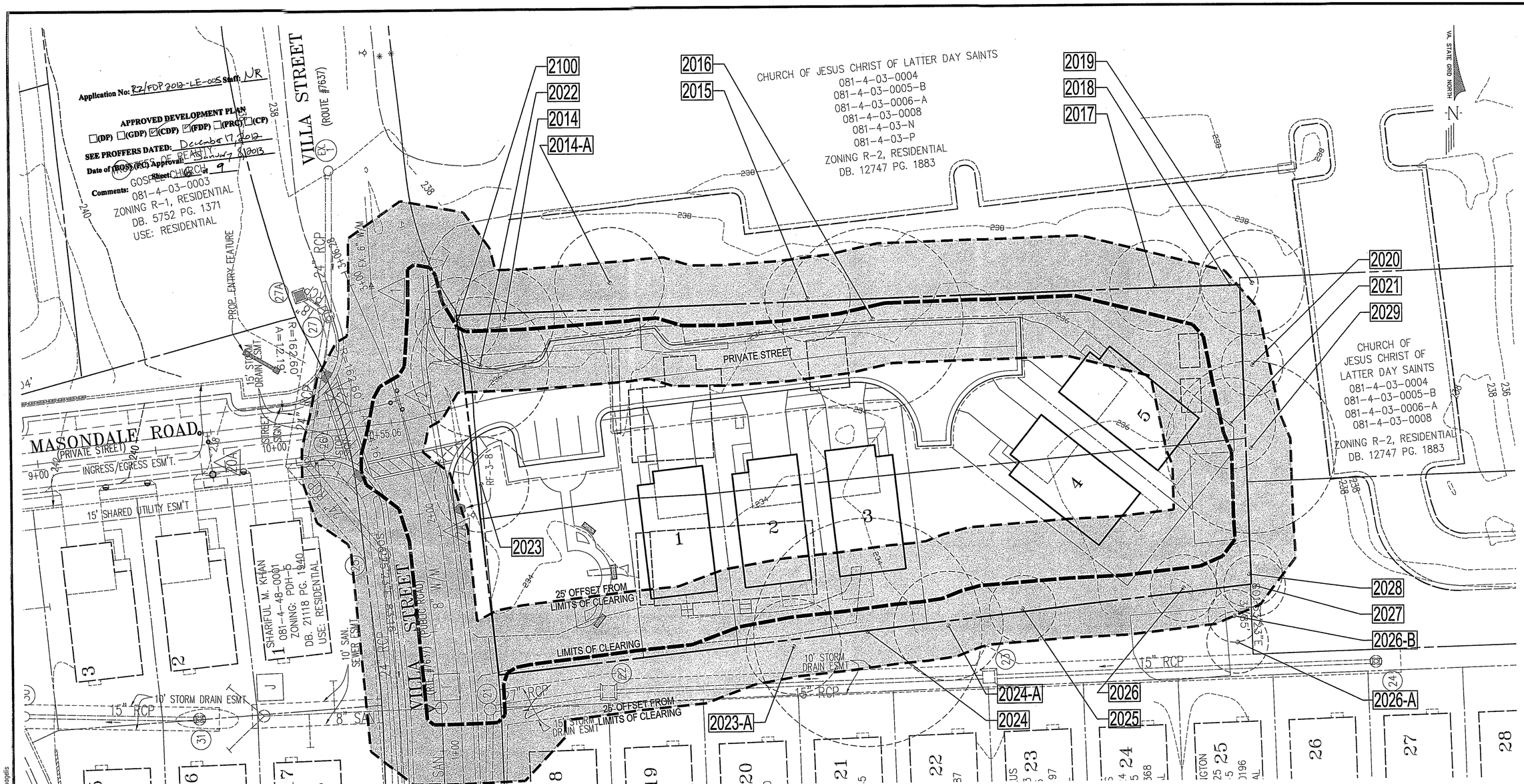
Drawing Title
LANDSCAPE PLAN

Scale: 1"=20'

Drawing Number
5

Sheet 5 of 9

Urban, Ltd. - L:\Jobs\Villa Street\Rezoning\05-LANDSCAPE.dwg [LANDSCAPE] September 20, 2012 - 11:25am dhagelis



LEGEND:

- CRITICAL ROOT ZONE

0000 – TREE NUMBER

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	SPECIES	SIZE	CRZ	CONDITION RATING	POOR CONDITION	COMMENTS
		DBH (in)	R (ft.)	%		
2100	*Acer saccharunum*	18	18	68.75		
2014	*Acer rubrum*	21	21	68.75		
2014-A	*Pinus strobus*	23	23	81.25		Not Tagged
2015	*Pinus strobus*	18	18	56.25		
2016	*Acer saccharunum*	38	38	68.75		
2017	*Prunus virginiana*	19	19	37.50	Yes	
2018	*Pinus strobus*	12	12	37.50	Yes	
2019	*Quercus rubra*	22	22	93.75		
2020	*Pinus virginiana*	13	13	37.50	Yes	
2021	*Pinus strobus*	19	19	62.50		
2022	*Pinus strobus*	29	29	87.50		
2023	*Juniperus virginiana*	20	20	84.38		
2023-A	*Acer rubrum*	19	19	59.38		Codominant, Not Tagged
2024	*Acer rubrum*	48	48	46.88		Codominant, Dominant Trunk Broken
2024-A	*Quercus falcata*	23	23	65.63		Limb Damage From 2024 Trunk, Not Tagged
2025	*Prunus virginiana*	14	14	37.50	Yes	Codominant
2026	*Prunus virginiana*	14	14	37.50	Yes	
2026-A	*Pinus strobus*	13	13	68.75		Not Tagged
2026-B	*Pinus strobus*	11	11	78.13		Not Tagged
2027	*Acer rubrum*	13	13	90.63		
2028	*Dead*	14	N/A	0.00	Yes	
2029	*Dead*	36	N/A	0.00	Yes	Codominant

This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

NOTE:
1. LIMITS OF CLEARING AND GRADING MAY CHANGE DURING FINAL ENGINEERING.

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Revision / Issue

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

Issue

Date	Description

Project Name
VILLA STREET
AHMAD PROPERTY

CDP/FDP

Lee District
Fairfax County, Virginia

Drawn By JL | Checked By AHH/DTM

Project No. ZP-2040

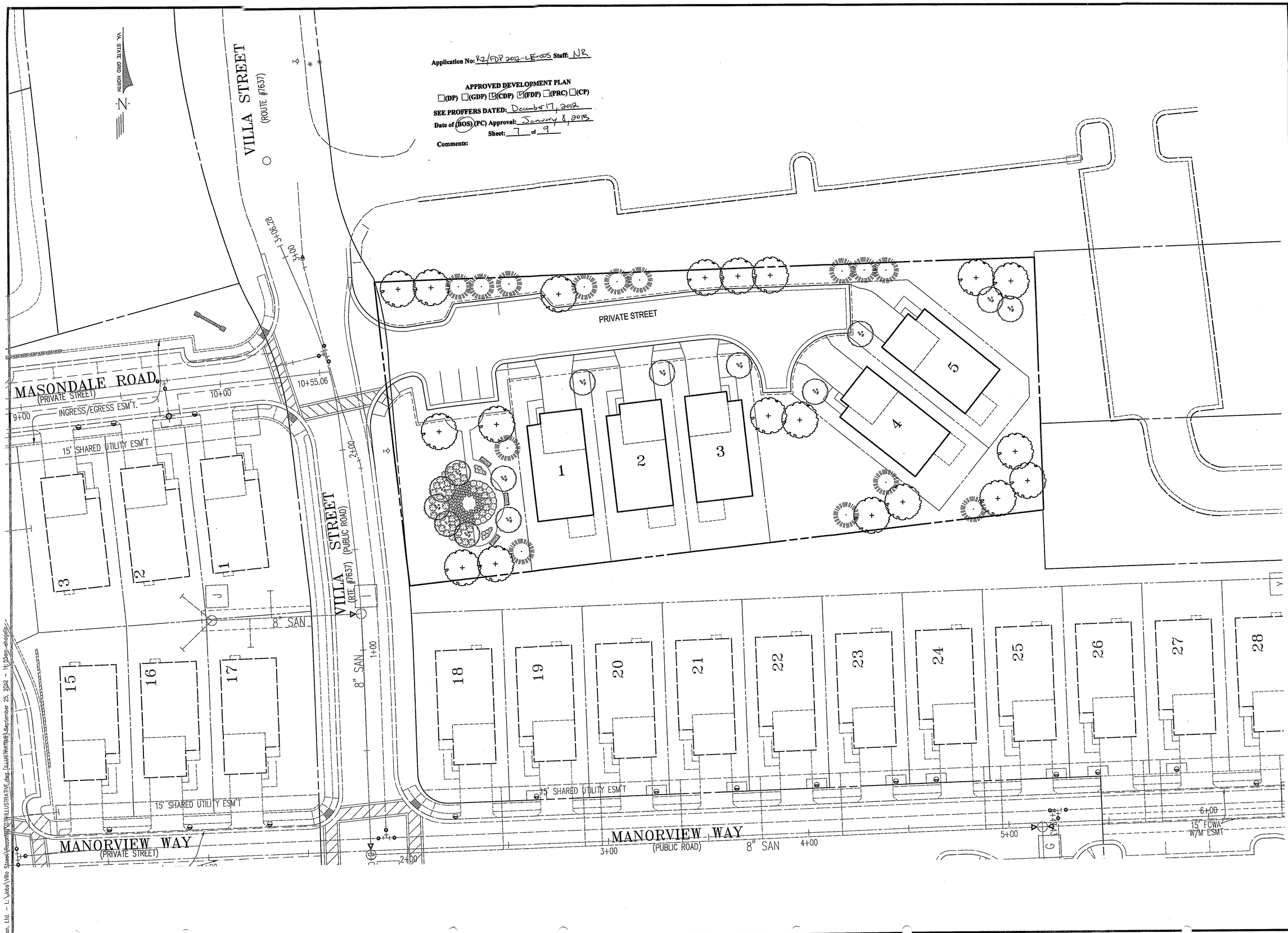
Date SEPTEMBER 24, 2012

Drawing Title
TREE INVENTORY
&
CONDITION ANALYSIS

Scale: 1"=20'

Drawing Number
6
Sheet 6 of 9

Urban, Ltd. – L:\Adobe\Villa Street\Rezoning\06-TREE INV.dwg [TREE INV] September 25, 2012 – 11:37am dhogelis



Application No: RZ/FDP 2012-LE-005 Staff: NR

APPROVED DEVELOPMENT PLAN

☐(DP) ☐(GDP) ☑(CDP) ☑(FDP) ☐(PRC) ☐(CP)

SEE PROFFERS DATED: December 17, 2012

Date of (BOS) (PC) Approval: January 8, 2013

Sheet: 7 of 9

Comments:

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Revision / Issue

No.	Description	Date
1.		
2.		
3.		
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Issue

Date	Description

Project Name
VILLA STREET
AHMAD PROPERTY

CDP/FDP

Lee District
Fairfax County, Virginia

Drawn By	Checked By
JL	AHH/DTM

Project No. ZP-2040

Date SEPTEMBER 24, 2012

Drawing Title
ILLUSTRATIVE
PLAN

Scale: 1"=20'

Drawing Number
7

Sheet 7 of 9

Urban, Ltd. – L:\Jobs\Villa Street\Rezoning\07\ILLUSTRATIVE.dwg [ILLUSTRATIVE] September 25, 2012 – 11:55am ahagelis

PRELIMINARY STORMWATER MANAGEMENT, BMP & ADEQUATE OUTFALL NARRATIVE

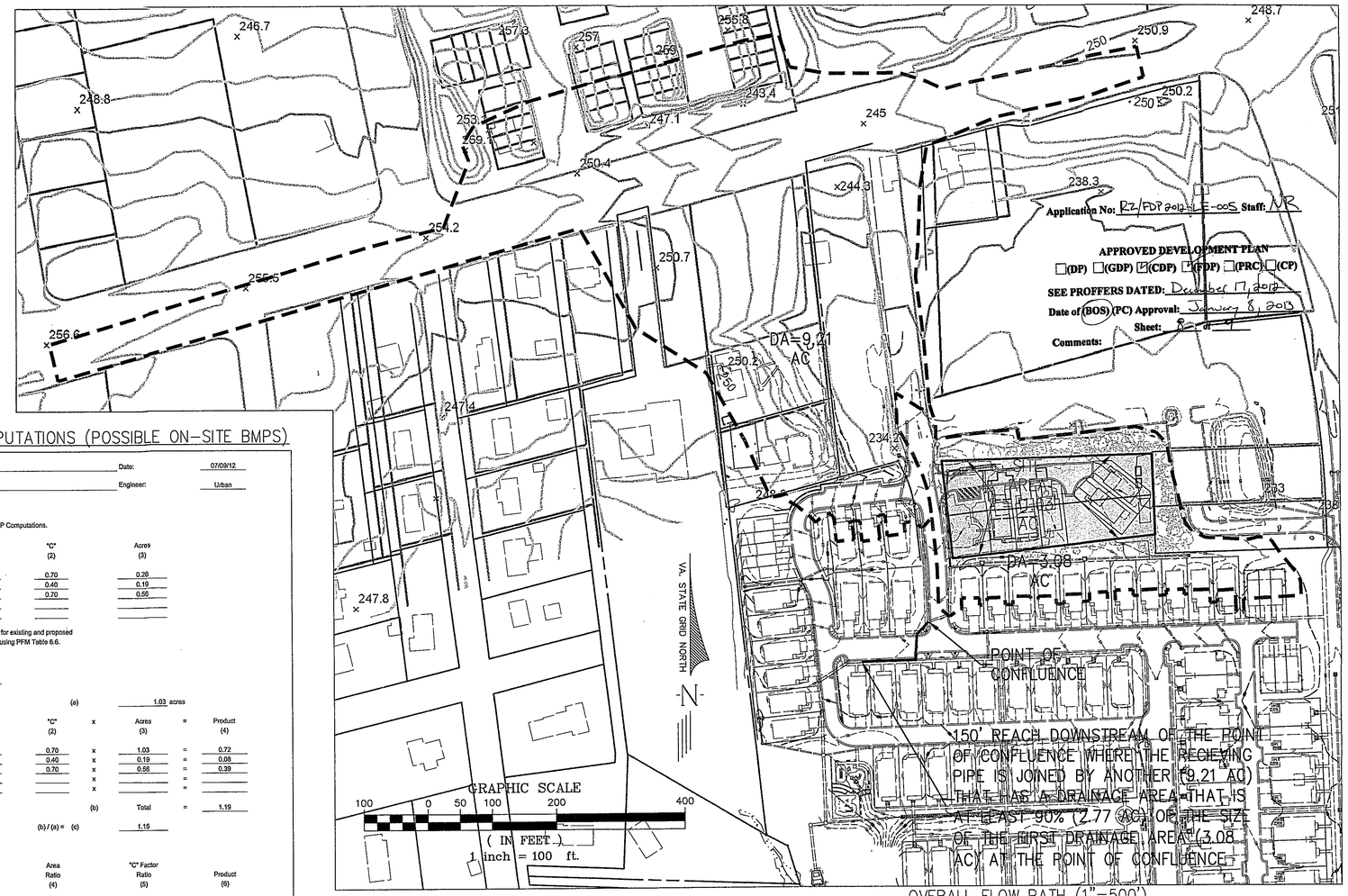
THE SITE OUTFALLS DIRECTLY INTO AN EXISTING ADEQUATE 27" RCP LOCATED UNDER VILLA STREET. APPROXIMATELY 3.1 ACRES DRAIN TO THE EXISTING 27" RCP. THE FLOW CONTINUES IN THE EXISTING STORM SYSTEM APPROXIMATELY 35' WHERE IT IS JOINED BY ANOTHER DRAINAGE AREA OF APPROXIMATELY 9.2 AC WHICH IS AT LEAST 90% OF THE DRAINAGE AREA FROM THE SITE. THE EXTENTS OF THE ADEQUATE OUTFALL ANALYSIS IS LOCATED 150' DOWNSTREAM OF THIS POINT. ADEQUATE OUTFALL ANALYSIS WILL BE PROVIDED WITH FINAL ENGINEERING IN ACCORDANCE WITH PFM SECTION 06-203.2A.

AFTER THE FLOW LEAVES THE SITE VIA THE EXISTING ADEQUATE STORM SEWER THE FLOW CONTINUES APPROXIMATELY 575' IN THE EXITISTING STORM SEWER BEFORE DISCHARGING INTO AN EXISTING CHANNEL. THE FLOW IS THEN CONVEYED VIA THE EXISTING CHANNEL APPROXIMATELY 375' TO ANOTHER EXISTING STORM SYSTEM. THE FLOW CONTINUES APPROXIMATELY 480' IN THE EXISTING STORM SYSTEM WHICH TAKES IT UNDERNEATH LAKE VILLAGE DRIVE (ROUTE 8962) TO KINGSTOWNE LAKE AN EXISTING REGIONAL STORMWATER MANAGEMENT POND. THE EXISTING STORM SEWER IS ADEQUATELY SIZED FOR THE FLOW FROM THE PROPOSED SITE. THE EXISTING CHANNELS APPEAR TO BE STABLE AND NOT ERODED. BASED ON THE ABOVE PRELIMINARY ANALYSIS, WE BELIEVE THE OUTFALL WILL BE ADEQUATE AND THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY IMPACT DOWNSTREAM PROPERTIES.

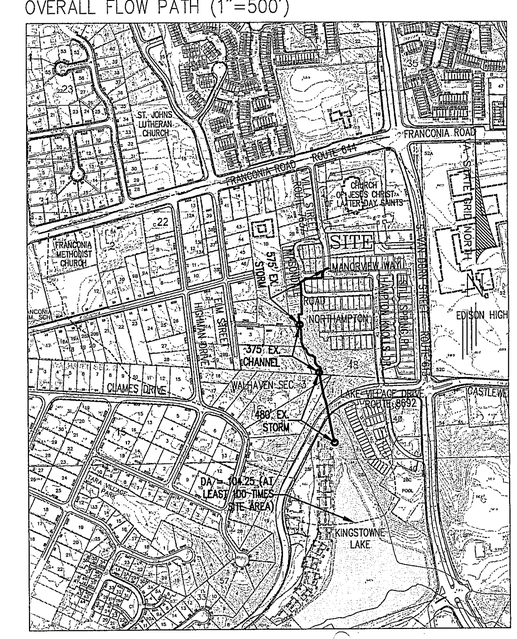
STORMWATER QUANTITY MANAGEMENT FOR THE SITE WILL BE MET THROUGH KINGSTOWNE LAKE LOCATED DOWNSTREAM OF THE NORTHAMPTON PROPERTY. ADDITIONALLY AS DESCRIBED ABOVE, THE OUTFALL FOR THE SITE IS ADEQUATE WITHOUT ANY ON-SITE QUANTITY MANAGMENT.

BEST MANAGEMENT PRACTICES (BMP) FOR THIS 1.03 ACRE SITE WILL BE MET THROUGH THE EXISTING KINGSTOWNE POND LOCATED DOWNSTREAM OF THE NORTHAMPTON PROPERTY. AS SHOWN ON THE BMP COMPUTATIONS ON THIS SHEET THE REQUIRED VOLUME FOR THE KINGSTOWNE POND TO MEET BMPS FOR THIS SITE IS 1,101,942 CF OR 25.30 AC-FT. AS-BUILTS FOR THE POND (6105-SAB-21-2) INDICATE THAT THE TOTAL VOLUME PROVIDED IS 103.95 AC-FT. SINCE THE EXISTING POND VOLUME EXCEEDS THE REQUIRED VOLUME FOR THE SITE, WE BELIEVE THAT THE BMPS FOR THE SITE HAVE BEEN PROVIDED.

IF BMPS CANNOT BE PROVIDED OFF-SITE, AN ALTERNATIVE SHOWING AN APPROXIMATELY SIZED POSSIBLE RAINGARDEN HAS BEEN ADDED TO THE PLANS. AS THE COMPUTATIONS SHOW, WITH POSSIBLE THE ON-SITE RAINGARDEN AND CONSERVATION EASEMENTS, APPROXIMATELY A 34% PHOSPHORUS REDUCTION CAN BE ACHIEVED. SINCE THIS IS LESS THAN THE 40% REQUIREMENT, A WAIVER TO REDUCE THE REQUIRMENTS TO 34% IS ALSO BEING REQUESTED WITH THESE PLANS.



OVERALL FLOW PATH (1"=500')



BMP COMPUTATIONS (OFF-SITE BMPS)

BMP PHOSPHOROUS REMOVAL COMPUTATIONS

Plan Name: Villa Street — Date: 01/25/12
Plan Number: — Engineer: Urban

Watershed Data

Part 1 List All of the Subareas and "C" Factors Used in the BMP Computations.

	Subarea Designation and Description (1)			"C" (2)	Acres (3)
1	Onsite	Kingstown pond	WetPond2	0.60	291.74
2	Onsite	SFD	WetPond2	0.70	1.03
3	Onsite	Northampton	WetPond2	0.70	18.26
4					
5					

NOTE: "C" Factors developed using % Imperviousness for existing and proposed conditions. "C" Factors for future uses were developed using PFM Table 6.6.

Phosphorus Removal

Part 2 Compute the Weighted Average "C" Factor For the Site.

(A) Area of Site (a) 311.03 acres

(B) Subarea Designation and Description

	(1)			"C" (2)	x	Acres (3)	=	Product (4)
1	Onsite	Kingstown pond	WetPond2	0.60	x	291.74	=	175.04
2	Onsite	SFD	WetPond2	0.70	x	1.03	=	0.72
3	Onsite	Northampton	WetPond2	0.70	x	18.26	=	12.78
					x		=	
					x		=	
					x		=	
						(b) Total	=	188.55

(C) Weighted average "C" factor (b) / (a) = (c) 0.61

Part 3 Compute the Total Phosphorus Removal for the Site.

	Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)		Area Ratio (4)		"C" Factor Ratio (5)		Product (6)
1	Onsite	WetPond2	50.0	x	0.94	x	0.99	=	46.4
2	Onsite	WetPond2	50.0	x	0.00	x	1.15	=	0.19
3	Onsite	WetPond2	50.0	x	0.06	x	1.15	=	3.4
				x		x		=	
				x		x		=	

(A) Total Phosphorus Removal (a) Total 50.0%

Part 4 Determine Compliance with Phosphorus Removal Requirement.

(A) Select Requirement (a) 40%

Water Supply Overlay District (Occoquan) 50 %
Chesapeake Bay Resource Preservation Area (New Development) 40 %
Chesapeake Bay Resource Preservation Area (Redevelopment) % *Tpre=0.65 *Tpost=0.75
[1-0.9 x (*Tpre / *Tpost)] x 100

(B) If Line 3 (a) is greater than or equal to Line 4 (a), then the Phosphorus removal requirement is satisfied. Line 3 (a) 50.0% > Line 4 (a) 40%

Storage Volume "Offsite" Dry Pond

Part 7 Compute the Weighted Average "C" Factor for Each Proposed BMP Facility.

(A) List the areas to be controlled by the proposed BMP

	Subarea Designation (1)			"C" (2)	x	Acres (3)	=	Product (4)
1	Onsite	Kingstown pond	WetPond2	0.60	x	291.74	=	175.04
2	Onsite	SFD	WetPond2	0.70	x	1.03	=	0.72
3	Onsite	Northampton	WetPond2	0.70	x	18.26	=	12.78
					(a)	311.03	(b)	188.55

(C) Weighted average "C" factor (b) / (a) = (c) 0.61

Part 8 Determine the Storage Required for SWM/BMP Ponds

(A) **Extended Detention Dry Pond**
Chart A6-40 value (Appendix 4-3) for BMP storage per acre
[(4375 * "C") - 875] or [31.25 x %Imp.] (a) 1794 cf/ac

Design 1 (48 hour drawdown)
Line 7 (a) 311.03 x Line 8 (a) 1793.8 = 557,910 cf

(B) **Wet Pond**
Volume of Runoff per acre from mean storm
[1452 * "C"] = 1452 X Line 7c 0.61 = (b) 886 cf/ac

Design 1 (2.5 x Volume of runoff from mean storm event in wet storage with extended detention above permanent pool)
Wet Storage
2.5 x Line 7(a) 777.58 x Line 8(b) 886 = 688,714 cf
Extended Detention
Line 7(a) 311.03 x Line 8(a) 1794 = 557,910 cf

Design 2 (4.0 x Volume of runoff from mean storm)
4.0 x Line 7(a) 1244.12 x Line 8(b) 886 = 1,101,942 cf

ALTERNATIVE BMP COMPUTATIONS (POSSIBLE ON-SITE BMPS)

Plan Name: Villa Street — Date: 07/09/12
Plan Number: — Engineer: Urban

Watershed Data

Part 1 List All of the Subareas and "C" Factors Used in the BMP Computations.

	Subarea Designation and Description (1)			"C" (2)	Acres (3)
1	Onsite	SFD	Uncontrolled	0.70	0.28
2	Onsite	OS	OpenSpace	0.40	0.19
3	Onsite	SFD	Bioretention1	0.70	0.56

NOTE: "C" Factors developed using % Imperviousness for existing and proposed conditions. "C" Factors for future uses were developed using PFM Table 6.6.

Phosphorus Removal

Part 2 Compute the Weighted Average "C" Factor For the Site.

(A) Area of Site (a) 1.03 acres

(B) Subarea Designation and Description

	(1)			"C" (2)	x	Acres (3)	=	Product (4)
1	Onsite	SFD	Uncontrolled	0.70	x	1.03	=	0.72
2	Onsite	OS	OpenSpace	0.40	x	0.19	=	0.08
3	Onsite	SFD	Bioretention1	0.70	x	0.56	=	0.39
					x		=	
					x		=	
						(b) Total	=	1.19

(C) Weighted average "C" factor (b) / (a) = (c) 1.15

Part 3 Compute the Total Phosphorus Removal for the Site.

	Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)		Area Ratio (4)		"C" Factor Ratio (5)		Product (6)
1	Onsite	Uncontrolled		x	0.27	x	0.61	=	
2	Onsite	OpenSpace	100.0	x	0.18	x	1.00	=	18.45
3	Onsite	Bioretention1	50.0	x	0.54	x	0.61	=	16.5
				x		x		=	
				x		x		=	

(A) Total Phosphorus Removal (a) Total 34.9%

Part 4 Determine Compliance with Phosphorus Removal Requirement.

(A) Select Requirement (a) 40%

Water Supply Overlay District (Occoquan) 50 %
Chesapeake Bay Resource Preservation Area (New Development) 40 %
Chesapeake Bay Resource Preservation Area (Redevelopment) % *Tpre=0.65 *Tpost=0.75
[1-0.9 x (*Tpre / *Tpost)] x 100

(B) If Line 3 (a) is greater than or equal to Line 4 (a), then the Phosphorus removal requirement is satisfied. Line 3 (a) 34.9% < Line 4 (a) 40%

Storage Volume "Offsite" Dry Pond

Part 7 Compute the Weighted Average "C" Factor for Each Proposed BMP Facility.

(A) List the areas to be controlled by the proposed BMP

	Subarea Designation (1)			"C" (2)	x	Acres (3)	=	Product (4)
1	Onsite	SFD	Uncontrolled	0.70	x	0.28	=	0.20
2	Onsite	OS	OpenSpace	0.40	x	0.19	=	0.08
3	Onsite	SFD	Bioretention1	0.70	x	0.56	=	0.39
					(a)	1.03	(b)	0.68

(C) Weighted average "C" factor (b) / (a) = (c) 0.64

Part 8 Determine the Storage Required for SWM/BMP Ponds

(A) **Extended Detention Dry Pond**
Chart A6-40 value (Appendix 4-3) for BMP storage per acre
[(4375 * "C") - 875] or [31.25 x %Imp.] (a) 1925 cf/ac

Design 1 (48 hour drawdown)
Line 7 (a) 1.03 x Line 8 (a) 1925 = 1,983 cf

(B) **Wet Pond**
Volume of Runoff per acre from mean storm
[1452 * "C"] = 1452 X Line 7c 0.64 = (b) 929 cf/ac

Design 1 (2.5 x Volume of runoff from mean storm event in wet storage with extended detention above permanent pool)
Wet Storage
2.5 x Line 7(a) 2.58 x Line 8(b) 929 = 2,393 cf
Extended Detention
Line 7(a) 1.03 x Line 8(a) 1925 = 1,983 cf

Design 2 (4.0 x Volume of runoff from mean storm)
4.0 x Line 7(a) 4.12 x Line 8(b) 929 = 3,829 cf

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)
Development Plans PRC District (16-302 2 & 4J.)
FDP - P Districts (except PRC) 916-502 1F & 1Q)
Special Exceptions (9-011 2J & 2L)
Commercial Revitalization Districts (9-622 2A (12)&(14))
PRC Plan (16-303 1F & 10)
Amendments (18-202 10F & 10I)

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

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to 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 N/A

☒ 3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site are served (acres)	Drainage area (acres)	Footprint area (s.f.)	Storage Volume (c.f.)	If pond, dam height (ft.)
(e.g., dry pond A. infil. trench, underground vault, etc.)						
N/A						
(EX. OFFSITE KINGSTOWNE LAKE)						
Totals						

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

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.)

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 5.

☒ 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 7.

☒ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), 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 field run is provided on Sheets 2.

☒ 11. A submission waiver is requested for SWM AND BMP (SEE SHEET 2).

☒ 12. Stormwater management is not required because SWM IS PROVIDED WITH REGIONAL POND AND OUTFALL IS ADEQUATE WITHOUT REQUIRING ON-SITE DETENTION.

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Revision / Issue

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

Issue

Date	Description

Project Name
VILLA STREET AHMAD PROPERTY

CDP/FDP

Lee District
Fairfax County, Virginia

Drawn By	Checked By
JL	AHH/DTM

Project No. ZP-2040

Date SEPTEMBER 24, 2012

Drawing Title
PRELIMINARY STORMWATER MANAGEMENT & ADEQUATE OUTFALL ANALYSIS

Scale: AS NOTED

Drawing Number
8

Sheet 8 of 9

Urban, Ltd. - L:\Jobs\Villa Street\Rezoning\08-SWM.dwg [SWM] September 20, 2012 - 8:36pm ahagelis

Application No: RZ/FDP 2012-LE-005 Staff: NR

APPROVED DEVELOPMENT PLAN

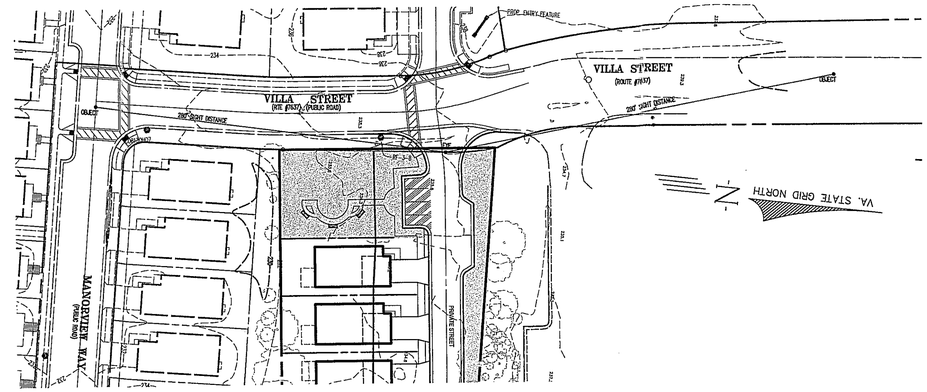
☐(DP) ☐(GDP) ☑(CDP) ☑(FDP) ☐(PRC) ☐(CP)

SEE PROFFERS DATED: December 17, 2012

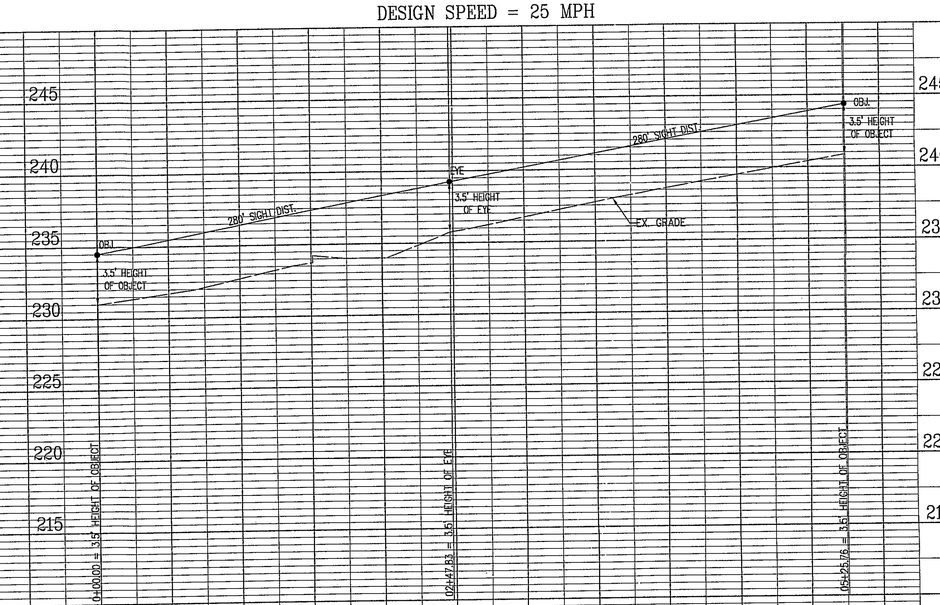
Date of (BOS) (PC) Approval: January 8, 2013

Sheet: 9 of 9

Comments:



SIGHT DISTANCE ALONG
VILLA STREET
DESIGN SPEED = 25 MPH



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Revision / Issue

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

Issue

Date	Description

Project Name
VILLA STREET
AHMAD PROPERTY

CDP/FDP

Lee District
Fairfax County, Virginia

Drawn By	Checked By
JL	AHH/DTM

Project No. ZP-2040

Date SEPTEMBER 24, 2012

Drawing Title
PRELIMINARY
SIGHT DISTANCE
PROFILE

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

Drawing Number
9

Sheet 9 of 9

Urban, Ltd. – L:\Jobs\Villa Street\Rezoning\09-SIGHT DISTANCE.dwg [Sight Dist.] September 20, 2012 – 8:51pm ohagelis