



County of Fairfax, Virginia

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

July 29, 2015

Gregory Riegler
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

RE: Rezoning Application RZ 2014-SU-016
(Concurrent with Proffered Condition Amendment Application PCA 78-S-063-07)

Dear Mr. Riegler:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 28, 2015, granting Rezoning Application RZ 2014-SU-016 in the name of the Westfields Venture LP. The Board's action rezones certain property in the Sully District from the I-3 and WS Districts to the PRM and WS Districts to permit mixed use development with an overall Floor Area Ratio (FAR) of 0.50 including bonus density for the provision of Affordable Dwelling Units (ADUs) and Workforce Dwelling Units (WDUs). The subject property is located on the N.W. quadrant of the intersection of Westfields Boulevard and Stonecroft Boulevard on approximately 50.59 acres of land, [Tax Map 44-3 ((1)) 15], subject to the proffers dated July 14, 2015.

Please note that on July 8, 2015, the Planning Commission approved Final Development Plan Application FDP 2014-SU-016.

The Board also:

- Approved Resource Protection Area Encroachment Exception RPAE #6179-WRPA-007-1, and Water Quality Impact Assessment WQIA #6179-WQ-004-1, subject to the development conditions dated July 10, 2015 and as proffered
- Modified the 200 square foot minimum privacy yard requirement for single-family attached dwellings in favor of that shown on the CDP/FDP
- Modified the loading space requirements for Multi-Family dwelling units and retail space in favor of that depicted on the CDP/FDP
- Modified the private street limitations of Section 11-302 of the Fairfax County Zoning Ordinance

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- Modified the peripheral parking lot landscaping requirement and the transitional screening and barrier requirements between uses in the PRM District in favor of that shown on the CDP/FDP as proffered
- Modified the on-road bike lanes along Stonecroft Boulevard and Route 28 shown on the Comprehensive Plan Trails Map in favor of the multi-use trail shown on the CDP/FDP
- Modified PFM Standards 12-0510 4E(5) and 12-0601.1B to permit a reduction of the minimum planting width requirement from eight feet to six feet as shown on the CDP/FDP and described in the proffers
- Waived the service drive requirement along Route 28 (Sully Road)
- Modified Section 7-0802 of the PFM to permit 22 foot wide residential alley streets shown on the CDP/FDP

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Michael Frey, Sully District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Ajay Rawat, Coordinator, Facilities Planning, 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 28th day of July, 2015, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2014-SU-016
(Concurrent with Proffered Condition Amendment Application PCA 78-S-063-07)**

WHEREAS, Westfields Venture LP, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-3 and WS District to the PRM and WS District

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

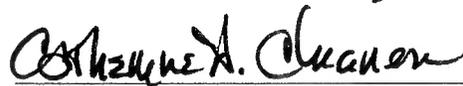
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PRM and WS Districts, and said property is subject to the use regulations of said PRM 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 28th day of July, 2015.



Catherine A. Chianese
Clerk to the Board of Supervisors

WESTFIELD VENTURES L.P.

RECEIVED
Department of Planning & Zoning

**RZ 2014-SU-016
PROFFERS**

JUL 20 2015

Zoning Evaluation Division

February 9, 2015

April 6, 2015

May 6, 2015

June 18, 2015

July 14, 2015

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the Applicant/property owner in this rezoning proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference – 44-3((1))15 (hereinafter referred to as the “Property”) shall be in accordance with the following conditions if, and only if, said rezoning request for the PRM District is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application request is denied or the Board’s approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Owner/Applicant (“Applicant”), for themselves, their successors and assigns hereby agrees that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

GENERAL

1. Conceptual/ Final Development Plan. The Property shall be developed in substantial conformance with the Conceptual Development Plan (CDP) and Final Development Plan (FDP) entitled “The Preserve at Westfields”, prepared by VIKA dated August 25, 2014 and revised through June 18, 2015, containing 38 sheets.
2. Elements of CDP. Notwithstanding the fact that the CDP and FDP are presented on the same plan, the elements that are components of the CDP are limited to the perimeter points of access, the location of the buildings and amount and location of open space, uses, the maximum number of dwelling units, the maximum amount of non-residential use, building heights, and setbacks from the peripheral lot lines and a modification to such elements shall require a subsequent Conceptual Development Plan Amendment (CDPA) or Proffered Condition Amendment (PCA). The Applicant reserves the right to request a Final Development Plan Amendment (FDPA) for elements other than Conceptual Development Plan (CDP) elements from the Planning Commission for all or a portion of the FDP in accordance with Section 16-402 of the Zoning Ordinance if such an amendment is

in accordance with these Proffers as determined by the Zoning Administrator.

3. Minor Modifications. Minor modifications to the CDP/FDP may be permitted that may become necessary as part of requirements of the Westfield Business Owners Association (WBOA) or Architectural Review Board or when necessitated by sound engineering or final site design or engineering, pursuant to Section 16-403(4) of the Zoning Ordinance. Minor modifications of building footprints may be permitted and the number of residential units (as defined herein) and corresponding adjustments made in required parking, Affordable Dwelling Units ("ADUs") and Workforce Dwelling Units ("WDUs") may be made, so long as (a) the provided open space is not reduced; (b) the building height is not increased; (c) the setbacks to the peripheral lot lines are not diminished; and (d) the development otherwise is in substantial conformance with the CDP/FDP as determined by the Zoning Administrator.
4. Lot Yield and Uses. There shall be no more than 650 multifamily residential units and 155 single family attached units on the property. The FAR shall not exceed 0.5 for the Property, overall. As designated on the CDP/FDP and in accordance with Par. 6 of Sect. 6-406, at a minimum, fifty percent of the gross floor area of the development shall be devoted to multi-family uses. Public uses and secondary uses shall be permitted as provided in Sects. 6-402 and 6-403 of the Ordinance, provided adequate parking is demonstrated in accordance with the Ordinance with the exception of a child care center use which shall only be allowed on the property with the approval of a special exception. Secondary uses, exclusive of single family attached units and amenity buildings, may be phased to an ultimate maximum of 20,000 gross square feet. The secondary use square footage proposed in Buildings C and D may vary depending on market demand and/or the square footage may be converted to residential units provided the total number of residential units does not exceed 650 and a parking tabulation, submitted to Fairfax County for review and approval demonstrates that adequate parking is available. Telecommunications may be permitted if flush mounted and approved as a feature shown or 2232.
5. Establishment of Community Association (CA). Prior to plat recordation for the single family attached units or site plan approval for the multifamily building(s), whichever occurs first, the Applicant shall provide the Department of Public Works and Environmental Services (DPWES) with documentation that the Applicant has established a CA in accordance with Virginia law. Such CA may consist of sub-associations, for example a homeowners association for the single family attached units. All property owners shall be members of the CA. The structure and organization of the CA as it relates to its voting rights within the WBOA shall be coordinated with the WBOA and may be subject to approval by the WBOA. The CA shall be responsible for the obligations specifically identified in these Proffers, including, but not limited to implementation of the Transportation Demand Management Program, maintenance of the private streets,

open space and its associated elements, and any privately held stormwater management facilities.

6. Disclosure. Prior to entering into a contract of sale, prospective purchasers of the single family attached units or other future lots within the Property, shall be provided with a disclosure package and shall acknowledge, in writing, receipt of the same. The disclosure package shall include a detailed description of the Project's relationship to Westfields Business Park and copies of appropriate Westfield governing documents, a description of how the Project is governed per Proffer 5 and the relationship of that governance to Westfields Business Park, a description of the existing and future land use scenarios on adjacent and surrounding property based on the County's Comprehensive Plan, an explanation and graphic depiction of the location of Conservation Easements, and a statement indicating the maintenance responsibility for the private roadways, walkways, stormwater management facilities, common area landscaping and any other open space amenities. The package shall also contain a disclosure explaining that the area shown as "Community Commons" within the single family attached community is open to the general public and shall include a separate sheet that indicates that the property experiences regular overhead plane flights.
7. Route 28 Prepayment of Taxes. In accordance with Virginia Code Ann. § 15.2-4608(C)(Ch. 770, 2002 Acts of Assembly; H. 735), the Applicant shall prepay, in full, the taxes that would have been attributable to the residential portion of the Property in its current non-residential zoning district (that is, the special improvements taxes estimated by the County to be lost as a result of the change in zoning classification requested in this rezoning application), in accordance with the formula and provisions adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District. The prepayment of taxes shall be made in full within sixty (60) days after the Board of Supervisors approves this Rezoning application, and the effective date of this rezoning shall be deferred until such payment in full is made. The Applicant recognizes that failure to provide payment to the County in the full amount determined by the Board's formula within 60 days of the Board of Supervisors' approval of this rezoning shall mean that the rezoning shall not become effective and that the ordinance rezoning the Property and the Board's rezoning decision shall both be void in accordance with Virginia Code Ann. § 15.2-4608(C).
8. Architecture. The architectural design of the proposed building shall be in general conformance with the bulk, mass, proportion and type and quality of materials and elevations shown on the examples shown on Sheets A-102 and A-103 of the CDP/FDP. The location and number of building exterior entrances/stoops are illustrative and will be finalized at the time of final site plan approval. The building height of Buildings C and D may be a maximum of seventy-five (75) feet provided the configuration of the building footprint remains in substantial conformance with that shown on the CDP/FDP.

9. Universal Design. A minimum of five percent (5%) of the total multifamily dwelling units shall be designed and constructed with the ability to be modified, if necessary for a particular tenant, to add lever type door handles and grab bars in the bathrooms. At the time of initial purchase for single family attached units that are pre-sold, the following Universal Design options shall be offered to each purchaser: front entrance doors that are a minimum of 36" wide, light switches, electrical outlets, thermostats, and other environmental controls in accessible locations, reinforcements in bathroom walls to allow for the installation of grab bars, elevated (comfort height) toilets, level door handles on all hinged doors.
10. Amenity Area. The Applicant shall provide a community gathering area that shall be open to the public and which could include a performance area constructed of grass-crete pavers, decking or similar materials, a natural grassed-sloped area suitable for seating/viewing performances and an open sided, covered pavilion. These elements are shown in concept only on the CDP/FDP. Additionally, the area labeled as "Community Commons" in the single family attached area shall also be open to the public pursuant to HOA rules and regulations. Parking for amenity areas shall be as shown on the CDP/FDP.
11. Phasing of Amenities. The Applicant reserves the right to phase the provision of amenities as follows:
 - If either multi-family building is constructed as the first phase with no single family attached units in the first phase, the following public amenities shall also be included in the first phase with timing as indicated: the trail around the lake and the performance area and the pavilion shall be substantially constructed prior to the issuance of the 80th RUP for the multi-family building. The Community Commons area shall be constructed prior to the issuance of the 80th RUP for the single family attached units.
 - If only the single family attached units are constructed as the first phase, the following public amenities shall also be included in the first phase with timing as indicated: the trail around the lake and the Community Commons area shall be substantially constructed prior to the issuance of the 80th RUP for the single family attached units. The remaining public areas to include the performance area and pavilion shall be constructed prior to the issuance of the 80th RUP within a multifamily building.
12. Phasing of Clearing and Grading. The Applicant reserves the right to phase development subject to the following:
 - If either of the multi-family buildings are constructed as the first phase with no single family attached units in the first phase, there shall be no clearing or grading on the north side of the lake except that necessary for

any public amenity areas as indicated in this proffer and for utility installation.

- If only the single family attached units are constructed as the first phase, clearing and grading on the south side of the lake shall be limited to that necessary to construct both entrance roads, utility installation, the 14 single family attached units on the south side of the lake, the trail on the south side of the lake and any road improvements as proffered with the first phase.

13. Sully Police Station/District Office. Prior to the issuance of the first RUP, the Applicant shall substantially complete the improvements to the entrance and parking lot area on Lot 44-3-((1))12 as shown on Sheet C-8 of the CDP/FDP.

14. Retail Element. The Applicant shall commence and diligently pursue a marketing program strategically designed to attract an eating establishment use for at least one of the two free standing, 5,000 square foot retail pad sites, shown as Buildings A or B on the CDP/FDP within 30 days of the approval of this rezoning. If, after a period of five (5) years from groundbreaking for either of the multifamily buildings, such marketing has not resulted in the leasing or sale to an eating establishment tenant or use, the Applicant may establish or cause to be established other uses as permitted by the Zoning Ordinance and further defined within these proffers for Buildings A or B but only after first notifying the District Supervisor's office, the WBOA, the West Fairfax County Citizen's Association chairman and the Sully District Council chairman that the five years of marketing efforts did not produce a restaurant use. The following uses shall not be established on either of the freestanding pad sites on the Property:

- Garment cleaning establishments
- Service stations
- Service station/mini-mart
- Vehicle light service establishments
- Vehicle sale, rental and ancillary service establishments
- Hotel, Motel
- Light public utility
- Commercial off-street parking as a principal use
- Transportation Facilities
- Vehicle Transportation service establishments
- Auto Repair service establishments
- Billard Hall (other than as a resident amenity)
- Adult bookstore, adult video store or adult motion picture theatre
- Tattoo establishment

TRANSPORTATION

15. Right-of-Way Dedication along Stonecroft Blvd. At the time of approval of the Public Improvement Plan for the site access roads, or upon demand by the Virginia Department of Transportation (VDOT) or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple, without encumbrances, to the Board, the right-of-way along the site frontage of Stonecroft Boulevard and any associated ancillary easements, as generally shown on the CDP/FDP. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.
16. Stonecroft Boulevard Frontage Improvements. Stonecroft Boulevard shall be improved to provide an additional westbound through-lane across the frontage of the Property and a dedicated right turn lane into each of the two entrances to the Property with curb and gutter, as approved by VDOT. These improvements shall be substantially completed prior to the issuance of the first residential use permit (RUP) on the Property and shall be coordinated with Public Improvement Plan 6178-PI-028-1 to the west of the Property.
17. Traffic Signal. Prior to the issuance of the first RUP on the Property, the Applicant shall substantially complete the installation of a traffic signal at the intersection of the main access point to the Property and Stonecroft Boulevard, if warranted by VDOT. The Applicant shall also conduct any applicable signal timing studies associated with this signal as deemed necessary by VDOT.
18. Lane Construction on Stonecroft Boulevard. Prior to issuance of the first RUP and subject to VDOT approval, the Applicant shall substantially complete the following road improvements on Stonecroft Boulevard at the intersection of Stonecroft Boulevard and Westfields Boulevard:
 - Construct an additional dedicated eastbound left turn lane on Stonecroft Boulevard so that there will be two dedicated left turn lanes and a dedicated through lane.
 - Construct an additional dedicated eastbound right turn lane in addition to the existing right turn lane by removing the existing island resulting in two protected right turn phase lanes. For any center median islands removed or areas that contain existing landscaping in Westfields, the Applicant shall replace the plantings removed, subject to VDOT review and approval.
19. Westfields Boulevard. Prior to the issuance of the first RUP and subject to VDOT approval, the Applicant shall construct an additional shared southbound through/right turn lane on Westfields Boulevard at the intersection of Westfields Boulevard and Stonecroft Boulevard as generally shown on the CDP/FDP.

20. Transportation Improvement Timing. The Zoning Administrator may administratively approve a later date for completion of the Transportation Improvements described in Proffers 17-20 and the improvements required in Proffer 13 without requiring a PCA upon demonstration by the Applicant that despite diligent efforts and due to factors beyond the Applicant's control, the required Transportation Improvements have been delayed. FCDOT shall also be given notice of any such request made to the Zoning Administrator.
21. Private Streets. The private streets shall be designed and constructed with materials and depth of pavement consistent with public street standards in accordance with the Public Facilities Manual (PFM), subject to the Department of Public Works and Environmental Services (DPWES) approval. The Applicant and the Community Association shall be responsible for maintenance of the private streets.
22. Public Access Easement. At the time of record plat recordation, the Applicant shall cause to be recorded among the land records a public access easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, over the private streets, sidewalks, lake and stream valley trails, and the shared use path along Stonecroft Boulevard, as shown on the CDP/FDP. Such facilities shall be maintained by the Applicant. Any existing asphalt trails removed during construction shall be replaced by no less than a ten (10) foot wide trail and 4 inch full depth of asphalt, subject to review and approval by DPWES.
23. Lake Trail. The trail around the lake, including the elevated sections, shall be constructed in a manner that will reasonably reduce impacts to tree preservation areas. The alignment of the trail shall be field located at the time of site plan in coordination with Urban Forestry Management Division (UFMD) in order to reasonably minimize impacts to tree preservation areas.
24. Provision of Trail Easement. For the purpose of connecting to a future trail along Route 28, when requested by Fairfax County, the Applicant shall provide an easement between the existing trail/sidewalk system in the single family attached section of the property and Route 28 to facilitate the construction of a connecting segment of trail by others. This proffer shall not obligate the Applicant to construct said segment of trail.
25. Transportation Demand Management. This Proffer sets forth the programmatic elements of a transportation demand management program that shall be implemented by the Applicant, and subsequently, as appropriate, the property owner(s) or Condominium Owners Association (COA), to encourage the use of transit, other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the residential uses constructed on the Property
 - (1) Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one (1) year following issuance of the last initial

RUP for the final new building to be constructed on the Subject Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.

- (2) Transportation Demand Management Plan. The Applicant shall be responsible for submitting the Transportation Demand Management Work Plan (the "TDM Work Plan") to FCDOT for approval prior to site plan approval. The proffered elements of the TDM Program as set forth below are more fully described in this plan. It is the intent of this Proffer that the TDM Work Plan will adapt over time to respond to the changing transportation related circumstances of the Subject Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Work Plan as coordinated with FCDOT can be made without the need for a PCA provided that the TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.
- (3) Transportation Management Association. The Applicant shall participate in or otherwise become associated with a larger Transportation Management Association should one be established for this area.
- (4) Trip Reduction Goals. The objective of the TDM Plan shall be to reduce the number of weekday peak hour vehicle trips generated by the residential uses located within the Property through the use of mass transit, ridesharing and other strategies including but not limited to those outlined in the TDM Strategic Plan. In addition, the implementation of enhanced pedestrian and bicycle connections/facilities will provide safe and convenient access to nearby bus facilities thereby encouraging commuting options other than the automobile to residents, employees and visitors to the Property.
 - (i) Baseline. The baseline number of weekday peak hour residential vehicle trips for the proposed units within the Property against which the TDM Goals (as defined in subparagraph C.ii) will be measured shall be derived upon the number of residential units site plan approved, constructed and occupied on the Property as part of the proposed development at the time traffic counts are conducted in accordance with subparagraph H.1. or as qualified below and using the trip generation rates/equations applicable to such residential uses as set forth in the Institute of Transportation Engineers, Trip

Generation, 9th Edition for Land Use Code = 220 (multifamily) and 230 (townhouse). In the event at Build Out, the Applicant has constructed fewer than 650 multifamily residential units and 155 townhouse units as part of the proposed development, then the Baseline Trip generation numbers applicable upon Build Out shall be calculated as if 650 multifamily residential units and 155 townhouse units had actually been constructed as reflected in the Traffic Impact Study for the Applicant prepared by Gorove/Slade Associates dated February 11, 2015.

- (ii) TDM Goal. The TDM strategies shall be utilized to reduce the P.M. peak hour vehicular trips by a minimum of twenty percent (20%) for the residential uses.
- (5) Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.
1. TDM Program Manager. The Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM) for Subject Property/COA. If not previously appointed, the TPM shall be appointed by no later than sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Subject Property. The TPM duties may be part of other duties associated with the appointee. The TPM shall notify FCDOT in writing within 10 days of the appointment of the TPM. Thereafter the Applicant shall do the same within ten (10) days of any change in such appointment.
 2. Annual Report and Budget. Every calendar year after the first issuance of RUP or Non-RUP, and no later than May 15, the TPM shall submit an Annual Report, based on a report template provided by FCDOT, which may revise the Annual Budget in order to incorporate any new construction on the Subject Property. Any changes to the TDM Plan shall be highlighted in this report.

The Annual Report and Budget shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the Annual Report and Budget shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the Annual Report and Budget,

then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter, but in any event, no later than thirty (30) days after the meeting, the TPM shall submit such revisions to the program and/or budget as discussed and agreed to with FCDOT and begin implementation of the approved program and fund the approved TDM Budget.

3. TDM Account. The TPM shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the TDM Plan and TDM Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes.
4. TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the building owners, through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees within five (5) years. Such contributions shall be made one time on a building by building basis at the rate of \$0.01 per gross square foot of new office or residential uses to be constructed on the Subject Property and provided prior to the issuance of the first RUP or Non-RUP for each individual building. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Subject Property.
5. Monitoring. The TPM shall verify that the proffered trip reduction goals are being met through the completion of Person Surveys, Vehicular Traffic Counts of residential and/or office uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such Person Surveys and Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Person Surveys and Vehicular Traffic Counts shall be conducted for the Subject Property beginning one year following issuance of the final initial RUP or Non-RUP for the first new building to be constructed on the Subject Property. Person Surveys shall be conducted every three (3) years and Vehicular Traffic Counts shall be collected biennially until the results of three consecutive annual traffic counts conducted upon Build Out show that the applicable trip reduction goals for the Subject Property have been met. Any time during which Person Survey response rates do not reach 20%, FCDOT may request

additional surveys be conducted the following year. At such time and notwithstanding Paragraph 6 below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the aforementioned, at any time prior to or after Stabilization, FCDOT may suspend such Vehicle Traffic Counts if conditions warrant such.

- (6) Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals are continuing to be met, then FCDOT may require the TPM to conduct additional Vehicular Traffic Counts (pursuant to the methodology set forth in the TDM Plan) within 90 days to determine whether in fact such objectives are being met. If any such Vehicular Traffic Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.
 - (7) Continuing Implementation. The TPM shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this Proffer. The TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.
 - (8) Notice to Owners. All owners of the Subject Property shall be advised of the TDM Program set forth in this Proffer. The then current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.
26. Bicycle Parking. The Applicant shall provide bicycle racks, lockers and storage areas throughout the Property, the specific locations of which shall be determined at the time of site plan subject to the approval of the Fairfax County Department of Transportation (FCDOT). The bike racks shall be inverted U-style or other design approved by FCDOT. The total number of bike parking/storage spaces shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for each building or group of buildings as determined at site plan. Bike racks shall also be provided near the retail areas.
27. Construction Access. The staging and parking of all construction vehicles shall occur on the Property, including personal vehicles utilized by construction

workers. The hours of construction shall be posted in English and in Spanish and shall be limited to the hours between 7:00am and 9:00 pm Monday through Friday and 8:00am to 9:00 pm on Saturdays. No construction shall occur on Sundays or major Federal holidays. The Applicant shall provide the Sully District Supervisor's office with a point of contact for construction related issues. The Applicant shall provide an initial response to construction related issues within 24 hours of receiving notice. The Applicant shall keep Stonecroft Boulevard, along the frontage of the Property, clear of mud, rocks and construction debris, as prescribed by the VDOT permit.

28. Use of Garages and Common Area Parking Spaces for Single Family Attached Units

- A. Individual garages shall only be used for a purpose that will not interfere with the intended purpose of parking vehicles. This restriction shall be included in the homeowner's association documents prepared for the Application Property.
- B. No parking of recreational vehicles (RVs), boats or trailers shall be permitted on the private streets. This restriction shall be included in the homeowner's association documents prepared for the Application Property.
- C. Owners shall be advised of the above use restrictions which shall be included in the initial lease/sales documents.
- D. Common area parking shall remain available for use by residents and guests and shall not be sold or assigned to specific units and/or owners.

ENVIRONMENTAL

29. Erosion & Sedimentation Controls. To ensure off-site properties are not impacted by silt or associated run-off, the Applicant shall design and implement siltation control mechanisms that shall include "super silt" fencing or similar procedures as determined by DPWES. The functioning and integrity of all erosion and sedimentation controls (E&S controls) required by DPWES shall be inspected by the Applicant or their designated representative no later than the next business day following each storm event during the period of construction on-site. If the E&S controls have been damaged or breached, the E&S controls shall be repaired in accordance with the requirements of the Fairfax County Public Facilities Manual as determined by DPWES.

30. Stormwater Management Facilities and Best Management Practices. Stormwater management shall be provided as generally depicted on the CDP/FDP in accordance with the County SWM Ordinance and the PFM and as approved by

DPWES. The stormwater management techniques may include but are not limited to the following: underground detention facilities (if a waiver is approved), filtera systems, Stormfilter systems, Bay filters, or similar system and retrofitting of the existing stormwater pond on site, if necessary. Additional Low Impact Development (LID) techniques may be utilized and could include but not be limited to: areas of pervious pavement, bioretention, infiltration, etc. All such facilities shall be located in a manner that is in substantial conformance with the CDP/FDP. If warranted by final engineering, minor modifications to the size, location and configuration of the underground detention may be made in connection with site plan approval; provided however, that such changes shall not serve to diminish the effectiveness of any required screening and landscaping. Adequate outfall shall be demonstrated in accordance with the PFM as determined by DPWES. If the options listed above are not approved by DPWES, a Proffered Condition Amendment or proffer interpretation will be required.

The requirements for maintaining non-County maintained SWM improvements, with the exception of the existing pond which is under a current agreement between Fairfax County and the WBOA for maintenance, shall be in a standard maintenance agreement between the County and the Applicant who is the land owner, its successor and assigns. This agreement shall be recorded in the County land records and run with the land. Should any deficiencies in the existing SWM or BMP facilities/improvements be identified by the Stormwater Management Maintenance Division during regular inspections, or when investigating a drainage complaint, then maintenance shall be performed in accordance with the recorded maintenance agreement.

31. Resource Protection Area (RPA). Regarding disturbance within the RPA areas, the Applicant shall abide by the conditions associated with the approval of 6179-WRPA-007-1. Disturbance within the RPA and to native vegetation shall be minimized with the site plan and mitigation shall be provided per the approved conditions of 6179-WRPA-007-1.
32. Protection of EQC. Prior to any land disturbing activities in or near the EQC, the Applicant shall install orange blaze fencing or alternative approved by UFMD to clearly delineate the edge of the EQC/RPA.
33. Area of EQC Compensation. The vegetation within the areas of EQC compensation as shown on Sheets 7-9 of the CDP/FDP shall be preserved and/or re-vegetated pursuant to the regulations contained in the Public Facilities Manual 6-1311 and as approved by UFMD. The Applicant shall monitor the revegetated areas for a period of five (5) years from installation to ensure a survival rate of at least 50% of the planted material.
34. Landscape Plan. The CDP/FDP includes a conceptual landscape plan for the Property and detail sheets illustrating the plantings and other features to be provided. As part of each site plan submission, the Applicant shall submit to

Urban Forest Management Division (UFMD) of DPWES for review and approval a detailed landscape plan (the "Landscape Plan"), which shall be consistent with the quality and quantity of plantings and materials shown on the CDP/FDP. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted in consultation with DPZ, and as approved by UFMD. The landscaping to be installed on the berm along the Route 28 frontage shall include species that provide effective visual screening.

35. Streetscape. Streetscape improvements and plantings shall be provided as indicated on the CDP/FDP. Notwithstanding the foregoing, the Applicant reserves the right, in consultation with the Zoning Administrator, to shift the locations of the various streetscape elements to accommodate final architectural design, utilities and layout considerations, and sight distance requirements. If determined at Site Plan approval that the street tree location conflicts with sight distance requirements, the Applicant shall make efforts to gain approval of said trees by making minor adjustments to their locations or by removing their lower branches in consultation with UFM. However, in the event VDOT does not approve such tree locations, the Applicant shall be permitted to relocate the tree locations, without the need for an administrative approval from DPZ provided that the tree canopy requirements are still met.
36. Landscaping Replacement. Any landscaping installed on top of percolation trenches, bio-retention facilities or other stormwater facilities which are removed for maintenance or other purposes shall be replaced with a like/kind species of a size similar to that at the time of installation.
37. Green Building – Multifamily Buildings. In support of energy conservation and green building techniques, the Applicant, in consultation with the Environment and Development Review Branch (EDRB) of Department of Planning and Zoning (DPZ), shall seek certification for each of the multifamily dwelling unit buildings from one of the following programs that offers third party review of “green building” or energy efficient measures. The Applicant shall have sole discretion to choose the program or programs that will be utilized.
 - A. Certification in accordance with the Earth Craft House Program as demonstrated through documentation provided to DPWES and EDRB prior to the issuance of a RUP; or
 - B. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and EDRB from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling; or

- C. Certification in accordance with LEED for Homes Multifamily Mid-Rise. Prior to approval of the building plan for the building, the Applicant shall post, for that building, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount equal to 80% of the final square footage of the building multiplied by \$2. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification by the U.S. Green Building Council, under any current version of the U.S. Green Building Council's (USGBC) LEED® for Homes Multifamily Mid-Rise rating system. The provision to the EDRB, DPZ of documentation from the U.S. Green Building Council that each building has attained LEED certification will be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the EDRB, DPZ demonstrating attainment of LEED certification within three years of issuance of the final bond release for the building, the escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant provides to the EDRB, DPZ, within three years of issuance of the final bond release for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant fails to provide, within three years of issuance of the final bond release for the building, documentation to the EDRB, DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, DPZ, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame shall be extended until such time as evidence is obtained, and no release of

escrowed funds shall be made to the Applicant or to the County during the extension.

The Applicant will include a LEED[®]-accredited professional as a member of the design team. This professional will also be a professional engineer or licensed architect. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification. At the time of site plan submission, the Applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

In addition, prior to site plan approval, if allowed as an option in the LEED for Homes, Multifamily Mid-Rise program, the Applicant will designate the Chief of EDRB, DPZ as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

The Applicant will include, as part of the site plan/subdivision plan submission and building plan submission, a list of specific credits within any current version of the U.S. Green Building Council's LEED for Homes Multifamily Mid-Rise rating system that the Applicant anticipates attaining. A professional engineer or licensed architect will provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.

As an alternative to escrow described above, the Applicant may choose at its sole discretion to pursue a certification level higher than LEED certification, in which case the LEED-AP will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED Silver certification.

Prior to building plan approval for the building to be constructed, the Applicant shall submit documentation, to the Environment and Development Review Branch of DPZ, from USGBC demonstrating that the building is anticipated to attain a sufficient number of credits that will be sufficient to attain LEED Silver

certification. Under this alternative, the Applicant is not required to provide a "green building escrow" unless the Applicant fails to provide the above referenced documentation that the building is anticipated to attain LEED Silver certification.

Prior to final bond release of each building site, the Applicant shall submit documentation to EDRB, confirming the status of LEED certification.

If the applicant is unable to provide the documentation from USGBC demonstrating that the building is anticipated to attain a sufficient number of credits that will be sufficient to attain LEED Silver certification prior to the building permit approval but does anticipate receiving the documentation prior to the attainment of the certification, the applicant may, prior to the issuance of the building permit, post an escrow identical to the one previously described. This escrow will be released upon submission of the above described documentation to the Environment and Development Review Branch of DPZ from the U.S. Green Building Council.

- D. Certification in accordance with LEED New Construction. Prior to approval of the building plan for the building, the Applicant shall post, for that building, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount equal to the final square footage of the building multiplied by \$2. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification by the U.S. Green Building Council, under any current version of the U.S. Green Building Council's (USGBC) LEED[®] for New Construction rating system. The provision to the EDRB, DPZ of documentation from the U.S. Green Building Council that each building has attained LEED certification will be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the EDRB, DPZ demonstrating attainment of LEED certification within three years of issuance of the final RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant provides to the EDRB, DPZ, within three years of issuance of the final bond release for the building, documentation demonstrating that LEED certification for the building has not

been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant fails to provide, within three years of issuance of the final bond release for the building, documentation to the EDRB, DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, DPZ, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame shall be extended until such time as evidence is obtained, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

The Applicant will include a LEED[®]-accredited professional as a member of the design team. This professional will also be a professional engineer or licensed architect. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification. At the time of site plan submission, the Applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

In addition, prior to site plan approval, the Applicant will designate the Chief of EDRB, DPZ as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

The Applicant will include, as part of the site plan/subdivision plan submission and building plan submission, a list of specific credits within any current version of the U.S. Green Building

Council's LEED New Construction rating system that the Applicant anticipates attaining. A professional engineer or licensed architect will provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.

As an alternative to the escrow described above, the Applicant may choose at its sole discretion to pursue a certification level higher than LEED certification, in which case the LEED-AP will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED Silver certification.

Prior to building plan approval for the building to be constructed, the Applicant shall submit documentation, to the Environment and Development Review Branch of DPZ, regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-NC Silver certification. Under this alternative, the Applicant is not required to provide a "green building escrow" unless the Applicant fails to provide the above referenced documentation that the building is anticipated to attain LEED-NC Silver certification.

Prior to final bond release of each building site, the Applicant shall submit documentation to EDRB, confirming the status of LEED certification.

If the applicant is unable to provide the preliminary review of the design-related credit documentation prior to the building permit approval but does anticipate receiving the documentation prior to the attainment of the certification, the applicant may, prior to the issuance of the building permit, post an escrow identical to the one previously described. This escrow will be released upon submission of the documentation to the Environment and Development Review Branch of DPZ from the U.S. Green Building Council demonstrating that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification.

38. Green Building - Single Family Attached Dwelling Unit. In support of energy conservation and green building techniques; the Applicant, in consultation with

the EDRB of DPZ, shall seek certification for this development from one of the following programs that offers third party review of “green building” or energy efficient measures for the single family attached dwellings on the Property. The Applicant shall have sole discretion to choose the program or programs that will be utilized.

- A. Certification in accordance with the Earth Craft House Program as demonstrated through documentation provided to DPWES and EDRB prior to the issuance of a RUP; or
- B. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and EDRB from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling.

39. Green Building - Retail Pad Sites. Prior to approval of the building plan for each retail pad site, the Applicant shall post a “green building escrow,” in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$25,000 per pad site. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED certification or higher level of certification, by the U.S. Green Building Council, under any current version of the LEED-NC rating system, LEED for Retail, or other LEED rating system determined to be applicable by the U.S. Green Building Council. The provision to the EDRB, DPZ of documentation from the U.S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the EDRB, DPZ demonstrating attainment of LEED certification within three years of issuance of the non-RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant provides to the EDRB, DPZ, within three years of issuance of the final non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant fails to provide, within three years of issuance of the final non-RUP for the building, documentation to the EDRB, DPZ demonstrating

attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, DPZ, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

The Applicant will include, as part of the site plan submission and building plan submission, a list of specific credits within any current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system, or LEED for Retail, or other LEED rating system determined to be applicable to the building(s) by the U.S. Green Building Council (USGBC), that the Applicant anticipates attaining. A LEED-accredited professional (LEED-AP) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.

In addition, prior to site plan approval, the Applicant will designate the Chief of EDRB, DPZ as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

As an alternative to the escrow described above, the Applicant may choose at its sole discretion to pursue a certification level higher than LEED certification, in which case the LEED-AP will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED Silver certification.

Prior to building plan approval for the building to be constructed, the Applicant shall submit documentation, to the Environment and Development Review Branch of DPZ, regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain

LEED-NC Silver certification. Under this alternative, the Applicant is not required to provide a "green building escrow" unless the Applicant fails to provide the above referenced documentation that the building is anticipated to attain LEED-NC Silver certification.

Prior to final bond release of each building site, the Applicant shall submit documentation to EDRB, confirming the status of LEED certification.

If the applicant is unable to provide the preliminary review of the design-related credit documentation prior to the building permit approval but does anticipate receiving the documentation prior to the attainment of the certification, the applicant may, prior to the issuance of the building permit, post an escrow identical to the one previously described. This escrow will be released upon submission of the documentation to the Environment and Development Review Branch of DPZ from the U.S. Green Building Council demonstrating that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification.

40. Noise. In order to reduce interior noise of the residential units to a level of approximately DNL 45 dBA and exterior noise of the terraces of the single family attached units to a level of approximately DNL 65 dBA, the Applicant shall employ the following acoustical treatment measures:

Within the highway noise impact zone of DNL 65-70 dBA:

- Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
- Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20 percent of any façade exposed to noise levels of DNL 70 dBA or above. If glazing constitutes more than 20 percent of an exposed façade, then the glazing shall have an STC rating of at least 39.
- All surfaces shall be sealed and caulked in accordance with methods approved by the American Society of Testing and Materials (ASTM) to minimize sound transmission.
- Exterior noise levels for the outdoor terraces areas of the single family attached dwellings shall be at or below DNL 65.

Within the highway noise impact zone of DNL 70-75 dBA:

- Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.
- Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20 percent of any façade

exposed to noise levels of DNL 70 dBA or above. If glazing constitutes more than 20 percent of an exposed façade, then the glazing shall have an STC rating of at least 45.

- All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.
- Exterior noise levels for the outdoor terraces areas of the single family attached dwellings shall be at or below DNL 65.

At the time of site plan review, the Applicant may submit a noise study, based on final grading and engineering plans, prior to filing for a building permit, to determine if other appropriate noise attenuation measures may suffice in lieu of those listed above in order to reduce interior noise to a level of approximately DNL 45 dBA for units which are within the highway noise impact zone of DNL 65-75 dBA. Noise attenuation measures may include but are not limited to appropriate STC ratings and construction for walls and windows. The noise study will be conducted by a qualified engineer, and will also account for the impact from aircraft noise. The noise attenuation measures shall be subject to the review and approval of the Environmental Branch of the Department of Planning and Zoning.

41. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities. Any trees impacted within the limits of clearing and grading as specified above shall be replaced on the site as determined by UFMD and the Chesapeake Bay Preservation Ordinance.
42. Tree Preservation. The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist, a Registered Consulting Arborist or a Professional Landscape Architect, and shall be subject to the review and approval of the UFMD. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for individual trees, living or dead, with trunks 10 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and with 25 feet outside of the proposed limits of clearing and grading in the undisturbed area and within 10 feet of the proposed limits of clearing and grading in the area to be disturbed. All trees inventoried shall be

tagged in the field so they can be easily identified. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, bio-char derived from wood and compost amendments, Cambistat, radial mulching, and others as necessary, determined by the certified arborist shall be included in the plan.

43. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer herein.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

44. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
- Root pruning shall be done with a trencher or vibratory plow to a depth of 18-24 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition or structures.

- Root Pruning shall be conducted with the supervision of the Certified Arborist or Registered Consulting Arborist.
- A UFMD, DPWES representative shall be informed when all root pruning and tree protection fence installation is complete.

45. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist, a Registered Consulting Arborist or a Professional Landscape Architect, 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, registered consulting 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, increasing the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. The Applicant shall invite a representative or representatives from the WBOA on the site walk. Trees that are identified as dead or dying may be removed as part of the clearing operation. 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.
46. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a certified arborist, a Registered Consulting Arborist, or a Professional Landscape Architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.
47. Landscape Pre-Inspection Meeting. Prior to installation of plants to meet requirements of the approved landscape plan, the Applicant/Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the UFMD. Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved [prior to plantings]. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material.

Field location of planting material, when required by the approved plan, shall be reviewed at the pre-installation meeting. The Applicant/Contractor/Developer shall stake proposed individual planting locations prior to the meeting. Stakes shall be adjusted, as needed, during the course of the meeting as determined by UFMD staff based on discussion with the Applicant and the Applicant's agents.

48. Invasive Species Management Plan. The Applicant shall engage a certified arborist to identify and delineate invasive species in the area of the EQC/RPA and tree preservation areas east of the lake embankment, along Stonecroft Blvd. and any additional tree preservation areas where the Applicant's certified arborist determines, in consultation with the UFMD, that invasive species management is appropriate. Once these areas have been clearly identified, an invasive species management plan shall be submitted as part of the first and all subsequent site plan submissions. This plan shall detail how the invasive and undesirable vegetation will be removed and managed. The detailed invasive species management plan shall include the following information:
- Identify targeted undesirable and invasive plant species to be suppressed and managed.
 - Identify targeted area of undesirable and invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.
 - Recommended government and industry method(s) of management, i.e. hand removal, mechanical equipment, chemical control, other. Identify potential impacts of recommended method(s) on surrounding trees and vegetation not targeted for suppression/management and identify how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).
 - Identify how targeted species will be disposed.
 - If chemical control is recommended, treatments shall be performed by or under direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of Project Arborist).
 - Provide information regarding timing of treatments, (hand removal, mechanical equipment or chemical treatments) when will treatments begin and end during a season and proposed frequency of treatments per season.
 - Identify potential areas of reforestation and provide recommendation
 - Monitoring reports provided to UFMD and SDID staff in the Fall and the Spring.
 - Duration of management program; until Bond release or release of Conservation Deposit or prior to release if targeted plant(s) appear to be eliminated based on documentation provided by Project Arborist.

The Applicant shall also engage the services of a certified arborist to delineate the approximately 1,500 square feet of wavy leaf basket grass in the area adjacent to the proposed single family attached dwellings. The Applicant commits to coordinating with UFMD and the Early Detection and Rapid Response Program to remove these grasses.

49. Native Species Landscaping. All landscaping provided shall be native to Fairfax County to the extent feasible and non-invasive as determined by UFMD. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the CDP/FDP.

50. Alternative Planting Width Details: Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development in conformance with the CDP/FDP. Tree species and planting sites are set forth on the CDP/FDP, subject to revision as may be approved by the Urban Forest Management Division. Where minimum planting widths of 8-feet cannot be provided, the Applicant shall use structural cell technology, or other measures acceptable to UFMD, to satisfy the following specifications for all planting sites:
 - a. A minimum of 6 feet open surface width and 48 square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area;
 - b. A minimum rooting area of 8-feet wide (may be achieved with techniques to provide un-compacted soil below pavement), with no barrier to root growth within 4-feet of the base of the tree;
 - c. Soil volume for Category III and Category IV trees shall be a minimum of 700 cubic feet for a single tree. For two trees planted in a contiguous planting area, a total soil volume of at least 1200 cubic feet shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area;
 - d. Soil specifications in planting sites shall be provided in the planting notes to be included in all subsequent site plan submissions to be reviewed and approved by Urban Forest Management;
 - e. Planting spaces shall provide at least 48 inches of soil depth unless a different depth is approved by UFMD.
 - f. Category I trees may be planted between driveways in the single family attached area without the structural cell technology, provided a minimum planting width of 6' is achieved.

51. Archaeological Survey. Prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I and/or Phase II Archeological Survey solely within the limits of the clearing and grading identified on the CDP/FDP and if

determined appropriate by Cultural Resource Management and Protection Section of the Fairfax County Park Authority (CRMP). Archaeological investigation of the disturbed area of the site is to identify and evaluate archaeological resources that are known and predicted to be present within the limits of clearing and grading on the Property. Prior to initiation of such study, the Applicant's consultant shall meet with CRMP to determine the methodology to be used in the study. Such methodology as approved by CRMP, shall be utilized by the consultant. A minimum of one month prior to commencement of the field work portion of the study, CRMP shall be notified, and CRMP staff shall be permitted to make field visits to observe the work in progress. Upon completion of field work, a field meeting shall be held with CRMP on-site to review the findings and for CRMP to make recommendation for future study if necessary. If significant archaeological resources are discovered, as determined by CRMP, CRMP shall notify Applicant, in writing within thirty (30) days of the on-site meeting to undertake a Phase III data recovery. A research design for the Phase III prepared in consultation with CRMP, including appropriate methodology, shall be utilized. Upon completion of the study, an archaeological technical report shall be prepared per the Virginia State and Federal guidelines. Any artifacts, photographs, field notes, or other documentation shall be contributed to CRMP for curation, with the intent that such artifacts will be available for exhibit in Fairfax County.

52. Conservation Easement. At the time of plat recordation, the Applicant shall cause to be recorded among the land records conservation easements running to the benefit of Fairfax County for the areas generally shown on Sheets C-7 and C-14 of the CDP/FDP as "Conservation Easement". Some of these areas will be revegetated as part of the EQC compensation plan prior to placement within a conservation easement. Passive uses such as trails and benches shall be allowed within the conservation easements.

CONTRIBUTIONS

53. Recreation Contribution for Multifamily Units. Prior to site plan approval for the multi-family units, the Applicant shall contribute \$893 per resident based on the number of multifamily units and the current published household size for the appropriate Planning District to the Fairfax County Park Authority for use at off-site recreational facilities intended to serve the future residents of the Sully District, as determined by the Fairfax County Park Authority in consultation with the Sully District Supervisor. A portion of this total amount shall be further apportioned per Proffer 55.
54. Recreation Contribution for Single Family Attached Units. Prior to site plan approval for the single family attached units, the Applicant shall contribute \$893 per resident based on the number of single family attached units and the current published household size for the appropriate Planning District to the Fairfax

County Park Authority for use at off-site recreational facilities intended to serve the future residents of the Sully District, as determined by the Fairfax County Park Authority in consultation with the Sully District Supervisor. A portion of this total amount shall be further apportioned per Proffer 55.

55. Turf Field. Of the total amount required to be contributed per Proffers 53 and 54, prior to site plan approval, \$300,000 shall be placed in escrow for the benefit of the Sully Recreational Fund with such Funds to be used in connection with the creation of a second turf field at Westfield High School, or alternatively, the construction of facilities that provide recreational/environmental benefits to the Cub Run Watershed. The specific recipient of the contribution and use of these Funds shall be determined in consultation with the Sully District Supervisor. If a use for said Funds is not identified within twelve (12) months of site plan approval, Funds shall be released from escrow to the FCPA for recreational facilities in the Cub Run Watershed.
56. Parks and Recreation, Multi-family Units. Pursuant to Section 6-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide the recreational facilities to serve the Application Property as shown on the CDP/FDP. At the time of site plan review for the multi-family units, the Applicant shall demonstrate that the value of any proposed recreational amenities are equivalent to a minimum of \$1,800 per non-ADU residential unit. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$1,800 per non-ADU residential unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities and/or athletic field improvements intended to serve the future residents within the Sully District.
57. Parks and Recreation, Single Family Attached Units. Pursuant to Section 6-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide the recreational facilities to serve the Application Property as shown on the CDP/FDP. At the time of site plan review for the single family attached units, the Applicant shall demonstrate that the value of any proposed recreational amenities are equivalent to a minimum of \$1,800 per non-ADU residential unit. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$1,800 per non-ADU residential unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities and/or athletic field improvements intended to serve the future residents within the Sully District.
58. School Contribution. A contribution of \$10,825 per projected student for the total number of units constructed, based on methodology for calculating the number of schools outlined by the Office of Facilities Planning Services, Fairfax County Public Schools, shall be made to the Board of Supervisors for transfer to Fairfax County Public Schools (FCPS) and designated for capital improvements, including athletic field improvements, directed to the Westfield High School

Pyramid. The contribution shall be made at the time of, or prior to, each site plan approval. In addition, notification shall be given to FCPS when construction is anticipated to commence to assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

59. Traffic Signal Preemptive Devices. Prior to site plan approval, the Applicant shall contribute \$20,000 to the Capital Project titled Traffic Light Signals – FRD Proffers in Fund 300-C30070, Public Safety Construction for use in the installation of preemptive signal devices on traffic signals within the Sully District as determined by the Fire and Rescue Department. The Applicant shall have no responsibility for the maintenance of the device after installation.

OTHER

60. Signage. No temporary signs (including “popsicle” style paper, banner signs, or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on-site or off-site by the Applicant or at the Applicant’s direction to assist in the initial marketing and sale of homes on the subject Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or sale of residential units on the subject Property to adhere to this proffer. The lessor of the retail space(s) shall include within any retail lease the requirement that the lessor or the management company approve any sign application prior to its submission to the County for approval. Further, the lease shall also include the provision that a copy of all approved sign permits shall be provided to the management company and if any sign is not approved by the County but erected, the management company has the right to remove it. The Applicant reserves the right to seek approval of a Comprehensive Sign Plan per the Zoning Ordinance without the need for an amendment to this rezoning.

61. Affordable Dwelling Units ("ADUs"). ADUs shall be provided in accordance with Part 8 of Article 2 of the Zoning Ordinance in effect at the time of the approval of this rezoning application, unless modified by the ADU Advisory Board.

All of the required ADUs shall be provided within the multi-family buildings. This proffer shall not preclude, to the extent permitted by law, consideration by the ADUAB of alternative providers, owners or operators of the required ADU units, or alternatives to the location and distribution of such units within the building.

Workforce Dwelling Units ("WDUs"). . In addition to any ADUs that may be required pursuant to these Proffers, the Applicant shall also provide housing units on the Subject Property within the multifamily building(s) in accordance with the

Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines dated October 15, 2007. Workforce Dwelling Units ("WDUs") shall be provided such that the total number of ADUs, if any, plus the total number of WDUs results in not less than 12 percent (12%) of the total residential units constructed as part of the Proposed Development. If ADUs are provided in the development, the ADUs shall be deducted from the total number of dwelling units on which the WDU calculation is based.

62. Escalation in Contribution Amounts. All proffers specifying contribution amounts or budgets for operational expenses shall escalate on a yearly basis from the base year of 2016 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.
63. Severability. Pursuant to Section 18-204 of the Ordinance, any portion of the Property may be the subject of a PCA, Special Exception (SE), Special Permit (SP), Comprehensive Sign Plan (CSP) or FDPA without joinder and/or consent of the title owners of the other portions of the Property, provided that such PCA, SE, SP, CSP or FDPA does not materially adversely affect the other properties. Previously approved zoning application applicable to the balance of the Property that is not the subject of such PCA, SE, SP, CSP, or FDPA shall otherwise remain in full force and effect.

Separate site plans may be filed for the multi-family buildings/retail pad sites and the single family attached dwellings and such is taken into account throughout these proffers, when applicable.

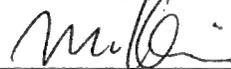
64. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and their successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.
65. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

SIGNATURE TO FOLLOW ON NEXT PAGE

Westfields Venture, L. P.
Owner of 44-3((1))15

BY: Akridge Administrative Partner, LLC
a Delaware limited liability company

BY: JACo Manager, Inc.
a Delaware corporation,
Its managing member

BY: 
Name: Matthew J. Klein
Title: President

af
gk

THE PRESERVE AT WESTFIELDS

CONCEPTUAL DEVELOPMENT PLAN FINAL DEVELOPMENT PLAN

RZ 2014-SU-016

CDP/FDP 2014-SU-016

(CONCURRENT WITH PCA 78-S-063-07)

(CONCURRENT WITH RPAE #6178 - WRPA-007-1)

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

AUGUST 25, 2014

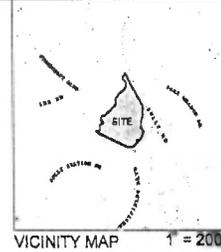
REV. NOVEMBER 7, 2014

REV. FEBRUARY 9, 2015

REV. APRIL 6, 2015

REV. MAY 15, 2015

REV. JUNE 18, 2015



SHEET INDEX:

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- C-2 NOTES AND TABULATIONS
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- C-12 FUNCTIONAL AND UTILITY PLAN
- C-13 FIRE ACCESS PLAN
- C-14 STORMWATER MANAGEMENT PLAN AND COMPUTATIONS A
- C-15 STORMWATER MANAGEMENT PLAN AND COMPUTATIONS B
- C-16 STORMWATER MANAGEMENT PLAN AND COMPUTATIONS C
- C-17 STORMWATER MANAGEMENT PLAN AND COMPUTATIONS D
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- A-101 SITE SECTIONS
- A-102 ELEVATIONS
- A-103 TOWNHOME ELEVATIONS

LANDSCAPE

- L-1.0 ILLUSTRATIVE SITE PLAN
- L-1.1 OVERALL SITE PLAN
- L-2.0 PEDESTRIAN CIRCULATION AND OPEN SPACE PLAN
- L-3.0 LANDSCAPE PLAN
- L-3.1 LANDSCAPE PLAN
- L-3.2 LANDSCAPE SECTIONS
- L-3.3 LANDSCAPE SECTIONS
- L-3.4 LANDSCAPE SECTIONS
- L-3.5 LANDSCAPE PERSPECTIVES
- L-3.6 LANDSCAPE PERSPECTIVES
- L-3.7 LANDSCAPE PERSPECTIVES
- L-3.8 LANDSCAPE PERSPECTIVES
- L-4.0 LANDSCAPE SCHEDULE AND CALCULATIONS
- L-5.0 PLANT NOTES AND DETAILS
- L-5.1 LANDSCAPE DETAILS



TAX MAP NO.
044-3 ((01)) PARCEL 15
AND DENSITY / INTENSITY CREDIT AREAS



OWNER / APPLICANT
WESTFIELDS VENTURE LP
c/o AKRIDGE
801 THIRTEENTH STREET, N.W., SUITE 300
WASHINGTON, D.C. 20005
ATTN: SARAH KNUTSON
202 207-3914

ATTORNEY
McGUIRE WOODS, LLP
1750 TYSONS BOULEVARD, SUITE 1800
TYSONS, VA 22102-4215
ATTN: GREG RIEGLE, ESQ.
(703) 712-6000

ARCHITECT
DAVIS, CARTER, SCOTT LTD.
1878 INTERNATIONAL DRIVE, SUITE. 500
TYSONS, VIRGINIA 22102
ATTN: DOUG CARTER, AIA
(703) 558-9275

ARCHITECT (SFA)
LESSARD DESIGN.
8521 LEESBURG PIKE, SUITE. 700
VIENNA, VIRGINIA 22182
ATTN: JORGE FLORES
(571) 830-1800

ENGINEER
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
ATTN: JDHN F. AMATETTI, PE
(703) 442-7800

LANDSCAPE ARCHITECT
LANDDESIGN, INC
200 S. PEYTON STREET
ALEXANDRIA, VIRGINIA 22314
ATTN: STEPHANIE PANKIEWICZ, ASLA
(703) 549-7784

TRANSPORTATION
GOROVE / SLADE ASSOCIATES, INC
3914 CENTREVILLE RD, SUITE 330
CHANTILLY, VIRGINIA 20151
ATTN: CHRIS TACINELLI, PE
(703) 787-9595

NOTES

- THE PROPERTY THAT IS THE SUBJECT OF THIS CD/FP CONSISTS OF THE PARCEL IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 0443 (03) PARCEL 15 AND DENSITY INTENSITY CREDITS RECORDED AT 88,7446 AT PG. 1341. THE PROPERTY IS CURRENTLY ZONED R-3 AND THE PURPOSE OF THIS APPLICATION IS TO DEVELOP PARCELS, IS WITH MIXED USE MULTI-FAMILY RESIDENTIAL USE (PRINCIPAL) AND SINGLE FAMILY ATTACHED (SFA) AND COMMERCIAL, RETAIL AND OTHER PERMITTED SECONDARY USES (PER ZONING ORD. SECT. 6-403), AND TO BE REZONED TO PRM AND WS. OTHER WESTFIELDS VENTURE LP.
- THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH VOSAS.
- THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIKI VIRGINIA, LLC, AND THE CONTOUR INTERVAL IS TWO (2) FEET, NGVD 1929.
- THE BOUNDARY INFORMATION WAS PREPARED BY VIKI VIRGINIA, LLC.
- THE PROPERTY IS LOCATED IN THE BULL RUN PLANNING DISTRICT BR-3 FLATBUCK COMMUNITY PLANNING SECTOR OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE IN THE EXISTING WET POND AND WILL BE SUPPLEMENTED WITH BELOW GROUND URBAN BMP SYSTEMS TO MEET PM10 CHAPTER 8 SECTION 3 IN AFFECT PRIOR TO JULY 1, 2014 CRITERIA. AN ADEQUATE STORM DRAINAGE SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY. A WAIVER OF UNDERGROUND DETENTION IN A RESIDENTIAL AREA HAS BEEN SUBMITTED UNDER A SEPARATE APPLICATION (1784-WPFA-001-1) PROPOSED TO BE PROCESSED CONCURRENTLY WITH THIS APPLICATION.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY.
- A PORTION OF THE PROPERTY IS A.P.A. DELIMITED WITH STR-0A-03. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN A RMA ZONE. MAJOR AND MINOR FLOODPLAIN AND ENVIRONMENTAL QUALITY CORRIDORS CURRENTLY EXIST ON THE PROPERTY. THIS APPLICATION IS FILED CONCURRENTLY WITH A RPA.
- LIMITS OF CLEARING AND GRADING SHOWN ON THE CD/FP ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. PARTICULARLY IN THIS AREA OF PUBLIC UTILITIES OF WATER, UTILITY RELOCATIONS AND INSTALLATIONS, TRAILS, AND EASEMENTS OF THE PROPERTY. THE DETAILED ENGINEERING WITH THESE LIMITS, FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY LAND FORESTER AT THE TIME OF SITE PLAN REVIEW. TRAILS AND IMPROVEMENTS IN THE RPA SHALL BE CONSTRUCTED IN THE LEAST DISRUPTIVE MANNER AS APPROVED BY THE LFM WITHOUT THE NEED FOR CD/FP AMENDMENT OR INTERPRETATION.
- DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS, SUBJECT TO MARKET CONDITIONS.
- THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF THE COMPREHENSIVE PLAN, ALL APPLICABLE ZONING ORDINANCE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
- OPEN SPACE AND RECREATIONAL OPEN SPACE AREAS SHOWN HEREON ARE CONCEPTUAL AND MAY BE MODIFIED AT THE TIME OF SITE PLAN IN ACCORDANCE WITH SEC. 16-403 OF THE ZONING ORDINANCE.
- THE BUILDING FOOTPRINTS, GARAGES, RETAINING WALLS, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION WITH THE FINAL SITE PLAN. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES OUTSIDE AND IN THE STRUCTURES MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
- ADDITIONAL SITE FEATURES AND PERMITTED ACCESSORY USES AND IMPROVEMENTS SUCH AS PLAZAS, GAZEBOS, FENCING CONCEPTS, TRAILS, ENTRANCE BUILT UP LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED WITHOUT THE NEED FOR CD/FP AMENDMENT OR INTERPRETATION.
- PROPOSED OSDICATION AND IMPROVEMENTS ARE ANTICIPATED ALONG STONECROFT BOULEVARD AND WESTFIELD BOULEVARD. SEE CD/FP AND ROADWAY FRONTAGE IMPROVEMENT PLANS C-18.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THE PROJECT WILL MEET THE MINIMUM PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE IN A COMBINATION OF ABOVE AND BELOW GRADING STRUCTURES AND SURFACE SPACES ON THE SUBJECT PARCEL. SEE PARKING TABULATION. THE ACTUAL NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED AT SITE PLAN BASED UPON THE ACTUAL NUMBER OF RESIDENTIAL UNITS AND THE ACTUAL SQUARE FOOTAGE OF NON-RESIDENTIAL USES IF ANY. PARKING STRUCTURES WITHIN GARAGES AND BUILDING MAY CHANGE ORIENTATION OR POSITION TO MAXIMIZE COURTYARD AND PARKING SPACES.
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE SECTION 12 OR A FUTURE COMPREHENSIVE SIGN PLAN. APPLICANT RESERVES THE RIGHT TO SUBMIT A COMPREHENSIVE SIGN PLAN.
- TRANSITIONAL SCREENING AGAINST ADJACENT PERMETER PROPERTIES ARE NOT REQUIRED AS SET FORTH IN Z.3, 35C, 13AD AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX. THE USE ON R-2 & R-3 PROPERTY TO SOUTH IS A "PUBLIC USE".
- PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH Z.0. ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW & ES.
- THERE ARE NO EXISTING MAJOR UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
- APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL NUMBER OF DWELLING UNITS IN EACH BUILDING, THE AMOUNT OF SELLAR SQUARE FOOTAGE AND THE FINAL GFA OF THE BUILDINGS WITH THE SITE PLAN. THE APPLICANT RESERVES THE RIGHT TO LOCATE ADDITIONAL SECONDARY AND ACCESSORY USES IN THE BUILDINGS AND ON THE SITE (IN ACCORDANCE WITH SECTION 6-403).
- THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING AS SET FORTH IN Z.0 SECTION 4AD. ANY PROPOSED DIVISION MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW & ES WITHOUT REQUIRING MODIFICATION OR AMENDMENT OF THE CD/FP OR AN INTERPRETATION.
- ACCESSORY USES AS IDENTIFIED UNDER ARTICLES 2, 5 AND 6 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OR AMENDMENT TO THE CD/FP OR AN INTERPRETATION. THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - ACCESSORY STRUCTURES
 - FLAG POLES
 - FENCES
 - CORNICES, CANOPYES, AWNINGS, BAYES AND OTHER SIMILAR FEATURES
 - OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOODS
 - AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT
 - BAY WINDOWS, ORNLS AND CHIMNEYS
 - ACCESSIBILITY IMPROVEMENTS AND LA-VAY PARKING GRADE IN FRONT OF THE PROPOSED BUILDINGS
 - OUTDOOR PATIOS NOT OVER FOUR (4) FEET IN HEIGHT ABOVE THE FINISHED GRADE
 - DECORATIVE WALLS FOR LANDSCAPING NOT OVER THREE (3) FEET IN HEIGHT ABOVE THE FINISHED GRADE
 - OUTDOOR CAFE SEATING AREAS
- MARKED CROSSWALK LOCATIONS INDICATED ON THE CD/FP ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED AT SITE PLAN AND UPON VDOT APPROVAL AND MAY BE ADJUSTED WITHOUT THE NEED FOR A CD/FP AMENDMENT OR INTERPRETATION.
- THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT SITE PLAN.
- ALL ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STANDARD ENTRANCES UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT.
- ALL IMPROVEMENTS IN PUBLIC SPACE INCLUDING ROADWAYS, LANDSCAPING, LAKE USE AND BIKE DESIGNATIONS SUCH AS SHARROWS (EX. INTERNAL OR PLANNED) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF FINAL SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR CD/FP AMENDMENT OR INTERPRETATION.
- ALL LANDSCAPING INSTALLED WILL BE OF NON-INVASIVE SPECIES (INCLUDING TEMPORARY AND PERMANENT SEED).
- BUILDING EXTERIOR ENTRANCE LOCATIONS AND NUMBER INDICATED ON THESE PLANS ARE ILLUSTRATIVE AND WILL BE DETERMINED AT FINAL SITE PLAN.

DEVELOPMENT TABULATIONS OVERALL

SITE AREA
2,203,779 SF OR 50.9218 AC

DENSITY/INTENSITY CREDITS
232,484 SF OR 6.337 AC (SEE SHEET C-4)
88,7446 PG. 1341

TOTAL AREA WITH DENSITY / INTENSITY CREDITS
2,486,263 SF OR 56.9296 AC (SEE SHEET C-4)

RESIDENTIAL DENSITY = 16.81 UNITS/AC (805/50.5) (NDT INCLUDING DENSITY / INTENSITY CREDIT AREA)
DEVELOPABLE AREA DENSITY (805 / 25.78) UNITS / AC. = 31.23 UNITS / ACRE

PROPOSED ZONING
PRM (PRM) USE MULTI-FAMILY SECONDARY USES SINGLE FAMILY ATTACHED (TH) / COMMERCIAL RETAIL AND WS (SEE NOTE 2)
MINIMUM DISTRICT SIZE 2 ACRES PROVIDED 98.5000 ACRES
(SEE SHEET C-7 FOR WESTFIELD DENSITY/INTENSITY NARRATIVE)

BUILDING / AREA TABULATIONS (SEE NOTE 16)

USE	FLOORS	GFA
BUILDING - A RETAIL / EATING ESTABLISHMENTS	1	6,000 SF
BUILDING - B RETAIL / EATING ESTABLISHMENTS	1	6,000 SF
BUILDING - C RETAIL / SECONDARY USE (PARTIAL 1ST FLOOR)	1	6,000 SF
BUILDING - D RESIDENTIAL	6	30,250 SF
BUILDING - D RETAIL / SECONDARY USE (PARTIAL 1ST FLOOR)	1	6,000 SF
BUILDING - D RESIDENTIAL	6	30,250 SF
BUILDING - B AMENITY BUILDING	1	1,800 SF
BUILDING - SINGLE FAMILY ATTACHED (TH)	1	92,800 SF
GRAND TOTAL	TOTAL GAF	1,316,150 SF

TOTAL MULTI-FAMILY GSF = 682,800 / 1,327,000 50.3%
TOTAL SINGLE FAMILY ATTACHED (TH) GSF = 424,800 / 1,327,000 31.3%

FLOOR AREA RATIO
(1,216,150 / 2,438,283 SF) = 30 WITH ADJUS
(1,281,580 / 2,438,283 SF) = 48 WITHOUT ADJUS (IF 16 ASUS: 18 X 118 SF = 16,770 / 1,216,150 = 16.70 = 1.20 / 360
(1,173,416 / 2,438,283 SF) = 48 WITHOUT ADJUS (IF 40 ADJUS: 40 X 1116 SF = 44,720 / 1,216,150 = 44.720 = 1.173,416)

NUMBER OF DWELLING UNITS TOTAL UNITS = 406
MULTI-FAMILY UNITS (TOTAL) = 16,860
SINGLE FAMILY ATTACHED UNITS (TOTAL) = 16,746

AFFORDABLE DWELLING UNITS:
ADA WILL BE MET AS REQUIRED UNDER PART 9 OF ARTICLE 2 OF THE ZONING ORDINANCE. FINAL CALCULATIONS TO BE PREPARED AT FINAL SITE PLAN AS PROFFERED.

MAXIMUM BUILDING HEIGHT

BUILDING - A	30 FT
BUILDING - B	30 FT
BUILDING - C	13 FT
BUILDING - D	75 FT
BUILDING - E	30 FT
SINGLE FAMILY ATTACHED TOWNHOUSES	50 FT

OPEN SPACE (NOT INCLUDING DENSITY CREDIT AREA)

REQUIRED	20%	442,766 SF
PROVIDED	9%	1,644,880 SF
RECREATIONAL OPEN SPACE = (SEE LANDSCAPE PLAN)		547,937 SF

PARKING AND LOADING TABULATIONS

RETAIL BLDG. A, B, C & D
PARKING REQUIRED = 91800 SF = 150 SPACES (20:1) PROVIDED = 41,128 SPACES (8,861,000 SF). SEE NOTES 800
SEE NOTE 450

RESIDENTIAL BLDG. C & D 840 UNITS
PARKING REQUIRED = 1.8 / UNIT (880 X 1.0) = 1640 SPACES PROVIDED = 1,065 (GARAGES) 45% ADDITIONAL STREET PARKING (1,771,600 SF).
SEE NOTE 450

SINGLE FAMILY A ATTACHED (TH)
PARKING REQUIRED = 2.75/UNIT X 156 UNITS = 418 SPACES PROVIDED = 471 SPACES TOTAL (SEE NOTE #20)

AMENITY BUILDING / AREA = 17 SPACES PROVIDED (INCLUDING HANDICAP) (MIN. 100 NOT IN DRIVEWAYS OR GARAGE)

LOADING TABULATIONS

REQUIRED	NONE REQUIRED (PER 11-201 IN PRM ZONE)
PROVIDED BUILDING A	1 LOADING SPACE
PROVIDED BUILDING B	1 LOADING SPACE
PROVIDED BUILDING C	1 LOADING SPACE
PROVIDED BUILDING D	1 LOADING SPACE
SINGLE FAMILY ATTACHED (TH) = 3 LOADING SPACES	

PARKING AND LOADING TABULATIONS

RETAIL BLDG. A, B, C & D
PARKING REQUIRED = 91800 SF = 150 SPACES (20:1) PROVIDED = 41,128 SPACES (8,861,000 SF). SEE NOTES 800
SEE NOTE 450

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PROVIDED BUILDING C	1 LOADING SPACE
PROVIDED BUILDING D	1 LOADING SPACE
SINGLE FAMILY ATTACHED (TH) = 3 LOADING SPACES	

SOILS MAP 1"=1000'



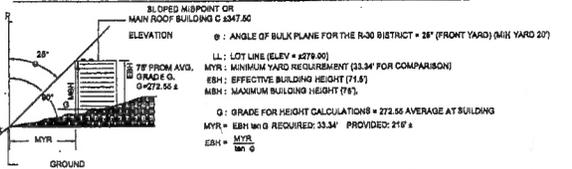
SOIL TYPE CLASSIFICATION

- T8B - MANASSAS SILT LOAM
- 400 - NORTONIA CHANNERY SILT LOAM
- 888 - PENN SILT LOAM
- 890 - PENN SILT LOAM
- 88A - ROWLAND SILT LOAM

WAIVERS AND MODIFICATIONS

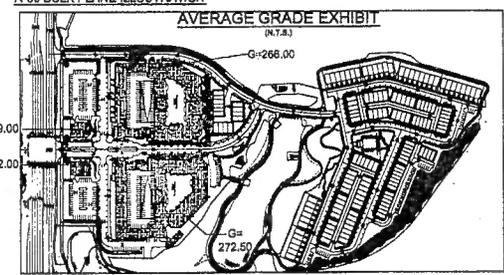
- ZONING ORDINANCE MODIFICATIONS REQUESTED**
- ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS**
- 200 SF PRIVATE YARD, PURSUANT TO ARTICLE 6 OF THE FAIRFAX COUNTY Z.O. (PART 4 SECTION 6-407.2) A MODIFICATION OF THE ARTICLE OF THE REQUIREMENT TO PROVIDE A 200 SQ. FT. PRIVATE YARD ON EACH SINGLE FAMILY ATTACHED DWELLING UNIT LOT, IN FAVOR OF THAT WHICH IS SHOWN ON THE PLANS.
- ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING**
- PURSUANT TO SECTION 11-2002.1, A MODIFICATION OF THE REQUIRED MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVEABLES FOR RETAIL AND MULTI-FAMILY DWELLING UNITS IN FAVOR OF WHAT IS SHOWN WITH THE CD/FP APPLICATION.
 - WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH (2) OF SECTION 11-502 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT. IN LENGTH.
- ZONING ORDINANCE ARTICLE 13 - LANDSCAPING**
- A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS BETWEEN USES WITHIN THE PRM PER ARTICLE 13-200(1).
- ZONING ORDINANCE ARTICLE 17 - SITE PLAN**
- WAIVER AND/OR MODIFICATION OF SECTION 17-201(K) TO NOT REQUIRE ANY FURTHER DEDICATION, CONSTRUCTION OR WIDENING OF EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CD/FP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CD/FP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.
 - WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 17-201(D)(2) TO NOT REQUIRE THE CONSTRUCTION OF A VEHICULAR TRAVEL LAKE, SERVICE DRIVE, DRIVEWAY, OR OTHER ACCESS CONNECTIONS WHICH WILL PERMIT VEHICULAR TRAVEL ON THE SITE ADJACENT TO ANY PRIMARY DRIVEWAY (BULKY ROAD).
 - WAIVER OF ZONING ORDINANCE SECTION 17-201(D)(3) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CD/FP) AND AS PROFFERED.
 - WAIVER OF COMPREHENSIVE PLAN REQUIRING AN ON-ROAD BIKE LAKE ALONG ROUTE 29 REQUESTED IN CONSIDERATION OF THE SHARED USE PATH.
- PFM WAIVERS REQUESTED**
- A WAIVER TO ALLOW STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) TO BE BATHRIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 8-002.8 OF THE PFM (RE: 1784-WPFA-001-01).
 - A MODIFICATION OF SECTION 7-0402.4 OF THE PFM TO ALLOW LESS THAN A 30' WIDE MINIMUM RADIUS AT THE BACK OF THE ENTRANCE CURVE OF A MULTI-FAMILY DWELING DEVELOPMENT.
 - A MODIFICATION OF THE PFM SECTION 7-0402 TO PERMIT A MINIMUM OF 20 FOOT ALLEYS AND RAMPS FOR VEHICULAR ACCESS AND CIRCULATION IN AREAS INDICATED ON THE CD/FP WITH NO PARKING.
 - A MODIFICATION OF SECTION 7-0403.3 OF THE PFM AND SECTION 11.102.12 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROJECTION, BY NO MORE THAN 4% OF THE RETAIL AREA OF STRUCTURAL COLUMNS INTO PARKING STALLS IN PARKING STRUCTURES. SUCH PARKING SPACES SHALL COUNT TOWARD THE NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE.
 - MODIFICATION OF SECTION 8-021.1(3) FOR PORTION OF TRAILS AND BIKE TRAILS ALONG ROUTE 29 REQUESTED IN FAVOR OF THE BOUNDARY SHOWN WITH THE CD/FP APPLICATION.
 - MODIFICATION OF SECTION 12-0518.4(8) TO PERMIT THE REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF SIX (6) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER AND INTERIOR PARKING LOT AREA AND BOLL VOLUME OPTION REQUIREMENTS. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREA AND BOLL VOLUME OPTION.
 - MODIFICATION OF SECTION 12-0518.4(8) TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BI-RETENTION AREAS TO COUNT TOWARDS COUNTY INTERIOR PARKING LOT AREA AND PERIPHERAL TREE COVER REQUIREMENTS.
 - MODIFICATION OF SECTION 12-0601.1(8) TO PERMIT THE REDUCTION OF THE MINIMUM 5 FOOT PLANTER OPENING AREA FOR TREES USED TO SATISFY THE TREE COVER AND INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS, IN FAVOR OF THAT SHOWN ON THE CD/FP AND AS PROFFERED.

BULK PLANE ILLUSTRATION FOR RESIDENTIAL BLDG. D (STONECROFT BLVD.)



THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PRM DISTRICT. THIS GRAPHIC DEPICTION OF THE R-30 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PART 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE CD/FP.

R-30 BULK PLANE ILLUSTRATION



NOTE: APPROXIMATE LOCATION OF POINTS USED FOR DETERMINED AVERAGE GRADE CALCULATION.
AVERAGE GRADE OF 8% TO BE DETERMINED AT SITE PLAN.

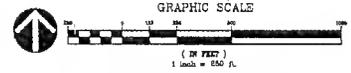
THE PRESERVE AT WESTFIELDS PARCEL 23 SUBLOT DISTRICT

NOTES AND TABULATIONS

COMMISSIONER OF THE ZONING BOARD
DATE: 06/21/2011
CASE NO. 01147
SUBLOT DISTRICT

VIKA REVISION

REV. 06/18/2011	DATE	BY
REV. 05/15/2011	DATE	BY
REV. 04/26/2011	DATE	BY
REV. 02/09/2011	DATE	BY
REV. 11/07/2010	DATE	BY
DATE: 06/21/2011	DATE	BY
DES: JFA	DWN: DI	
SCALE: AS SHOWN		
PROJECT/FILE NO: YB5856		
SHEET NO: C-2		



VIA
 ENGINEERS & PLANNERS • LANDSCAPE ARCHITECTS & SURVEYORS • SUSTAINABLE DESIGN
 VIA VIRGINIA, LLC
 8150 CRENSHAW BLVD., SUITE 200
 FARMERS MARKET DISTRICT, ARLINGTON, VIRGINIA 22202
 (703) 442-7000 • FAX (703) 791-2797
 WWW.VIA.VA.COM

THE PRESERVE AT
 WESTFIELDS
 PARCEL 23
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CONTEXT PLAN



REV. 08	2/15
REV. 04	10/15
REV. 03	2/15
REV. 11/07	2015
DATE:	08/26/2015
DES:	J.F.A. D.K.
SCALE:	1" = 250'
PROJECT/FILE NO.:	WV5535
SHEET NO.:	C-3

DATE: 08/26/2015 TIME: 8:27:02 AM
 USER: J.F.A. D.K. PROJECT: WV5535 SHEET: C-3

EQC LETTER

County of Fairfax, Virginia
 Prepared for the County of Fairfax for the project as indicated on the title block of this letter.

October 23, 2012
 Mr. Ryan Deid
 Manager
 VFA President of Operations
 1001 Westwood Drive, Suite 300 West
 Falls Church, VA 22043
 R.E. Ten Project 04-20121012-0018 also known as Westfield Parcel 23

Dear Mr. Deid:
 Fairfax County will appreciate the meeting with you, John Auerbach, and your associates on October 12, 2011 at Westfield parcel 23. To you know the Westfield property was the subject of a meeting in the early 1980's. Patrick Brackley was the primary contact at the time and along with another contact, he was a partner in the development. The current property owner is characterized as Environmental Quality Credit (EQC) as defined by the Policy Plan of the County. Environmental Quality Credit (EQC) is defined as follows: The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County.

The EQC credit, as Comprehensive Planning, has been established in recognition of environmental credits to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County.

In order to receive the EQC credit, the property owner must meet the following requirements: The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County.

The purpose of this letter is to provide you with the following information: The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County.

The development is located in an area that is zoned for residential use. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County.

In the opinion of the engineer, the development is in compliance with the following requirements: The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County.

Please do not hesitate to call me at any time if you have any additional questions or concerns. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County.

Respectfully,
 Patrick G. Deid, Chief
 Environmental and Landscaping Review Branch
 Department of Planning and Zoning
 Fairfax County, Virginia

With respect to the development, the following information is provided: The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County. The term "EQC" shall be defined as a density or lot area credit, which may be awarded to a property owner who has been awarded a density or lot area credit by the County.

AREA TABULATION
 PARCEL 23 2,203,778 SF OR 50.59180 AC
 PREVIOUS STREET DEDICATION (WITH DENSITY CREDIT) 230,488 SF OR 5.29130 AC
 PREVIOUS STREET DEDICATION (WITH DENSITY CREDIT) 1,895 SF OR 0.04340 AC
 TOTAL AREA FOR DENSITY CREDIT 2,436,263 SF OR 55.92850 AC

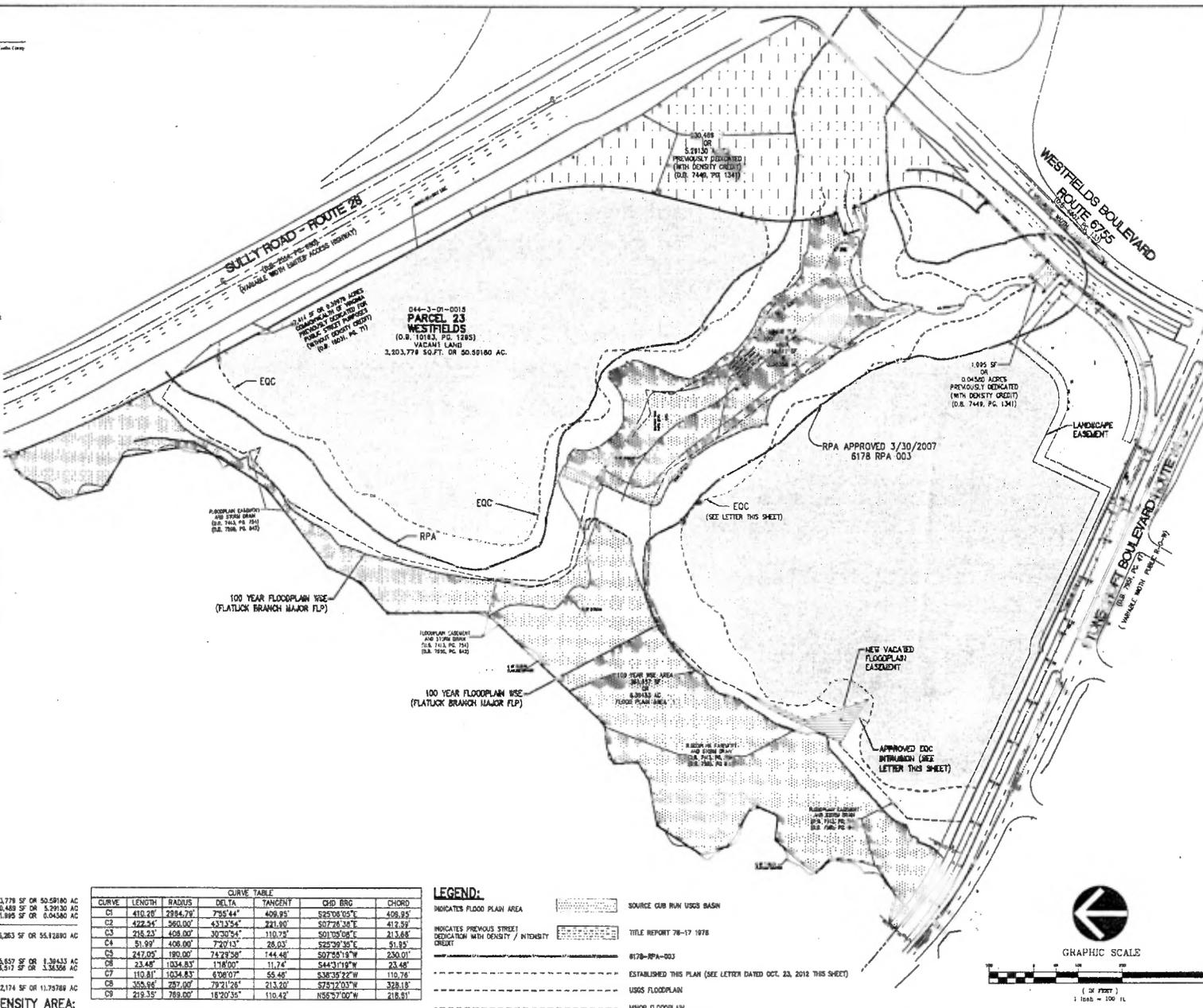
FLOOD PLAIN AREA TABULATION:
 100 YEAR FLOOD PLAIN AREA 265,557 SF OR 6.04643 AC
 FLOOD PLAIN AREA 2 148,517 SF OR 3.36356 AC
 TOTAL AREA FLOOD PLAIN 414,074 SF OR 9.41000 AC
PERCENTAGE OF FLOOD PLAIN PER DENSITY AREA:
 PERCENTAGE OF FLOOD PLAIN OF DENSITY AREA 17.0%

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	410.28'	2984.72'	735.44°	406.95'	S25°06'05"E	406.95'
C2	422.54'	360.00'	431.33°	221.90'	S07°26'38"E	412.89'
C3	238.53'	408.00'	302.94°	110.29'	S01°26'08"E	213.68'
C4	51.99'	408.00'	720.13°	25.03'	S25°29'35"E	51.95'
C5	247.05'	180.00'	74.78°	144.46'	S07°55'19"W	230.01'
C6	23.48'	1034.83'	178.00°	11.74'	S44°11'07"W	23.48'
C7	110.81'	1034.83'	8.0607°	55.46'	S36°35'22"W	110.78'
C8	308.94'	787.00'	79.12°	213.00'	S75°12'03"W	328.19'
C9	219.35'	789.00'	162.00°	110.42'	N56°27'00"W	218.91'

LEGEND:

- INDICATES FLOOD PLAIN AREA
- INDICATES PREVIOUS STREET DEDICATION WITH DENSITY / INTENSITY CREDIT
- 6178-RPA-003
- ESTABLISHED THIS PLAN (SEE LETTER DATED OCT. 23, 2012 THIS SHEET)
- USGS FLOODPLAIN
- MINOR FLOODPLAIN
- APPROXIMATE DEVELOPABLE AREA 25.78 AC



VFA
 ARCHITECTS & PLANNERS
 1001 WESTWOOD DRIVE, SUITE 300 WEST FALLS CHURCH, VA 22043
 (703) 442-3000 FAX (703) 442-3001

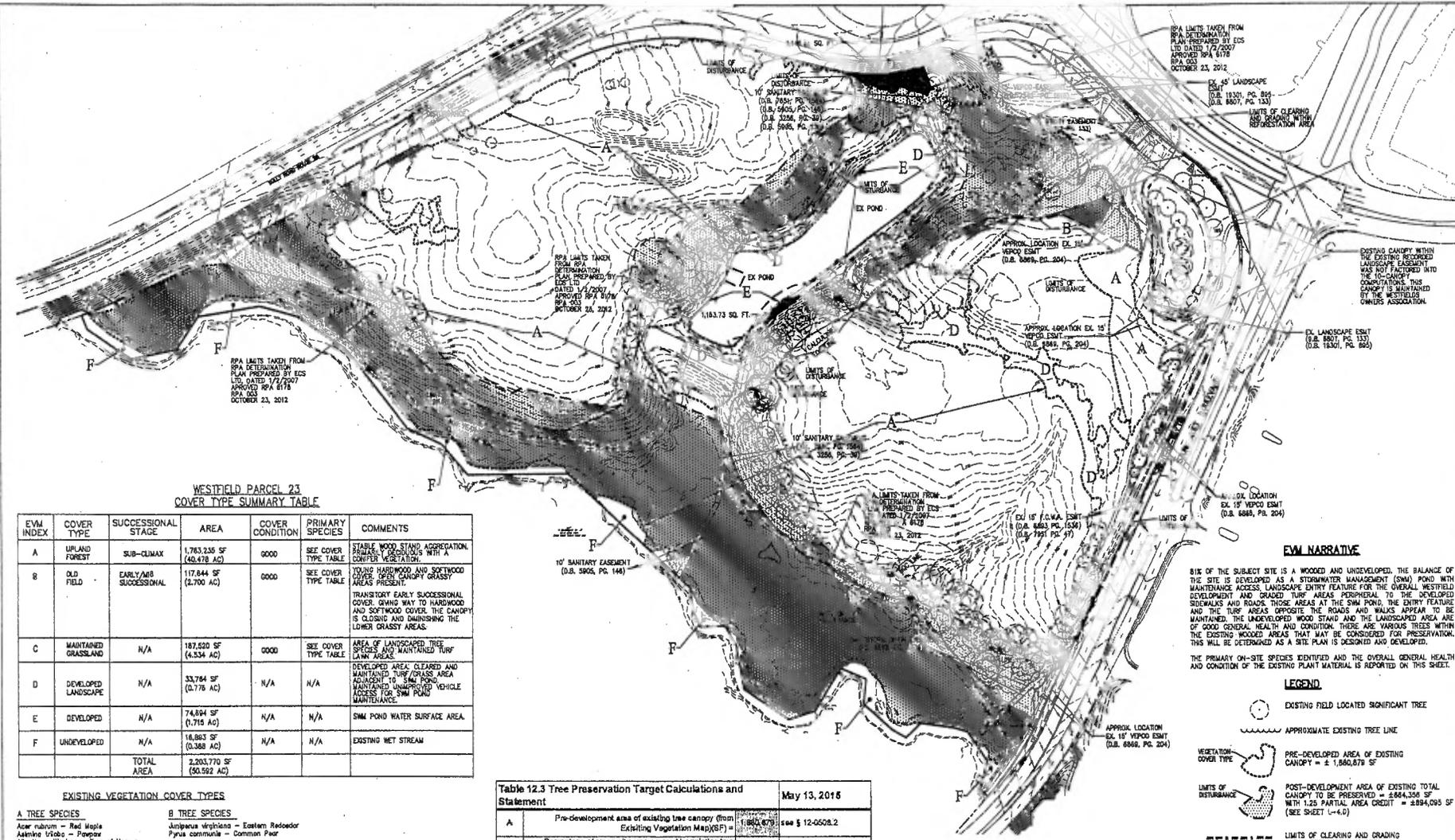
THE PRESERVE AT WESTFIELDS PARCEL 23 SULLY DISTRICT

DENSITY / INTENSITY EXHIBIT AND CONSTRAINTS MAP

VFA REVISIONS

REV.	DATE	DESCRIPTION
REV.	06/18/2015	
REV.	05/15/2015	
REV.	04/06/2015	
REV.	02/09/2015	
REV.	11/02/2015	
DATE	08/25/2014	

DES: JFA DWG: PHN
 SCALE: 1" = 100'
 PROJECT/FILE NO: VFA0555
 SHEET NO: C-4



WESTFIELD PARCEL 23
 COVER TYPE SUMMARY TABLE

EVA# INDEX	COVER TYPE	SUCCESIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	UPLAND FOREST	SUB-CLIMAX	1,763,235 SF (40.478 AC)	0000	SEE COVER TYPE TABLE	STABLE WOOD STAND AGGREGATION, PRIMARY SPECIES WITH A COVER VARIATION.
B	OLD FIELD	EARLY/MB SUCCESIONAL	117,844 SF (2.700 AC)	0000	SEE COVER TYPE TABLE	YOUNG HARDWOOD AND SOFTWOOD COVER, OPEN CANOPY GRASSY AREAS PRESENT.
C	MAINTAINED GRASSLAND	N/A	187,820 SF (4.334 AC)	0000	SEE COVER TYPE TABLE	TRANSIENT EARLY SUCCESIONAL COVER, GIVING WAY TO HARDWOOD AND SOFTWOOD COVER, THE CANOPY IS CLOSING AND MAINTAINING THE LOWER GRASSY AREAS.
D	DEVELOPED LANDSCAPE	N/A	33,784 SF (0.778 AC)	N/A	N/A	AREA OF LANDSCAPED TREE SPECIES AND MAINTAINED TURF LAWN AREAS.
E	DEVELOPED	N/A	74,894 SF (1.715 AC)	N/A	N/A	DEVELOPED AREA CLEARED AND MAINTAINED TURF GRASS AREA ADJACENT TO SWM POND, MAINTAINED UNIMPROVED VEHICLE ACCESS FOR SWM POND MAINTENANCE.
F	UNDEVELOPED	N/A	18,803 SF (0.388 AC)	N/A	N/A	SWM POND WATER SURFACE AREA.
TOTAL AREA			2,203,770 SF (50.592 AC)			EXISTING NET STREAM

EXISTING VEGETATION COVER TYPES

- A TREE SPECIES**
 Acer rubrum - Red Maple
 Adiantum virginicum - Eastern Redcedar
 Pinus strobus - Common Pine
 Thuja occidentalis - Green Tree Swallow
 Taxus canadensis - Eastern White Pine
 Quercus alba - White Oak
 Quercus prinus - Pin Oak
 Quercus rubra - Red Oak
 Tilia cordata - Littleleaf Linden
 Ulmus americana - American Elm
- B TREE SPECIES**
 Juniperus virginiana - Eastern Redcedar
 Pinus communis - Common Pine
- C TREE SPECIES**
 Acer rubrum - Red Maple
 Cornus rugosa - Kousa Dogwood
 Quercus rubra - Pin Oak
 Turf grass - Maintained
- D TREE SPECIES**
 Turf grass - Cleared and Maintained
- E. EXISTING SWM POND**

Table 12.3 Tree Preservation Target Calculations and Statement
 May 13, 2015

Item	Description	Value	Reference
A	Pre-development area of existing tree canopy (from Existing Vegetation Map)(E)	1,860,679	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy	85.3%	
C	Percentage of 10-year tree canopy required for site	85.00%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation	85.3%	
E	Proposed percentage of canopy requirement that will be met through tree preservation	315.0%	
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A, B, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the target was not met.		Provide sheet number, see § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4		see § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	

NOTED ON-SITE INVASIVE PLANT SPECIES

- Alliaria petiolata - Garlic Mustard
- Arthraxon hispidus - Small Carpgrass
- Elaeagnus umbellata - Autumn Olive
- Lonicera japonica - Japanese Honeysuckle
- Microstegium vimineum - Japanese Stiltgrass
- Opilomenus hirtellus - Wavyleaf Basketgrass
- Perilla frutescens - Boefsteak Plant
- Persicaria perfoliata - Mile-A-Minute
- Rosa multiflora - Multiflora Rose

EVM NARRATIVE

81% OF THE SUBJECT SITE IS A WOODED AND UNDEVELOPED. THE BALANCE OF THE SITE IS DEVELOPED AS A STORMWATER MANAGEMENT (SWM) POND WITH MAINTENANCE ACCESS, LANDSCAPE ENTRY FEATURE FOR THE OVERALL WESTFIELD DEVELOPMENT AND GRADED TURF AREAS PERIPHERAL TO THE DEVELOPED SIDEWALKS AND ROADS. THOSE AREAS AT THE SWM POND, THE ENTRY FEATURE AND THE TURF AREAS OPPOSITE THE ROADS AND WALKS APPEAR TO BE MAINTAINED. THE UNDEVELOPED WOOD STAND AND THE LANDSCAPED AREA ARE OF GOOD GENERAL HEALTH AND CONDITION. THERE ARE VARIOUS TREES WITHIN THE EXISTING WOODED AREAS THAT MAY BE CONSIDERED FOR PRESERVATION. THIS WILL BE DETERMINED AS A SITE PLAN IS DESIGNED AND DEVELOPED.

THE PRIMARY ON-SITE SPECIES IDENTIFIED AND THE OVERALL GENERAL HEALTH AND CONDITION OF THE EXISTING PLANT MATERIAL IS REPORTED ON THIS SHEET.

LEGEND

- EXISTING FIELD LOCATED SIGNIFICANT TREE
- APPROXIMATE EXISTING TREE LINE
- PRE-DEVELOPED AREA OF EXISTING CANOPY = ± 1,860,678 SF
- POST-DEVELOPMENT AREA OF EXISTING TOTAL CANOPY TO BE PRESERVED = 2,864,358 SF WITH 1.25 PARTIAL AREA CREDIT = ± 2,884,093 SF (SEE SHEET L-4.0)
- LIMITS OF CLEARING AND GRADING WITHIN REFORESTATION AREA



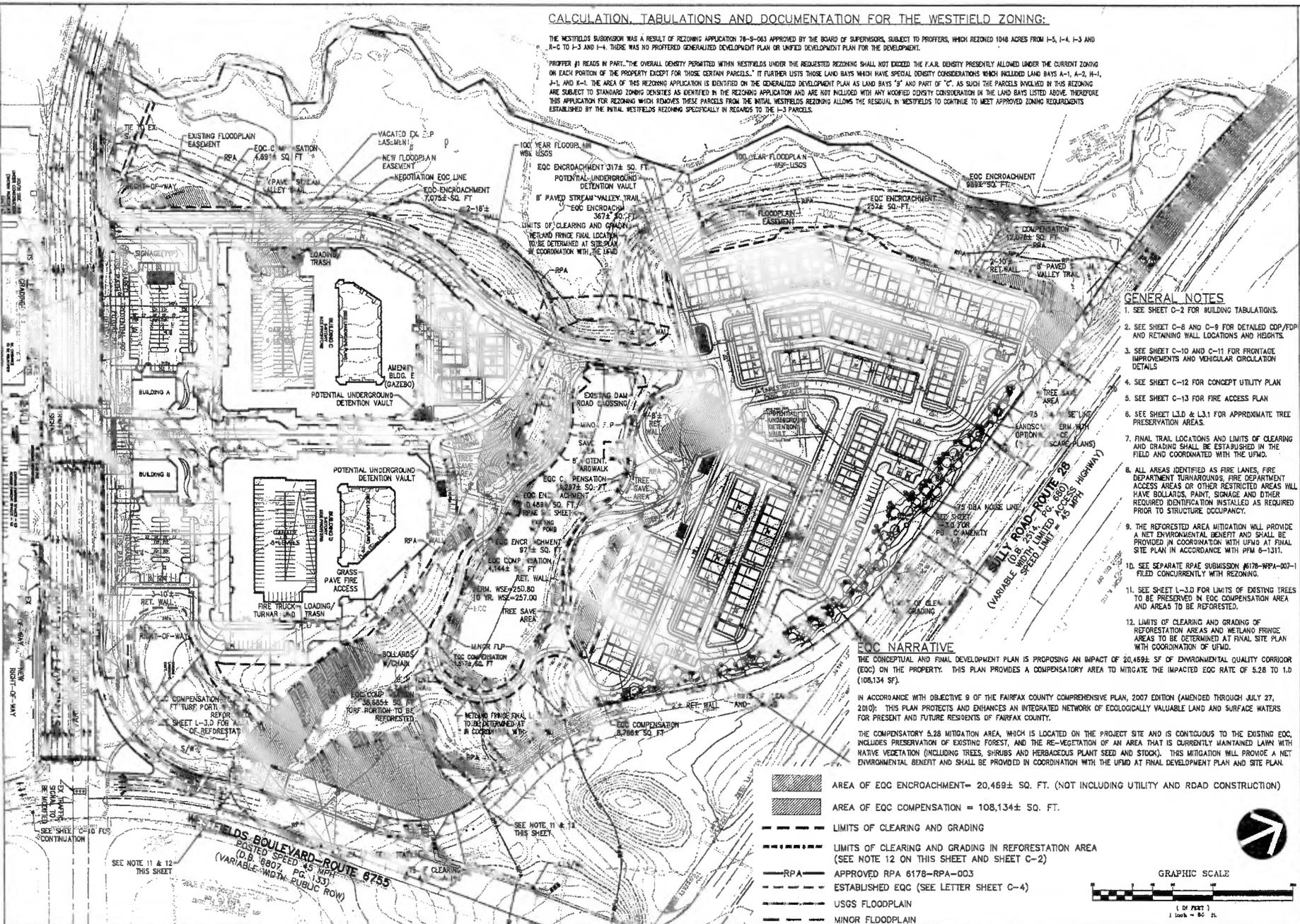
GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

P:\projects\6049\6049_S\DATA\X\Landscap & Trees\04\Invasive On-Site Species.docx

CALCULATION, TABULATIONS AND DOCUMENTATION FOR THE WESTFIELD ZONING:

THE WESTFIELD SUBDIVISION WAS A RESULT OF REZONING APPLICATION 78-9-063 APPROVED BY THE BOARD OF SUPERVISORS, SUBJECT TO PROFFERS, WHICH REZONED 1046 ACRES FROM I-5, I-4, I-3 AND A-2 TO I-3 AND I-4. THERE WAS NO PROFFERED GENERALIZED DEVELOPMENT PLAN OR UNIFIED DEVELOPMENT PLAN FOR THE DEVELOPMENT.

PROFFER #1 READS IN PART, "THE OVERALL DENSITY PERMITTED WITHIN WESTFIELDS UNDER THE REQUESTED REZONING SHALL NOT EXCEED THE F.A.R. DENSITY PRESENTLY ALLOWED UNDER THE CURRENT ZONING ON EACH PORTION OF THE PROPERTY EXCEPT FOR THOSE CERTAIN PARCELS." IT FURTHER LISTS THOSE LAND BAYS WHICH HAVE SPECIAL DENSITY CONSIDERATIONS WHICH INCLUDED LAND BAYS A-1, A-2, H-1, J-1, AND K-1. THE AREA OF THIS REZONING APPLICATION IS IDENTIFIED ON THE GENERALIZED DEVELOPMENT PLAN AS LAND BAYS "B" AND PART OF "C", AS SUCH THE PARCELS INVOLVED IN THIS REZONING ARE SUBJECT TO STANDARD ZONING DENSITIES AS IDENTIFIED IN THE REZONING APPLICATION AND ARE NOT INCLUDED WITH ANY WOODED DENSITY CONSIDERATIONS IN THE LAND BAYS LISTED ABOVE. THEREFORE THIS APPLICATION FOR REZONING WHICH REMOVES THESE PARCELS FROM THE INITIAL WESTFIELD REZONING ALLOWS THE RESIDUAL IN WESTFIELD TO CONTINUE TO MEET APPROVED ZONING REQUIREMENTS ESTABLISHED BY THE INITIAL WESTFIELD REZONING SPECIFICALLY IN REGARDS TO THE I-3 PARCELS.



GENERAL NOTES

1. SEE SHEET C-2 FOR BUILDING TABULATIONS.
2. SEE SHEET C-8 AND C-9 FOR DETAILED CDP/FDP AND RETAINING WALL LOCATIONS AND HEIGHTS.
3. SEE SHEET C-10 AND C-11 FOR FRONTAGE IMPROVEMENTS AND VEHICULAR CIRCULATION DETAILS.
4. SEE SHEET C-12 FOR CONCEPT UTILITY PLAN.
5. SEE SHEET C-13 FOR FIRE ACCESS PLAN.
6. SEE SHEET LLD & L31 FOR APPROPRIATE TREE PRESERVATION AREAS.
7. FINAL TRAIL LOCATIONS AND LIMITS OF CLEARING AND GRADING SHALL BE ESTABLISHED IN THE FIELD AND COORDINATED WITH THE UFPD.
8. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.
9. THE REFORESTED AREA MITIGATION WILL PROVIDE A NET ENVIRONMENTAL BENEFIT AND SHALL BE PROVIDED IN COORDINATION WITH UFPD AT FINAL SITE PLAN IN ACCORDANCE WITH PPM 6-1311.
10. SEE SEPARATE RPAE SUBMISSION #178-WRPA-007-1 FILED CONCURRENTLY WITH REZONING.
11. SEE SHEET L-3.0 FOR LIMITS OF EXISTING TREES TO BE PRESERVED IN EOC COMPENSATION AREA AND AREAS TO BE REFORESTED.
12. LIMITS OF CLEARING AND GRADING OF REFORESTATION AREAS AND METLAND FRINGE AREAS TO BE DETERMINED AT FINAL SITE PLAN WITH COORDINATION OF UFPD.

EOC NARRATIVE

THE CONCEPTUAL AND FINAL DEVELOPMENT PLAN IS PROPOSING AN IMPACT OF 20,469± SF OF ENVIRONMENTAL QUALITY CORRIDOR (EOC) ON THE PROPERTY. THIS PLAN PROVIDES A COMPENSATORY AREA TO MITIGATE THE IMPACTED EOC RATE OF 5.28 TO 1.0 (108,134 SF).

IN ACCORDANCE WITH OBJECTIVE 9 OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 EDITION (AMENDED THROUGH JULY 27, 2010), THIS PLAN PROTECTS AND ENHANCES AN INTEGRATED NETWORK OF ECOLOGICALLY VALUABLE LAND AND SURFACE WATERS FOR PRESENT AND FUTURE RESIDENTS OF FAIRFAX COUNTY.

THE COMPENSATORY 5.28 MITIGATION AREA, WHICH IS LOCATED ON THE PROJECT SITE AND IS CONTIGUOUS TO THE EXISTING EOC, INCLUDES PRESERVATION OF EXISTING FOREST, AND THE RE-VEGETATION OF AN AREA THAT IS CURRENTLY MAINTAINED LAWN WITH NATIVE VEGETATION (INCLUDING TREES, SHRUBS AND HERBACEOUS PLANT SEED AND STOCK). THIS MITIGATION WILL PROVIDE A NET ENVIRONMENTAL BENEFIT AND SHALL BE PROVIDED IN COORDINATION WITH THE UFPD AT FINAL DEVELOPMENT PLAN AND SITE PLAN.

AREA OF EOC ENCROACHMENT= 20,469± SQ. FT. (NOT INCLUDING UTILITY AND ROAD CONSTRUCTION)
 AREA OF EOC COMPENSATION = 108,134± SQ. FT.
 LIMITS OF CLEARING AND GRADING
 LIMITS OF CLEARING AND GRADING IN REFORESTATION AREA (SEE NOTE 12 ON THIS SHEET AND SHEET C-2)
 RPA APPROVED RPA 6178-RPA-003
 ESTABLISHED EOC (SEE LETTER SHEET C-4)
 USGS FLOODPLAIN
 MINOR FLOODPLAIN

GRAPHIC SCALE
 (BY FEET)
 1" = 50'

VKA
 VICKI ARCHER, LLC
 VICKI ARCHER, ARCHITECT
 1000 COMMONWEALTH DRIVE, SUITE 200
 FARMLEY, VIRGINIA 22124
 WWW.VKA.COM

THE PRESERVE AT WESTFIELDS
PARCEL 23
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

OVERALL CDP / FDP



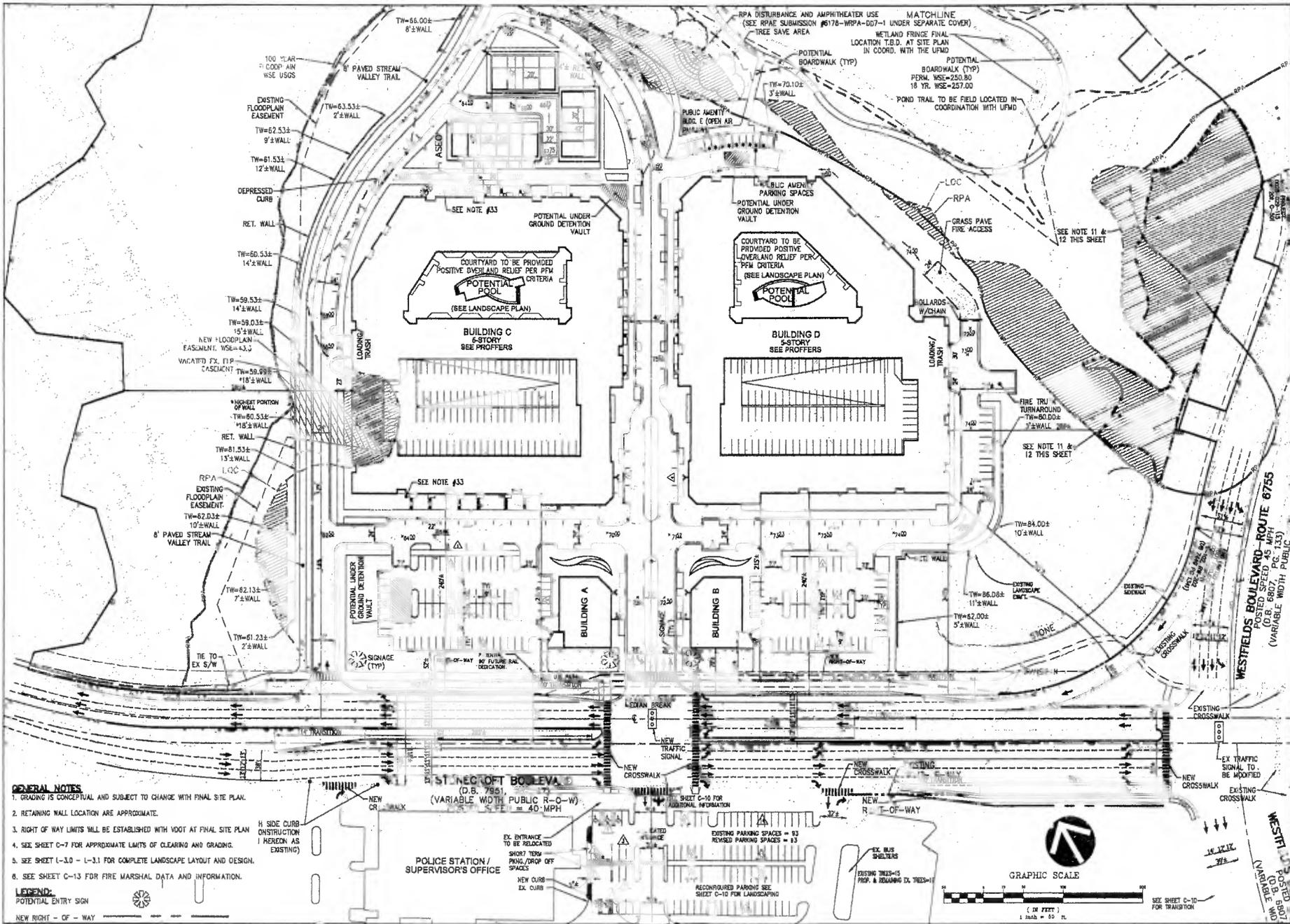
VKA REVISIONS

REV. 05/18/2015	2015
REV. 04/27/2015	2015
REV. 02/06/2014	2014
DES. JFA	DWN. KK
SCALE: 1" = 50'	
PROJECT/FILE NO. VV80558	
SHEET NO. C-7	

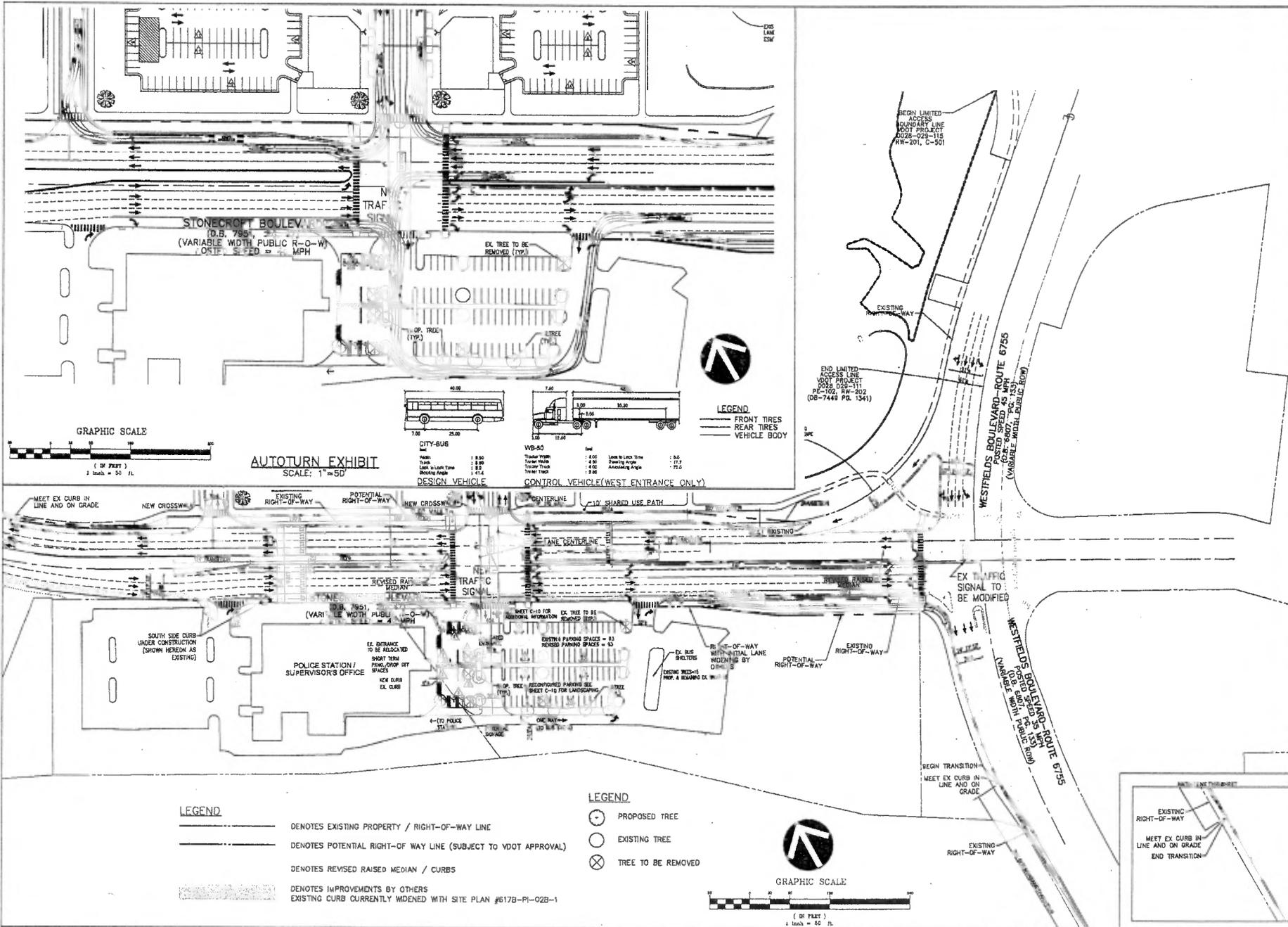


VIKA REVISION

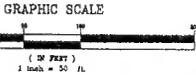
REV. 06/16/20	DES.	OW.	P.
REV. 03/20/20			
REV. 04/20/20			
REV. 11/07/20			
REV. 02/20/21			
SCALE: 1" = 50'			
PROJECT/FILE NO. VWS028			
SHEET NO. C-8			



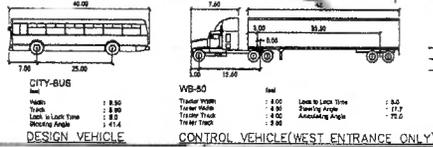
SEE SHEET C-10 FOR TRANSITION



STONECROFT BOULEV.
D.B. 7951
(VARIABLE WIDTH PUBLIC R-O-W)
OSPE 5-20 MPH



AUTOTURN EXHIBIT
SCALE: 1" = 50'



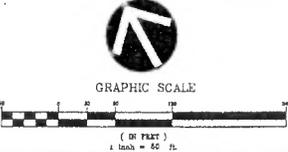
LEGEND
FRONT TIRES
REAR TIRES
VEHICLE BODY

LEGEND

- DENOTES EXISTING PROPERTY / RIGHT-OF-WAY LINE
- - - DENOTES POTENTIAL RIGHT-OF-WAY LINE (SUBJECT TO VDOT APPROVAL)
- DENOTES REVISED RAISED MEDIAN / CURBS
- ▨ DENOTES IMPROVEMENTS BY OTHERS EXISTING CURB CURRENTLY WIDENED WITH SITE PLAN #6178-PI-02B-1

LEGEND

- PROPOSED TREE
- EXISTING TREE
- ⊗ TREE TO BE REMOVED



THE PRESERVE AT WESTFIELDS
PARCEL 23
SILLY DISTRICT

ROADWAY FRONTAGE IMPROVEMENTS

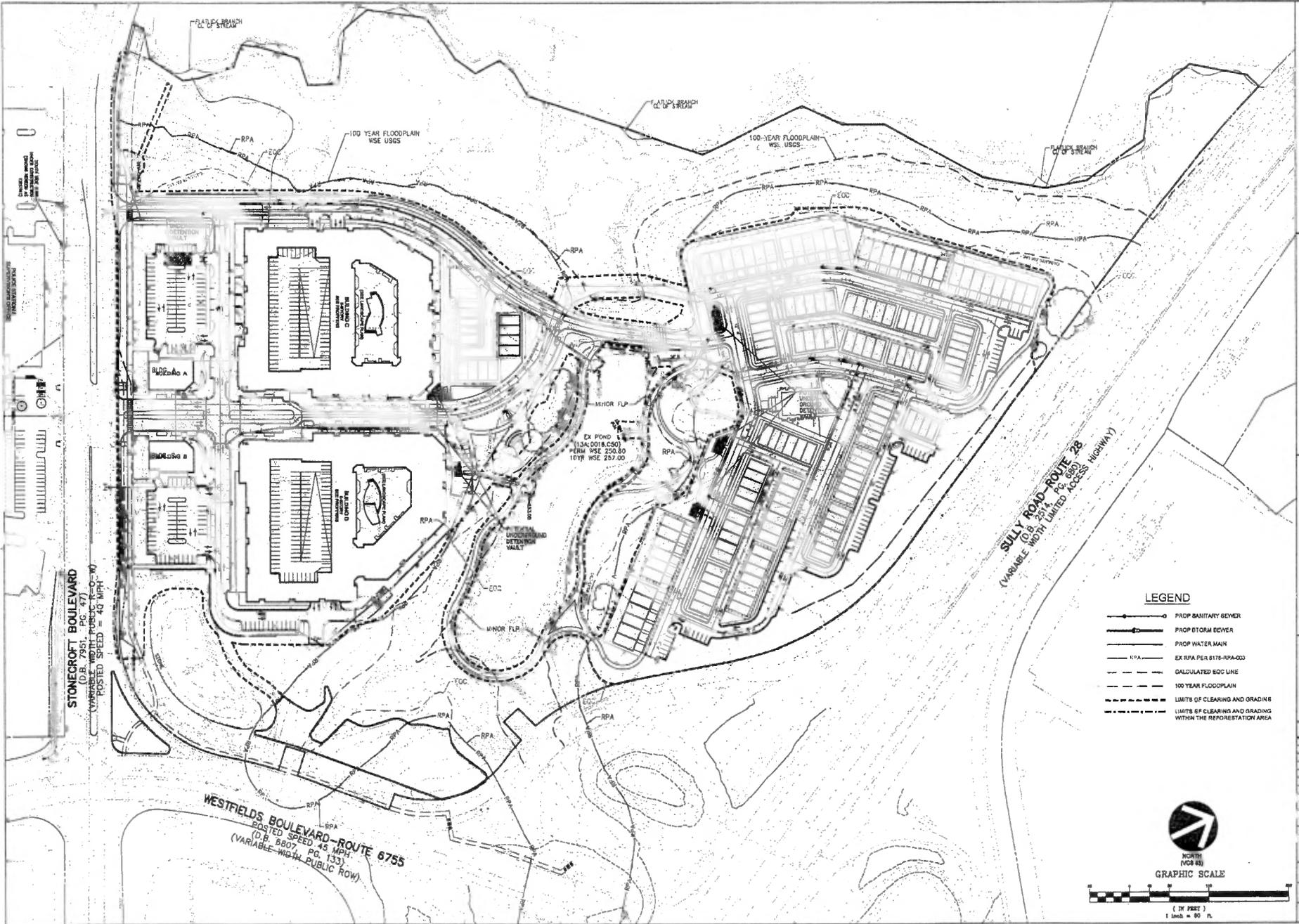
COMMUNITY DEVELOPMENT DEPARTMENT
DATE: 01/14/17
BY: JFA
08/20/2015

VKA REVISION

NO.	DATE	BY	DESCRIPTION
1	01/14/17	JFA	ISSUED FOR PERMIT
2	08/20/15	JFA	REVISED
3	08/20/15	JFA	REVISED
4	08/20/15	JFA	REVISED
5	08/20/15	JFA	REVISED
6	08/20/15	JFA	REVISED
7	08/20/15	JFA	REVISED
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49	08/20/15	JFA	REVISED
50	08/20/15	JFA	REVISED

DES: JFA DWN: DL
SCALE: 1" = 60'
PROJECT/FILE NO.: VV0656
SHEET NO.: C-10

VKA
CONSULTING ENGINEERS & ARCHITECTS
1000 W. MAIN ST., SUITE 200
ANN ARBOR, MI 48106
PHONE: 734-769-7900 FAX: 734-769-7902



**THE PRESERVE AT WESTFIELDS
 PARCEL 23
 CITY DISTRICT**

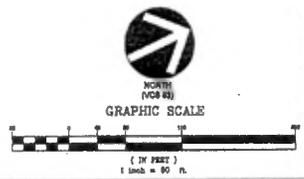
FUNCTIONAL AND UTILITY PLAN



VKA REVISION

REV. 05	20
REV. 02	23
REV. 01	23
DES. JFA	DWL
SCALE:	1" = 80'
PROJECT/FILE NO.	VV80658
SHEET NO.	C-12

- LEGEND**
- PROP SANITARY SEWER
 - PROP STORM SEWER
 - PROP WATER MAIN
 - RPA
 - EX RPA PER 6176-RPA-003
 - CALCULATED ECC LINE
 - 100 YEAR FLOODPLAIN
 - LIMITS OF CLEARING AND GRADING
 - LIMITS OF CLEARING AND GRADING WITHIN THE REFORESTATION AREA

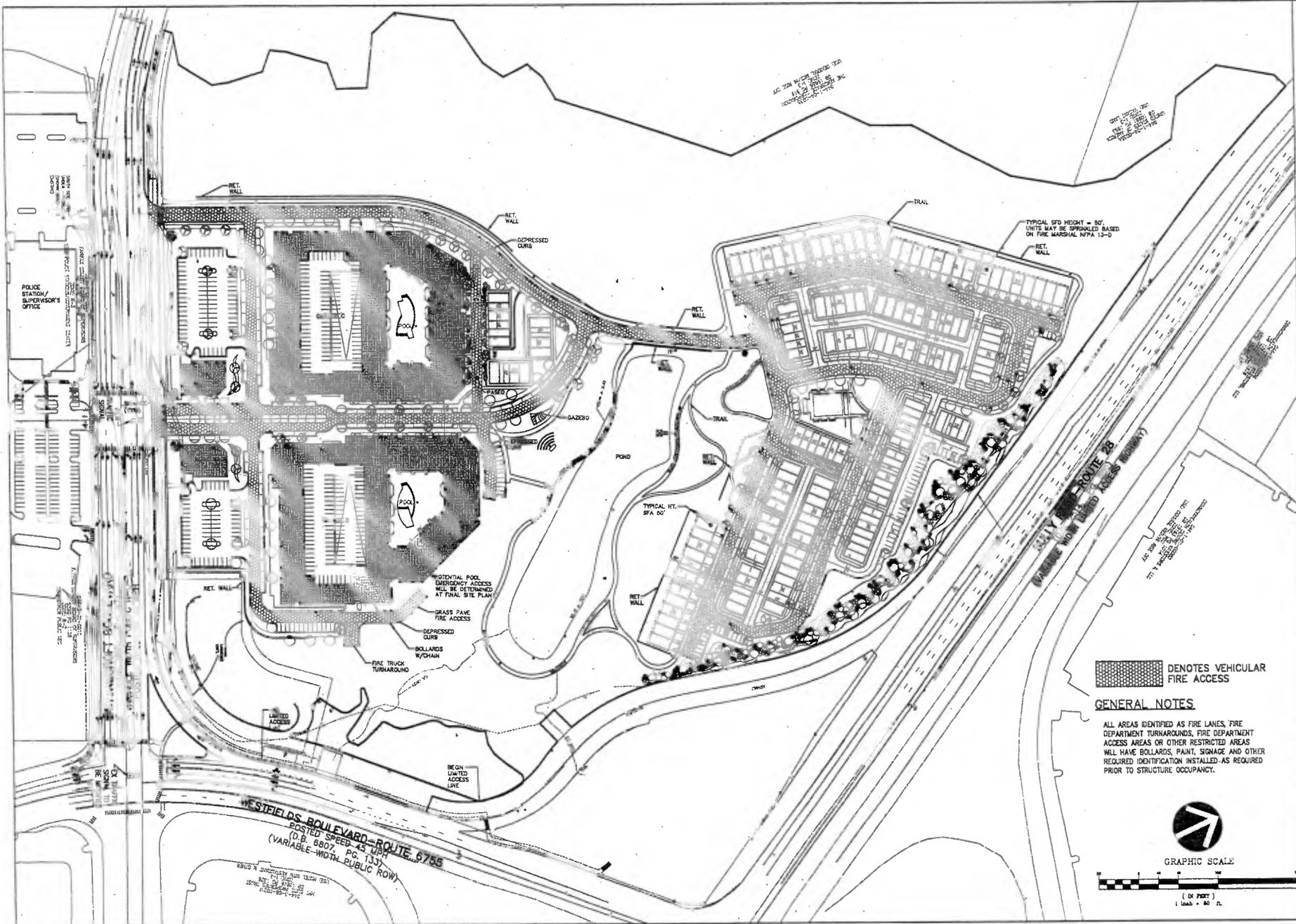


STONECROFT BOULEVARD
 (S. 741-7287)
 VARIABLE WIDTH PUBLIC ROW
 POSTED SPEED = 40 MPH

WESTFIELDS BOULEVARD-ROUTE 6755
 POSTED SPEED 45 MPH
 (O.B. 6807 PG. 133)
 (VARIABLE WIDTH PUBLIC ROW)

SULLY ROAD-ROUTE 28
 (O.B. 2574 PG. 680)
 (VARIABLE WIDTH LIMITED ACCESS HIGHWAY)

EX POND
 PERM WSE 250.80
 10/19 WSE 257.00



AS PER NORTH TRIANGLE TPA
 1.5' 20' 20' 20' 20'
 100' 20' 20' 20' 20'
 100' 20' 20' 20' 20'

TYPICAL SFD HEIGHT = 50'.
 UNITS MAY BE SPRINKLED BASED
 ON FIRE MARSHAL NFPA 13-D

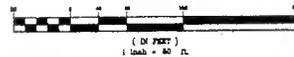
DENOTES VEHICULAR
 FIRE ACCESS

GENERAL NOTES

ALL AREAS IDENTIFIED AS FIRE LANES, FIRE
 DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT
 ACCESS AREAS OR OTHER RESTRICTED AREAS
 WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER
 REQUIRED IDENTIFICATION INSTALLED AS REQUIRED
 PRIOR TO STRUCTURE OCCUPANCY.



GRAPHIC SCALE



VIA
 ARCHITECTS IN LANDSCAPE ARCHITECTS IN SURFACES IN DISTANCE
 VIA, VIRGINIA, LLC
 1500 COMMONWEALTH BLVD., SUITE 2000 | FARMER'S MARKET
 (703) 465-1100
 WWW.VIAA.COM

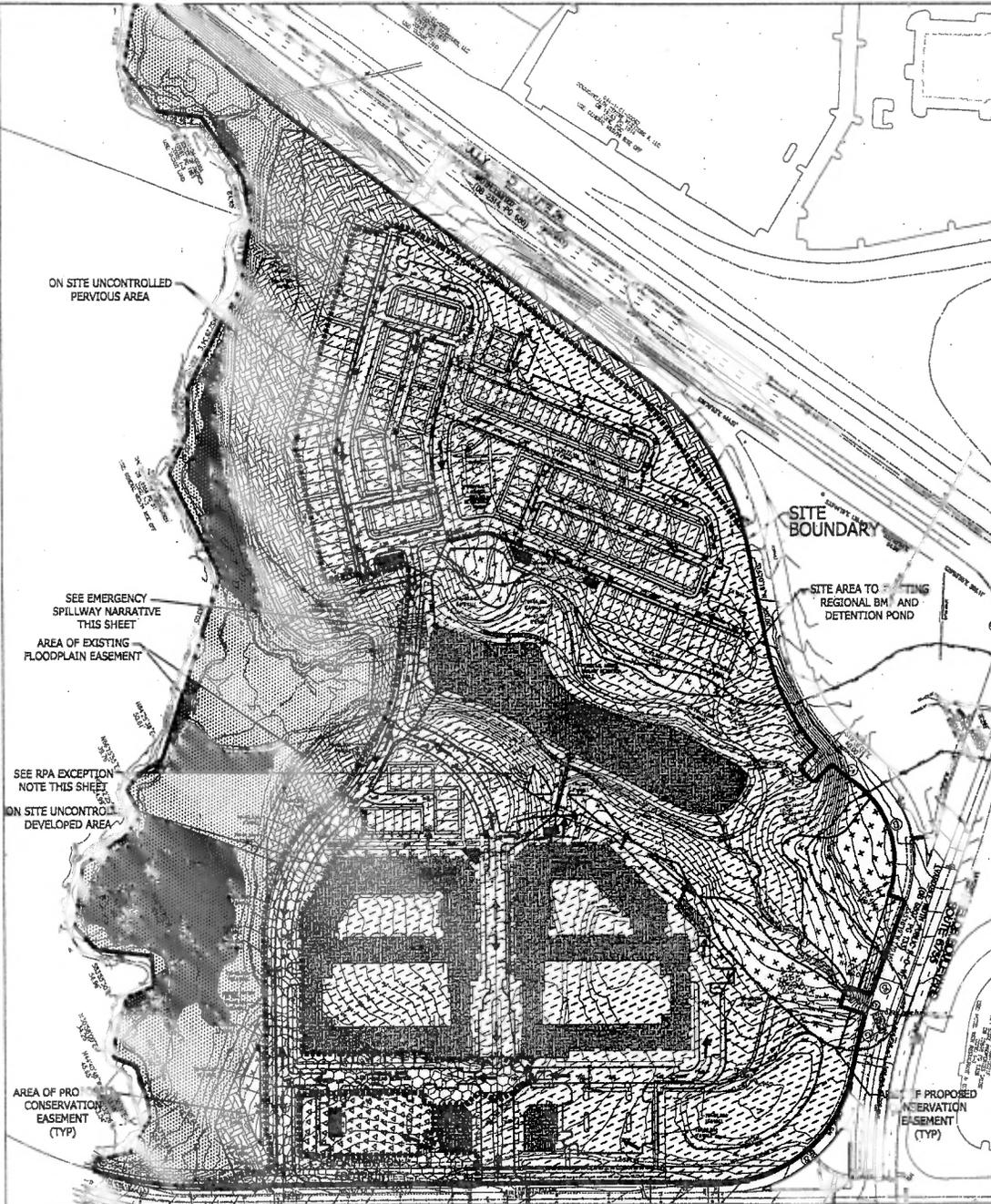
**THE PRESERVE AT
 WESTFIELDS**
 PARCEL Z3
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN



VIA REVISIONS

REV. 06	2015
REV. 04	11-15
REV. 03	10-15
REV. 02	09-15
DES. JFA	OWN. PNO
SCALE:	1" = 80'
PROJECT/FILE NO.	VIS0656
SHEET NO.	C-13



STORMWATER MANAGEMENT NARRATIVE

THIS SITE HAS BEEN GRANDFATHERED UNDER THE 2008 VSMF REGULATIONS PER 6176-SW00-005-1 PROVIDED ON SHEET C-20 OF THIS PLAN SET FOR REFERENCE. ON THE 50.58 ACRE SITE, THERE EXISTS A FORESTED AREA WITH AN EXISTING RETENTION POND (POND 13A). MUCH OF THE SITE AREA (8.38 ACRES) LIES WITHIN FEMA FLOOD ZONE OF PLATEAU BRANCH. THE FLOODPLAIN AREA IS COVERED BY AN EXISTING FLOODPLAIN BASEMENT AND PROVIDES WATER QUALITY TREATMENT AS A NATURAL OPEN SPACE PER FPM TABLE 6.3. THE POND WAS DESIGNED TO PROVIDE PHOSPHORUS TREATMENT WITH AN EFFICIENCY OF 64.8% AND DETENTION FOR THE 2 YEAR AND 16 YEAR DESIGN STORMS FOR THE REMAINING 42.2 ACRES OF DN SITE AREA AT A DEVELOPED COMPOSITE CURVE NUMBER OF 91. THE PROPOSED SITE WILL BE APPROXIMATELY 80% IMPERVIOUS (COUNTING ONLY THE DEVELOPABLE AREA) WHICH TRANSLATES INTO A CURVE NUMBER OF 87. THE PROPOSED SITE DEVELOPMENT WILL BE AT A LOWER INTENSITY OF IMPERVIOUSNESS AND AS SUCH CAN BE TREATED IN THE POND PER THE ORIGINAL DESIGN WITH NO ADVERSE IMPACTS.

STORMWATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT IS PROVIDED IN THE EXISTING POND DESIGNED IN ACCORDANCE WITH THE 2008 STATE VSMF REGULATIONS. THE POND WILL PROVIDE STORMWATER DETENTION (PER FPM SECTION 6-302.3) AND PHOSPHORUS REMOVAL (PER FPM SECTION 6-401.2A) FOR THE PROPOSED DEVELOPMENT. IN ADDITIONAL TO THE TREATMENT PROVIDED BY THE EXISTING POND, AREAS OF CONSERVATION BASEMENT ARE PROPOSED ON SITE. THESE AREAS HAVE BEEN COUNTED AS NATURAL OPEN SPACE IN THE BMP COMPUTATIONS PER FPM TABLE 6.3. LASTLY, A BIORETENTION FILTER IS PROPOSED ADJACENT TO THE SURFACE PARKING LOT IN THE SOUTH WEST REGION OF THE SITE. THE PURPOSE OF THE BIORETENTION FILTER IS TO TREAT THE IMPERVIOUSNESS OF THE PARKING LOT AREA.

POTENTIAL UNDERGROUND DETENTION VAULTS ARE SHOWN TO RETAIN FLEXIBILITY AT SITE PLAN TO SUPPLEMENT THE POND TREATMENT SHOULD GRADING OR UTILITY CONFLICTS PRECLUDE SOME SITE AREAS FROM BEING DIRECTED TO THE POND FOR TREATMENT. WE HAVE REQUESTED A WAIVER OF UNDERGROUND DETENTION (1784-WRPA-001-1) WITH THE SUBJECT APPLICATION FOR UNDERGROUND DETENTION SYSTEMS PROPOSED ON THE RESIDENTIAL APPLICATION. THE LOCATIONS, SIZE, AND GENERAL SHAPES OF THE POTENTIAL UNDERGROUND VAULTS ARE PRELIMINARY AND SUBJECT TO CHANGE AT FINAL SITE PLAN.

SEE THIS SHEET AND SHEETS C-16, C-18, C-17 AND C-18 FOR PHOSPHORUS REMOVAL AND DETENTION COMPUTATIONS.

EMERGENCY SPILLWAY NARRATIVE

THE EMERGENCY SPILLWAY SHALL BE MODIFIED TO PROVIDE A PRIVATE ACCESS ROAD ACROSS THE TOP OF THE EXISTING DAM. THE SPILLWAY MODIFICATIONS WILL REPLICATE THE EXISTING HYDRAULIC STATE OF THE SPILLWAY AND WILL IN NOT NEGATIVELY IMPACT THE POND FUNCTIONALITY.

RPA EXCEPTION NOTE

AN RPA EXCEPTION IS REQUESTED ALONG WITH THIS REZONING APPLICATION. SHEETS INCLUDED HEREIN ARE FOR INFORMATION ONLY. THIS EXCEPTION REQUEST HAS BEEN SUBMITTED WITH 6176-WRPA-007-1.

LEGEND

- WBT POND 13A APPROXIMATE LOCATION (FOR INFORMATION ONLY)
- WATER QUALITY TREATMENT (50%) AND DETENTION PROVIDED BY POND 13A PER 6176-SF-16-5 (30.53 AC ON SITE)
- EXISTING FLOODPLAIN BASEMENT (D.B. 7143 P.G. 754 & D.D. 1555 P.G. 642) TO REMAIN UNDISTURBED DURING CONSTRUCTION. BMP CREDIT TAKEN AS NATURAL OPEN SPACE AT 100% PER FPM TABLE 6.3 (0.33 AC)
- DN SITE UNDETAINED PERVIOUS AREAS (5.35 AC)
- DN SITE UNDETAINED DEVELOPED AREA (2.57 AC)
- PROPOSED CONSERVATION EASEMENT AREAS. BMP CREDIT TAKEN FOR NATURAL OPEN SPACE AT 100% PER FPM TABLE 6.3 (2.09 AC)
- AREA TREATED BY BIORETENTION FILTER (0.72 AC)
- OVERLAND RELIEF ARROWS

BMP COMPUTATIONS

BMP FACILITY DESIGN CALCULATIONS
 Plan Name: Preserve at Westfields Date: 2/2/2016
 Plan Number: Engineer: BC

I. WATER QUALITY NARRATIVE
 SEE STORMWATER MANAGEMENT NARRATIVE THIS SHEET (LEFT)

II. WATERSHED INFORMATION

Part 1: Detail of % Subarea and %C Values used in the BMP Computations

Subarea Designation (1)	%C (2)	Area (3)
(1) REGIONAL SWM POND	0.00	30.85
(2) NATURAL OPEN SPACE	0.30	11.42
(4) BIORETENTION FILTER	0.80	0.86
(5) DN SITE UNCONTROLLED	0.25	7.06
Total		80.58

II.a. PHOSPHORUS REMOVAL - "OCOCQUAN METHOD"

Part 2: Compute the Weighted Average %C Factor in the Site

(A) Area of the Site (B) 50.58 acres

Subarea Designation (1)	%C (2)	Area (3)	Product (4)
(1) REGIONAL SWM POND	0.00	30.85	0.00
(2) NATURAL OPEN SPACE	0.30	11.42	3.43
(4) BIORETENTION FILTER	0.80	0.86	0.69
(5) DN SITE UNCONTROLLED	0.25	7.26	1.82
Total		50.58	5.94

(b) Total = 29.87
 (b)(a) = (b) 0.61

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Retention Efficiency (%) (2)	Area Rate (3)	%C (4)	Product (5)
(1) REGIONAL SWM POND	80	0.00	1.07	0.00
(2) NATURAL OPEN SPACE	100	0.20	0.94	0.24
(4) BIORETENTION FILTER	85	0.01	1.56	0.00
(5) DN SITE UNCONTROLLED	0	0.16	1.56	0.00
Total		0.17	0.00	0.24

(b) Total = 0.24

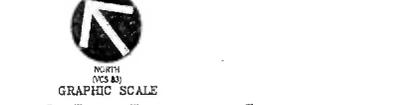
Part 4: Subareas Compliant with Phosphorus Removal Requirements

(A) Based Requirement (B) 50.0

Water Supply District (1)	50% (2)	50% (3)
Greenville Watershed (1)	50% (Greenville County and Pickens Watershed County)	
Cherokee Bay Preservation Area (2)	40% (Fulton County)	50% (Pickens Watershed County)
Cherokee Bay Preservation Area (3)	1 - 0.2 x ((7 - 0.2) / 100) = 0.00	

(B) If Line 3(a) = Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) = 0.00 = 0.00
 Phosphorus removal requirement is SATISFIED



VIKI ARCHITECTS & SURVEYORS • WESTFIELD, NC
 VIKI ARCHITECTS & SURVEYORS, LLC
 6180 WESTWOOD DRIVE, SUITE 200 • WESTFIELD, NORTH CAROLINA 27586
 (704) 444-7000 • FAX (704) 761-0287

THE PRESERVE AT WESTFIELDS
 PARCEL 23
 SULLY DISTRICT

STORMWATER MANAGEMENT PLAN AND COMPUTATIONS A



VIKA REVISION

REV. 08	28
REV. 05	29
REV. 02	20
DATE 08	2011
DES. JFA	DW. C
SCALE:	1" = 100'
PROJECT/TITLE NO.	WB0855
SHEET NO.	C-14

NOTES/PROFFERS/CONDITIONS:

- 1. THE DESIGN, CONSTRUCTION, FIELD PRACTICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE FARRAX COUNTY CODE AS AMENDED AND IN THE PUBLIC FACILITIES MANUAL AS ADOPTED BY THE BOARD OF SUPERVISORS... 2. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY... 3. STORM SEWER AND SANITARY PIPE SHALL BE DEVELOPED CONCRETE PIPE TO CONFORM TO THE CODE OF FARRAX COUNTY... 4. BURNED STREET SHALL BE MAINTAINED IN A CLEAN CONDITION, FREE FROM DIRT AND DEBRIS AT ALL TIMES...

NOTICE REQUIRED

- 1. CONTRACTORS SHALL NOTIFY OPERATORS OF ALL UNDERGROUND UTILITIES IN THE AREA OF PROPOSED EXCAVATION OR BURNING AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR BURNING... 2. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES...

CONTACT THESE UTILITIES AT

Table with columns for utility name, address, and phone number. Includes entities like FARRAX CO. WATER AUTHORITY, FARRAX CO. SANITARY DIV., and FARRAX COUNTY ELECTRIC CO.

EMERGENCY POLICE-FIRE-RESCUE

- 1. THE DEVELOPER IS REQUIRED TO NOTIFY THE DEPARTMENT OF EMERGENCY MANAGEMENT, DIVISION OF DESIGN REVIEW PUBLIC UTILITIES INSPECTIONS BRANCH, IN WRITING, THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION... 2. A PERMIT MUST BE OBTAINED FROM THE OFFICE OF THE HEALTH ENGINEER, VIRGINIA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES...

WATER DISTRIBUTION NOTES:

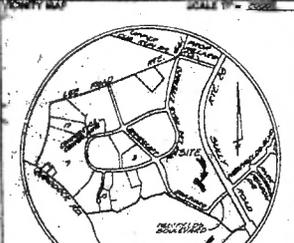
- 1. THE DEVELOPER SHALL NOTIFY THE PUBLIC WATER SUPPLY AGENCY THREE (3) DAYS PRIOR TO CONSTRUCTION... 2. ALL WATER MAIN CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE NATIONAL CITY PUBLIC UTILITIES MANUAL... 3. ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHTS-OF-WAY SHALL BE REINSTALLED TO THE REQUIRED DEPTH...

NOTE:

THIS PLAN DOES NOT INCLUDE ANY WATERLINE OR PERMANENT STRUCTURES AND DOES NOT REQUIRE PRIOR APPROVAL BY THE FIRE MARSHAL OR THE FARRAX COUNTY WATER AUTHORITY.

Table listing utility types and their status: FARRAX COUNTY FIRE BURNING (NOT REQUIRED), PUBLIC WATER MAINS (REQUIRED), FARRAX COUNTY SANITARY (REQUIRED), VIRGINIA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (REQUIRED), LIQUID WASTE DISPOSAL (REQUIRED), SPECIAL FLOOD PLANNING (REQUIRED).

REGULATORY INFORMATION REQUIRED PRIOR TO PLAN APPROVAL. Table with columns: INFORMATION, REQUIRED, NOT REQUIRED, IN PROGRESS, COMMENTS. Lists items like SPECIAL USE PERMIT, SITE PLAN, ETC.



CONTRACT THESE UTILITIES AT. Table with columns for utility name, address, and phone number.

FEE SCHEDULE

Table with columns: ITEM, QUANTITY, UNIT, PER UNIT, PER SQUARE FOOT, PER LINEAL FOOT. Lists fees for various services like utility relocation, street opening, etc.

APPROVED BY BOARD OF SUPERVISORS 7-1-83 REV 1-1-83

SHEET INDEX. Table listing sheet numbers and descriptions: COVER SHEET, CONSTRUCTION PLAN, ETC.



REASON APPROVED BY DIVISION OF DESIGN REVIEW. Text describing the approval process and conditions.

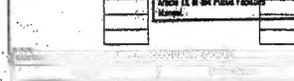
Table with columns: DESCRIPTION, REVIEW BY, APPROVED, DATE. Lists review dates and signatures for various sheets.



Table with columns: DATE, TIME, REVIEWER, COMMENTS. Lists review dates and signatures for various sheets.

APPROVED BY BOARD OF SUPERVISORS 7-1-83 REV 1-1-83

SHEET INDEX. Table listing sheet numbers and descriptions: COVER SHEET, CONSTRUCTION PLAN, ETC.



REASON APPROVED BY DIVISION OF DESIGN REVIEW. Text describing the approval process and conditions.

Table with columns: DESCRIPTION, REVIEW BY, APPROVED, DATE. Lists review dates and signatures for various sheets.

Form with fields for Name, Address, City, State, Zip, and other contact information. Includes a section for 'AGREEMENTS, PERMITS ETC.' with dates and signatures.

Form with fields for Name, Address, City, State, Zip, and other contact information. Includes a section for 'AGREEMENTS, PERMITS ETC.' with dates and signatures.

Form with fields for Name, Address, City, State, Zip, and other contact information. Includes a section for 'AGREEMENTS, PERMITS ETC.' with dates and signatures.

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Form with fields for Name, Address, City, State, Zip, and other contact information. Includes a section for 'AGREEMENTS, PERMITS ETC.' with dates and signatures.

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WESTFIELDS MANAGEMENT PLAN RETENTION POND # 19A. Includes logos for VIKI and WESTFIELDS, and contact information for HENRY A. LONG AND R. DENNIS McARVER (TRUSTEES).

THE PRESERVE AT WESTFIELDS MANAGEMENT PLAN AND COMPUTATIONS B. Includes logos for VIKI and WESTFIELDS, and contact information for HENRY A. LONG AND R. DENNIS McARVER (TRUSTEES).

STORMWATER MANAGEMENT NARRATIVE

NESTLEFLOP POND 13A IS TO PROVIDE STORMWATER MANAGEMENT OF A SITE AREA OF 82.4 ACRES. THIS AREA IS DELINEATED ON THE SOILS AND DRAINAGE DIVIDE MAPS BY A DASHED BOUNDARY IN THE MAP LEGENDS. NOTE, HOWEVER THAT THE SITE IS SUBSIDED AS FOLLOWS:

- 70.5 ACRES ARE WITHIN THE PLAINFIELD BRANCH FLOOD PLAIN AND FORTVAL COUNTY FLOOD LIMITS. THIS AREA IS INDICATED AS THE "FLOOD PLAIN SUBSIDED" AND IS NOT CONSIDERED IN THE STORMWATER MANAGEMENT CALCULATIONS SINCE IT WILL REMAIN NATURAL AND DOES NOT DRAIN INTO THE POND.
- 7.8 ACRES IS UNCONTROLLED RUNOFF. THIS AREA IS INDICATED AS THE "UNCONTROLLED 13A-SITE SUBSIDED".
- 84.2 ACRES DRAIN DIRECTLY INTO POND 13A. THIS AREA IS INDICATED AS THE "CONTROLLED 13A-SITE SUBSIDED".

IN ORDER TO DETERMINE THE ALLOWABLE RELEASE FROM THE PRE AND POST DEVELOPED CONDITIONS WERE DETERMINED FOR THE SITE ONLY. THE TOTAL ACRES USED FOR THIS CALCULATION WAS 72.1 ACRES WHICH INCLUDES ONLY THE "CONTROLLED 13A-SITE SUBSIDED" AS INDICATED ABOVE. THIS SUBSIDED HAS BEEN INDICATED AS "SITE ONLY 13A SUBSIDED" IN POND CALCULATIONS.

NESTLEFLOP POND 13A ALSO RECEIVES OFFSITE DRAINAGE FROM THE FOLLOWING AREAS:

- 23.1 ACRES FROM AREA TO BE DEDICATED TO MOOT FOR A FUTURE INTERCHANGE AND AREA WITHIN THE ROUTE 20 RIGHT-OF-WAY. THIS AREA IS INDICATED AS THE "INTERCHANGE SUBSIDED".
- 71.1 ACRES FROM POND 13B (SEE APPROVED SITE PLAN "THE MEADOWS AT NESTLEFLOP, PHASE 1", COUNTY PLAN NO. 8178-SP-001). THIS AREA IS INDICATED IN TWO SUBSIDED, "SUBSIDED 13B1" AND "SUBSIDED 13B2", WHEN COMBINED THEY ARE INDICATED AS "SUBSIDED 13B".
- 23.8 ACRES FROM POND 13C (SEE APPROVED SITE PLAN "THE MEADOWS AT NESTLEFLOP, PHASE 1", COUNTY PLAN NO. 8178-SP-011). THIS AREA IS INDICATED AS "SUBSIDED 13C".

THE ROUTINE PROCEDURE USED IN THE DESIGN OF POND 13A IS SHOWN IN THE DRAINAGE SCHEMATIC WITHIN THIS PLAN. THE FOLLOWING NOTES WERE INSERT INTO THE COMPUTER PROGRAM TR-30, SOCS PROJECT FORMULATION HYDROLOGIC:

1. GENERATE THE INFLOW HYDROGRAPH FOR POND 13C.
2. ROUTE HYDROGRAPH THROUGH POND 13C.
3. BEGIN ROUTE HYDROGRAPH THROUGH CHANNEL TO POND 13B.
4. GENERATE THE INFLOW HYDROGRAPH FOR POND 13B.
5. ADD THE OUTFLOW HYDROGRAPH OF POND 13C WITH THE INFLOW HYDROGRAPH OF POND 13B.
6. ROUTE HYDROGRAPH THROUGH POND 13B.
7. BEGIN ROUTE HYDROGRAPH THROUGH CHANNEL TO POND 13A.
8. ADD THE OUTFLOW HYDROGRAPH OF POND 13B WITH THE INFLOW HYDROGRAPH OF POND 13A.
9. GENERATE THE INFLOW HYDROGRAPH FOR POND 13A.
10. ROUTE HYDROGRAPH THROUGH POND 13A.

SOIL DATA TABULATION

SOIL NUMBER	SOIL NAME	SOIL	SES HYDROLOGIC SOIL GROUP
13A+	ROCKLAND SILTY LOAM	CL	C
13A-	MANASSAS SILTY LOAM	CL	C
625E	REDWOOD SILTY LOAM	B	B
675E	POWELL SILTY LOAM	B	B
714E	ROCKE SILTY LOAM	B	B
735E	POWELL SILTY LOAM	B	B
750E	POWELL SILTY LOAM	B	B
752E	POWELL SILTY LOAM	B	B
772E	POWELL SILTY LOAM	B	B
773E	POWELL SILTY LOAM	B	B
8723E	READINGTON SILTY LOAM	C	C
-	UNIONDALE (GULLY ROAD)	C	C

* SINCE MAJORITY OF SOILS IN THIS SHEET ARE GROUP C UNIONDALE SOIL IS ASSUMED TO BE GROUP C ALSO.

LAND USE DESCRIPTIONS FOR CURVE NUMBERS

- PRE-DEVELOPED CONDITIONS

CONTRIBUTING SUBAREA	COVER TYPE	PERCENT IMPERVIOUS	HYDROLOGIC CONDITION	CURVE NUMBER FOR HYDROLOGIC SOIL GROUP
				A
FLOOD PLAIN	WOODS	-	GOOD	55
13A-SITE	PASTURE	-	GOOD	41
13B1	WOODS	-	GOOD	55
13B2	WOODS	-	GOOD	55
13C	PASTURE	-	GOOD	41
INTERCHANGE	PAVED/SPRINKLED	4E	GOOD	61

- POST-DEVELOPED CONDITIONS

CONTRIBUTING SUBAREA	COVER TYPE	PERCENT IMPERVIOUS	HYDROLOGIC CONDITION	HYDROLOGIC SOIL GROUP	CURVE NUMBER FOR HYDROLOGIC SOIL GROUP
					A
FLOOD PLAIN	WOODS	-	GOOD	55	71
13A-SITE	CONV/INDUST 74	-	GOOD	55	71
13B1	CONV/INDUST 74	-	GOOD	55	71
13B2	CONV/INDUST 74	-	GOOD	55	71
13C	CONV/INDUST 74	-	GOOD	55	71
INTERCHANGE	PAVED/SPRINKLED	4E	GOOD	61	69
13A-SITE	CONV/INDUST 74	-	GOOD	55	91

* CURVE NUMBERS DERIVED BY INTERPOLATING BETWEEN COMMERCIAL/PARKWAYS AT BOX AND INDUSTRIAL AT 74% ON TABLE 8-34 OF TR-55 MANUAL.
 ** THIS IS A CONNECTED CONDITION WHERE THE CURVE NUMBERS ARE EVENTUALLY CONVERTED USING FIGURE 8-3 OF THE TR-55 MANUAL. CURVE NUMBERS SHOWN ARE FOR THE PORTLAND CONDITIONS TO BE USED IN FIGURE 2-3.

RUNOFF CURVE NUMBERS

- PRE-DEVELOPED CONDITIONS

CONTRIBUTING SUBAREA	COVER TYPE	PERCENT IMPERVIOUS	SOIL	DN	FTS	AREA	PERCENT IMPERVIOUS	TOTAL COMPOSITE
								CF
FLOOD PLAIN	WOODS	1.34	C	70	-	18.3	725.0	725.0
13A	UNCONNECTED	-	C	70	-	-	-	-
SITE ONLY 13A	PASTURE	1.34	B	61	-	1.8	72.0	72.0
13B	UNCONNECTED	-	C	70	-	70.3	304.6	304.6

- POST-DEVELOPED CONDITIONS

CONTRIBUTING SUBAREA	COVER TYPE	PERCENT IMPERVIOUS	SOIL	DN	FTS	AREA	PERCENT IMPERVIOUS	TOTAL COMPOSITE
								CF
FLOOD PLAIN	WOODS	1.34	C	70	-	18.3	725.0	725.0
13A	CONV/INDUST 74	1.34	B	99	-	1.8	106.8	106.8
13B	CONV/INDUST 74	1.34	C	91	-	70.3	649.9	649.9
13C	CONV/INDUST 74	1.34	B	99	-	2.1	87.9	87.9
13A-SITE	CONV/INDUST 74	1.34	C	91	-	63.1	574.1	574.1
13B1	CONV/INDUST 74	1.34	B	99	-	25.6	242.8	242.8
13B2	CONV/INDUST 74	1.34	C	91	-	36.6	296.6	296.6
13C	CONV/INDUST 74	1.34	B	99	-	2.1	87.9	87.9
13C	CONV/INDUST 74	1.34	C	91	-	11.5	98.5	98.5
13C	CONV/INDUST 74	1.34	B	99	-	11.5	104.5	104.5
13C	CONV/INDUST 74	1.34	C	91	-	11.5	104.5	104.5
INTERCHANGE	PAVED/SPRINKLED	4E	B	76	-	4.8	304.6	304.6
INTERCHANGE	CONV/INDUST 74	1.34	C	91	-	19.1	167.4	167.4
UNCONTROLLED 13A-SITE	CONV/INDUST 74	1.34	B	99	-	6.1	6.9	6.9
UNCONTROLLED 13A-SITE	CONV/INDUST 74	1.34	C	91	-	5.8	70.8	70.8
COMPOSITE OF 13B1 AND 13B2	CONV/INDUST 74	1.34	B	99	-	27.7	274.4	274.4
COMPOSITE OF 13B1 AND 13B2	CONV/INDUST 74	1.34	C	91	-	27.7	274.4	274.4
COMPOSITE OF 13B1 AND 13B2	CONV/INDUST 74	1.34	B	99	-	71.1	613.4	613.4
COMPOSITE OF 13B1 AND 13B2	CONV/INDUST 74	1.34	C	91	-	71.1	613.4	613.4

* THIS COMPOSITE SUBAREA IS PROVIDED IN ORDER TO DEVELOP THE INFLOW HYDROGRAPH DRAINING INTO THE POND FROM THE "CONTROLLED 13A-SITE" AND THE "INTERCHANGE" SUBAREAS.

I REQUEST YOU TO BE CLEAR ON THE BASIS OF THE PLAN OR PROFILE EITHER THOSE PREVIOUSLY APPROVED OR REVISION APPROVED BY DIVISION OF DESIGN REVIEW				
NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

ALLOWABLE RELEASE COMPUTATIONS

- (1) PRE-DEVELOPMENT RELEASE SITE ONLY
 - 2 HR: 52.8 CFS
 - 10 HR: 148.8 CFS
 - (2) POST-DEVELOPMENT RELEASE SITE ONLY
 - 2 HR: 124.7 CFS
 - 10 HR: 327.8 CFS
 - (3) INCREASE DUE TO DEVELOPMENT (2) - (1)
 - 2 HR: 176.7 - 52.8 = 123.9 CFS
 - 10 HR: 327.8 - 148.8 = 179.0 CFS
 - (4) TOTAL POST DEVELOPMENT FLOW INTO POND
 - 2 HR: 249.9 CFS
 - 10 HR: 477.8 CFS
- ALLOWABLE RELEASE (4) - (3)**
- 2 HR: 24.6 - 123.9 = 99.3 CFS
 - 10 HR: 477.8 - 179.0 = 298.8 CFS
- ACTUAL RELEASE CONDITIONS**
- 2 HR: 117.8 CFS < 123.7 CFS
 - 10 HR: 284.9 CFS < 304.3 CFS
- * ACTUAL RELEASE LESS THAN ALLOWABLE RELEASE
 THIS ACCURATE DETENTION PROVIDED
 SEE COMPUTER PRINTOUTS FOR FLOW INFORMATION.

The construction of Retention Pond #13A will provide adequate stormwater detention, BMP and phosphorus control for all residential development within site boundaries and... also within this retention pond. Detention is designed approximately 21 acres of reserved area just a future TOD (transit-oriented development) interchange. No detention has been provided for this area since it will not be developed until interchange construction is complete. As the flow of stormwater from properties both Westside and Palms Estates will directly contribute runoff to provide detention, BMP and phosphorus control for this improvement along the location of the future interchange to identify suitable for construction of these controls at interim construction scale.

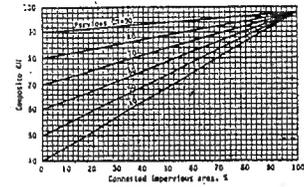
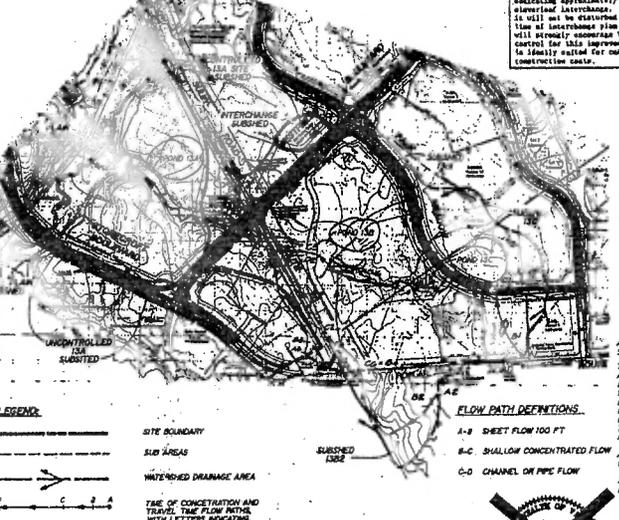
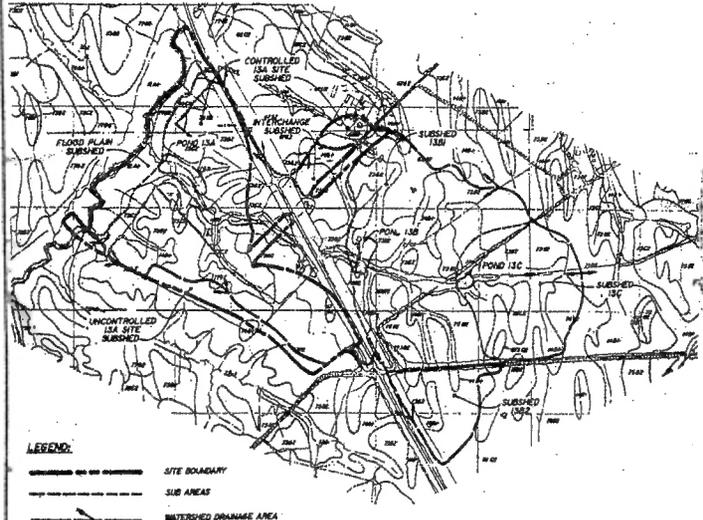


Figure 8.3 - Composite CF vs. Concentrated Inflow Area. FROM TR-55 MANUAL, JUNE 1968



LEGEND:

- SITE BOUNDARY
- - - SUB AREAS
- WATERSHED DRAINAGE AREA

LEGEND:

- SITE BOUNDARY
- - - SUBSIDED AREAS
- WATERSHED DRAINAGE AREA
- DRAINAGE DIVIDES

FLOW PATH DEFINITIONS:

- A-B SHEET FLOW 100 FT
- B-C SHALLOW CONCENTRATED FLOW
- C-D CHANNEL OR PIPE FLOW



STORM WATER MANAGEMENT

RETENTION POND # 13A

Phase 1, Retention, Virginia

SCALE: 1" = 100'

PROJECT/FILE NO. VEG066

SHEET NO. C-16

VKA REVISION

DESIGNER: JFA

DRAWN: C

SCALE: 1" = 100'

PROJECT/FILE NO. VEG066

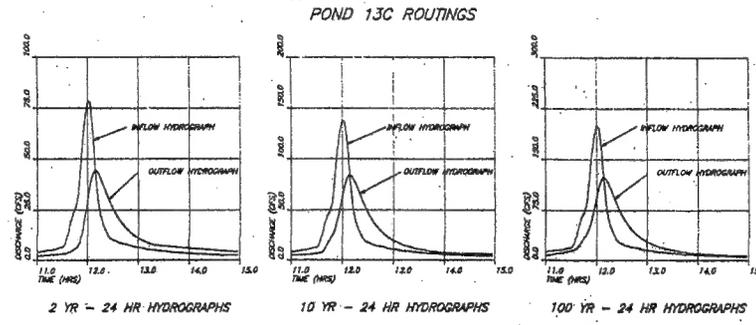
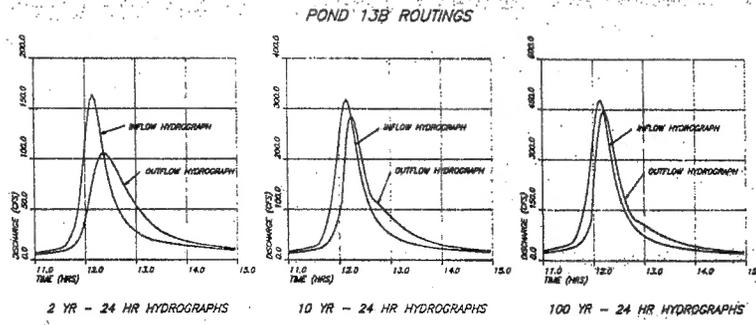
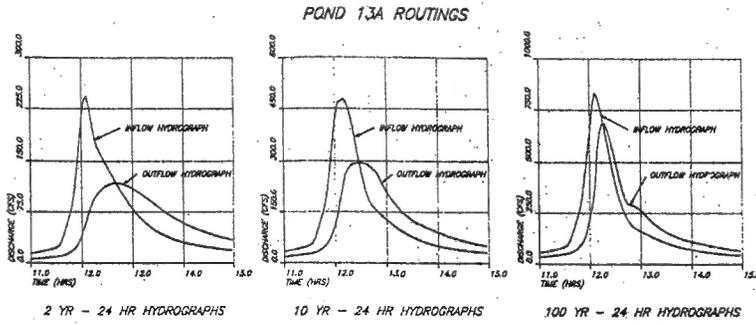
SHEET NO. C-16

THE PRESERVE AT WESTFIELD PARCEL 23 SULLY DISTRICT

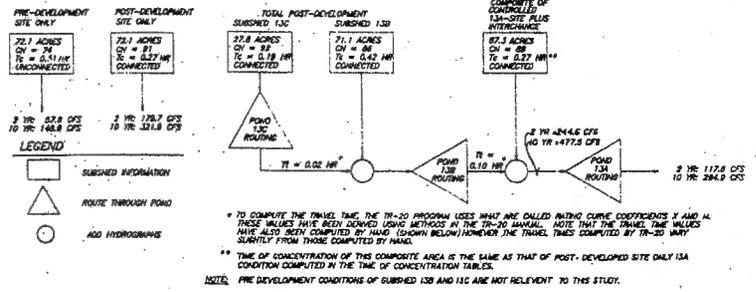
STORMWATER MANAGEMENT PLAN AND COMPUTATIONS C

engineering/surveying/planning/landscape architecture

VKA REVISION



DRAINAGE SCHEMATICS



TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

TO COMPUTE THE TRAVEL TIME THE TR-20 PROGRAM USES WHAT ARE CALLED RATING CURVE COEFFICIENTS X AND Y. THESE VALUES HAVE BEEN DERIVED USING METHODS IN THE TR-20 MANUAL. NOTE THAT THE TRAVEL TIME VALUES HAVE ALSO BEEN COMPUTED BY HAND (SHOWN BELOW) HOWEVER THE TRAVEL TIMES COMPUTED BY TR-20 MAY VARY FROM THOSE COMPUTED BY HAND.

** TIME OF CONCENTRATION OF THIS COMPOSITE AREA IS THE SAME AS THAT OF POST-DEVELOPMENT SITE ONLY 13A CONDITION COMPUTED IN THE TIME OF CONCENTRATION TABLE.

NOTE: PRE-DEVELOPMENT CONDITIONS OF SUBSIGNED 13B AND 13C ARE NOT RELEVANT TO THIS STUDY.

Segment ID	TIME OF CONCENTRATION			TRAVEL TIME		
	PRE-DEVELOPED SITE ONLY 13A	POST-DEVELOPED SITE ONLY 13A	POST-DEVELOPED 13B	POST-DEVELOPED 13C	POST-DEVELOPED 13C - 13B	POST-DEVELOPED 13B - 13A
1. Surface description (Table J-1)	AS-B1	AS-B1	AS-B1	AS-B1	AS-B1	AS-B1
2. Manning's roughness coeff. n (Table J-1)	0.04	0.011	0.12	0.04	0.011	0.12
3. Flow length, L (Dist L ≤ 300 ft)	100	75	25	100	75	25
4. Two-year 24-hr rainfall, p	3.0	3.0	3.0	3.0	3.0	3.0
5. Lane slope, s	0.01	0.01	0.01	0.01	0.01	0.01
6. $T_c = \frac{0.001 L^{0.77} p^{0.48}}{s^{0.04}}$	0.37	0.02	0.07	0.80	0.06	0.07
7. Compute T _t						
8. Surface description (Table J-1)	AS-C1	AS-C1	AS-C1	AS-C1	AS-C1	AS-C1
9. Manning's roughness coeff. n (Table J-1)	0.04	0.04	0.04	0.04	0.04	0.04
10. Average velocity, V (Table J-1)	2.3	2.3	2.3	2.3	2.3	2.3
11. $T_t = \frac{L}{3600 V}$	0.12	0.10	0.15	0.03	0.08	0.10
12. Compute T _c						
13. Cross sectional flow area, a	11.37	12.37	8.8	7.1	8.8	12.37
14. Wetted perimeter, P _w	11.6	11.4	11.0	6.4	11.0	11.4
15. Hydraulic radius, r = $\frac{a}{P_w}$	0.98	1.08	0.82	1.11	0.82	1.08
16. Channel slope, s	0.016	0.016	0.016	0.01	0.022	0.016
17. V = 5.49 r ^{0.485} s ^{0.016}	2.7	2.7	2.7	2.7	2.7	2.7
18. V = 5.49 r ^{0.485} s ^{0.016}	2.7	2.7	2.7	2.7	2.7	2.7
19. T _t = $\frac{L}{3600 V}$	0.08	0.08	0.08	0.08	0.08	0.08
20. Compute T _c	0.51	0.37	0.42	0.16	0.02	0.10
21. CHANNEL DESCRIPTION	NO SCALE	NO SCALE	NO SCALE	NO SCALE	NO SCALE	NO SCALE
Manning's n	0.04	0.04	0.04	0.04	0.04	0.04
V = $1.48 R^{0.485} S^{0.016}$						

ALL CONSTRUCTION SHALL CONFORM TO FAIRFAX COUNTY AND/OR VDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD EXCAVATE UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS. HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE UTILITY AND ASSURE THE CONTINUANCE OF SERVICE.

ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST U.S. DEPT. OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS.

SOIL INFORMATION IS FROM FAIRFAX COUNTY SOIL MAPS. NO SURFACE DATA THEREON HAS BEEN MADE BY THIS FIRM.

I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THIS PLAN OR THESE SHEETS SINCE THE PREVIOUS REVISION.

REVISION APPROVED BY

DIVISION OF DESIGN REVIEW

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE



NO.	DATE	REVISIONS	HYDROGRAPHS AND TIME OF CONCENTRATION	FOR FORM
1	06/18/2015	WESTFIELD	C. O'BRIEN	SCALE
2	05/13/2015	WESTFIELD	C. O'BRIEN	SCALE
3	04/16/2015	WESTFIELD	C. O'BRIEN	SCALE
4	02/09/2015	WESTFIELD	C. O'BRIEN	SCALE
5	11/11/2014	WESTFIELD	C. O'BRIEN	SCALE

VFA ARCHITECTS & LANDSCAPE ARCHITECTS & SURVEYORS IN RESTAURABLE DESIGN
VFA ARCHITECTS & LANDSCAPE ARCHITECTS & SURVEYORS IN RESTAURABLE DESIGN
1010 OAKLAND DRIVE, SUITE 200, WYOMING SPRINGS, VIRGINIA 22122
(703) 836-1000
WWW.VFA-ARCHITECTS.COM
P.O. BOX 114, L.A., CA 90001

THE PRESERVE AT WESTFIELDS
PARCEL 23
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

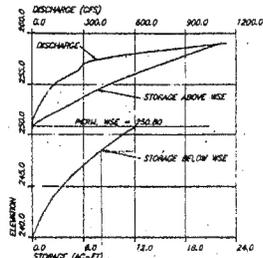
STORMWATER MANAGEMENT PLAN AND COMPUTATIONS D



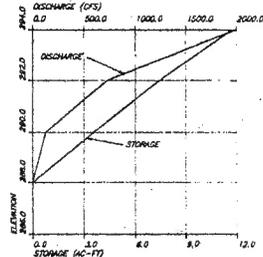
VFA REVISIONS

REV. 06/18/2015
REV. 05/13/2015
REV. 04/16/2015
REV. 02/09/2015
REV. 11/11/2014
DATE: 06/18/2015
DES: JFA
DWG: CAD
SCALE: 1" = 100'
PROJECT/FILE NO.: YV62656
SHEET NO.: C-17

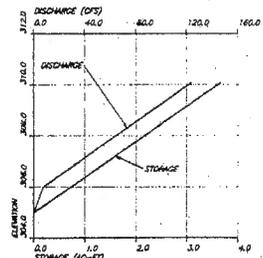
STAGE - STORAGE - DISCHARGE CURVES



POND 13A

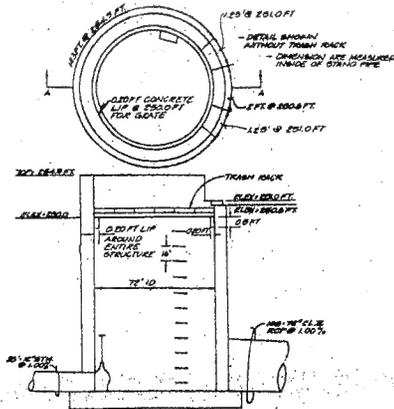


POND 13B

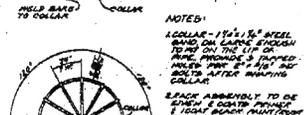


POND 13C

NOTE: THE STAGE-STORAGE-DISCHARGE CURVES FOR POND 13B AND 13C HAVE BEEN PREVIOUSLY REVIEWED AND APPROVED AND HAVE BEEN REPRODUCED HERE FOR CONVIENCE.



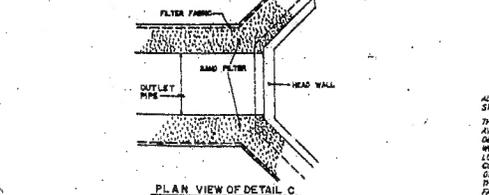
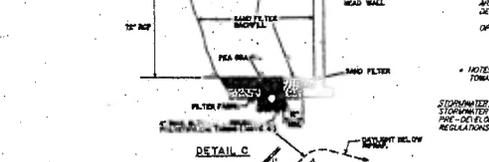
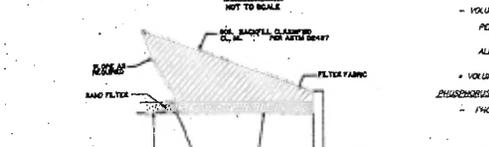
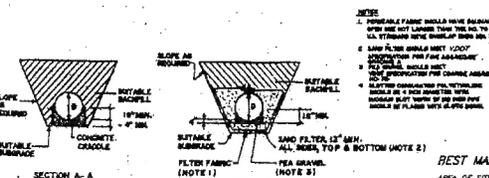
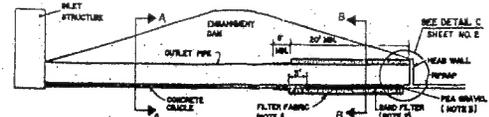
DETAIL OUTLET STRUCTURE SECTION A-A (NO SCALE)



TRASH RACK DETAIL B (NO SCALE)

OUTLET STRUCTURE NOTES:

- DESIGN IN ACCORDANCE WITH AEM CITE.
- CONCRETE TO BE 4000 PSI.
- REINFORCEMENT TO MEET ALL REQUIREMENTS OF AEM 4-181 (WATER MARK) AND AEM 4-115 (SEALS).
- JOISTS TO BE TYPICAL AND CANNOT BE 8-INCH SPACED.
- PROVIDE LIFT TABLE FOR MANHOLE FOR EACH UNIT 180" APART OR AS APPROVED ALTERNATE METHOD.
- PIPE OPENING PROVIDER AS SPECIFIED WITH MIN. 4" AND MAX. 6" LARGER THAN O.D..
- ALL CONSTRUCTION SHALL CONFORM TO 9007 AEM/DC FAIRFAX COUNTY STANDARDS AND SPECIFICATIONS RELATIVE TO SEWERS.
- CONCRETE CONDITIONS SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER FOR SUITABILITY AS FOUNDATION FOR PROTECTIVE SURFACE SLAB.
- ITEM TO BE PERCENT.
- ITEMS SHALL BE MODIFIED FROM 77-11 12" O-C AND ALIGNED VERTICALLY AS A SPECIALTY PATTERNS TO AVOID COMPLY WITH 72" PIPE.



EMBANKMENT & OUTFALL PIPE DETAILS (NO SCALE)

1. READER CONFIRM THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED.

REVISION APPROVED BY: _____

DIVISION OF DESIGN REVIEW

NO.	DESCRIPTION	REVISION BY	APPROVED	DATE

NOTE:
 1. PERMISSIBLE FABRIC SHALL HAVE MINIMUM TENSILE STRENGTH NOT LESS THAN 100 LBS PER SQ YD. ALL FABRICS SHALL BE 24" WIDE.
 2. SAND FILTER SHALL MEET 200# WASHING TEST PER ASTM D 2875. SAND SHALL BE WASHED AND SCREENED TO REMOVAL OF ALL MATERIALS LARGER THAN 20# AND 40# SIEVES.
 3. FILTER FABRIC SHALL BE 24" WIDE AND SHALL BE PLACED WITH 6" OVERLAP.

BEST MANAGEMENT PRACTICES SUMMARY

AREA OF SITE DRAINAGE INTO OCCUPANCY WATERSHED

AREA TO BE DEVELOPED 72.1 ACRES (0 = 748)
 OPEN SPACE 104.8 ACRES (0 = 1504)
 TOTAL SITE AREA 176.9 ACRES (0 = 1752)

$I = (72.1/176.9) \times (10.5/11.8) = 67\%$

SWP REQUIREMENTS (SEE BMP FORMAT)

VOLUME REQUIRED = 172,490 CF
 = 1.88 AC-FT
 (SEE BMP FORMAT STEP NO. 14)

VOLUME PROVIDED

PERMANENT STORAGE = 513,140 CF (SEE STAGE-STORAGE CURVE)

ALLOWABLE CREDIT, RETENTION POND = 11 (210) (OCCUPANCY STORAGE)
 = 11 (210) (2.25 AC-FT) = 4.10 AC-FT

VOLUME PROVIDED EXCEEDS VOLUME REQUIRED

PHOSPHORUS REMOVAL REQUIREMENTS

PHOSPHORUS REMOVAL CALCULATIONS

SITE AREA	PHOSPHORUS REMOVAL EFFICIENCY	% PHOSPHORUS REMOVED
AREA TO BE DEVELOPED 72.1	70%	50.48
OPEN SPACE 104.8	0.5% PER ACRE	10.2%
TOTAL		60.68

NOTE: THIS SITE PROVIDES AN EXCESS OF 14.8% THAT MAY BE APPLIED TOWARD FUTURE SITES.

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) SUMMARY: STORMWATER MANAGEMENT IS PROVIDED AND RELEASE RATE IS LESS THAN PRE-DEVELOPED CONDITIONS. BMP IS PROVIDED AS PER THE LATEST REGULATIONS FOR THE OCCUPANCY WATERSHED.

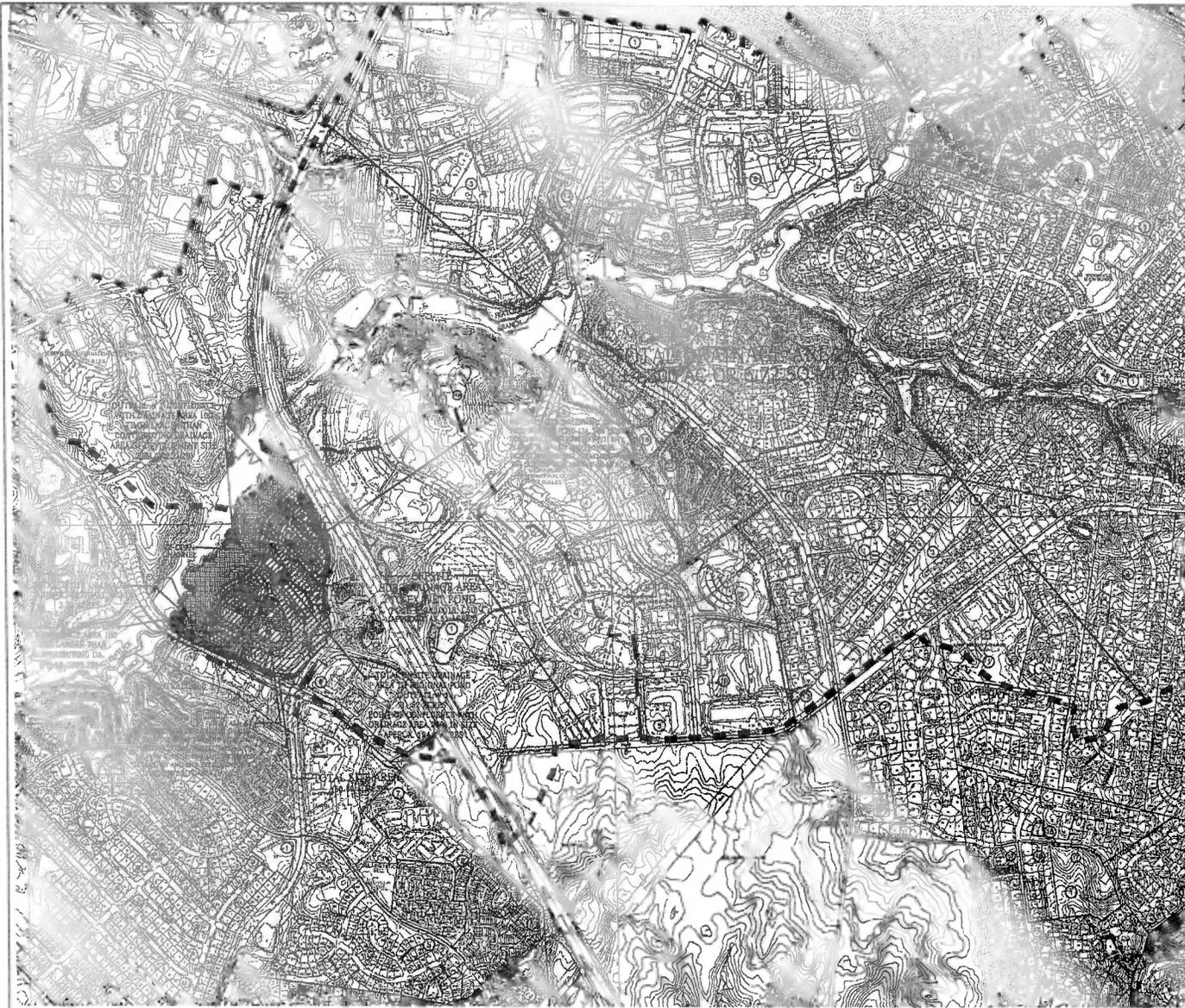


ALL CONSTRUCTION SHALL CONFORM TO FAIRFAX COUNTY AND/OR MOST STRONGEST AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

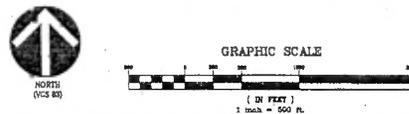
THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO LOCATE OR PROTECT THESE UNDERGROUND UTILITIES. DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD LOCATE UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS. HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.

ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST U.S. DEPT. OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS. SOE INFORMATION IS FROM FAIRFAX COUNTY SOE MAPS. NO SUBSURFACE INVESTIGATION HAS BEEN MADE BY THIS FIRM.

REVISIONS	BMP AND OUTFALL STRUCTURE	YES / NO



- LEGEND**
- OUTFALL # 1 SITE AREA DRAINING TO EX WET POND (31.52 AC)
 - OUTFALL # 2 SITE AREA DRAINING TO FLATLICK BRANCH (3.29 AC)
 - SITE AREA DRAINING VIA STREET FLOW TO FLATLICK BRANCH (15.78 AC)
 - FLATLICK BRANCH DRAINAGE AREA (GREATER THAN 640 AC)
 - POND 13A DRAINAGE AREA (APA FUTURE 001A; AAA REGIONAL POND C50)



ADUATE OUTFALL NARRATIVE

THIS SUBJECT PROPERTY (50.59 ACRES) IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP 14-3 (11) PARCEL 15 LOCATED IN THE CHANTILLY AREA. THE SUBJECT PROPERTY IS SUBDIVIDED BY SOLID RD (PDR 20), WESTFIELD RD (PDR 20), STONECROFT BLVD (PDR 20), AND PLATLICK BRANCH.

THERE IS AN EXISTING REGIONAL WET POND LOCATED ON THE SUBJECT SITE. THIS POND HAS THREE DIFFERENT DRAINAGE AREAS: 13A FOR DESIGN PLANS, 101A FOR STORMWATER TAX MAP, AND C50 REGIONAL POND BOOK. THE EXISTING WET POND WAS INSTALLED WITH SITE PLAN NUMBER 8118-211-05. SHEETS FROM THIS PLAN ARE INCLUDED HEREIN ON SHEETS C-18 THROUGH C-19.

IT IS DEMONSTRATED ON THESE SHEETS THAT THE EXISTING REGIONAL POND PROVIDES DETENTION FOR THE ENTIRE SUBJECT SITE FOR DEVELOPMENT WITH A CURVE NUMBER OF 0.1 OR LOWER. ON SHEET C-18 OF THIS PLAN SHEET 1 OF POND PLAN PLANS READ NUMBER 4 UNDER THE STORMWATER MANAGEMENT NARRATIVE AND ALSO SEE THE ALLOWABLE RELEASE COMPUTATIONS. THIS REGIONAL POND PROVIDES DETENTION FOR THE ENTIRE SUBJECT SITE (EXCLUSIVE OF THE FLOODPLAIN SUBSID).

OUTFALL # 1

THIS SITE IS DIVIDED INTO NORTH AND SOUTH AREAS BY THE EXISTING WET POND. ALL OF THE RINOFF FROM THE IMPROVEMENTS PROPOSED WITH THE TOWNHOUSE DEVELOPMENT NORTH OF THE POND WILL BE COLLECTED IN STORM BRANS AND DIRECTED TO THE POND AT A SINGLE INFLOW POINT. THE MAJORITY OF THE MULTIFAMILY DEVELOPMENT SOUTH OF THE POND IS ALSO COLLECTED IN TWO STORM DRAINAGE SYSTEMS AND DIRECTED TO THE POND. THIS TOTAL ACRES ON SITE SUBJECT TO THIS EXISTING POND IS 31.52 ACRES. THE COMPOSITE CURVE NUMBER FOR THIS SUBSID IS APPROXIMATELY 0.7.

THE PROPOSED DEVELOPMENT CURVE NUMBER IS 0.1 BELOW THE ANTICIPATED DEVELOPMENT INTENSITY WITH A CURVE NUMBER OF 0.1 FOR WHICH THE POND WAS DESIGNED TO ACCOMMODATE DEVELOPMENT AT A LOWER INTENSITY THAN THE DESIGN PLANS ALLOWS. THE ORIGINAL POND ROUTINGS TO REMAIN ADEQUATE. FURTHER, THE EXISTING POND CONSTITUTE A CONFLUENCE POINT WITH A DRAINAGE AREA OF 80% OF THE CONTRIBUTING DRAINAGE AREA FOR EACH PROPOSED POND INFALL, SATISFYING THE OUTFALL ANALYSIS REQUIREMENTS OF PM SECTION 16.02.04.

THE POND OUTFALLS INTO AN EXISTING NATURAL OPEN CHANNEL THAT JOINS FLATLICK BRANCH ALONG THE WEST SIDE OF THE SUBJECT PROPERTY. AT THIS POINT OF CONFLUENCE, RINOFF FROM THE CONTRIBUTING SITE DEVELOPMENT (31.52 ACRES) IS LESS THAN 1% OF THE TOTAL WATERSHED AREA OF FLATLICK BRANCH WHICH IS APPROXIMATELY 4,200 ACRES. THIS CONFLUENCE POINT ALSO SATISFIES THE FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENT 16-502.1(A)(7)(B)(9) FOR A CONVEYOR ADEQUATE OUTFALL ANALYSIS IN A FIRM DEVELOPMENT.

THEREFORE, IT IS IN THE OPINION OF THE SUBMITTING ENGINEER, AN ADEQUATE OUTFALL FOR OUTFALL #1 (31.52 ACRES) EXISTS.

OUTFALL # 2

ON THE SOUTHERN SIDE OF THIS SITE ADJACENT TO STONECROFT BOULEVARD AND PROPOSED BUILDING "C" A SMALL AREA OF THE SUBJECT SITE (3.29 ACRES) DOES NOT DRAIN TO THE EXISTING WET POND ON SITE AS DESCRIBED ABOVE AND THE POND DESIGN SHEETS INDICATED FOR INFORMATION ONLY. THE EXISTING WET POND ON SITE PROVIDES DETENTION FOR THE ENTIRE SITE AREA. THIS INCLUDES THOSE AREAS WHICH DO NOT RAIN DIRECTLY TO THE POND BECAUSE THE ALLOWABLE OUTFLOW OF THE POND WAS ADJUSTED TO COMPENSATE FOR THESE AREAS, AS SUCH DETENTION IS PROVIDED WITHIN THE POND FOR THE 3.29 ACRES OF UNCONTROLLED AREA SHOWN ON THE MAP ON THIS SHEET. A POTENTIAL SWA FACILITY IS SHOWN IN THIS AREA FOR PRIORITY AT SITE PLAN SHOULD AN IMPROVE OR UPGRADE FACILITY BE NEEDED FOR CONSTRUCTION FLEXIBILITY OR TO INDUCE AN ADEQUATE OUTFALL.

THE UNCONTROLLED SITE AREA (3.29 ACRES) DRAINS TOWARDS STONECROFT BOULEVARD IN A PROPOSED STORM SEWER SYSTEM. THIS RINOFF WILL COMBINE WITH RINOFF FROM STONECROFT BOULEVARD AT THE LOCATION OF EXISTING STORM SEWER STRUCTURE "A". THIS STRUCTURE AND OUTFALL PIPE WILL BE RECONSTRUCTED IN PLACE TO ACCOMMODATE THE NEW PIPES. THE EXISTING RIP RAP CHANNEL FROM EX STORM STRUCTURE "A" RECEIVES THE COMBINED FLOW INTO FLATLICK BRANCH. THE EXISTING UTILITY OF CROSSING STONECROFT BOULEVARD, THIS RIP RAP CHANNEL, WILL ALSO BE RECONSTRUCTED TO ADEQUATELY CONVEY THE ADDITIONAL DRAINAGE TO FLATLICK BRANCH.

AT THE CONFLUENCE POINT WITH FLATLICK BRANCH THE RINOFF FROM THE CONTRIBUTING SITE DEVELOPMENT (3.29 ACRES) IS LESS THAN 1% OF THE TOTAL WATERSHED AREA OF FLATLICK BRANCH (EXCESS OF 4,200 ACRES). THIS CONFLUENCE POINT SATISFIES THE FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENT 16-502.1(A)(7)(B)(9) FOR A CONVEYOR ADEQUATE OUTFALL ANALYSIS IN A FIRM DEVELOPMENT. THIS CONFLUENCE POINT ALSO SATISFIES THE OUTFALL ANALYSIS REQUIREMENTS OF THE PM SECTION 16.02.04. THEREFORE, IT IS IN THE OPINION OF THE SUBMITTING ENGINEER, AN ADEQUATE OUTFALL FOR OUTFALL #2 (3.29 ACRES) EXISTS.

SHEET FLOW

THE REMAINING 15.78 ACRES OF SITE AREA LIES WITHIN AND ADJACENT TO THE FLOODPLAIN OF FLATLICK BRANCH. THESE AREAS SHIBT FLOW INTO FLATLICK BRANCH IN THE EXISTING CONDITION AND WILL CONTINUE TO AFTER THE PROPOSED DEVELOPMENT.

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 statement of the determination requirements 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.

The information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011.3.1 & 2.3)
 Cluster Subdivision (8-015.1.3 & 1.6)
 Development Plans (8-022.3.4 & 4.1)
 PDP P District (except PFD) (11-002.1.1 & 1.2)
 Special Exceptions (8-011.3.1 & 2.3)
 Conditional Re-development Districts (8-022.3A (1) & (4))
 PDC Plan (18-003.1E & 1.1)
 Amendments (18-002.1.1F & 1.0)

1. That it 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 the site of existing and grading accommodates the stormwater management facility(ies), storm drainage pipe systems and control protection, pond spillways, access points, site specific energy dissipation devices, and stream stabilization measures as shown on Sheet SEE SHEET C-14 THRU C-18.
3. Provide:

Facility Name/Type & No.	On-site area (acres) (rounded)	Off-site area (acres) (rounded)	Drainage (cfs) (rounded)	Footcandle (ft-cd) (rounded)	Storage (cu ft)	# pond, dam traps (N)
EX WET POND 13A	31.52	SEE SHEETS C-18, THROUGH C-19				
BY RETAINMENT STRUCTURE						
Total						
4. On-site drainage channels, outfalls and pipe systems are shown on Sheet SEE SHEETS C-12 AND C-19. Pond inlet and outlet pipe systems are shown on Sheet _____.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet SEE SHEET C-12 & C-19. Type of maintenance access road surface noted on the plan is _____ (asphalt, pebble, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet SEE SHEET C-17.
7. A stormwater management manual which contains a description of how detention and detention management practices will be met is provided on Sheet SEE SHEET C-14.
8. A description of the existing conditions of each numerical 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 SEE SHEET _____.
9. A description of how the outfall requirements, including trunk changes to contributing drainage areas (in drainage direction), of the Platlice Branch lateral will be satisfied is provided on Sheet SEE SHEET _____.
10. Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an off-layover or not is provided on sheets SEE SHEET C-5.
11. A submission waiver is required for _____ UNDERGROUND DETENTION - RESIDENTIAL APPLICATION.
12. Stormwater management is not required because _____ Sheet SEE SHEET _____.

VKA
 VICKI A. KAMRICH, INC.
 ARCHITECTS & PLANNERS
 1000 COMMONWEALTH DRIVE, SUITE 200
 FARMERS BRANCH, VIRGINIA 22029
 TEL: 571-491-7777
 FAX: 571-491-7778

THE PRESERVE AT WESTFIELDS
 PARCEL 23
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL PLAN AND NARRATIVE



VKA REVISIONS

DATE: 07/15/2015
 REV. 02: 07/15/2015
 REV. 01: 07/15/2015
 REV. 00: 07/15/2015

DES: JFA OWN: BC

SCALE: 1" = 500'

PROJECT/FILE NO.: VV00558

SHEET NO.: C-19



County of Fairfax, Virginia

FEB 09 2014

Sarah Koutson
Westfields Venture, LP
801 Thickett Street NW, Suite 1300 North
Washington, DC 20005

Subject: Westfields Parcel 23: 6178-RDP-063; RZ/PDP 2014-SU-016; Tax Map #044-3-01-0015; Sully District

Reference: Stormwater Management Ordinance Determination #6178-SWOD-002-1

Dear Ms. Koutson:

This is in response to your request dated November 18, 2014, for a determination whether the subject project meets the applicable criteria and qualifies under the Time Limits on Applicability of Approved Design Criteria ("Time Limits") provision in §124-1-11.A of the Stormwater Management Ordinance, Chapter 12A of the Code of the County of Fairfax (SWMO). With your request, you provided a copy of the 2009 General Permit for Discharge of Stormwater from Construction Activities (General Permit) coverage letter issued by the Virginia Department of Environmental Quality (DEQ) dated June 30, 2014 (VACS109283), and a copy of the permit coverage letter from DEQ, dated September 12, 2014, stating the land-disturbing activity is covered under the 2014 Virginia Pollution Discharge Elimination System (VPDES) General Permit.

We have reviewed your request and have determined that the land-disturbing activities that obtained initial coverage under the 2009 General Permit prior to July 1, 2014, qualify under the "Time Limits" provision in SWMO §124-1-11.A, and may be continued in accordance with the technical criteria in Article 5 of the SWMO for two additional VPDES General Permit cycles, subject to the following:

- The coverage under the VPDES General Permit is continuously maintained, until all land-disturbing activities are completed and final stabilization is achieved;
- To ensure compliance with the technical criteria in Article 5 of the SWMO, all development-wide post-construction stormwater management measures included in the Stormwater Pollution Prevention Plan (SWPPP) for the multi-phase land-disturbing activities are installed prior to the completion of construction;
- The land-disturbing activities that are served by the existing on-site stormwater management facility that was constructed pursuant to the Site Plan, Westfields Stormwater Management Remedial Plan #13A (6178-SF413-5), do not change the land-

Department of Public Works and Environmental Services
Land Development Services
13055 Government Center Parkway, Suite 235
Falls Church, Virginia 22045-1501
Phone: 703-326-1200 • TTY: 703-326-1877 • FAX: 703-326-4039



Sarah Koutson
6178-SWOD-002-1, Westfields Parcel 23
Page 2 of 3

use assumptions (e.g., amount of impervious cover) upon which the existing stormwater management facility was designed and implemented, and

- Any portions of the project not under construction at the end of the 2019 VPDES General Permit (i.e., June 30, 2024) shall become subject to any new technical criteria adopted by the State Water Control Board, as well as the requirements in the SWMO and in effect at that time.

This determination is based on the Time Limits and Grandfathering provisions in the SWMO, adopted pursuant to the Virginia Stormwater Management Act (Va. Code Ann. § 62.1-44.15-24, et seq.) and Virginia Stormwater Management Program (VSMMP) Regulations (VACMS-670 et seq.), and DEQ Guidance Memo No. 14-2014, dated August 25, 2014.

DEQ issued Guidance Memo No. 14-2014 to identify implementation of Sections 47 and 48 of the VSMMP Regulations. According to the Guidance Memo, multi-phase land-disturbing activities that obtained coverage under the 2009 General Permit remain subject to the old criteria, provided that the SWPPP for the development included a description of, and necessary calculations supporting, all development-wide post-construction stormwater management measures that are to be installed prior to the completion of construction to ensure compliance with the old technical criteria. If the SWPPP did not include post-construction stormwater management measures for disturbed phases yet to be built, then those phases should be designed and constructed in accordance with the new technical criteria. The Guidance Memo also states that any land-disturbing activities served by an existing on-site or off-site stormwater management facility, including a regional (watershed-wide) stormwater management facility, designed and implemented in accordance with the old technical criteria remain subject to the old criteria for two additional General Permit cycles. If the land-use assumptions upon which the stormwater management facility was designed and implemented change (e.g., an increased impervious cover), then the existing stormwater management facility should be modified to comply with the new technical criteria, or the project should be designed in accordance with the new technical criteria. An electronic copy of DEQ Guidance Memo 14-2014 is available on DEQ's website at: www.deq.virginia.gov/Regulatory/VPDES/VPDES/04/2014.pdf.

Please ensure that a copy of this letter is made a part of any subsequent plan submissions. This determination in no way relieves you of any SWMO requirements. It does confirm that the project may meet the requirements of the SWMO using the technical criteria in Article 5 in lieu of the technical criteria in Article 4, subject to the conditions listed above. It is the operator's and owner's responsibility to ensure that all necessary approvals and permits are obtained, coverage under the VPDES General Permit is maintained, and the SWPPP for the land-disturbing activities is updated, as necessary, in compliance with the requirements of the VPDES General Permit. Please note that the SWMO or this determination does not prevent an applicant from designing to a more stringent standard if they choose to do so.

This determination shall automatically expire, without notice, on June 30, 2024, unless all portions of the project have been completed or are under construction. After that time, any

Sarah Koutson
6178-SWOD-002-1, Westfields Parcel 23
Page 3 of 3

portions of the project not under construction shall become subject to any new technical criteria adopted by the State Water Control Board and in effect at that time.

If further assistance is desired, please contact Jeremiah Stonefield, Engineer IV, Site Code Research and Development Branch (SCRD), at 703-326-1780.

Sincerely,

Sarah Koutson

Shatabh Baig, P.E.
Chief, North Branch
Site Development and Inspection Division (SDID)

cc: Jack Weaver, Director, Site Development and Inspection Division (SDID), Land Development Services (LDS), Department of Public Works and Environmental Services (DPWES)
Paul Skelly, Director, Code Development and Compliance Division, LDS, DPWES
Jeremiah Stonefield, Engineer IV, SCR, CD, CD, CD, LDM, DPWES
DPWES File

APPROVED STORMWATER MANAGEMENT ORDINANCE DETERMINATION # 6178-SWOD-002-1



THE PRESERVE AT
WESTFIELDS
PARCEL 23
SULLY DISTRICT

CORRESPONDENCE
SHEET



VKA REVISION

REV. 04/18/2013
REV. 05/15/2011
REV. 04/08/2010
REV. 03/23/2010
REV. 11/07/2001
DATE: 08/25/2011
DES: JFA
DWN: D
SCALE: AS SHOWN
PROJECT/FILE NO. VV60851
SHEET NO. C-20



PRINT DATE: 6/18/15, 10:

ISSUE DATE
NOVEMBER 7, 2014
FEBRUARY 8, 2015
APRIL 6, 2015
MAY 15, 2015
JUNE 18, 2015

REVISION DATE

PROJECT TITLE

THE PRESERV
AT WESTFIELD

PARCEL 23
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 3133

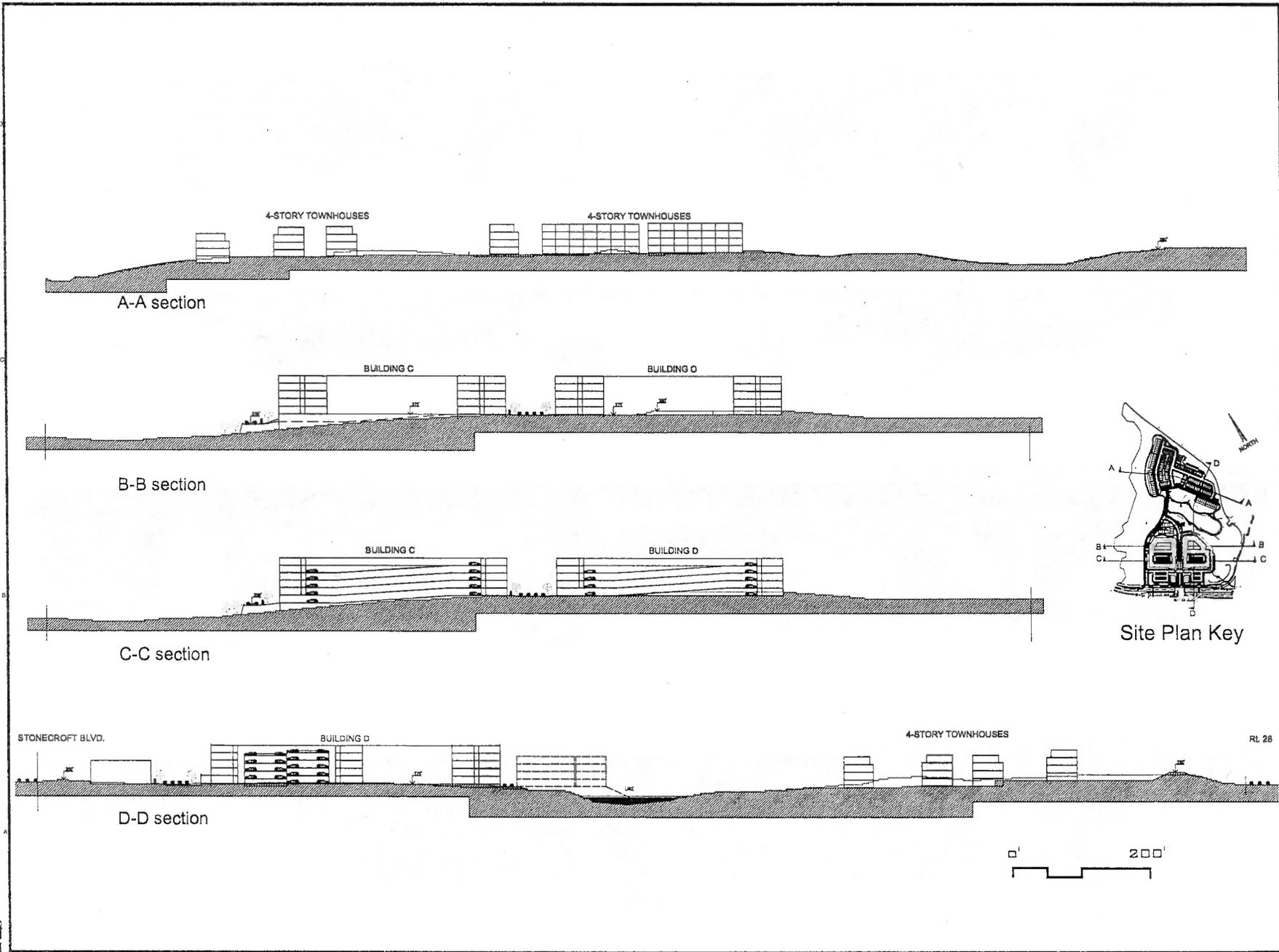
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SITE SECTION

DRAWN BY
CHECKED BY
QA REVIEWED BY

DRAWING NUMBER

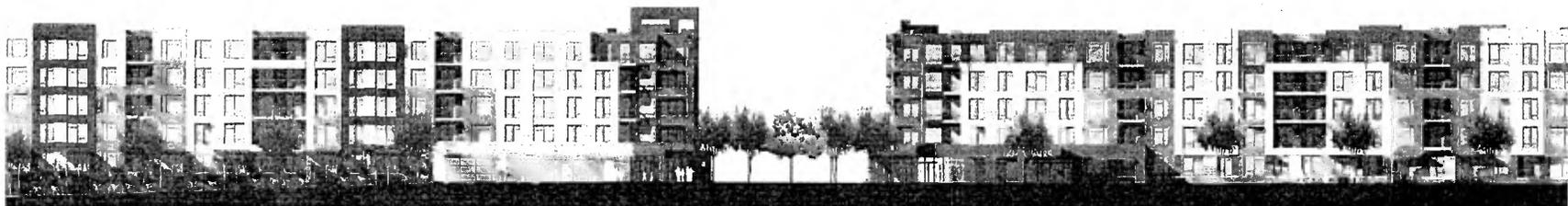
A - 101

SHEET OF
A-101.dwg





CENTRAL STREET RESIDENTIAL BUILDING ELEVATION 1"=20'



STONECROFT RESIDENTIAL BUILDING ELEVATION 1"=20'



STONECROFT RETAIL ELEVATION 1"=10'



CENTRAL STREET RETAIL ELEVATION 1"=10'



CENTRAL STREET RETAIL ELEVATION 1"=10'

ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY
AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL AND SITE DESIGN

dcs
DESIGN

DAVIS
CARTER
SCOTT
Architects
Interior Architects
Landscape Architects
1978 International
Drive, Suite 200
McLean, Virginia 2
2102
703.882.8775
703.887.3811
www.dcsdesign.com



PRINT DATE 01/15/15, 10:4

ISSUE DATE
NOVEMBER 7, 2014
FEBRUARY 8, 2015
APRIL 8, 2015
MAY 15, 2015
JUNE 19, 2015

REVISION DATE

PROJECT TITLE

THE PRESERVE
AT WESTFIELD

PARCEL 23
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 31323

DRAWING TITLE

ELEVATIONS

DRAWN BY

CHECKED BY

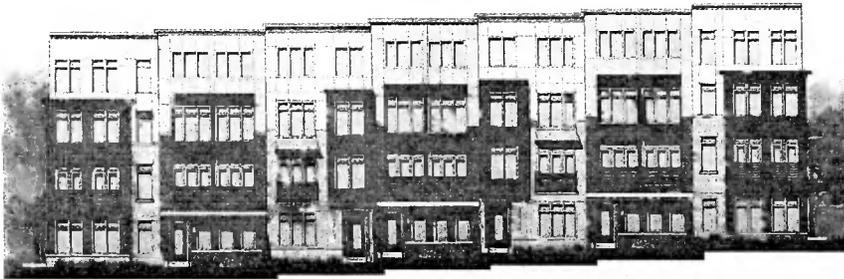
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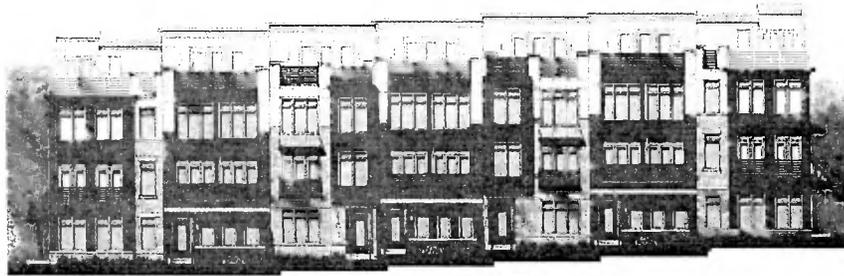
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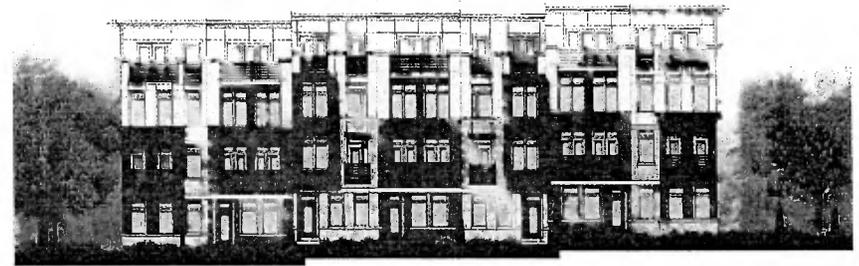
20' WIDE TOWNHOMES - REAR LOAD W/ REAR TERRACE



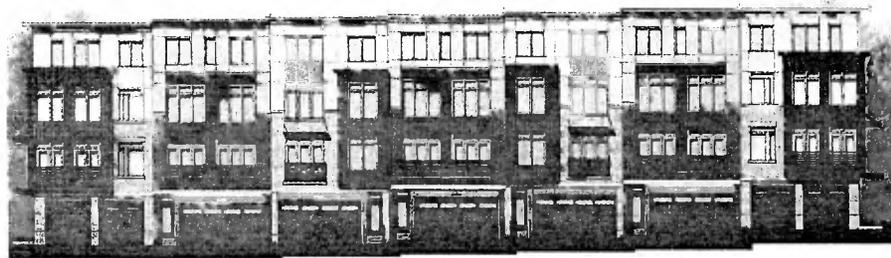
16' WIDE TOWNHOMES - REARLOAD W/ REAR TERRACE



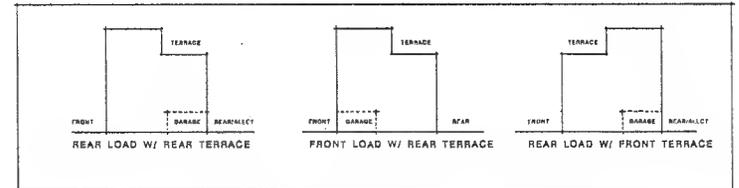
20' WIDE TOWNHOMES - REAR LOAD W/ FRONT TERRACE



16' WIDE TOWNHOMES - REAR LOAD W/ FRONT TERRACE

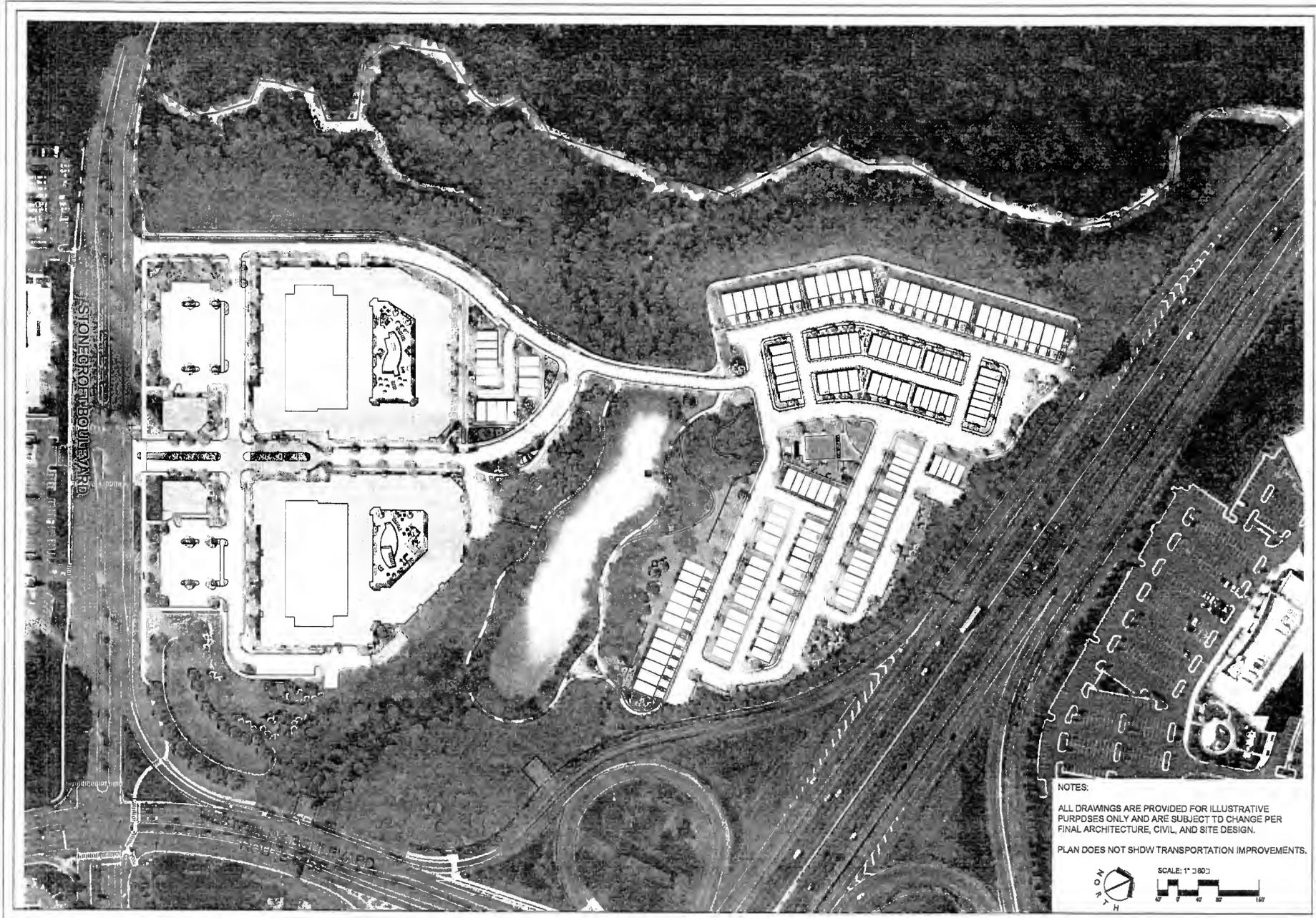


22' WIDE TOWNHOMES - FRONT LOAD W/ REAR TERRACE



UNIT CONFIGURATION KEY

*ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURAL, CIVIL, AND SITE DESIGN. DRAWINGS ARE NOT FOR CONSTRUCTION.



NOTES:

ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.

PLAN DOES NOT SHDW TRANSPORTATION IMPROVEMENTS.



SCALE: 1" = 80'



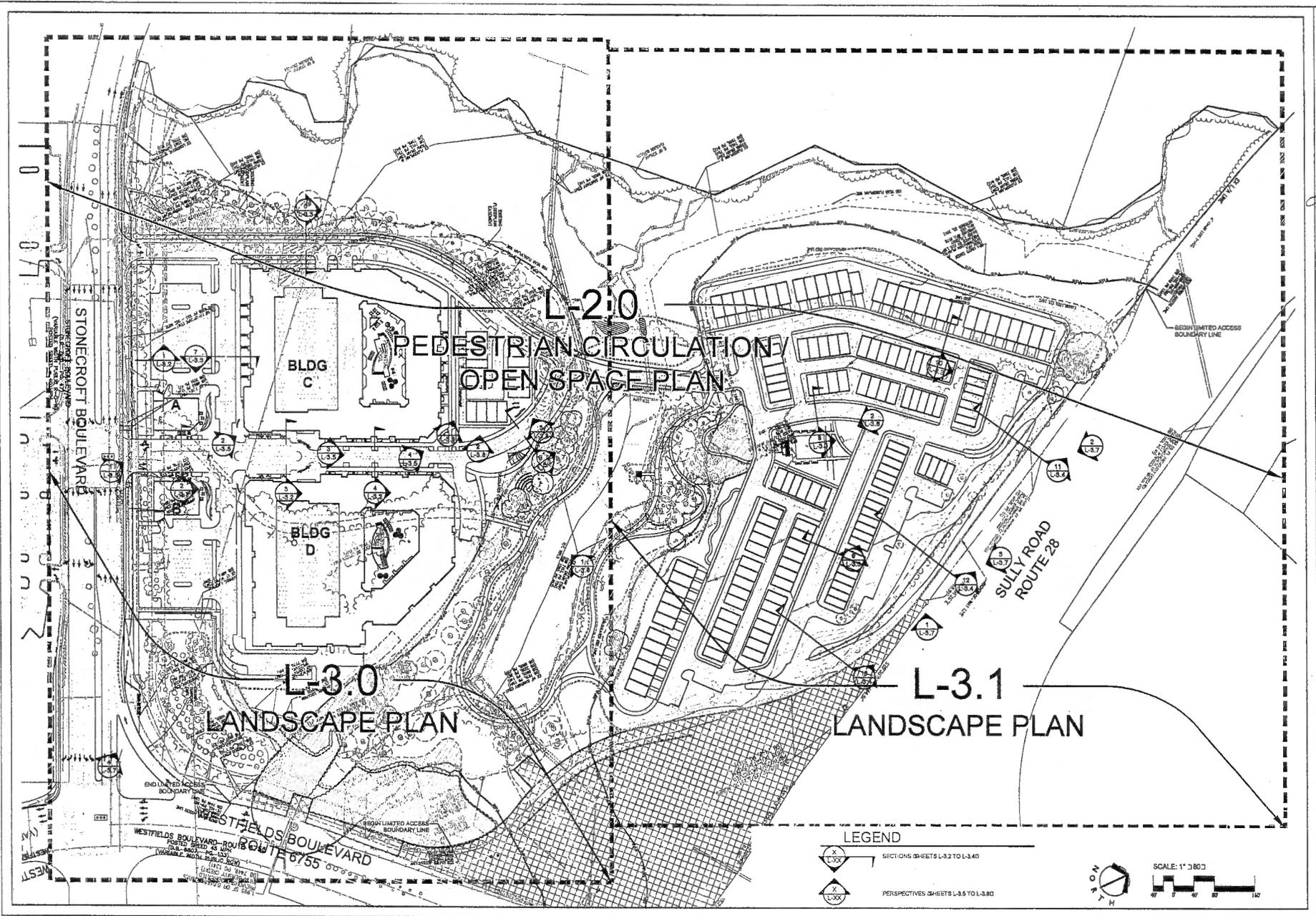
DATE: 05/15/2014
 DRAWN BY: JCP
 CHECKED BY: JCP
 C.D.P. / F.D.P.
 PROJECT #: 201404

DATE: 11/02/14
 DATE: 09/09/15
 DATE: 05/15/2015
 DATE: 05/15/2015

THE PRESERVE AT WESTFIELDS
 CDP / FDP
 Sully District in Fairfax County, VA



LandDesign.
 200 E. Pymon St., Alexandria, VA 22314





SITE DEVELOPMENT

SYMBOL	NOTES	SQ. FT.	ACRE	DEVELOPED OPEN SPACE
1	BUILDING A OPEN SPACE - SEATING AREAS - OPEN LAWNS - LUSH LANDSCAPING	34,452 SF	0.78	34,452 SF
2	BUILDING B OPEN SPACE - SEATING AREAS - OPEN LAWNS - LUSH LANDSCAPING	28,008 SF	0.64	28,008 SF
3	BUILDING C OPEN SPACE - GAME TABLES - GARDENS - SEATING AREAS - OPEN LAWNS - PICNIC FACILITIES - POTENTIAL POOL FACILITY - HARDSCAPE PLAZA	15,151 SF	0.35	15,151 SF
4	BUILDING D OPEN SPACE - GAME TABLES - GARDENS - SEATING AREAS - OPEN LAWNS - PICNIC FACILITIES - POTENTIAL POOL FACILITY - HARDSCAPE PLAZA	14,087 SF	0.32	14,087 SF
5A	TOWNHOUSE OPEN SPACE - SEATING AREAS - NATURE PLAY AREA (TOT LOT)	7,960 SF	0.18	7,960 SF
5B	TOWNHOUSE OPEN SPACE - POSSIBLE KAYAK RACK AND STORAGE - POSSIBLE DOCK - NATURE WALK	42,015 SF	0.96	42,015 SF
6	COMMUNITY COMMONS - TRAIL CONNECTION - SEATING AREAS - PICNIC FACILITIES - LUSH LANDSCAPING - OPEN LAWN - OPEN PLAY AREAS - WATER FEATURE	18,559 SF	0.42	18,559 SF
7	TOWNHOUSE OPEN SPACE - GARDENS - SEATING AREAS - LUSH LANDSCAPING	4,892 SF	0.11	4,892 SF
8A	TOWNHOUSE OPEN SPACE - GARDENS - SEATING AREAS - LUSH LANDSCAPING	478 SF	0.01	478 SF
8B	TOWNHOUSE OPEN SPACE - GARDENS - SEATING AREAS - LUSH LANDSCAPING	473 SF	0.01	473 SF
8C	TOWNHOUSE OPEN SPACE - GARDENS - SEATING AREAS - LUSH LANDSCAPING	3,138 SF	0.07	3,138 SF
9	COMMUNITY OPEN SPACE - OPEN PLAY AREAS - GARDENS - SEATING AREAS - OPEN LAWNS - PICNIC FACILITIES - DOG RUN - GRASSY SLOPE WITH SEATING - OPEN AIR PAVILION	40,353 SF	0.92	40,353 SF
10	OPEN SPACE - GARDENS - SEATING AREAS - LUSH LANDSCAPING	24,497 SF	0.56	24,497 SF
11	NOT USED THIS AREA INTENTIONALLY LEFT BLANK	0 SF	0.00	0 SF
12	RETAIL STREETSCAPE - SEATING AREAS - HARDSCAPE PLAZA - LUSH LANDSCAPING	14,058 SF	0.32	14,058 SF
13	SURROUNDINGS OPEN SPACE AREA - REPAVED STREAM VALLEY TOTAL - EXISTING TREES AND VEGETATION TO REMAIN - PICNIC	1,157,653 SF	26.34	5,043 SF X 200' X 100,860 SF

LEGEND

- PROPERTY LINE
- RPA LINE
- - - CALCULATED EDC LINE
- LIMITS OF CLEARING AND GRADING
- LIMITS OF CLEARING AND GRADING IN REFORESTATION AREA
- ↔ PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION PATTERN
- ENTRY SIGNAGE MONUMENTS
- RESIDENTIAL SIGNAGE
- ▨ PERVIOUS GRASSIQUETE
- ▨ EXISTING VEGETATION TO BE PRESERVED
- TREE SAVE AREA
- ▨ REFORESTATION COMPENSATION FOR ADDITIONAL DETAIL SEE C-7
- ▨ LIMITS OF DISTURBANCE FOR REFORESTATION PURPOSES

NOTES:
1. OPEN SPACE CALCULATIONS DO NOT INCLUDE ALL SIDEWALKS AND PLAZAS WHICH MIGHT ALSO BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.



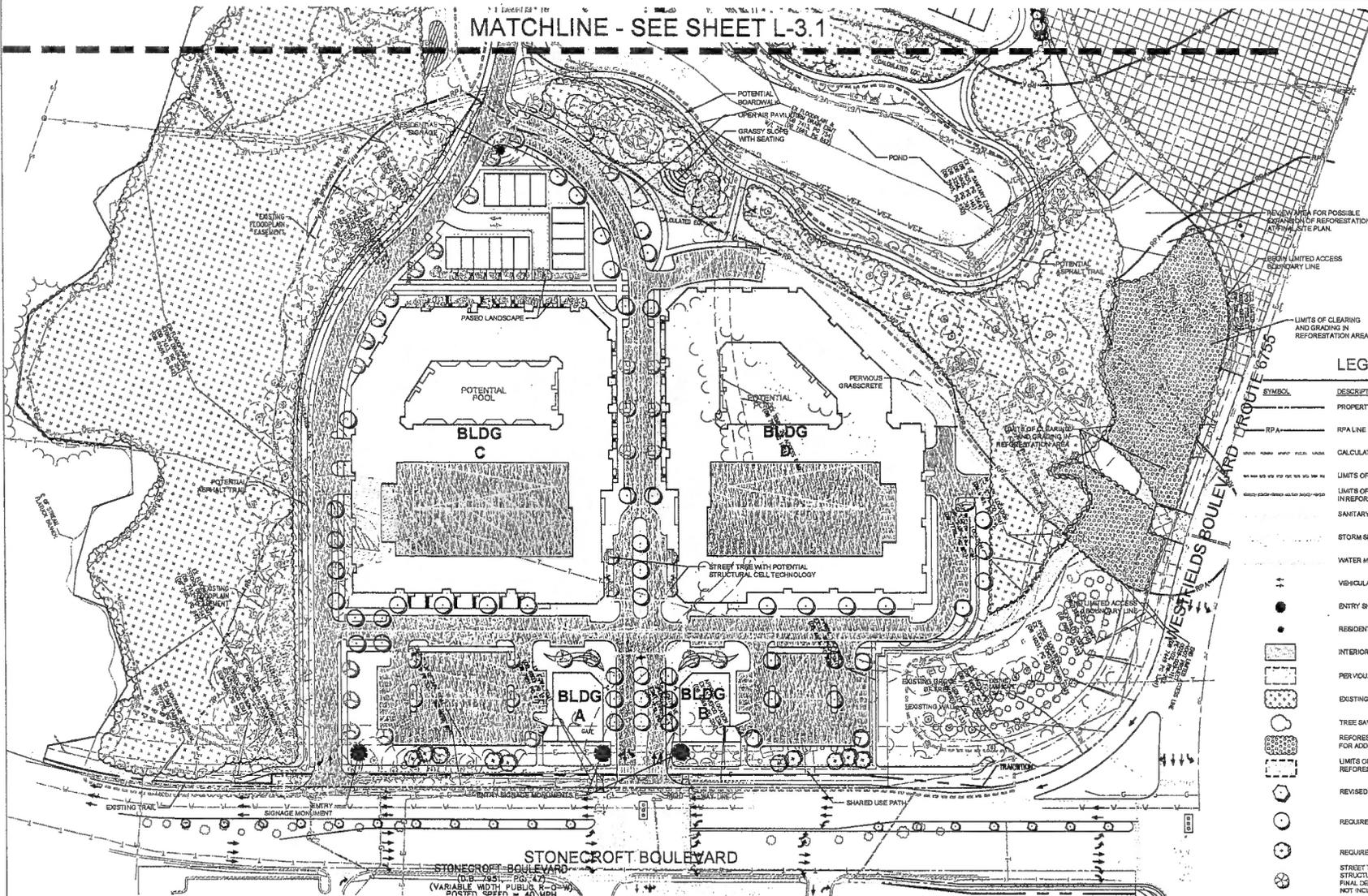
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THE PRESERVE AT WESTFIELDS
CDP / FDP
Sully District in Fairfax County, VA
PEDESTRIAN CIRCULATION AND OPEN SPACE PLAN

REVISIONS:
DATE: 05/15/2015
DRAWN BY: JDS
CHECKED BY: JDS
DATE: 05/15/2015
PROJECT NO: 1501-0004
SHEET NUMBER: 11

MATCHLINE - SEE SHEET L-3.1



LEGEND

SYMBOL	DESCRIPTION
(Solid line)	PROPERTY LINE
(Dashed line)	RPA LINE
(Dotted line)	CALCULATED EGG LINE
(Thick dashed line)	LIMITS OF CLEARING AND GRADING
(Thin dashed line)	LIMITS OF CLEARING AND GRADING IN REFORESTATION AREA
(Line with 'S')	SANITARY SEWER
(Line with 'SM')	STORM SEWER
(Line with 'WM')	WATER MAIN
(Grid pattern)	VEHICULAR CIRCULATION PATTERN
(Circle with 'S')	ENTRY SIGNAGE MONUMENTS
(Circle with 'R')	RESIDENTIAL SIGNAGE
(Circle with 'IP')	INTERIOR PARKING LOT SURFACE
(Grid pattern)	PERVIOUS GRASSCRETE
(Stippled area)	EXISTING VEGETATION TO BE PRESERVED
(Circle with 'T')	TREE SAVE AREA
(Circle with 'C')	REFORESTATION COMPENSATION FOR ADDITIONAL DISTURBANCE
(Circle with 'L')	LIMITS OF DISTURBANCE FOR REFORESTATION PURPOSES
(Circle with 'R')	REVISED RAISED MEDIAN TREE
(Circle with 'I')	REQUIRED INTERIOR PARKING LOT TREE
(Circle with 'P')	REQUIRED PERIPHERAL PARKING LOT TREE
(Circle with 'S')	STREET TREE WITH POTENTIAL STRUCTURAL CELL TECHNOLOGY
(Circle with 'F')	FINAL DETERMINATION AT FINAL SITE PLAN NOT INCLUDED IN TREE CANOPY CALCULATIONS
(Circle with 'C')	PROPOSED STREET TREE CATEGORY 1 OR 2
(Circle with 'D')	DECIDUOUS TREE, 2" MIN CALIPER
(Circle with 'F')	FINAL DETERMINATION AT FINAL SITE PLAN NOT INCLUDED IN TREE CANOPY CALCULATIONS
(Circle with 'C')	PROPOSED CATEGORY 1 DECIDUOUS TREE NOT INCLUDED IN TREE CANOPY CALCULATIONS

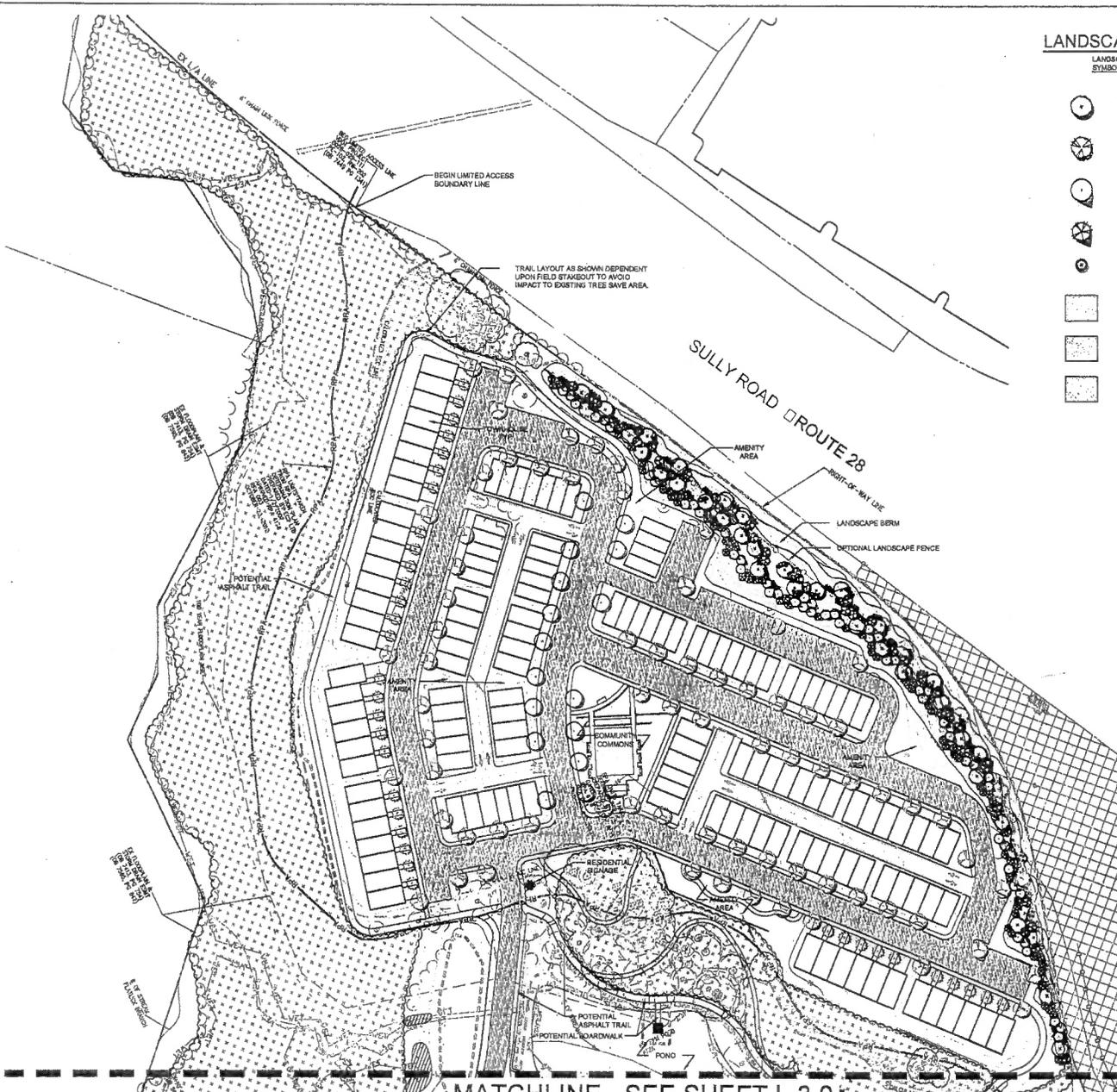
NOTES:

- SEE SHEET L-4.6 FOR LANDSCAPE CALCULATIONS.
- SEE SHEET L-4.0 FOR TOTAL INTERIOR PARKING LOT AREA.
- SEE CIVIL SHEET FOR ALL UTILITY INFORMATION.
- AREA OF VEGETATION PROPOSED TO BE PRESERVED IS BASED ON CONCEPTUAL SITE PLAN AND GRADING AND WILL BE ADJUSTED BASED ON FINAL PLANS.
- EXISTING LANDSCAPE BASEMENT AREA IS NOT INCLUDED IN TREE CANOPY CALCULATIONS.
- REFORESTED AREAS SHALL CONSIST OF A MIXTURE OF OVERSTORY TREES, UNDERSTORY TREES, AND SHRUBS.

NOTES:

- ADDITIONAL NOTES, DETAILS, CONSTRUCTION MATERIALS AND SPECIFICATIONS WILL BE PROVIDED AT FINAL SITE PLAN.
- FINAL TRAIL LOCATIONS AND LIMITS OF CLEARING AND GRADING SHALL BE ESTABLISHED IN THE FIELD AND COORDINATED WITH THE UPLD.
- BUILDING EXTERIOR ENTRANCE LOCATIONS AND NUMBER INDICATED ON THIS PLAN ARE ILLUSTRATIVE AND WILL BE DETERMINED AT FINAL SITE PLAN.
- PERVIOUS LANDSCAPE IS SHOWN FOR DESIGN INTENT ONLY. FINAL PLANT SELECTION, TYPE, NUMBER AND SIZE WILL BE DEMONSTRATED AT FINAL SITE PLAN.
- LIMITS OF CLEARING AND GRADING OF REFORESTATION AREAS AND WETLAND FRINGE AREAS TO BE DETERMINED AT FINAL SITE PLAN WITH COORDINATION OF UPLD.





LANDSCAPE BERM PLANT SCHEDULE

SYMBOL	PLANTING TYPE	QTY
(Symbol: Circle with horizontal lines)	CATEGORY IV DECIDUOUS TREE 2" MIN. CALIPER	40
(Symbol: Circle with vertical lines)	CATEGORY III DECIDUOUS TREE 2" MIN. CALIPER	47
(Symbol: Circle with diagonal lines /)	CATEGORY IV EVERGREEN TREE 2" MIN. CALIPER	56
(Symbol: Circle with diagonal lines \)	CATEGORY III EVERGREEN TREE 2" MIN. CALIPER	75
(Symbol: Square with dots)	MEDIUM EVERGREEN SHRUB 30-36" HEIGHT	650
(Symbol: Square with horizontal lines)	EVERGREEN SHRUBS 18-24" HEIGHT	21,500 SF
(Symbol: Square with vertical lines)	DECIDUOUS SHRUBS 18-24" HEIGHT	26,328 SF
(Symbol: Square with diagonal lines /)	GROUND COVER	2,120 SF

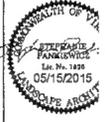
NOTE:
 1. LANDSCAPE BERM TO BE PLANTED WITH NATIVE SPECIES USING A MIXTURE OF EVERGREEN AND DECIDUOUS TREES TO BE SHOWN ON FINAL SITE PLAN.
 2. QUANTITY AND SQUARE FOOTAGE BASED ON A TYPICAL LANDSCAPE BERM PLANTING.
 3. FINAL PLANT SELECTION, TYPE, NUMBER AND SIZE WILL BE DEMONSTRATED AT FINAL SITE PLAN.

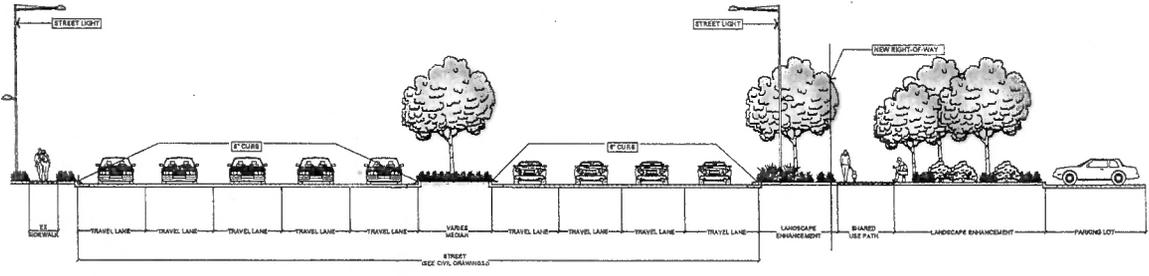
LEGEND

SYMBOL	DESCRIPTION
(Solid line)	PROPERTY LINE
(Dashed line)	RPA LINE
(Dotted line)	CALCULATED EGG LINE
(Dashed line with arrows)	LIMITS OF CLEARING AND GRADING
(Dashed line with 'S')	SANITARY SEWER
(Dashed line with 'W')	STORM SEWER
(Dashed line with 'M')	WATER MAIN
(Dotted line with arrows)	VEHICULAR CIRCULATION PATTERN
(Circle with 'E')	ENTRY SIGNAGE MONUMENTS
(Circle with 'R')	RESIDENTIAL SIGNAGE
(Square with diagonal lines /)	INTERIOR PARKING LOT SURFACE
(Square with diagonal lines \)	PERVIOUS GRASSCRETE
(Square with dots)	EXISTING VEGETATION TO BE PRESERVED
(Circle with 'T')	TREE SAVE AREA
(Circle with 'R')	REVISED RAISED MEDIAN TREE
(Circle with 'I')	REQUIRED INTERIOR PARKING LOT TREE
(Circle with 'P')	REQUIRED PERIPHERAL PARKING LOT TREE
(Circle with 'S')	STREET TREES WITH POTENTIAL STRUCTURAL CELL TECHNOLOGY FINAL DETERMINATION AT FINAL SITE PLAN NOT INCLUDED IN TREE CANOPY CALCULATIONS
(Circle with 'D')	PROPOSED STREET TREE CATEGORY II OR III DECIDUOUS TREE 2" MIN. CALIPER FINAL DETERMINATION AT FINAL SITE PLAN NOT INCLUDED IN TREE CANOPY CALCULATIONS
(Circle with 'E')	PROPOSED CATEGORY I (DECIDUOUS) TREE NOT INCLUDED IN TREE CANOPY CALCULATIONS



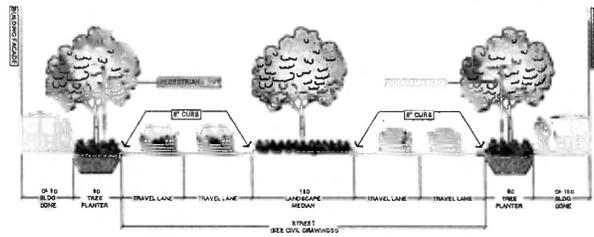
MATCHLINE - SEE SHEET L-3.0





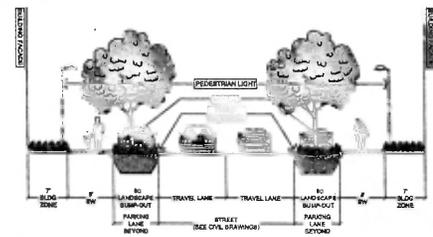
1 SECTION
L-3.2 SECTION

1" = 10'



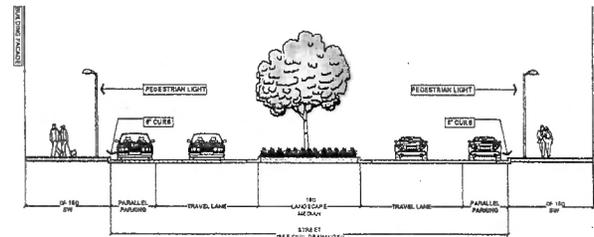
2 SECTION
L-3.2 SECTION

1" = 10'



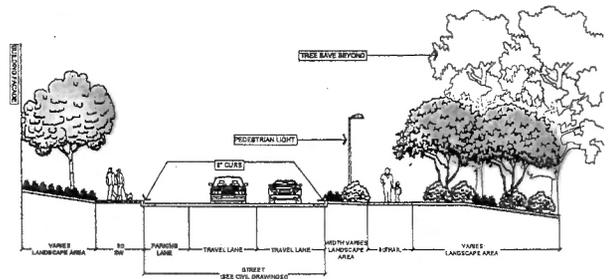
4 SECTION
L-3.2 SECTION

1" = 10'



3 SECTION
L-3.2 SECTION

1" = 10'



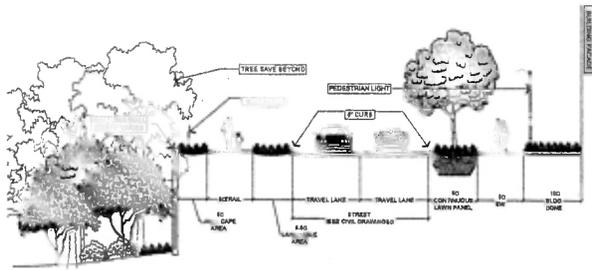
5 SECTION
L-3.2 SECTION

1" = 10'

NOTES:
SEE L-1.1 OVERALL SITE PLAN FOR SECTION LOCATIONS.

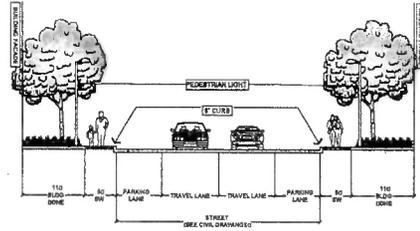
ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.





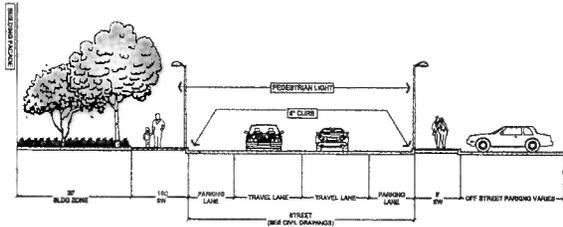
6 SECTION
L-3.3 SECTION

1" = 10'



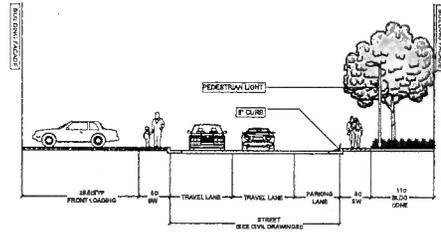
9 SECTION
L-3.3 SECTION

1" = 10'



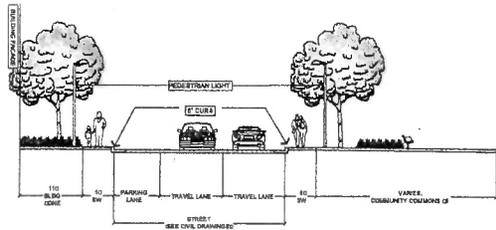
7 SECTION
L-3.3 SECTION

1" = 10'



10 SECTION
L-3.3 SECTION

1" = 10'

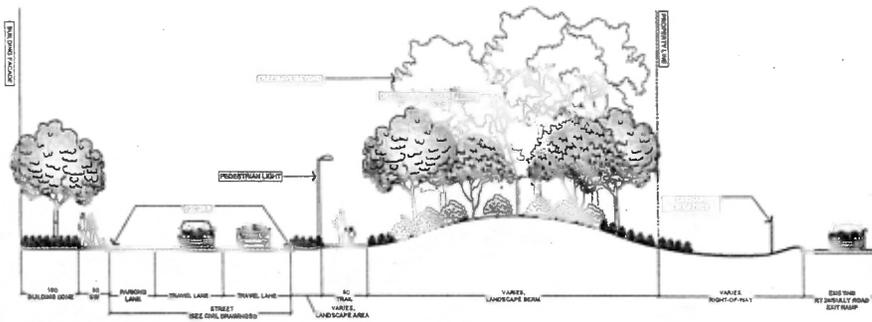


8 SECTION
L-3.3 SECTION

1" = 10'

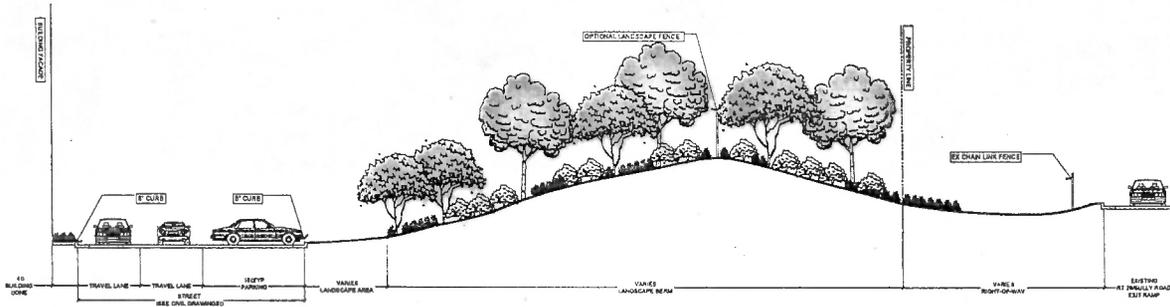
NOTES:
SEE L-1.1 OVERALL SITE PLAN FOR SECTION LOCATIONS.
ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.





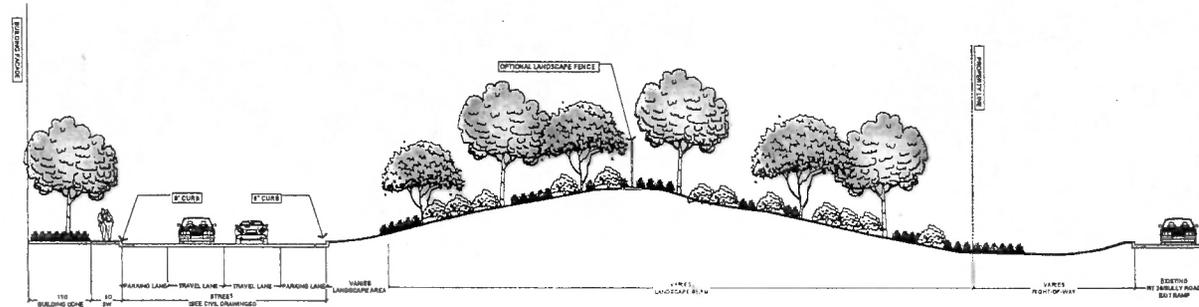
11 SECTION
L-3.4 SECTION

1" = 10'



12 SECTION
L-3.4 SECTION

1" = 10'



13 SECTION
L-3.4 SECTION

1" = 10'

NOTES:
SEE L-1.1 OVERALL SITE PLAN FOR SECTION LOCATIONS.

ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.





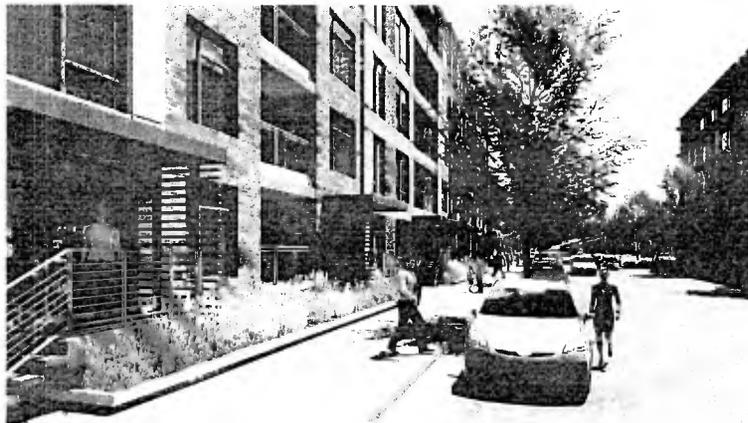
1 VIEW AT RETAIL ENTRANCE
L-3.5 PERSPECTIVE

NTS



2 VIEW AT RETAIL NODE
L-3.5 PERSPECTIVE

NTS



3 VIEW AT MULTI-FAMILY BUILDING
L-3.5 PERSPECTIVE

NTS



4 VIEW TOWARDS OPEN SPACE
L-3.5 PERSPECTIVE

NTS

NOTES:

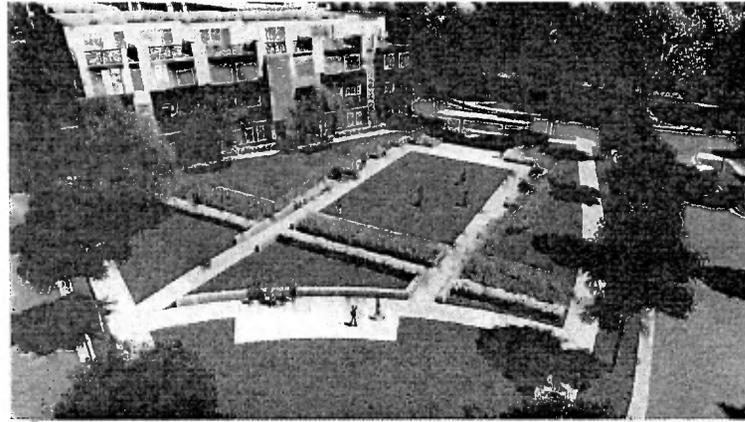
SEE L-1.1 OVERALL SITE PLAN FOR PERSPECTIVE LOCATIONS.

ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.



1 VIEW ACROSS POND TO OPEN SPACE C9
L-3.6 PERSPECTIVE

NTS



2 VIEW AT COMMUNITY COMMONS C6
L-3.6 PERSPECTIVE

NTS

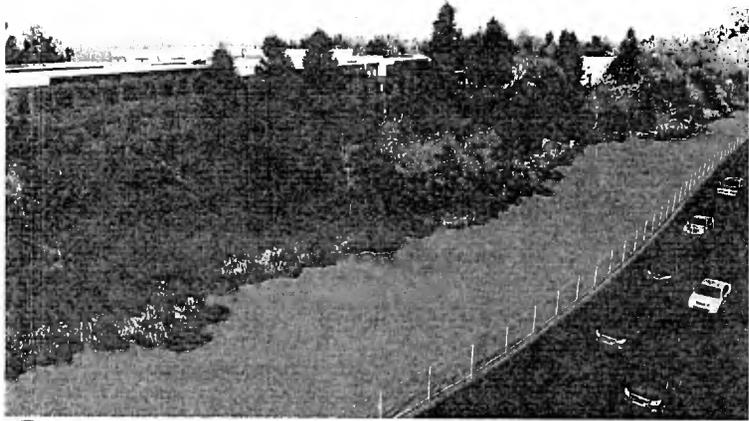
NOTES:
SEE L-1.1 OVERALL SITE PLAN FOR PERSPECTIVE LOCATIONS.
ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.

DATE: 02/15/2014
DRAWN BY: JLD/STW
C.C. BY: JLD/STW
PROJECT #: 201404
SHEET NUMBER: 11

THE PRESERVE AT WESTFIELDS
CDP / FDP
Sully District in Fairfax County, VA
LANDSCAPE PERSPECTIVES

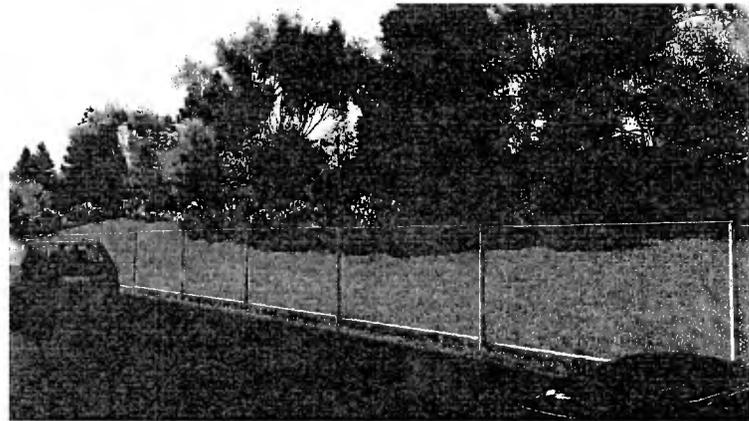


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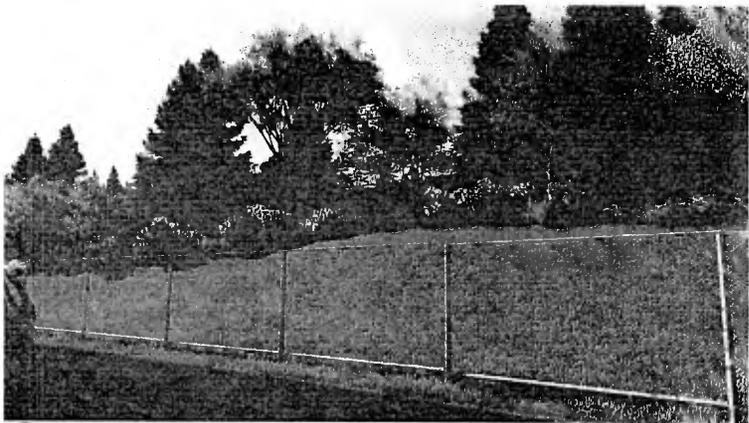
1 VIEW AT LANDSCAPE BERM PLANTING ALONG SULLY ROAD
L-3.7 PERSPECTIVE

NTS



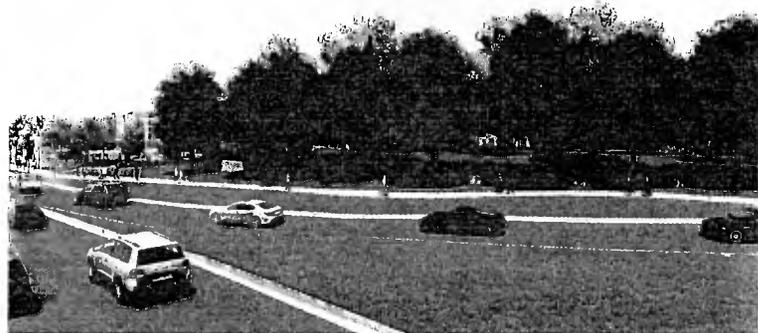
2 VIEW AT LANDSCAPE BERM PLANTING ALONG SULLY ROAD
L-3.7 PERSPECTIVE

NTS



3 VIEW AT LANDSCAPE BERM PLANTING ALONG SULLY ROAD
L-3.7 PERSPECTIVE

NTS



4 VIEW AT STONECROFT BOULEVARD AND WESTFIELDS BOULEVARD
L-3.7 PERSPECTIVE

NTS

NOTES:

SEE L-1.1 OVERALL SITE PLAN FOR PERSPECTIVE LOCATIONS.

ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.



THE PRESERVE AT WESTFIELDS - PARCEL 23
 M015, 2016

SUBJECT: 10-10-10 Tree Canopy Calculation Worksheet

SECTION 12.3 of the 2016 Fairfax County Code

Item	Description	Area (sq ft)	Tree Canopy Provided (sq ft)	Notes
1.0	Required 10-Year Tree Canopy Coverage *	2,293,770	2,293,770	Required
2.0	Existing 10-Year Tree Canopy Coverage	0	0	
3.0	Required 10-Year Tree Canopy Coverage - Existing	2,293,770	2,293,770	
4.0	Required 10-Year Tree Canopy Coverage - Existing	230,377	230,377	
5.0	Required 10-Year Tree Canopy Coverage - Existing	1,468,874	1,468,874	
6.0	Required 10-Year Tree Canopy Coverage - Existing	65,342.0	65,342.0	
7.0	Target: Required 10-Year Tree Canopy Coverage	181,000	181,000	
8.0	Actual 10-Year Tree Canopy Coverage	144,885	144,885	
9.0	Actual 10-Year Tree Canopy Coverage	445,400	445,400	
10.0	Actual 10-Year Tree Canopy Coverage	694,085	694,085	
11.0	Actual 10-Year Tree Canopy Coverage	84,000	84,000	
12.0	Actual 10-Year Tree Canopy Coverage	17,000	17,000	
13.0	Actual 10-Year Tree Canopy Coverage	16,000	16,000	
14.0	Total Tree Canopy Provided	715,885	715,885	
15.0	Required 10-Year Tree Canopy Coverage Min	715,885	715,885	

REVISED RAISED MEDIAN

STONECROFT BOLLIVARD ROAD IMPROVEMENT TREE SCHEDULE 10
 NOTE: PLANT MATERIAL WITHIN THE MEDIAN AND RIGHT-OF-WAY WILL NOT BE INCLUDED IN THE 10-YEAR CANOPY COMPUTATIONS.

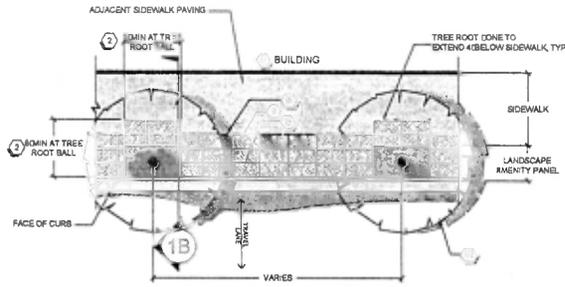
Item	Description	Area (sq ft)	Tree Canopy Provided (sq ft)	Notes
16.0	Actual 10-Year Tree Canopy Coverage	144,885	144,885	
17.0	Actual 10-Year Tree Canopy Coverage	445,400	445,400	
18.0	Actual 10-Year Tree Canopy Coverage	694,085	694,085	
19.0	Actual 10-Year Tree Canopy Coverage	84,000	84,000	
20.0	Actual 10-Year Tree Canopy Coverage	17,000	17,000	
21.0	Actual 10-Year Tree Canopy Coverage	16,000	16,000	
22.0	Total Tree Canopy Provided	715,885	715,885	
23.0	Required 10-Year Tree Canopy Coverage Min	715,885	715,885	

INTERIOR PARKING LOT SCHEDULE

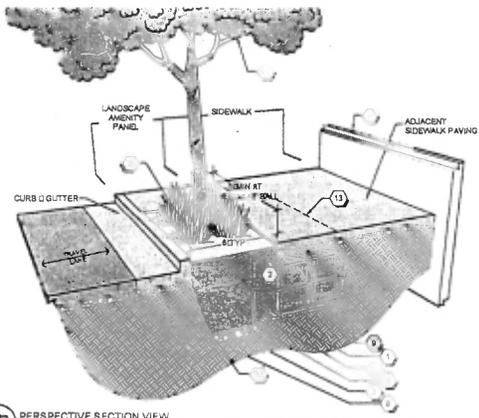
Item	Description	Area (sq ft)	Tree Canopy Provided (sq ft)	Notes
24.0	Interior Parking Lot Area	526,064 SF	0	
25.0	Category IV - Deciduous Trees	66	66	
26.0	Category I - Deciduous Trees	0	0	
27.0	Category II - Deciduous Trees	0	0	
28.0	Category III - Deciduous Trees	0	0	
29.0	Category IV - Deciduous Trees	0	0	
30.0	Category V - Deciduous Trees	0	0	
31.0	Category VI - Deciduous Trees	0	0	
32.0	Category VII - Deciduous Trees	0	0	
33.0	Category VIII - Deciduous Trees	0	0	
34.0	Category IX - Deciduous Trees	0	0	
35.0	Category X - Deciduous Trees	0	0	
36.0	Category XI - Deciduous Trees	0	0	
37.0	Category XII - Deciduous Trees	0	0	
38.0	Category XIII - Deciduous Trees	0	0	
39.0	Category XIV - Deciduous Trees	0	0	
40.0	Category XV - Deciduous Trees	0	0	
41.0	Category XVI - Deciduous Trees	0	0	
42.0	Category XVII - Deciduous Trees	0	0	
43.0	Category XVIII - Deciduous Trees	0	0	
44.0	Category XIX - Deciduous Trees	0	0	
45.0	Category XX - Deciduous Trees	0	0	
46.0	Category XXI - Deciduous Trees	0	0	
47.0	Category XXII - Deciduous Trees	0	0	
48.0	Category XXIII - Deciduous Trees	0	0	
49.0	Category XXIV - Deciduous Trees	0	0	
50.0	Category XXV - Deciduous Trees	0	0	
51.0	Category XXVI - Deciduous Trees	0	0	
52.0	Category XXVII - Deciduous Trees	0	0	
53.0	Category XXVIII - Deciduous Trees	0	0	
54.0	Category XXIX - Deciduous Trees	0	0	
55.0	Category XXX - Deciduous Trees	0	0	
56.0	Category XXXI - Deciduous Trees	0	0	
57.0	Category XXXII - Deciduous Trees	0	0	
58.0	Category XXXIII - Deciduous Trees	0	0	
59.0	Category XXXIV - Deciduous Trees	0	0	
60.0	Category XXXV - Deciduous Trees	0	0	
61.0	Category XXXVI - Deciduous Trees	0	0	
62.0	Category XXXVII - Deciduous Trees	0	0	
63.0	Category XXXVIII - Deciduous Trees	0	0	
64.0	Category XXXIX - Deciduous Trees	0	0	
65.0	Category XL - Deciduous Trees	0	0	
66.0	Category XLI - Deciduous Trees	0	0	
67.0	Category XLII - Deciduous Trees	0	0	
68.0	Category XLIII - Deciduous Trees	0	0	
69.0	Category XLIV - Deciduous Trees	0	0	
70.0	Category XLV - Deciduous Trees	0	0	
71.0	Category XLVI - Deciduous Trees	0	0	
72.0	Category XLVII - Deciduous Trees	0	0	
73.0	Category XLVIII - Deciduous Trees	0	0	
74.0	Category XLIX - Deciduous Trees	0	0	
75.0	Category L - Deciduous Trees	0	0	
76.0	Category LI - Deciduous Trees	0	0	
77.0	Category LII - Deciduous Trees	0	0	
78.0	Category LIII - Deciduous Trees	0	0	
79.0	Category LIV - Deciduous Trees	0	0	
80.0	Category LV - Deciduous Trees	0	0	
81.0	Category LVI - Deciduous Trees	0	0	
82.0	Category LVII - Deciduous Trees	0	0	
83.0	Category LVIII - Deciduous Trees	0	0	
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86.0	Category LXI - Deciduous Trees	0	0	
87.0	Category LXII - Deciduous Trees	0	0	
88.0	Category LXIII - Deciduous Trees	0	0	
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91.0	Category LXVI - Deciduous Trees	0	0	
92.0	Category LXVII - Deciduous Trees	0	0	
93.0	Category LXVIII - Deciduous Trees	0	0	
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95.0	Category LXX - Deciduous Trees	0	0	
96.0	Category LXXI - Deciduous Trees	0	0	
97.0	Category LXXII - Deciduous Trees	0	0	
98.0	Category LXXIII - Deciduous Trees	0	0	
99.0	Category LXXIV - Deciduous Trees	0	0	
100.0	Category LXXV - Deciduous Trees	0	0	
101.0	Category LXXVI - Deciduous Trees	0	0	
102.0	Category LXXVII - Deciduous Trees	0	0	
103.0	Category LXXVIII - Deciduous Trees	0	0	
104.0	Category LXXIX - Deciduous Trees	0	0	
105.0	Category LXXX - Deciduous Trees	0	0	
106.0	Category LXXXI - Deciduous Trees	0	0	
107.0	Category LXXXII - Deciduous Trees	0	0	
108.0	Category LXXXIII - Deciduous Trees	0	0	
109.0	Category LXXXIV - Deciduous Trees	0	0	
110.0	Category LXXXV - Deciduous Trees	0	0	
111.0	Category LXXXVI - Deciduous Trees	0	0	
112.0	Category LXXXVII - Deciduous Trees	0	0	
113.0	Category LXXXVIII - Deciduous Trees	0	0	
114.0	Category LXXXIX - Deciduous Trees	0	0	
115.0	Category LXXXX - Deciduous Trees	0	0	
116.0	Category LXXXXI - Deciduous Trees	0	0	
117.0	Category LXXXXII - Deciduous Trees	0	0	
118.0	Category LXXXXIII - Deciduous Trees	0	0	
119.0	Category LXXXXIV - Deciduous Trees	0	0	
120.0	Category LXXXXV - Deciduous Trees	0	0	
121.0	Category LXXXXVI - Deciduous Trees	0	0	
122.0	Category LXXXXVII - Deciduous Trees	0	0	
123.0	Category LXXXXVIII - Deciduous Trees	0	0	
124.0	Category LXXXXIX - Deciduous Trees	0	0	
125.0	Category LXXXXX - Deciduous Trees	0	0	
126.0	Category LXXXXXI - Deciduous Trees	0	0	
127.0	Category LXXXXXII - Deciduous Trees	0	0	
128.0	Category LXXXXXIII - Deciduous Trees	0	0	
129.0	Category LXXXXXIV - Deciduous Trees	0	0	
130.0	Category LXXXXXV - Deciduous Trees	0	0	
131.0	Category LXXXXXVI - Deciduous Trees	0	0	
132.0	Category LXXXXXVII - Deciduous Trees	0	0	
133.0	Category LXXXXXVIII - Deciduous Trees	0	0	
134.0	Category LXXXXXIX - Deciduous Trees	0	0	
135.0	Category LXXXXXX - Deciduous Trees	0	0	
136.0	Category LXXXXXXI - Deciduous Trees	0	0	
137.0	Category LXXXXXXII - Deciduous Trees	0	0	
138.0	Category LXXXXXXIII - Deciduous Trees	0	0	
139.0	Category LXXXXXXIV - Deciduous Trees	0	0	
140.0	Category LXXXXXXV - Deciduous Trees	0	0	
141.0	Category LXXXXXXVI - Deciduous Trees	0	0	
142.0	Category LXXXXXXVII - Deciduous Trees	0	0	
143.0	Category LXXXXXXVIII - Deciduous Trees	0	0	
144.0	Category LXXXXXXIX - Deciduous Trees	0	0	
145.0	Category LXXXXXXX - Deciduous Trees	0	0	
146.0	Category LXXXXXXXI - Deciduous Trees	0	0	
147.0	Category LXXXXXXXII - Deciduous Trees	0	0	
148.0	Category LXXXXXXXIII - Deciduous Trees	0	0	
149.0	Category LXXXXXXXIV - Deciduous Trees	0	0	
150.0	Category LXXXXXXXV - Deciduous Trees	0	0	
151.0	Category LXXXXXXXVI - Deciduous Trees	0	0	
152.0	Category LXXXXXXXVII - Deciduous Trees	0	0	
153.0	Category LXXXXXXXVIII - Deciduous Trees	0	0	
154.0	Category LXXXXXXXIX - Deciduous Trees	0	0	
155.0	Category LXXXXXXX - Deciduous Trees	0	0	
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191.0	Category LXXXXXXXVI - Deciduous Trees	0	0	
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193.0	Category LXXXXXXXVIII - Deciduous Trees	0	0	
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195.0	Category LXXXXXXX - Deciduous Trees	0	0	
196.0	Category LXXXXXXXI - Deciduous Trees	0	0	
197.0	Category LXXXXXXXII - Deciduous Trees	0	0	
198.0	Category LXXXXXXXIII - Deciduous Trees	0	0	
199.0	Category LXXXXXXXIV - Deciduous Trees	0	0	
200.0	Category LXXXXXXXV - Deciduous Trees	0	0	

PERIPHERAL PARKING LOT SCHEDULE

Item	Description	Area (sq ft)	Tree Canopy Provided (sq ft)	Notes
101.0	Interior Parking Lot Area	526,064 SF	0	
102.0	Category IV - Deciduous Trees	66	66	
103.0	Category I - Deciduous Trees	0	0	
104.0	Category II - Deciduous Trees	0	0	
105.0	Category III - Deciduous Trees	0	0	
106.0	Category IV - Deciduous Trees	0	0	
107.0	Category V - Deciduous Trees	0	0	
108.0	Category VI - Deciduous Trees	0	0	
109.0	Category VII - Deciduous Trees	0	0	
110.0	Category VIII - Deciduous Trees	0	0	
111.0	Category IX - Deciduous Trees	0	0	
112.0	Category X - Deciduous Trees	0	0	
113.0	Category XI - Deciduous Trees	0	0	
114.0	Category XII - Deciduous Trees	0	0	
115.0	Category XIII - Deciduous Trees	0	0	
116.0	Category XIV - Deciduous Trees	0	0	
117.0	Category XV - Deciduous Trees	0	0	
118.0	Category XVI - Deciduous Trees	0	0	
119.0	Category XVII - Deciduous Trees	0	0	
120.0	Category XVIII - Deciduous Trees	0	0	
121.0	Category XIX - Deciduous Trees	0	0	
122.0	Category XX - Deciduous Trees	0	0	
123.0	Category XXI - Deciduous Trees	0	0	



1A PLAN VIEW NTS



1B PERSPECTIVE SECTION VIEW NTS

TREE DETAIL DESCRIPTION:
TREE PIT ON GRADE LOCATED ADJACENT TO STREET.

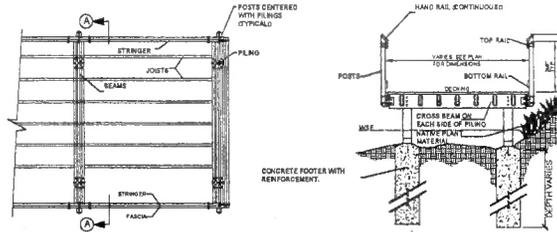
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE ROOT DONE - TO BE CONTINUOUS BETWEEN TREES. TREES TO SHARE GROWTH MEDIA.
2	TREE ROOT DONE AT TREE ROOT BALL SHALL BE A MIN OF 80 LENGTH D BOWMITH WITH A ALDEPTH. TYPICAL. THIS MAY BE ACHIEVED BY USE OF STRUCTURAL CELL TECHNOLOGY AND/OR CANTILEVERED PAVING, UNLESS APPROVED OTHERWISE OR OTHER TECHNIQUES APPROVED BY UFM.
3	FILTER FABRIC
4	6\"/>

NOTES:

1. DETAIL IS SCHEMATIC ONLY.
2. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. OR APPROVED EQUAL.

1 L-5.1 STREET TREE WITH STRUCTURAL CELL TECHNOLOGY PLAN / PERSPECTIVE SECTION AS NOTED



PLAN VIEW

SECTION A-A

NOTES:

1. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE AND LOCAL BUILDING CODES.
2. ALL STRUCTURAL CROSS SECTION SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
3. MINIMUM AND MAXIMUM JOIST SPACING SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
4. JOIST HEADS SHALL HAVE PRE-DRILLED HOLES TO PREVENT SPLITTING DURING CONSTRUCTION. CHECKED TO BE ATTACHED TO JOIST HEADS AS SHOWN EXCEPT WHERE SHOWN OTHERWISE. ALL HOLES MUST BE DRILLED TOGETHER TO MAXIMUM DEPTH.
5. ALL JOIST NOTES, MEMBERS ETC. SHALL BE NOT DRIPPED DURING FABRICATION IN ACCORDANCE WITH ALL APPLICABLE CODES. CONTRACTOR SHALL PROVIDE A GEOTECHNICAL REPORT TO ENGINEER INDICATING THE SOIL PROFILE THAT CAN SUPPORT FOUNDATION LOADS PRIOR TO BEGINNING CONSTRUCTION.
6. STRUCTURAL MEMBER SHALL BE ALL LUMBER AND SEAL ALL DETAILS 2 PLAYS.

NOTE:
THIS DETAIL IS A REPRESENTATION OF THE STRUCTURE, JOIST, POSTS, AND JOIST MATERIAL AND SPACING FOR CONSTRUCTION PURPOSES.

COORDINATE ALL STRUCTURAL ITEMS WITH STRUCTURAL ENGINEER.

ADDITIONAL NOTES, DETAILS, CONSTRUCTION MATERIALS AND SPECIFICATIONS WILL BE PROVIDED AT FINAL SITE PLAN.

2 BOARDWALK - TYP

L-5.1 DETAILS

NTS





AUGUST 22, 2014

RECEIVED
Department of Planning & Zoning

**DESCRIPTION OF
PARCEL 23
WESTFIELDS
DEED BOOK 10163, PAGE 1295
BEING THE PROPERTY OF
WESTFIELDS VENTURE, LP
DEED BOOK 22727, PAGE 665
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA**

AUG 25 2014

Zoning Evaluation Division

Being all of Parcel 23 Westfields as acquired by Westfields Venture, LP as recorded in Deed Book 22727 at Page 665, among, the Land Records of Fairfax County, VA and being more particularly described as follows:

Beginning for the same at a point on the westerly right-of-way line of Sully Road (Route 28), said point also being the southeasterly corner of the property of The United States of America, recorded in Deed Book 10981 at Page 1963, among the aforementioned Land Records thence running with said westerly right-of-way line of Sully Road (Route 28), the following eleven (11) courses and distances:

- 1) 410.28 feet along the arc of a curve to the left, having a radius of 2964.79 feet and a chord bearing and distance of South 25° 06' 05" East, 409.95 feet to a ½" iron pipe found; thence
- 2) South 28° 40' 41" East, 759.51 feet to a point of curvature, thence
- 3) 422.53 feet along the arc of a curve to the right, having a radius of 560.00 feet and a chord bearing and distance of South 07° 26' 38" East, 412.58 feet, to an iron pipe found; thence;
- 4) South 14° 10' 19" West, 200.00 feet to an iron pipe found, marking a point of curvature; thence
- 5) 216.24 feet along the arc of a curve to the left, having a radius of 406.00 feet and a chord bearing and distance of South 01° 05' 09" East, 213.69 feet to an iron pipe found, marking a point (non-tangent); thence
- 6) South 70° 49' 58" West, 50.00 feet to an iron pipe found; thence
- 7) South 19° 10' 02" East 40.00 feet to an iron pipe found; thence;
- 8) North 70° 49' 58" East, 50.00 feet to an iron pipe found, marking a point of curvature (non-tangent); thence
- 9) 52.00 feet along the arc of a curve to the left, having a radius of 406.00 feet and a chord bearing and distance of South 25° 39' 35" East 51.96 feet to an iron pipe found marking a point of reverse curvature; thence

VIKA Virginia, LLC

Description of
Parcel 23, Westfields
DB 10163 Pg 1295
Being the property of
Westfields Venture, LP
DB 22727 Pg 665
Sheet 2 of 4
8/22/2014

- 10) 247.04 feet along the arc of a curve to the right, having a radius of 190.00 feet and a chord bearing and distance of South 07° 55' 19" West, 230.00 feet to an iron pipe found, marking a point (non-tangent); thence
- 11) South 44° 49' 41" East, 33.00 feet to an iron pipe on the northwesterly right-of-way line of Westfields Boulevard (Route 6755); thence departing the aforesaid westerly right-of-way line of Sully Road (Route 28) and running with said northwesterly right-of-way line of Westfields Boulevard (Route 6755), the following seven (7) courses and distances:
- 12) South 45° 10' 19" West, 170.16 feet to an iron pipe found, marking a point of curvature; thence
- 13) 23.48 feet along the arc of a curve to the left, having a radius of 1034.83 feet and a chord bearing and distance of South 44° 31' 19" West, 23.48 feet to a point of curvature, (non-tangent); thence
- 14) North 47° 14' 07" West, 50.00 feet to a point; thence
- 15) South 42° 45' 53" West, 40.00 feet to a point; thence
- 16) South 47° 14' 07" East, 50.00 feet to an iron pipe found, marking a point of curvature, (non-tangent); thence
- 17) 110.82 feet along the arc of a curve to the left, having a radius of 1034.83 feet and a chord bearing and distance of South 38° 35' 22" West, 110.77 feet to an iron pipe found, marking a point of reverse curvature; thence
- 18) 355.96 feet along the arc of a curve to the right, having a radius of 257.00 feet and a chord bearing and distance of South 75° 12' 00" West, 328.18 feet to an iron pipe found lying on the northerly right-of-way line of Stonecroft Boulevard (Route 8460); thence departing said northwesterly right-of-way line of Westfields Boulevard (Route 6755) and running with said northerly right-of-way line of Stonecroft Boulevard (Route 8460), the following two (2) courses and distances:
- 19) North 65° 07' 18" West, 993.77 feet to an iron pipe found marking a point of curvature; thence
- 20) 219.35 feet along the arc of a curve to the right, having a radius of 769.00 feet and a chord bearing and distance of North 56° 57' 00" West, 218.61 feet to an iron pipe found marking the southeasterly corner of the property of the Aerospace Corporation, recorded in Deed Book 19656 at page 519, among the aforementioned Land Records; thence departing said northerly right-of-way line of Stonecroft Boulevard (Route 8460) and running with the property of the Aerospace Corporation the following twenty-four (24) courses and distances:
- 21) North 43° 12' 28" East, 23.25 feet to a point; thence
- 22) South 75° 32' 26" East, 63.04 feet to a point; thence
- 23) North 56° 58' 41" East 78.42 feet to a point; thence
- 24) North 16° 30' 11" East, 33.18 feet to a point; thence



Description of
Parcel 23, Westfields
DB 10163 Pg 1295
Being the property of
Westfields Venture, LP
DB 22727 Pg 665
Sheet 3 of 4
8/22/2014

- 25) North 07° 18' 31" East, 71.90 feet to a point; thence
- 26) North 44° 40' 48" West, 45.65 feet to a point; thence
- 27) North 30° 58' 00" East, 34.25 feet to a point; thence
- 28) North 40° 47' 24" East, 83.48 feet to a point; thence
- 29) South 83° 55' 50" East, 54.96 feet to a point; thence
- 30) North 23° 10' 19" East, 60.77 feet to a point; thence
- 31) North 58° 40' 58" West, 109.12 feet to a point; thence
- 32) North 16° 40' 30" West, 60.45 feet to a point; thence
- 33) North 32° 51' 30" East, 118.32 feet to a point; thence
- 34) North 80° 05' 36" East, 100.40 feet to a point; thence
- 35) North 59° 56' 37" East, 49.43 feet to a point; thence
- 36) North 02° 42' 25" West, 54.99 feet to a point; thence
- 37) North 66° 15' 55" East, 39.76 feet to a point; thence
- 38) North 84° 26' 39" East, 50.61 feet to a point; thence
- 39) North 43° 05' 27" East, 368.77 feet to a point; thence
- 40) North 00° 47' 33" West, 219.83 feet to a point; thence
- 41) North 49° 44' 42" East, 87.91 feet to a point; thence
- 42) North 24° 57' 05" East, 83.93 feet to a point; thence
- 43) North 52° 28' 34" East, 222.50 feet to a point; thence
- 44) North 34° 31' 11" East, 126.90 feet to a point marking the southerly corner of the
aforementioned property of The United States of America; thence departing the aforesaid
property of The Aerospace Corporation and running with said property of The United States of
America the following six (6) courses
- 45) North 15° 08' 50" East, 84.48 feet to a point; thence
- 46) North 09° 30' 30" West, 138.06 feet to a point; thence
- 47) North 57° 09' 46" West 87.78 feet to a point; thence
- 48) North 12° 12' 00" West, 101.92 feet to a point; thence
- 49) North 35° 03' 01" East, 117.65 feet to a point; thence
- 50) North 68° 47' 21" East, 32.88 feet to the point of beginning and containing 2,203,779 square
feet or 50.59180 acres of land more or less



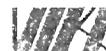
Description of
Parcel 23, Westfields
DB 10163 Pg 1295
Being the property of
Westfields Venture, LP
DB 22727 Pg 665
Sheet 4 of 4
8/22/2014

Together with 230,489 square feet or 5.29130 acres of land previously dedicated for public street purposes for Sully Road (Route 28) as recorded in Deed Book 7449 at page 1341 among the aforementioned Land Records.

Further together with 1,995 square feet or 0.04580 acres of land previously dedicated for public street purposes for Westfields Boulevard (Route 6755) as recorded in Deed Book 7449 at Page 1341, among the aforementioned Land Records.

For a total area for density purposes of 2,436,263 square feet or 55.92890 acres of land more or less.

P:\projects\6065\6065_6\CADD - P\SURVEYS - TO BE MOVED & LOCKED!\LEGAL DESCRIPTIONS\WESTFIELD S PARCEL 23 2014-08-22.docx.doc





COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: PCA 78-S-063-07
RZ/FDP 2014-SU-016
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning

AUG 28 2014

Zoning Evaluation Division

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Westfields Venture LP, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the I-3 District to the PRM District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA	(X)	CDP	(X)	FDP	(X)	CDPA	()	FDPA	()
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LEGAL DESCRIPTION:

23		Westfields	22727	665
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

44-3	1		15	50.59 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

N/A

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

In the northwest quadrant of the intersection of Westfields Blvd. and Stonecroft Blvd.	
PRESENT USE: vacant	PROPOSED USE: Mixed use
MAGISTERIAL DISTRICT: Sully	OVERLAY DISTRICT (S): WS

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Gregory A. Riegler/Lori R. Greenlief
 Type or Print Name
 1750 Tysons Blvd, Ste, 1800, McLean, VA 22102
 Address

Signature of Applicant or Agent
 (Work) (703)712-5433 (LRG) (Mobile)
 Telephone Number

MAC
 8/29/14

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: August 29, 2014

PCA/RZ/FDP 2014-0397/0398/0399

 Deborah Ledwith

Fee Paid \$ 109,785.00