



# County of Fairfax, Virginia

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

RECEIVED  
Department of Planning & Zoning

MAY 04 2016

Zoning Evaluation Division

March 2, 2016

Sara V. Mariska  
Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Ste. 1300  
Arlington, VA 22201

RE: Rezoning Application RZ 2015-SP-007

Dear Ms. Mariska:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 1, 2016, granting Rezoning Application RZ 2015-SP-007 in the name of MRD Properties, LLC. The Board's action rezones certain property in the Springfield District from the R-1 and WS Districts to PDH-3 and WS Districts to permit residential development with an overall density of 2.4 dwelling units per acre (du/ac) and approval of the conceptual development plan. The subject property is located on the N. side of Westbrook Drive, opposite the intersection with Devin Green Lane, on approximately 9.9 acres of land, [Tax Map 55-1 ((8)) H and 55-2 ((3)) G1 and G2], subject to the proffers dated January 20, 2016.

Please note that on January 21, 2016, the Planning Commission approved Final Development Plan Application FDP 2015-SP-007, subject to the development conditions dated December 22, 2015.

**The Board also:**

- Directed the Director of the Department of Public Works and Environmental Services to permit a deviation from the Tree Preservation Target

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

Office of the Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

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

Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)

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

RZ 2015-SP-007  
March 2, 2016

-2-

Cc: Chairman Sharon Bulova  
Supervisor Pat Herrity, Springfield 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 1st day of March, 2016, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2015-SP-007**

**WHEREAS**, MRD Properties, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and WS Districts to the PDH-3 and WS Districts

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

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

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

Be, and hereby is, zoned to the PDH-3 and WS Districts, and said property is subject to the use regulations of said PDH-3 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 1st day of March, 2016.



Catherine A. Chianese  
Clerk to the Board of Supervisors

## PROFFERS

MRD Properties, LLC

RZ 2015-SP-007

January 20, 2016

Pursuant to Section 15.2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors approving a rezoning of the property identified as Tax Map 55-2 ((3)) G1 and G2; 55-1 ((8)) H, hereinafter referred to as the "Application Property," from the R-1 District to the PDH-3 District, MRD Properties, LLC, hereinafter referred to as the "Applicant," for itself, the owners, and successors and assigns, hereby proffers to the following conditions. If accepted, these proffers shall replace and supercede any previous proffers approved on the Application Property.

### 1. CONCEPTUAL/FINAL DEVELOPMENT PLAN

- A. Development of the Application Property shall be in substantial conformance with the Conceptual/Final Development Plan (CDP/FDP) prepared by Urban, Ltd. consisting of twelve (12) sheets, dated April 29, 2015 and revised through November 30, 2015.
- B. Pursuant to Paragraph 4 of Section 16-403 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), the Applicant shall have the flexibility in accordance with the Zoning Ordinance to make minor modifications to the CDP/FDP as may be permitted by the Zoning Administrator.
- C. Notwithstanding that the CDP/FDP is presented on twelve (12) sheets and subject to proffer 1(A) above, it shall be understood that the CDP shall be limited to the elements defined in Section 16-501 of the Zoning Ordinance. The Applicant has the option to request Final Development Plan Amendments (FDPAs) for elements other than CDP elements from the Planning Commission for all of, or a portion of, the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.
- D. The development shall consist of a maximum of 24 single family detached units.

### 2. TRANSPORTATION

- A. On-Site Improvements. Prior to record plat approval, the Applicant shall dedicate and convey to the Board of Supervisors in fee simple, without encumbrances, right-of-way along Westbrook Drive as shown on Sheet 5 of the CDP/FDP. Prior to the issuance of the first Residential Use Permit (RUP), the Applicant shall construct frontage improvements along Westbrook Drive along the Application Property frontage within existing and proposed right-of-way as shown on the

CDP/FDP, in accordance with Virginia Department of Transportation (VDOT) standards, and subject to VDOT approval. Frontage improvements shall consist of an entrance, curb, gutter, buffer in accordance with VDOT standards, five (5) foot wide sidewalk, and transition to existing conditions to the east and west of the Application Property.

- B. Off-Site Improvements – Westbrook Drive. Prior to the issuance of the first RUP, the Applicant shall substantially complete the off-site improvements to Westbrook Drive adjacent to Parcel C as shown on Sheet 5 or 5A of the CDP/FDP, subject to approval by VDOT. The improvements shall be as shown on Sheet 5 if all necessary permissions can be obtained from the owner of the property identified as Fairfax County Tax Map Reference 55-1 ((28)) C (the "Owner"). If the necessary permissions cannot be obtained from the Owner, the improvements shall be as shown on Sheet 5A; however, in the final design, the Applicant shall attempt to minimize the use of the retaining wall through shifting the sidewalk and/or grading solutions.

Prior to subdivision plan approval, the Applicant shall demonstrate, by copies of the correspondence described below, a good faith effort to obtain the necessary permissions. In order to obtain the necessary permissions, the Applicant shall contact the Owner in writing to obtain all necessary permissions to construct frontage improvements along Westbrook Drive adjacent to Parcel C as shown on Sheet 5 of the CDP/FDP. The Owner shall have thirty (30) days from postmark of the Applicant's communication to respond to the Applicant in writing. Should the Applicant and the Owner not come to an agreement within thirty (30) days from the postmark of the Owner's response, the Applicant shall construct frontage improvements as shown on Sheet 5A of the CDP/FDP as described above. The Applicant shall be reimbursed by Fairfax County for all off-site right-of-way and/or easement acquisition costs as well as all costs associated with design, permitting and construction of said off-site improvements including utility relocations, as available from funds escrowed pursuant to Proffer 10 of RZ 2001-SU-003. The Applicant shall be responsible for any costs in excess of the escrowed funds.

- C. Off-Site Improvements – Collin Chase Place. Prior to the issuance of the first RUP, the Applicant shall substantially complete the off-site improvements to Collin Chase Place as shown on Sheet 5 of the CDP/FDP, subject to necessary permissions from the owners of properties identified as Fairfax County Tax Map Reference 55-1 ((28)) C and 91 ("Owners"). The improvements shall consist of a five (5) foot wide public sidewalk connection from the trail on the Application Property to the existing sidewalk on Parcel C. Should the necessary permissions not be provided by the Owners, the Applicant shall instead provide an ADA-accessible curb cut on the Application Property to the existing sidewalk on the opposite side of Collin Chase Place, as shown on Sheet 5, if approved by VDOT.

Prior to subdivision plan approval, the Applicant shall demonstrate, by copies of correspondence described below, a good faith effort to obtain the necessary

permissions from the Owners. In order to obtain the necessary permissions, the Applicant shall contact the Owners in writing to obtain all necessary permissions to construct improvements adjacent to Collin Chase Place as shown on Sheet 5 of the CDP/FDP. The Owners shall have thirty (30) days from the postmark of the Applicant's communication to respond to the Applicant in writing. Should the Applicant and the Owners not come to an agreement within thirty (30) days from the postmark of the Owners' response, the Applicant shall construct the curb cut as described above.

- D. Fairfax Center Area Road Fund. Prior to subdivision plan approval, the Applicant shall contribute \$1,313 per dwelling unit constructed to the Fairfax Center Area Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by the Fairfax County Department of Transportation and/or the Department of Public Works and Environmental Services.
- E. Public Streets. Prior to issuance of the first RUP, the Applicant shall dedicate in fee simple to the Board of Supervisors right-of-way in accordance with VDOT standards for the internal road network. The roads shall be constructed to VDOT standards.
- F. Public Trail. Prior to record plat approval, the Applicant shall convey a public trail easement covering the final location of the proposed asphalt trail as generally shown on Sheet 5 of the CDP/FDP, in a form acceptable to the County Attorney.

### 3. LANDSCAPING AND OPEN SPACE

- A. A landscape plan that shows, at a minimum, landscaping in conformance with the landscape design shown on Sheets 6 and 12 of the CDP/FDP shall be submitted in conjunction with the subdivision plan for the Application Property. Deciduous canopy trees shall be a minimum of 2 inches in caliper, and evergreen trees shall be a minimum of 8 feet in height, at the time of planting as shown on the planting schedule on the CDP/FDP. Understory plantings shall be provided as shown on the planting schedule on the CDP/FDP. The landscape plan shall incorporate the use of native species to the greatest extent feasible, as determined by Urban Forest Management. (UFMD)
- B. The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent subdivision plan submissions. The preservation plan and narrative shall be prepared by a certified arborist, landscape architect, or a registered consulting arborist, and shall be subject to the review and approval of the UFMD, Department of Public Works and Environmental Services (DPWES).
- C. The Applicant shall retain the services of a certified arborist, landscape architect or registered consulting arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting.

During the tree-preservation walk-through meeting, the Applicant's certified arborist, landscape architect, or registered consulting arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying 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.

- D. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to the installation of utilities and/or trails. 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. 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 or trails.
- E. 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 below.
- F. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities for those areas immediately adjacent to existing structures if demolition occurs before final subdivision plan approval. The installation of all tree protection fencing shall be performed under the 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.
- G. 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 subdivision 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:

- (1) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- (2) Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- (3) Root pruning shall be conducted with the supervision of a certified arborist.
- (4) An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

H. As outlined in a monitoring schedule that shall be described and detailed in the tree preservation plan, a representative of the Applicant shall be present to monitor the process and ensure that the clearing activities are conducted as proffered and as approved by UFMD. The project arborist shall monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals.

I. The Applicant shall convey forested area and tree management information prepared to satisfy Tree Preservation Plan requirements to the Homeowners Association (HOA) at the time the HOA takes over maintenance of the common elements. Information shall include data collected for the Tree Inventory, updated to note completion of tree preservation activities required by the Tree Preservation Plan approved with the subdivision plan, and any additional work performed for preservation and/or maintenance in Tree Conservation Easements. This information can be used as the basis of a tree maintenance plan for managing the resource and budgeting maintenance cost over several years. This plan shall be submitted to and reviewed by UFMD prior to issuance. Transfer of information shall be verified by a notice of receipt signed by the HOA.

J. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan and that are within 15 feet of the limits of clearing and grading. Only deciduous trees in "Fair" condition or better are to be appraised. This tree appraisal shall include Tree #1932 a triple trunk, 64 inch diameter tulip poplar. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest

edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective subdivision plan approvals, the Applicant shall post a bond, letter of credit, or cash payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a value has been determined as specified in the Tree Appraisal (the "Bonded Trees") that die or are dying due to construction activities, excluding those that are dying due to natural causes or acts of God, as determined by UFMD staff. The letter of credit or cash deposit shall be equal to 25% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent species or canopy cover as approved by UFMD. In addition to this replacement obligation, for any Bonded Tree that is dead dying or improperly removed due to unauthorized construction activity, the Applicant shall also make a payment equal to the value of any Bonded Tree to a fund established by the County for furtherance of tree preservation objectives (the Tree Preservation and Planting Fund). Upon release of the bond for the improvements on the Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

#### 4. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

- A. The Applicant shall provide stormwater management (SWM) and best management practices (BMP) facilities on-site as generally shown on the CDP/FDP. Said SWM/BMPs shall be designed to satisfy detention and water quality in accordance with the requirements of the PFM and Stormwater Management Ordinance as determined by DPWES. The Applicant reserves the right to pursue adjustments to the BMPs, provided those measures do not impact the CDP elements identified in Proffer 1C.
- B. Maintenance of the SWM facilities that are not accepted for maintenance by Fairfax County shall be the responsibility of the Applicant and the successor HOA. Prior to subdivision plan approval, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of all of the elements of the SWM facilities that will not be maintained by Fairfax County. The SWM Agreement shall require the Applicant and the successor HOA to contract with one or more maintenance/management companies to perform regular routine maintenance of the SWM facilities and to provide a maintenance report every five (5) years from the date of execution of the agreement to the Fairfax County Maintenance and Stormwater Management Division of DPWES. The maintenance responsibilities under the SWM Agreement shall be disclosed to

future purchasers prior to entering into a contract for sale and specified in the HOA documents.

- C. Prior to the issuance of the first RUP on the Property, the Applicants shall establish an account (the "SWM Maintenance Account") to be used as an escrow account for the initial maintenance of the SWM facilities. The Applicants shall make an initial contribution to the SWM Maintenance Account in an amount equal to the estimated cost for the HOA maintenance responsibility for the first ten (10) years of the facilities. Thereafter, the SWM Maintenance Account shall be funded through pro-rata assessments of subsequent owners of the Application Property.

#### 5. SUSTAINABLE DESIGN

In order to promote energy conservation and green building techniques, the Applicant shall select at time of subdivision, within their sole discretion, one of the following programs to be implemented in the construction of the single family dwellings shown on the CDP/FDP.

- A. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP.
- B. Qualification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR<sup>®</sup> Qualified Homes path for energy performance, as demonstrated through documentation submitted to the Environment and Development Review Branch of DPZ 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.

#### 6. AFFORDABLE HOUSING

Prior to the issuance of the first RUP, the Applicant shall contribute to the Fairfax County Housing Trust fund an amount equivalent to one-half percent (0.5%) of the anticipated sales price of each new single family dwelling unit constructed or proposed to be constructed on the Application Property to assist Fairfax County's low and moderate income housing goals. The projected sales price shall be determined by the Applicant through an evaluation of the sales price of comparable units in the area, in consultation with and approved by the Fairfax County Department of Housing and Community Development.

#### 7. SCHOOL CONTRIBUTION

The Applicant shall contribute the sum of \$82,243 (\$11,749 per net new student generated by the proposed development) to the Fairfax County Board of Supervisors for capital improvements in the school division that students generated by the residential

development shown on the CDP/FDP will attend. Said contribution shall be made at time of subdivision plan approval. Following approval of this Application and prior to the Applicant's payment of the amount set forth in this proffer, if Fairfax County should modify the ratio of students per unit or the amount of contribution per student, the Applicant shall pay the modified contribution amount for that phase of development to reflect the then-current ratio and/or contribution. The Applicant shall notify the Fairfax County Public Schools when a subdivision plan has been filed for the proposed development

8. PARK AUTHORITY CONTRIBUTION

- A. Prior to subdivision plan approval, the Applicant shall contribute the sum of \$61,617 to the Board of Supervisors for transfer to the Fairfax County Park Authority for use toward off-site recreational facilities intended to serve the future residents of the Application Property, as determined by the Fairfax County Park Authority in consultation with the Springfield District Supervisor.
- B. Pursuant to section 16-404 of the Zoning Ordinance, the Applicant shall provide on-site recreational facilities to serve the Application Property as shown on the CDP/FDP. Prior to subdivision plan approval, the Applicant shall demonstrate that the value of the proposed recreational amenities is equivalent to a minimum of \$1,800 per residential unit to be constructed on the Application Property. In the event that 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 required amount of \$1,800 per residential unit to be constructed on the Application Property to the Fairfax County Park Authority (FCPA) for off-site recreational facilities intended to serve future residents, as determined by FCPA in consultation with the Supervisor for the Springfield District.

9. CONSTRUCTION

Except as may be specified herein, all transportation, pedestrian, landscaping, recreational, and trail improvements shall be constructed and/or installed concurrent with the development of the single family dwelling units shown on the CDP/FDP.

10. DESIGN FEATURES

- A. All signs and street furniture, including garbage cans, benches and lamp posts, shall be consistent, both in terms of materials and design, throughout the development and shall be generally consistent in terms of character and quality of design with Sheet 12 of the CDP/FDP. The site entry feature shall incorporate masonry materials that are compatible in appearance with the brick and/or stone materials of the dwellings.
- B. The fronts of all units shall be constructed of glass, stone, brick, and/or cementitious siding, and shall be generally consistent in terms of character and quality of design with Sheet 2 of the CDP/FDP.

- C. The Applicant shall provide amenities in substantial conformance with Sheet 12 of the CDP/FDP.
- D. Decks and similar appurtenances may encroach into minimum required yards depicted on the Typical Lot Details on Sheet 2 of the CDP/FDP in accordance with Section 2-412 of the Zoning Ordinance. Deck modifications may include, but are not limited to, lattice work, pergolas, privacy screens, trellises, benches and overhanging planter boxes. The restrictions and limitations of this proffer shall be disclosed to purchasers prior to contract ratification and further disclosed in HOA documents.

11. SIGNS

No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia, shall be placed on or off-site to assist in the initial sale of residences on the Application Property. Furthermore, the agents and employees involved in the marketing and sale of the residential units on the Application Property shall be directed to adhere to this proffer.

12. HOMEOWNERS ASSOCIATION

The Applicant shall establish a HOA for the proposed development to own, manage, and maintain the open space and all other community owned land and improvements. At the time that the HOA takes over the maintenance of common elements, the Applicant shall convey to the HOA any long-term tree and forested area management information that was prepared to satisfy tree conservation plan requirements of the subdivision plan. UFMD shall be furnished with a copy of the agreement by the HOA accepting maintenance responsibilities of the common areas and a copy of the final tree and forest management plan. Maintenance responsibilities of the HOA shall be disclosed to all prospective homeowners in a disclosure memorandum prior to entering into a contract of sale and included in the HOA documents.

13. ARCHAEOLOGICAL STUDY

At least 30 days prior to any land disturbance on the Application Property, the Applicant shall conduct a Phase I archaeological study on the area to be disturbed and provide the results of said study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMP) for review and approval. The study shall be conducted by a qualified archaeological professional approved by CRMP. If the Phase I study concludes that an additional Phase II study of the Application Property is warranted, the Applicant shall complete said study and provide the results to CRMP prior to any land disturbing activities on the Application Property. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMP prior to any land disturbing activities on the Application Property.

At the completion of any cultural resource studies, the Applicant shall provide two (2) copies (one hard copy, one digital copy) of the archaeology report as well as field notes, photographs, and artifacts to the Park Authority's Resource Management Division within thirty (30) days of completion of the study.

14. HEALTH DEPARTMENT

Prior to issuance of a demolition permit for the Application Property, the Applicant shall abandon the existing wells and septic tanks in conformance with Fairfax County Health Department regulations and requirements.

15. GARAGES

A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This shall not preclude the use of garages as sales offices in the model homes during marketing of the development, with the understanding the sales offices will be converted back to garages upon sale of the models. The covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Fairfax County Board of Supervisors. Purchasers shall be advised in writing of the use restriction prior to entering into contract of sale.

16. NOISE ATTENUATION

A. In order to ensure an interior noise level of no greater than DNL 45 dBA, the Applicant shall employ the following acoustical treatment measures for lots within the highway noise impact zone of DNL 65-70 dBA:

- (1) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
- (2) Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20 percent of any facade exposed to noise levels of DNL 65, dBA or above. If glazing constitutes more than 20 percent of an exposed facade, then the glazing shall have an STC rating of at least 39.
- (3) 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.
- (4) Exterior noise levels for the rear and side yards of Lot 8 which is currently determined to be situated in the area above the DNL 65 dBA zone shall be reduced below DNL 65 dBA through the use of noise attenuation as recommended by the acoustical consultant. The acoustical fence/wall shall

be seven (7) feet in height and situated on the rear and the side lot line of Lot 8. The acoustical fence/wall shall be architecturally solid from the ground up with no gaps or openings and shall be designed and constructed in a style complimentary to the dwellings with materials such as wood, brick, stone, cementitious siding, precast concrete, or other masonry material and may include steps, piers or other architectural design elements.

- B. In order to reduce interior noise to a level of no more than 45 dBA Ldn for residential units that are projected to be impacted by noise greater than 70 dBA Ldn (but not more than 75 dBA Ldn) the Applicant shall employ the following acoustical treatment measures for lots within the highway noise impact zone of 70-75 dBA Ldn:
- (1) Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 45;
  - (2) Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any facade exposed to noise levels of Ldn 70 dBA or above. If glazing constitutes more than 20% of an exposed facade, then the glazing shall have a laboratory STC rating of at least 45; and
  - (3) All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission.
- C. At the time of subdivision plan approval, the Applicant shall submit a refined noise study conducted by a qualified engineer, based on final grading and engineering plans which may alter the height or location of the attenuation fencing. This noise study shall take into account road improvements on I-66 which are built, funded, or for which construction plans are available at the time the study is conducted.
- D. The Applicant reserves the right to pursue methods other than those above for mitigating highway noise impacts that can be demonstrated prior to the filling of a building permit through an independent noise study as reviewed and approved by DPWES and the DPZ, provided that these methods will be effective in reducing interior noise levels to DNL 45 dBA, and exterior noise within outdoor recreation areas to below DNL 65 dBA.

#### 17. OPEN SPACE DELINEATION

The subdivision plan and individual lot grading plans shall delineate and label the common open space on the Application Property wherever common open space is located adjacent to private lots. The corners of private lots adjacent to common open space shall be marked with concrete post, 4 inches x 4 inches and rising 12 inches above grade, or

other appropriate permanent marker as approved by UFMD, so that boundaries of common open space are clearly delineated. Posts shall bear the initials HOA to identify these restricted areas. Restrictions within common open space shall include the protection of understory trees, shrubs and groundcovers, woody debris, leaf litter and soil conditions present at the time of subdivision plan submission.

18. ESCALATION

All monetary contributions required by these proffers shall escalate on a yearly basis from the base year of 2016, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI"), as permitted by Virginia State Code Section 15.2-2303.3.

19. TIMING OF IMPROVEMENTS

Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicants' control, the required improvements have been or will be delayed beyond the time set forth in these proffers, the Zoning Administrator may agree to a later date for the completion of such improvements.

20. DENSITY CREDIT

Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or the Virginia Department of Transportation ("VDOT") at time of subdivision plan approval.

21. SEVERABILITY

Any of these buildings within the Application Property may be subject to Proffered Condition Amendments and Conceptual Development Plan Amendments/Final Development Plan Amendments without joinder or consent of the property owners of the other buildings.

22. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicant and its successors and assigns.

23. COUNTERPARTS

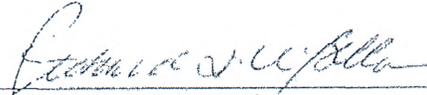
These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

A0694976.DOC / 1 Draft Proffers RZ 2015-SP-007 01.20.16 (CLN) 008753 000002

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

APPLICANT/CONTRACT PURCHASER OF  
TAX MAP 55-2 ((3)) G1 AND G2 AND  
55-1 ((8)) H

MRD PROPERTIES, LLC

A handwritten signature in cursive script, appearing to read "Richard D. DiBella", written over a horizontal line.

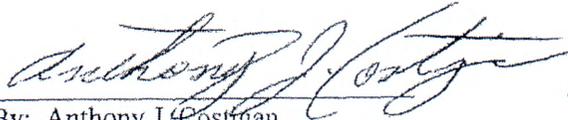
By: Richard D. DiBella  
Its: Manager

[SIGNATURES CONTINUE ON NEXT PAGE]

---

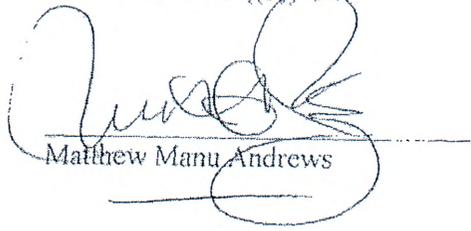
TITLE OWNER OF  
TAX MAP 55-2 ((3)) G1

MILDRED A. SCHOEPE LIVING TRUST

 , Trustee  
By: Anthony J. Costigan  
Its: Trustee

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF  
TAX MAP 55-2 ((3)) G2



Matthew Manu Andrews

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF  
TAX MAP 55-1 ((8)) H

LOUISE WELLER TRUST

*Louise Weller, Trustee*  
By: Louise Weller  
Its: Trustee

[SIGNATURES END]

## FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2015-SP-007

December 22, 2015

With the Planning Commission's approval of FDP 2015-SP-007 for residential development at Tax Map 55-1 ((8)) H, and 55-2 ((3)) G1 and G2, the Planning Commission conditions the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the FDP titled "Westbrook II," prepared by Urban, Ltd. and consisting of 12 sheets dated April 29, 2015, as revised through November 30, 2015.
2. Structures, signs and street furniture, including the site entry feature, shall not be located so as to obstruct any applicable sight distance and/or visibility standards of the Virginia Department of Transportation (VDOT).
3. All signage shall be in conformance with Article 12 of the Zoning Ordinance. The Applicant preserves the right to submit a Comprehensive Sign Plan application pursuant to Sect. 12-210 of the Zoning Ordinance.
4. The Applicant shall conduct bathymetric survey(s) of Ethel's Pond, if owner permission is granted, in accordance with Letter to Industry #03-05 for the Evaluation of Downstream Impoundments.
5. Within the recreational amenity area, all children's play features and playground surfacing shall comply with all applicable standards established by the American Society for Testing and Materials.
6. Notwithstanding the improvements to Westbrook Drive as shown on Sheet 5A of the FDP, if all necessary permissions cannot be obtained in order to construct the improvements as shown on Sheet 5 in accordance with Proffer 2.B., the improvements shall be as shown on Attachment 1 to these conditions, and subject to approval by the Virginia Department of Transportation.

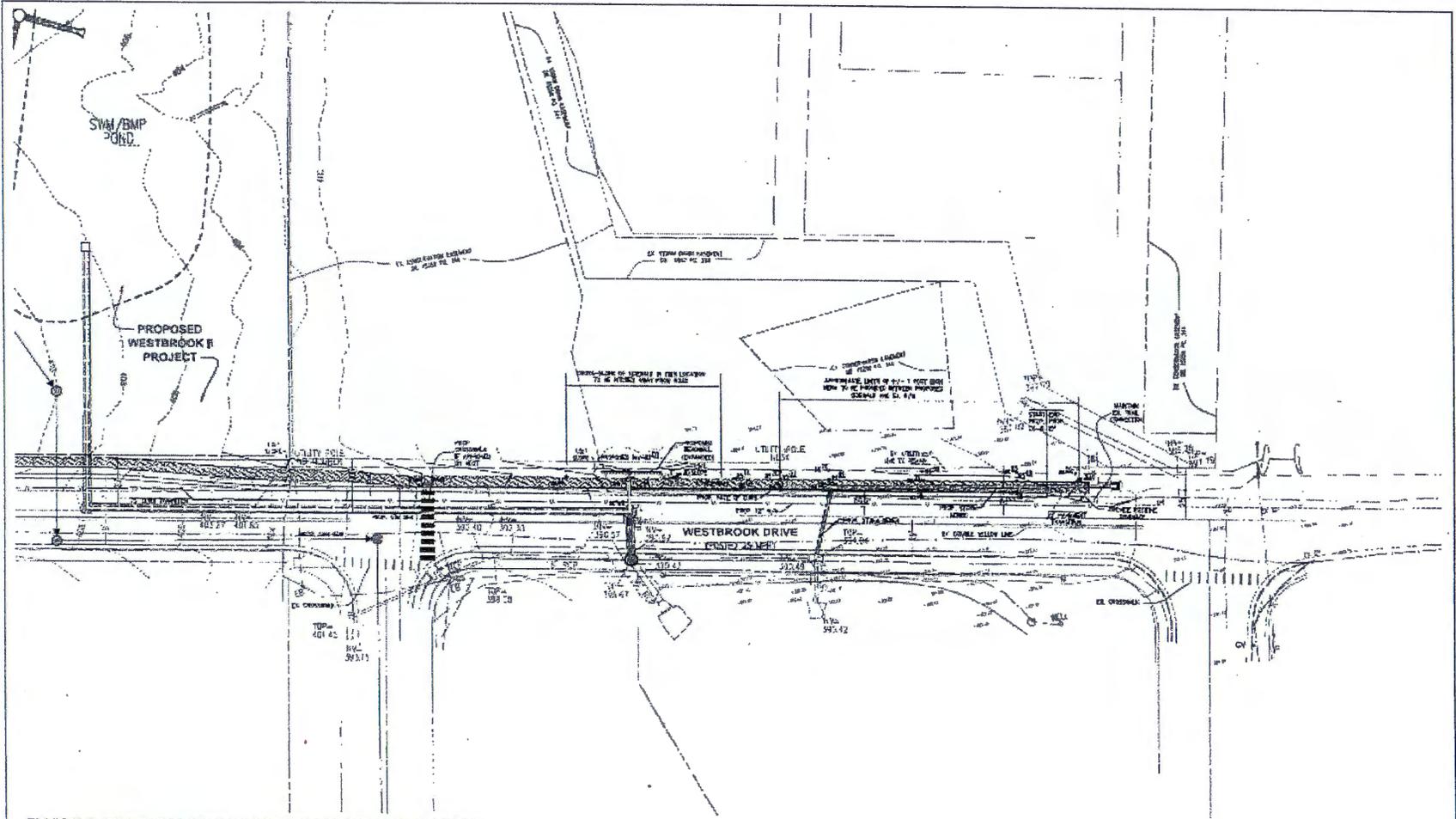


EXHIBIT SHOWING POSSIBLE WESTBROOK DRIVE IMPROVEMENTS



### WESTBROOK II

1/16/2014



Scale: 1"=30'  
 Date: 1/16/2014  
 Project: Westbrook II  
 Drawing: 1/16/2014

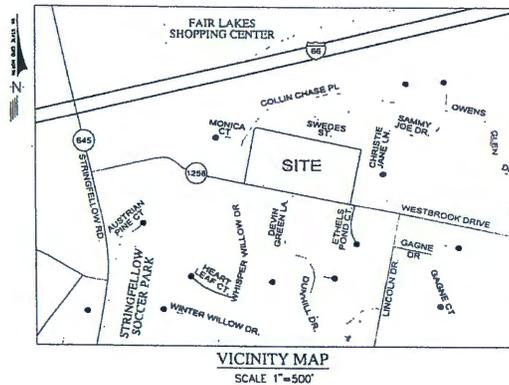
ATTACHMENT 1

# WESTBROOK II

## CONCEPTUAL DEVELOPMENT PLAN FINAL DEVELOPMENT PLAN (CDP/FDP)

Springfield District  
Fairfax County, Virginia

APRIL 29, 2015  
MAY 26, 2015  
SEPTEMBER 3, 2015  
OCTOBER 14, 2015  
NOVEMBER 30, 2015



### SHEET INDEX

1. COVER SHEET
2. NOTES & DETAILS
3. EXISTING CONDITIONS
4. EXISTING VEGETATION MAP
5. CDP/FDP LAYOUT
- 5A. CDP/FDP: OFF-SITE IMPROVEMENTS ALTERNATIVE OPTION
6. LANDSCAPE PLAN
- 6A-6D. TREE CONSERVATION & INVENTORY PLANS
- 7-8. PRELIMINARY BMP ANALYSIS
9. PRELIMINARY STORMWATER MANAGEMENT ANALYSIS
10. ADEQUATE OUTFALL ANALYSIS
11. SIGHT DISTANCE ANALYSIS
12. AMENITY PLAN

### APPLICANT:

MRD PROPERTIES, LLC  
42395 RYAN ROAD, SUITE 112-014  
ASHBURN, VA 20148  
(703) 887-1351

### CIVIL ENGINEER:



### ATTORNEY:

WALSH COLUCCI LUBELEY & WALSH, PC  
2200 CLARENDON BLVD.  
SUITE 1300  
ARLINGTON, VIRGINIA 22201-3358  
(703) 528-4700



**GENERAL NOTES**

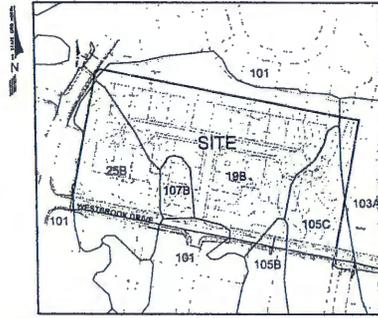
- ALL REFERENCES TO ZONING ORDINANCE SHALL REFER TO THE FAIRFAX COUNTY ZONING ORDINANCE. ALL REFERENCES TO PROPERTY, PARCEL, OR SITE SHALL REFER TO THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED IN THE SPRINGFIELD DISTRICT, ON FAIRFAX COUNTY TAX MAP 95-1-031 PARCEL H, AND 95-2-031 PARCELS G1 AND G2.
- THE PROPERTY IS CURRENTLY ZONED R-1 AND IS PROPOSED TO BE REZONED TO PDH-3 FOR DEVELOPMENT OF A MAXIMUM OF 24 SINGLE FAMILY DETACHED LOTS. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP FEWER LOTS IF DESIRED.
- THE PROPERTY IS COMPRISED OF PARCELS OWNED BY LOUISE WELLS, TRUSTEE; MILDRED A. SCHOEPE, TRUSTEE; AND MARIO A. GOMEZ.
- THE BOUNDARY INFORMATION SHOWN IS BASED ON A BOUNDARY PLAT PREPARED BY URBAN, DATED JANUARY, 2016.
- THE TOPOGRAPHY SHOWN IS AT TWO FOOT CONTOUR INTERVAL BASED ON A FIELD SURVEY PREPARED BY URBAN, DATED DECEMBER 18, 2014.
- BASED UPON COUNTY MAPPING THERE ARE NO FLOOD PLANS LOCATED ON THE PROPERTY.
- ACCORDING TO THE COUNTY TRAILS PLAN THERE ARE NO TRAILS PROPOSED ON THE PROPERTY.
- THERE ARE NO EASEMENTS 25 FEET OR MORE IN WIDTH ON THE PROPERTY.
- THERE ARE NO AREAS ON SITE THAT HAVE SCENIC ASSETS OR NATURAL FEATURES WORTH PROTECTING AND PRESERVING.
- THERE ARE NO KNOWN GRAVE OR BURIAL SITES ON THIS PROPERTY.
- THERE ARE NO KNOWN ARCHEOLOGICAL SITES OR ANY ENDANGERED OR THREATENED PLANT AND ANIMAL SPECIES IN THE PROJECT AREA.
- THE USE AND DENSITY OF THE PROPOSED DEVELOPMENT CONFORMS TO THE RECOMMENDATIONS OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE PROPERTY IS LOCATED WITHIN SUBDISTRICT M1 OF THE AREA B, FAIRFAX CENTER AREA PLAN, AND IS PLANNED FOR LOW DENSITY RESIDENTIAL USE.
- THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES, LOT SIZES, HOMES AND SETBACKS WILL BE COMPATIBLE WITH THOSE OF ADJACENT DEVELOPMENTS.
- ALL STRUCTURES ON THE PROPERTY ARE TO BE REMOVED. THESE INCLUDE 3 HOMES, A FREE-STANDING GARAGE AND SHED. THE EXISTING HOMES WERE BUILT IN 1973 AND 1986.
- THE PROJECT IS ANTICIPATED TO BE DEVELOPED IN TWO PHASES.
- BASED UPON PRELIMINARY SITE INVESTIGATION, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 49, CODE OF FEDERAL REGULATIONS PARTS 119.4, 302.4 AND 305.4; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 670-18; VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 49, CODE OF FEDERAL REGULATIONS PART 260 TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE.
- THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS MAY BE SPECIFIED OTHERWISE.
- PUBLIC WATER AND SEWER SHALL BE PROVIDED BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTORS.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- IN ACCORDANCE WITH SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS INCLUDING THE SIZES, DIMENSIONS AND/OR FOOTPRINTS AND LOCATIONS OF HOMES, SIDEWALKS, UTILITIES AND STORM WATER MANAGEMENT FACILITIES MAY OCCUR WITH FINAL SITE ENGINEERING WITHOUT REQUIRING AN AMENDMENT TO THIS CDMPF.
- PURSUANT TO SECTION 16-403 OF THE ZONING ORDINANCE, THE LIMITS OF CLEARING AND GRADING AND LANDSCAPED OPEN SPACE AREA REPRESENTED ON THE PLAN ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL DESIGN AND SITE ENGINEERING.
- LANDSCAPING CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 12.
- SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
- STORMWATER MANAGEMENT FACILITIES WILL CONFORM TO ALL DPWS AND PFM REQUIREMENTS UNLESS WAIVED. THE DEVELOPER RESERVES THE RIGHT TO USE SUPPLEMENTARY INNOVATIVE MEASURES SUCH AS RAINFOG GARDENS AND GRASSED SWALES TO MEET WATER QUALITY REQUIREMENTS.
- THERE ARE NO AFFORDABLE DWELLING UNITS PROPOSED WITH THIS PLAN.
- PUBLIC IMPROVEMENTS THAT WILL BE CONSTRUCTED SIMULTANEOUSLY WITH THE SINGLE FAMILY DWELLINGS INCLUDE STREET FRONTAGE IMPROVEMENTS, PUBLIC STREETS, AND SIDEWALKS AS SHOWN ON THE CDMPF.

**WAIVER/MODIFICATION REQUEST**

- TREE PRESERVATION TARGET DEVIATION TO 70% IS REQUESTED PER PFM 12-608.3A(2). REMAINING TEN-YEAR TREE CANOPY REQUIREMENTS WILL BE MET THROUGH MEANS OF ON-SITE TREE PLANTING. SEE SHEET 03 FOR THE FORMAL REQUEST LETTER.

**SOILS MAP**

SCALE 1"=200'

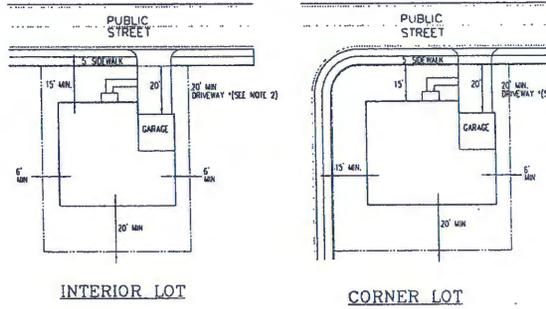


**SOILS RATINGS**

SOIL I.D. NUMBER	SERIES NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE STABILITY	ERODIBILITY	INFILTRATION SUITABILITY	GEOTECHNICAL REPORT REQ'D
198	ORIENTL-CLOVER COMPLEX	GOOD	FAR-C	MOD-HIGH	MEDIAN	GOOD	NO (GEOTECHNICAL INVEST. REQ'D)
258	SHAVELLY-PINN COMPLEX	FAR-R,S	GOOD	MOD-HIGH	MEDIAN	POOR-R,S	NO (GEOTECHNICAL INVEST. REQ'D)
101	URBAN LAND-INCLINATION COMPLEX	FAR-S	GOOD	HIGH	HIGH	MARGINAL-S	NO (GEOTECHNICAL INVEST. REQ'D)
103A	INCLINATION-COOPERS COMPLEX	POOR-F,W,S	POOR-F,W,B	HIGH	LOW	POOR-W,F	YES
105B	INCLINATION-CLOVER COMPLEX	GOOD	GOOD	MOD-HIGH	HIGH	GOOD	NO (GEOTECHNICAL INVEST. REQ'D)
105C	INCLINATION-CLENECK COMPLEX	GOOD	GOOD	MODERATE	HIGH	GOOD	NO (GEOTECHNICAL INVEST. REQ'D)
107B	INCLINATION-MEADOWVILLE COMPLEX	MARGINAL-R,S	FAR-R,B	MOD-HIGH	MEDIAN	MARGINAL-W	NO (GEOTECHNICAL INVEST. REQ'D)

- SOILS NOTES:**
- SOILS INFORMATION AND MAPPING PROVIDED BY THE OFFICIAL 2011 FAIRFAX COUNTY SOIL MAPS
  - GEOTECHNICAL REPORT REQUIRED AT TIME OF SUBDIVISION PLAN

**TYPICAL LOT DETAILS**



**ZONING AND AREA TABULATIONS**

TOTAL SITE AREA:	8.8932 ACRES OR 435,302 S.F.
EXISTING ZONING:	R-1
PROPOSED ZONING:	PDH-3
PROPOSED DEVELOPMENT:	24 LOTS
PROPOSED DENSITY:	24 LOTS/ 5.9932 AC = 2.40 DU/AC
MINIMUM LOT AREA:	NO REQUIREMENT
MINIMUM LOT WIDTH:	NO REQUIREMENT
MINIMUM YARDS:	
FRONT:	15 FEET
SIDE:	8 FEET
REAR:	20 FEET
BUILDING HEIGHT:	35 FEET MAXIMUM
OPEN SPACE REQUIRED:	30% OR 2.00 AC.
OPEN SPACE PROVIDED:	4.01 AC. OR 40% OF SITE

**PARKING TABULATIONS**

TOTAL # OF UNITS:	24
PARKING SPACES REQ'D, FOR SFD UNITS:	24 x 2 = 48 SPACES ON A PUBLIC STREET
PARKING SPACES PROVIDED:	
2 GARAGE & 2 DRIVEWAY SPACES x 24 SFD UNITS = 96 SPACES	
96 SPACES PROVIDED = 48 SPACES REQUIRED; THEREFORE PARKING REQUIREMENTS MET.	
FINAL PARKING COUNT SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS	

**INTERIOR/CORNER LOT NOTES**

- THE TYPICAL LOT DETAIL IS INTENDED TO ESTABLISH MINIMUM YARD AREAS AND SETBACKS. THE FOOTPRINT SHOWN IS ILLUSTRATIVE AND IS NOT INTENDED TO REPRESENT THE ACTUAL FOOTPRINT. ALTERNATIVE FOOTPRINTS MAY BE USED.
- DRIVEWAY LENGTH IS MEASURED FROM FACE OF GARAGE DOOR TO EDGE OF SIDEWALK OR FACE OF CURB IF NO SIDEWALK IS PROVIDED.
- DECK MODIFICATIONS MAY INCLUDE BUT ARE NOT LIMITED TO: LATTICE WORK, PERGOLAS PRIVACY SCREENS, TRELLISES, BENCHES AND OVERHANGING PLANTER BOXES.

**CONCEPTUAL ARCHITECTURAL RENDERINGS**



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



**urban**

7733 Olden Road, Suite 2000  
Arlington, VA 22202  
TEL: 703.841.2000 FAX: 703.841.2051  
www.urban-va.com



Client  
**MRO PROPERTIES, LLC**

4238 Ryan Road, Suite 112-614  
Arlington, VA 22204  
(703) 887-1351

Revision / Issue	No.	Description	Date
1. 1st CDMPF Submission	04/20/15		
2. 1st Compliance Submission	05/07/15		
3. 1st CDMPF Submission	06/03/15		
4. 2nd CDMPF Submission	10/14/15		
5. 3rd CDMPF Submission	11/03/15		

Issue

Date

Project Name  
**WESTBROOK II**

CDMPF/DP

Springfield District  
Fairfax County, Virginia

Drawn By: JL  
Checked By: AHH / DTA

Project No.: 2P-2206

Date: November 30, 2015

Drawing Title  
**NOTES AND DETAILS**

Scale: AS SHOWN

Drawing Number

**2**

Sheet 2 of 12



7712 Lake River Turnpike  
 Annandale, Virginia 22003  
 TEL: 703.261.2300 FAX: 703.261.2325  
 www.urban.com



Client  
**MRD PROPERTIES, LLC**  
 42385 Ryan Road Suite 112-014  
 Ashburn VA 20148  
 (703) 881-1331

Revision / Issue  
 No. Description Date  
 1. 1st Compliance Submission 04/12  
 2. 2nd Compliance Submission 03/20  
 3. 1st CDP/FDP Submission 03/20  
 4. 2nd CDP/FDP Submission 10/30  
 5. 3rd CDP/FDP Submission 11/04

Issue  
 Date Description

Project Name  
**WESTBROOK II**

CDP/FDP

Springfield District  
 Fairfax County, Virginia

Drawn By: JL Checked By: AHH / DT

Project No. ZP-2206

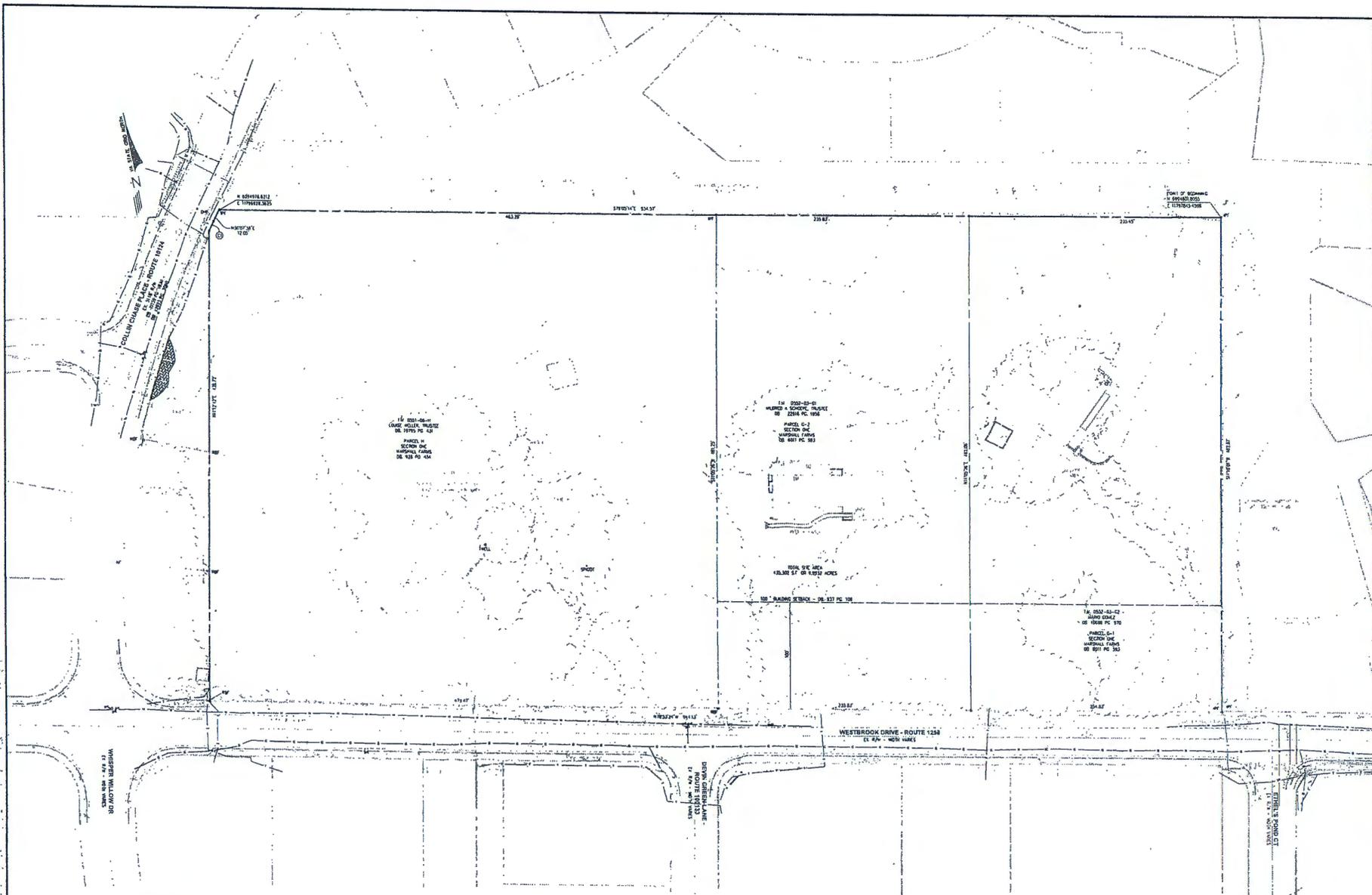
Date November 30, 2015

Drawing Title  
**EXISTING  
 CONDITIONS**

Scale: 1"=40'

Drawing Number

**3**  
 Sheet 3 of 12



**CURVE TABLE**

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
C1	999.75	9.92	0°34'16"	4.92	9.92	N 30°36'24\"



7712 Linn River Turnpike  
 Charlottesville, Virginia 22903  
 TEL 703.642.8200 FAX 703.642.8211  
 www.urban-va.com



Client  
**MRD PROPERTIES, LLC**  
 42395 Ryan Road Suite 112-114  
 Ashburn VA 20148  
 (703) 887-1331

Revision / Issue

No.	Description	Date
1.	1st Compliance Submittal	04/2015
2.	2nd Compliance Submittal	05/2015
3.	1st CDP/FP Submission	09/2015
4.	2nd CDP/FP Submission	10/2015
5.	3rd CDP/FP Submission	11/2015

Issue

Date	Description

Project Name  
**WESTBROOK II**

CDP/FP

Springfield District  
 Fairfax County, Virginia

Drawn By: JL  
 Checked By: AJH / DT

Project No.: ZP-2206

Date: November 30, 2015

Drawing Title

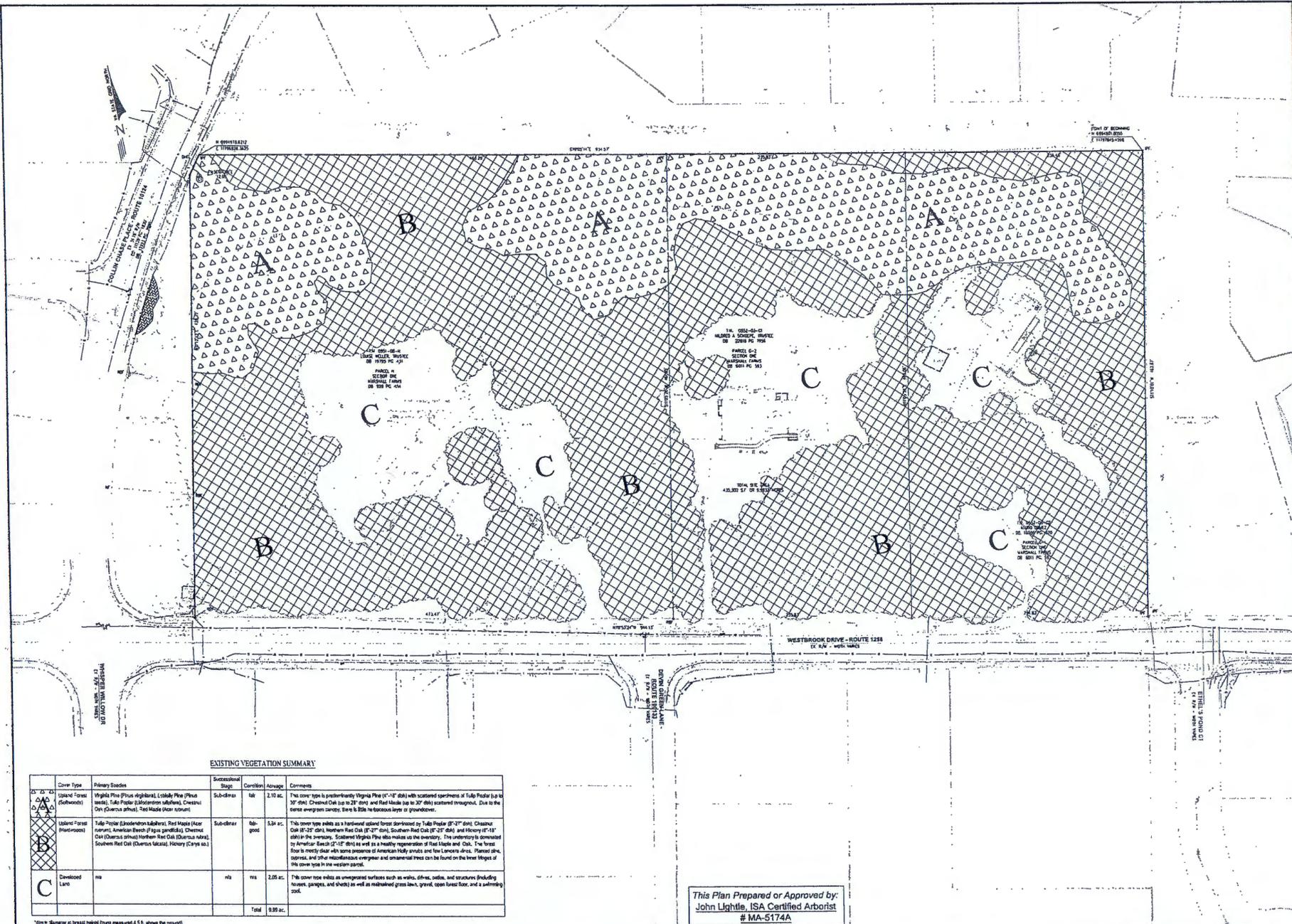
**EXISTING VEGETATION MAP**

Scale: 1"=40'

Drawing Number

**4**

Sheet 4 of 12



**EXISTING VEGETATION SUMMARY**

Code	Plant Type	Primary Species	Successional Stage	Condition	Age/Class	Comments
A	Upland Forest (Savannah)	Virginia Pine (Pinus virginiana), Loblolly Pine (Pinus taeda), Table Pine (Pinus strobus), Chestnut Oak (Quercus alba), Red Maple (Acer rubrum)	Sub-climax	fair	2.10 ac.	This cover type is predominantly Virginia Pine (2'-12' dbh) with scattered specimens of Table Pine (up to 30' dbh), Chestnut Oak (up to 20' dbh) and Red Maple (up to 30' dbh) scattered throughout. Due to the dense evergreen canopy, there is little to no sapling layer or groundcover.
B	Upland Forest (Hardwood)	Table Pine (Pinus strobus), Red Maple (Acer rubrum), American Beech (Fagus grandifolia), Chestnut Oak (Quercus alba), Northern Red Oak (Quercus rubra), Southern Red Oak (Quercus falcata), Honey Locust (Gleditsia triacanthos)	Sub-climax	fair-good	5.34 ac.	This cover type makes up a hardwood upland forest dominated by Table Pine (2'-20' dbh), Chestnut Oak (2'-20' dbh), Northern Red Oak (2'-20' dbh), Southern Red Oak (2'-20' dbh), and Honey Locust (2'-12' dbh) in the overstorey. Scattered Virginia Pine also makes up the overstorey. The understorey is dominated by American Beech (2'-12' dbh) as well as a healthy regeneration of Red Maple and Oak. The forest floor is mostly clear with some presence of American Holly shrubs and low Lonicera shrubs. Flowering dogwood, and other miscellaneous evergreen and ornamental trees can be found on the lower fringes of this cover type in the western part.
C	Developed Land	na	na	na	2.05 ac.	This cover type makes up unvegetated surfaces such as walkways, patios, decks, and structures (including fences, garages, and sheds) as well as mulched grass lawns, gravel, open forest floor, and a swimming pool.
					<b>Total</b>	<b>9.49 ac.</b>

\*Area = Summation of breast height (four measured 4.5 ft. above the ground).

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



1713 12th Street, Lynchburg, VA 24502  
 TEL: 757.622.2900 FAX: 757.622.2422  
 www.urban.com



Client: MRD PROPERTIES, LLC  
 12225 Park Road, Suite 1128-H  
 Ashburn, VA 20148  
 (703) 887-1241

Revision - Issue  
 No. Description Date  
 1. 1st Compliance Submission 05/11  
 2. 2nd Compliance Submission 05/11  
 3. 1st CDP/FDP Submission 05/11  
 4. 2nd CDP/FDP Submission 05/11  
 5. 3rd CDP/FDP Submission 11/10

Issue Description

Project Name: WESTBROOK I

CDP/FDP

Springfield District  
 Fairfax County, Virginia

Drawn By: JL, Checked: AHH / D

Project No.: ZP-2206

Date: November 30, 2015

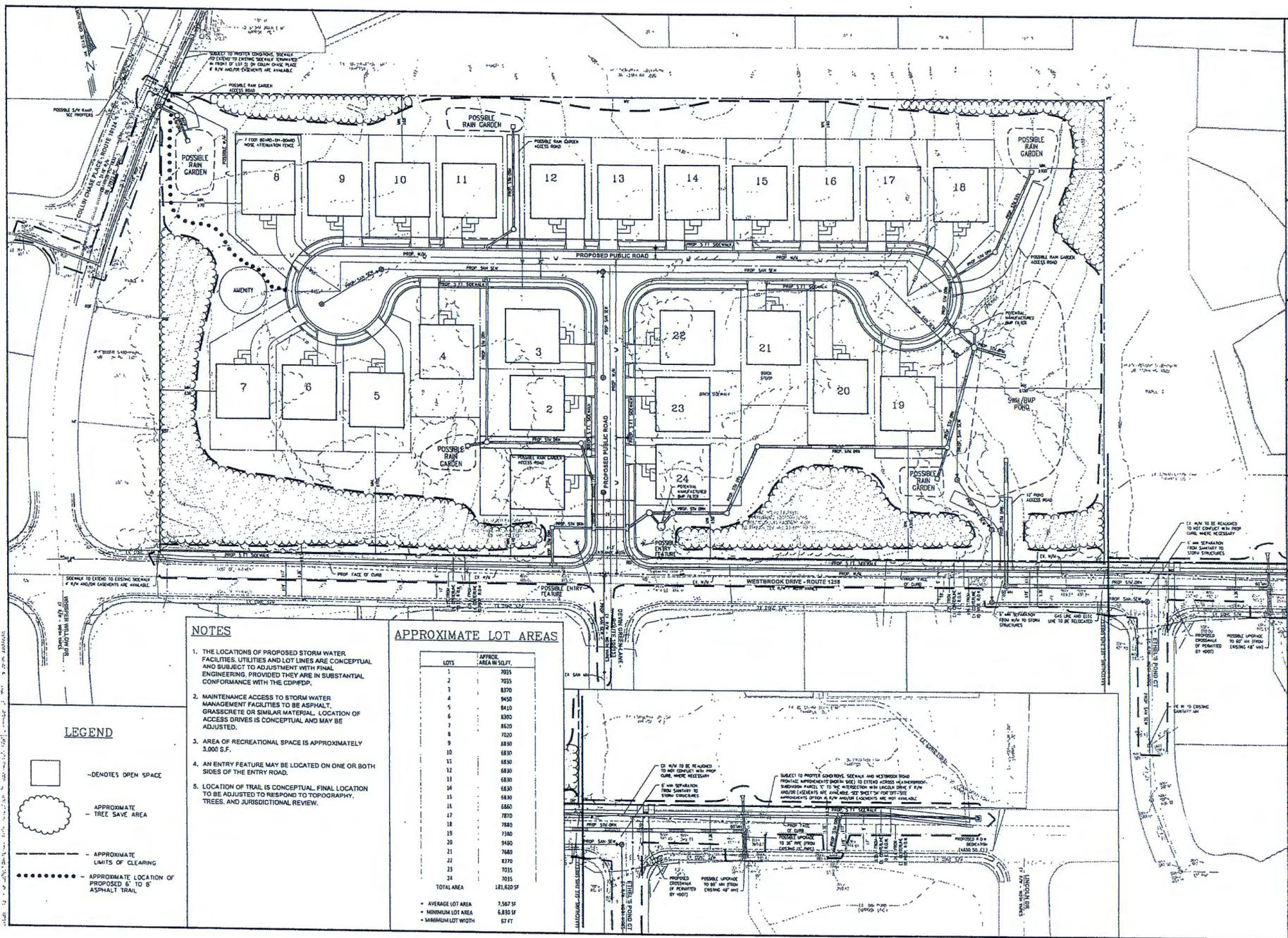
Drawing Title: CDP/FDP LAYOUT

Scale: 1"=40'

Drawing Number

**5**

Sheet 5 of 12



**NOTES**

1. THE LOCATIONS OF PROPOSED STORM WATER FACILITIES, UTILITIES AND LOT LINES ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING, PROVIDED THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP.
2. MAINTENANCE ACCESS TO STORM WATER MANAGEMENT FACILITIES TO BE ASPHALT, GRASS/CONCRETE OR SIMILAR MATERIAL. LOCATION OF ACCESS DRIVES IS CONCEPTUAL AND MAY BE ADJUSTED.
3. AREA OF RECREATIONAL SPACE IS APPROXIMATELY 3,000 S.F.
4. AN ENTRY FEATURE MAY BE LOCATED ON ONE OR BOTH SIDES OF THE ENTRY ROAD.
5. LOCATION OF TRAIL IS CONCEPTUAL. FINAL LOCATION TO BE ADJUSTED TO RESPOND TO TOPOGRAPHY, TREES, AND JURISDICTIONAL REVIEW.

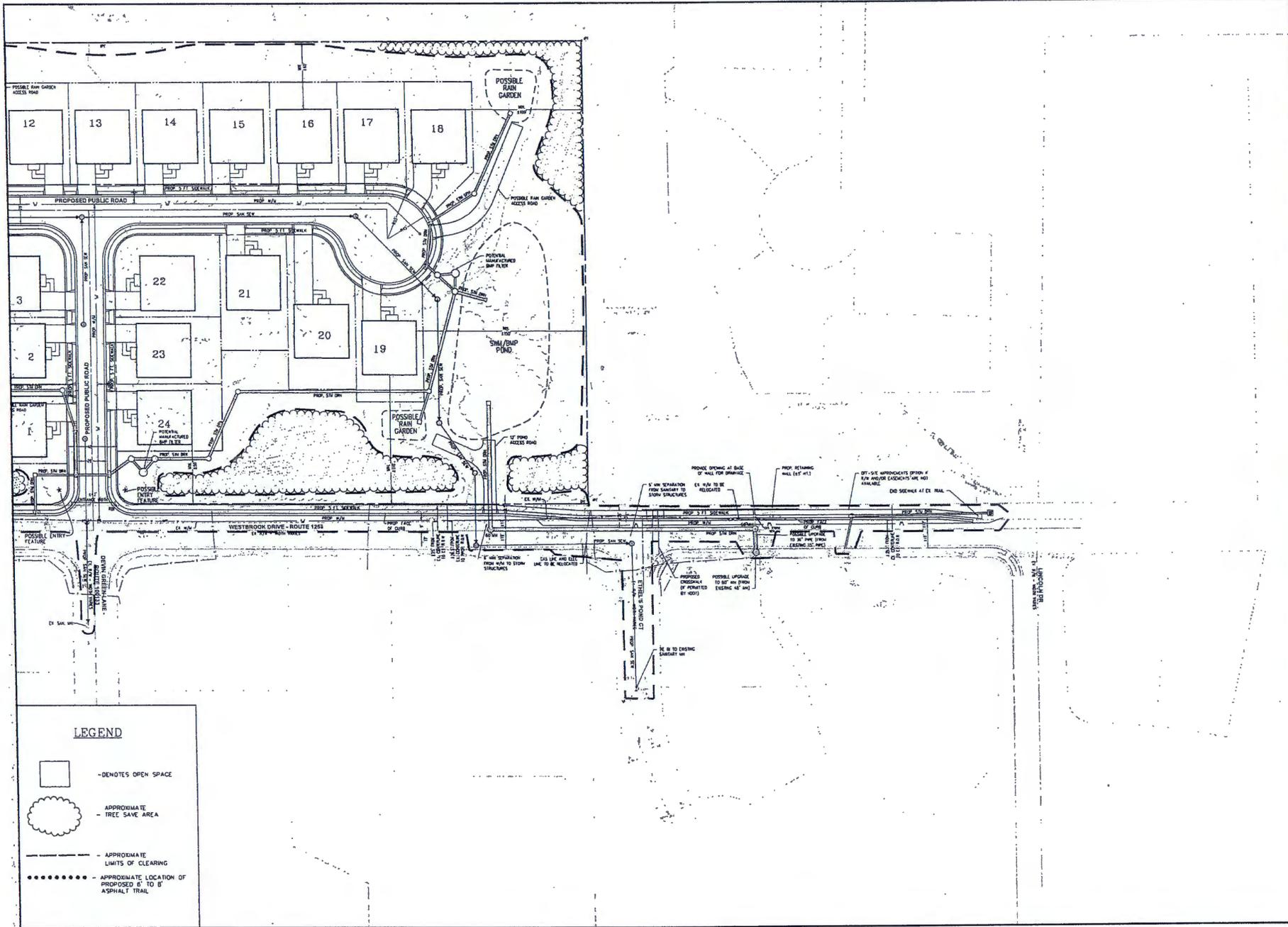
**APPROXIMATE LOT AREAS**

LOTS	APPROX. AREA IN SQ.FT.
1	7035
2	7035
3	8370
4	9460
5	8410
6	8300
7	8520
8	7020
9	6830
10	6830
11	6830
12	6830
13	6830
14	6830
15	6830
16	6860
17	7870
18	7880
19	7380
20	9460
21	7680
22	8370
23	7035
24	7035
TOTAL AREA	121,620 SF

- AVERAGE LOT AREA: 7,567 SF
- MINIMUM LOT AREA: 6,830 SF
- MINIMUM LOT WIDTH: 67 FT

**LEGEND**

- - DENOTES OPEN SPACE
- - APPROXIMATE TREE SAVE AREA
- - - APPROXIMATE LIMITS OF CLEARING
- APPROXIMATE LOCATION OF PROPOSED 6' TO 8' ASPHALT TRAIL



**urban**  
SOLUTIONS

7713 Little River Turnpike  
Annandale, Virginia 22003  
TEL: 703.423.8991 FAX: 703.423.8221  
www.urban-solutions.com



**Client**  
MRD PROPERTIES, LLC  
4235 River Road Suite 112-614  
Arlington, VA 22204  
(703) 881-1351

Revision / Issue	Date
1. 1st Compliance Submission (SUD)	04/20/15
2. 2nd Compliance Submission (SUD)	05/07/15
3. 1st CDP/FDP Submission (SUD)	06/02/15
4. 2nd CDP/FDP Submission (SUD)	10/14/15
5. 3rd CDP/FDP Submission	11/02/15

Issue	Date	Description

**Project Name**  
WESTBROOK II

CDP/FDP

Springfield District  
Fairfax County, Virginia

Drawn By: JL Checked By: AHH / DT

Project No.: ZP-2206

Date: November 30, 2015

Drawing Title

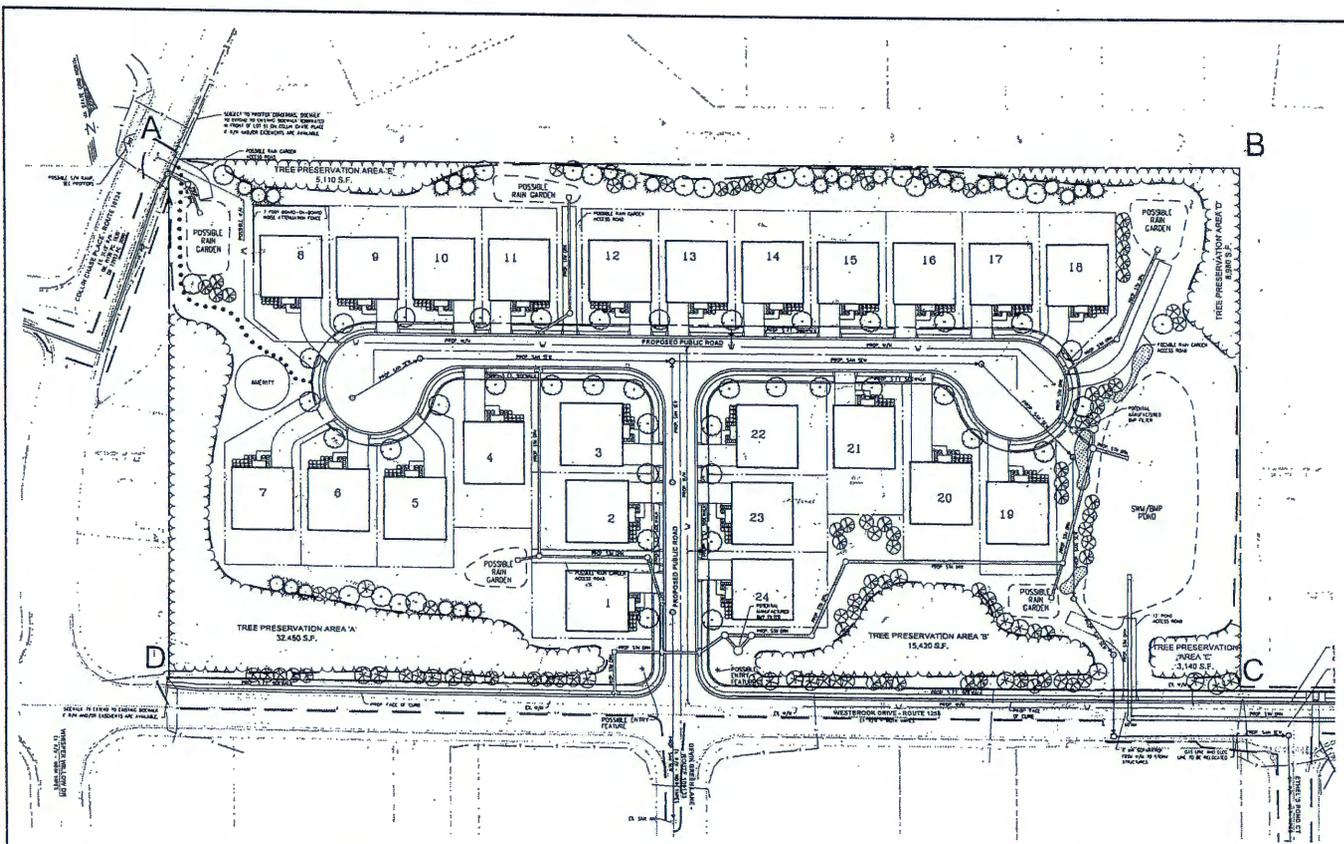
CDP/FDP:  
OFF-SITE  
IMPROVEMENT  
ALTERNATIVE OPT

Scale: 1"=40'

Drawing Number

**5A**

Sheet 5A of 12



PLANT SCHEDULE									
Symbol	Botanical Name	Common Name	Size	Type	Remarks	Multipier	10 yr. Canopy Total		
<b>Cal. IV Deciduous Trees</b>									
	Acer rubrum 'October Glory'	October Glory Red Maple	2" Cal.	B & B	Uniform branching pattern	Wildlife Benefits 1.50	5,400		
	Liriodendron tulipifera	Tulip Poplar	2" Cal.	B & B	Uniform branching pattern	Wildlife Benefits 1.50	5,400		
	Platanus x americana 'Bloodgood'	Bloodgood Platanus	2" Cal.	B & B	Uniform branching pattern	Improved Cultivar 1.50	5,400		
	Quercus phillyria	Willow Oak	2" Cal.	B & B	Uniform branching pattern	Wildlife Benefits 1.50	5,400		
<b>Cal. II Deciduous Trees</b>									
	Betula nigra	River Birch	12" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits 1.50	1,800		
	Gleditsia triacanthos 'nervosa'	Thornless Honeylocust	2" Cal.	B & B	Uniform branching pattern	Wildlife Benefits 1.50	1,800		
	Nyssa sylvatica	Blackgum	12" Cal.	B & B	Uniform branching pattern	Wildlife Benefits 1.50	1,800		
<b>Cal. I Deciduous Trees</b>									
	Amelanchier alnifolia	Downy Serviceberry	2" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits 1.50	1,800		
	Cornus florida 'Apostachan Spring'	Flowering Dogwood	2" Cal.	B & B	Uniform branching pattern	Wildlife Benefits 1.50	1,800		
	Magnolia virginiana	Sweetbay Magnolia	2" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits 1.50	1,800		
<b>Cal. IV Evergreen Trees</b>									
	Magnolia grandiflora	Southern Magnolia	8" Tr.	B & B	Full to ground, Dense	Wildlife Benefits 1.50	2,400		
	Pinus taeda	Lobby Pine	8" Tr.	B & B	Full to ground, Dense	Wildlife Benefits 1.50	3,600		
<b>Cal. III Evergreen Trees</b>									
	Ilex opaca	American Holly	8" Tr.	B & B	Full to ground, Dense	Wildlife Benefits 1.50	1,500		
	Juniperus virginiana	Eastern Redcedar	8" Tr.	B & B	Full to ground, Dense	Wildlife Benefits 1.50	1,500		
<b>Shrubs</b>									
	Abelia grandiflora	Glossy Abelia	12"-18" H	B & B	Full to ground, Dense				
	Hydrangea quercifolia	Oakleaf Hydrangea	12"-18" H	B & B	Full to ground, Dense				
	Ilex glabra	Common Holly	12"-18" H	B & B	Full to ground, Dense				
	Rosa virginiana	Virginia Sweetbriar	12"-18" H	B & B	Full to ground, Dense				
	Rhododendron calendulaceum	Flame Azalea	12"-18" H	B & B	Full to ground, Dense				
							<b>Total Canopy</b>	<b>38,100</b>	

**NOTES:**  
 1. TOTAL CANOPY COVERAGE PROVIDED BY MEANS OF WILDLIFE BENEFITS AND IMPROVED CULTIVARS MAY VARY AT TIME OF FINAL ENGINEERING. MINIMUM CANOPY COVERAGE REQUIREMENTS WILL BE MET  
 2. LANDSCAPING TO BE PROPOSED WITH THIS APPLICATION SHALL CONSIST OF NATIVE, NON-INVASIVE SPECIES, TO THE GREATEST EXTENT POSSIBLE.  
 3. PROPOSED PLANTINGS ARE MEANT TO CONVEY THE GENERAL CHARACTER AND QUALITY OF DESIGN. THE LOCATION, SPECIES, SIZES, AND QUANTITIES OF PROPOSED TREES ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

**LEGEND:**

- APPROXIMATE TREE SAVE AREA
- APPROXIMATE LIMITS OF CLEARING
- BUFFER DELINEATION
- ORNAMENTAL GRASSES
- CAL. IV DECIDUOUS TREE
- CAL. III DECIDUOUS TREE
- CAL. II DECIDUOUS TREE
- CAL. IV EVERGREEN TREE
- CAL. III EVERGREEN TREE
- SHRUBS

**TRANSITIONAL SCREENING AND BARRIER CALCULATIONS**

Buffer/Adjacent Use	Required Transitional Screening / Barrier	Width (ft.)	Length (ft.)	Area (sq. ft.)	Required 10-Year Canopy Cover (%)	Provided Trees and Shrubs	Total Canopy
North A-B Single Family Detached	None Required						
East B-C Single Family Detached	None Required						
South C-D Single Family Detached	None Required						
West D-A Single Family Detached	None Required						

**Table 12.3 Tree Preservation Target Calculations and Statement**

Step	Details	Reference
A	Pre-development area of existing tree canopy (from existing application map)(SF) =	345,865 see § 12-0507.2
B	Percentage of gross site area covered by existing tree canopy =	79% see Table 12.4
C	Percentage of 10-year tree canopy required for site =	25% see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	79% see Table 12.4
E	Proposed percentage of canopy requirement that will be met through tree preservation =	70.8% see Table 12.4
F	Has the Tree Preservation Target minimum been met?	No Provide Yes or No
G	If No for step F, then a request to deviate from the Tree Preservation Target shall be provided on the site plan that states one or more of the justifications listed in § 12-0506.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	Sheet 603 see § 12-0506.3
H	If step G requires a variance, it shall be provided in accordance with § 12-0506.4	Yes see § 12-0506.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	Yes

**Table 12.10 10-Year Tree Canopy Calculation Worksheet**

Step	Details	Total
<b>A. Tree Preservation Target and Statement</b>		
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy	see § 12-0506.2 for list of required elements and worksheet
<b>B. Tree Canopy Requirement</b>		
B1	Identify gross site area (SF) =	435,302 § 12-0511.1(A)
B2	Subtract area dedicated to parks, road frontage(SF) =	0 § 12-0511.1(B) through (D)
B3	Subtract area of easement(SF) =	0 § 12-0511.1(C)(1)
B4	Adjusted gross site area (B1-B2-B3)(SF) =	435,302 Square Feet
B5	Identify the site's zoning and use	PDR-1
B6	Percentage of 10-year tree canopy required =	25.0% § 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	108,825 Square Feet
B8	Modification of 10-year Tree Canopy Requirements requested?	No Yes or No
B9	If B8 is yes, then fill plan sheet where modification request is located	Sheet number
<b>C. Tree Preservation</b>		
C1	Tree Preservation Target Area(SF) =	66,467 Square Feet
C2	Total canopy area meeting standards of § 12-0507(SF) =	47,807 Square Feet
C3	C2 x 1.2(SF) =	57,368 § 12-0510.2(B)
C3A	Total canopy area meeting standards of § 12-0400(SF) =	17,233 Square Feet
C3B	C3 - C3A(SF) =	40,135 § 12-0510.2(B)
C4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0 Square Feet
C5	Total canopy area provided by "Heritage," "Monument," "Specimen" or "Shelter" trees (SF) =	0 Square Feet
C6	Total canopy area provided by "Heritage," "Monument," "Specimen" or "Shelter" trees (SF) =	0 § 12-0510.2B(1)
C7	C4 + C5 + C6(SF) =	0 Square Feet
C8	Canopy area of trees within Protection Areas and 100-year Riparianity (SF) =	0 § 12-0510.2B(2)
C9	C7 + C8(SF) =	0 § 12-0510.2B(1)
C10	Total of C3, C3A, C3B, C7 and C9 =	17,233 If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
<b>D. Tree Planting</b>		
D1	Area of canopy to be met through tree planting (B7-C10) =	91,592 Square Feet
D2	Area of canopy planted for an quality benefits =	0 Square Feet
D3	Area of canopy planted for energy conservation =	0 § 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	0 Square Feet
D5	Area of canopy planted for water quality benefits =	0 § 12-0510.4B(2)
D6	Area of canopy planted for wildlife benefits =	18,262 Square Feet
D7	Area of canopy planted for native trees =	0 § 12-0510.4B(3)
D8	Area of canopy planted for native trees =	0 Square Feet
D9	Area of canopy provided by native trees =	0 Square Feet
D10	Area of canopy provided by native trees =	0 § 12-0510.4B(5)
D11	Area of canopy provided by native trees =	0 Square Feet
D12	Area of canopy provided by improved cultivars and varieties =	3,600 Square Feet
D13	Area of canopy provided through tree seedlings (SF) =	6,400 § 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings (SF) =	0 § 12-0510.3C(1)
D15	Area of canopy provided through native shrubs =	0.0% Square Feet
D16	Percentage of D14 represented by D15 =	0.0% Must not exceed 33% of D14
D17	Area of canopy to be planted with no benefit credits =	5,400 Square Feet
D18	Total of canopy area provided through tree planting =	38,100 Square Feet
D19	Is an offset planting letter requested?	No Yes or No
D20	Canopy area requested to be provided through offset banking or tree fund =	0 Square Feet
D21	Amount to be deposited into the Tree Preservation and Planting Fund =	\$0
<b>E. Total of 10-year Tree Canopy Provided</b>		
E1	Total of canopy area provided through tree preservation (C10) =	17,233 Square Feet
E2	Total of canopy area provided through tree planting (D17) =	38,100 Square Feet
E3	Total of canopy area provided through offset mechanism (D19) =	0 Square Feet
E4	Total of 10-year Tree Canopy Provided (E1+E2+E3) =	115,180 Total of E1 through E3, area should meet or exceed area in B.7

**urban**

7715 Lee Road  
 Arlington, Virginia 22202  
 TEL: 703.224.2800 FAX: 703.224.2855  
 www.urbanva.com

Client: MRD PROPERTIES, LLC  
 42799 Rye Road, Suite 114-114  
 Ashburn, VA 20116  
 (703) 581-1331

Revision / Issue  
 No. Description Date  
 1. to Complete Submission 04/20/2016  
 2. 2nd Complete Submission 05/09/2016  
 3. 3rd Complete Submission 06/03/2016  
 4. 3rd CORRECTIVE Submission 11/03/2016  
 5. 3rd CORRECTIVE Submission 11/03/2016

Issue Date: October

Project Name: WESTBROOK II

CDP/DFP

Springfield District  
 Fairfax County, Virginia

Drawn By: JL Checked By: AHH / DT  
 Project No.: ZP-2206

Date: November 30, 2015

Drawing Title: LANDSCAPE PLAN

Scale: 1"=50'

Drawing Number: 6  
 Sheet 6 of 12

**LEGEND:**

- - - - - APPROXIMATE LIMITS OF CLEARING
- - - - - 10' & 25' OFFSET FROM LIMITS OF CLEARING
- EXISTING TREE CRITICAL ROOT ZONE
- EXISTING TREE ID NUMBER



**urban**

712 LSA - New Toronto  
 November 30, 2015  
 TEL: 904.248.8888 FAX: 904.248.8889  
 www.urban-nc.com



**Client**  
 MRD PROPERTIES, LLC  
 4225 Ryan Road, Suite 110-844  
 Apopka, FL 32718  
 (703) 581-1331

Revision / Issue	
No.	Description
1.	1st Compliance Submittal 04/2015
2.	2nd Compliance Submittal 05/2015
3.	1st CDP/FDP Submittal 09/14/15
4.	2nd CDP/FDP Submittal 10/14/15
5.	3rd CDP/FDP Submittal 11/30/15

**Issue**  
 Date Description

**Project Name**  
 WESTBROOK II

CDP/FDP

Springfield District  
 Fairfax County, Virginia

**Drawn By** JL **Checked By** AHM / DT

**Project No.** ZP-2205

**Date** November 30, 2015

**Drawing Title**  
 TREE CONSERVATION PLAN

**Scale:** 1"=40'

**Drawing Number**

**6A**

Sheet 6A of 12

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

TREE NO.	BOTANICAL NAME	COMMON NAME	SIZE	CRZ	POOR CONDITION	CONDITION RATING	COMMENTS	TREE NO.	BOTANICAL NAME	COMMON NAME	SIZE	CRZ	POOR CONDITION	CONDITION RATING	COMMENTS	TREE NO.	BOTANICAL NAME	COMMON NAME	SIZE	CRZ	POOR CONDITION	CONDITION RATING	COMMENTS
			DBH (in.)	R (ft.)		%					DBH (in.)	R (ft.)		%				DBH (in.)	R (ft.)		%		
1853	Quercus prinus	Chestnut Oak	17"	11"			Leaning	1778	Liriodendron tulipifera	Tulip Poplar	11"	11"				1865	Pinus virginiana	Virginia Pine	12"	12"			
1854	Quercus prinus	Chestnut Oak	14"	11"				1779	Pinus virginiana	Virginia Pine	13"	13"				1867	Liquidambar styraciflua	Sweetgum	13"	13"			
1855	Quercus bicolor	Southern Red Oak	13"	13"				1780	Pinus virginiana	Virginia Pine	15"	15"				1868	Quercus rubra	Northern Red Oak	11"	11"			Basal decay
1856	Quercus rubra	Northern Red Oak	11"	11"				1781	Pinus virginiana	Virginia Pine	15"	15"				1869	Liriodendron tulipifera	Tulip Poplar	23"	23"			
1857	Quercus prinus	Chestnut Oak	12"	12"				1782	Liriodendron tulipifera	Tulip Poplar	16"	16"			Exposed roots	1870	Quercus rubra	Northern Red Oak	13"	13"			
1858	Quercus rubra	Northern Red Oak	13"	13"				1783	Liquidambar styraciflua	Sweetgum	11"	11"				1871	Quercus rubra	Northern Red Oak	24"	24"			
1859	Quercus prinus	Chestnut Oak	12"	12"				1784	Pinus virginiana	Virginia Pine	12"	12"				1872	Acer rubrum	Red Maple	22"	22"			
1860	Quercus prinus	Chestnut Oak	13"	13"				1785	Pinus virginiana	Virginia Pine	13"	13"				1873	Liquidambar styraciflua	Sweetgum	10"	10"			
1861	Liriodendron tulipifera	Tulip Poplar	16"	16"				1786	Pinus virginiana	Virginia Pine	11"	11"				1874	Liquidambar styraciflua	Sweetgum	12"	12"			Co-dominant
1862	Quercus prinus	Chestnut Oak	16"	16"				1787	Pinus virginiana	Virginia Pine	12"	12"				1875	Pinus virginiana	Virginia Pine	16"	16"			
1863	Liriodendron tulipifera	Tulip Poplar	13"	13"				1788	Pinus virginiana	Virginia Pine	16"	16"				1876	Quercus alba	White Oak	10"	10"			
1864	Quercus prinus	Chestnut Oak	14"	14"				1789	Pinus virginiana	Virginia Pine	16"	16"				1877	Carya glabra	Pignut Hickory	10"	10"			
1865	Quercus prinus	Chestnut Oak	12"	12"				1790	Liriodendron tulipifera	Tulip Poplar	10"	10"				1878	Liquidambar styraciflua	Sweetgum	10"	10"			
1866	Quercus prinus	Chestnut Oak	14"	14"				1791	Pinus virginiana	Virginia Pine	13"	13"				1879	Liquidambar styraciflua	Sweetgum	10"	10"			
1867	Quercus prinus	Chestnut Oak	12"	12"				1792	Pinus virginiana	Virginia Pine	12"	12"				1880	Liquidambar styraciflua	Sweetgum	10"	10"			
1868	Quercus prinus	Chestnut Oak	16"	16"				1793	Pinus virginiana	Virginia Pine	12"	12"				1881	Pinus virginiana	Virginia Pine	13"	13"			
1869	Quercus prinus	Chestnut Oak	14"	14"				1794	Pinus virginiana	Virginia Pine	13"	13"				1882	Pinus virginiana	Virginia Pine	12"	12"			
1870	Quercus prinus	Chestnut Oak	16"	16"				1795	Pinus virginiana	Virginia Pine	12"	12"				1883	Pinus virginiana	Virginia Pine	13"	13"			
1871	Quercus prinus	Chestnut Oak	14"	14"	Yes	45.63	Decay	1796	Pinus virginiana	Virginia Pine	13"	13"				1884	Pinus virginiana	Virginia Pine	13"	13"			
1872	Quercus prinus	Chestnut Oak	22"	22"			Decay	1797	Pinus virginiana	Virginia Pine	13"	13"				1885	Pinus virginiana	Virginia Pine	13"	13"			
1873	Quercus prinus	Chestnut Oak	11"	11"			Decay, in decline	1798	Pinus virginiana	Virginia Pine	13"	13"				1886	Pinus virginiana	Virginia Pine	13"	13"			
1874	Liriodendron tulipifera	Tulip Poplar	11"	11"				1799	Pinus virginiana	Virginia Pine	20"	20"				1887	Pinus virginiana	Virginia Pine	10"	10"			
1875	Liriodendron tulipifera	Tulip Poplar	12"	12"				1800	Pinus virginiana	Virginia Pine	13"	13"				1888	Pinus virginiana	Virginia Pine	10"	10"			
1876	Quercus prinus	Chestnut Oak	11"	11"				1801	Pinus virginiana	Virginia Pine	10"	10"				1889	Pinus virginiana	Virginia Pine	12"	12"			
1877	Quercus prinus	Chestnut Oak	11"	11"				1802	Pinus virginiana	Virginia Pine	13"	13"				1890	Pinus virginiana	Virginia Pine	12"	12"			
1878	Quercus prinus	Chestnut Oak	20"	20"				1803	Pinus virginiana	Virginia Pine	13"	13"				1891	Pinus virginiana	Virginia Pine	13"	13"			
1879	Quercus prinus	Chestnut Oak	19"	19"				1804	Pinus virginiana	Virginia Pine	13"	13"				1892	Pinus virginiana	Virginia Pine	13"	13"			
1880	Quercus prinus	Chestnut Oak	19"	19"				1805	Pinus virginiana	Virginia Pine	13"	13"				1893	Pinus virginiana	Virginia Pine	13"	13"			
1881	Quercus rubra	Northern Red Oak	17"	17"				1806	Pinus virginiana	Virginia Pine	13"	13"				1894	Pinus virginiana	Virginia Pine	13"	13"			
1882	Quercus rubra	Northern Red Oak	23"	23"				1807	Pinus virginiana	Virginia Pine	12"	12"				1895	Pinus virginiana	Virginia Pine	12"	12"			
1883	Liriodendron tulipifera	Tulip Poplar	12"	12"				1808	Pinus virginiana	Virginia Pine	13"	13"				1896	Pinus virginiana	Virginia Pine	12"	12"			
1884	Quercus rubra	Northern Red Oak	12"	12"				1809	Pinus virginiana	Virginia Pine	13"	13"				1897	Pinus virginiana	Virginia Pine	12"	12"			
1885	Quercus rubra	Northern Red Oak	19"	19"				1810	Pinus virginiana	Virginia Pine	11"	11"				1898	Pinus virginiana	Virginia Pine	12"	12"			
1886	Quercus rubra	Northern Red Oak	12"	12"				1811	Liriodendron tulipifera	Tulip Poplar	20"	20"				1899	Pinus virginiana	Virginia Pine	12"	12"			
1887	Quercus rubra	Northern Red Oak	12"	12"				1812	Quercus rubra	Northern Red Oak	19"	19"				1900	Pinus virginiana	Virginia Pine	12"	12"			
1888	Quercus rubra	Northern Red Oak	19"	19"				1813	Carya glabra	Pignut Hickory	20"	20"				1901	Acer rubrum	Red Maple	15"	15"			
1889	Quercus prinus	Chestnut Oak	13"	13"				1814	Pinus virginiana	Virginia Pine	14"	14"				1902	Liquidambar styraciflua	Sweetgum	21"	21"			Co-dominant
1890	Acer rubrum	Red Maple	24"	24"				1815	Pinus virginiana	Virginia Pine	10"	10"				1903	Carya glabra	Pignut Hickory	16"	16"			Co-dominant
1891	Quercus prinus	Chestnut Oak	14"	14"				1816	Pinus virginiana	Virginia Pine	10"	10"				1904	Liquidambar styraciflua	Sweetgum	13"	13"	Yes	37.50	Trunk decay
1892	Quercus prinus	Chestnut Oak	14"	14"				1817	Pinus virginiana	Virginia Pine	14"	14"				1905	Populus grandidentata	Bygonia Aspen	13"	13"			
1893	Acer rubrum	Red Maple	19"	19"				1818	Pinus virginiana	Virginia Pine	12"	12"				1906	Liquidambar styraciflua	Sweetgum	13"	13"			
1894	Quercus prinus	Chestnut Oak	12"	12"				1819	Pinus virginiana	Virginia Pine	10"	10"				1907	Pinus virginiana	Virginia Pine	12"	12"			
1895	Liriodendron tulipifera	Tulip Poplar	20"	20"				1820	Pinus virginiana	Virginia Pine	13"	13"				1908	Pinus virginiana	Virginia Pine	12"	12"			
1896	Liriodendron tulipifera	Tulip Poplar	18"	18"				1821	Pinus virginiana	Virginia Pine	13"	13"				1909	Acer rubrum	Red Maple	10"	10"			
1897	Liriodendron tulipifera	Tulip Poplar	18"	18"				1822	Pinus virginiana	Virginia Pine	13"	13"				1910	Quercus rubra	Northern Red Oak	30"	30"			Co-dominant
1898	Liriodendron tulipifera	Tulip Poplar	12"	12"				1823	Pinus virginiana	Virginia Pine	12"	12"				1911	Quercus prinus	Chestnut Oak	12"	12"			
1899	Liriodendron tulipifera	Tulip Poplar	12"	12"				1824	Pinus virginiana	Virginia Pine	13"	13"				1912	Quercus rubra	Northern Red Oak	12"	12"			
1900	Liriodendron tulipifera	Tulip Poplar	14"	14"				1825	Pinus virginiana	Virginia Pine	11"	11"				1913	Quercus rubra	Northern Red Oak	20"	20"			
1901	Quercus prinus	Chestnut Oak	14"	14"				1826	Pinus virginiana	Virginia Pine	11"	11"				1914	Pinus virginiana	Virginia Pine	15"	15"	Yes	0.00	Dead
1902	Quercus prinus	Chestnut Oak	15"	15"				1827	Pinus virginiana	Virginia Pine	14"	14"				1915	Pinus virginiana	Virginia Pine	12"	12"			
1903	Quercus prinus	Chestnut Oak	15"	15"				1828	Pinus virginiana	Virginia Pine	12"	12"				1916	Pinus virginiana	Virginia Pine	12"	12"			
1904	Quercus prinus	Chestnut Oak	15"	15"				1829	Pinus virginiana	Virginia Pine	12"	12"				1917	Pinus virginiana	Virginia Pine	12"	12"			
1905	Quercus prinus	Chestnut Oak	16"	16"				1830	Liriodendron tulipifera	Tulip Poplar	20"	20"				1918	Pinus virginiana	Virginia Pine	12"	12"			
1906	Quercus prinus	Chestnut Oak	16"	16"				1831	Quercus rubra	Northern Red Oak	19"	19"				1919	Liriodendron tulipifera	Tulip Poplar	18"	18"			
1907	Quercus prinus	Chestnut Oak	13"	13"				1832	Pinus virginiana	Virginia Pine	14"	14"				1920	Liquidambar styraciflua	Sweetgum	14"	14"			
1908	Acer rubrum	Red Maple	24"	24"				1833	Pinus virginiana	Virginia Pine	14"	14"				1921	Pinus virginiana	Virginia Pine	12"	12"			
1909	Quercus prinus	Chestnut Oak	14"	14"				1834	Pinus virginiana	Virginia Pine	10"	10"				1922	Pinus virginiana	Virginia Pine	12"	12"			Leaning
1910	Quercus prinus	Chestnut Oak	14"	14"				1835	Pinus virginiana	Virginia Pine	10"	10"				1923	Pinus virginiana	Virginia Pine	12"	12"			
1911	Quercus prinus	Chestnut Oak	12"	12"				1836	Pinus virginiana	Virginia Pine	14"	14"				1924	Pinus virginiana	Virginia Pine	12"	12"			
1912	Quercus prinus	Chestnut Oak	12"	12"				1837	Quercus rubra	Northern Red Oak	34"	34"				1925	Pinus virginiana	Virginia Pine	14"	14"			
1913	Quercus prinus	Chestnut Oak	12"	12"				1838	Quercus rubra	Northern Red Oak	14"	14"				1926	Pinus virginiana	Virginia Pine	12"	12"			
1914	Quercus prinus	Chestnut Oak	12"	12"				1839	Liriodendron tulipifera	Tulip Poplar	23"	23"				1927	Acer rubrum	Red Maple	23"	23"	Yes	45.63	Co-dominant, Large cavity in trunk
1915	Acer rubrum	Red Maple	19"	19"				1840	Pinus virginiana	Virginia Pine	11"	11"				1928	Acer rubrum	Red Maple	17"	17"	Yes	34.38	Large cavity in trunk

TREE NO.	BOTANICAL NAME	COMMON NAME	SIZE	CRZ	POOR CONDITION	CONDITION RATING	COMMENTS	TREE NO.	BOTANICAL NAME	COMMON NAME	SIZE	CRZ	POOR CONDITION	CONDITION RATING	COMMENTS	TREE NO.	BOTANICAL NAME	COMMON NAME	SIZE	CRZ	POOR CONDITION	CONDITION RATING	COMMENTS	
			DBH (in.)	R (ft.)		%					DBH (in.)	R (ft.)		%				DBH (in.)	R (ft.)		%			
1987	Liquidambar styraciflua	Sweetgum	14"	14'				2107	Acer rubrum	Red Maple	14"	14'			2216	Pinus virginiana	Virginia Pine	11"	11'					
1989	Ostrya virginica	Pignut Hickory	23"	23'	Yes	40.63	Co-dominant, in decline	2108	Acer rubrum	Red Maple	14"	14'			2218	Pinus virginiana	Virginia Pine	11"	11'					
1989	Acer rubrum	Red Maple	12"	12'				2109	Acer rubrum	Red Maple	13"	13'			2218	Pinus virginiana	Virginia Pine	11"	11'					
2000	Liquidambar styraciflua	Sweetgum	17"	17'				2110	Acer rubrum	Red Maple	10"	10'			2219	Pinus virginiana	Virginia Pine	12"	12'					
2001	Lindodendron tulipifera	Tulip Poplar	12"	12'				2111	Acer rubrum	Red Maple	18"	18'			2220	Pinus virginiana	Virginia Pine	10"	10'					
2002	Lindodendron tulipifera	Tulip Poplar	14"	14'			Cooked trunk	2112	Liquidambar styraciflua	Sweetgum	13"	13'			2221	Pinus virginiana	Virginia Pine	14"	14'					
2003	Pinus virginiana	Virginia Pine	12"	12'			Leaning	2113	Acer rubrum	Red Maple	15"	15'			2222	Liquidambar styraciflua	Sweetgum	18"	18'					Decay
2004	Lindodendron tulipifera	Tulip Poplar	12"	12'				2114	Acer rubrum	Red Maple	12"	12'			2223	Pinus virginiana	Virginia Pine	10"	10'					
2005	Acer rubrum	Red Maple	12"	12'				2115	Pinus virginiana	Virginia Pine	14"	14'			2224	Quercus falcata	Southern Red Oak	23"	23'	Yes	34.38	Co-dominant, basal decay		
2006	Lindodendron tulipifera	Tulip Poplar	13"	13'				2116	Pinus virginiana	Virginia Pine	17"	17'			2225	Pinus virginiana	Virginia Pine	12"	12'					
2007	Pinus virginiana	Virginia Pine	16"	16'				2117	Pinus virginiana	Virginia Pine	17"	17'			2226	Pinus virginiana	Virginia Pine	12"	12'					
2008	Pinus virginiana	Virginia Pine	16"	16'				2118	Pinus virginiana	Virginia Pine	14"	14'			2227	Quercus falcata	Southern Red Oak	13"	13'					
2008	Pinus virginiana	Virginia Pine	12"	12'				2119	Pinus virginiana	Virginia Pine	14"	14'			2228	Quercus falcata	Southern Red Oak	16"	16'					
2010	Pinus virginiana	Virginia Pine	10"	10'				2120	Pinus virginiana	Virginia Pine	15"	15'			2229	Pinus virginiana	Virginia Pine	14"	14'					Co-dominant
2011	Pinus virginiana	Virginia Pine	13"	13'				2121	Pinus virginiana	Virginia Pine	14"	14'			2230	Quercus falcata	Southern Red Oak	23"	23'					
2012	Pinus virginiana	Virginia Pine	12"	12'				2122	Pinus virginiana	Virginia Pine	15"	15'			2231	Quercus rubra	Northern Red Oak	13"	13'					
2013	Lindodendron tulipifera	Tulip Poplar	14"	14'				2123	Pinus virginiana	Virginia Pine	14"	14'			2232	Quercus falcata	Southern Red Oak	21"	21'					Co-dominant
2014	Pinus virginiana	Virginia Pine	15"	15'				2124	Pinus virginiana	Virginia Pine	14"	14'			2233	Quercus falcata	Southern Red Oak	11"	11'					
2015	Liquidambar styraciflua	Sweetgum	11"	11'				2125	Pinus virginiana	Virginia Pine	16"	16'			2234	Pinus virginiana	Virginia Pine	17"	17'					
2016	Pinus virginiana	Virginia Pine	13"	13'				2126	Pinus virginiana	Virginia Pine	14"	14'			2235	Pinus virginiana	Virginia Pine	13"	13'					
2017	Pinus virginiana	Virginia Pine	13"	13'				2127	Pinus virginiana	Virginia Pine	13"	13'			2236	Pinus virginiana	Virginia Pine	12"	12'					
2018	Pinus virginiana	Virginia Pine	12"	12'				2128	Lindodendron tulipifera	Tulip Poplar	10"	10'			2237	Pinus virginiana	Virginia Pine	13"	13'					
2019	Pinus virginiana	Virginia Pine	10"	10'				2129	Acer rubrum	Red Maple	15"	15'			2238	Pinus virginiana	Virginia Pine	15"	15'					
2020	Lindodendron tulipifera	Tulip Poplar	12"	12'				2130	Pinus virginiana	Virginia Pine	12"	12'			2239	Pinus virginiana	Virginia Pine	15"	15'					
2021	Liquidambar styraciflua	Sweetgum	16"	16'			Canopy defect, scaffold failure	2131	Liquidambar styraciflua	Sweetgum	16"	16'			2240	Pinus virginiana	Virginia Pine	14"	14'					
2022	Nyssa sylvatica	Blackgum	10"	10'				2132	Lindodendron tulipifera	Tulip Poplar	18"	18'			2241	Pinus virginiana	Virginia Pine	13"	13'					
2023	Pinus virginiana	Virginia Pine	14"	14'				2133	Pinus virginiana	Virginia Pine	15"	15'			2242	Pinus virginiana	Virginia Pine	13"	13'					
2024	Pinus virginiana	Virginia Pine	13"	13'				2134	Lindodendron tulipifera	Tulip Poplar	12"	12'			2243	Pinus virginiana	Virginia Pine	12"	12'					
2025	Liquidambar styraciflua	Sweetgum	10"	10'				2135	Lindodendron tulipifera	Tulip Poplar	15"	15'			2244	Pinus virginiana	Virginia Pine	14"	14'					
2026	Liquidambar styraciflua	Sweetgum	14"	14'				2136	Lindodendron tulipifera	Tulip Poplar	15"	15'			2245	Pinus virginiana	Virginia Pine	15"	15'					
2027	Pinus virginiana	Virginia Pine	11"	11'				2137	Acer rubrum	Red Maple	15"	15'			2246	Pinus virginiana	Virginia Pine	12"	12'					
2028	Pinus virginiana	Virginia Pine	14"	14'				2138	Liquidambar styraciflua	Sweetgum	18"	18'			2247	Pinus virginiana	Virginia Pine	13"	13'					
2029	Pinus virginiana	Virginia Pine	11"	11'				2139	Acer rubrum	Red Maple	15"	15'			2248	Quercus rubra	Northern Red Oak	15"	15'					
2030	Pinus virginiana	Virginia Pine	12"	12'				2140	Lindodendron tulipifera	Tulip Poplar	20"	20'			2250	Quercus falcata	Southern Red Oak	16"	16'					
2031	Pinus virginiana	Virginia Pine	11"	11'				2141	Liquidambar styraciflua	Sweetgum	14"	14'			2251	Pinus virginiana	Virginia Pine	12"	12'					
2032	Pinus virginiana	Virginia Pine	11"	11'				2142	Acer rubrum	Red Maple	13"	13'			2252	Quercus falcata	Southern Red Oak	26"	26'					
2033	Pinus virginiana	Virginia Pine	12"	12'				2143	Acer rubrum	Red Maple	15"	15'			2253	Pinus virginiana	Virginia Pine	14"	14'					
2034	Pinus virginiana	Virginia Pine	13"	13'				2144	Liquidambar styraciflua	Sweetgum	17"	17'			2254	Pinus virginiana	Virginia Pine	14"	14'					
2035	Pinus virginiana	Virginia Pine	11"	11'				2147	Liquidambar styraciflua	Sweetgum	18"	18'			2255	Pinus virginiana	Virginia Pine	13"	13'					
2036	Pinus virginiana	Virginia Pine	11"	11'				2148	Pinus virginiana	Virginia Pine	18"	18'			2256	Pinus virginiana	Virginia Pine	12"	12'					
2037	Pinus virginiana	Virginia Pine	12"	12'				2149	Lindodendron tulipifera	Tulip Poplar	12"	12'			2257	Pinus virginiana	Virginia Pine	14"	14'					
2038	Pinus virginiana	Virginia Pine	13"	13'				2150	Liquidambar styraciflua	Sweetgum	10"	10'			2258	Pinus virginiana	Virginia Pine	11"	11'					
2039	Quercus falcata	Southern Red Oak	15"	15'				2151	Acer rubrum	Red Maple	18"	18'			2259	Pinus virginiana	Virginia Pine	13"	13'					
2040	Quercus rubra	Northern Red Oak	23"	23'			Co-dominant	2152	Pinus virginiana	Virginia Pine	14"	14'			2260	Quercus rubra	Northern Red Oak	13"	13'					
2041	Quercus falcata	Southern Red Oak	14"	14'				2153	Pinus virginiana	Virginia Pine	13"	13'			2261	Quercus rubra	Northern Red Oak	15"	15'					
2042	Quercus falcata	Southern Red Oak	19"	19'				2154	Pinus virginiana	Virginia Pine	12"	12'			2262	Pinus virginiana	Virginia Pine	12"	12'					
2043	Quercus rubra	Northern Red Oak	18"	18'	Yes	8.00	Dead	2155	Pinus virginiana	Virginia Pine	11"	11'			2263	Pinus virginiana	Virginia Pine	11"	11'					
2044	Pinus virginiana	Virginia Pine	11"	11'				2156	Liquidambar styraciflua	Sweetgum	12"	12'			2264	Quercus rubra	Northern Red Oak	14"	14'					
2045	Pinus virginiana	Virginia Pine	10"	10'				2157	Pinus virginiana	Virginia Pine	12"	12'			2265	Quercus rubra	Northern Red Oak	14"	14'					
2046	Lindodendron tulipifera	Tulip Poplar	23"	23'				2158	Lindodendron tulipifera	Tulip Poplar	18"	18'			2266	Liquidambar styraciflua	Sweetgum	15"	15'					
2048	Pinus virginiana	Virginia Pine	11"	11'				2159	Quercus sp.	Oak	12"	12'			2267	Liquidambar styraciflua	Sweetgum	18"	18'					
2049	Pinus virginiana	Virginia Pine	12"	12'				2160	Lindodendron tulipifera	Tulip Poplar	12"	12'			2268	Pinus virginiana	Virginia Pine	12"	12'					
2049	Pinus virginiana	Virginia Pine	11"	11'				2161	Lindodendron tulipifera	Tulip Poplar	14"	14'			2269	Pinus virginiana	Virginia Pine	13"	13'					
2050	Pinus virginiana	Virginia Pine	13"	13'				2162	Liquidambar styraciflua	Sweetgum	12"	12'			2271	Pinus virginiana	Virginia Pine	14"	14'					
2051	Pinus virginiana	Virginia Pine	14"	14'				2163	Liquidambar styraciflua	Sweetgum	16"	16'			2272	Pinus virginiana	Virginia Pine	13"	13'					
2052	Pinus virginiana	Virginia Pine	12"	12'				2164	Lindodendron tulipifera	Tulip Poplar	12"	12'			2273	Pinus virginiana	Virginia Pine	14"	14'					
2053	Pinus virginiana	Virginia Pine	12"	12'				2165	Lindodendron tulipifera	Tulip Poplar	38"	38'			2274	Pinus virginiana	Virginia Pine	14"	14'					
2054	Liquidambar styraciflua	Sweetgum	15"	15'				2166	Acer rubrum	Red Maple	12"	12'			2275	Pinus virginiana	Virginia Pine	12"	12'					
2055	Pinus virginiana	Virginia Pine	12"	12'			Leaning	2167	Acer rubrum	Red Maple	12"	12'			2276	Pinus virginiana	Virginia Pine	15"	15'					
2056	Pinus virginiana	Virginia Pine	14"	14'			Leaning	2168	Liquidambar styraciflua	Sweetgum	12"	12'			2277	Pinus virginiana	Virginia Pine	13"	13'					
2057	Pinus virginiana	Virginia Pine	13"	13'				2170	Acer rubrum	Red Maple	16"	16'			2278	Pinus virginiana	Virginia Pine	12"	12'					
2058	Pinus virginiana	Virginia Pine	16"	16'				2171	Acer rubrum	Red Maple	13"	13'			2279	Pinus virginiana	Virginia Pine							



**PRELIMINARY BMP NARRATIVE:**

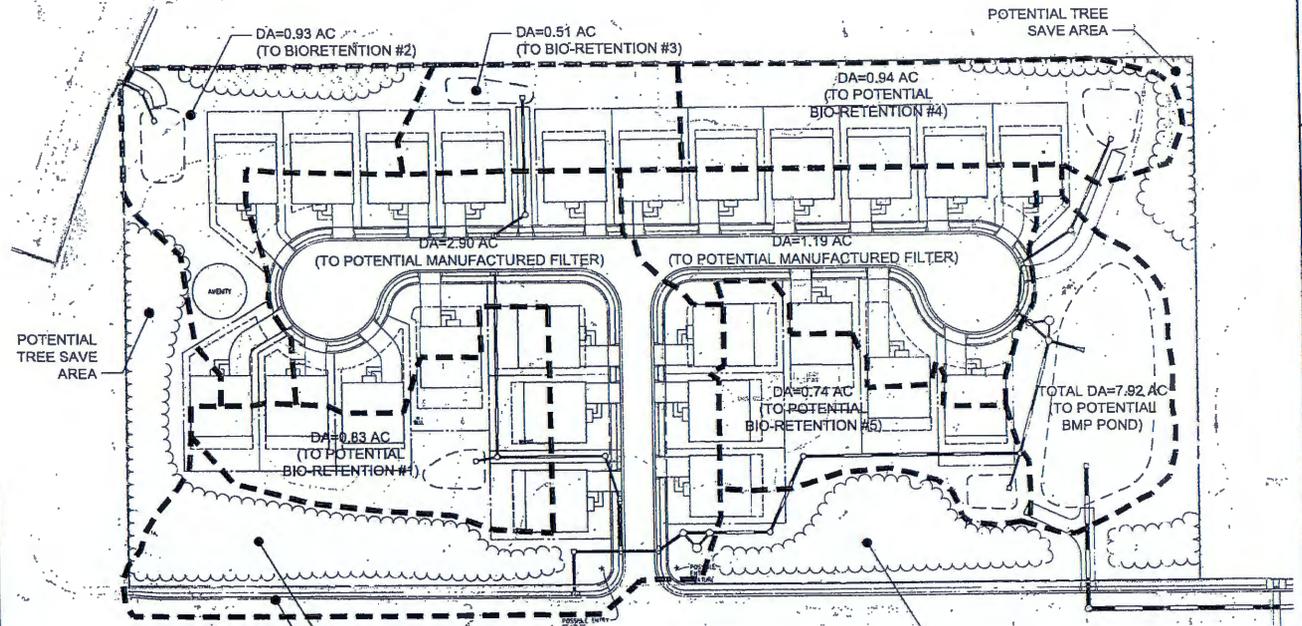
BMP REQUIREMENTS FOR THE SITE MAY BE MET THROUGH THE USE OF BIO-RETENTION FACILITIES, MANUFACTURED FILTERS AND AN EXTENDED DETENTION POND. THE FACILITIES THAT ARE ULTIMATELY UTILIZED ON THIS SITE SHALL BE IN COMPLIANCE WITH SECTION 9VA-25-810-53 OF THE VIRGINIA STATE CODE FOR WATER QUALITY AND THE LATEST VERSION OF THE FAIRFAX COUNTY PPM.

PER SECTION 12A-3-A OF THE COUNTY CODE, THE PRELIMINARY BMP COMPUTATIONS FOR THE SUBJECT SITE WERE COMPLETED USING THE 2013 DEER VIRGINIA RUNOFF REDUCTION METHOD (VRMA) SPREADSHEET. THE COMPUTATIONS SHOW THAT THE TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED FOR THIS SITE DEVELOPMENT IS 185 PER YEAR. WITH THE POTENTIAL BMP FACILITIES SHOWN ON THIS APPLICATION, THE TOTAL LOAD REDUCTION CAN BE SATISFIED PER SECTION 12A-3-A OF THE COUNTY CODE. PRELIMINARY COMPUTATIONS CAN BE FOUND ON SHEET 06.

THE POTENTIAL BMP AND SWM FACILITIES SHOWN WITH THIS APPLICATION ARE FOR CONCEPTUAL PURPOSES ONLY. FINAL COMPUTATIONS, BMP FACILITY LOCATIONS AND TYPES OF FACILITIES TO BE UTILIZED ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING.

**PRELIMINARY BMP FACILITY NOTES:**

- POTENTIAL BIORETENTION FACILITIES WILL BE SIZED PER THE 2013 VIRGINIA DCR STORMWATER DESIGN SPECIFICATION NO. 9. THE POTENTIAL FACILITIES HAVE BEEN CONCEPTUALLY SHOWN AS LEVEL 1 DESIGN PER TABLE 3.4 OF THE DCR DESIGN SPECIFICATION.
- THE POTENTIAL EXTENDED DETENTION POND POND WILL BE SIZED PER THE 2013 VIRGINIA DCR STORMWATER DESIGN SPECIFICATION NO. 15. THE POTENTIAL FACILITY HAS BEEN SHOWN AS A LEVEL 2 DESIGN PER TABLE 15.1 OF THE DCR SPECIFICATION.
- THE POTENTIAL MANUFACTURED FILTER TO BE USED WITH THIS APPLICATION WILL BE PER THE BMP CLEARINGHOUSE APPROVED LIST OF PROPRIETARY BMP'S.
- THE BMP ANALYSIS WITH THIS APPLICATION IS FOR PRELIMINARY PURPOSES ONLY. FINAL COMPUTATIONS, BMP FACILITY LOCATIONS AND TYPES OF FACILITIES TO BE UTILIZED ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING.



**MINIMUM STORMWATER INFORMATION FOR ZONING OR SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS**

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

This information is required under the following Zoning Ordinance Sections:

Special Permits (Sec. 9-011.21 & 21.1)	Special Exceptions (Sec. 9-011.21 & 21.1)
Cluster Subdivision (Sec. 9-615.1G & 1H)	Commercial Reutilization Districts (Sec. 9-622.2A(12) & 14)
Development Plans PRC District (Sec. 16-302.3 & 4)	PRC Plan (Sec. 16-303.1E & 1.1)
FDP Districts (Sec. 16-502.1A(6) & (17))	Amendments (Sec. 16-202.10F & 10)

**X 1** Plan is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')

**X 2** A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet traction, pond spillways, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 5, 7. If mitigation is proposed the site should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

**X 3** Provide

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sq ft)	Storage volume (cu ft)	if pond, dam height (ft)
See PDD	±0.5	±0.25	±0.75	±15,000	30,000 OR MORE	±6 FT
Totals						

**X 4** On-site drainage channels, outfalls and pipe systems are shown on Sheet(s) 5, 7. Pond inlet and outlet pipe systems are shown on Sheet(s) 5, 7.

**X 5** Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) 5, 7. Type of maintenance access road surface noted on the plan is GRAVEL. (asphalt, pebbles, gravel, etc.)

**X 6** Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 5.

**X 7** Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) 7-9.

**X 8** A description of existing conditions of each nonresidential 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(s) 7-9. If the outfall is proposed to be improved off-site it should be specifically noted.

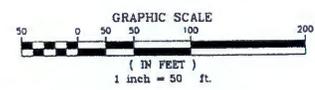
**X 9** A detailed description and analysis of how the channel protection requirements and flood protection requirements of water treatment outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual is provided on Sheet(s) 10.

**X 10** Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) 5.

11 A subsurface sewer is required for N/A.

12 Stormwater management is not required because N/A.

Revised: 8/4/2015



- LEGEND**
- DRAINAGE DIVIDE
  - BMP TREATED AREAS (BIORETENTION FILTER)
  - BMP TREATED AREAS (MANUFACTURED FILTER)

7121 Old River Road  
Aurora, VA 22025  
TEL: 703.442.8000 FAX: 703.442.8251  
www.urbanva.com

Seal: HEALTH OF VIRGINIA  
STATE REGISTERED PROFESSIONAL ENGINEER  
17/2015

Client: MRD PROPERTIES, LLC  
4385 Ryan Road, Suite 117-54  
Aurora, VA 22024  
(703) 883-1351

Revision / Issue

No.	Description	Date
1.	1st Compliance Submission	04/08/15
2.	2nd Compliance Submission	05/08/15
3.	1st CDP/FP Submission	05/08/15
4.	2nd CDP/FP Submission	10/14/15
5.	3rd CDP/FP Submission	11/03/15

Issue Description

Project Name: WESTBROOK II

CDP/FP

Springfield District  
Fairfax County, Virginia

Drawn By: JL Checked By: AHH / DT

Project No.: ZP-2206

Date: November 30, 2015

Drawing Title: PRELIMINARY BMP ANALYSIS

Scale: 1"=50'

Drawing Number: 7

Sheet 7 of 12

Virginia Runoff Reduction Method New Development Worksheet - v2.8 - June 2014  
To be used w/ DRAFT 2013 BMP Standards and Specifications

Site Data

Project Name: Westbrook II  
Date: 10/09/2015

data input cells  
calculation cells  
constant values

1. Post-Development Project & Land Cover Information

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.26
Target Phosphorus Target Load (lb/acre/yr)	0.41
PI	0.90

Nitrogen EMC (mg/L) 1.88

Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Total
Forest/Open Space (acres) - undisturbed, protected					
Forest/Open Space (acres) - disturbed, graded for years or other turf to be reseeded/managed	0.00	0.00	0.00	1.49	1.49
Managed Turf (acres) - disturbed, graded for years or other turf to be reseeded/managed	0.00	0.00	0.00	5.50	5.50
Impervious Cover (acres)	0.00	0.00	0.00	3.00	3.00
<b>Total</b>					<b>9.99</b>

Rv Coefficients

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.23	0.25
Impervious Cover	0.95	0.85	0.95	0.95

Land Cover Summary

Forest/Open Space Cover (acres)	1.49
Weighted RvForest	0.05
% Forest	15%
Managed Turf Cover (acres)	5.50
Weighted RvTurf	0.25
% Managed Turf	55%
Impervious Cover (acres)	3.00
RvImpervious	0.95
% Impervious	30%
Total Site Area (acres)	9.99
Site Rv	0.43
Post-Development Treatment Volume (acre-ft)	0.36
Post-Development Treatment Volume (cubic feet)	15,607
Post-Development Load (TP) (lb/yr)	9.81
Total Load (TP) Reduction Required (lb/yr)	5.71

Post-Development Load (TP) (lb/yr) 70.15

PRELIMINARY BMP CALCULATIONS

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Practice	Unit	Description of Credit	Credit	Credit Area (acres)/Practice (ft)	Volume from Upstream RR	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load Unreduced from Upstream RR/Phosphorus Load Removed by Practice (lbs)	Phosphorus Remaining Phosphorus Load (lbs)	Downstream Treatment to be Employed	
<b>6. Bioretention</b>												
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	Impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.51	0	703	1055	25	0.00	1.10	0.50	14. Manufactured Device
	turf acres draining to bioretention	40% runoff volume reduction	0.40	1.77	0	643	984	25	0.00	1.01	0.45	14. Manufactured Device
	Impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	None
6.b. Bioretention #2 (Spec #9)	Impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	None
	turf acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	None
<b>14. Manufactured BMP</b>												
14. Manufactured Filter	Impervious acres draining to device	0% runoff volume reduction	0.00	2.10	1,055	0	8297	50	0.50	4.54	2.52	8.b. ED #2
	turf acres draining to device	0% runoff volume reduction	0.00	1.89	964	0	2497	50	0.45	0.96	0.71	8.b. ED #2
<b>6. Bioretention</b>												
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	Impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.19	0	262	363	25	0.00	0.41	0.23	8.b. ED #2
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.55	0	200	299	25	0.00	0.31	0.17	8.b. ED #2
6.b. Bioretention #2 (Spec #9)	Impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	None
	turf acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	None
<b>6. Bioretention</b>												
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	Impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.17	0	234	352	25	0.00	0.37	0.20	None
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.76	0	276	414	25	0.00	0.43	0.24	None
6.b. Bioretention #2 (Spec #9)	Impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	None
	turf acres draining to bioretention	80% runoff volume reduction	0.80	0.00	0	0	0	50	0.00	0.00	0.00	None

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	1.49	1.49	14.91
Turf (acres)	0.00	0.00	0.00	5.50	5.50	55.06
Impervious (acres)	0.00	0.00	0.00	3.00	3.00	30.03
<b>Total</b>					<b>9.99</b>	<b>100.00</b>

Site Rv	0.43
Post-Development Treatment Volume (ft <sup>3</sup> )	15607
Post-Development TP Load (lb/yr)	9.81
Post-Development TN Load (lb/yr)	70.15
Total TP Load Reduction Required (lb/yr)	5.71

Total Runoff Volume Reduction (ft <sup>3</sup> )	4041
Total TP Load Reduction Achieved (lb/yr)	6
Total TN Load Reduction Achieved (lb/yr)	26.02
Adjusted Post-Development TP Load (lb/yr)	3.59
Remaining Phosphorus Load Reduction (lb/yr) Required	0.00

PRELIMINARY CALCULATIONS INDICATE THAT THE BMP REQUIREMENTS WILL BE SATISFIED WITH THE POTENTIAL MEASURES

PRELIMINARY BMP CALCULATIONS NOTE:

THE CALCULATIONS SHOWN ON THIS SHEET REFLECT PRELIMINARY ENGINEERING BASED ON THE 2013 VRRM SPREADSHEET. CALCULATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.



urban

7713 Little River Turnpike  
Arlington, Virginia 22202  
TEL 703.642.2090 FAX 703.642.2021  
www.urban.com

Seal



Client

MRD PROPERTIES, LLC

4285 River Road, Suite 112-114  
Arlington, VA 22148  
(703) 881-1351

Revision / Issue

No.	Description	Date
1.	1st Compliance Submission (05/29/15)	
2.	2nd Compliance Submission (05/29/15)	
3.	1st CDD/FPD Submission (05/29/15)	
4.	2nd CDD/FPD Submission (10/14/15)	
5.	3rd CDD/FPD Submission (10/29/15)	

Issue

Date Description

Project Name

WESTBROOK II

CDD/FPD

Springfield District  
Fairfax County, Virginia

Drawn By: JL Checked By: AHH / DTA

Project No. ZP-2206

Date November 30, 2015

Drawing Title

PRELIMINARY  
BMP ANALYSIS

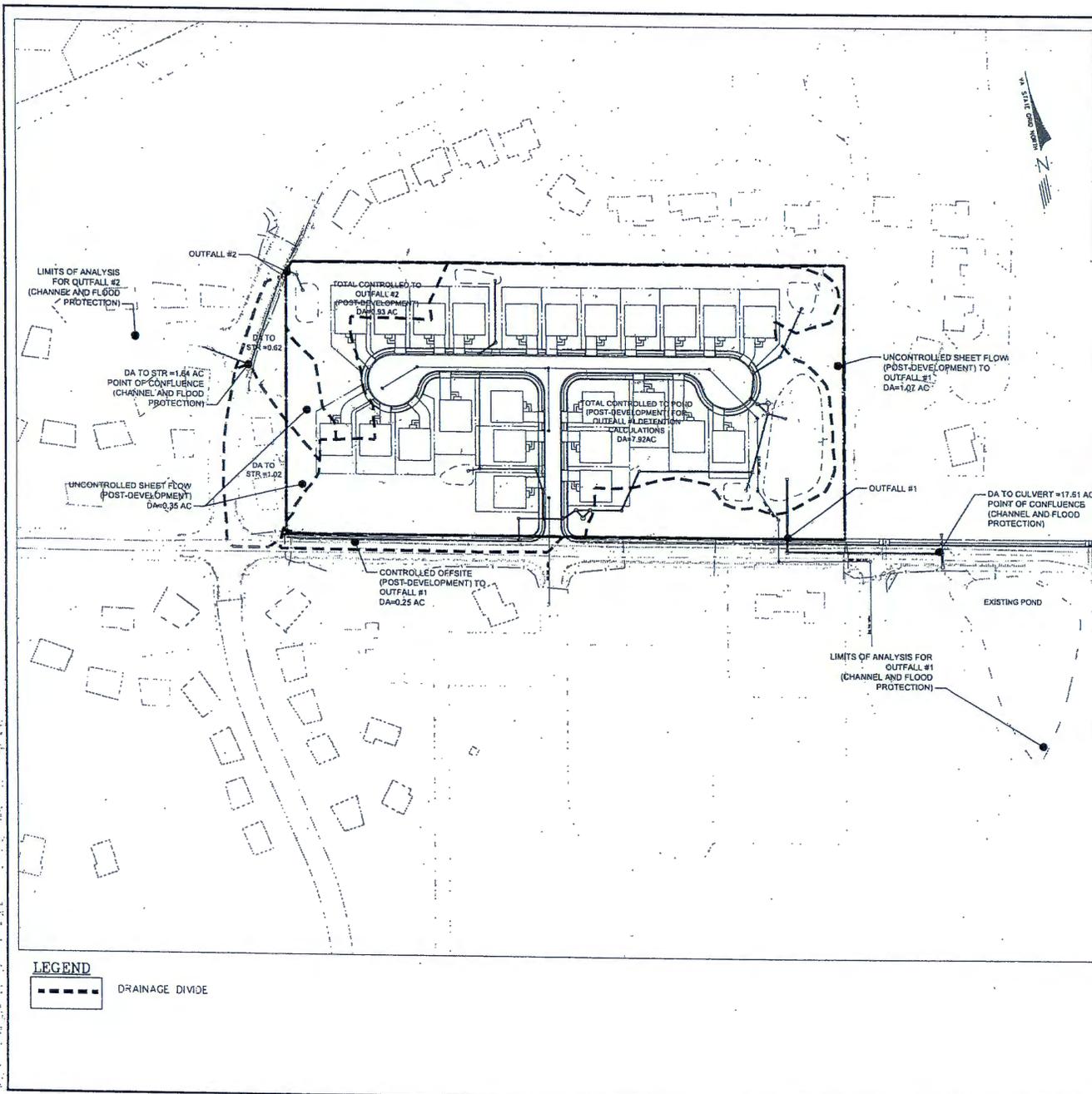
Scale: N/A

Drawing Number

8

Sheet 8 of 12





**PRELIMINARY OUTFALL NARRATIVE:**

THERE IS TWO POTENTIAL POINTS OF CONCENTRATED DISCHARGE FROM THE DEVELOPED SITE. OUTFALL #1 IS LOCATED TO THE SOUTHEAST OF THE SITE AND OUTFALL #2 IS LOCATED TO THE NORTHWEST. OUTFALL #1 FLOWS IN TO A PROPOSED CLOSED CONDUIT SYSTEM LOCATED TO THE EAST OF THE DEVELOPED SITE AND EVENTUALLY OUTFALLS IN TO AN EXISTING POND LOCATED ON AN ADJACENT PROPERTY. OUTFALL #2 FLOWS IN TO AN EXISTING CLOSED CONDUIT SYSTEM THAT RUNS ALONG COLIN CHASE PLACE AND EVENTUALLY OUTFALLS IN TO AN EXISTING POND LOCATED ADJACENT TO LEE HIGHWAY (ROUTE 29). IN ACCORDANCE WITH SECTION 124-4-4 OF THE COUNTY CODE, ONLY THE CONCENTRATED OUTFALLS HAVE BEEN ANALYZED FOR ADEQUATE CHANNEL AND FLOOD PROTECTION WITH THIS APPLICATION.

**PRELIMINARY OUTFALL ANALYSIS FOR OUTFALL #1:**

**CHANNEL PROTECTION:**  
SECTION 124-4-4(B) OF THE COUNTY CODE STATES THAT WHEN OUTFALLING IN TO A MANAGED STORMWATER CONVEYANCE SYSTEM, THE CHANNEL PROTECTION REQUIREMENT OF ADEQUATE OUTFALL MAY BE SATISFIED BY VERIFYING THAT THE 2-YEAR STORM CAN BE CONVEYED THROUGH THE SYSTEM ADEQUATELY, WITHOUT CAUSING EROSION. THIS APPLICATION IS PROPOSING POTENTIAL STORM SEWER IMPROVEMENTS ALONG WESTBROOK DRIVE IN ORDER TO UPGRADE THE SYSTEM TO ALLOW FOR ADEQUATE DRAINAGE FROM THE SITE. THE POTENTIAL POND PROPOSED AT OUTFALL #1 IS DESIGNED TO DETAIN THE 1-YEAR STORM PER SECTION 124-4-4(B)(2). THEREFORE, PER SECTION 124-4-4(B)(5), THE LIMITS OF ANALYSIS IS LOCATED AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT IS AT LEAST 50 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. THE ADDITIONAL DRAINAGE AREA IS GREATER THAN 50% OF THE TOTAL DRAINAGE AREA FROM THE SITE AT OUTFALL #1 DRAINAGE AREA. AT THIS POINT, THE STORM SEWER PIPE ENTERING THE POND IS TO POTENTIALLY BE REPLACED WITH A LARGER PIPE IN ORDER TO CONVEY THE ADDITIONAL DRAINAGE FROM THE SITE. THE LIMITS OF ANALYSIS FOR OUTFALL #1 IS AT THE EXISTING POND, LOCATED TO THE SOUTHWEST OF THE SITE. WITH THE USE OF THE DETENTION METHOD, CHANNEL PROTECTION CRITERIA FOR OUTFALL #1 WILL BE SATISFIED WITH THE FINAL SITE PLAN.

**FLOOD PROTECTION:**  
SECTION 124-4-4(C)(4) OF THE COUNTY CODE STATES THAT AS AN ALTERNATIVE TO COMPLYING WITH SUBSECTIONS (1) AND (2) OF THIS SECTION OF THE CODE, THE DETENTION OF STORMWATER MAY BE PROVIDED THAT RELEASES THE POST-DEVELOPMENT FLOWS FOR THE 2-YEAR 24-HOUR STORM EVENT AND THE 10-YEAR 24-HOUR STORM EVENT AT RATES THAT ARE DETERMINED USING THE EQUATION REFERENCED IN SECTION 124-4-4(B)(3). WHEN THIS METHOD IS USED, THE DOWNSTREAM ANALYSIS SHALL BE LIMITED TO OUTFALLING IN TO AN ADEQUATE MANAGED CONVEYANCE SYSTEM, AND CHECKING FOR FLOODING OF EXISTING DWELLINGS OR BUILDINGS CONSTRUCTED UNDER AN APPROVED BUILDING PERMIT FROM THE 100-YEAR STORM EVENT FOR THE EXTENT OF REVIEW. SINCE THIS METHOD WAS USED FOR OUTFALL #1, SECTION 124-4-4(B)(5) OF THE COUNTY CODE STATES THAT THE EXTENT OF REVIEW IS LOCATED AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT IS AT LEAST 50 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. THIS PLACES THE POINT OF CONFLUENCE AT THE EXISTING CULVERT ALONG WESTBROOK DRIVE. THE CLOSED CONDUIT SYSTEM ALONG WESTBROOK DRIVE MAY POTENTIALLY BE UPGRADED IN ORDER TO ADEQUATELY CONVEY THE 10-YEAR STORM EVENT, AND PREVENT FLOODING OF EXISTING DOWNSTREAM STRUCTURES. WITH THE USE OF THE DETENTION METHOD, FLOOD PROTECTION CRITERIA FOR OUTFALL #1 WILL BE SATISFIED WITH THE FINAL SITE PLAN.

**PRELIMINARY OUTFALL ANALYSIS FOR OUTFALL #2:**

**CHANNEL PROTECTION:**  
SECTION 124-4-4(B) OF THE COUNTY CODE STATES THAT WHEN OUTFALLING IN TO A MANAGED STORMWATER CONVEYANCE SYSTEM, THE CHANNEL PROTECTION REQUIREMENT OF ADEQUATE OUTFALL MAY BE SATISFIED BY VERIFYING THAT THE 2-YEAR STORM CAN BE CONVEYED THROUGH THE SYSTEM ADEQUATELY, WITHOUT CAUSING EROSION. THIS APPLICATION IS PROPOSING POTENTIAL STORM SEWER IMPROVEMENTS ALONG COLIN CHASE PLACE IN ORDER TO UPGRADE THE SYSTEM TO ALLOW FOR ADEQUATE DRAINAGE FROM THE SITE. THE POTENTIAL BROWNTIEN FACILITY AND DRY SWALE PROPOSED AT OUTFALL #2 ARE DESIGNED FOR BMP FLEXION, WHICH PROVIDES RUNOFF REDUCTION WITHIN THE VRRM SPREADSHEET, WITH THE RUNOFF REDUCTION CREDIT RECEIVED FROM THE BMP FACILITIES, AND THE REDUCTION OF THE AREA DRAINING TO OUTFALL #2. THE POST-DEVELOPMENT PEAK RUNOFF RATE FOR THE 1-YEAR STORM IS LESS THAN THE PEAK RUNOFF RATE FOR THE SITE IN GOOD FORESTED CONDITION. THEREFORE, PER SECTION 124-4-4(B)(2) OF THE COUNTY CODE, THE LIMITS OF ANALYSIS FOR OUTFALL #2 MAY POTENTIALLY BE INCREASED IN SIZE DUE TO CAPACITY ISSUES. THE POTENTIAL CLOSED CONDUIT SYSTEM WILL BE DESIGNED FOR THE 10-YEAR STORM AND WILL BE ADEQUATE TO CONVEY THE 2-YEAR STORM EVENT PER 124-4-4(B) OF THE COUNTY CODE, WITH THE USE OF THE DETENTION METHOD. CHANNEL PROTECTION CRITERIA FOR OUTFALL #2 WILL BE SATISFIED WITH THE FINAL SITE PLAN.

**FLOOD PROTECTION:**  
SECTION 124-4-4(C)(4) OF THE COUNTY CODE STATES THAT AS AN ALTERNATIVE TO COMPLYING WITH SUBSECTIONS (1) AND (2) OF THIS SECTION OF THE CODE, THE DETENTION OF STORMWATER MAY BE PROVIDED THAT RELEASES THE POST-DEVELOPMENT FLOWS FOR THE 2-YEAR 24-HOUR STORM EVENT AND THE 10-YEAR 24-HOUR STORM EVENT AT RATES THAT ARE DETERMINED USING THE EQUATION REFERENCED IN SECTION 124-4-4(B)(3). WHEN THIS METHOD IS USED, THE DOWNSTREAM ANALYSIS SHALL BE LIMITED TO OUTFALLING IN TO AN ADEQUATE MANAGED CONVEYANCE SYSTEM, AND CHECKING FOR FLOODING OF EXISTING DWELLINGS OR BUILDINGS CONSTRUCTED UNDER AN APPROVED BUILDING PERMIT FROM THE 100-YEAR STORM EVENT FOR THE EXTENT OF REVIEW. SINCE THIS METHOD WAS USED FOR OUTFALL #2, SECTION 124-4-4(B)(5) OF THE COUNTY CODE STATES THAT THE EXTENT OF REVIEW IS LOCATED AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT IS AT LEAST 50 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. THIS PLACES THE POINT OF CONFLUENCE AT THE EXISTING STRUCTURE ALONG COLIN CHASE PLACE. THE EXISTING PIPE SYSTEM WITHIN THE LIMITS OF ANALYSIS FOR OUTFALL #2 IS LOCATED 150' DOWNSTREAM OF THE EXISTING STRUCTURE, LOCATED TO THE NORTHWEST OF THE SITE. THE CLOSED CONDUIT SYSTEM ALONG COLIN CHASE PLACE MAY POTENTIALLY BE UPGRADED IN ORDER TO ADEQUATELY CONVEY THE 10-YEAR STORM EVENT, AND PREVENT FLOODING OF EXISTING DOWNSTREAM STRUCTURES. WITH THE USE OF THE DETENTION METHOD, FLOOD PROTECTION CRITERIA FOR OUTFALL #2 WILL BE SATISFIED WITH THE FINAL SITE PLAN.

**PRELIMINARY OUTFALL NOTE:**

OUTFALL LOCATIONS, DRAINAGE AREAS AND FACILITY LOCATIONS ARE SHOWN CONCEPTUALLY WITH THIS APPLICATION. THE ADEQUATE OUTFALL ANALYSIS, SITE LAYOUT AND CALCULATIONS SHOWN WITH THIS APPLICATION ARE FOR PRELIMINARY PURPOSES ONLY. THEY ARE ALL SUBJECT TO CHANGE WITH FINAL ENGINEERING.



712 Little River Road  
Aurora, Virginia 22021  
Tel: 703.642.0200 Fax: 703.642.2551  
www.urbanva.com



Client: MRD PROPERTIES, LLC  
42389 Pine Road, Suite 112-G14  
Aurora, VA 22044  
(703) 961-1611

Revision / Issue

No.	Description	Date
1.	1st Compliance Submission	04/09/15
2.	2nd Compliance Submission	05/20/15
3.	1st CD/FDP Submission	09/08/15
4.	2nd CD/FDP Submission	10/14/15
5.	3rd CD/FDP Submission	11/20/15

Issue Date Description

Project Name: WESTBROOK II

CDP/FDP

Springfield District, Fairfax County, Virginia

Drawn By: JL Checked By: AJH / DTM

Project No.: ZP-2206

Date: November 30, 2015

Drawing Title: ADEQUATE OUTFALL ANALYSIS

Scale: 1"=400'

Drawing Number: 10

Sheet 10 of 12



urban

7713 Little River Turnpike  
Annandale, Virginia 22003  
TEL: 703.443.8900 FAX: 703.443.2000  
www.urban-va.com

Seal



Client

MRD PROPERTIES, LLC  
42285 Pagan Road, Suite 112-614  
Arlington, VA 22240  
(703) 881-1301

Revision / Issue

No.	Description	Date
1.	1st Compliance Submission	04/20/15
2.	2nd Compliance Submission	07/03/15
3.	1st CD/FDP Submission	09/03/15
4.	2nd CD/FDP Submission	10/16/15
5.	3rd CD/FDP Submission	11/20/15

Issue

Date	Description

Project Name

WESTBROOK II

CD/FDP

Springfield District  
Fairfax County, Virginia

Drawn By: JL Checked By: AHM / DTM

Project No. ZF-2206

Date November 30, 2015

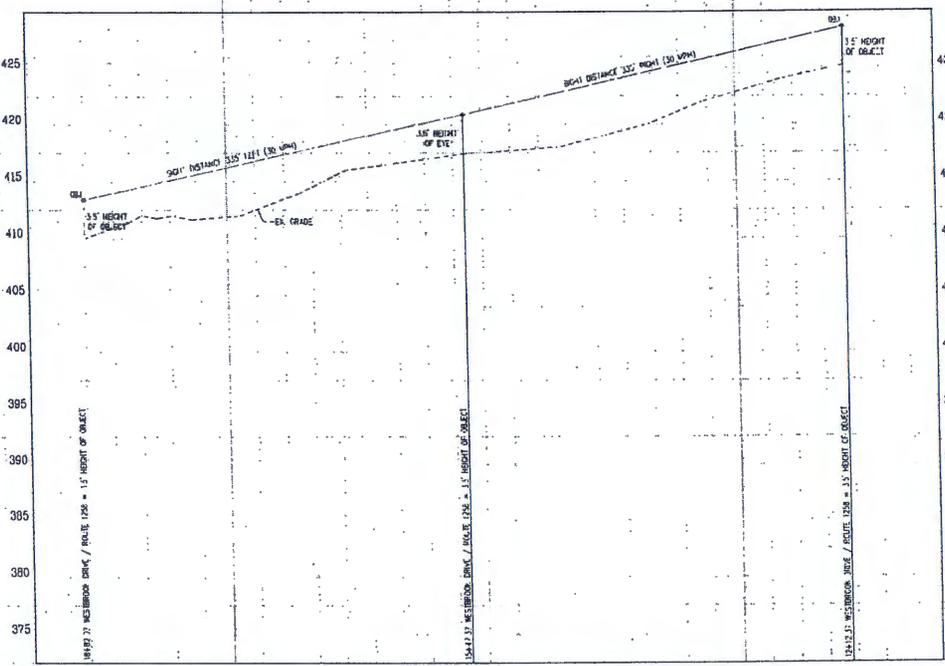
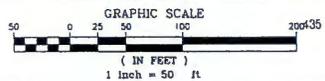
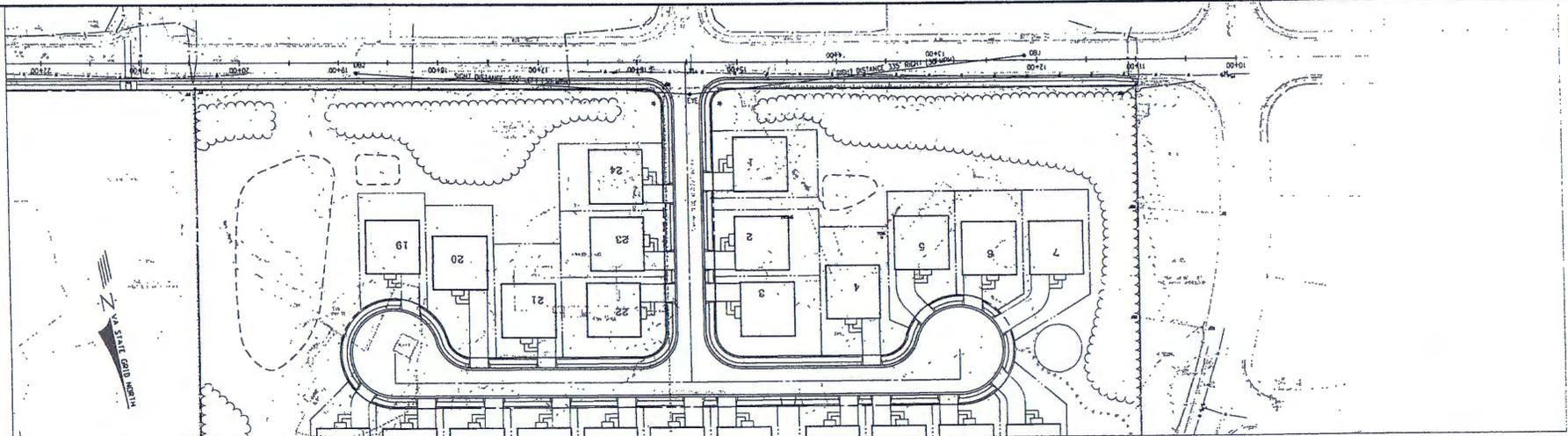
Drawing Title

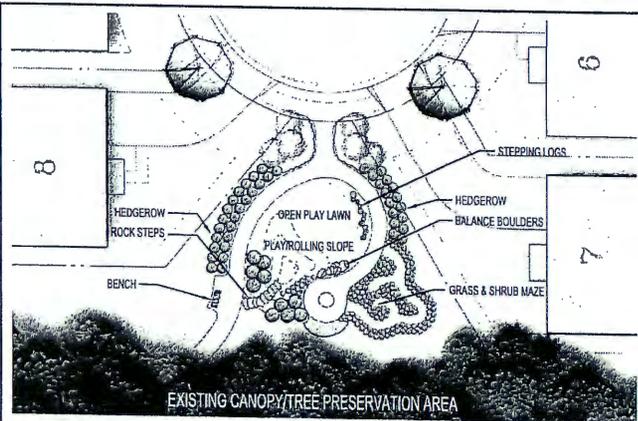
SIGHT DISTANCE  
ANALYSIS

Scale: 1"=50'

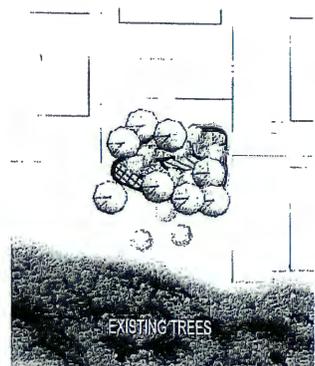
Drawing Number

11  
Sheet 11 of 12

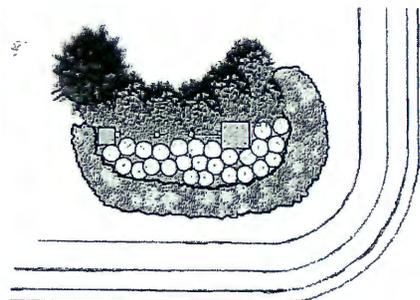




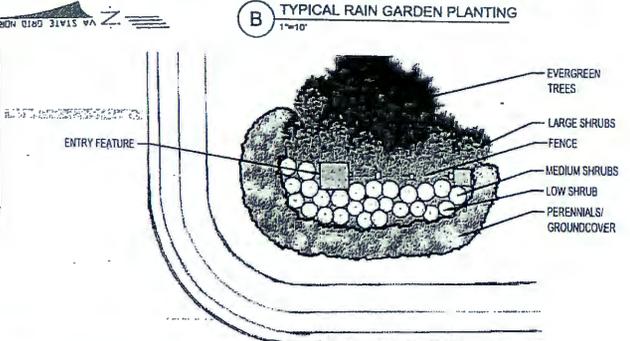
**A** AMENITY PLAN  
1"=10'



**B** TYPICAL RAIN GARDEN PLANTING  
1"=10'

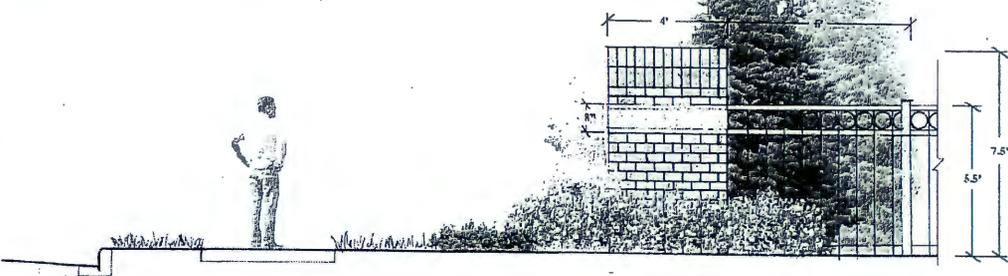


**C** ENTRY FEATURE PLAN  
1"=10'



WESTBROOK DRIVE - ROUTE 1258

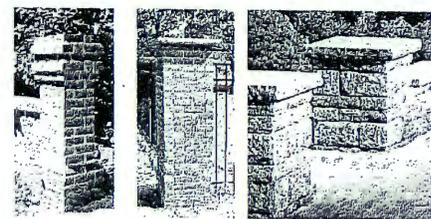
NOTE: SIGN LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRFAX COUNTY ZONING ORDINANCE.



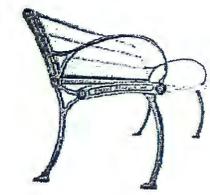
**D** ENTRY FEATURE ELEVATION  
1/2"=1'

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY

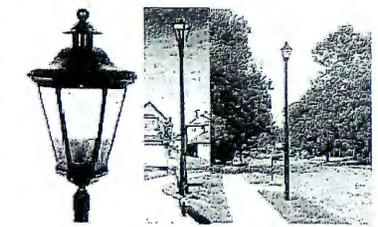
THESE RENDERINGS ARE CONCEPTUAL AND REPRESENT THE GENERAL APPEARANCE, QUALITY OF DESIGN AND MATERIALS PROPOSED. REFINEMENT AND REVISION MAY OCCUR WITH FINAL DESIGN DEVELOPMENT AND ENGINEERING. WALKWAY MATERIAL MAY BE CONCRETE, ASPHALT, OR STAMPED ASPHALT. FINAL LOCATION OF ELEMENTS INCLUDING PLANT MATERIAL, SITE FURNITURE AND PAVING MAY BE ADJUSTED SUBJECT TO TOPOGRAPHY, LOCATION OF UTILITIES AND OTHER ENGINEERING CONSTRAINTS.



**1** ENTRY FEATURE COLUMN  
N.T.S.



**2** BENCH  
N.T.S.



**3** STREET LIGHT  
N.T.S.



**4** MATCHING STREET SIGNS & MAILBOXES  
N.T.S.



1712 Little River Turnpike  
Aurora, Virginia 22005  
TEL: 703.442.8200 FAX: 703.442.8111  
www.urbaninc.com



Client  
MRD PROPERTIES, LLC

4233 River Road, Suite 113-614  
Aurora, VA 22018  
(703) 441-1351

Revision / Issue		
No.	Description	Date
1.	1st Compliance Submission	06/29/15
2.	2nd Compliance Submission	08/26/15
3.	1st CDP/FP Submission	08/26/15
4.	2nd CDP/FP Submission	10/14/15
5.	3rd CDP/FP Submission	11/02/15

Issue  
Date Description

Project Name  
WESTBROOK II

CDP/FP

Springfield District  
Fairfax County, Virginia

Drawn By: J.L. Checked By: AHH / DTM

Project No. ZP-2206

Date: November 30, 2015

Drawing Title  
AMENITY PLAN

Scale: N/A

Drawing Number



**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:** \_\_\_\_\_  
 (Assigned by staff)

REVISED

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

**PETITION**

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**  
 I (We), MRD Properties, LLC, the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-1 District to the PDH-3 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

<b>APPLICATION TYPE(S):</b>	PCA <input type="checkbox"/>	CDP <input checked="" type="checkbox"/>	CSP <input type="checkbox"/>	FDP <input checked="" type="checkbox"/>	CDPA <input type="checkbox"/>	CSPA <input type="checkbox"/>	FDPA <input type="checkbox"/>
-----------------------------	------------------------------	---	------------------------------	---	-------------------------------	-------------------------------	-------------------------------

**LEGAL DESCRIPTION:**

See Attached				
<b>Lot(s)</b>	<b>Block(s)</b>	<b>Subdivision</b>	<b>Deed Book</b>	<b>Page No.</b>

**TAX MAP DESCRIPTION:**

55-2	((3))		G1 and G2	Approx. 9.99 acres
55-1	((8))		H	
<b>Map No.</b>	<b>Double Circle No.</b>	<b>Single Circle No.</b>	<b>Parcel(s)/Lot(s) No.</b>	<b>Total Acreage</b>

**POSTAL ADDRESS OF PROPERTY:**

1291, 12904, 13006 Westbrook Drive, Fairfax, Virginia, 22030

**ADVERTISING DESCRIPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)  
 Northern side of Westbrook Drive (Route 1258), east of its intersection with Stringfellow Rd (Route 645).

<b>PRESENT USE:</b> Residential	<b>PROPOSED USE:</b> Residential
<b>MAGISTERIAL DISTRICT:</b> Springfield	<b>OVERLAY DISTRICT (S):</b> 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.

Sara V. Mariska, Agent  
 \_\_\_\_\_  
 Type or Print Name  
 Walsh, Colucci, Lubeley & Walsh, P.C.  
 2200 Clarendon Boulevard, Suite 1300  
 Address Arlington, Virginia 22201

*Sara V. Mariska*  
 \_\_\_\_\_  
 Signature of Applicant or Agent  
 (Work) 703-528-4700 (Mobile) \_\_\_\_\_  
 Telephone Number

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

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: \_\_\_\_\_

Fee Paid \$ \_\_\_\_\_

## Westbrook II Legal Description

Beginning at a point being the northeast corner of the land herein described, said point also being a corner of Parcel C, Westbrook, as recorded in Deed Book 13364, Page 1020 among the land records of Fairfax County, Virginia; thence departing said point and running with said Parcel C South  $11^{\circ} 10' 01''$  West 462.87 feet to a point on the northern right-of-way line of Westbrook Drive, width varies; thence departing said parcel C and running with the northern right-of-way line of Westbrook Drive North  $78^{\circ} 53' 24''$  West 944.13 feet to a point; thence running with the eastern lines of Lot 16, Lot 15, and Parcel B, Westbrook, as recorded in Deed Book 11139, Page 1830

North  $11^{\circ} 12' 42''$  East 439.72 feet to a point; thence running with the eastern right-of-way line of Collin Chase Place, width varies, with a curve to the right having an arc length of 9.92', a radius of 999.75', a chord bearing of North  $35^{\circ} 50' 34''$  East, and a chord length of 9.92'; thence North  $36^{\circ} 07' 38''$  East 12.05 feet to a point on the line of said parcel C; thence departing said Collin Chase Place and running with said parcel C South  $79^{\circ} 05' 14''$  East 934.57 feet to the point of beginning, containing 435,302 square feet or 9.9932 acres, more or less.