



# County of Fairfax, Virginia FEB 12 2019

## MEMORANDUM

DATE: 2/1/2019

**TO:** Distribution List

**FROM:** Tracy D. Strunk, AICP  
Director, Zoning Evaluation Division  
Department of Planning and Zoning

**SUBJECT:** Zoning Application Analysis

Board of Supervisors

*Springfield*

**REFERENCE:** Application No. RZ/FDP 2007-SP-013 (E. James and Anne R. Souvagis)

### Case Information

Staff Coordinator: **Zachary Fountain**  
 Pre-Staffing: **3/18/2019**      Staffing: **5/9/2019**  
 Tentative PC: **7/31/2019**      Tentative BOS: **TBD**

**\*NOTE:** The applicant has amended the previous proposal from the PDH-3 District to the PDH-2 District, which leads to a reduction of two units.

Memo Includes Full-Size Development Plans for Noted (①) Addressees: Yes  No

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by **(3/13/2019)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

#### Action Addressees

- ① DPZ Planning Division  
Chief, Env. & Dev. Review Br.  
Attn: Denise James
- ① DPWES Site and Addressing  
Attn: Lori Ramsey
- ① DPWES Sanitary-Sewer  
Attn: Sharad Regmi
- ① VDOT  
Attn: David Jordan
- ① Fire Prevention Div  
Plans Review Section  
Attn: Mike Paruti
- ① Fairfax County Public Schools  
Facilities & Transportation Svcs  
Facilities Planning Svcs  
Attn: Jessica Gillis
- ① Dept. of Transportation  
Transportation Planning  
Chief, Site Analyst Section  
Attn: Jeff Hermann
- ① Dept. of Housing & Comm. Dev.  
Housing Development Div.  
Housing Development Officer
- ① Attn: Abdirazak Hamud
- ① Fairfax County Park Authority  
Planning & Development Div.  
Plan Review Coordinator  
Attn: Lynne Johnson 4th fl.
- ① Northern Va Soil and Water  
Conservation District  
Attn: Willie Woode
- ① Planning Commission  
Board of Supervisors  
Springfield District
- ① Office of Community  
Revitalization/Reinvestment  
Attn: Barbara Byron  
**\*CRD/CRA, Reston or Tysons  
only\***
- ① Fairfax County Water Authority  
Planning & Engineering Div.  
Manger, Planning Dept.  
Attn: Greg Prelewicz  
Attn: Ross Stilling
- Dept. of Tax Administration  
Real Estate Division Director  
Attn: Tim Shirocky
- Dept. of Health  
Div. of Environmental Health

#### Technical Review and Information Resources

- Attn: Kevin Wastler
- Fairfax County Public Schools  
Facilities & Transportation Svcs  
Office of Design & Construction  
Services  
Attn: Eric Brunner
- Fire & Rescue Dept.  
Information & Technology  
Attn: Eric Fisher
- DPWES Site and Dev Svcs  
Chief, Urban Forestry Branch  
Attn: Craig Herwig

#### Information Addressees

- ① Economic Dev. Authority  
Director, Real Estate Services  
Attn: Curtis Hoffman
- ① Planning Commission  
Executive Director  
Attn: Jill Cooper
- Clerk to Board of Supervisors  
Attn: Cathy Chianese
- DPZ-ZED Division Director  
Attn: Tracy Strunk, AICP
- DPZ-ZED Asst. Director  
Attn: William Mayland
- DPZ-ZED  
Attn: Branch Chiefs
- DPZ-ZED  
Chief, Proffer Interp. Branch  
Attn: Suzanne Wright
- DPZ-ZED  
Admin. Asst., Legal Notices  
Attn: Rachael Pendergraph
- DPZ Chief Zoning Inspector  
Attn: Mavis Stanfield
- Dept. of Information Technology  
Technology Infrastructure Div.  
Attn: Steve Brundage
- Dept. of Family Services  
Adult Aging Services  
AAA, B-3-708  
Attn: Jacquie Woodruff
- Southeast Fairfax Dev. Corp.  
Attn: Tony Fontana  
**\*MV or LEE only\***



EXEMPT



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
https://www.fairfaxcounty.gov/planning-zoning/zoning/application-packages

APPLICATION #: RZ/FDP 2007-SP-013
(Staff will assign)

Print

ZONING APPLICATION

AMENDED

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APPLICATION TYPE(S): RZ [x] PCA [ ] FDP [x] CDPA [ ] FDPA [ ] DPA [ ] CP [ ]
CPA [ ] PRC [ ] PRCA [ ] CSP [ ] CSPA [ ] AA [ ] AF [ ] AR [ ]

JAN 29 2019

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

Zoning Evaluation Division

[x] (We), E. James and Anne R. Souvagis the applicant(s) petition you to adopt an ordinance amending the
Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the R-1 District to the
PDH-2 District.

[ ] (PCA) This application proposes to amend the proffers approved pursuant to
(case) in order to permit

Is this a partial PCA? (Y/N) If Yes, please identify affected acreage:

TAX MAP PARCEL(S):

55-2 ((3)) E2, E3

TOTAL ACREAGE: Approximately 5.1676 acres CURRENT ZONING DISTRICT: R-1

LEGAL DESCRIPTION: Deed Book: 2371 Page No.: 123

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

12816 and 12820 Westbrook Drive, Fairfax, Virginia 22030

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

North side of Westbrook Drive East of its intersection with Lincoln Drive

Table with 4 columns: EXISTING USE, Residential; PROPOSED USE, Residential; MAGISTERIAL DISTRICT, Springfield; OVERLAY DISTRICT(S), WS

Waiver/Modification of Submission Requirements Requested: [ ]

The name(s) and address(es) of owner(s) of record shall be 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.

Table with 2 columns: Applicant Contact Name, Agent Name; Address, Address; Street, Street; City, State, Zip, City, State, Zip; Phone Number, Phone Number; E-mail, E-mail

Signature: Lynne J. Strobel Date: 1/25/19

DO NOT WRITE IN THIS SPACE

Date Application Accepted: January 31, 2019

Application Fee Paid: \$ 12,615.00

RZ 2007-0016 / FDP 2019-0017

Lynne J. Strobel  
(703) 528-4700 Ext. 5418  
lstrobel@thelandlawyers.com



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Zoning Evaluation Division

January 29, 2019

**Via Hand Delivery**

Tracy D. Strunk, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: RZ/FDP 2007-SP-013  
Applicants: E. James and Anne R. Souvaxis  
Fairfax County Tax Map Reference: 55-2 ((3)) E2 and E3

Dear Ms. Strunk:

Please accept this letter as a revised statement of justification for the rezoning of property identified among the Fairfax County tax assessment records as 55-2 ((3)) E2 and E3 (the "Subject Property"). The Subject Property is located within the Springfield Magisterial District and zoned to the R-1 District. The total area of the Subject Property is approximately 5.17 acres. The Applicants propose a rezoning of the Subject Property to the PDH-2 District to permit the development of nine (9) single-family homes and the preservation of an existing house. Please note that a rezoning application was previously submitted on Parcel E3. Since the original submission, the Applicants amended the rezoning application to consolidate Parcel E2, and more recently, amended the requested zoning classification from PDH-3 to PDH-2.

Existing residential development surrounds the Subject Property. To the north, east and west, the adjacent communities are zoned to the R-2 District. Across Westbrook Drive, the property is zoned and developed to the PDH-2 District. The Applicants propose a development of the same residential density as adjacent lots with lot sizes that are comparable to the size of adjacent lots.

The PDH-2 District permits residential development up to two dwelling units per acre. Developments zoned to the PDH District are expected to provide high-quality site design and open space in order to create well-designed residential communities. The Applicants have designed a layout that preserves existing mature vegetation, especially around the periphery of the Subject Property. Approximately 29% of the Subject Property is open space, which well exceeds the 20% requirement in the PDH-2 District. In addition, the Applicants are preserving an existing house with historic value known as the Woodaman House.

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM  
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

The Subject Property is located within the Fairfax Center Area of the Area III Fairfax County Comprehensive Plan (the "Plan"). The Plan divides the Fairfax Center Area into Land Units, which include a mix of uses. Specifically, the Subject Property is located within Sub-unit R2 of Land Unit R. The Plan recommends Sub-unit R2 to be developed with residential use at a density of 1 to 2 dwelling units per acre. In addition, the Plan recommends that any new development be compatible with Willowmeade and other residential subdivisions. The Applicants' development proposal of 10 homes results in a density of 1.94 dwelling units per acre. The layout, design, density, and lot sizes are compatible with surrounding communities. Therefore, the proposed rezoning is in conformance with the recommendations of the Plan.

The Applicants have designed a community that includes the preservation of an existing historic house; preservation of existing mature trees to the greatest extent possible; and improvements to Westbrook Drive. In addition, the Applicants have incorporated comparable lot sizes, sufficient parking, and on-site stormwater management into the design.

In addition to compliance with the recommendations of the Plan, the Applicants' proposal complies with the Residential Development Criteria listed in Appendix 9 of the Policy Plan as follows:

1. **Site design**

The Applicants have consolidated the two remaining lots in the area zoned to the R-1 District. The site layout allows for a logical extension of single-family detached homes at a similar density to surrounding developments in accordance with the recommendations of the Plan. The proposed conceptual/final development plan (the "CDP/FDP") incorporates an existing home with historic value, orients each of the proposed homes toward an interior cul-de-sac, and provides ample open space including tree preservation for residents and adjacent neighbors. In addition, a large community amenity area is shown on the CDP/FDP in the center of the development and adjacent to the existing Woodaman House.

The Applicants have designed the community so that all of the proposed homes have front yards facing the proposed internal public street. Although the PDH-2 District does not have minimum yard requirements, the lots will include 20 foot front yard setbacks, 10 foot side yards, and 20 foot rear yards. The proposed average lot area is 13,125 square feet, with the largest lot consisting of 18,997 square feet. The proposed houses will be served by public water and public sewer, as generally shown on the CDP/FDP.

A single access to the proposed community is located in the middle of the Subject Property at an existing high point along Westbrook Road. This access design ensures adequate sight distance in both directions. The Applicants are working with a traffic engineer to investigate lowering the high point in Westbrook Drive to address community concerns.

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The proposed layout results in approximately 1.57 acres of open space, or almost 29%, which well exceeds the 20% requirement in the PDH-2 District. The development will meet and exceed the tree canopy requirement through preservation of mature trees and supplemental plantings. In addition, the Applicants propose a conservation easement around the perimeter of the Subject Property to preserve existing mature trees as a buffer to adjacent communities. The conservation area will complement the existing tree buffer currently provided around the Heatherbrook community.

2. **Neighborhood Context**

The development is surrounded by existing single-family detached homes with a density of up to two dwelling units per acre. The proposed development is designed to complement the adjacent neighborhoods and integrate the proposed houses into the fabric of the existing community. The proposed lots are similar to the lot sizes of the surrounding communities. The architectural design and the quality of materials will also be compatible with the surrounding area. The building materials will include brick, stone and/or hardie plank siding. In order to facilitate pedestrian connectivity, the Applicants are providing a five foot wide interior sidewalk along the proposed internal public street and the Westbrook Drive frontage.

3. **Environment**

To the best of the Applicants' knowledge, the Subject Property does not include any environmentally sensitive features that require preservation. The Subject Property is not located within the 100 year floodplain or in a Resource Protection Area, and there are no wetlands located on the site. The soil characteristics and topography of the Subject Property do not present any challenges for the proposed development. The Applicants will cap and remove existing septic fields and wells in accordance with applicable Health Department regulations.

The development has been designed and graded to ensure that the natural environment will be maintained to the extent feasible. As shown on the CDP/FDP, the layout includes two large areas of existing mature trees that will be supplemented with landscaping. The development will provide stormwater management through an on-site infiltration trench that will address water quality and quantity. The development improves an existing stormwater conveyance with proposed underground closed storm sewers. The stormwater criteria and design will follow the stricter II-B criteria and will provide 1, 2 and 10-year controls.

The proposed homes will incorporate energy efficiency measures for either electric or gas energy systems, as applicable.

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4. **Tree Preservation and Tree Cover Requirements**

The development includes large tree save areas in the southeast and northwest corners of the Subject Property and the Applicants will grant a conservation easement around the perimeter of the Subject Property. Proposed plantings will supplement existing vegetation to meet tree canopy requirements.

5. **Transportation**

The Applicants propose safe and adequate access to the existing road network with a single access to Westbrook Drive. An additional three feet will be dedicated along the Subject Property's frontage that will result in a total dedication of 28 feet from the existing centerline. The Applicants will construct improvements approximately 18 feet from the existing centerline along the entire frontage of the Subject Property as shown on the CDP/FDP. The proposed dedication and construction are consistent with existing right-of-way proximate to the Subject Property. An internal public street and cul-de-sac, as depicted on the CDP/FDP, will conform to the standards of the Fairfax County Public Facilities Manual (the PFM"). The Applicants have engaged a traffic engineer to investigate lowering the horizontal crown of Westbrook Drive at the proposed entrance to the Subject Property to address community concerns.

The Applicants propose parking in accordance with the requirements of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), and anticipate recording a covenant to prohibit the use of garages for anything but the parking of vehicles. Additionally, a five foot wide sidewalk will be provided on both sides of the internal public street that will connect to a sidewalk provided along the Westbrook Drive frontage.

6. **Public Facilities**

The proposed development will be served by public water and sewer, both of which are available to the Subject Property. The Applicants will address the issue of contributions to public parks and/or schools in accordance with formulas adopted by the Board of Supervisors in proffers that will be submitted during the processing of the rezoning application.

7. **Affordable Housing**

As the proposed development is comprised of less than 50 dwelling units, the Affordable Dwelling Unit Ordinance is not applicable. The Applicants will address the issue of a contribution to the Fairfax County Housing Trust Fund in accordance with policies adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application.

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8. **Heritage Resources**

A Phase III archaeological data recovery excavation has been completed on the Subject Property. The study identifies the Woodaman House as having historic significance and therefore it will be preserved. The second existing house on the Subject Property is not considered a historic structure.

The Applicants' proposal also meets the General Standards for planned development as listed in Section 16-101 of the Zoning Ordinance:

1. **The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned development shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density of intensity bonus provision.**

As described herein, the Subject Property is located within Sub-unit R2 of the Plan's Fairfax Center Area. The Plan text for Sub-unit R2 recommends residential development at a density up to two dwelling units per acre. The proposed density shown on the CDP/FDP is 1.94 dwelling units per acre, which conforms to the Plan. The development is comprised of single-family homes that will be similar in character, layout and size to the surrounding communities.

2. **The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.**

The purpose and intent of the PDH District is to provide innovative and creative design. The proposed PDH-2 District allows the Applicants to maximize the preservation of existing mature trees and to retain the Woodaman House. The proposed open space of almost 29% well exceeds the 20% requirements in the PDH-2 District.

3. **The planned development shall efficiently utilize the available land and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams, and topographic features.**

As shown on the CDP/FDP, tree save areas are located at the northwest and southeast corners of the Subject Property. The Applicants propose plantings in those areas where vegetation is lacking. The tree save areas will be placed within a conservation easement to ensure preservation. There are no other natural features, such as streams or topographic features, on the Subject Property worthy of preservation. The Woodaman House is a scenic asset that will be preserved.

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4. **The planned development shall be designed to prevent substantial injury to the use and value of the existing development, and shall not hinder, deter, or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.**

The Applicants have consolidated the two remaining lots in the area zoned to the R-1 District. All of the adjacent properties are developed and zoned R-2, R-2 Cluster, and PDH-2. Therefore, a rezoning of the Subject Property to the PDH-2 District will complete the existing surrounding development pattern and will not adversely affect the value of existing homes.

5. **The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; however, that the applicant may make provision for such facilities or utilities which are not presently available.**

The proposed development will be served by public water and sewer, both of which are available to the Subject Property. Safe and adequate access will be provided to the existing road network, and the Subject Property has access to available and adequate public utilities.

6. **The planned development shall provide coordinated linkages among internal facilities and services as well as connection to major external facilities and services at a scale appropriate to the development.**

The proposed development provides coordinated linkages to internal and external facilities as shown on the CDP/FDP. A single access point is provided to Westbrook Drive and pedestrian connectivity is addressed with the provision of an internal sidewalk and improvements to the Westbrook Drive frontage.

To the best of the Applicants' knowledge, the proposed development conforms to all applicable ordinances, regulations and adopted standards. No waivers are requested with the proposed rezoning, however, the Applicants request a deviation of the tree preservation target in accordance with PFM 12-0508.3A(2). As detailed on the CDP/FDP, the remaining ten-year tree canopy requirement will be met through on-site tree plantings. The plantings are necessary in areas around the perimeter of the Subject Property where vegetation is deficient. Lastly, to the best of the Applicants' knowledge, there are no known hazardous or toxic substances located on the Subject Property, and none will be generated or stored in conjunction with the proposed development.

As described herein and shown on the CDP/FDP, the development of the Subject Property to the PDH-2 District will achieve the goals of the Plan and tie into the existing road network. The proposed ten single-family homes will fit within the fabric of the surrounding existing residential communities and complete the established development pattern.

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Should you have any questions regarding this submission, or require additional information, please do not hesitate to contact me. I would appreciate the distribution of the amended application and its evaluation at your earliest convenience.

As always, I appreciate your consideration.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

LJS:kae

cc: E. James and Anne R. Souvagis  
Rezi Khamesi  
Davis Chau  
Zach Fountain

{A0849284.DOCX / 1 Revised Statement of Justification 010211 000003}

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# Final Development Plan

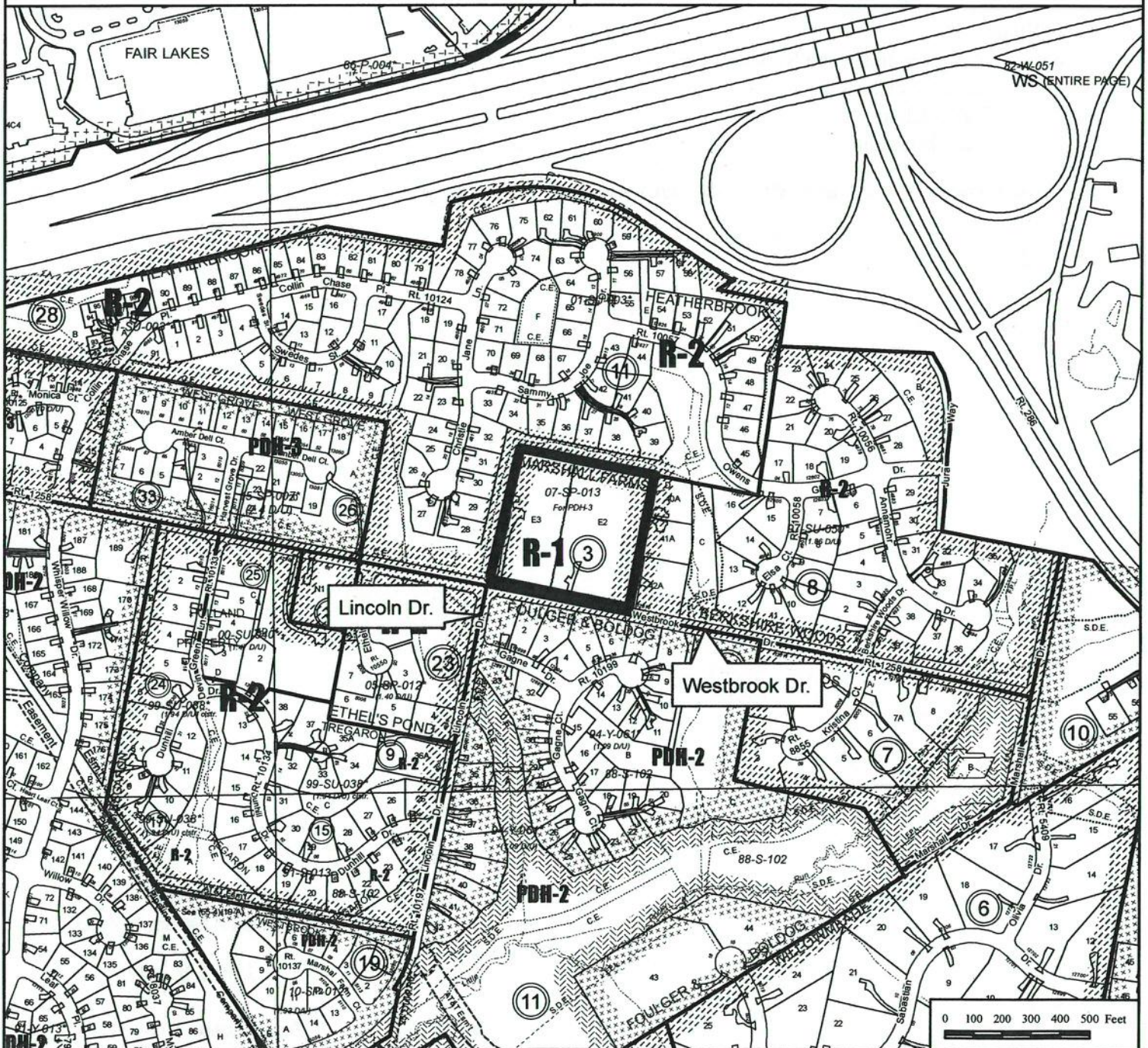
FDP 2007-SP-013

Applicant: E. JAMES AND ANNE R. SOUVAGIS  
Accepted: 01/31/2019- AMENDED 10/10/2018  
Proposed: RESIDENTIAL  
Area: 5.17 AC; DISTRICT - SPRINGFIELD  
Zoning Dist Sect:  
Located: NORTH SIDE OF WESTBROOK DRIVE EAST OF ITS INTERSECTION WITH LINCOLN DRIVE  
  
Zoning: PDH- 2  
Overlay Dist: WS EX  
Map Ref Num: 055-2- /03/ / E2 /03/ / E3

# Rezoning Application

RZ 2007-SP-013

Applicant: E. JAMES AND ANNE R. SOUVAGIS  
Accepted: 01/31/2019- AMENDED 04/16/2007 10/10/2018  
  
Proposed: RESIDENTIAL  
Area: 5.17 AC; DISTRICT - SPRINGFIELD  
Zoning Dist Sect:  
Located: NORTH SIDE OF WESTBROOK DRIVE EAST OF ITS INTERSECTION WITH LINCOLN DRIVE  
  
Zoning: FROM R- 1 TO PDH- 2  
Overlay Dist: WS EX  
Map Ref Num: 055-2- /03/ / E2 /03/ / E3



# Final Development Plan

FDP 2007-SP-013

E. JAMES AND ANNE R. SOUVAGIS

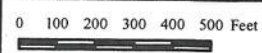
# Rezoning Application

RZ 2007-SP-013

E. JAMES AND ANNE R. SOUVAGIS



82-W-051  
WS (ENTIRE PAGE)

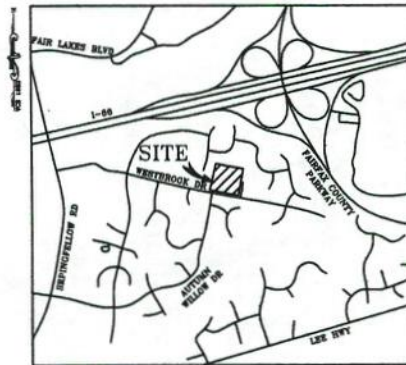


# 12816 AND 12820 WESTBROOK DRIVE

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

SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA 22030

OCTOBER 10, 2018  
REVISED JANUARY 22, 2019



VICINITY MAP  
SCALE: 1" = 1,000'

### SHEET INDEX

1. COVER SHEET
2. NOTES AND DETAILS
3. EXISTING CONDITIONS
4. EXISTING VEGETATION MAP
5. CDP/FDP LAYOUT
6. LANDSCAPE PLAN
7. TREE CONSERVATION AND INVENTORY PLAN
8. PRELIMINARY BMP ANALYSIS
9. PRELIMINARY STORMWATER MANAGEMENT ANALYSIS
10. ADEQUATE OUTFALL ANALYSIS
11. SITE DISTANCE ANALYSIS
12. CORRESPONDENCE

### OWNER/APPLICANT:

JAMES AND ANNE SOUVAGIS  
20889 ASHBURN ROAD  
ASHBURN, VA 20147

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Zoning Evaluation Division

**GeoEnv Engineers**  
Div. Environmental & Geotechnical Engineering  
10875 Midway Street, Suite 213  
Fairfax, VA 22030  
Tel. 703.591.7170  
Fax. 703.591.7074 Web Site: geoenv.com

REVISION BLOCK	NO.	DESCRIPTION	DATE

PROFESSIONAL SEAL

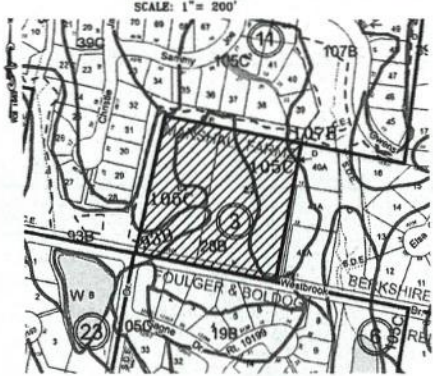
**COVER SHEET**  
**PARCELS E-1-A & E2, SEC 1**  
**MARSHALL FARMS**  
**12816 & 12820 WESTBROOK DRIVE**  
**SPRINGFIELD DISTRICT, FAIRFAX, VA 22030**

TAX MAP: 55-2-03-E2&E3
DATE: OCT 2018
PREP. BY: DC
CHECKED BY: I.C.
PROJECT #: 2018-4039
SCALE: N/A
SHEET: 1 OF 12

## GENERAL NOTES

- ALL REFERENCES HEREIN TO ZONING ORDINANCE SHALL REFER TO THE FAIRFAX COUNTY ZONING ORDINANCE.
- THE SUBJECT PROPERTY IS LOCATED IN THE SPRINGFIELD DISTRICT OF FAIRFAX COUNTY WITH TAX MAP# 55-2-(033)-E2 AND MAP# 55-2-(033)-E3. ALL REFERENCES HEREIN TO PROPERTY, PARCEL, OR SITE REFER TO THE SUBJECT PROPERTY. THE TOTAL LOT AREA IS 5.1676 ACRES.
- THE PROPERTY IS CURRENTLY ZONED R-1 AND IS PROPOSED TO BE REZONED TO PDH-2 FOR DEVELOPMENT OF A MAXIMUM OF 10 LOTS. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP FEWER LOTS IF DESIRED.
- THE PROPERTY IS COMPRISED OF PARCELS OWNED BY JAMES E. AND ANNE R. SOUVAGES. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON ALTA/ACSM LAND TITLE SURVEY PREPARED BY LAND DESIGN CONSULTANTS, DATED JUNE 2014.
- THE TOPOGRAPHY SHOWN HEREON IS AT TWO(2) FOOT CONTOUR INTERVALS, BASED ON A FIELD SURVEY PERFORMED BY GEOENV ENGINEERS, L.L.C., DATED JUNE 2017.
- THERE ARE NO AFFORDABLE DWELLING UNITS PROPOSED WITH THIS PLAN.
- BASED UPON COUNTY MAPPING THERE ARE NO REGULATED FLOODPLAIN AND/OR RESOURCE PROTECTION AREAS ON THE PROPERTY.
- THERE ARE NO KNOWN EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
- THERE ARE NO AREAS ON THE PROPERTY THAT HAVE SCENIC ASSETS OR NATURAL FEATURES WORTH PROTECTING AND PRESERVING.
- THERE ARE NO KNOWN GRAVE OR BURIAL SITES ON THE PROPERTY.
- THERE ARE NO ENDANGERED OR THREATENED PLANT OR ANIMAL SPECIES ON THE PROPERTY.
- ACCORDING TO THE FAIRFAX COUNTYWIDE TRAILS PLAN, THERE ARE NO TRAILS PROPOSED ON THE PROPERTY.
- THE USE AND DENSITY OF THE PROPOSED DEVELOPMENT CONFORMS TO THE RECOMMENDATIONS OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- THE PROPOSED DEVELOPMENT WILL NOT CAUSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES. LOT SIZES, HOMES AND SETBACKS WILL BE COMPATIBLE WITH THOSE OF ADJACENT DEVELOPMENTS.
- ALL STRUCTURES WILL BE REMOVED EXCEPT THE EXISTING HOUSE LOCATED ON LOT E2. THIS HOUSE WILL REMAIN AND RENOVATED.
- THE PROJECT IS ANTICIPATED TO BE DEVELOPED IN A SINGLE PHASE.
- BASED UPON PRELIMINARY SITE INVESTIGATION, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 118.4, 302.4 AND 302.6; ALL HAZARDOUS WASTE AS SET FORTH IN CONSUMER HEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 872-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. EXISTING ON SITE OR PROPOSED TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON-SITE.
- THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS MAY BE SPECIFIED OTHERWISE PER THE REQUESTED WAIVERS/MODIFICATIONS.
- PUBLIC SEWER AND WATER SHALL BE PROVIDED BY EXTENSION OF EXISTING SERVICE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- LOT SIZES AND HOUSE FOOTPRINTS REPRESENTED ARE ILLUSTRATIVE AND APPROXIMATE. THE SIZE AND CONFIGURATION OF HOUSE FOOTPRINTS MAY BE REVISED PROVIDED THAT THE REQUIRED MINIMUM SETBACKS ARE NOT DIMINISHED.
- PURSUANT TO SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE HOUSE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF SIDEWALKS, UTILITIES, SWM FACILITIES AND RECREATIONAL FACILITIES MAY OCCUR WITH FINAL SITE ENGINEERING AND MAY REQUIRE AMENDMENTS TO THIS CDP/STP AND/OR INTERPRETATIONS.
- LANDSCAPING CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13 AND ANY PROFFERS.
- SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION 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 OR MODIFIED AS MAY BE PERMITTED BY THE DIRECTOR. THE DEVELOPER RESERVES THE RIGHT TO USE SUPPLEMENTARY INNOVATIVE MEASURES SUCH AS RAIN GARDENS AND GRASS SWALES TO MEET WATER QUALITY REQUIREMENTS.
- PUBLIC IMPROVEMENTS THAT WILL BE CONSTRUCTED SIMULTANEOUSLY WITH THE SINGLE FAMILY DWELLINGS INCLUDE STREET FRONTAGE IMPROVEMENTS, PUBLIC STREETS, AND SIDEWALKS AS SHOWN ON THE CDP/STP.
- PURSUANT TO SECTION 16-403 OF THE ZONING ORDINANCE, THE LIMIT 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.
- OPEN SPACE/AMENITY AREA AT THE CENTER OF THE DEVELOPMENT WILL CONSIST OF PARK BENCHES, WALKWAY AND CHILDREN JUNGLE GYM. THE REMAINDER OF THE OPEN SPACE WILL CONSIST OF EXISTING FOREST/REFORESTED LAND COVER.

## SOIL MAP



SOIL DATA (RATINGS OF NRCS MAPPED SOIL IN FAIRFAX COUNTY)

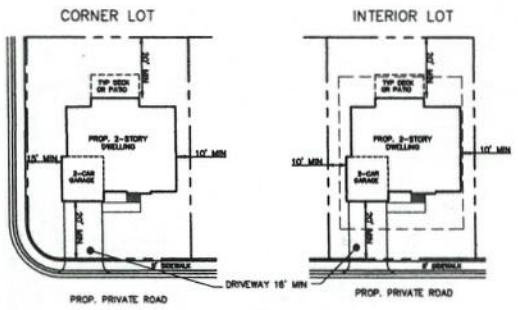
SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	SUITABILITY FOR INFILTRATION TRENCHES	SOIL PROBLEM CLASS	EROSION POTENTIAL	SOIL HYDROLOGIC GROUP	% OF SITE	GEOTECH INVESTIGATION REQUIRED
28B	CLOVER SILT LOAM	FAIR	GOOD	GOOD	I	LOW	B	47%	NO
93B	SUMERDUCK LOAM	MARGINAL	POOR	POOR	II	MEDIUM	C	5%	NO
103C	WHEATON - CLEDELO COMPLEX	GOOD	GOOD	GOOD	I/II	HIGH	D	43%	YES*
107B	WHEATON - MEADOWVILLE COMPLEX	FAIR	MARGINAL	MARGINAL	I/II	MEDIUM	D	1%	YES*

### SOIL NOTES:

- SOIL INFORMATION AND MAPPING PROVIDED BY THE OFFICIAL 2018 FAIRFAX COUNTY SOILS MAPS.
- \*GEOTECHNICAL REPORT IF REQUIRED WILL BE PROVIDED AT THE TIME OF SUBDIVISION PLAN.

## TYPICAL LOT DETAIL

(NTS)



### INTERIOR AND 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 FOOTPRINT MAY BE USED.
- DRIVEWAY LENGTH IS MEASURED FROM THE FACE OF THE GARAGE DOOR TO THE EDGE OF THE SIDEWALK OR FACE OF THE 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.

### ZONING AND AREA TABULATIONS

TOTAL SITE AREA:	5.1676 ACRES OR 225,102 S.F.
EXISTING ZONING:	R-1
PROPOSED ZONING:	PDH-2
PROPOSED DEVELOPMENT:	10 LOTS
PROPOSED DENSITY:	10 LOTS/5,1676 AC = 1.94 DU/AC
MINIMUM LOT AREA:	NO REQUIREMENT
MINIMUM LOT WIDTH:	NO REQUIREMENT
MINIMUM YARDS:	
FRONT:	20 FEET
SIDE:	10 FEET
REAR:	20 FEET
BUILDING HEIGHT:	35 FEET MAXIMUM
OPEN SPACE REQUIRED:	20% OR 1.03 AC
OPEN SPACE PROVIDED:	28.9% OR 1.57 AC
RECREATIONAL OPEN SPACE:	2.7% OR 0.15 AC

### PARKING TABULATIONS

TOTAL # OF UNITS:	10
PARKING SPACED REQ'D FOR SFD UNITS ON A PUBLIC STREET:	10 x 2 = 20 SPACES
PARKING SPACES PROVIDED:	
2 GARAGE (MIN) & 2 DRIVEWAY SPACES X 10 SFD UNITS	= 40 SPACES
40 SPACES PROVIDED > 20 SPACES REQUIRED, THEREFORE PARKING REQUIREMENT MET.	
FINAL PARKING COUNT SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS.	

## CONCEPTUAL ARCHITECTURAL RENDERINGS



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

## WAIVER/MODIFICATION REQUEST

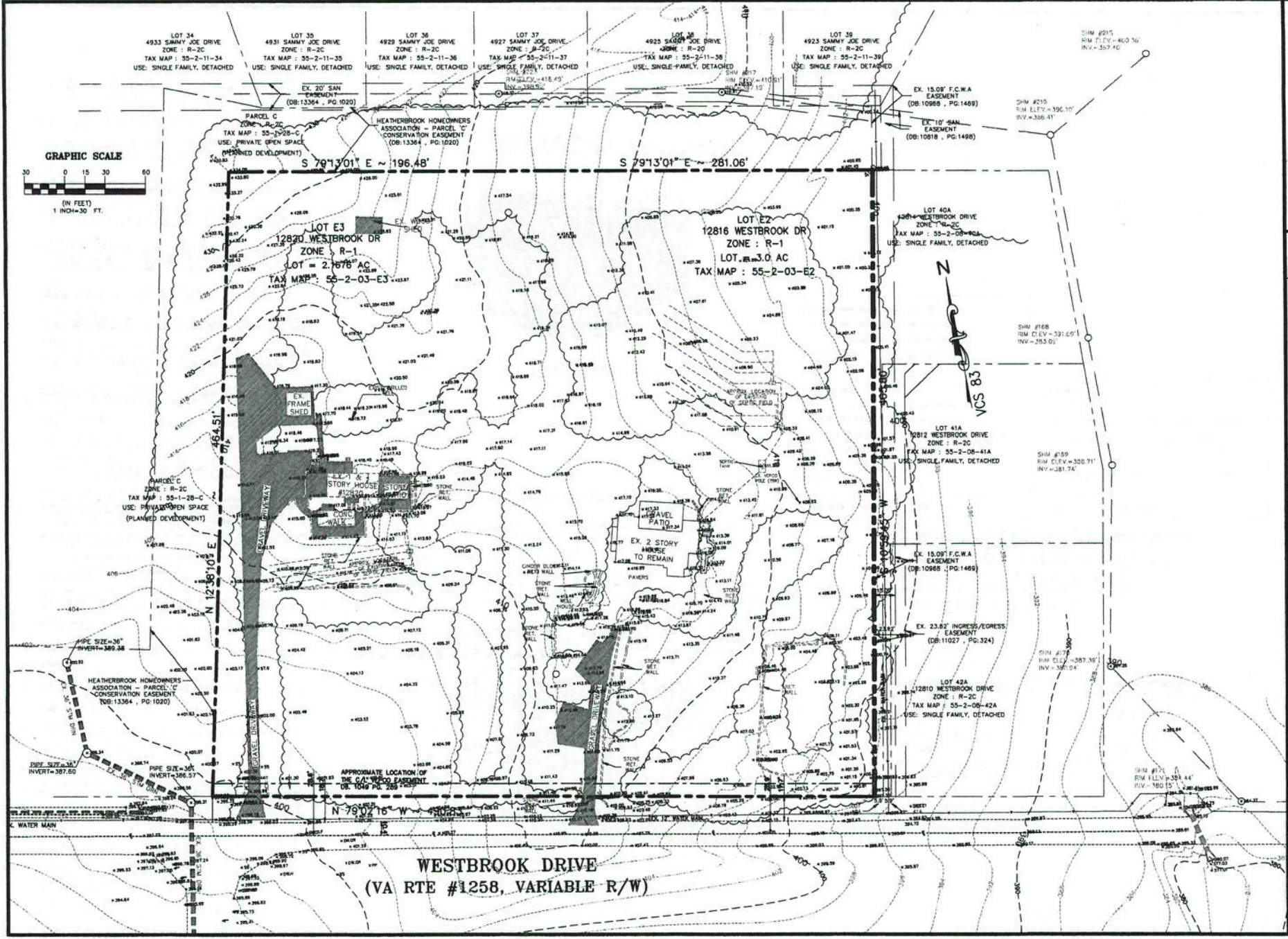
- TREE PRESERVATION TARGET DEVIATION IS REQUESTED PER PFM 12-006B.3A(2). THE REMAINING TEN-YEAR TREE CANOPY REQUIREMENTS WILL BE MET THROUGH MEANS OF ON-SITE TREE PLANTING. SEE SHEET 4 FOR THE FORMAL REQUEST LETTER.

**GeoEnv Engineers**  
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 10875 Mab Street, Suite 213  
 Fairfax, VA 22030  
 Tel. 703.591.7170  
 Fax: 703.591.7074  
 Web Site: geoenv.com

PROFESSIONAL SEAL  
 REVISION BLOCK  
 DATE  
 NO.  
 DESCRIPTION

NOTES AND DETAILS  
 PARCELS E-1-A & E2, SEC 1  
 MARSHALL FARMS  
 12816 & 12820 WESTBROOK DRIVE  
 SPRINGFIELD DISTRICT, FAIRFAX, VA 22030

TAX MAP:	55-2-03-E2&E3
DATE:	OCT 2018
PREP. BY:	DC
CHECKED BY:	I.C.
PROJECT #:	2018-4039
SCALE:	N/A
SHEET:	2 OF 12

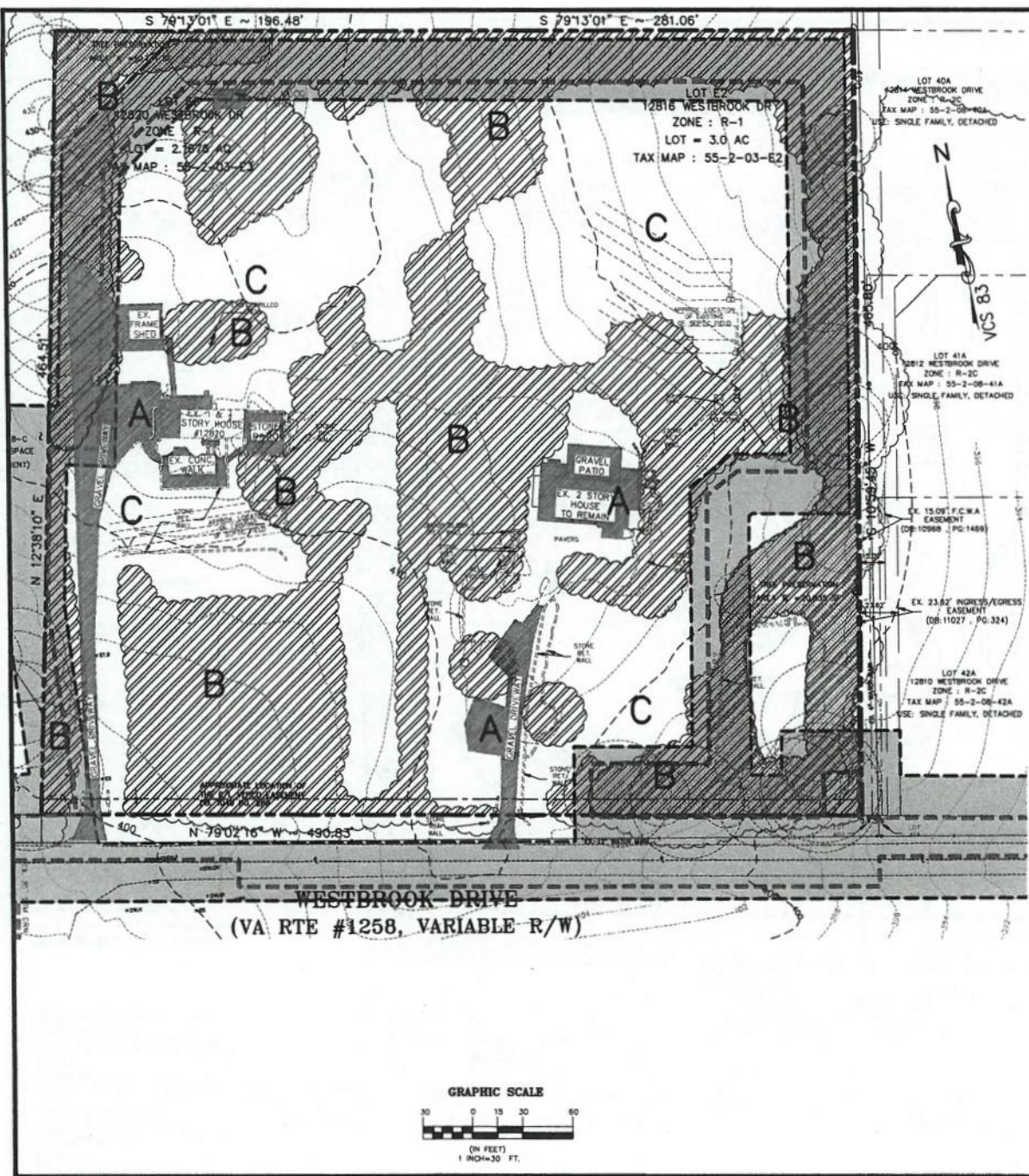


**WESTBROOK DRIVE**  
(VA RTE #1258, VARIABLE R/W)

NO.	DESCRIPTION	DATE

**EXISTING CONDITIONS**  
**PARCELS E-1-A & E2, SEC 1**  
**MARSHALL FARMS**  
**12816 & 12820 WESTBROOK DRIVE**  
 SPRINGFIELD DISTRICT, FAIRFAX, VA 22030

TAX MAP:	55-2-03-E2&E3
DATE:	OCT 2018
PREP. BY:	DC
CHECKED BY:	I.C.
PROJECT #:	2018-4039
SCALE:	1"=30'
SHEET:	3 OF 12



**EXISTING VEGETATION SUMMARY**

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA (AC)	COVER TYPE DESCRIPTION
A	DEVELOPED LAND	N/A	N/A	N/A	0.41 AC	THIS AREA CONSISTS OF TWO EXISTING DWELLING, DRIVEWAY, PATIO, ETC.
B	UPLAND FOREST	PREDOMINANTLY WALNUT, OAK, AMERICAN HOLLY, MAGNOLIA, ETC.	CLIMAX	GOOD/FAIR	2.84 AC	THE LOT CONTAINS MAJORITY OF WALNUT, OAK, AMERICAN HOLLY AND MAGNOLIA. THE TREES ARE SCATTERED THROUGHOUT THE LOT WITH MANY SMALLER TREES AND BRUSHES FILLING OUT THE LOT. THE MAJORITY OF THE TREES ARE IN GOOD/FAIR CONDITION.
C	OPEN FIELD	N/A	N/A	N/A	1.91 AC	THIS COVER TYPE CONTAINS OPEN SPACE ON THE PROPERTY, E. MAINTAINED LAWN.
					<b>TOTAL</b>	<b>5.17 AC</b>

**GeoEnv Engineers & Consultants, LLC**  
 Professional Env., Environmental & Geotechnical Engineers

January 26, 2019

To,  
 Keith W. Cline, Director  
 Forest Conservation Branch  
 Urban Forest Management Division  
 12955 Government Center Parkway  
 Fairfax, Virginia 22035

Subject: Request for Deviation from the Tree Preservation Target

Re: Project Name: Westbrook Subdivision  
 12816 and 12820 Westbrook Dr, Fairfax, VA 22030  
 Tax ID: 55-2-(03)-E2 and 55-2-(03)-E3

Dear Mr. Cline,

On behalf of our client James and Anne Souvages, we would like to request for deviation from the tree preservation target requirement for the above referenced property. The property is located at 12816 and 12820 Westbrook Dr, Fairfax, VA 22030. The proposed rezoning plan is for PDH-2 single family residential use, as allowed for this site by the Fairfax County Comprehensive Plan.

The site in existing condition is 5,1676 acres or 225,102 sq ft. Approximately 123,603 (55.0%) of the lot area is covered by the existing tree canopy area.

The existing tree preservation area required for this lot is 37,142 sf (please refer to sheet #8). GeoEnv Engineers has explored multiple roadway layouts and lot placements to achieve the required tree preservation. However, due to the large amount of the lot dedicated for roadway and utilities, only 31,576 sf of existing trees could be preserved. Thus, the tree preservation target area requirement is not met for the site and tree preservation target deviation has been requested under PFM 12-0508.3A (3). The proposed replacement trees will be planted with on each of the lots as well as throughout the common area. Approximately 168 trees will be planted to achieve the overall 10-year tree canopy requirement for this proposed subdivision. This will achieve a tree canopy of over 30 percent. Special attention will be given to protect offsite trees. The owner/contractor shall strictly follow the approved tree preservation plan and tree preservation narratives. A tree preservation target deviation is requested per PFM 12-0508.3A (3).

12-0508.3A(3): Construction activities could be reasonably expected to impact existing trees or forested areas used to meet the tree preservation target to the extent these would not likely survive in a healthy and structurally sound manner for a minimum of 10 years in accordance with post-development standards for trees and forested areas provided in 12-0403 and 12-0404.

The 10-yr tree canopy requirements will be met by planting new trees. A total of 30.0% of the tree canopy area will be provided, which is equal to the minimum required of 30.0% of the total lot area. Please refer to attached tree preservation plan on sheet #8.

We trust that this request meets the tree preservation requirements. If you have any questions, please feel free to call the undersigned at 703-591-7170. Thank you in advance for your prompt approval of this request.

Very truly yours,

Davis Chau, P.E.  
 Principal

10875 Main Street, Suite 213, Fairfax, Virginia, 22030 Tel: (703) 591-7170 Fax: (703) 591-7074

**GeoEnv Engineers**  
 Civil, Environmental & Geotechnical Engineering  
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 Fax: 703.591.7074  
 Web Site: geoenv.com

NO.	DATE	DESCRIPTION

**EXISTING VEGETATION MAP**  
 PARCELS E-1-A & E2, SEC 1  
 MARSHALL FARMS  
 12816 & 12820 WESTBROOK DRIVE  
 SPRINGFIELD DISTRICT, FAIRFAX, VA 22030

TAX MAP: 55-2-03-E2&E3
DATE: OCT 2018
PREP. BY: DC
CHECKED BY: I.C.
PROJECT #: 2018-4039
SCALE: 1" = 30'
SHEET: 4 OF 12

**NOTES:**

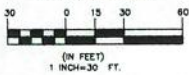
1. PROPOSED UTILITY LINE AND LOT LINE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING. PROVIDED THEY ARE IN SUBSTANTIAL CONFORMANCE WITH SE PLAT.
2. THE SIZE AND SHAPE OF THE HOUSE FOOTPRINTS ARE ILLUSTRATIVE AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING.
3. CLEARING LIMITS MAY BE ADJUSTED IN CERTAIN AREAS TO FACILITATE POSITIVE DRAINAGE AND FOR UTILITIES CONNECTION.
4. OFFSITE EASEMENTS IF ANY WILL BE RECORDED PRIOR TO FINAL PLAN APPROVAL.

**APPROXIMATE LOT AREAS**

Lots	SQFT	Acres
1	10,261	0.236
2	10,127	0.232
3	13,108	0.301
4	18,997	0.436
5	13,470	0.309
6	10,948	0.251
7	15,939	0.366
8	12,452	0.286
9	14,590	0.335
10	11,368	0.261
<b>Total Area</b>	<b>131,250</b>	<b>3.013</b>

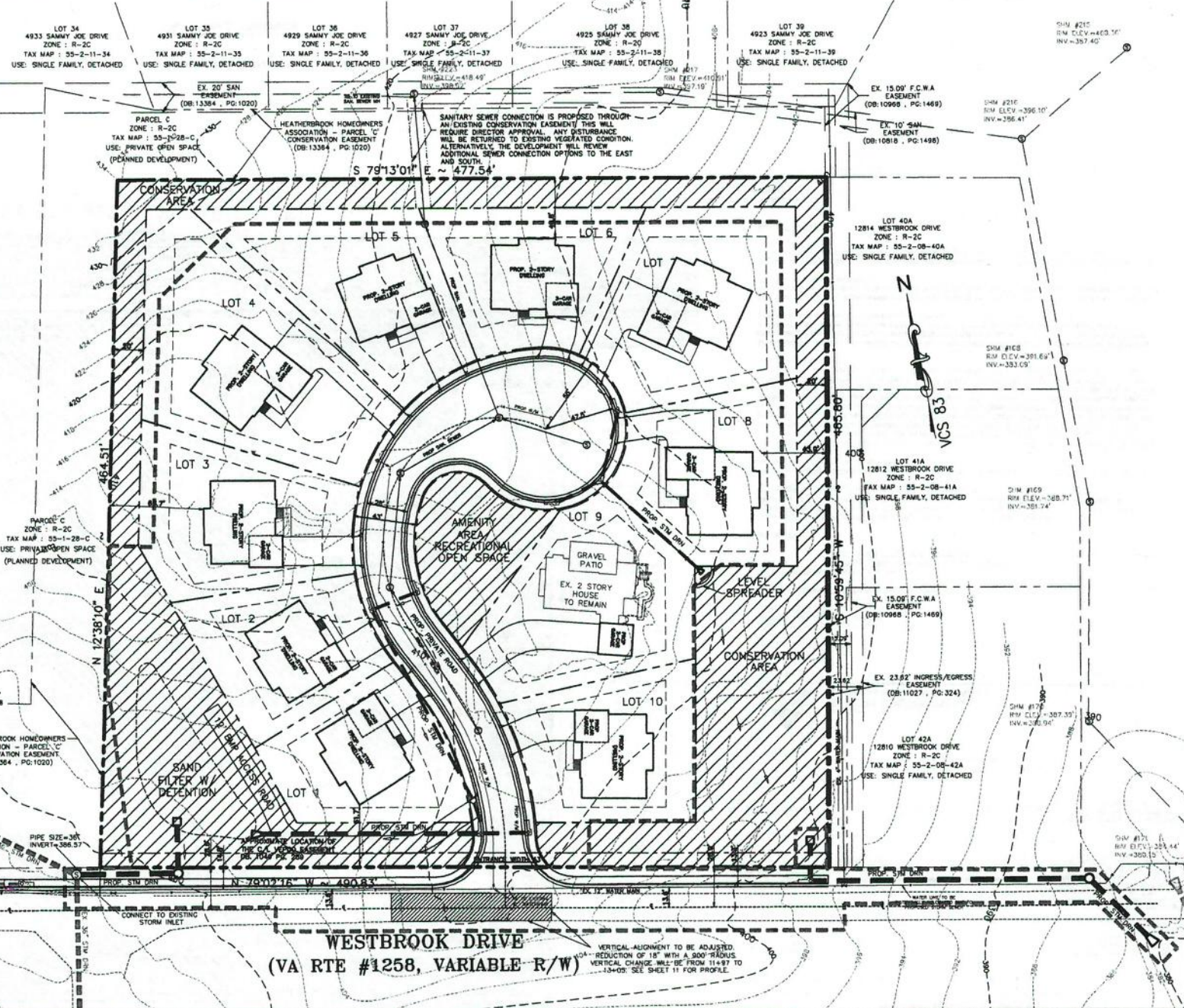
AVG LOT AREA 13,125 SF  
MIN LOT AREA 10,127 SF

**GRAPHIC SCALE**



**OPEN SPACE:**

- OPEN SPACE - FORESTED AND CONSERVATION AREA
- OPEN SPACE - RECREATIONAL (PLAY GROUND AREA)



**WESTBROOK DRIVE**  
(VA RTE #1258, VARIABLE R/W)

VERTICAL ALIGNMENT TO BE ADJUSTED.  
REDUCTION OF 18" WITH A 300'-RADIUS  
VERTICAL CHANGE WILL BE FROM 11+97 TO  
1+100. SEE SHEET 11 FOR PROFILE.

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REVISION BLOCK

NO.	DATE	DESCRIPTION

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PROFESSIONAL SEAL

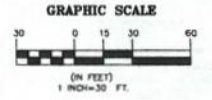
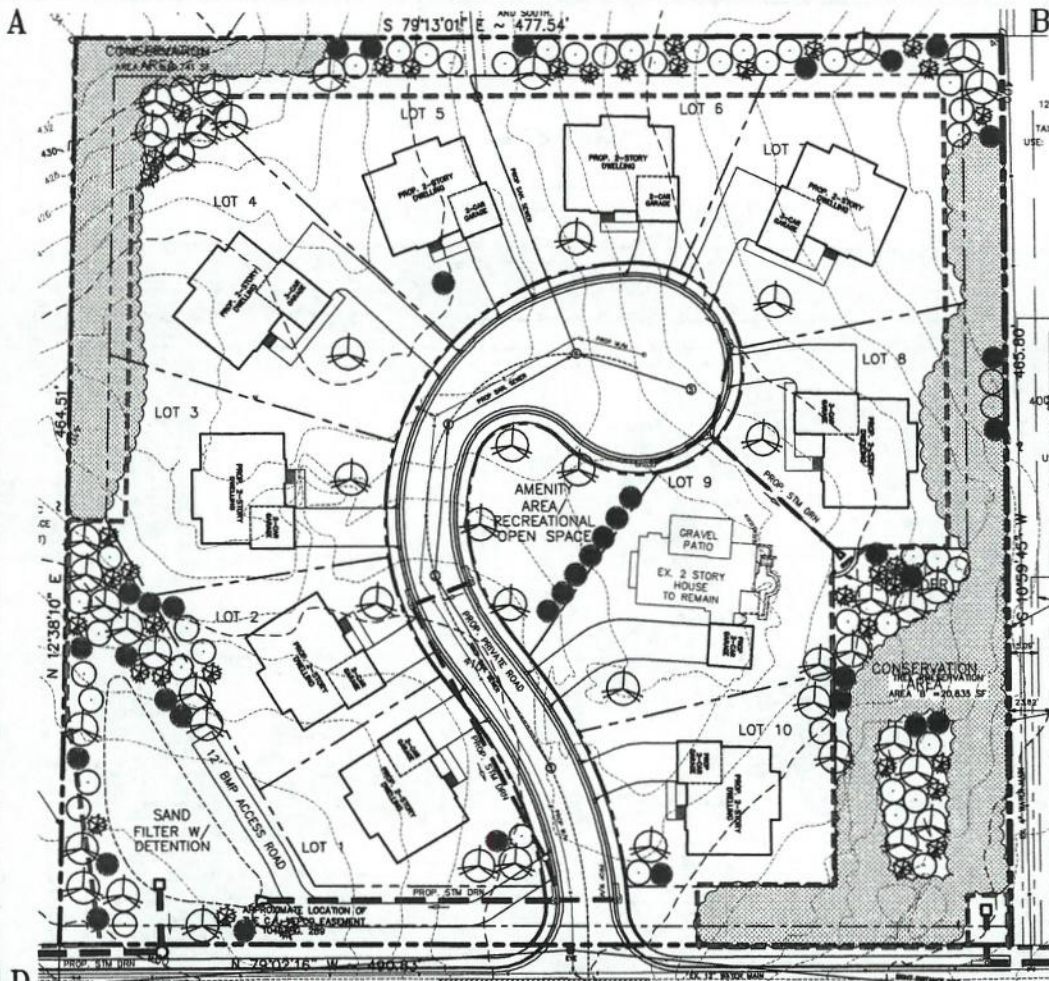
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**CDP/FDP LAYOUT**  
**PARCELS E-1-A & E2, SEC 1**  
**MARSHALL FARMS**  
**12816 & 12820 WESTBROOK DRIVE**  
SPRINGFIELD DISTRICT, FAIRFAX, VA 22060

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TAX MAP: 55-2-03-E2&E3  
DATE: OCT 2018  
PREP. BY: DC  
CHECKED BY: I.C.  
PROJECT #: 2018-4039  
SCALE: 1"=30'  
SHEET: 5 OF 12





REV	SCIENTIFIC NAME	COMMON NAME	DBH	STOCK SIZE (IN CALIPER IN)	STOCK TYPE	10-YR TREE CANOPY (SF)	TREE CANOPY SUB-TOTAL (SF)	TREE CANOPY SUB-TOTAL W/ CREDIT (SF)	REMARKS
<b>PROPOSED TREE INVENTORY</b>									
<b>CATEGORY II DECIDUOUS</b>									
SB	ABELANCHER LAEVIS	ALLEROEY SERVICEBERRY	12	3" CALIPER	BB	500	1200	1800	1.5 NATIVE CREDIT
SB	CERCIS CANADENSIS	EASTERN REDBUD	12	3" CALIPER	BB	500	1200	1800	1.5 NATIVE CREDIT
SB	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	12	3" CALIPER	BB	500	1200	1800	1.5 NATIVE CREDIT
<b>CATEGORY III DECIDUOUS</b>									
RB	BETULA NIGRA	RIVER BIRCH	16	3" CALIPER	BB	150	3600	3600	1.5 WILDLIFE CREDIT
RB	NYSSA SYLVATICA	BLACK GUM	16	3" CALIPER	BB	150	3600	3600	1.5 WILDLIFE CREDIT
RB	CELTIS OCCIDENTALIS	HICKBERRY	16	3" CALIPER	BB	150	3600	3600	1.5 WILDLIFE CREDIT
<b>CATEGORY IV DECIDUOUS</b>									
AB	PAVUS AMERICANA	AMERICAN BEECH	12	3" CALIPER	BB	200	2400	3600	1.5 WILDLIFE CREDIT
WD	QUERCUS ALBA	WHITE OAK	12	3" CALIPER	BB	200	2400	3600	1.5 WILDLIFE CREDIT
TP	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	3" CALIPER	BB	200	2400	3600	1.5 WILDLIFE CREDIT
BO	QUERCUS VILTIFERA	BLACK OAK	12	3" CALIPER	BB	200	2400	3600	1.5 WILDLIFE CREDIT
<b>CATEGORY I EVERGREEN</b>									
AH	ILEX OPACA	AMERICAN HOLLY	18	3" CALIPER	BB	100	1800	2700	1.5 WILDLIFE CREDIT
ER	SARISINUS NIGRICANS	JANPERUS VIRGINIANA	18	3" CALIPER	BB	100	1800	2700	1.5 WILDLIFE CREDIT
			TOTAL =	168		816-TOTAL =	2400 SF	3600 SF	

ADJACENT USE	ADJACENT USE	REQUIRED BARRIER
ROUTES A-B	RESIDENTIAL	NOT REQUIRED
ROUTES B-C	RESIDENTIAL	NOT REQUIRED
ROUTES C-D	RESIDENTIAL	NOT REQUIRED
ROUTES D-E	RESIDENTIAL	NOT REQUIRED

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

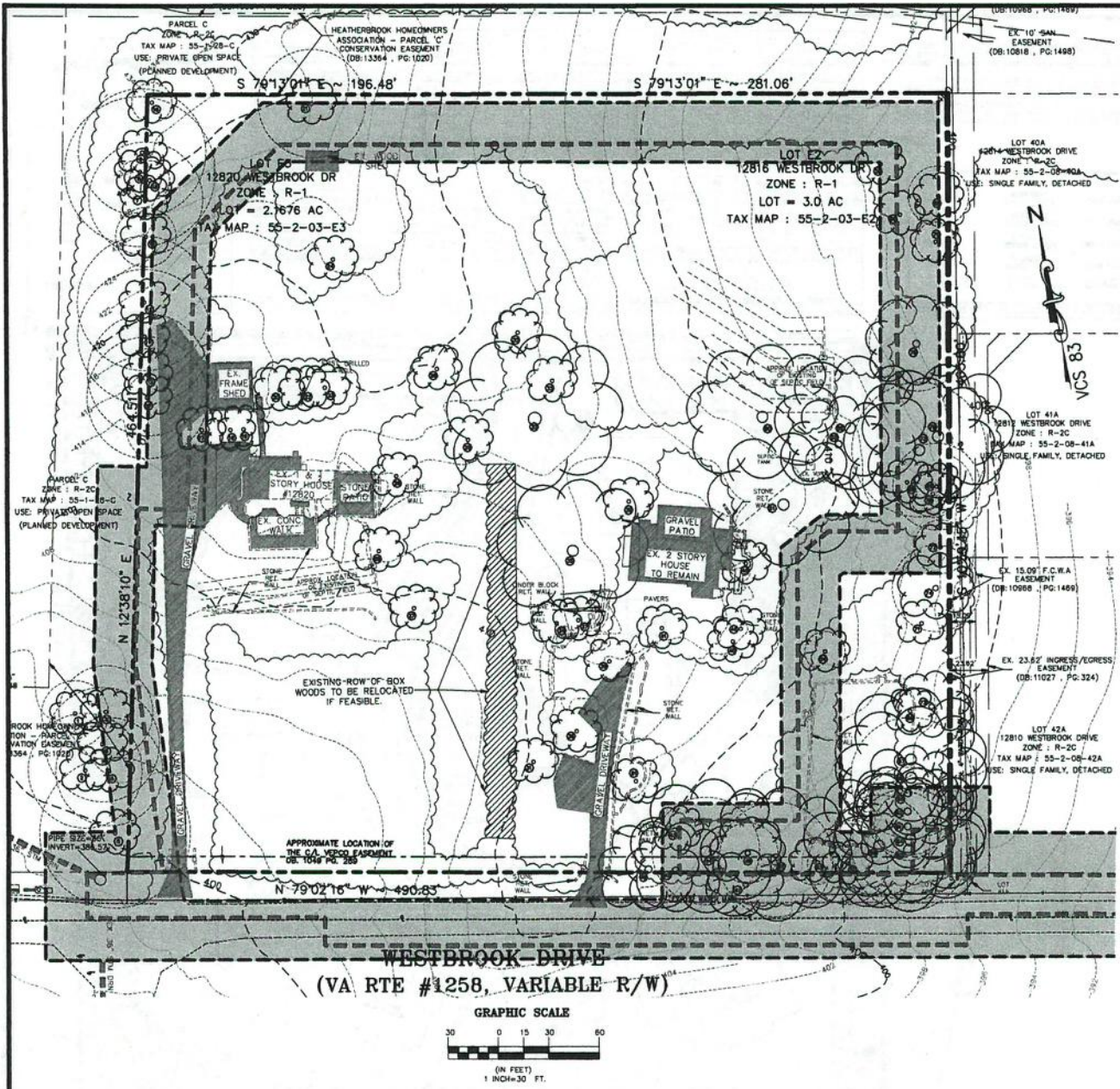
A. TREE PRESERVATION TARGET AND STATEMENT		
A1	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)	12300 SF
A2	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	55.0%
A3	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)	30%
A4	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	15.50%
A5	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	14.03%
A6	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	NO
A7	IF NO FOR A5, THEN SHEET NUMBER WHERE DEVIATION REQUEST IS LOCATED	SHEET 4
A8	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH § 12-0508.3	SHEET 4
B. TREE CANOPY REQUIREMENT		
AB	TOTAL	225102 SF
B1	GROSS SITE AREA	225102 SF
B2	SUBTRACT TO PARKS, ROAD FRONTAGE AND OTHERS	0 SF
B3	SUBTRACT AREA OF EXEMPTIONS	0 SF
B4	ADJUSTED GROSS SITE AREA (B1-B2-B3)	225102 SF
B5	SITE DENSITY	PDH-2
B6	PERCENT OF 10-YEAR TREE CANOPY REQUIREMENT	30%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4xB5)	67531 SF
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENT REQUESTED?	NO
B9	IF B8 IS YES, THEN LIST SHEET WHERE MODIFICATION REQUEST IS LOCATED	N/A
C. TREE PRESERVATION		
C1	TREE PRESERVATION TARGET AREA	37141 SF
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0400	31578 SF
C3	C2-1.00	31578 SF
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES	0 SF
C5	C4x1.5	0 SF
C6	TOTAL OF CANOPY AREA PROVIDED BY "HERITAGE", "MEMORIAL", "SPECIMEN" OR "STREET" TREES	0 SF
C7	C6x1.25 OR 1.50	0 SF
C8	CANOPY OF TREES WITHIN THE RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS	0 SF
C9	C8x1.5	0 SF
C10	TOTAL OF C3, C5, C7 AND C9	31578 SF
D. TREE PLANTING		
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10)	0 SF
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS	0 SF
D3	(D2x1.5)	0 SF
D4	AREA OF TREE PLANTED FOR ENERGY CONSERVATION	0 SF
D5	(D4x1.5)	0 SF
D6	AREA OF TREE PLANTED FOR WATER QUALITY BENEFITS	0 SF
D7	(D6x1.5)	0 SF
D8	AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS	36000 SF
D9	(D8x1.5)	36000 SF
D10	AREA OF CANOPY PROVIDED BY NATIVE TREES	0 SF
D11	(D10x1.5)	0 SF
D12	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES	0 SF
D13	(D12x1.25)	0 SF
D14	AREA OF CANOPY PROVIDED THROUGH TREE BREEDING	0 SF
D15	(D14x1.0)	0 SF
D16	PERCENTAGE OF D14 REPRESENTED BY D15 (MUST NOT EXCEED 33% OF D14)	0 SF
D17	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING	36000 SF
D18	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO
D19	TREE BANK OR TREE FUNDS § 12-0511	NO
D20	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUNDS	0 SF
D21	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND	0 SF
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION	31578 SF
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING	36000 SF
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19)	0 SF
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED	67578 SF

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REVISION BLOCK	NO.	DESCRIPTION	DATE

**LANDSCAPE PLAN**  
 PARCELS E-1-A & E2, SEC 1  
 MARSHALL FARMS  
 12616 & 12620 WESTBROOK DRIVE  
 SPRINGFIELD DISTRICT, FAIRFAX, VA 22050

TAX MAP: 55-2-03-E2&3  
 DATE: OCT 2018  
 PREP. BY: DC  
 CHECKED BY: I.C.  
 PROJECT # 2018-4039  
 SCALE: 1"=30'  
 SHEET: 6 OF 12



**EXISTING TREE INVENTORY (DIA > 12")**

TREE NO	BOTANICAL NAME	COMMON NAME	SIZE (DBH)	CRZ	FOOT CONDITION	POOR CONDITION RATING	COMMENT
1	LIGULIDAMBAR STRYACIFLUA	SWEETGUM	20	20			OFFSITE
2	LIRIODENDRON TULIPIFERA	TULIP POPLAR	34	34			OFFSITE
3	LIRIODENDRON TULIPIFERA	TULIP POPLAR	34	34			OFFSITE
4	LIGULIDAMBAR STRYACIFLUA	SWEETGUM	26	26			OFFSITE
5	LIRIODENDRON TULIPIFERA	TULIP POPLAR	32	32			OFFSITE
6	GLACIA SACCHARINA	SUGAR MAPLE	45	45			OFFSITE
7	QUERCUS SP.	OAK	34	34			OFFSITE
8	QUERCUS SP.	OAK	45	45			OFFSITE
9	QUERCUS SP.	OAK	36	36			OFFSITE
10	QUERCUS SP.	OAK	36	36			SAVED, PRESERVATION AREA
11	LIRIODENDRON TULIPIFERA	TULIP POPLAR	40	40			SAVED, PRESERVATION AREA
12	QUERCUS SP.	OAK	40	40			SAVED, PRESERVATION AREA
13	QUERCUS SP.	OAK	26	26			SAVED, PRESERVATION AREA
14	QUERCUS SP.	OAK	15	15			SAVED, PRESERVATION AREA
15	QUERCUS SP.	OAK	12	12			SAVED, PRESERVATION AREA
16	QUERCUS SP.	OAK	12	12			SAVED, PRESERVATION AREA
17	LEX OPACA	AMERICAN HOLLY	26	26			
18	LEX OPACA	AMERICAN HOLLY	24	24			
19	LEX OPACA	AMERICAN HOLLY	18	18			
20	MAGNOLIA GRANDIFLORA	MAGNOLIA	22	22			SAVED, PRESERVATION AREA
21	QUERCUS SP.	OAK	32	32			
22	MAGNOLIA GRANDIFLORA	MAGNOLIA	28	28			
23	MAGNOLIA GRANDIFLORA	MAGNOLIA	16	16			
24	PRUNUS AVILUM	CHERRY	30	30			
25	ULANS NIGRA	BLACK WALNUT	36	36			
26	ULANS NIGRA	BLACK WALNUT	36	36			
27	PRUNUS AVILUM	CHERRY	12	12			
28	MALUS PURMILA	APPLE	16	16			
29	PRUNUS AVILUM	CHERRY	12	12			
30	ULANS NIGRA	BLACK WALNUT	30	30			
31	LAGERSTROEMIA	CRAPPE MYRTLE	12	12			
32	PRUNUS AVILUM	CHERRY	32	32			
33	ULANS NIGRA	BLACK WALNUT	14	14			
34	ULANS NIGRA	BLACK WALNUT	12	12			
35	ULANS NIGRA	BLACK WALNUT	36	36			
36	ULANS NIGRA	BLACK WALNUT	36	36			
37	PRUNUS AVILUM	CHERRY	20	20			
38	LAGERSTROEMIA	CRAPPE MYRTLE	14	14			
39	ULANS NIGRA	BLACK WALNUT	12	12			
40	OPFICIA	SPRICE	20	20			
41	CARYA	HICKORY	18	18			
42	OPFICIA	SPRICE	25	25			
43	OPFICIA	SPRICE	12	12			
44	MAGNOLIA GRANDIFLORA	MAGNOLIA	32	32			SAVED, PRESERVATION AREA
45	CARYA	HICKORY	14	14			
46	ULANS NIGRA	BLACK WALNUT	18	18			
47	ULANS NIGRA	BLACK WALNUT	18	18			
48	ULANS NIGRA	BLACK WALNUT	30	30			
49	CERCIS CANADENSIS	RED BUD	18	18	YES	35	SAVED, PRESERVATION AREA
50	PRUNUS AVILUM	CHERRY	32	32			
51	ULANS NIGRA	BLACK WALNUT	36	36			
52	ULANS NIGRA	BLACK WALNUT	34	34			SAVED, PRESERVATION AREA
53	MAGNOLIA GRANDIFLORA	MAGNOLIA	14	14			SAVED, PRESERVATION AREA
54	PRUNUS AVILUM	CHERRY	12	12			SAVED, PRESERVATION AREA
55	PRUNUS AVILUM	CHERRY	28	28	YES	42	
56	PRUNUS AVILUM	CHERRY	34	34			
57	MAGNOLIA GRANDIFLORA	MAGNOLIA	24	24			SAVED, PRESERVATION AREA
58	LEX OPACA	AMERICAN HOLLY	36	36			SAVED, PRESERVATION AREA
59	FRAXINUS	HICK	12	12			
60	MAGNOLIA GRANDIFLORA	MAGNOLIA	14	14			SAVED, PRESERVATION AREA
61	LEX OPACA	AMERICAN HOLLY	20	20			SAVED, PRESERVATION AREA
62	LEX OPACA	AMERICAN HOLLY	26	26			SAVED, PRESERVATION AREA
63	LEX OPACA	AMERICAN HOLLY	36	36			SAVED, PRESERVATION AREA
64	LEX OPACA	AMERICAN HOLLY	36	36			SAVED, PRESERVATION AREA
65	LEX OPACA	AMERICAN HOLLY	36	36			SAVED, PRESERVATION AREA
66	LEX OPACA	AMERICAN HOLLY	26	26			SAVED, PRESERVATION AREA
67	LEX OPACA	AMERICAN HOLLY	32	32			SAVED, PRESERVATION AREA
68	QUERCUS SP.	OAK	12	12			SAVED, PRESERVATION AREA
69	CERCIS CANADENSIS	RED BUD	14	14			
70	CARYA	HICKORY	28	28			
71	ULANS NIGRA	BLACK WALNUT	12	12			SAVED, PRESERVATION AREA
72	ULANS NIGRA	BLACK WALNUT	22	22			SAVED, PRESERVATION AREA
73	PRUNUS AVILUM	CHERRY	40	40			
74	ULANS NIGRA	BLACK WALNUT	26	26			
75	ULANS NIGRA	BLACK WALNUT	14	14			
76	ULANS NIGRA	BLACK WALNUT	26	26			
77	PRUNUS AVILUM	CHERRY	16	16			
78	LIGULIDAMBAR STRYACIFLUA	SWEETGUM	40	40			
79	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12			
80	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18			
81	ULANS NIGRA	BLACK WALNUT	16	16			

**LEGEND**

- 10' and 25' OFFSET FROM LIMITS OF CLEARING
- APPROX. LIMIT OF CLEARING AND GRADING
- CRITICAL ROOT ZONE
- EXISTING TREES GREATER THAN 25' AND TREE ID #

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REVISION BLOCK

NO.	DESCRIPTION	DATE

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PROFESSIONAL SEAL

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**TREE CONSERVATION AND INVENTORY PLAN**  
 PARCELS E-1-A & E2, SEC 1  
 MARSHALL FARMS  
 12816 & 12820 WESTBROOK DRIVE  
 SPRINGFIELD DISTRICT, FAIRFAX, VA 22060

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TAX MAP: 55-2-03-E2&E3  
 DATE: OCT 2018  
 PREP. BY: DC  
 CHECKED BY: I.C.  
 PROJECT #: 2018-4039  
 SCALE: 1"=30'  
 SHEET: 7 OF 12

**THE TREE INVENTORY IS PREPARED BY:**  
**PREM K. BHANDARI**  
 ISA Certified Arborist  
 MA-5016A

**PRELIMINARY WATER QUALITY (BMP) NARRATIVE:**

BMP REQUIREMENT FOR THIS SITE WILL BE MET THROUGH THE USE OF A SURFACE SAND FILTER FACILITY FOR THE WESTERN PORTION OF THE SITE AND AN EXISTING REGIONAL STORMWATER MANAGEMENT POND (R9) FOR THE EASTERN PORTION. TREE CONSERVATION AREAS WILL ALSO BE USED TO PROVIDE ADDITIONAL TREATMENT. THE FACILITY UTILIZED FOR FINAL ENGINEERING SHALL COMPLY WITH SECTION 9VAC25-870-85 OF THE VIRGINIA STATE CODE FOR WATER QUALITY AND THE LATEST VERSION OF THE FAIRFAX COUNTY PM.

PER SECTION 124-4A-3A OF THE COUNTY CODE, THE BMP COMPUTATIONS FOR THE SITE WILL UTILIZE THE 2013 DEQ VIRGINIA RUNOFF REDUCTION METHOD (VRM) SPREADSHEET. THE SITE TAB SHOWS THAT A TOTAL OF 1.77 LBS OF P (4.87-2.90) WILL BE GENERATED BY THIS DEVELOPMENT. A TOTAL P REDUCTION OF 2.34 LBS WILL BE REQUIRED TO MEET THE 50% P REMOVAL REQUIRED FOR THE WATER SUPPLY OVERLAY DISTRICT (WSOD). THE WATER QUALITY COMPLIANCE TAB SHOWS THAT A TOTAL P REDUCTION OF 3.14 LBS WILL BE PROVIDED. THEREFORE THE P REDUCTION PROVIDED MEETS WSOD REQUIREMENTS. THE TOTAL P REMOVAL ALSO EXCEEDS THE OVERALL VRM P REDUCTION REQUIRED FOR THIS SITE. PRELIMINARY COMPUTATIONS CAN BE FOUND ON SHEET #9.

OUTFALL 1 (2.69 ACRES) WILL BE TREATED BY A SURFACE SAND FILTER. THIS FACILITY WILL PROVIDE A P REDUCTION OF 2.04 LBS. THIS INFORMATION IS PROVIDED ON THE D.A.A TAB OF THE VRM SPREADSHEET.

OUTFALL 2 (2.47 ACRES) BEING TREATED BY FAIRFAX COUNTY REGIONAL FACILITY #14879P (R9) APPROVED WITH PLAN #207-S0-01-2 DATED 1998. PER DEQ GUIDELINES, REGIONAL FACILITIES WILL BE GRANDFATHERED UNTIL THE NEXT VOMP PERMIT CYCLE AS LONG AS THE AREAS BEING TREATED MEET THE INITIAL HYDROLOGIC AND LAND USE ASSUMPTIONS UPON WHICH THE DESIGN WAS BASED. REGIONAL FACILITY R9 TO WHICH THE EASTERN PORTION OF THE DEVELOPMENT DISCHARGES WAS DESIGNED AS A NET FACILITY PROVIDING FULL WATER QUALITY TREATMENT FOR THE DRAINAGE AREA IT CONTROLS. THE R9 DESIGN COMPUTATION SHOWS THAT THE DRAINAGE DIVIDE FROM THE WESTBROOK SUBDIVISION WAS ASSIGNED TO BE A MAXIMUM DENSITY OF 2.5 DU/AC. THE DRAINAGE DESIGN OF THE DEVELOPMENT SITE WILL ENSURE COMPLIANCE WITH THIS ASSUMPTION. TAB D.A.A SHOWS THAT A P REDUCTION OF 1.1 LB IS PROVIDED BY THE REGIONAL FACILITY.

THE POTENTIAL BMP AND SWM FACILITY SHOWN WITH THIS APPLICATION IS PRELIMINARY AND DURING FINAL ENGINEERING QUANTITY AND TYPES OF FACILITIES MAY CHANGE.

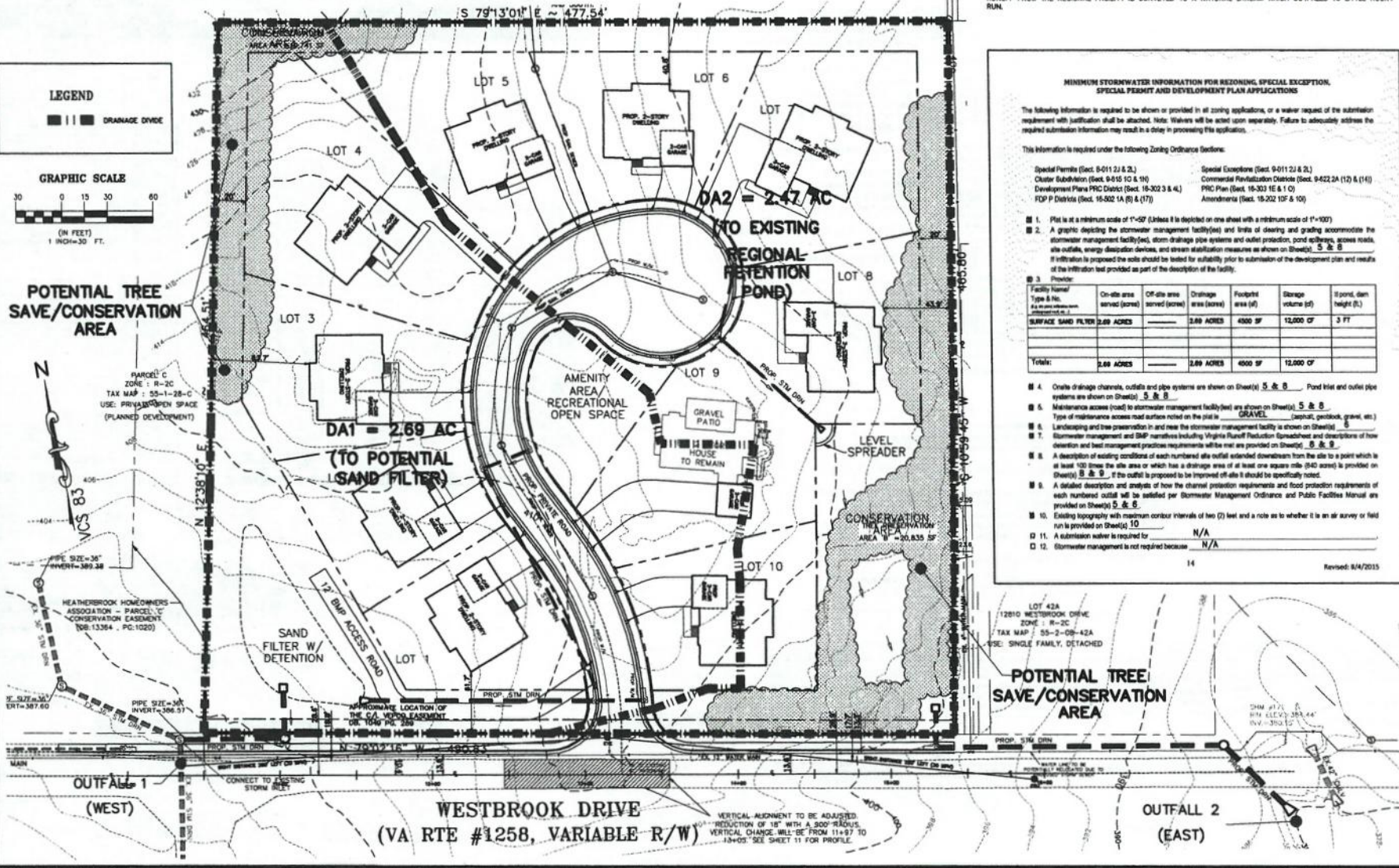
**WESTBROOK SUBDIVISION STORMWATER MANAGEMENT NARRATIVE:**

THE SITE IS COMPRISED OF TWO DRAINAGE DIVIDES DA1, 2.69 ACRES, AND DA2, 2.47 ACRES (SEE SHEET #)

THE STORMWATER DETENTION REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE MET THROUGH THE CONSTRUCTION OF A SURFACE SAND FILTER THAT WILL CONTROL RUNOFF FROM THE WESTERN PORTION OF THE SITE (DA1) AND REGIONAL STORMWATER MANAGEMENT FACILITY R9 (14879P) THAT WILL CONTROL RUNOFF FROM THE EASTERN PORTION OF THE SITE (DA2).

RUNOFF FROM SITE DRAINAGE AREA DA1 WILL BE CONTROLLED BY THE PROPOSED SURFACE SAND FILTER. DISCHARGES FROM THE SAND FILTER WILL BE CONVEYED BY THE SAND FILTER OUTFALL PIPE TO A MANHOLE LOCATED ALONG WESTBROOK DRIVE JUST WEST OF THE SITE. THIS FLOW WILL BE PICKED UP BY A 36" PIPE. THE PIPE SYSTEM OUTFALLS TO A NATURAL STREAM WHICH DISCHARGES TO LITTLE ROCKY RUN. THE CONTROL STRUCTURE OF THE SAND FILTER WILL BE DESIGNED TO ENSURE THAT THE CAPACITY OF THE OUTFALL PIPE IS NOT EXCEEDED. THE SURFACE SAND FILTER FACILITY WILL ALSO BE DESIGNED TO RELEASE RUNOFF AT A RATE THAT CONSIDERS THE UNDETAIRED AREAS OF THE DEVELOPMENT. THE SURFACE SAND FILTER WILL ALSO BE DESIGNED TO CONTROL THE 1-YR STORM USING THE ENERGY BALANCE METHODOLOGY.

RUNOFF FROM SITE DRAINAGE AREA DA2 WILL DISCHARGE TO A PROPOSED ROADSIDE DITCH THAT WILL CONVEY RUNOFF TO THE EAST ALONG WESTBROOK DRIVE. THIS DRAINAGE IS THEN CONVEYED VIA AN EXISTING CULVERT TO THE SOUTH SIDE OF WESTBROOK DRIVE AND THEN INTO FAIRFAX COUNTY REGIONAL DETENTION FACILITY R9. RUNOFF FROM THE REGIONAL FACILITY IS CONVEYED TO A NATURAL STREAM WHICH OUTFALLS TO LITTLE ROCKY RUN.



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

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

This information is required under the following Zoning Ordinance Sections:

Special Permits (Sec. 6-011.21 & 2.3),  
 Cluster Subdivision (Sec. 6-015.10 & 11),  
 Development Plans PRC District (Sec. 16-302.3 & 4),  
 FDP P Districts (Sec. 16-302.1A (b) & (7))

Special Exceptions (Sec. 6-011.21 & 2.3),  
 Commercial Revitalization Districts (Sec. 9-422.2A (1) & (14)),  
 PRC Plan (Sec. 16-303.1E & 1.0),  
 Amendments (Sec. 16-302.10 & 10.0)

- Plan is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=300')
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond structures, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 5 & 8.  
 If a waiver is proposed the scale should be listed for submission of the development plan and results of the infiltration test provided as part of the description of the facility.
- Provide:
 

Facility Name (type & loc. as shown on sheet(s))	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (sf)	Height (ft.)
SURFACE SAND FILTER	2.69 ACRES		2.69 ACRES	4000 SF	12,000 CF	3 FT
TOTAL:	2.69 ACRES		2.69 ACRES	4000 SF	12,000 CF	
- On-site drainage channels, outfalls and pipe systems are shown on Sheet(s) 5 & 8. Pond inlet and outlet pipe systems are shown on Sheet(s) 5 & 8.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) 5 & 8.  
 Type of maintenance access road surface noted on the plan is GRAVEL (asphalt, pervious, gravel, etc.)
- Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 8.
- Stormwater management and BMP practices including Virginia Runoff Reduction Spreadsheet and descriptions of how detection and best management practices requirements will be met are provided on Sheet(s) 8, 9 & 9.
- A description of existing conditions of each numbered site outlet extended downstream from the site to a point which is at least 100 feet the site area or which has a drainage area of at least one square mile (840 acres) is provided on Sheet(s) 8, 9 & 9. If the outlet is proposed to be improved off-site it should be specifically noted.
- A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outlet will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) 5, 8 & 8.
- 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) 10 N/A
- A submission waiver is required for: N/A
- Stormwater management is not required because: N/A

14 Revised: 8/4/2015

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REVISION BLOCK

NO.	DESCRIPTION	DATE

PROFESSIONAL SEAL

**PRELIMINARY BMP ANALYSIS**  
 PARCELS E-1-A & E2, SEC 1  
 MARSHALL FARMS  
 12816 & 12820 WESTBROOK DRIVE  
 SPRINGFIELD DISTRICT, FAIRFAX, VA 22030

TAX MAP: 55-2-03-E2&E3  
 DATE: OCT 2018  
 PREP. BY: DC  
 CHECKED BY: L.C.  
 PROJECT #: 2018-4039  
 SCALE: 1"=30'  
 SHEET: 8 OF 12

PRELIMINARY BMP CALCULATION

Project Name: **Westwood Station**  
 Clear All

Enter Input with comment values and calculation cells

Site Information  
 Post-Development Project (Treatment Volume and Loads)  
 Enter Total Disturbed Area (acres) → **7.23**

Check:  
 BMP Design Specification List: **2013 Draft S&S**  
 Linear project? **No**  
 Land cover areas entered correctly? **Yes**  
 Total disturbed area entered? **Yes**

Site Information

Pre-Development Land Cover (acres)

Pre-Development Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Total
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	2.95	0.45	1.99	4.34	4.34
Impervious Cover (acres)	0.22	0.01	0.03	0.47	0.73
Total	3.17	0.46	2.02	4.81	10.46

Post-Development Land Cover (acres)

Post-Development Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Total
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	1.54	0.19	1.51	3.13	4.34
Impervious Cover (acres)	0.60	0.02	0.23	1.10	1.95
Total	2.14	0.21	1.74	4.23	8.32

Area Check: **OK**

Runoff Coefficients (by)

Runoff Coefficients (by)	A Soils	B Soils	C Soils	D Soils	Total
Forest/Open Space	0.05	0.05	0.05	0.05	0.05
Managed Turf	0.15	0.20	0.22	0.25	0.20
Impervious Cover	0.75	0.75	0.75	0.75	0.75

LAND COVER SUMMARY - PRE-DEVELOPMENT

LAND COVER SUMMARY - PRE-DEVELOPMENT	Forest/Open Space	Managed Turf	Impervious Cover	Total
Area (ac)	0.00	4.34	0.73	5.07
Runoff Coefficient	0.05	0.20	0.75	0.20

LAND COVER SUMMARY - POST-DEVELOPMENT

LAND COVER SUMMARY - POST-DEVELOPMENT	Forest/Open Space	Managed Turf	Impervious Cover	Total
Area (ac)	0.00	4.34	1.98	6.32
Runoff Coefficient	0.05	0.20	0.75	0.25

Treatment Volume and Nutrient Load

Treatment Volume and Nutrient Load	Pre-Development	Post-Development
Runoff Volume (ac-ft)	1,214	1,071
Runoff Volume (cfs)	5,531	4,619
TP Load (lb/yr)	5.33	2.90
TP Load per Acre (lb/acre-yr)	1.70	0.46
TP Load Reduction (lb/yr)		2.43
TP Load Reduction per Acre (lb/acre-yr)		0.56

Nitrogen Loads (Informational Purposes Only)

Nitrogen Loads (Informational Purposes Only)	Pre-Development TP Load (lb/yr)	Post-Development TP Load (lb/yr)
TP Load	23.96	15.42

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) **1.86**

Nitrogen Loads (Informational Purposes Only)

Nitrogen Loads (Informational Purposes Only)	Pre-Development TP Load (lb/yr)	Post-Development TP Load (lb/yr)
TP Load	23.96	15.42

Drainage Area A

Drainage Area A Land Cover (acres)

Drainage Area A Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Total	Land Cover By
Forest/Open Space (acres)	0.00	0.00	0.10	0.48	0.64	0.05
Managed Turf (acres)	1.54	0.19	1.39	3.13	6.25	0.22
Impervious Cover (acres)	0.00	0.00	0.52	1.39	1.91	0.95
Total	1.54	0.19	2.01	4.99	8.73	1.22

Total Phosphorus Available for Removal in D.A. A (lb/yr) **4.61**

Post-Development Treatment Volume in D.A. A (ft<sup>3</sup>) **7,329**

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Area (acres)	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
11.A. Filtering Practice #2 (Spec #12)	0	1.62	1.07	0	0	5,003	5,003	69	0.00	3.14	3.04	1.10	
13.C. Wet Pond #2 (Spec #14)	0	1.51	0.32	0	0	2,327	2,327	75	0.00	1.46	1.33	0.37	

TOTAL IMPERVIOUS COVER TREATED (ac) **1.39** AREA CHECK: OK

TOTAL MANAGED TURF AREA TREATED (ac) **3.13** AREA CHECK: OK

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr) **1.98**

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr) **4.61**

TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) **3.14**

TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) **0.90**

TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr) **3.14**

TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr) **1.47**

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) **0.00**

NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) **14.29**

TOTAL NITROGEN REMOVED IN D.A. A (lb/yr) **14.29**

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) **0.00**

NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) **14.29**

TOTAL NITROGEN REMOVED IN D.A. A (lb/yr) **14.29**

Site Results (Water Quality Compliance)

Area Checks

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.04	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (ac)	1.39	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (ac)	1.39	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA (ac)	3.13	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)	3.13	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	OK

Site Treatment Volume (ft<sup>3</sup>) **7,437**

Runoff Reduction Volume and TP by Drainage Area

Runoff Reduction Volume and TP by Drainage Area	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft <sup>3</sup> )	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	4.61	0.00	0.00	0.00	0.00	4.61
TP LOAD REDUCTION ACHIEVED (lb/yr)	3.14	0.00	0.00	0.00	0.00	3.14
TP LOAD REMAINING (lb/yr)	1.47	0.00	0.00	0.00	0.00	1.47
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	14.29	0.00	0.00	0.00	0.00	14.29

Total Phosphorus

Total Phosphorus	PRELIM POST-DEVELOPMENT TP LOAD (lb/yr)	TP LOAD REDUCTION REQUIRED (lb/yr)	TP LOAD REDUCTION ACHIEVED (lb/yr)	TP LOAD REMAINING (lb/yr)
PRELIM POST-DEVELOPMENT TP LOAD (lb/yr)	4.67			
TP LOAD REDUCTION REQUIRED (lb/yr)		3.98		
TP LOAD REDUCTION ACHIEVED (lb/yr)			3.14	
TP LOAD REMAINING (lb/yr)				1.54
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)				0.00

\*\* TARGET TP REDUCTION EXCEEDED BY 1.16 LB/YEAR \*\*

Total Nitrogen (For Informational Purposes)

Total Nitrogen (For Informational Purposes)	POST-DEVELOPMENT LOAD (lb/yr)	NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)
POST-DEVELOPMENT LOAD (lb/yr)	33.43		
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)		14.29	
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)			19.14

PRELIMINARY BMP CALCULATION NOTE:

- THE CALCULATIONS ARE FOR BOTH DRAINAGE AREA COMBINED SINCE THEY WILL EVENTUALLY CONVERGE AT LITTLE ROCKY RUN.
- THE CALCULATIONS SHOWN ON THIS SHEET REFLECT PRELIMINARY ENGINEERING UTILIZING THE 2013 VRRM SPREADSHEET. CALCULATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

**GeoEnv Engineers**

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NO.	DESCRIPTION	DATE

PROFESSIONAL SEAL

STATE OF VIRGINIA

EXPIRES: 12/31/2023

111001653

PRELIMINARY STORMWATER MANAGEMENT ANALYSIS

PARCELS E-1-A & E-2, SEC 1

MARSHALL FARMS

12816 & 12820 WESTBROOK DRIVE

SPRINGFIELD DISTRICT, FAIRFAX, VA 22030

TAX MAP: 55-2-03-E2&E3

DATE: OCT 2018

PREP. BY: DC

CHECKED BY: I.C.

PROJECT: 2018-4039

SCALE: 1"=30'

SHEET: 9 OF 12

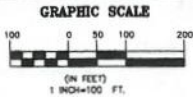
## OUTFALL 1 (1"=100')

HEL'S POND  
REGARON  
9 SITE  
146JWP  
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Point of confluence of Little Rocky Run with drainage divide from Outfall 1

Limit of analysis for outfall 1, 150' downstream of the confluence

BOLDOG  
WILLOW  
VCS 83  
Rt 546



### PRELIMINARY OUTFALL NARRATIVE

THERE ARE TWO POTENTIAL LOCATION OF CONCENTRATED DISCHARGE FROM THE DEVELOPED SITE. OUTFALL #1 IS LOCATED ON THE SOUTHWEST CORNER OF THE SITE AND OUTFALL #2 IS LOCATED AT THE SOUTHEAST CORNER OF THE SITE. OUTFALL #1 FLOWS SOUTH ALONG LINCOLN DRIVE IN AN EXISTING CLOSED STORM SYSTEM. THE CLOSED SYSTEM WILL TRAVEL APPROXIMATELY 350 FEET AND DISCHARGE INTO A TRIBUTARY OF LITTLE ROCKY RUN. OUTFALL #2 IS A PROPOSED MANMADE DITCH THAT RUNS EAST ALONG WESTBROOK DRIVE AND WILL DISCHARGE ACROSS WESTBROOK DRIVE INTO EXISTING FAIRFAX COUNTY REGIONAL STORMWATER MANAGEMENT FACILITY R9 (146JWP). THE REGIONAL FACILITY ALSO DISCHARGES INTO LITTLE ROCKY RUN, JUST UPSTREAM OF THE DISCHARGE POINT OF OUTFALL #1.

### PRELIMINARY OUTFALL ANALYSIS FOR OUTFALL #1

#### CHANNEL PROTECTION

##### LIMIT OF ANALYSIS FOR CHANNEL PROTECTION

THE CONTRIBUTING SITE DRAINAGE AREA TO OUTFALL #1 IS 2.69 ACRES. AS A RESULT, LIMIT OF ANALYSIS WILL BE AT 150' DOWNSTREAM OF A POINT WHERE THE TOTAL DRAINAGE AREA IS AT LEAST 289 ACRES AS THERE ARE NO RECEIVING PIPES THAT CONVEY A DRAINAGE AREA AT LEAST 90% OF THE FIRST AT THE POINT OF CONFLUENCE. THE LIMIT OF ANALYSIS WILL THEREFORE BE LOCATED AT LITTLE ROCKY RUN WHERE THE TOTAL CONTRIBUTING DRAINAGE AREA IS APPROXIMATELY 420 ACRES. SEE OUTFALL MAP.

##### OUTFALL REQUIREMENTS FOR CHANNEL PROTECTION

OUTFALL #1 EVENTUALLY DISCHARGES TO A NATURAL CHANNEL. WITHIN THE LIMIT OF ANALYSIS, SECTION 124-4-4(C) OF THE COUNTY CODE STATES THAT WHEN OUTFALLING INTO A NATURAL SYSTEM, THE CHANNEL PROTECTION REQUIREMENT OF ADEQUATE OUTFALL MUST BE SATISFIED BY USING THE ENERGY BALANCE METHOD AT THE 1-YEAR STORM.

THE CONTRIBUTING DRAINAGE AREA TO OUTFALL #1 WILL BE CONTROLLED BY A SURFACE SAND FILTER DESIGNED TO RELEASE THE 1-YR. DISCHARGE BELOW THE ENERGY BALANCE ALLOWABLE RELEASE RATE.

#### FLOOD PROTECTION

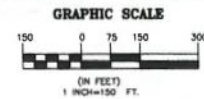
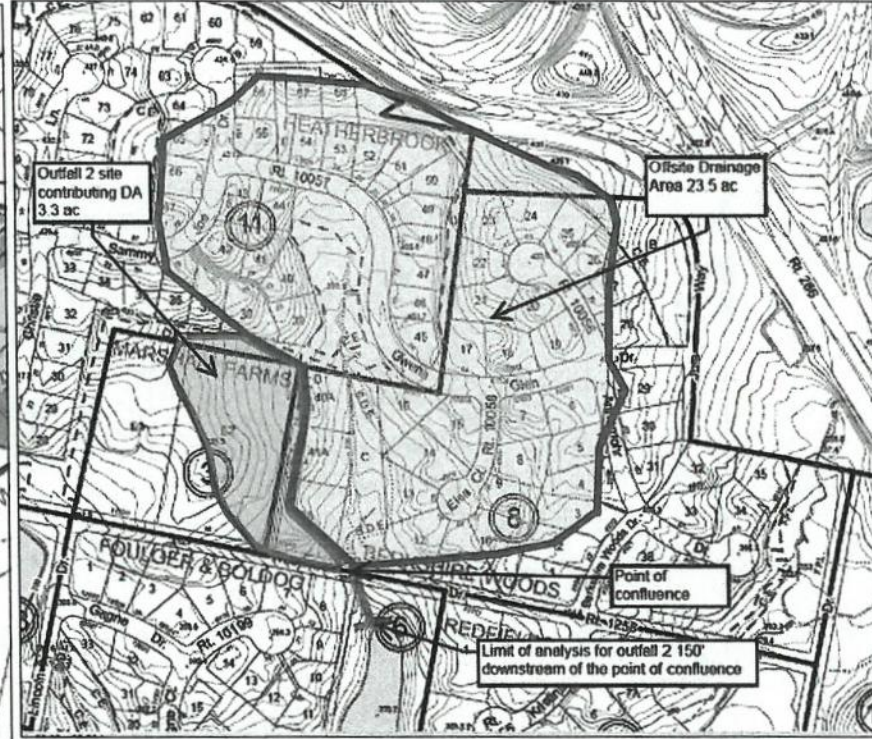
##### LIMIT OF ANALYSIS FOR FLOOD PROTECTION

THE LIMIT OF ANALYSIS FOR FLOOD PROTECTION WILL BE DETERMINED USING 124-4-4 (C5) AND WILL BE BASED ON THE A LOCATION WHERE THE TOTAL DRAINAGE AREA IS AT LEAST 100 TIME THE CONTRIBUTING DRAINAGE AREA OF THE SITE. AS WITH THE CHANNEL PROTECTION REQUIREMENT THIS POINT WILL BE LOCATED AT THE OUTFALL TO LITTLE ROCKY RUN.

##### OUTFALL REQUIREMENTS FOR FLOOD PROTECTION

THE OUTFALL SYSTEM TO THE LIMITS OF ANALYSIS DOES NOT CURRENTLY EXPERIENCE LOCALIZED FLOODING. DETENTION OF THE 10-YR. STORM WILL BE PROVIDED BY THE SURFACE SAND FILTER FACILITY TO ENSURE THAT THERE WILL BE NO LOCALIZED FLOODING CAUSED BY THIS DEVELOPMENT. A DOWNSTREAM ANALYSIS SHALL BE CONDUCTED TO SHOW THAT THERE WILL BE NO LOCALIZED FLOODING AS A RESULT OF THIS DEVELOPMENT. THE ANALYSIS WILL ALSO INCLUDE CHECKING EXISTING DWELLINGS OR BUILDINGS CONSTRUCTED UNDER AN APPROVED BUILDING PERMIT FOR FLOODING OF FROM THE 100-YEAR STORM EVENT FOR THE EXTENT OF REVIEW.

## OUTFALL 2 (1"=150')



### PRELIMINARY OUTFALL ANALYSIS FOR OUTFALL #2

#### CHANNEL PROTECTION

##### LIMIT OF ANALYSIS FOR CHANNEL PROTECTION

THE CONTRIBUTING SITE DRAINAGE AREA TO OUTFALL #2 IS 2.47 ACRES. THE LIMIT OF ANALYSIS WILL BE LOCATED AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING OUTFALL DITCH ALONG WESTBROOK DRIVE CONFLUENCES WITH AN EXISTING CHANNEL WITH A CONTRIBUTING DRAINAGE AREA IS AT LEAST 90 % OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. AS A RESULT, THE LIMIT OF ANALYSIS WILL BE AT 150' DOWNSTREAM OF THE POINT WHERE THE PROPOSED ROADSIDE DITCH, WHICH HAS A CONTRIBUTING DRAINAGE AREA 3.0 ACRES, CONFLUENCES WITH THE WITH AN EXISTING STREAM WITH A CONTRIBUTING DRAINAGE AREA OF APPROXIMATELY 23.0 ACRES BEFORE BEING CONVEYED BY A PROPOSED CLOSED SYSTEM ALONG WESTBROOK DRIVE AND DISCHARGING TO REGIONAL FACILITY R9. THE LIMIT OF ANALYSIS WILL BE LOCATED IN THE MAN MADE RIPRAP CHANNEL AT THE ENTRANCE OF R9.

##### OUTFALL REQUIREMENTS FOR CHANNEL PROTECTION

OUTFALL #2 WILL DISCHARGE TO THE REGIONAL FACILITY R9 VIA A PROPOSED CLOSED SYSTEM WITHIN THE LIMIT OF ANALYSIS. SECTION 124-4-4 OF THE COUNTY CODE STATES THAT WHEN OUTFALLING INTO A MAN MADE SYSTEM, THERE MUST BE NO EROSION WITHIN THE SYSTEM AT THE 2-YR STORM. THIS SYSTEM WILL BE ANALYZED TO SHOW THAT THERE WILL BE NO EROSION AT THE 2-YR STORM.

#### FLOOD PROTECTION

##### LIMIT OF ANALYSIS FOR FLOOD PROTECTION

THE LIMIT OF ANALYSIS FOR FLOOD PROTECTION WILL SIMILARLY BE LOCATED 150 FT DOWNSTREAM OF THE POINT WHERE THE RECEIVING INFLOW DITCH OF REGIONAL FACILITY R9, THE CONFLUENCES WITH AN EXISTING CHANNEL WITH A CONTRIBUTING DRAINAGE AREA IS AT LEAST 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. AS WAS THE CASE WITH THE CHANNEL PROTECTION LIMIT OF ANALYSIS, THIS POINT WILL BE LOCATED IN AN EXISTING RIPRAP CHANNEL AT THE ENTRANCE TO REGIONAL DETENTION FACILITY R9.

##### OUTFALL REQUIREMENTS FOR FLOOD PROTECTION

THE OUTFALL SYSTEM TO THE LIMITS OF ANALYSIS DOES NOT CURRENTLY EXPERIENCE LOCALIZED FLOODING. A DOWNSTREAM ANALYSIS SHALL BE CONDUCTED TO SHOW THAT THERE WILL BE NO LOCALIZED FLOODING AS A RESULT OF THIS DEVELOPMENT. THE ANALYSIS WILL ALSO INCLUDE 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.

##### OUTFALL NOTES

### PRELIMINARY OUTFALL NOTE

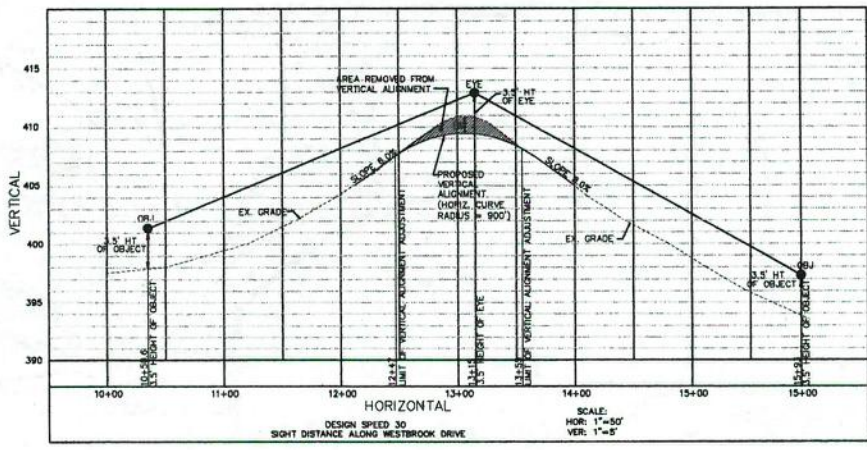
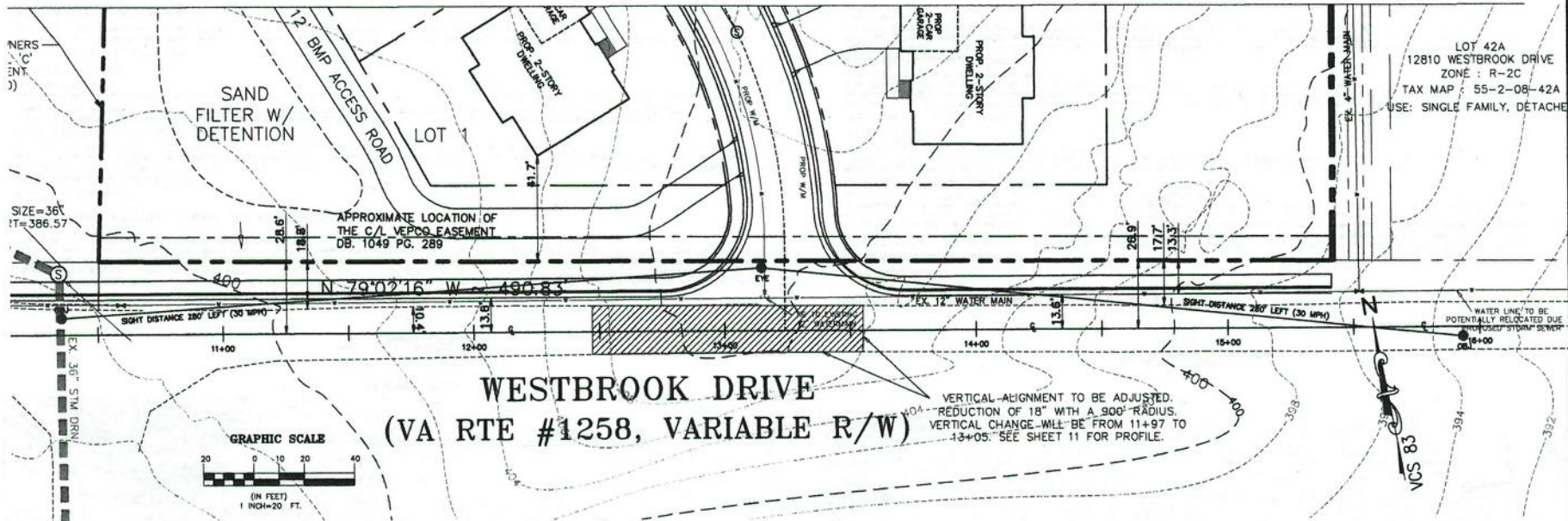
OUTFALL LOCATIONS, DRAINAGE AREAS AND FACILITIES ARE SHOWN CONCEPTUALLY IN THIS APPLICATION. THE ADEQUATE OUTFALL ANALYSIS, SITE LAYOUT AND CALCULATIONS SHOWN WITH THE APPLICATION ARE FOR PRELIMINARY PURPOSES ONLY. THEY ARE ALL SUBJECT TO CHANGE WITH FINAL ENGINEERING.

NO.	DESCRIPTION	DATE

REVISION BLOCK

PROFESSIONAL SEAL

ADEQUATE OUTFALL ANALYSIS  
 PARCELS E-1-A & E2, SEC 1  
 MARSHALL FARMS  
 12816 & 12820 WESTBROOK DRIVE  
 SPRINGFIELD DISTRICT, FAIRFAX, VA 22030



**GeoEnv Engineers**  
Civil, Environmental & Geotechnical Engineering  
10675 Main Street, Suite 215  
Fairfax, VA 22030  
Tel: 703.591.7170  
Fax: 703.591.7074  
Web Site: [www.geoenv.com](http://www.geoenv.com)

REVISION BLOCK	NO.	DESCRIPTION	DATE

**SITE DISTANCE ANALYSIS**  
PARCELS E-1-A & E2, SEC 1  
MARSHALL FARMS  
12816 & 12820 WESTBROOK DRIVE  
SPRINGFIELD DISTRICT, FAIRFAX, VA 22030

TAX MAP: 55-2-03-E2&E3

DATE:	OCT 2018
PREP. BY:	DC
CHECKED BY:	I.C.
PROJECT #	2018-4039
SCALE:	1"=20'
SHEET:	11 OF 12

**TRAFFIC IMPACT ANALYSIS (NOT REQUIRED)**

**ARCHAEOLOGICAL PHASE 1 (NOT REQUIRED)**

davis@geoenv.net

**From:** Guthrie, Michelle <Michelle.Guthrie@Fairfaxcounty.gov>  
**Sent:** Friday, July 13, 2018 4:05 PM  
**To:** davis@geoenv.net  
**Cc:** Abrahamson, Kris; Fuller, Gregory; Garcia, Michael W; Hermann, Jeffrey C.; Iannetta, Elizabeth A.; Krasner, Brent M.; Lewis, Catherine E.; Mayland, William; O'Donnell, William; Pemberton, Debbie; Wright, Suzanne L.  
**Subject:** Ch 870 TIA Determination / 12820 Westbrook Dr / Marshall Farms SD

The proposed application to create a 12 lot subdivision for single family homes to be known as Marshall Farms SD (tax map 55-2-(3)000E3) **does not require a Ch 870 TIA.**

Additional review by Fairfax County Transportation (FCDOT) will occur once Zoning distributes the case to county agencies. If additional transportation issues need to be addressed/discussed, Transportation and Zoning will coordinate and contact you.

Please include this email correspondence with your application submittal. I am including Zoning staff for notification purposes.

Thanks and have a good day!

Michelle Guthrie  
 Fairfax County Transportation

davis@geoenv.net

**From:** Crowell, Elizabeth A <Elizabeth.Crowell@fairfaxcounty.gov>  
**Sent:** Wednesday, July 18, 2018 11:48 AM  
**To:** davis@geoenv.net; Abrahamson, Kris  
**Subject:** FW: Rezoning Application - 12816 and 12820 Westbrook Dr, Fairfax VA 22030

Good morning Davis and Kris:

I forwarded this request to John Rutherford on our staff to review. There were Phase III archaeological data recovery excavations done on the property. The consultant completed an archaeological data recovery report and the archaeology is considered to be complete.

The report identified the historic house to be potentially eligible for inclusion in the National Register of Historic Places, however the house is to be retained under the current plan.

Should there be any changes to the current development plan, please let us know.

Sincerely,

Liz Crowell

Elizabeth A. Crowell, Ph.D.  
 Archaeology and Collections Branch Manager

**GeoEnv Engineers**  
 Civil, Environmental & Geotechnical Engineering  
 10875 Mah Street, Suite 213  
 Fairfax, VA 22030  
 Tel: 703.591.7170  
 Fax: 703.591.7074  
 Web Site: [www.geoenv.com](http://www.geoenv.com)

NO.	DESCRIPTION	DATE

PROFESSIONAL SEAL  
  
**CORRESPONDENCE**  
 PARCELS E-1-A & E2, SEC 1  
 MARSHALL FARMS  
 12816 & 12820 WESTBROOK DRIVE  
 SPRINGFIELD DISTRICT, FAIRFAX, VA 22030

TAX MAP: 55-2-03-E2&E3
DATE: OCT 2018
PREP. BY: DC
CHECKED BY: L.C.
PROJECT #: 2018-4039
SCALE: N/A
SHEET: 12 OF 12

**REZONING AFFIDAVIT**

DATE: January 10, 2019  
(enter date affidavit is notarized)

148310

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)             applicant  
                               applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): RZ 2007-SP-013  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
E. James Souvaxis Anne R. Souvaxis	20889 Ashburn Road Ashburn, VA 20147	Applicant/Title Owners of Tax Map 55-2 ((3)) E2 and E3
Cardinal Builders, Inc. Agent: Gholamreza Khamesi	450 Springvale Road Great Falls, VA 22066	Contract Purchaser of Tax Map 55-2 ((3)) E2 and E3

(check if applicable)             There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).



**Rezoning Attachment to Par. 1(a)**DATE: January 10, 2019  
(enter date affidavit is notarized)**148310**for Application No. (s): RZ 2007-SP-013  
(enter County-assigned application number (s))

**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Walsh, Colucci, Lubeley & Walsh, P.C.  Agents: Martin D. Walsh Lynne J. Strobel M. Catharine Puskar Andrew A. Painter Robert D. Brant Nicholas V. Cumings Kathryn R. Taylor Elizabeth D. Baker Bernard S. Suchicital	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	<b>Attorneys/Planner/Agents</b>  <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Planner/Agent</b> <b>Planner/Agent</b>
GeoEnv Engineers & Consultants, LLC  Agents: Davis Chau Abraham Chehab	10875 Main Street, Suite 213 Fairfax, VA 22030	<b>Engineer/Agent</b>

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

148310

DATE: January 10, 2019  
(enter date affidavit is notarized)

for Application No. (s): RZ 2007-SP-013  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

**(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)**

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Cardinal Builders, Inc.  
450 Springvale Road  
Great Falls, VA 22066

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Sole Shareholder: Gholamreza Khamesi

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Gholamreza Khamesi, President

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(b)**

DATE: January 10, 2019  
(enter date affidavit is notarized)

148310

for Application No. (s): RZ 2007-SP-013  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

GeoEnv Engineers & Consultants, LLC  
10875 Main Street, Suite 213  
Fairfax, VA 22030

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Davis Chau  
Abraham Chehab

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Wendy A. Alexander	William A. Fogarty	Charles E. McWilliams	Kathleen H. Smith
David J. Bomgardner	John H. Foote	Antonia E. Miller	Lynne J. Strobel
E. Andrew Burcher	H. Mark Goetzman	J. Randall Minchew	Garth M. Wainman
Thomas J. Colucci	Bryan H. Guidash	Andrew A. Painter	Nan E. Walsh
Michael J. Coughlin	Michael J. Kalish	M. Catharine Puskar	Matthew A. Westover
Peter M. Dolan, Jr.	Michael R. Kieffer	John E. Rinaldi	

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: January 10, 2019  
(enter date affidavit is notarized)

148310

for Application No. (s): RZ 2007-SP-013  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)  
NONE

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: January 10, 2019  
(enter date affidavit is notarized)

148310

for Application No. (s): RZ 2007-SP-013  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: January 10, 2019  
(enter date affidavit is notarized)

148310

for Application No. (s): RZ 2007-SP-013  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)  
NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [ ] Applicant Lynne J. Strobel [x] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 10 day of January 2019, in the State/Comm. of Virginia, County/City of Arlington.

My commission expires: 11/30/2019



Kimberly K. Follin  
Notary Public