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<th>Comments</th>
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<th>(FDP)</th>
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</table>

The development site is located on the southeast side of the intersection of [Street Name] and [Street Name]. The development is bounded on the north by [Street Name], on the south by [Street Name], on the east by [Street Name], and on the west by [Street Name]. The development site is approximately [Acres] in size and is currently [Vacant Land, Developed Land]. The site is zoned [Zoning District] and is subject to the [Zoning Ordinance].

The development site is designated for [Development Type] use under the [General Plan] and is located within the [Planning Area]. The development is consistent with the [Transportation Plan] and the [Open Space Plan].

The development site is within the [Environmental Overlay] and is subject to the [Environmental Review Process]. The development site is located within the [Historic District] and is subject to the [Historic Preservation Review Process].

The development site is within the [Conservation District] and is subject to the [Conservation Review Process]. The development site is located within the [Floodplain District] and is subject to the [Floodplain Review Process].

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WESTPARK DRIVE – ROUTE 5061

(AVENUE CLASSIFICATION)
100' ROW (EXISTING)
EXISTING POSTED SPEED = 45 MPH
PROPOSED DESIGN SPEED = 35 MPH

WEPAK DRIVE APPROXIMATE AREA OF R.O.U. DESIGNATION
BLOCK X FRONTAGE = 846 ft.

LEGEND:

- Existing Line Direction
- Proposed Line Direction

NOTES:
1. PAVEMENT, CURB, CEMENTAL, AND MEDIAN ALLOWS INCLUDING CURB OUT (LINES), MEDIAN, CEMENTAL, PAVERS, ETC., IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND CONSTRUCTION.
2. REFER TO SHEET 1A FOR STREETCARE DESIGN ELEMENTS.
3. AREA OF STUDY WITH DESIGN/REVIEW SHOWN ON THIS SHEET MAY NOT BE COMPLETE. MATERIAL DESIGN AND CONSTRUCTION ORDINANCES WILL APPLY. DETAILED DESIGN AND MATERIALS TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. SHEET 14 TO SHEET 17-19 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
5. DETAILED ROADWAY DESIGN IS BASED ON APPROVED DESIGN SPEED LIMITS AS SHOWN ON SHEET 1A. DETAILED ROADWAY DESIGN SHOWN ON THIS SHEET ONLY FOR ENGINEER'S CONSIDERATION. DRAWING CHANGES TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
6. PROPOSED UTILITIES SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN ENGINEERING DESIGN AND CONSTRUCTION OR APPROVAL OF CONTRACTOR AND UTILITIES. UTILITIES SHOWN ON THIS SHEET ARE SHOWN FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN ENGINEERING DESIGN AND CONSTRUCTION OR APPROVAL OF CONTRACTOR AND UTILITIES.
7. CITYLINE DESIGNS TO BE COORDINATED WITH COUNTY/UNIT AT TIME OF CONSTRUCTION.
8. PROPOSED DRIVEWAY/ENTRANCE SHALL CONFORM TO THE TOWN T.O.S. AND ARE NOT SUITABLE TO THE P.T.W.

APPROVED DEVELOPMENT PLAN
[Sheet 9.0]

Sheet: M. Ladd
Date: Oct 26, 2012

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RZ 2011-PR-023

PROPOSED WESTPARK DRIVE CROSS SECTION A:A

NOTE: PROPOSED ROAD SECTION INCLIDES THOSE ITEMS TO BE CONSTRUCTED WITH THIS APPLICATION.
No text content is visible in the image.
COMPREHENSIVE PLAN (1" RUNOFF RETENTION REQUIREMENTS)

The proposed block A1 has a property area of 2.66 acres, of which 0.16 acres is required to be retained. To meet the minimum retention requirements, the stormwater detention pond is designed to meet the requirements of the Comprehensive Plan. The plan includes a stormwater management system, including a detention pond, to manage stormwater runoff. The detention pond is designed to reduce the impact of stormwater runoff on downstream areas by storing water during storms and releasing it slowly after the storm has passed. This helps to prevent erosion and flooding in the area. The pond is also designed to enhance the appearance of the area by incorporating landscaping and natural vegetation.
**RUNOFF FLOWRATE COMPUTATIONS:**

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<td>Design Storm Peak Discharge (Qp)</td>
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**ALLOWABLE RELEASE RATE:**

**SLOPE CONTROLLED SEDIMENT DEPOSITS**

**BLOCK B: 2-YEAR POST HYDROGRAPH**

**ALLOWABLE RATE 0.35 CPF**

**VOLUME REQUIRED FOR REUSE = 126 CF**

**NO REUSE ALLOWED**

**SUMMARY:**

- 1. Stormwater Management (SWM) and Best Management Practices (BMPs) are designed to reduce the peak rate of runoff and to control the volume of stormwater runoff. The BMPs are designed to reduce the peak rate of runoff and to control the volume of stormwater runoff.

- The applicant is required to submit a detailed design and construction plan for all proposed SWM practices. The design plan must include a detailed description of the SWM practices, the expected performance, and the anticipated cost. The design plan must also include a plan for monitoring and inspection of the SWM practices.

**NOTE:**

- The SWM practices must be designed to reduce the peak rate of runoff and to control the volume of stormwater runoff. The SWM practices must be designed to reduce the peak rate of runoff and to control the volume of stormwater runoff.

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**BLOCK C LEED DIMENSIONS**: Version 2.10

**RUNOFF FLOWRATE COMPUTATIONS**:

The runoff volume is calculated using the rainfall-runoff model, taking into account the soil type and land use characteristics. The model assumes a uniform rainfall distribution across the site, with runoff coefficients specific to each land use category. The total runoff volume is estimated using the following equation:

\[ Q = \frac{\text{Rainfall Intensity} \times \text{Drainable Area} \times \text{Runoff Coefficient}}{120} \]

The runoff coefficient is a function of the imperviousness of the site, which is determined by the type of land use. For example, parking lots have a high runoff coefficient due to the lack of vegetation, while parks and greenbelts have a lower runoff coefficient due to the presence of vegetation.

**COMPREHENSIVE PLAN (1st RUNOFF RETENTION REQUIREMENTS)**

The comprehensive plan requires that the site design includes runoff retention areas to manage stormwater runoff. These retention areas are designed to hold a specified volume of runoff water, which is calculated based on the site’s drainage area and the rainfall intensity. The site is divided into zones, with each zone having a specific runoff retention requirement.

**BLOCK C SWM NARRATIVE**

The narrative describes the SWM system designed for Block C, including the SWM vault location, 2-year post-hydrograph, and the SWM system’s compliance with the LEED requirements. The narrative also includes a SWM system diagram, showing the location of SWM structures and SWM vaults on the site.

**NOTE**

The SWM system is designed to manage stormwater runoff and comply with LEED requirements. The SWM vaults are located at specific locations on the site, as shown in the SWM system diagram. The SWM system is monitored and maintained to ensure its effectiveness in managing stormwater runoff.
### Comprehensiveness Plan

The proposed block D has a property area of 1.08 acres, of which 1.0 of the property is required to be exceptions to the maximum extent practically. By means of implications, the proportion of the property in the block D is shown on the map below. The goal of the comprehensive plan amendment is to amend the land use within the block D. The amendment will be submitted for public hearing and approval by the City Council. The City Council will consider the implications of this amendment and make a decision on whether to approve the amendment.

#### Site Map

**Block D SWM Vault Location**

<table>
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<th>Sequence</th>
<th>Description</th>
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<tr>
<td>1</td>
<td>Stormwater management area for Block D SWM Vault Location</td>
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<tr>
<td>2</td>
<td>2-Year Post Hydrography</td>
</tr>
</tbody>
</table>

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### Runoff Flowrate Computations

The computations for flowrates are based on the following assumptions:

- **Design Basis Flowrate:**
  - Stormwater management area
  - Runoff from the property

- **Design Basis Conditions:**
  - 1-year storm
  - 2-year storm

- **Design Basis Stormwater Management System:**
  - SWM Vault Location

#### Analysis of Runs

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<tr>
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<td>RUN 1: 1-Year Storm Event</td>
</tr>
<tr>
<td>2</td>
<td>RUN 2: 2-Year Storm Event</td>
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</tbody>
</table>

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### Summary

The proposed changes to Block D SWM Vault Location will be reviewed by the City Council for approval. The implementation of these changes will ensure the efficient management of stormwater runoff and improve the overall environmental quality of the area.

---

### Notes

- **Stormwater Management System (SWM) and Post-Construction Practices:**
  - The proposed changes will implement stormwater management practices that will be reviewed for compliance with the City's regulations.
  - The SWM Vault Location will be designed to meet the requirements for stormwater runoff management.

---

### Conclusions

The proposed changes to Block D SWM Vault Location will enhance the stormwater management system and contribute to the overall environmental quality of the area. The implementation of these changes will be monitored to ensure compliance with the City's regulations.
**GENERAL INFORMATION**

The subject site of this application is the South Property and is located on Tax Map Parcel 026-0-E-280. The site comprises the proposed development area as noted in the revocable filled application for amendment.

**EXISTING CONDITIONS**

The stormwater quantity and quality BMP requirements for the existing regional pond "C" located north of the site and mound downhill from the southwest quadrant of the RDP-04-404 are shown in Plan No. 9107-875.

**PROPOSED CONDITIONS**

Additional stormwater management and BMP requirements will be provided on site to comply with the stormwater quality and quantity BMP requirements for the existing regional pond "C" located north of the site and mound downhill from the southwest quadrant of the RDP-04-404 as shown in Plan No. 9107-875.

**REQUIREMENTS AND GOALS**

In addition to the standard stormwater requirements in the county's public facilities manual (SMFM), for both water quantity and water quality (WQP), there are stormwater quality and quantity goals in the borrower's comprehensive plan. Generally, these goals are the intention on the part of the borrower to implement and achieve the goals described in the comprehensive plan.

Complying with the conflict between the comprehensive plan and the approved development plan, the planning department must determine the final approval and final inspection of the project site plan. The stormwater aspects of the development project are to be reviewed by the county's stormwater and environmental professionals. The application depicts the use of vegetated swales in the watershed since streetscapes, these swales are proposed to be installed to the roof and provided with acceptable outlet to the stormwater systems. The location of the proposed stormwater swales are shown on Plan No. 9107-875.

**COMPREHENSIVE PLAN NARRATIVE**

**REQUIREMENTS**

In accordance with the county's comprehensive plan requirements, the post-development peak rate of runoff from the 2 and 10-year storm events shall not exceed the site's pre-development peak rates.

**CONFORMS**

As previously mentioned, the stormwater quantity control for the existing site in current as provided by the existing regional pond "C", located north of the site and mound downhill from the southwest quadrant of the RDP-04-404, is approximately 8,500 square feet of impervious area. Therefore, additional detention will be provided in the planned facility stormwater detention in the drainage area, and will be designed to conform to the requirements set forth in the approved development plan. The detention facility will be designed to reduce the peak rate of runoff to a level that can be assimilated by the existing drainage system without causing any flooding or erosion problems.

**REQUIREMENTS**

The existing development's water quality requirements are currently complied by the detention facilities, ponds "C" as described in the general information above. This pond is designed to provide an appropriate division of detention for its drainage area which includes our site parcel. This is documented in Fairfax County Raymond, study of the existing detention facilities in the area. The proposed detention facility shown in the approved development plan includes a pond "C" as per the plan number 607 (SMFM-9107-875).

**COMPLIANCE**

The regional pond is designed assuming that the post-development peak rate of runoff is less than the existing rate. The proposed detention facilities will be designed to provide additional detention for the proposed development area.

**APPROVED DEVELOPMENT PLAN**

See approved development plan for pond "C" located north of the site and mound downhill from the southwest quadrant of the RDP-04-404 as shown in Plan No. 9107-875.

**PEAK RUNOFF RATE COMPUTATIONS**

**IN-POND VOL.

The peak flow rate is based on the hydrograph computed using the Hydrologic Engineering Center's Hydrologic Modeling System (HEC-HMS). The method and the data are to be shown in the approved development plan for the proposed development area. The peak flow rate is based on the hydrograph computed using the Hydrologic Engineering Center's Hydrologic Modeling System (HEC-HMS). The method and the data are to be shown in the approved development plan for the proposed development area. The peak flow rate is based on the hydrograph computed using the Hydrologic Engineering Center's Hydrologic Modeling System (HEC-HMS). The method and the data are to be shown in the approved development plan for the proposed development area.
### REACH B EXISTING PIPE COMPUTATIONS

| POINT | AREA (SQ FT) | AVG SLOPE | RUN OFF C/S | GA | VALID MIN HLR | MAX HLR | LV HLD | AVG HLD | ALIGNED | ELEV C/S | PRE COEF | POST COEF | MIN GFLPE | MAX GFLPE | LENGTH | ACTUAL GRADE | % | MIN GFLPE | MAX GFLPE | GA  | IN  | GFLPE | PS | F.P.S | NOP | F.P.S |
|-------|--------------|-----------|-------------|----|---------------|---------|--------|---------|----------|----------|----------|----------|----------|-----------|-----------|--------|---------------|---|-----------|-----------|----|-----|-------|----|--------|-----|--------|
| 1     |              |           |             |    |               |         |        |         |          |          |          |          |           |           |        |               |   |           |           |    |     |       |    |        |     |        |
| 2     |              |           |             |    |               |         |        |         |          |          |          |          |           |           |        |               |   |           |           |    |     |       |    |        |     |        |
|       |              |           |             |    |               |         |        |         |          |          |          |          |           |           |        |               |   |           |           |    |     |       |    |        |     |        |
|       |              |           |             |    |               |         |        |         |          |          |          |          |           |           |        |               |   |           |           |    |     |       |    |        |     |        |
|       |              |           |             |    |               |         |        |         |          |          |          |          |           |           |        |               |   |           |           |    |     |       |    |        |     |        |
|       |              |           |             |    |               |         |        |         |          |          |          |          |           |           |        |               |   |           |           |    |     |       |    |        |     |        |

**Staff:**
- M. Ladd
- Oct 26, 2012
- Nov 20, 2012

**Concurr W/ PCA 88-D-005-07**

**RZ 2011-PR-023**

**Comments:**

**Sheet**
- GDP
- CDP
- FDP
- PRC
- DP
- CP
- SE
- CSP
- SP
- VC

**APPROVED DEVELOPMENT PLAN**
SITE SECTION - NORTH ALONG WESTPARK DRIVE

SITE SECTION - SOUTH

SITE SECTION - ALTERNATE/NORTH ALONG WESTPARK DRIVE
01 SITE SECTION - EAST ALONG JONES BRANCH DRIVE EXTENSION

02 SITE SECTION - WEST ALONG WESTBRANCH DRIVE

03 SITE SECTION - EAST ALONG WESTBRANCH DRIVE

See proffers dated: 
See conditions dated: 
Date of Final Approval: 
Comments: 
Sheet of (   GDP) (   CDP) (   FDP) (   PRC) (   DP) (   CP) (   SE) (   CSP) (   SP) (   VC)
(   BOS)  (   PC)  (   BZA)

APPROVED DEVELOPMENT PLAN
Staff:
M. Ladd
Oct 26, 2012
Nov 20, 2012

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APPROVED DEVELOPMENT PLAN

Staff:
M. Ladd

Oct 26, 2012

Nov 20, 2012

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RZ 2011-PR-023
THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN. PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

SITE SECTIONS PRESENTED ON THIS SHEET ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADE ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

**BLOCK A** - CONNECTION TO TRAIL

**SCALE**: 1/16" = 1'-0"

**M. Ladd**

**Oct 26, 2012**

**Concurr W/ PCA 88-D-005-07**

**RZ 2011-PR-023**

**BLOCK A** - FLUSH PAVED LOBBY, AMENITY, AND LEASING OFFICE AREA

**SCALE**: 1/16" = 1'-0"

**M. Ladd**

**Oct 26, 2012**

**Concurr W/ PCA 88-D-005-07**

**RZ 2011-PR-023**

**BLOCK A** - RESIDENTIAL BUILDING SECTION ELEVATION

**SCALE**: 1/16" = 1'-0"
THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

SITE SECTIONS PRESENTED ON THIS SHEET ARE PROVIDED TO AID IN THE UNDERSTANDING OF CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GIRDERS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
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SITE SECTIONS PRESENTED ON THIS SHEET ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADE ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

Staff:
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APPROVED DEVELOPMENT PLAN

Sheets 1/16" = 1'-0"

01 - BLOCK F - EAST ELEVATION

02 - BLOCK E & F - PRIVATE STREET SECTION

03 - BLOCK F - AMT BUILDING SECTION ELEVATION
LANDSCAPE COMPUTATIONS - ARBOR ROW - OVERALL CDP

TOTAL TREE PLANTING

Total planting areas:
- Arbor Row

Necessary tree plantings:
- Arbor Row

Properly sized:
- Arbor Row

Total plantings:
- Arbor Row

APPROVED DEVELOPMENT PLAN

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LANDSCAPE NOTES:

1. The proposed landscape will be used to meet the minimum tree cover requirements. Key, species, and quantities may be adjusted with final design.

2. Utility locations shown heron are approximate. Final locations to be determined after site plan.

3. All street level trees are planted on grade unless otherwise noted.

The plant and drainage shown may be modified within final engineering and design. The general design and placement characteristics are in substantial conformance with that shown.

ARROW ROW - PARKING GARAGE PRELIMINARY LANDSCAPE CALCULATION

PRELIMINARY TREES PLANTING LIST AND CANOPY COVERAGE

ARROW ROW OVERALL - CDP - PRELIMINARY PLANTING LIST & CANOPY COVERAGE

PRELIMINARY TREE PLANTING LIST AND CANOPY COVERAGE

REMARKS

TOTAL AREA: 22,000 SF - CANOPY PROVIDES 2080 SF - 100% OF TOTAL CANOPY REQUIRED
**SUSTAINABILITY STRATEGIES:**

- Green Roofs
- L.I.D Basins
- Permeable Paving
- Overhead Shade Screens
- Urban Park Over Structure
- Pedestrian Access to Public Transportation
- Green Plazas Over Structure