

SOIL ID NUMBERS	SOIL SERIES NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	EROSION POTENTIAL	INFILTRATION BMP TRENCHES	GEOTECHNICAL RPT ROD
41	Rocky Land-Iredell	Marginal	Marginal	Moderate	Poor	A
50	Iredell-Mecklenburg	Marginal	Marginal	Moderate	Poor	A
52	Elbert-Iredell	Poor	Poor	Low	Poor	A
79	Kelly	Marginal	Poor	Moderate	Poor	A
148	Iredell-Mecklenburg	Marginal	Poor	Moderate	Poor	A

TABLATIONS

SITE AREA	69,120 ± OR 1.58± ACRES
EXISTING ZONING	C-6
PROPOSED ZONING	NO CHANGE IN ZONE PROPOSED WITH THIS APPLICATION
MAXIMUM DENSITY	N/A
EXISTING FAR	0.060
MAXIMUM FAR PERMITTED/PROPOSED (AT BUILD OUT)	0.25 (SEE PROFFER #1)
MINIMUM LOT WIDTH REQUIRED	200 FEET
MAXIMUM BUILDING HEIGHT	40 FEET
MINIMUM YARD REQUIREMENTS	
FRONT:	45 DEGREE ANGLE OF BULK PLANE, BUT NO LESS THAN 40 FEET
SIDE:	N/A
REAR:	20 FEET
OPEN SPACE	
REQUIRED (15%)	±10,360 SF
PROPOSED (15%) (AT BUILD OUT)	±10,370 SF

TREE COVER CALCULATIONS:

SITE AREA	69,120 SF
DEDUCTIBLE (BUILDING FOOTPRINTS)	-7,500 SF
ADJUSTED SITE AREA	61,620 SF
TREE COVER REQUIRED (10%)	±6,162 SF
TOTAL APPROX. TREE COVER PROVIDED/PRESERVED WITH THIS APPLICATION	±9,900 SF

MODIFICATION REQUEST:

IN ACCORDANCE WITH SECTION 17-201 (4) OF THE FAIRFAX COUNTY ZONING ORDINANCE AND SECTION 7-0102 OF THE PUBLIC FACILITIES MANUAL, THE APPLICANT RESPECTFULLY REQUESTS A MODIFICATION OF THE REQUIRED RIGHT-OF-WAY DEDICATION AS SHOWN ON THE COMPREHENSIVE PLAN AND COUNTYWIDE TRANSPORTATION PLAN. THE APPLICANT IS REQUIRED TO DEDICATE 131' FROM CENTERLINE; HOWEVER THE APPLICANT RESPECTFULLY REQUESTS A MODIFICATION OF THESE REQUIREMENTS BE GRANTED IN LIEU OF DEDICATION 116' FROM CENTERLINE.

TRANSITIONAL SCREENING

- THE APPLICANT WAS REQUIRED TO PROVIDE TRANSITIONAL SCREENING AND BARRIERS ON ALL FOUR SIDES OF THE PROPERTY BOUNDARY IN ACCORDANCE WITH 13-300 OF THE FAIRFAX COUNTY ZONING ORDINANCE. HOWEVER, THE APPLICANT REQUESTED AND RECEIVED A MODIFICATION OF THESE REQUIREMENTS IN ACCORDANCE WITH THE PREVIOUSLY APPROVED GDP (RZ 95-Y-033) AND AS SHOWN BELOW AND ON THIS GDP. THE APPLICANT IS NOW AGAIN REQUESTING A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS IN LIEU OF WHAT IS SHOWN BELOW AND PREVIOUSLY PROVIDED.
- TRANSITIONAL SCREENING ONE WITH BARRIER TYPE D, E, OR F WAS/IS REQUIRED ALONG THE EAST, SOUTH AND WEST BOUNDARIES OF THE SUBJECT PROPERTY SINCE MULTI-FAMILY DWELLINGS EXIST ADJACENT TO THESE AREAS. THE SCREENING FOR THESE AREAS WAS MODIFIED AS FOLLOWS AND THE APPLICANT RESPECTFULLY REQUESTS NO ADDITIONAL SCREENING REQUIREMENTS IN LIEU OF WHAT WAS PREVIOUSLY PROVIDED:
 - IN ACCORDANCE WITH SECTION 13-304.4 OF THE ZONING ORDINANCE, A MODIFICATION OF THE ABOVE-REFERENCED REQUIREMENTS WAS GRANTED. THIS MODIFICATION REDUCES THE TRANSITIONAL SCREENING YARD WIDTH TO 10 FEET. IN LIEU OF FULL WIDTH, THE DEVELOPER SHALL CONSTRUCT A SIX FEET HIGH ALTERNATIVE BOARD ON BOARD FENCE AND PLANT TEN FEET WIDE SCREENING YARD. THE FENCE PLANTING AND REDUCED YARD SHALL OCCUR IN THE AREA SURROUNDING THE SWM/BMP POND FACILITY AS SHOWN ON THE LANDSCAPE PLAN.
 - SCREENING SHALL BE PROVIDED ALONG THE ENTIRE EASTERN AND WESTERN BOUNDARY LINE. A PORTION OF THIS AREA IS SCREENED AS DESCRIBED IN SECTION "A" ABOVE. APPROXIMATELY 275 LINEAR FEET, EXTENDING NORTH OF THE SWM/BMP POND, SHALL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN. THE TRANSITIONAL SCREENING YARD WIDTH WAS REDUCED/MODIFIED TO 15 FEET. THE DEVELOPER SHALL PROVIDE A 42" CHAIN LINK FENCE AND PLANT ELEVEN SIX FEET TALL EVERGREENS ON THE EAST SIDE AND ELEVEN SIX FEET TALL DECIDUOUS TREES ON THE WEST SIDE. THE APPLICANT SHALL ALSO PROVIDE 65 MEDIUM EVERGREENS PLANTED IN GROUPS OF THREE.
 - TRANSITIONAL SCREENING TWO WITH BARRIER TYPE D, E, OR F WAS/IS REQUIRED ALONG THE NORTHERN BOUNDARY SINCE SINGLE-FAMILY ATTACHED DWELLINGS ARE PLANNED ACROSS LEE HIGHWAY. DUE TO THE FUTURE PROPOSAL TO PROVIDE WIDENING OF LEE HIGHWAY TO 6 LANES, THE DEVELOPER BELIEVES A SCREENING YARD IN THIS AREA WILL HAVE LIMITED EFFECTIVENESS. ACCORDINGLY, THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN PROPERTY LINE WAS WAIVED.

SCREENING YARDS:

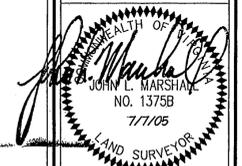
- 10' SCREENING YARD - MODIFIED PROVIDED -
 - 29 = PINUS STROBUS, WHITE PINE, 6' HT, 150 SF EACH
- 15' SCREENING YARD - MODIFIED PROVIDED -
 - 10 = PINUS STROBUS, WHITE PINE, 6' HT, 150 SF EACH
 - 10 = LARGE DECIDUOUS TREES, 6' CALIPHER, 150 SF EACH
 - 35 = TSUGA CANADENSIS, CANADIAN HEMLOCK, 6' HT, 125 SF EACH
 - 20 = PICEA ABIES, NORWAY SPRUCE, 6' HT, 64 SF EACH
- ORNAMENTAL PLANTING:
 - 4 = PRUNUS X YEDDENSIS, YOSHINO CHERRY, 6' HT, 125 SF EACH
 - 12 = PHOTINIA X FRASERI, RED TIP PHOTINIA, 6' HT, 0 SF EACH
- PARKING LOT PLANTING:
 - 5 = ACER RUBRUM, RED MAPLE, 6' HT, 3' CALIPHER, 250 SF EACH

NOTES

- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP 54-4(11) PARCEL 109 AND IS CURRENTLY ZONED C-6. THE ENTIRE PROPERTY IS SUBJECT TO THE PCA.
- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF THE FOLLOWING: FRED AND KATHY GARRISON DEED BOOK 12077 AT PAGE 0001
- APPLICANT/DEVELOPER: DR. FRED GARRISON 13663 LEE HIGHWAY CENTREVILLE, VA 20121
- BOUNDARY INFORMATION IS FROM A FIELD-RUN SURVEY BY LAND DESIGN CONSULTANTS, INC. PERFORMED IN JANUARY 1994.
- TOPOGRAPHIC INFORMATION IS FROM AN AERIAL SURVEY CONDUCTED BY LDC AND COMPILED BY PDS AT A 2 FOOT CONTOUR INTERVAL.
- NO TITLE REPORT HAS BEEN FURNISHED.
- ALL PROPOSED DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS WAS PREVIOUSLY APPROVED AS SHOWN ON THE GDP. THE SERVICE DRIVE REQUIREMENTS WAS ALSO WAIVED IN LIEU OF WHAT IS SHOWN ON THE GDP. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVER OR MODIFICATION AT THE TIME OF SITE PLAN PREPARATION / SUBMISSION.
- EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND SECTION 101-2-4 OF THE CODE OF FAIRFAX COUNTY.
- ALL UTILITIES INSTALLED, AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY & ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. CLEARING LIMITS SHALL BE IN STRICT CONFORMANCE WITH THOSE SHOWN HEREON
- AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
- THE FAIRFAX COUNTY TRAILS MAP SHOW A TRAIL TO BE LOCATED ON THE SUBJECT PROPERTY. AN 8-FOOT ASPHALT TRAIL WAS PROVIDED ALONG THE FRONTAGE OF THE PROPERTY ON LEE HIGHWAY. A 4-FOOT GRAVEL TRAIL WAS ALSO PROVIDED FROM THE SERVICE DRIVE TO THE HOSPITAL.
- NO GRAVES HAVE BEEN FOUND ON THE PROPERTY.
- ALL CONSTRUCTION SHALL CONFORM TO FAIRFAX COUNTY AND VDOT STANDARDS AND SPECIFICATIONS, WHERE APPLICABLE.
- SOLID WASTE REMOVAL SHALL BE PICKED UP TWICE WEEKLY BY PRIVATE REFUSE COMPANY AND DISCARDED AT AN APPROVED FAIRFAX COUNTY LANDFILL.
- A GEOTECHNICAL REPORT WAS SUBMITTED WITH THE APPROVED SITE PLAN AND APPROVED ON SEPTEMBER 6, 1996. THE RECOMMENDATIONS NOTED IN THE APPROVAL LETTER HAVE BEEN SHOWN ON THE SITE PLAN. A NEW REPORT WILL BE SUBMITTED IF REQUIRED DURING SITE PLAN REVIEW.
- THE EXISTING EASEMENTS SHOWN HEREON ARE RECORDED AT DEED BOOK 12077 PAGE 001.
- A SWM/BMP POND HAS BEEN PROVIDED FOR THE PROPOSED DEVELOPMENT. THIS FACILITY WAS ORIGINALLY CONSTRUCTED IN CONJUNCTION WITH THE ORIGINAL SITE PLAN (9380-SF-01-2) AND WAS DESIGNED TO ACCOMMODATE THE ULTIMATE BUILD OUT OF THE SITE. THE PROPOSED ADDITION AND WALL WILL NOT ENCRUCH INTO THE IMPOUNDMENT AREA AND WILL NOT AFFECT THE VOLUME/CAPACITY OF THE FACILITY. THIS FACILITY IS PRIVATELY MAINTAINED. PLEASE NOTE THAT A PORTION OF THE EXISTING STORM DRAINAGE EASEMENT WILL BE VACATED IN CONJUNCTION WITH THE SITE PLAN REVISION.

- NO HAZARDOUS OR TOXIC SUBSTANCE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THE SITE HAVE BEEN OBSERVED.
- LDC IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXISTS ON THE SUBJECT PROPERTY WITH A WIDTH OF 25 FEET OR MORE.
- A RESOURCE PROTECTION AREA (RPA), AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE, DOES NOT EXIST ON THE SUBJECT PROPERTY. A RESOURCE MANAGEMENT AREA (RMA) DOES EXIST ON THE SUBJECT PROPERTY.
- AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN DOES NOT EXIST ON THE SUBJECT PROPERTY. A MAJOR AND MINOR FLOODPLAIN, AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, USGS, OR FAIRFAX COUNTY, DO NOT EXIST ON THE SUBJECT PROPERTY. THE COMPONENTS OF A MAXIMUM DENSITY REDUCTION DO NOT EXIST ON THE SUBJECT PROPERTY.
- THIS PROFFER CONDITION AMENDMENT HAS BEEN PROPOSED TO ALLOW FOR THE EXPANSION OF THE EXISTING BUILDING AND WAIVER OF ADDITIONAL ROW DEDICATION.
- LEE HIGHWAY IS NOT SHOWN ON THE VDOT PLAN TO BE WIDENED OR IMPROVED. LEE HIGHWAY IS SHOWN ON THE COUNTY'S COMPREHENSIVE PLAN AND TRANSPORTATION MAP TO BE WIDENED TO SIX LANES.
- NO ADDITIONAL COMMUNITY OR PUBLIC FACILITIES HAVE BEEN PROVIDED. OPEN SPACE HAS BEEN PROVIDED AS SHOWN ON THE GDP.
- THIS APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF MINIMIZING ITS IMPACT ON ADJOINING NEIGHBORS AS AN AMENITY. THE APPLICANT HAS PROVIDED TREE PRESERVATION AND PLANTING AROUND THE PERIMETER OF THE PROPERTY. THE APPLICANT WILL WORK TO ENSURE THAT THE POST DEVELOPMENT RUNOFF IS LESS THAN PRE DEVELOPMENT RUNOFF. THIS WILL PROTECT NEIGHBORS FROM ANY ADVERSE IMPACTS.
- DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH A TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.
- THE SUBJECT PROPERTY IS LOCATED IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPD) AND HIGHWAY CORRIDOR OVERLAY DISTRICT (HCO). ALL REQUIREMENTS FOR THESE OVERLAY DISTRICTS HAVE BEEN MET.
- THE COMPREHENSIVE PLAN STATES THAT THE SUBJECT PROPERTY IS "ONE OF MANY COMMERCIAL ZONED PARCEL ALONG ROUTE 29 WHERE COMMERCIAL USE IS NOT PLANNED. THE EXISTING ANIMAL HOSPITAL REPRESENTS A COMMUNITY SERVING USE THAT SHOULD BE RETAINED. REDEVELOPMENT OF THIS PARCEL FOR AN ANIMAL HOSPITAL MAY BE APPROPRIATE PROVIDED THAT ADEQUATE MEASURE FOR SCREENING AND BUFFERING THE DEVELOPMENT FROM SURROUNDING RESIDENTIAL USES ARE IMPLEMENTED AND APPROPRIATE TRANSPORTATION AND ENTRANCE IMPROVEMENTS ARE PLANNED. ANY REDEVELOPMENT OF THIS PARCEL SHOULD PROVIDE FOR MEASURES WHICH MITIGATE ANY NEGATIVE IMPACTS ON THE SURROUNDING RESIDENTIAL COMMUNITY." THE EXISTING ANIMAL HOSPITAL AND PROPOSED COMMUNITY RETAIL USE MEETS THE INTENT OF THE COMPREHENSIVE PLAN. THE TREE PRESERVATION, FAR, AND PLANTINGS WILL ENHANCE THIS PROPERTY AND WILL MEET THE APPLICABLE CRITERIA FOR STAFF REVIEW.
- THE EXISTING ENTRANCE TO THE SUBJECT PROPERTY SHALL BE DESIGNATED AS RIGHT IN, RIGHT OUT ONLY AT SUCH TIME AS A RAISED MEDIAN IS PROVIDED ALONG LEE HIGHWAY (RTE. 29) THAT WILL OTHERWISE PRECLUDE OTHER TRAFFIC MOVEMENT.
- A MODIFICATION OF ADDITIONAL RIGHT-OF-WAY DEDICATION IS REQUESTED IN CONJUNCTION WITH THIS PCA, IN LIEU OF DEDICATION ALREADY PROVIDED.
- IN ACCORDANCE WITH THE APPROVED PROFFERS DATED OCTOBER 24, 1995, THE FOLLOWING USES ARE NOT PERMITTED ON SITE:
 - FAST FOOD RESTAURANTS
 - HEALTH CLUBS
 - QUICK SERVICE FOOD STORES
 - THEATERS
 - VEHICLE LIGHT SERVICE ESTABLISHMENTS
- THE APPLICANT HAS AN INTERPRETATION REQUEST FROM FAIRFAX COUNTY DPZ, DATED 2-2-1999, WHICH STATES THAT SECTION 2-420 OF THE FAIRFAX CO. ZONING ORDINANCE APPLIES TO THE SUBJECT PROPERTY. THE APPLICANT PREVIOUSLY DEDICATED LAND FOR THE SERVICE DRIVE AS PART OF RZ 95-Y-033. IN ACCORDANCE WITH SECTION 2-420, LAND DEDICATED FOR THE SERVICE DRIVE SHALL NOT AFFECT THE APPLICABLE MINIMUM YARD REQUIREMENTS. IN ADDITION, THE REQUIRED YARD SHALL BE ESTABLISHED FROM THE LOT LINE AS IT EXISTED PRIOR TO THE DEDICATION, PROVIDED NO BUILDING IS CLOSER THAN 15' TO THE STREET LINE OR DEDICATED RIGHT-OF-WAY.
- APPROXIMATE LOCATION OF ZONE LINE, AS SHOWN ON PREVIOUS REZONING RZ 95-Y-033.
- THE PROPOSED BUILDING ON THE NORTH PORTION OF THE SUBJECT PROPERTY IS NOT PROFFERED TO SHAPE.

Application No. PCA 95-Y-033 Staff: J. Small
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 9-12-05
 Date of (GOS) (PC) approval 9-12-05
 Sheet 1 of 3



RECEIVED
 Department of Planning & Zoning
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 Zoning Evaluation Division

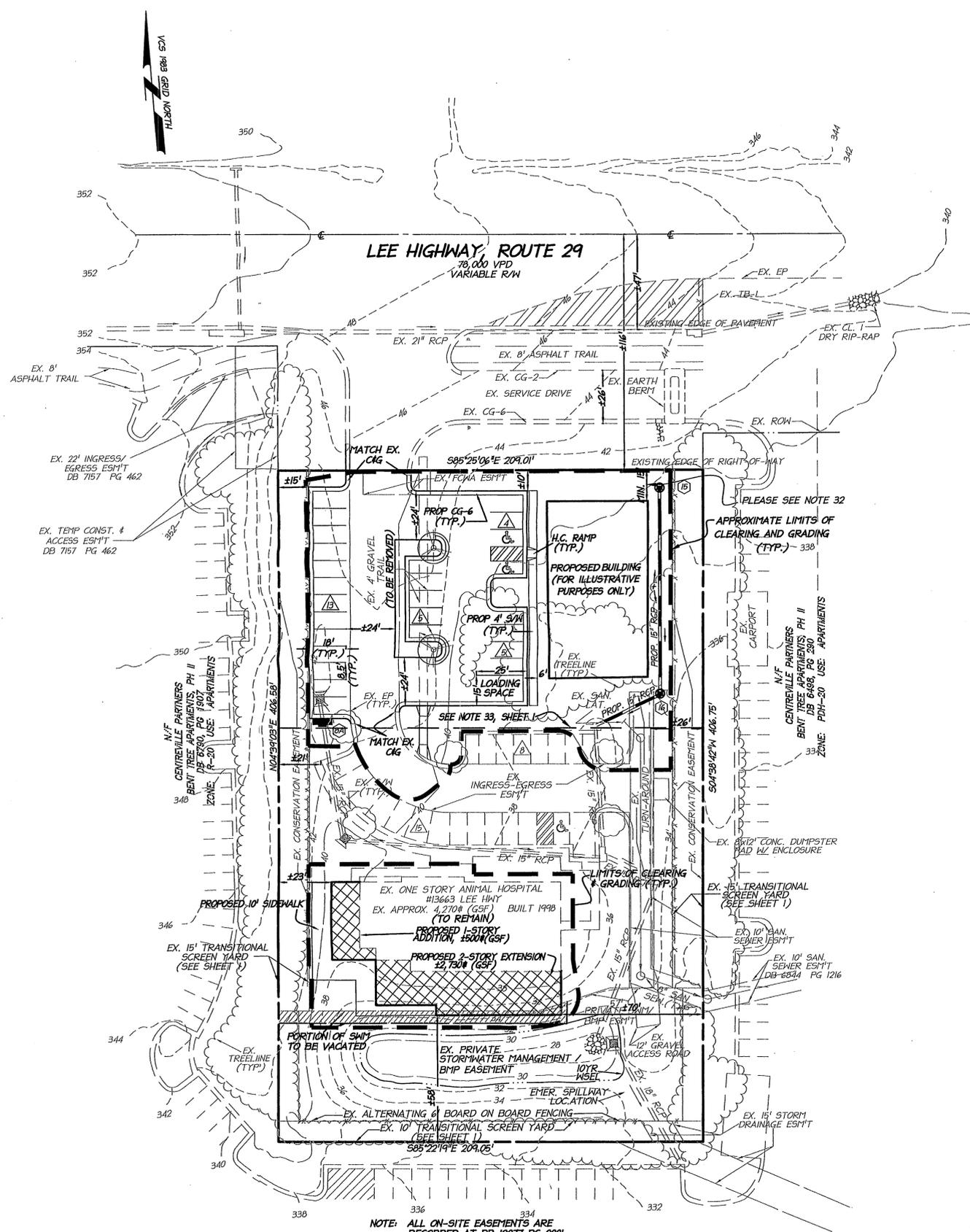
LAND DESIGN CONSULTANTS
 WWW.LDC-VA.COM
 8699-E SUDLEY ROAD MANASSAS, VIRGINIA 20110
 PH: 703.651.8387 FX: 703.651.9414

PROFFERED CONDITION AMENDMENT (RZ 95-Y-033)
 CENTREVILLE ANIMAL HOSPITAL
 SULLY MAGISTERIAL DISTRICT
 FAIRFAX COUNTY

NO.	DATE	REVISION	APPROVED BY	DATE
1				
2				

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

SCALE: N/A
 SHEET 1 OF 3
 DATE: NOVEMBER 2004
 DRAFT: CHECK: KMA MTM
 FILE NUMBER: 785-1-1



NOTE: ALL ON-SITE EASEMENTS ARE RECORDED AT DB 12077 PG 0001

PRE-DEVELOPMENT NARRATIVE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE CUB RUN WATERSHED. A ONE-STORY VETERINARY HOSPITAL AND ASSOCIATED SITE IMPROVEMENTS, INCLUDING A SWM FACILITY AND PARKING AREA CURRENTLY EXIST ON THE SUBJECT PROPERTY. THE MAJORITY OF THE SITE, APPROXIMATELY 1.50 ACRES, DRAIN TO THE ON-SITE SWM FACILITY. SAID FACILITY HAS BEEN PROPERLY SIZED AS TO ATTENUATE FLOWS AT, OR BELOW, PRE-DEVELOPED CONDITIONS. A SMALL PORTION OF THE SITE ALONG THE EASTERN PORTION OF THE PROPERTY LEAVES THE SITE UNCONTROLLED AS SHEET FLOW AND DRAINS TO EXISTING STORM STRUCTURE D23 WITHIN THE ADJACENT BENT TREE APARTMENT COMPLEX. PLEASE NOTE THAT THE RECEIVING SYSTEM WAS DESIGNED TO ACCOMMODATE FLOWS FROM THE SUBJECT PROPERTY.

PRE-DEVELOPMENT	POST-DEVELOPMENT
$Q_p = (1.50)(5.45)(0.65) = 5.3 \text{ CFS}$	$Q_p = (1.50)(5.45)(0.80) = 6.5 \text{ CFS}$
$Q_{of} = (1.50)(7.27)(0.65) = 7.1 \text{ CFS}$	$Q_{of} = (1.50)(7.27)(0.80) = 8.7 \text{ CFS}$

STORMWATER MANAGEMENT INFORMATION

TYPE OF FACILITY = EX. EXTENDED, DRY DETENTION
 FACILITY MAINTENANCE = PRIVATE
 APPROXIMATE EMBANKMENT HEIGHT = 8.5' (TOP OF DAM - DOWNSTREAM PIPE INVERT)
 APPROXIMATE TOTAL VOLUME = 12,745 CUBIC FEET @ 332.5
 APPROXIMATE ROD. B.M.P. VOLUME = 5,240 CUBIC FEET @ 330.6
 APPROXIMATE AVAILABLE B.M.P. VOLUME = 6,600 CUBIC FEET @ 331.0
 (4,370.82) - 0.75 = 2,79 C.F./AC.
 THIS, 2,79 C.F./AC. @ 1.95 AC = 5,290 C.F.
 APPROXIMATE 2-YEAR VOLUME = 7,680 CUBIC FEET @ 331.2
 APPROXIMATE 10-YEAR VOLUME = 8,400 CUBIC FEET @ 331.2
 TOP OF DAM = 334.25
 BOTTOM OF FACILITY = 327.0
 SIDE SLOPE = 3:1 MAXIMUM
 TYPE OF SPILLWAY = OVERLAND EMERGENCY SPILLWAY

STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT REQUIREMENTS, AS SET FORTH IN PFM SECTION 6-0300, FOR THE SUBJECT PROPERTY SHALL BE SATISFIED THROUGH THE USE OF THE EXISTING ON-SITE DRY, EXTENDED DETENTION FACILITY. PLEASE NOTE THAT WHEN THE SUBJECT PROPERTY WAS ORIGINALLY DEVELOPED (WITH FAIRFAX COUNTY PLAN #9380-SP-01-2) THE ULTIMATE, 'BUILT-OUT' CONDITION OF THE SITE WAS CONSIDERED IN THE SWM FACILITY DESIGN. ADDITIONALLY, THE WATER QUALITY CRITERIA AS IT PERTAINS TO PFM SECTION 6-0400 ARE MET THROUGH UTILIZING THE EXISTING EXTENDED, DRY DETENTION FACILITY IN COMBINATION WITH EXISTING, ON-SITE CONSERVATION EASEMENTS. PLEASE NOTE THAT THE SUBJECT PROPERTY IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD) THEREFORE NECESSITATING A 50% PHOSPHOROUS REMOVAL RATE WHICH IS MET THROUGH THE AFORESAID PROVISIONS. THE PROPOSED ADDITION WILL NOT ADVERSELY IMPACT THE VOLUME/CAPACITY OF THE EXISTING FACILITY. THE WALL OF THE PROPOSED ADDITION WILL NOT ENCROACH INTO THE IMPONDMENT AREA. IN ADDITION, A GEOTECHNICAL REPORT SHALL BE SUBMITTED IN CONJUNCTION WITH THE FUTURE SITE PLAN IN ACCORDANCE WITH COUNTY REQUIREMENTS. CONSEQUENTLY ALL STORMWATER MANAGEMENT CRITERIA, WITH RESPECT TO THE EXPANSION OF, AND CONSTRUCTION OF NEW, ON-SITE BUILDINGS AND INFRASTRUCTURE, AS SET FORTH IN THE PFM IS SATISFIED VIA THE EXISTING FACILITY AND ON-SITE CONSERVATION EASEMENTS.

OUTFALL NARRATIVE

THE DEVELOPMENT OF THE SUBJECT PROPERTY IN ACCORDANCE WITH THE PROPOSED APPLICATION SHALL NOT ALTER THE DRAINAGE PATTERNS FOR THE SUBJECT WATERSHED NOR SHALL IT EXACERBATE ANY DOWNSTREAM CONDITIONS. THE EXISTING ON-SITE SWM FACILITY WAS ORIGINALLY DESIGNED TO ACCOMMODATE THE DEVELOPMENT AS IT PERTAINS TO THE SUBJECT APPLICATION AND THEREFORE MAINTAINS SUFFICIENT VOLUME TO PROPERLY ATTENUATE POST DEVELOPMENT RUNOFF AT, OR BELOW PRE-DEVELOPED RATES IN ACCORDANCE WITH THE PFM. CONSEQUENTLY, THE EXISTING OFF-SITE RECEIVING STORM SEWER SYSTEM MAINTAINS SUFFICIENT HYDRAULIC CAPACITY TO CONVEY THE INCREASED RUNOFF FROM THE NEAREST WATERCOURSE. ALL POST DEVELOPMENT RUNOFF FROM THE SUBJECT PROPERTY SHALL BE CONVEYED FROM THE SUBJECT PROPERTY VIA A CLOSED STORM SEWER SYSTEM. THIS SYSTEM PROCEEDS DOWNSTREAM WITHIN THE ADJACENT BENT TREE APARTMENT COMPLEX APPROXIMATELY 1,000 FEET TO AN EXISTING DETENTION POND. THIS EXISTING DETENTION POND PROVIDES STORMWATER MANAGEMENT FOR THE AFOREMENTIONED APARTMENT COMPLEX AND DISCHARGES INTO LITTLE ROCKY RUN WHICH IS DEFINED AS A MAJOR FLOOD PLAIN BY THE ZONING ORDINANCE. ACCORDINGLY, THE OUTFALL IS ADEQUATE IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL AND IS SUBJECT TO FINAL ENGINEERING.

INTERIOR PARKING LOT LANDSCAPING

AREA OF PARKING AREAS:	14,500#
INT. PARKING LOT LANDSCAPING (5% MIN.):	1,725#
PLANT SCHEDULE PROVIDED:	1,925#

PLANT SCHEDULE:

SYMBOL	COMMON NAME	SIZE	STOCK TYPE	TOTAL QUANTITY	10 YEAR TREE COVER	TOTAL TREE COVER AREA	REMARKS
	LARGE DECIDUOUS	1.0" CAL.	B&B	2	150#	300#	INTERIOR PKG. LANDSCAPING

DENOTES PROPOSED BUILDING ADDITION ONTO EXISTING VETERINARY HOSPITAL

PARKING TABULATION

VETERINARY HOSPITAL:
 EXISTING: 22 PARKING SPACES
 (1-VAN ACCESSIBLE, HANDICAP SPACE)
 (1-LOADING SPACE, 15X25')
 REQUIRED: TO BE DETERMINED WITH THIS APPLICATION PER ZONING ORDINANCE

PROP. BUILDING TABULATION (VET. HOSPITAL)

EXISTING VETERINARY HOSPITAL:	4,270# (GSF)
PROP. 2-STORY ADDITION:	2,730# (GSF)
PROP. 1-STORY ADDITION:	500# (GSF)
	7,500# (GSF)

Application No. PCA 95-Y-033 Staff: S. Swadlow
 APPROVED DEVELOPMENT PLAN (DP) (SDP) (CDP) (FDP)
 SEE PROFFERS DATED 9-12-05
 Date of (603) (PC) approval 9-12-05
 Sheet 2 of 3

LAND DESIGN CONSULTANTS
 PLAN FOR SUCCESS
 WWW.LDCON.COM
 8569-E SUDLEY ROAD MANASSAS, VIRGINIA 20110
 PH: 703.631.8387 FX: 703.631.9414

GENERALIZED DEVELOPMENT PLAN

CENTREVILLE ANIMAL HOSPITAL

SULLY MAGISTERIAL DISTRICT
 FAIRFAX COUNTY

DATE DESIGN NO.	ENGINEER	REVISION APPROVED BY:	REVIEW BY:	APPROVED DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
 1" = 30'
 SHEET 2 OF 3
 DATE: NOVEMBER 2004
 DRAFT: JYKA CHECK: MTT
 FILE NUMBER: 785-1-1

