



**FAIRFAX COUNTY**

Department of Public Works and Environmental Services  
Office of Site Development Services  
12055 Government Center Parkway  
Fairfax, Virginia 22035-5503

May 5, 1999

Telephone (703) 324-1700  
Waiver Request No: 020889A  
File No: 03958/99

D. Thomas Basham, P.E., L.S.  
13420 Grandpas Road  
Nokesville, Virginia 20181

Subject: Request for Waiver of the Water Quality Control Requirements of the Chesapeake Bay Preservation Ordinance, Section 118-6-7 for Shenandoah's Pride, Parcel 6; Tax Map #70-4-10-0006; Braddock District

Reference: Your Letter Dated April 21, 1999 to Ray Curd

Dear Mr. Basham:

In response to your request, a waiver of water quality control requirements for the subject project is hereby granted under Section 118-6-7 subject to the following conditions.

- A double-tiered silt fence (a minimum of 4' apart) shall be installed along the lower clearing and grading limits for this lot.
- No more land shall be disturbed than is necessary to provide for the storage facility.
- Indigenous vegetation shall be preserved to the maximum extent possible.

This waiver in no way relieves you of any other Chesapeake Bay Preservation Ordinance requirements or any other County drainage requirements, including adequacy of outfall, pro-rata share payments, etc. This waiver shall expire 24 months from the date of this approval unless the appropriate site plan has been approved.

If further assistance is desired, please contact Kent Pruefer, Special Projects Branch at 324-1700.

Sincerely,

*[Signature]*  
Ray Curd, Chief  
Special Projects Branch

RC/ads  
3958

cc: Fred Rose, Chief, Stormwater Management Branch, DPWES  
Ralph E. Donnell, Acting Chief, Bonds and Agreements Branch, DPWES  
Don Demetrius, Chief, Site Review Branch, DPWES  
Kent Pruefer, Special Projects Branch, DPWES  
Chesapeake Bay Exception Request File, Special Projects Branch, DPWES  
Central Files

**GENERAL NOTES**

- THE PURPOSE OF THIS SITE PLAN IS TO CONSTRUCT A 10' 32" EXTENSION 1517.52 FT. TO THE RECEIVING AREA AND A 7' 50" 56 FT. ADDITION TO THE LOADING DOCK. THERE IS NO CHANGE IN THE NATURE OF THE USE OF THE SITE AND NO INCREASE IN THE NUMBER OF EMPLOYEES.
- PARKING TABULATION: AS THE ADDITION IS FOR SHIPPING AND RECEIVING ONLY, THERE IS NO EFFECT IN THE PARKING FOR THE SITE. SEE SHEET 2 FOR OVERALL SITE PARKING TABULATION.
- STORMWATER MANAGEMENT: THE PROPOSED ADDITION IS TO BE LOCATED OVER EXISTING PAVEMENT, THEREFORE THERE IS NO INCREASE IN IMPERVIOUS AREA FOR THE SITE. STORMWATER OUTFALL FOR THE SITE CONSISTS OF EXISTING CLOSED CONDUIT STORM SEWER BUILT UNDER PREVIOUS SITE PLANS IN THE 1970'S AND ALL STORMWATER IS CONVEYED TO EXISTING ADEQUATE CHANNELS. A WAIVER REQUEST WILL BE SUBMITTED FOR WATER QUALITY.
- THE PROPERTY IS CURRENTLY ZONED I-4.
- SITE TABULATION:  
TAX MAP #70-4(10) PARCELS 4, 5 & 6  
AREA PARCEL 4 = 1,011,757 HEC (2,50008 AC.)  
AREA PARCEL 5 = 1,011,757 HEC (2,50008 AC.)  
AREA PARCEL 6 = 1,669,354 HEC (4,12502 AC.)  
SITE - TOTAL AREA = 3,692,868 HEC (9,12511 AC.)  
FLOOR AREA CALCULATIONS:  
EX. GFA = 80,611 SF  
NEW AREA = 8,357 SF  
TOTAL AREA = 88,968 SF  
(SEE BREAKDOWN - THIS SHEET)  
FAR: 88,968 / 397,403 = 0.223 MAX FAR = 0.5
- MINIMUM BUILDING SETBACK REQUIREMENTS  
FRONT - CONTROLLED BY 45 DEGREE ANGLE BULK PLANE BUT NOT LESS THAN 12.2 M (40 FT.)  
SIDE - NO REQUIREMENT  
REAR - NO REQUIREMENT
- TOPOGRAPHY SHOWN TAKEN FROM RECORD DATA AND SUPPLEMENTED BY THIS FIRM IN NOVEMBER 1998. A VERTICAL DATUM BASED ON COUNTY MON. "GTS" ELEV. = 295.5 FT. BOUNDARY INFO TAKEN FROM A SURVEY PREPARED BY URBAN ENGINEERING & ASSOC., INC. DATED NOVEMBER 9, 1994.
- LOCATION OF EXISTING UNDERGROUND UTILITIES TAKEN FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION BEFORE STARTING CONSTRUCTION. FURTHER, THIS FIRM IS NOT RESPONSIBLE FOR ANY UNDERGROUND CONDITIONS WHICH WOULD IN ANY WAY INTERFERE WITH CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING EXISTING ROAD AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS OF MUD AND/OR DUST AND TO TAKE WHATEVER MEASURES NECESSARY TO ENSURE THE STREETS ARE KEPT IN A CLEAR AND DUST-FREE CONDITION AT ALL TIMES.
- ALL CONSTRUCTION FOR HANDICAPPED PARKING AND BUILDING ACCESS SHALL BE DONE IN CONFORMANCE WITH VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS A117.1-1990.

**PARKING TABULATION**

SITE USE: - MANUFACTURE (CONTAINERS), PROCESSING, WAREHOUSING & DISTRIBUTION OF MILK  
- SERVICE AND REPAIR OF FLEET VEHICLES - 2 BAYS

TOTAL NUMBER OF EMPLOYEES ON MAJOR SHIFT = 95 (3 OF WHICH ARE IN THE VEHICLE SERVICE & REPAIR FACILITY)

NUMBER OF COMPANY VEHICLES = 54 TRUCKS, 8 CARS = 62 TOTAL

**PARKING REQUIRED:**

- WAREHOUSE/MANUFACTURE = 1/EMPLOYEE + 1/COMPANY VEHICLE  
= 95 + 62 = 157 SPACES REQUIRED  
- VEHICLE REPAIR & SERVICE = 2/BAY + 1/EMPLOYEE  
= 2 X 2 + 3 = 7 SPACES REQUIRED  
TOTAL SPACES REQUIRED = 164 SPACES REQUIRED

**PARKING PROVIDED:**

- TOTAL CAR AND TRUCK SPACES = 165 SPACES > 164 OK

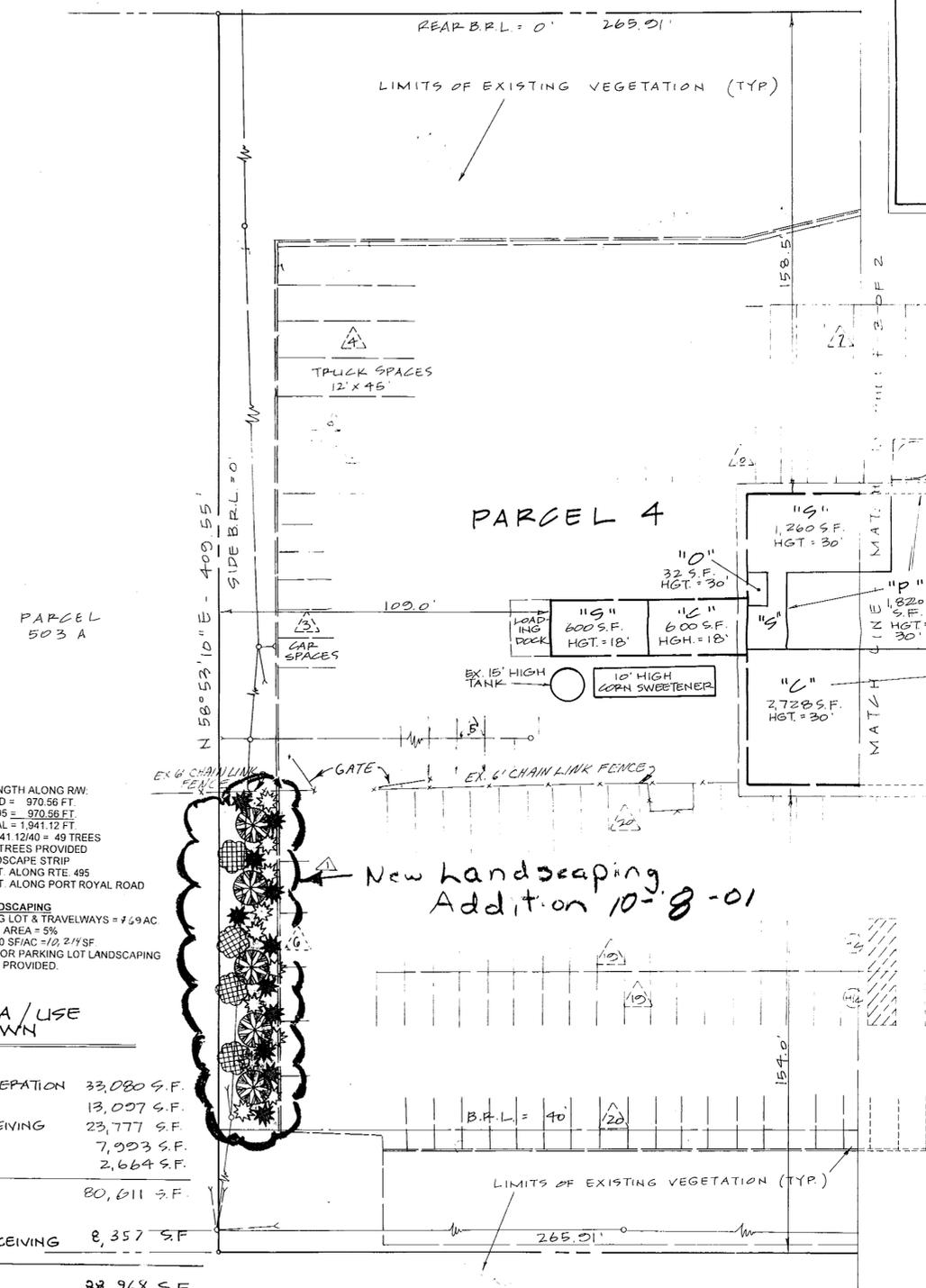
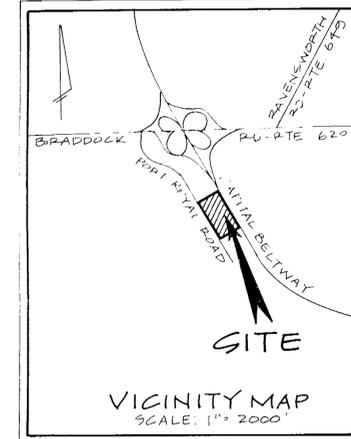
**LOADING SPACES REQUIRED:**

- WAREHOUSE/MANUFACTURE = 1/1ST 5,000 SFGFA + 1/EA AD'L 30,000 SF  
= 1 + 2.5 = 4 LOADING SPACES RQD.  
- VEHICLE REPAIR & SERVICE = 1/10,000 SF + 1/EA AD'L 20,000  
= 1 + 0 = 1 LOADING SPACE RQD.  
TOTAL SPACES REQUIRED = 5 LOADING SPACES RQD.

**LOADING SPACES PROVIDED:**

- 5 LOADING SPACES PROVIDED

APPROVED BY SP PLAN  
SEE DEV CONDS DATED 11/29/01  
Date of (BOS) (BZA) approval 12/3/01  
Sheet 2 of 2



**BUILDING AREA / USE BREAKDOWN**

USE	AREA (S.F.)
EXISTING "C" COOLING & PEPPAGEPATION	33,080 S.F.
"D" PROCESSING	13,057 S.F.
"S" STORAGE & RECEIVING	23,777 S.F.
"O" OFFICE	7,993 S.F.
"R" REPAIR SHOP	2,664 S.F.
<b>TOTAL</b>	<b>80,611 S.F.</b>
PROPOSED "S" STORAGE & RECEIVING	8,357 S.F.
<b>TOTAL</b>	<b>88,968 S.F.</b>

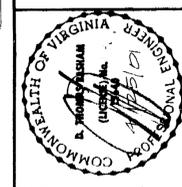
**PLANTING SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
☉	CORNUS FLORIDA	FLOWERING DOGWOOD	8 cm CAL.	5	BARE ROOT
☉	SYRINGA RETICULATA	JAPANESE TREE LILAC	8 cm CAL.	4	BARE ROOT
☉	ROSA RUGOSA	RUGOSA ROSE	24"	11	
☉	PRUNUS VIRGINIANA	PURPLE CHOCOCKERRY	24"	11	
		<b>TOTAL</b>		<b>31</b>	

**REVISION BLOCK**

NO.	DATE	DESCRIPTION
1	10-3-01	Added Ex Landscaping around build, added new landscaping tabulations, revised Revision Block, & existing
2	11-1-01	Added 2nd story Addition, revised 5/10/01 S.F.

**BASHAM & MULLEN PC**  
ENGINEERING & SURVEYING & PLANNING  
12914-C FITZWATER DRIVE - P.O. BOX 787  
NOKESVILLE, VA 20182  
(703) 594-3445 - TOLL FREE: (877) 829-7956



**SPECIAL EXCEPTION PLAT**

**SHENANDOAH'S PRIDE**  
RAVENSWORTH INDUSTRIAL PARK  
BRADDOCK DISTRICT, VIRGINIA  
FAIRFAX COUNTY, VIRGINIA

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING  
NOV 10 2001  
BASHAM  
SCALE: 1" = 25'  
DATE: APRIL 25, 2001  
ACAD:  
COMP. BY: T.B.  
DRAWN BY: D.G.  
SHEET 1 OF 2  
DWG. # 1284-C

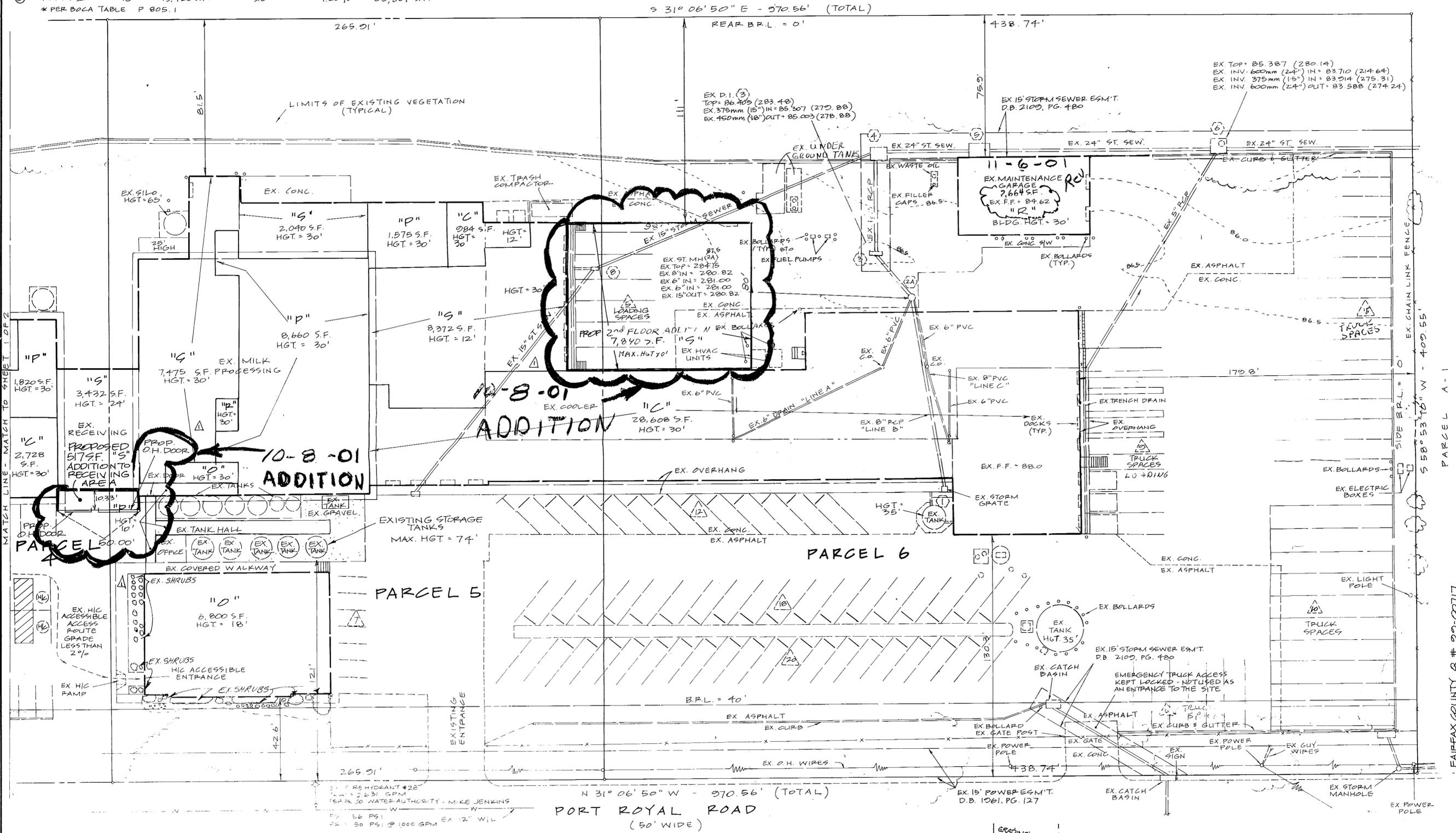
EX. STORM FLOW CALCULATIONS

(LINE) PIPE	TYPE	DIAM.	COLLECTED AREA	RAIN INTENSITY IN/HR.	SLOPE	MAX ALLOW. AREA * @ CONSTRUCTION OF SLOPE
1	PVC SCH 40	6"	4,240 S.F.	3.0	1.0%	7,133 S.F.
2	PVC SCH 40	8"	6,200 S.F.	3.0	1.71%	10,800 S.F.
3	PVC SCH 40	6"	2,280 S.F.	3.0	1.0%	7,133 S.F.
4	PCPCL III	15"	13,420 S.F.	3.0	1.20%	85,867 S.F.

\* PER BOCA TABLE P 805.1

INTERSTATE ROUTE 405  
(WIDTH VARIES)

PROJECT NO. EA00-B-001 Staff F.B.  
APPROVED 6/15/01 SP PLAN  
SEE DEV CONDS DATED 11/29/01  
Date of (BOS) (BZA) approval 12/3/01  
Sheet 2 of 2



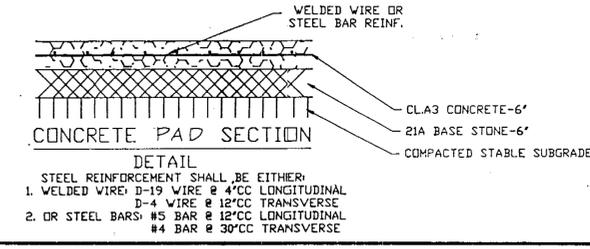
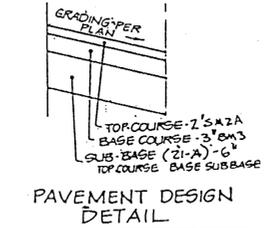
NOTES:  
1. TYPE OF CONSTRUCTION ZC  
2. USE GROUP S-1

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS, REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE: *[Signature]*  
OWNER/DEVELOPER: D. Thomas Basham, PE  
TITLE: ACCOUNT MANAGER

ENGINEER'S/SURVEYOR'S CERTIFICATE:  
THIS PROPERTY IS IN THE NAME OF FAIRFAX COUNTY ECONOMIC DEVELOPMENT AUTHORITY C/O SHENANDOAH'S PRIDE AS RECORDED IN DEED BOOK 5006 PAGE 646 OF THE LAND RECORDS OF FAIRFAX COUNTY, VA.

D. THOMAS BASHAM, P.E.



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SHENANDOAH'S PRIDE  
RAVENSWORTH INDUSTRIAL PARK  
BRADDOCK DISTRICT  
FAIRFAX COUNTY, VIRGINIA

PRINTED NOV 10 2001  
BASHAM  
SCALE: 1" = 25'  
DATE: APRIL 25, 2001  
ACAD:  
COMP. BY: TB  
DRAWN BY: DG  
SHEET 2 OF 2  
DWG. # 1284-C