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,

Ray Curd, Chief
Special Projects Branch

RC/tds
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

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 VEIHICLES = 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 = 208 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

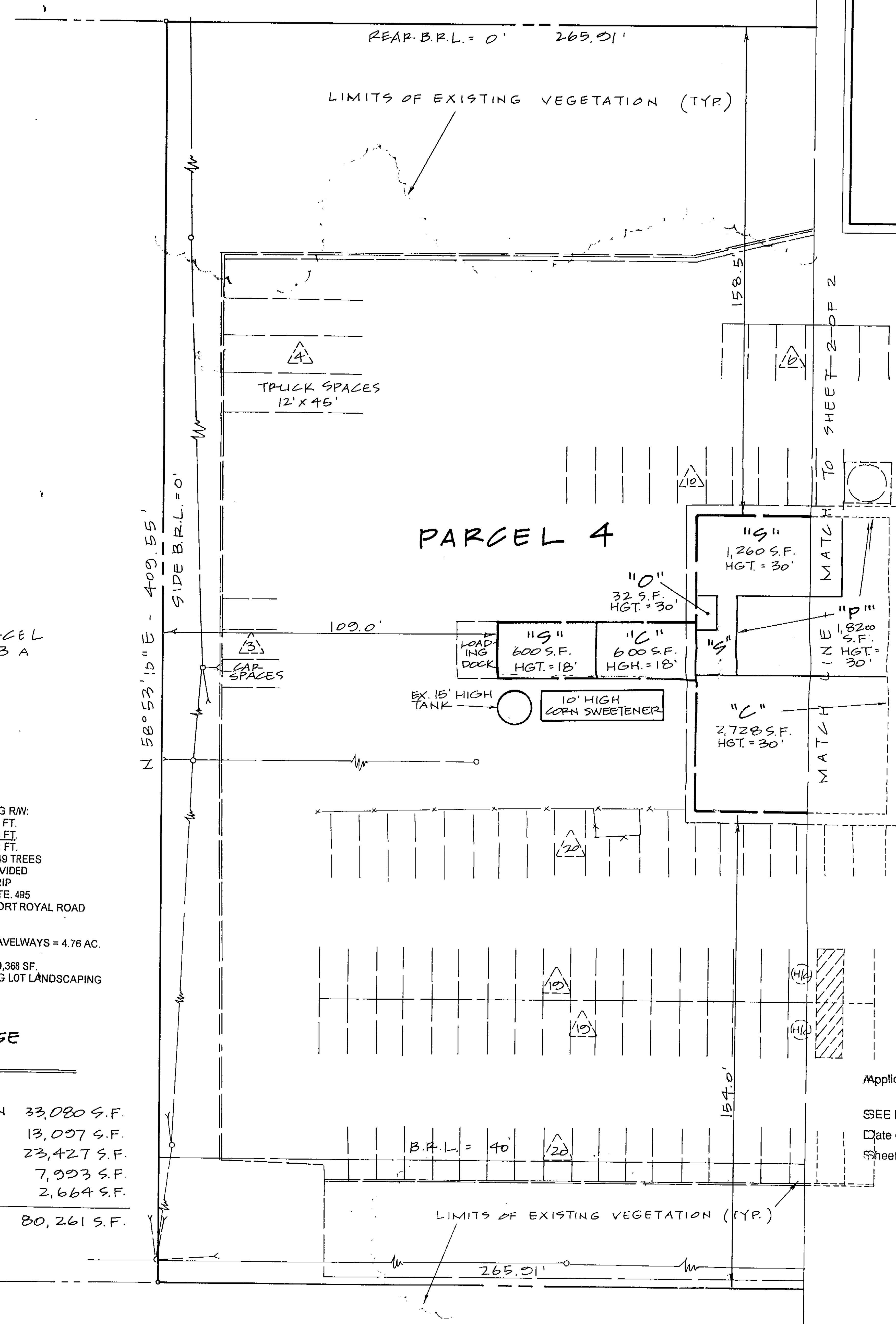
GENERAL NOTES

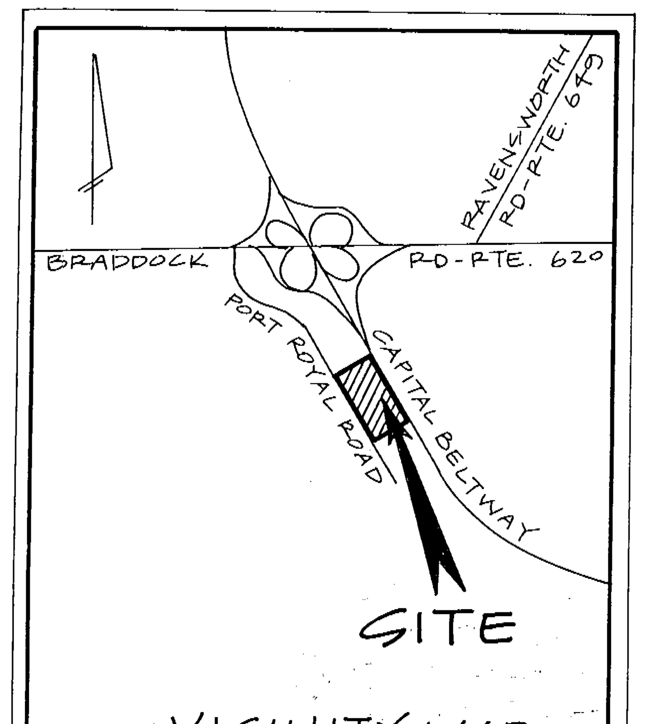
1. THE PURPOSE OF THIS SITE PLAN IS TO CONSTRUCT 3 MILK STORAGE TANKS. THE PROPOSED TANKS ARE FOR STORAGE OF MILK PRODUCTS, THE SAME TYPE PRODUCTS CURRENTLY PROCESSED AND STORED AT THE SITE. THERE IS NO CHANGE IN THE NATURE OF THE USE OF THE SITE.
2. PARKING TABULATION: AS THE ADDITION IS FOR A STORAGE FACILITY ONLY, THERE IS NO EFFECT IN THE PARKING FOR THE SITE. SEE SHEET 2 FOR OVERALL SITE PARKING TABULATION.
3. 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 HAS BEEN SUBMITTED FOR WATER QUALITY.
4. THE PROPERTY IS CURRENTLY ZONED I-4
5. SITE TABULATION:
   TAX MAP # 70-4((10)) PARCELS 4, 5 & 6.
   AREA PARCEL 4 = 1.011757 HEC (2.50008 AC.)
   AREA PARCEL 5 = 1.011757 HEC (2.50008 AC.)
   AREA PARCEL 6 = 1.669354 HEC (4.12502 AC.)
   SITE - TOTAL AREA = 3.692868 HEC. 9.12518 AC.
   FLOOR AREA CALCULATIONS:
   EX. GFA = 80,261 S.F.
   NEW AREA = 350 SF
   TOTAL AREA = 80,611 S.F.
   (SEE BREAKDOWN - THIS SHEET)
   FAR= 79,862/397,492 = 0.2 MAX. FAR = 0.5
6. 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
7. TOPOGRAPHY SHOWN TAKEN FROM RECORD DATA AND SUPPLEMENTED BY THIS FIRM IN NOVEMBER 1998. VERTICAL DATUM BASED ON COUNTY MON., "GPS 156",ELEV = 293.56 FT. BOUNDARY INFO TAKEN FROM A SURVEY PREPARED BY URBAN ENGINEERING & ASSOC., INC. DATED NOVEMBER 9 1994.
8. 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.
9. 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 CLEAN AND DUST-FREE CONDITION AT ALL TIMES.
10. 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 A117.1-1980.
11. EX. TIE-INS FOR UTILITIES WERE BASED ON AS-BUILTS.
12. SITE IS NO LOCATED IN A FLOOD PLAIN ACCORDING TO ON FIRM 5115525C- 23.
13. NO WORK SHALL DIRECTLY AFFECT A PERENNIAL STREAM. THERE ARE NO COUNTY MAPPED RPA'S ON THE SITE.
14. NO WORK DIRECTLY AFFECTS ANY WETLANDS OR OTHER SIMILAR AREAS UNDER FEDERAL JURISDICTION.
15. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH CURRENT FAIRFAX COUNTY, VIRGINIA DEPARTMENT OF TRANSPORTATION, AND/OR THE COMMONWEALTH OF VIRGINIA STANDARDS, ORDINANCES, REGULATIONS, AND/OR REQUIREMENTS WHERE APPLICABLE.
16. AS REQUIRED, EXISTING PAVEMENT AREAS SHALL BE BROUGHT TO NEW GRADE BY OVERLAYING WITH LIFTS OF BITUMINOUS CONCRETE SURFACE ASPHALT. EXISTING PAVEMENT SHALL BE PREPARED, IN ACCORDANCE WITH INDUSTRY STANDARDS AND METHODS, TO INSURE THE PROPER BONDING OF THE NEW ASPHALT TO THE OLD SURFACE. ANY AREA OF THE EXISTING PAVEMENT FOUND TO BE SEVERELY DAMAGED OR DETERIORATED TO THE POINT WHERE THE BONDING OF SURFACES WOULD NOT BE EFFECTIVE, SHALL BE REPAIRED AND/OR REBUILT TO CONFORM TO THE TYPICAL PAWING SECTION PER THIS PLAN.
17. THE OWNER SHALL OBTAIN THE RIGHT TO USE AND MAKE IMPROVEMENTS IN ANY EXISTING EASEMENTS.
18. THE SITE IS CURRENTLY SERVED BY PUBLIC SEWER AND WATER. THERE ARE NO INCREASES TO WATER OR SEWER DEMAND AS A RESULT OF THIS PLAN.
19. TRIP GENERATION: AS THIS PLAN IS SOLELY FOR A STORAGE FACILITY, THERE IS NO INCREASE IN TRAFFIC AS A RESULT OF THIS PLAN.
20. THERE ARE NO KNOWN GRAVESITES LOCATED ON THIS PROPERTY.
21. AS THERE IS NO ENTRANCE TO THE SITE (PARCEL 6) FROM PORT ROYAL ROAD, THERE IS NO REQUIREMENT FOR STREET LIGHTS.
22. OPEN SPACE REQUIREMENT:
   PARCELS 4,5 & 6 TOTAL AREA = 9.12518 AC. = 397,493 SQ.FT.
   PARCELS 4,5 & 6 GREEN SPACE = 2.420 AC. = 105,026 SQ.FT.
   OPEN SPACE 4,5 & 6 = 105/026 / 397,493 = 26.4 % > 15%
23. TREE CANOPY:
   PARCEL 4,5 & 6 - TOTAL AREA = 9.12518 AC.. = 397,493 SQ.FT.
   EXISTING TREE COVERAGE = 91,421 x 1.25 = 114,277
   EXISTING COVERAGE = 54,750 / 179,686 = 114,277/ 397,493 = 28.7%
   REQUIRED COVERAGE (10%) = (0.10) x (397,493) = 39,749 SQ.FT.
   114,277 SQ.FT. > 39,494 SQ.FT.
24. AS THERE IS NO INCREASE IN PARKING REQUIRED FOR THIS DEVELOPMENT, THERE IS NO REQUIREMENT FOR PERIPHERAL OR INTERIOR LANDSCAPING. THE LIMITS OF EXISTING VEGETATION ARE SHOWN ON THE PLAN.
25. LANDSCAPING:
   - PERIPHERAL LANDSCAPING:
   - ALONG R/W: TOTAL LENGTH ALONG R/W:
     PORT ROYAL ROAD = 970.56 FT.
     RTE 495 = 970.56 FT.
     TOTAL = 1,941.12 FT.
   - REQUIRED TREES = 1,941.12/40 = 49 TREES
     ** PROVIDED: OVER 60 TREES PROVIDED
   - REQUIRED: 10 FT. LANDSCAPE STRIP
     ** PROVIDED: MIN. 64 FT. ALONG RTE. 495
     MIN. 20 FT. ALONG PORT ROYAL ROAD

   - INTERIOR PARKING LOT LANDSCAPING
   TOTAL AREA OF PARKING LOT & TRAVELWAYS = 4.76 AC.
   - REQUIRED LANDSCAPE AREA = 5%
   = 0.05 x 4.76 AC. X 43,560 SF/AC = 10,368 SF.
   ** PROVIDED: NO INTERIOR PARKING LOT LANDSCAPING HAS BEEN PROVIDED.

BUILDING AREA / USE BREAKDOWN

EXISTING		
"C"	COOLING & REFRIGERATION	33,080 S.F.
"P"	PROCESSING	13,097 S.F.
"S"	STORAGE & RECEIVING	23,427 S.F.
"O"	OFFICE	7,993 S.F.
"R"	REPAIR SHOP	2,664 S.F.
	TOTAL	80,261 S.F.





VICINITY MAP
SCALE: 1" = 2000'

Application No. SE 00-B-021 Staff LJ
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 7/5/00
Date of (BOS) (BZA) approval 8/7/00
Sheet 1 of 2

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 26 2000
ZONING EVALUATION DIVISION

REVISION BLOCK

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

COMMONWEALTH OF VIRGINIA
D. THOMAS BASHAM
(LICENSE) No. 15440
PROFESSIONAL ENGINEER

SPECIAL EXCEPTION PLAT

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

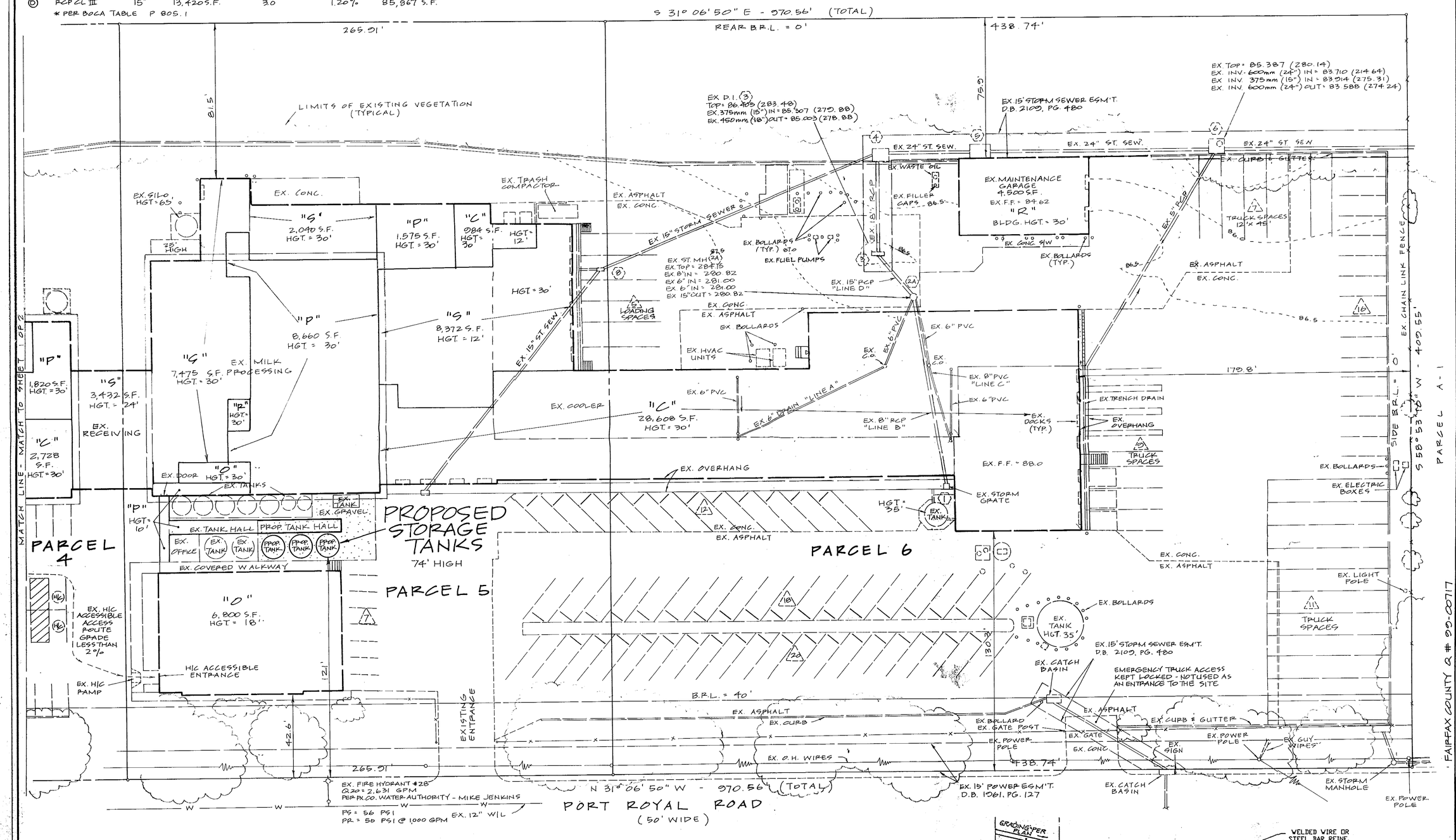
SCALE: 1" = 25'
DATE: APRIL 10, 2000
MAY 30, 2000
ACAD:
COMP. BY: T.B.
DRAWN BY: D.G.
SHEET 1 OF 2
DWG. # 1284-A

EX. STORM FLOW CALCULATIONS

(LINE) PIPE	TYPE	DIAM.	COLLECTED AREA	RAIN INTENSITY IN/HR.	SLOPE	MAX. ALLOW. AREA * @ CONSTRUCTION OF SLOPE
(A)	PVC SCH 40	6"	4,040 S.F.	3.0	1.0%	7,133 S.F.
(B)	PVC SCH 40	8"	6,200 S.F.	3.0	1.71%	10,800 S.F.
(C)	PVC SCH 40	6"	2,280 S.F.	3.0	1.0%	7,133 S.F.
(D)	RCP CL III	15"	13,420 S.F.	3.0	1.20%	85,867 S.F.

* PER BOCA TABLE P 805.1

Application No. SE 08-B-021 Staff C.J.
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 7/5/08
Date of (BOS) (BZA) approval 8/7/08
Sheet 2 of 2



NOTES:

1. TYPE OF CONSTRUCTION: 2C
2. USE GROUP: S-1

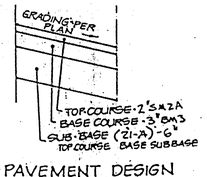
I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE: PE

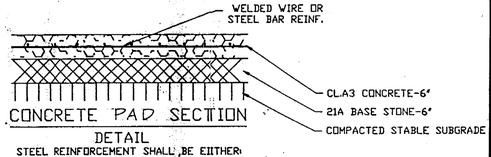
OWNER/DEVELOPER: D. THOMAS BASHAM, PE AGENT FOR OWNER
NAME TITLE

ENGINEERS'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.



PAVEMENT DESIGN DETAIL



CONCRETE PAD SECTION

DETAIL
STEEL REINFORCEMENT SHALL BE EITHER:
1. WELDED WIRE: D-19 WIRE @ 4"CC LIONGITUDINAL
D-4 WIRE @ 12"CC TRANSVERSE
2. OR STEEL BARS: #5 BAR @ 12"CC LIONGITUDINAL
#4 BAR @ 30"CC TRANSVERSE

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COMMONWEALTH OF VIRGINIA
D. THOMAS BASHAM
LICENSED PROFESSIONAL ENGINEER
7/10/08

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