

# CONCEPTUAL / FINAL DEVELOPMENT PLAN

## LOT 5 ADDITION

### TO THE

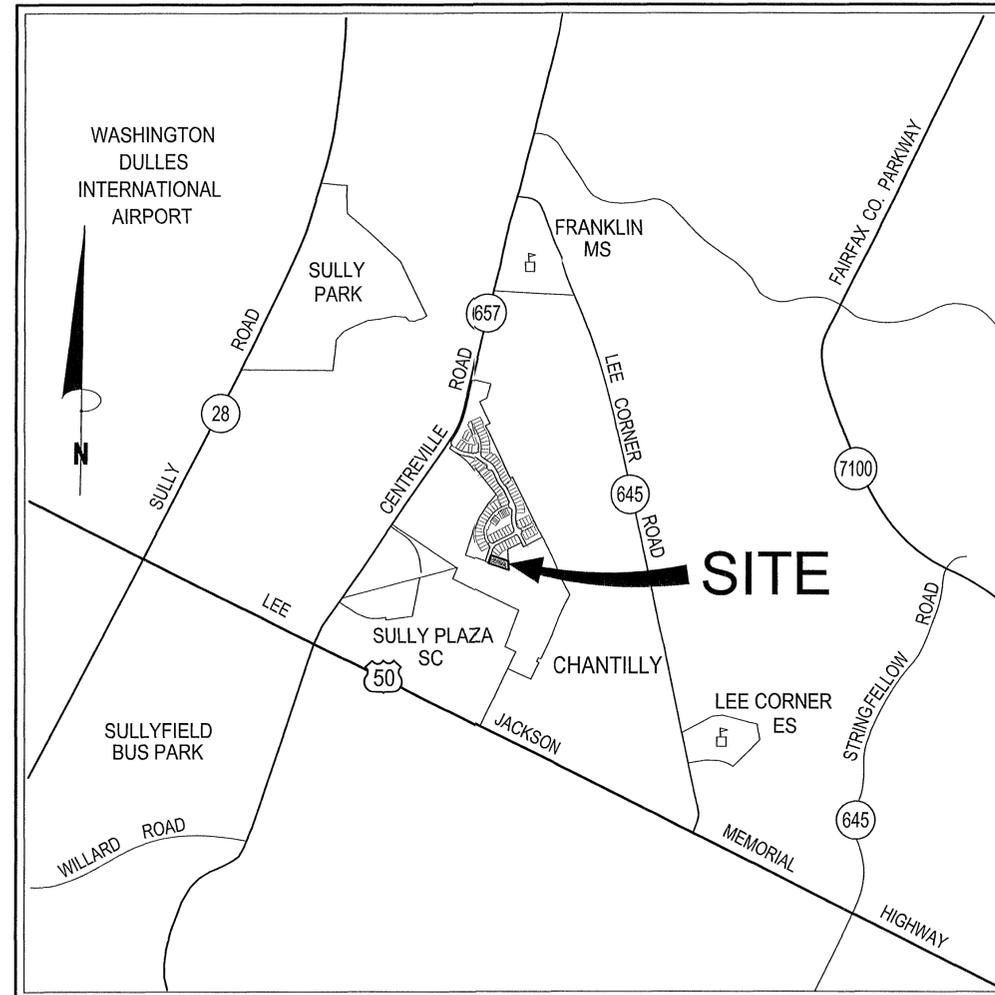
# CENTREVILLE ROAD PROPERTIES

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
RZ - 2006 - SU-021

### NOTES:

- THE PROPERTY DELINEATED BY THIS PLAN IS CURRENTLY ZONED R-1 AND IS LOCATED AS FOLLOWS:  

Tax Map Number	Deed Book	Page	Property Owner
034-4(3)-005	17991	1341	NCL XXX, LLC
- TOTAL SITE AREA IS 23,291 SF. OR 0.534 AC.
- TOPOGRAPHY (2' CONTOUR INTERVAL) SHOWN HAS BEEN INTERPOLATED FROM THE FAIRFAX COUNTY TOPOGRAPHIC MAPS.
- NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
- THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE SULLY DISTRICT, THE UPPER OCCOQUAN SANITARY SEWER DISTRICT, AND THE CUB RUN WATERSHED. PUBLIC WATER AND SEWER SHALL BE PROVIDED THROUGH EXISTING AND EXPANDED FACILITIES.
- WAIVERS OF THE ON-SITE STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES TO THAT AS ALREADY PROVIDED WITH SITE PLAN #4363-SP-001 TO BE REQUESTED BY THE APPLICANT. IF THE WAIVERS ARE DENIED SWM/BMP REQUIREMENTS TO BE PROVIDED ON-SITE IN THE AREA DEPICTED ON THE PLAN. SEE STORMWATER AND BMP NARRATIVE ON SHEET 2 FOR ADDITIONAL INFORMATION.
- THERE ARE NO FLOODPLAIN, RESOURCE PROTECTION AREAS (R.P.A.), OR ENVIRONMENTAL QUALITY CORRIDOR (E.Q.C.) AREAS, AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN, LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO KNOWN HAZARDOUS WASTE MATERIALS, TOXIC SUBSTANCES, EXISTING STORAGE TANKS, OR CONTAINERS ON-SITE.
- THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS WAIVED / MODIFIED BELOW:  
  - APPLICANT REQUESTS A WAIVER TO SECTION 6-107, PARAGRAPH 1 OF THE ZONING ORDINANCE REQUIRING A MINIMUM DISTRICT SIZE OF 2.0 AC. SUBJECT PROPERTY IS INTENDED TO BE COMBINED WITH THE PREVIOUSLY APPROVED ZONING APPLICATION RZ-2004-SU-015.
  - WAIVER OF SWM/BMP AS DESCRIBED HEREIN.
  - REQUIRED RECREATIONAL FACILITIES PER SECTION 6-110-2 ARE TO BE PROVIDED BY, AND AS PART OF, PREVIOUS REZONING RZ-2004-SU-015.
- EXISTING WATER MAINS, EXISTING SANITARY SEWERS, AND EXISTING STORM DRAINS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY PER AVAILABLE RECORDS. FURTHERMORE, THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES, AND THOSE SHOWN ARE APPROXIMATE.
- ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE.
- AT TIME OF FINAL ENGINEERING, THE PROPOSED LIMITS OF CLEARING AND GRADING WILL BE IN SUBSTANTIAL CONFORMANCE WITH THAT DEPICTED ON THE CDP/FDP. NECESSARY UTILITIES SHALL BE INSTALLED IN THE LEAST DISRUPTIVE MANNER AS POSSIBLE.
- THE PROPOSED DEVELOPMENT CONFORMS TO THE RECOMMENDATIONS SET FORTH IN THE ADOPTED COMPREHENSIVE PLAN FOR THE UPPER POTOMAC PLANNING DISTRICT.
- THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN IS NOT CONTAINED WITHIN AN AIRPORT NOISE IMPACT ZONE ACCORDING TO THE FAIRFAX COUNTY OFFICE OF COMPREHENSIVE PLANNING.
- DEVELOPMENT SCHEDULE OF THIS PROJECT IS CONTINGENT UPON PLAN APPROVAL.
- PER THE FAIRFAX COUNTY TRAIL PLAN THERE ARE NO TRAILS REQUIRED ALONG THE PROPERTY FRONTAGE.
- THE FOOTPRINTS, SIZES AND LOCATIONS OF ALL STRUCTURES AND LOTS REPRESENTED HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING, BUT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THAT DEPICTED ON THE CDP/FDP. BUILDING FEATURES ARE SUBJECT TO FINAL ARCHITECTURAL PLANS. LOT LINES MAY BE ADJUSTED SO LONG AS OPEN SPACE IS NOT DECREASED AND THE CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP.
- ALL EXISTING STRUCTURES ARE TO BE DEMOLISHED. ALL EXISTING UTILITIES, UNLESS NOTED, OR DESIGNED TO BE TIED INTO, ARE TO BE REMOVED.
- APPLICATION PROPERTY WILL BE SUBJECT TO AN AMENDED OR REVISED SITE PLAN PER APPROVED SITE PLAN COUNTY # 4363-SP-001.
- TYPICAL UNIT ELEVATIONS HAVE BEEN SHOWN ON SHEET 2. IN ORDER TO MAKE THE PROPOSED LOTS COMPATIBLE WITH THE MANY OTHER REQUIRED SITE DETAILS/ELEMENTS TO INCLUDE BUT NOT LIMITED TO STREET LIGHTS, STREET TREE TYPES, SIDEWALK MATERIALS, AND ETC., THIS PLAN SHALL CONFORM TO THE DETAILS AS APPROVED WITH SITE PLAN 4363-SP-01.
- ARES OF THE PLAN SHOWN AS OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE GOVERNING HOMEOWNERS ASSOCIATION.
- TREE COVER FOR THE SUBJECT PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 13 OF THE ZONING ORDINANCE.



VICINITY MAP  
SCALE: 1" = 1000'

### SHEET INDEX

- COVER SHEET/NOTES
- CONCEPTUAL / FINAL DEVELOPMENT PLAN
- EXISTING VEGETATION MAP / EXISTING CONDITIONS PLAN

### APPLICANT:

NCL XXX, LLC  
5350 SHAWNEE ROAD, SUITE 310  
ALEXANDRIA, VIRGINIA 22310

### PREPARED BY:

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14020 THUNDERBOLT PLACE, SUITE 300  
CHANTILLY, VA. 20151

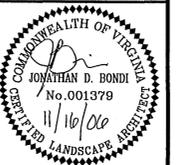
Application No RZ/FDP-2006-SU-021  
Staff: T. Strunk  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
SEE PROFFERS DATED 12-6-2006  
Date of BOS PC approval 1-08-07  
Sheet 1 of 3  
PC Approval of FDP on 12-6-2006, No Conditions

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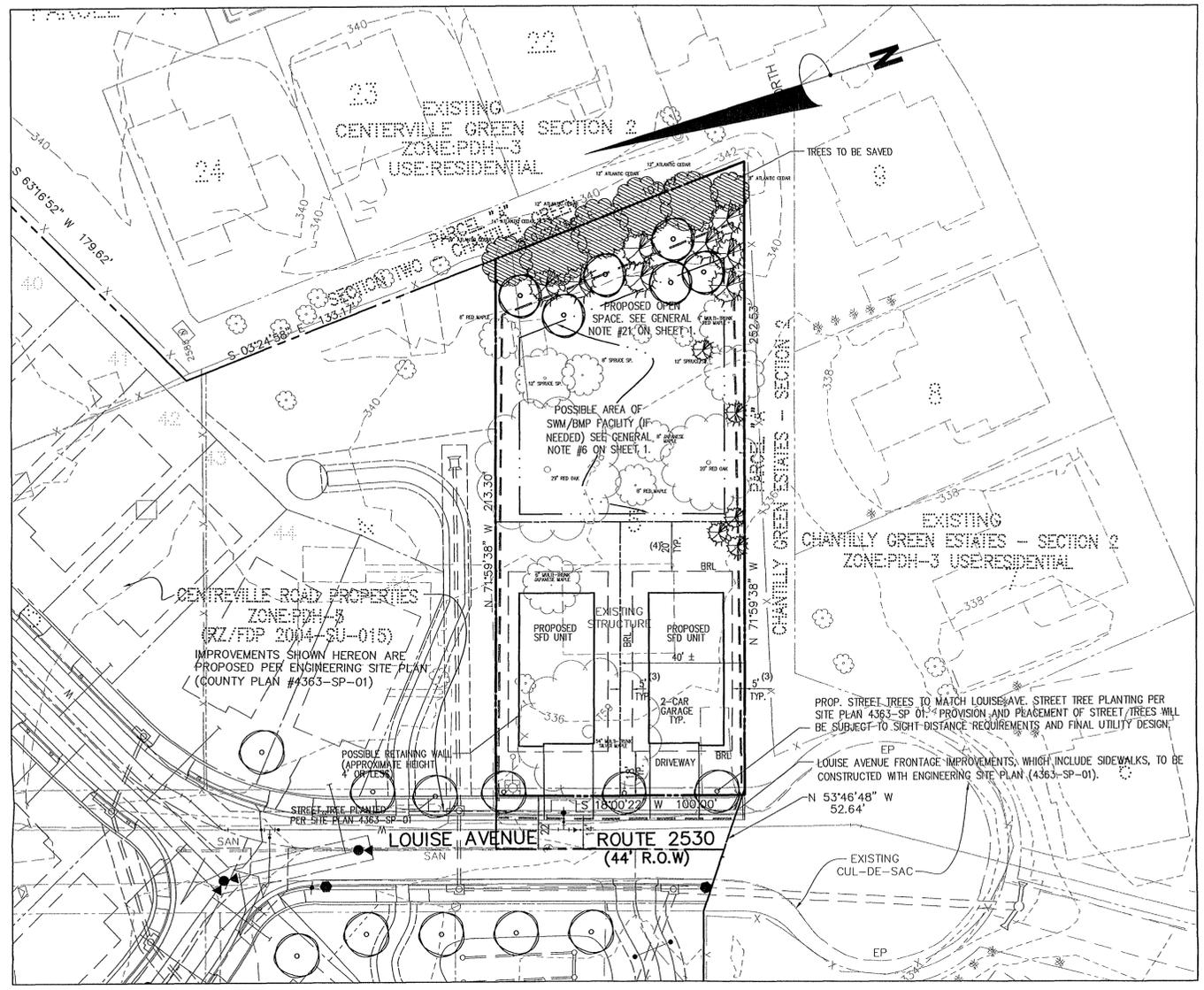
COVER SHEET  
LOT 5 AT CENTREVILLE ROAD  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

RZ/FDP2006-SU-021  
COUNTY PROJECT NUMBER



DATE	DESCRIPTION
5/24/06	1 <sup>ST</sup> SUBMISSION
10/30/06	2 <sup>ND</sup> SUBMISSION
11/01/06	3 <sup>RD</sup> SUBMISSION
11/16/06	4 <sup>TH</sup> SUBMISSION

JOB No.	RRM	MJT
DESIGN	DRAWN	CHKD
SCALE	H:	AS NOTED
	V:	
JOB No.	2056-02-005	
DATE:	MAY 24, 2006	
FILE No.	2056-D-ZP-003	
SHEET	1	OF 3



**SITE TABULATIONS:**

TOTAL SITE AREA:	± 0.534 AC.
EXISTING ZONING CATEGORY:	R-1 (RESIDENTIAL)
PROPOSED ZONING CATEGORY:	PDH-5
ALLOWABLE NUMBER OF DWELLING UNITS:	2.5 UNITS
PROPOSED NUMBER OF DWELLING UNITS:	2 SINGLE FAMILY DETACHED UNITS
ALLOWABLE OVERALL DENSITY:	5 DU/AC
PROPOSED OVERALL DENSITY:	3.74 DU/AC
REQUIRED OPEN SPACE (PDH-5):	35% (0.534 x 0.35 = 0.19 AC)
PROVIDED OPEN SPACE:	45% (0.24 AC)

**PARKING TABULATION:**

REQUIRED PARKING:	4 SPACES
2 SINGLE FAMILY DETACHED UNITS @ 2.0 SPD/UNIT:	4 SPACES
(LOCATED ALONG LOUISE AVENUE, ROUTE 2530, A PUBLIC STREET)	
PROVIDED PARKING, (1), (2)	4 SPACES
2 SINGLE FAMILY DETACHED (4 SPD/UNIT) OFF-STREET:	8 SPACES

NOTE:  
 (1) APPLICANT RESERVES THE RIGHT TO PROVIDE A GREATER NUMBER OF PARKING SPACES THAN THE MINIMUM REQUIREMENT, PROVIDED THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/DFP.

**TREE COVER CALCULATION:**

PROPOSED ZONING:	PDH-5
SITE AREA:	0.534 AC
REQUIRED TREE COVER:	20% (4,705 SF)
PROPOSED TREE COVER:	20% (4,800 SF)

NOTE:  
 LANDSCAPE SHOWN IS CONCEPTUAL AND SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, UTILITY LOCATIONS, ETC.

**TYPICAL SINGLE FAMILY DETACHED LOT NOTES:**

MIN. 40' X 97' LOTS	
MIN. YARDS & SETBACKS:	
FRONT	18 FT.
REAR	20 FT.
SIDE (3)	5 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.

(3) SIDE YARD ENCROACHMENTS SUCH AS BUT NOT LIMITED TO BAY WINDOWS, AND CHIMNEY ENCROACHMENTS SHALL BE PERMITTED PER SECTION 2-412 OF THE ZONING ORDINANCE.  
 (4) DECKS SHALL BE ALLOWED TO ENCRACH INTO THE REAR YARD PER SECTION 2-412.2 OF THE ZONING ORDINANCE.

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 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED 12-6-2006  
 Date of BOS PC approval 1-08-07  
 Sheet 2 of 3  
 PC Approval of FDP on 12-6-2006, No Conditions

**STORMWATER MANAGEMENT NARRATIVE**

The project site is located at the bottom of the sub-watershed and drains in a southeasterly direction. Approximately one half of the site drains into an existing storm sewer inlet in Louise Avenue. The other half of the site drains overland into a roadside ditch. All runoff from the project site is conveyed into the storm sewer outfall at the cul-de-sac of Louise Avenue. From there the runoff is conveyed in storm sewer to a wetland type pond located in Chantilly Green Section 2. The piped outfall then conveys the runoff from the project site through the existing Sully Place shopping Center to a culvert under Route 50.

The project site is on a relatively flat terrain and the storm drainage outfall is shallow and has a slope of less than 1.0 %. The proposed development will place fill on site to create cover for sanitary sewer and to make it possible to sewer the basements. There is a large tree that the developer may attempt to save. These site restrictions adversely effect the stormwater management. Open space area in the rear of the project site will be landscaped and a Water Quality Management Area will be created for the purposes of providing a partial BMP onsite. Detention cannot be provided with any feasibility due to flatness of the site and shallow outfall.

**Hydrologic Analysis**

Site Area	0.53 Acres
Existing Impervious Area	3,050 sf or 0.07 Acres - 13%
Proposed Impervious Area	7,400 sf or 0.17 Acres - 32%
Coefficient of Runoff	
Existing	C = 0.35
Proposed	C = 0.49
Rainfall Intensity	
2 Year Storm	I = 5.45
Existing	I = 5.45
Proposed	I = 5.45
10 Year Storm	I = 7.27 in/hr
Existing	I = 7.27 in/hr
Proposed	I = 7.27 in/hr
Existing Runoff	
2 Year Storm	1.01 cfs
10 Year Storm	1.35 cfs
Proposed Runoff	
2 Year Storm	1.42 cfs
10 Year Storm	1.88 cfs
Runoff Increase	
2 Year Storm	0.41 cfs
10 Year Storm	0.53 cfs

The outfall serving the site will handle the increase in runoff due to detention and BMP having been provided with Centreville Road Properties with Site Plan 4363-SP-01. The bio-retention filters planned to be installed in the referenced project significantly increases the time of concentration for the sub-watershed and reduces the runoff due to the inherent detention provided in the bio-retention filters. Therefore, for the reasons stated above, the Applicant herewith requests a waiver of the stormwater detention and BMP.

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

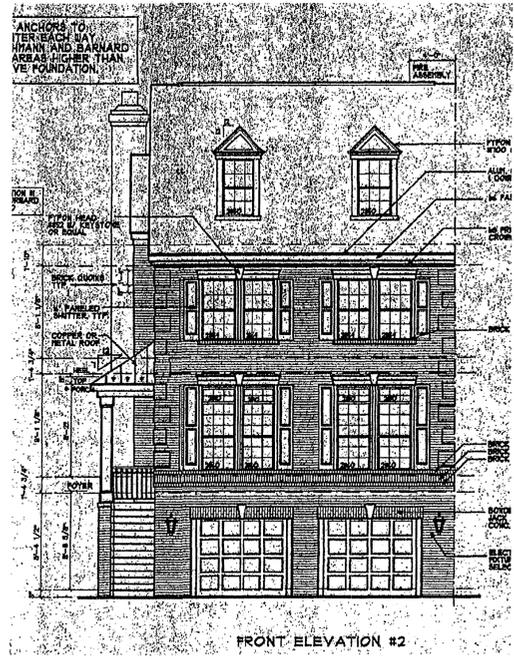
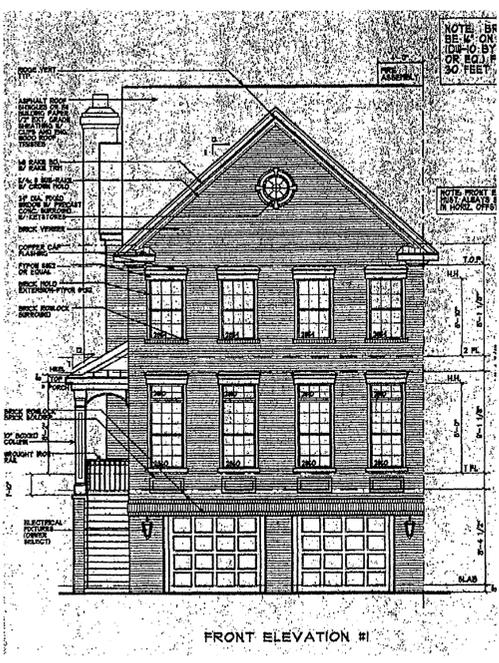
The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in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

This information is required under the following Zoning Ordinance paragraphs:  
 Special Permits (8-011 2J & 2L)      Special Exceptions (9-011 2J & 2L)  
 Cluster Subdivision (9-615 1G & 1N)      Commercial Revitalization Districts (9-622 2A (12) & (14))  
 Development Plans PRC District (16-302 3 & 4L)      PRC Plan (16-303 1E & 1C)  
 FDP P Districts (except PRC) (16-502 1F & 1Q)      Amendments (18-202 10F & 10I)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
  2. 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 spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 2.
  3. Provide: (N/A - REFER TO SWM NARRATIVE ON THIS SHEET)
- | Facility Name/Type & No.                             | On-site area served (acres) | Off-site area served (acres) | Drainage area (acres) | Footprint area (sf) | Storage Volume (cf) | If pond, dam height (ft) |
|--|-----------------------------|------------------------------|-----------------------|---------------------|---------------------|--------------------------|
| To g. dry pond, rain barrel, underground vault, etc) |                             |                              |                       |                     |                     |                          |
|  |                             |                              |                       |                     |                     |                          |
| Totals   |                             |                              |                       |                     |                     |                          |
4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2. Pond inlet and outlet pipe systems are shown on Sheet N/A.
  5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is \_\_\_\_\_ (asphalt, geoblock, gravel, etc.).
  6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 2.
  7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 2.
  8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 2. (REFER TO SWM NARRATIVE)
  9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 2. (REFER TO SWM NARRATIVE)
  10. 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 Sheets 2.
  11. A submission waiver is requested for SWM QUANTITY AND BMP QUALITY (SEE SWM NARRATIVE THIS SHEET)
  12. Stormwater management is not required because Waiver shall be requested.

**LEGEND**

- x-x-x-x- EXISTING FENCE
- 40--- EXISTING CONTOUR
- - - - - PROPOSED LIMITS OF CLEARING & GRADING
- W-W- EXISTING WATERLINE
- W-W- PROPOSED WATERLINE
- [ ] EXISTING STORM STRUCTURE
- o- SAN EXISTING SANITARY SEWER
- OU- OVERHEAD UTILITY
- EP- EXISTING EDGE OF PAVEMENT
- - - - - CENTERLINE OF RIGHT-OF-WAY
- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- EXISTING TREELINE
- POSSIBLE TREE SAVE
- EX. TREE TO BE REMOVED



TYPICAL SINGLE FAMILY DETACHED ELEVATIONS:

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 LOT 5 AT CENTREVILLE ROAD  
 SULLY DISTRICT  
 FARIFAX COUNTY, VIRGINIA

RZ/FDP2006-SU-021  
 COUNTY PROJECT NUMBER



DATE	DESCRIPTION
11/16/06	4th SUBMISSION
11/01/06	3rd SUBMISSION
10/30/06	2nd SUBMISSION
5/24/06	1st SUBMISSION

JDB DESIGN RRM DRAWN MJT CHKD  
 SCALE H: 1"=30' W:  
 JOB No. 2056-02-005  
 DATE: MAY 24, 2006  
 FILE No. 2056-D-ZP-003

