

VICINITY MAP  
SCALE: 1"=2,000'

NOTES

- DENOTES EXISTING EVERGREEN TREE
- DENOTES EXISTING DECIDUOUS TREE
- DENOTES EXISTING TREELINE

PARCEL 78  
UPPER OCCOQUAN SEWAGE AUTHORITY  
ZONE: RC USE: SEWAGE PLANT

AREA TABULATION

6.09 ACRES	OR 265,281 SQ. FT.
0.1429 ACRE	OR LESS AND EXCEPT -6,225 SQ. FT. (PER DEED BOOK 2836, PAGE 580) (TAKE: 10-24-66)
5.9471 ACRE	OR 259,056 SQ. FT.

STORMWATER NARRATIVE

SWM/BMP REQUIREMENTS FOR THIS PROJECT SHALL BE ADDRESSED THROUGH CONSTRUCTION OF AN UNDERGROUND SWM FACILITY AND THE DEDICATION OF ON-SITE CONSERVATION OPEN SPACE. 50% OF THE SITE WILL BE DEDICATED AS CONSERVATION OPEN SPACE. HENCE NO ADDITIONAL BMP MEASURE IS REQUIRED. THE ON-SITE UNDERGROUND FACILITY WILL BE DESIGNED TO DETAIN POST-DEVELOPMENT RUNOFF RATES TO LEVELS AT OR BELOW PRE-DEVELOPMENT. THE SITE LAYOUT, STORM SEWER AND GRADING WILL HONOR EXISTING MAJOR DRAINAGE PATTERNS TO BULL RUN IN ACCORDANCE WITH PFM 6-0202.2 AND ALLOW DETENTION OF APPROXIMATELY 80% OF THE DEVELOPMENT AREA RUNOFF. TOTAL STORAGE VOLUME WILL BE APPROXIMATELY 5,010 CUBIC FEET. THE UNDERGROUND FACILITY WILL SERVE AN ON-SITE DRAINAGE AREA OF APPROXIMATELY 2.3 ACRES. FACILITY MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE APPLICANT. THIS PROJECT IS WITHIN THE BULL RUN WATERSHED (WSPD) AND WILL BE DESIGNED TO ACCOMPLISH 50% POLLUTANT REMOVAL IN ACCORDANCE WITH PFM CHAPTER 6. BMP CONSERVATION OPEN SPACE SHALL BE DEDICATED IN UNDISTURBED AREAS (TO INCLUDE NORTH, SOUTH AND EAST TRANSITIONAL SCREENING YARDS) TO ADDRESS BMP REQUIREMENTS FOR UNCONTROLLED AREAS.

**Existing Conditions**  
THE SUBJECT PROPERTY IS LOCATED AT A TOPOGRAPHIC DIVIDE ON THE EAST SIDE OF ORDRWAY ROAD. DRAINAGE FOR THE SITE IS EVENLY SPLIT EAST AND WEST AND REACHES ULTIMATE OUTFALL AT THE BULL RUN FLOODPLAIN APPROXIMATELY 700 FEET TO THE SOUTH AND EAST. BULL RUN, AS WELL AS THE EAST RECEIVING TRIBUTARY, IS WITHIN EXISTING FLOODPLAIN AND/OR PUBLIC OPEN SPACE (NORTHERN VIRGINIA REGIONAL PARK AUTHORITY). THE EXISTING SITE OUTFALLS ARE DESCRIBED AS FOLLOWS:

\* EAST - APPROXIMATELY 3.2 ACRES OF THE EASTERN LAWN AND WOODED PORTION OF THE SITE DRAINS TO THE EAST, BY OVERLAND SHEET FLOW, TO A CHANNEL TRIBUTARY TO BULL RUN LOCATED ON PARK AUTHORITY PROPERTY APPROXIMATELY 200' BELOW THE SITE. THE EXISTING CHANNEL IS INCISED AND APPEARS TO ADEQUATELY CONVEY THE EXISTING CONDITION RUNOFF. THE TRIBUTARY HAS A DRAINAGE AREA OF APPROXIMATELY 30 ACRES AND FLOWS SOUTH APPROXIMATELY 1000' TO CONFLUENCE WITH BULL RUN. AT THE CONFLUENCE THE TOTAL DRAINAGE AREA IS MORE THAN 100 TIMES THE PROPOSED DEVELOPMENT SITE. THE POINT OF DOWNSTREAM REVIEW (PDR) IS AT THE DRAINAGE CONFLUENCE OF THE TRIBUTARY CHANNEL WITH BULL RUN.

\* WEST - APPROXIMATELY 2.8 ACRES OF SITE DRAINS TO THE WEST, TO THE ORDRWAY ROAD STREET DITCH AND TRAVELS SOUTH WITH THE ROAD APPROXIMATELY 300' TO A CULVERT CROSSING. THE ROAD CULVERT OUTFALLS AT AN EXISTING CHANNEL ON UOISA (UPPER OCCOQUAN SEWAGE AUTHORITY) PROPERTY WHICH TRAVELS WEST APPROXIMATELY 350' AND ENTERS THE UOISA LAKE. THE UOISA LAKE IS WITHIN FLOODPLAIN AND HAS OUTFALL AT BULLRUN AT THE ORDRWAY ROAD CROSSING. THE PDR FOR THIS OUTFALL IS 300' BELOW THE EXISTING ROAD CULVERT AT ORDRWAY ROAD.

**Outfall Requirement**  
THE DESIGN OF THE PROJECT WILL PROPOSE SWM/BMP MEASURES AND OFFSITE STORM SEWER IMPROVEMENTS, TO THE EAST OUTFALL, ALLOWING ADEQUATE DRAINAGE IN ACCORDANCE WITH PFM REGULATIONS. GRADING AND DRAINAGE OF THE DEVELOPMENT AREA WILL REQUIRE MINOR FLOW DIVERSION TO THE EAST, IN ACCORDANCE WITH PFM 6-0202.2A, TO PREVENT MULTIPLE SWM/BMP FACILITIES. THE RUNOFF TO THE WEST OUTFALL WILL BE REDUCED, DUE TO THE GRADING AND LOCATION OF DRAINAGE IMPROVEMENTS, TO A LEVEL AT OR BELOW THE PREDEVELOPMENT RATES. THE DESIGN OF RUNOFF WILL BE JUSTIFIED AS REQUIRED IN PFM 6-0202.3A(2). IT IS OUR OPINION THAT, GIVEN THE CONSTRUCTION OF ON-SITE DRAINAGE IMPROVEMENTS TO THE EXISTING BULL RUN TRIBUTARY CHANNEL, THIS PROJECT WILL MEET OR EXCEED PFM OUTFALL REQUIREMENTS.

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 1B & 1H) Commercial Revitalization Districts (9-622 2A (12) & (14))  
Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)  
FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

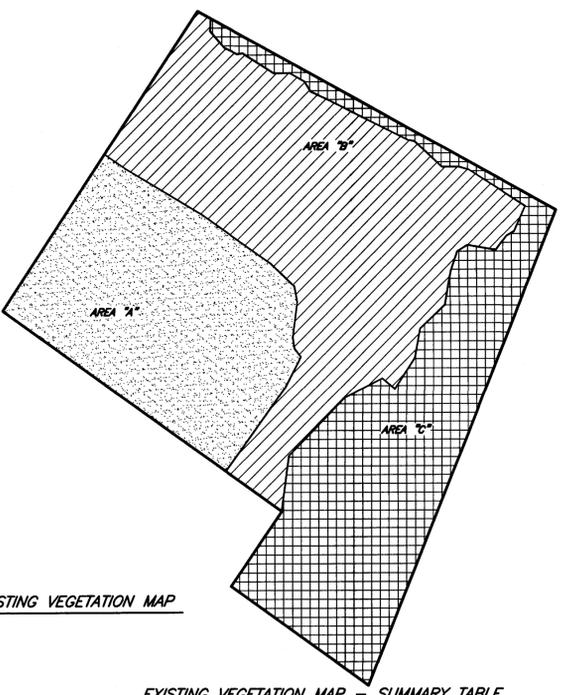
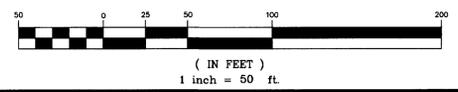
- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 2.
- 3. Provide:
 

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)
UNDERGROUND VAULT	2.3	0	2.3	2,200	5,010	N/A
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2.  
Pond inlet and outlet pipe systems are shown on Sheet 2.
- 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 N/A (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.
- 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.
- 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 1.
- 11. A submission waiver is requested for \_\_\_\_\_
- 12. Stormwater management is not required because N/A

EXISTING CONDITIONS  
NEW MOUNT ZOAR CHURCH

FAIRFAX COUNTY, VIRGINIA  
SULLY DISTRICT  
SCALE: 1" = 50' AUGUST 17, 2007  
REVISED: OCTOBER 17, 2007  
REVISED: JANUARY 8, 2008  
SHEET 1 OF 2

GRAPHIC SCALE



EXISTING VEGETATION MAP

EXISTING VEGETATION MAP - SUMMARY TABLE

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	OLD FIELD	EASTERN RED CEDAR	N/A	GENERALLY GOOD	71,331 SQ. FT.	FORMER PASTURE WITH MAINTAINED GRASSLANDS AND EASTERN RED CEDARS
B	DEVELOPED	N/A	N/A	GOOD	106,712 SQ. FT.	GRAVEL DRIVEWAY, EXISTING RESIDENCE & OUTBUILDINGS, WALKWAYS, POOL, FOUNDATION PLANTINGS & LAWN
C	UPLAND FOREST	OAKS AND MAPLES	SUB-CLIMAX	MODERATE	81,013 SQ. FT.	NATURAL FOREST & NOT MAINTAINED
TOTAL AREA					259,056 SQ. FT.	

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**APPROVED**  
11 2 28 08  
Application No. SP2007-SU-125  
*John Hillman*  
Chairman, Board of Zoning Appeals

