



APPLICATION FILED: June 19, 2007
PLANNING COMMISSION: May 15, 2008
BOARD OF SUPERVISORS: Not yet Scheduled

County of Fairfax, Virginia

May 15, 2008

STAFF REPORT ADDENDUM I

SPECIAL EXCEPTION APPLICATION SE 2007-DR-018

DRANESVILLE DISTRICT

APPLICANT: William P. Sloan

ZONING: R-2

PARCEL(S): 41-1 ((9)) 1A

SITE AREA: 1.0 acre

DENSITY: 2.0 du/acre

PLAN MAP: Residential; 1 - 2 du/ac

SE CATEGORY: Category 6: Waiver of the minimum lot width requirement

PROPOSAL: To permit a waiver of the minimum lot width requirement in order to construct two (2) single-family detached dwellings with the proposed lots each having a width of 94.24 ft.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2007-DR-018, subject to the proposed Development Conditions contained in Attachment 1.

Jack Thompson

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning application does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

BACKGROUND

On February 13, 2008, a staff report was published for the subject application. On April 18, 2008, the applicant resubmitted an amended Special Exception (SE) Plat for the subject property. Staff has outlined the applicant's proposed SE Plat changes below, as well as staff-generated modifications to the Proposed Development Conditions.

ANALYSIS

SE PLAT

The applicant has amended their Special Exception (SE) Plat, to include the following changes:

1. SE Plat Date Change: The SE Plat is now dated May 3, 2007, as revised through April 17, 2008.
2. Lot 1A2 Footprint Reduction: On Sheet 2 of 6, the applicant has reduced the footprint size of the proposed single-family detached dwelling unit on Lot 1A2, from a previous approximate building footprint of 2,650 square feet (SF) to 2,400 SF. The proposal calls for the residence's footprint to be reduced in width and extended in length in order to increase the side yard setback along Lot 1A2's eastern property line from fifteen (15) feet to twenty (20) feet. The reduction in footprint width also provides for a greater separation distance between the two (2) proposed single-family detached residences, from thirty (30) feet to thirty-seven (37) feet. Lastly, the reduced footprint will include the elimination of Lot 1A2's proposed covered porch and decrease the length of Lot 1A2's proposed front yard driveway and retaining wall.

The applicant has modified the proposed cross-sections on Sheet 3 of 6, and the proposed footprint on Sheet 4 of 6, to reflect the change in building elevation and footprint size. No other changes to the SE Plat, to include stormwater/infiltration trench computations, limits of clearing and grading, site tabulations, tree save proposal, etc., are proposed.

PROPOSED DEVELOPMENT CONDITIONS

Staff has made six (6) changes to the proposed development conditions, to include:

1. Development Condition Date Change: The proposed development conditions are now dated May 15, 2008 (the former date was February 13, 2008).
2. Development Condition # 3 (SE Plat Date Change): Staff has updated the proposed development condition to reflect the applicant's most recent submittal date of April 17, 2008.

3. Development Condition # 4 (Tree Preservation): Staff's proposed Tree Preservation development condition is now listed as proposed development condition # 4, whereas in the published Staff Report it was listed as #5. Staff has added language requiring the applicant to submit a schedule, concurrent with a Tree Preservation Plan, which sets forth a proposed monetary value for each of the trees surveyed and depicted on the SE Plat. The schedule established at that time would serve two purposes: (1) it would be used to determine the amount of the Tree Bond; and (2) it would serve as a schedule of the baseline damages for any breach of the tree save conditions in the future.
4. Development Condition # 5 (Conservation Easement): The published Staff Report from February 13, 2008, requires that the applicant provide a Restrictive Covenant for Tree Preservation (proposed development condition # 4). Staff has deleted the development condition and instead added a new # 5 development condition entitled Conservation Easement. The Conservation Easement names the Board of Supervisors as the grantee or beneficiary of the easement, and it would be recorded among the land records to preserve the tree save areas reflected on the SE Plat.
5. Development Condition # 13 (Public Facilities Manual): The wording 'Public Facilities Manual' has been spelled out, in addition to the initials (PFM).
6. Development Condition # 17 (Energy Star Qualified Homes): The applicant has committed, on the SE Plat, to comply with Energy Star requirements. Staff has added this commitment to the Development Conditions.
7. Expiration Language (following Development Condition #17): Staff has added language requiring that the expiration of the Special Exception be tied to the commencement of construction on one of the dwelling units for either of the proposed lots.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff believes that the application is in harmony with the land use recommendations of the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SE 2007-DR-018, subject to the proposed Development Conditions contained in Attachment 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

ATTACHMENTS

1. Proposed Development Conditions
2. Revised SE Plat
3. Locator Map

PROPOSED DEVELOPMENT CONDITIONS

SE 2007-DR-018

May 15, 2008

If it is the intent of the Board of Supervisors to approve SE 2007-DR-018 located at 1942 Virginia Avenue, Tax Map 41-1 ((9)) 1A to permit a waiver of minimum lot width requirement, pursuant to Sect. 9-610 of the Fairfax County Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "*Special Exception Plat, D.P. Divine Plat, Lot 1A*", prepared by Charles P. Johnson (CPJ) & Associates, Inc., dated May 3, 2007, as revised through April 17, 2008. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Tree Preservation: The Applicant shall submit a Tree Preservation Plan as part of the first and all subdivision plan submissions. The Tree Preservation Plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of the Urban Forestry Management Division ("UFMD"), Fairfax County Department of Public Works and Environmental Services ("DPWES"). The Tree Preservation Plan shall consist of a tree survey that includes the location, species, size, crown spread, and condition rating percentage of all trees 8 inches in diameter and greater, and 25 feet to either side of the limits of clearing and grading as shown on the Special Exception Plat for the subject property. The Tree Preservation Plan shall provide for the preservation of all of the trees in those areas shown for tree preservation on the Special Exception Plat and shall include any additional areas in which trees can be preserved as a result of final engineering. The conditions analysis ratings shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved (such as crown pruning, root pruning, mulching, fertilization, and others as necessary) shall be included in the plan.

Concurrently with the submission of the Tree Preservation Plan, the Applicant shall also submit a schedule that sets forth a proposed monetary value for each of the trees surveyed that is to be preserved in accordance with the Special Exception Plat, as well as any additional areas in which trees can be preserved as a result of final engineering. The monetary values for each of the trees to be preserved shall be determined using the Trunk Formula Method contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture and shall be subject to review and approval by UFMD. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The Site Rating Component shall be equal to at least 80 percent. The combined total of monetary values identified in the approved Tree Preservation Plan for trees designated to be preserved shall serve as a baseline sum for determining the amount of the Tree Bond. In addition, the monetary values identified in the approved Tree Preservation Plan for trees to be preserved shall serve as the baseline amount for determining the amounts to be paid to the County in the event that the Applicant, his personal representatives, heirs, successors, and assigns violate any of these special exception development conditions and/or any of the provisions set forth in the Conservation Easement, as described more fully in the following paragraph; provided, however, that the baseline amounts shall be subject to increase to reflect inflation (to be calculated using the Consumer Price Index) and tree growth as applicable.

5. Conservation Easement: No land-disturbing activity shall take place upon the subject property unless and until a conservation easement (the "Conservation Easement") has been recorded in the Land Records of Fairfax County, Virginia, over the area shown on Attachment A (the "Conservation Area"), which shall include all areas encompassed within the Tree Preservation Plan referenced in paragraph 4, above. The Conservation Easement shall name the Applicant as the grantor and the Board of Supervisors of Fairfax County, Virginia (the "Board"), as the grantee of the easement. It shall constitute an easement in gross that runs in perpetuity with the subject property and shall be binding on the Applicant, his personal representatives, heirs, successors, and assigns. The form of the Conservation Easement shall be subject to the approval of the Director of the Zoning Evaluation Division of the Fairfax County Department of Planning and Zoning and the Fairfax County Attorney.

The Conservation Easement shall include, at a minimum, the following provisions:

- A. No person or entity shall perform any of the following activities in the Conservation Area:
 1. Fill, grade, excavate, or perform any other land disturbing activities in the Conservation Area, except as necessary for (a) erosion and sediment control pursuant to a plan approved by the DPWES and then only in strict accordance with the terms of the approved plan;

and (b) the enhancement of existing vegetation through the planting of additional native species on the subject property as approved by UFMD.

2. Remove, disturb, cut, destroy, or otherwise harm any trees, shrubs, or other vegetation in the Easement Area on the subject property, except as necessary for (a) the control of invasive species of vines and other vegetation; (b) the routine maintenance of existing conditions, such as minor tree limbing or trimming, provided that such activity is consistent with the Tree Preservation Plan; or (c) the removal of trees in order to prevent the endangerment of life.
3. Construct any trails, walkways, buildings, signs, towers, or any other structures in the Conservation Area on the subject property, absent the Board's approval of a special exception amendment permitting such activity and then only in strict accordance with the terms of that approval.
4. Dump or store soil, trash, ashes, sawdust, bark, dredge spoil, chemicals, pesticides, fertilizers, or other waste on the subject property, except that the Applicant may apply otherwise legally permitted pesticides to the subject property to the extent necessary to control any weeds, insects, pests, and other species destructive to the trees to be preserved as part of these special exception conditions, provided that all use of pesticides shall be consistent with all federal, state, and local regulations and approved by UFMD.

B. The Conservation Easement additionally shall contain the following provisions:

1. The Applicant, his personal representatives, heirs, successors, and assigns shall be solely responsible for replacing and/or restoring any and all trees in the Easement Area that are removed, disturbed, cut, destroyed, or otherwise harmed, regardless of whether or not such damage has occurred as a result of the Applicant's actions or inactions, natural causes (including, without limitation, disease and/or weather conditions), and/or the actions of a third party not under the control of the Applicant, his personal representatives, heirs, successors, and/or assigns.

2. The Board and/or its agents shall have the right, but not the obligation, to enter onto the subject property at reasonable times for purposes of ensuring that the Tree Preservation Plan and/or the terms and conditions of the Conservation Agreement are being fulfilled.
3. The Board and/or its agents shall have the right, but not the obligation, to enter onto the subject property and take any and all actions that are necessary to restore the Conservation Area in the event that any trees in the Conservation Area are removed, disturbed, cut, destroyed, or otherwise harmed in whole or in part.
4. The Applicant, his heirs, successors, and assigns shall pay all costs associated with the restoration of the Conservation Area in the event that any trees in the Conservation Area are removed, disturbed, cut, destroyed, or otherwise harmed in whole or in part (to include, without limitation, all costs associated with the removal of the trees and/or their roots and the payment of all costs associated with the replacement of any trees that are removed, disturbed, cut, destroyed or otherwise harmed), and shall indemnify and hold the Board harmless from any and all liability for such costs. If such costs are not timely paid to the Board within 30 days after presentation of an invoice for the same, they shall constitute a lien against the subject property.
5. The Applicant, his personal representatives, heirs, successors, and assigns shall promptly, in accordance with a schedule determined by UFMD, replace all trees in the Conservation Area that are removed, disturbed, cut, destroyed, or otherwise irreparably harmed with trees of a like species and diameter at breast height ("DBH") as required by UFMD. In the event that UFMD determines that it is not practicable to replace the trees in the Conservation Area with those of like species and/or DBH, then the Applicant, his personal representatives, heirs, successors, and assigns shall be responsible for planting such other and/or additional trees and/or other vegetation in the Conservation Area of such species and quantities as UFMD may direct to restore the tree canopy in the Conservation Area. All costs associated with such plantings shall be paid by the Applicant in accordance with subparagraph (5)(A)(4) of these development conditions.
6. In the event that the Board must file a lawsuit to enforce these special exception conditions and/or the terms and conditions of the Conservation Easement, the baseline

cost of any trees removed, disturbed, cut, destroyed, or otherwise harmed on the subject property shall be determined using the Trunk Formula Method contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture in accordance with the schedule approved by UFMD in accordance with paragraph 4, above, of these development conditions. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The Site Rating Component shall be equal to at least 80 percent. The baseline costs recoverable by the Board in any such proceeding for the trees set forth on this schedule shall be subject to increase by the court to reflect inflation and the growth of the trees at the time of their removal, disturbance, cutting, destruction, or harm.

7. The Applicant, his personal representatives, heirs, successors, and assigns will hold harmless, indemnify, and defend the Board for all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Conservation Area, including the maintenance of comprehensive general liability insurance for the Conservation Area.
 8. The Board and/or the County shall not be considered an owner or owner/operator of the subject property for purposes of liability under the Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA") (42 U.S.C. Chapter 103) or any similar state law.
 9. The Applicant's agreement to pay the County's attorney's fees and costs in the event that a lawsuit must be filed to enforce the terms of the Conservation Easement shall be included in the terms of the Conservation Easement.
6. Tree Bond: A letter of credit, or a cash contribution equal to one half (50%) of the total monetary value of trees to be designated to be preserved as identified above shall be placed with the County. The Tree Bond letter of credit shall be prepared in a manner acceptable to the County Attorney naming the County as beneficiary to ensure the preservation, conservation, replacement, removal and/or treatment of the trees identified in the Tree Preservation Plan, and to ensure the undisturbed areas identified on the approved SE. The cash or Tree Bond shall be held by the County as a cash reserve that can be used by the County to ensure the preservation, conservation, replacement, removal and/or treatment of the trees identified in the Tree Preservation Plan and as approved

on the subdivision plan, and for work relating to the protection and management of undisturbed areas identified on the approved SE. If the applicant fails to complete any work identified in the approved subdivision plan, then the County may use cash or money from the Tree Bond to accomplish the required work. If the County must use all or part of the cash or Tree Bond to accomplish the outstanding work, then the applicant will replenish the cash or Tree Bond to its full amount. If the applicant fails to replenish the cash or Tree Bond to its full amount, then the cash or Tree Bond may be used by the County to replenish the Tree Preservation Deposit to its full amount. The cash/Tree Bond may be used by the County as described in the Tree Preservation condition, above. Any cash or funds remaining in the Tree Bond shall be released along with the project's final bond-release, or sooner, if approved in writing by UFMD, DPWES.

7. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chainsaw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
8. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the Special Exception Plat, subject to allowances specified on the SE Plat, in these conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the Special Exception Plat, they shall be located in the least disruptive manner necessary as determined by UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
9. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be

erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD, DPWES.

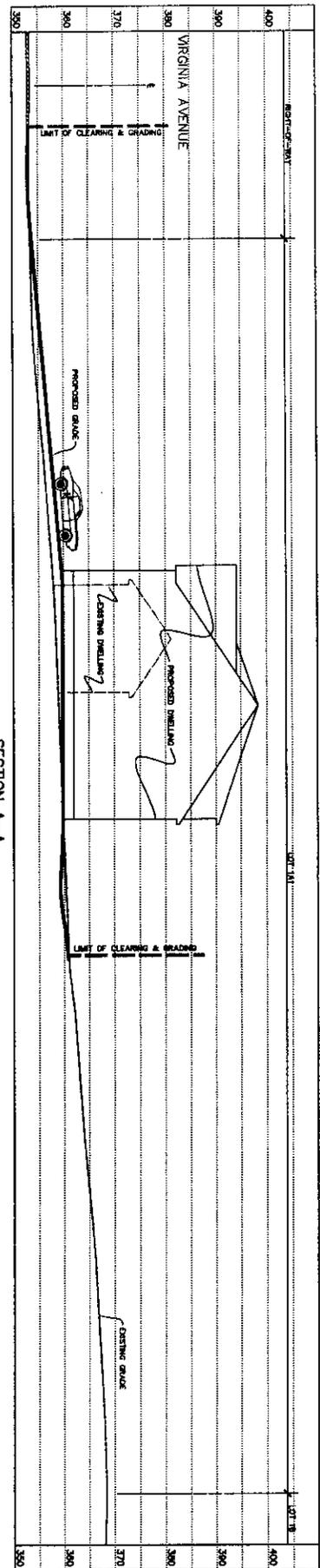
10. Root Pruning and Mulching: The Applicant shall root prune and mulch, as needed to comply with the tree preservation requirements of these conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
 - Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted with the supervision of a certified arborist.
 - Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 3 inches within designated areas without the use of motorized equipment.
 - Mulch shall consist of wood chips, shredded hardwood and/or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
 - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

11. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted in conformance with these conditions and as approved by UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall include once weekly inspections during phase I activities and once monthly inspections during phase II activities. This schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFMD, DPWES.

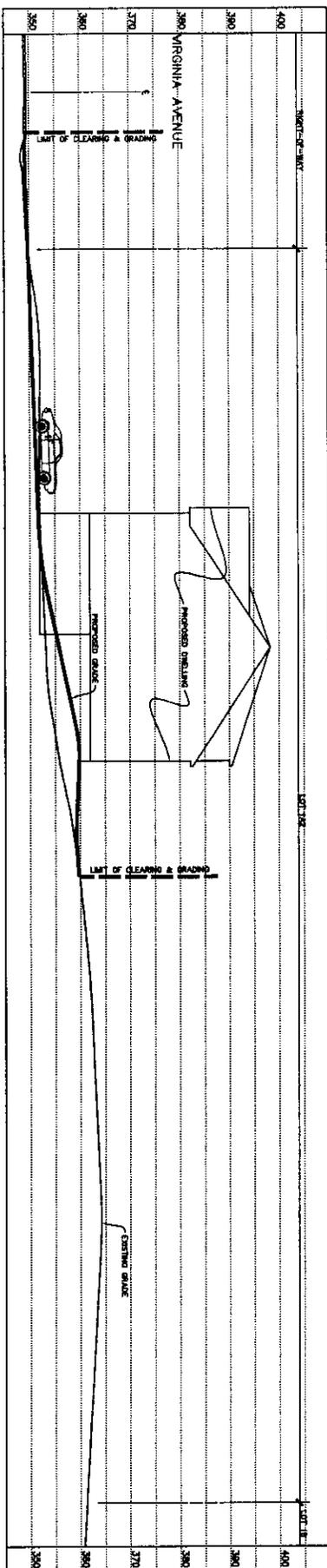
12. A letter of permission from the owner(s) of Tax Map Parcel 41-1 ((8)) 11 (1944 Virginia Avenue) for the removal of Tree #6, as depicted on the SE Plat, shall be submitted to DPWES for review and approval at the time of Subdivision plan review. No plan, plat, or permit shall be approved authorizing the tree's removal until said Subdivision plan is approved.
13. Stormwater Management (SWM) and Best Management Practices (BMP) measures may be provided in infiltration trenches as shown on the SE Plat as determined by DPWES. These trenches shall be privately maintained. If a modification of the Public Facilities Manual (PFM) to permit the proposed stormwater management/best management practices as shown on the SE Plat is not granted by DPWES and SWM/BMP facilities in substantial conformance with the SE Plat cannot be provided, then a Special Exception Amendment (SEA) shall be filed to provide water quantity and quality control measures in accordance with the PFM as determined by DPWES. Prior to record plat approval, residential covenants shall be recorded in the County Land Records which disclose to the existing and all subsequent property owners the maintenance obligations of the infiltration trenches.
14. Adequate outfall shall be demonstrated in accordance with the PFM, as determined by DPWES, at the time of Subdivision plan review.
15. The driveways serving Lot 1A1 and Lot 1A2 shall be composed of porous pavement and/or pavers.
16. Garages shall be designed to accommodate two (2) vehicles. A covenant shall be recorded in the land records of Fairfax County which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (i.e., the parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall inure to the benefit of Fairfax County. Initial purchasers shall be advised of the use restriction prior to entering into a contract of sale.
17. All proposed dwellings shall be required to qualify for the Energy Star Qualified Homes designation.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

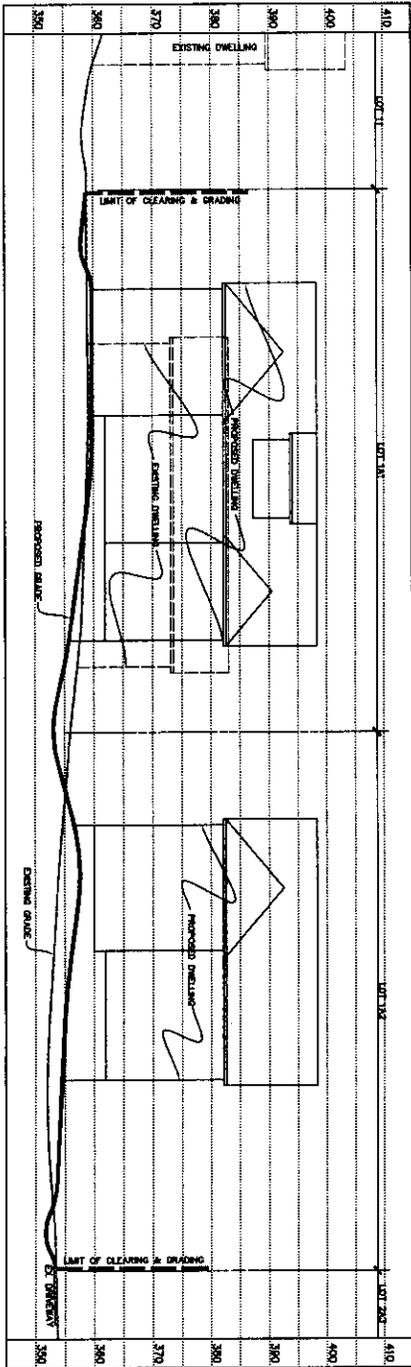
Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as evidenced by commencement of construction on one of the dwelling units for either of the proposed lots. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



SECTION A-A



SECTION B-B



SECTION C-C

DATE	3	3	3
DESIGN	KJV	EAJ	
APPROVED			
DATE	JAN. 2005		
SCALE	1" = 10'		
PROJECT			
DESCRIPTION			
REVISIONS			
DATE			



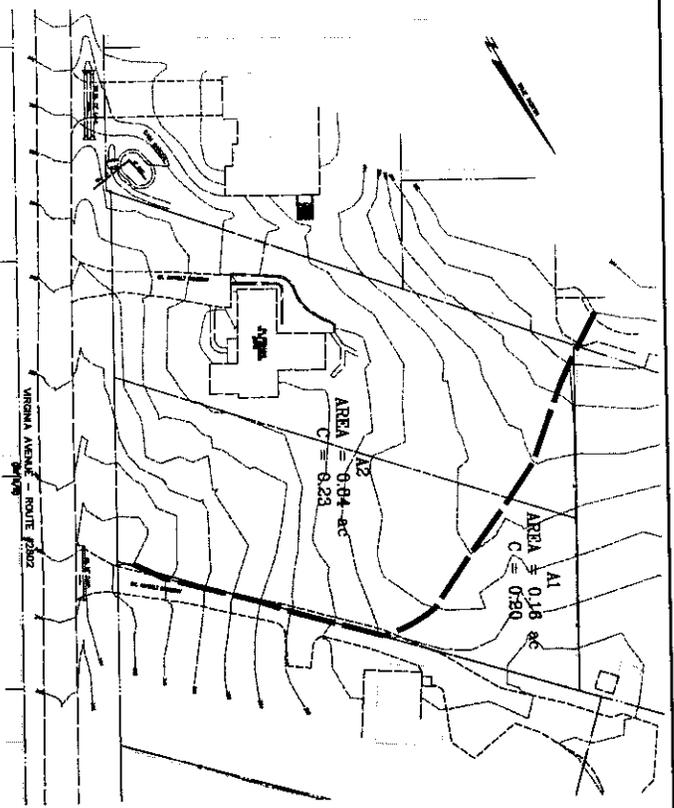
CROSS-SECTIONS
D. P. DIVINE PROPERTY
 LOT 1A
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NO.	DATE	REVISION	BY	APPROVAL
1				
2				
3				

CPJ Charles P. Johnson & Associates, Inc.
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
 3000 POWERS DRIVE SUITE 200 FAIRFAX, VIRGINIA 22031 (703) 990-7800
 SILVER SPRING, MD FAX (703) 997-8800

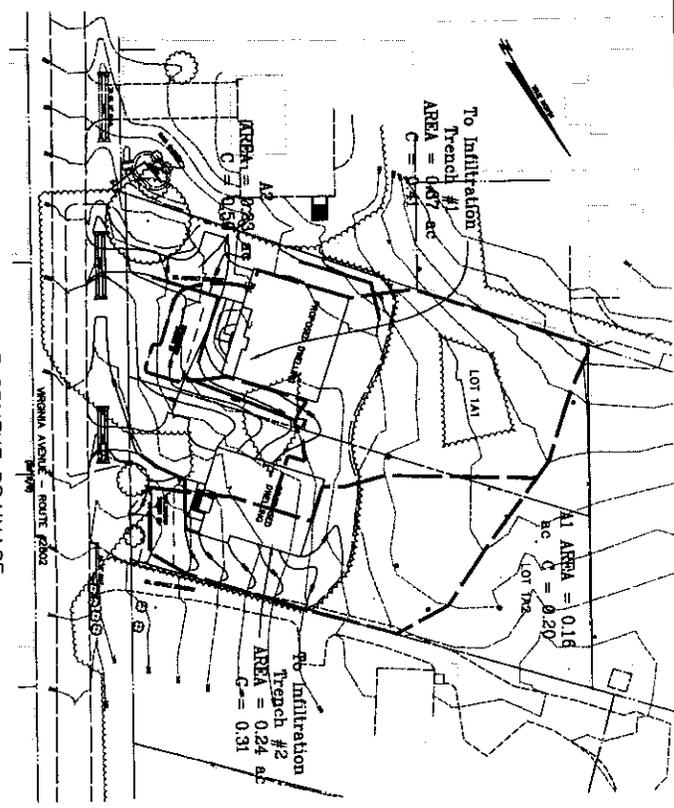
PRE-DEVELOPMENT DRAINAGE

SCALE: 1" = 30'



POST-DEVELOPMENT DRAINAGE

SCALE: 1" = 30'



PRE-DEVELOPMENT DRAINAGE

The site consists of 1.00 acre in which two approximately rectangular basins are proposed. A1 is 0.16 ac and A2 is 0.84 ac. The basins are approximately 100 feet wide and 100 feet long. There is a approximately 0.20 coefficient of runoff for the site. The basins are located along Virginia Avenue and a small portion of the site (approximately 0.16 acre) street front to the east towards adjacent lot 2A.

POST-DEVELOPMENT DRAINAGE

After the development, the site's drainage system will be directed to the storm sewer system. The infiltration basins are proposed to collect and treat runoff from the site. The basins are located along Virginia Avenue and a small portion of the site (approximately 0.16 acre) street front to the east towards adjacent lot 2A.

PRE-DEVELOPMENT FLOWS

- A1: AREA = 0.16 ac, C = 0.20
- A2: AREA = 0.84 ac, C = 0.23
- Q1 = 0.20 x 0.16 x 1.49 = 0.47 CFS
- Q2 = 0.23 x 0.84 x 1.49 = 2.92 CFS
- Q3 = 0.23 x 0.84 x 1.49 = 2.92 CFS
- Q4 = 0.23 x 0.84 x 1.49 = 2.92 CFS
- Q5 = 0.23 x 0.84 x 1.49 = 2.92 CFS
- Q6 = 0.23 x 0.84 x 1.49 = 2.92 CFS

POST-DEVELOPMENT FLOWS

- A1: AREA = 0.16 ac, C = 0.20
- A2: AREA = 0.84 ac, C = 0.23
- Q1 = 0.20 x 0.16 x 1.49 = 0.47 CFS
- Q2 = 0.23 x 0.84 x 1.49 = 2.92 CFS
- Q3 = 0.23 x 0.84 x 1.49 = 2.92 CFS
- Q4 = 0.23 x 0.84 x 1.49 = 2.92 CFS
- Q5 = 0.23 x 0.84 x 1.49 = 2.92 CFS
- Q6 = 0.23 x 0.84 x 1.49 = 2.92 CFS

EAST-DEVELOPMENT FLOWS

- A1: AREA = 0.16 ac, C = 0.20
- A2: AREA = 0.84 ac, C = 0.23
- Q1 = 0.20 x 0.16 x 1.49 = 0.47 CFS
- Q2 = 0.23 x 0.84 x 1.49 = 2.92 CFS
- Q3 = 0.23 x 0.84 x 1.49 = 2.92 CFS
- Q4 = 0.23 x 0.84 x 1.49 = 2.92 CFS
- Q5 = 0.23 x 0.84 x 1.49 = 2.92 CFS
- Q6 = 0.23 x 0.84 x 1.49 = 2.92 CFS

The development of the site will result in reduced flow from the site after the proposed infiltration basins. The infiltration basins are proposed to collect and treat runoff from the site. The basins are located along Virginia Avenue and a small portion of the site (approximately 0.16 acre) street front to the east towards adjacent lot 2A.

POST-DEVELOPMENT FLOWS

- A1: AREA = 0.16 ac, C = 0.20
- A2: AREA = 0.84 ac, C = 0.23
- Q1 = 0.20 x 0.16 x 1.49 = 0.47 CFS
- Q2 = 0.23 x 0.84 x 1.49 = 2.92 CFS
- Q3 = 0.23 x 0.84 x 1.49 = 2.92 CFS
- Q4 = 0.23 x 0.84 x 1.49 = 2.92 CFS
- Q5 = 0.23 x 0.84 x 1.49 = 2.92 CFS
- Q6 = 0.23 x 0.84 x 1.49 = 2.92 CFS

STORMWATER MANAGEMENT AND BMP SUMMARY

The table provides a summary of the stormwater management and BMPs for the site. It includes columns for Subarea, Drainage and Description, and Area. The total area is 1.00 acre.

Subarea	Drainage and Description	Area
1	Lot 1A1	0.16
2	Lot 1A2	0.84
TOTAL		1.00

BMP COMPUTATIONS

The table provides a summary of the BMP computations for the site. It includes columns for Subarea, Drainage and Description, and Area. The total area is 1.00 acre.

Subarea	Drainage and Description	Area
1	Lot 1A1	0.16
2	Lot 1A2	0.84
TOTAL		1.00

ONSITE PRE & POST DEVELOPMENT DRAINAGE AND SWM & BMP SUMMARY

D. P. DIVINE PROPERTY

LOT 1A
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SE 2007-DR-018

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS

1000 POND CREEK SUITE 200 FAIRFAX COUNTY, VIRGINIA 22030-7000
BLACK BRIDGE RD. FAIRFAX COUNTY, VA 22030-7000

NO. 1 DATE: _____ REVISION: _____ FROM TO APPROVAL

PREPARED BY: _____ CHECKED BY: _____

DESIGNED BY: _____

DATE: MAY 2007

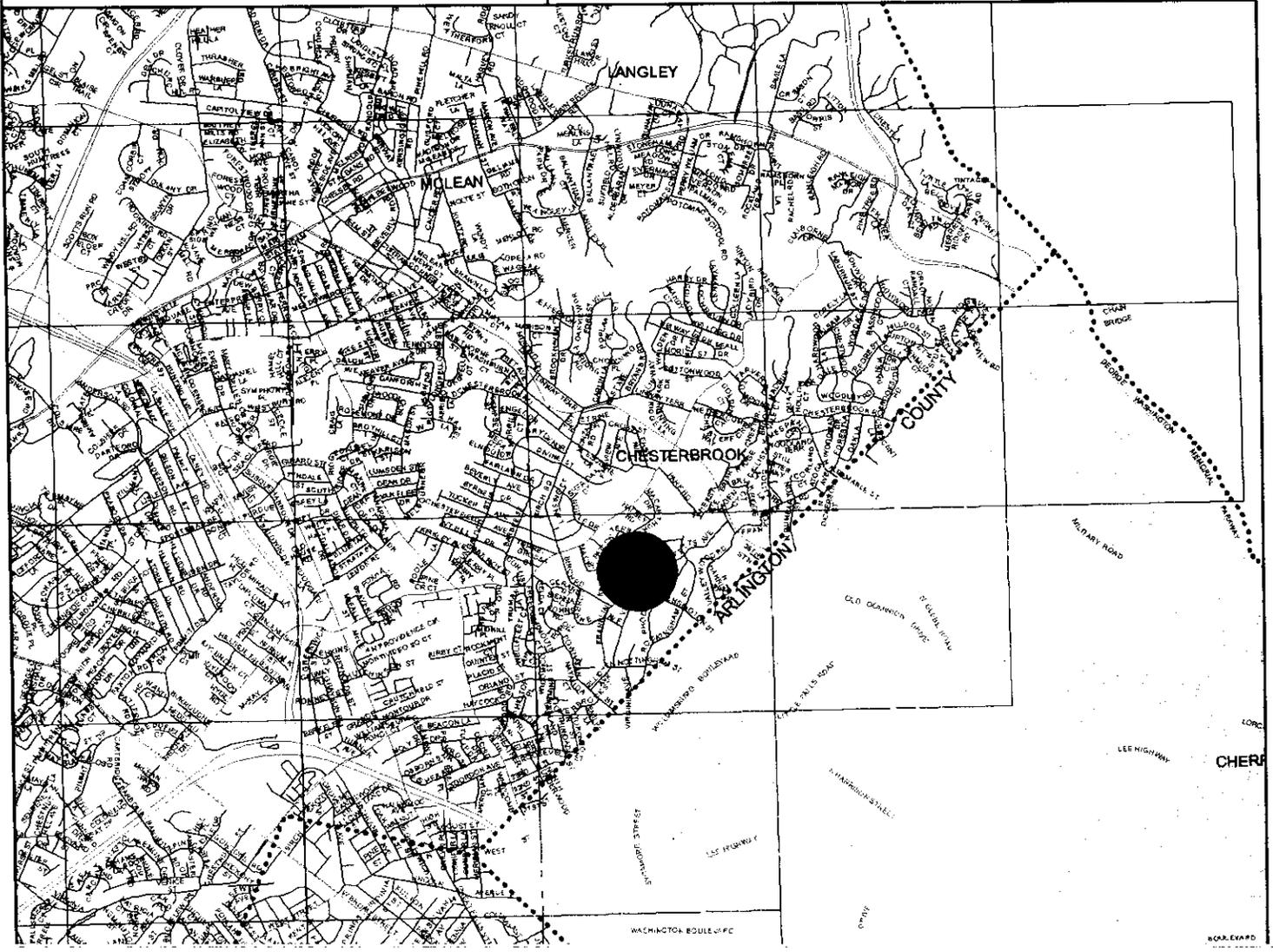
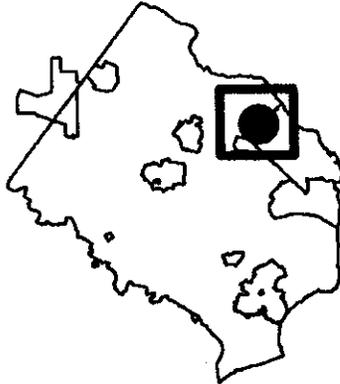
SHEET 4 OF 6

PLN NO. 03-159

Special Exception
SE 2007-DR-018

Applicant: WILLIAM P. SLOAN
Accepted: 06/19/2007
Proposed: TO PERMIT WAIVER OF THE MINIMUM LOT WIDTH

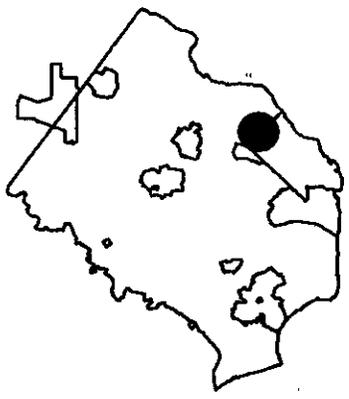
Area: 1 AC OF LAND; DISTRICT - DRANESVILLE
Zoning Dist Sect: 09-0610
Art 9 Group and Use: 6-06
Located: 1942 VIRGINIA AVENUE
Zoning: R- 2
Plan Area: 2,
Overlay Dist:
Map Ref Num: 041-1- /09/ /0001A



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