



- NOTES**
- THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 33-2-(2), PARCEL 13 AND CONSISTS OF A TOTAL OF 2.6146 ACRES.
 - THE PROPERTY IS NOW IN THE NAME OF JAMES G. MILLER, TRUSTEE AS RECORDED IN DEED BOOK 9628 AT PAGE 21 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. IT IS CURRENTLY LOCATED IN THE I-3 DISTRICT AND THE WATER SUPPLY PROTECTION OVERLAY DISTRICT AND THE AIRPORT NOISE IMPACT OVERLAY DISTRICT.
 - NO TITLE REPORT FURNISHED. THIS PLAN IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EASEMENTS 25 FEET WIDE OR GREATER ON THIS SITE.
 - THIS REQUEST IS TO REZONE THE PROPERTY SHOWN HEREON FROM THE LIGHT INTENSITY INDUSTRIAL DISTRICT (I-3) TO THE GENERAL INDUSTRIAL DISTRICT (I-5) TO OPERATE A CONTRACTOR'S OFFICE AND SHOP WITH OUTDOOR STORAGE.
 - TOPOGRAPHIC INFORMATION IS AT 1 FOOT INTERVALS. TOPOGRAPHIC AND BOUNDARY INFORMATION FOR THIS PROPERTY WAS DERIVED FROM A FIELD-RUN SURVEY BY RDA CONDUCTED IN APRIL 2008.
 - THIS PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SEWER.
 - THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES REQUIRING PROTECTION LOCATED ON THIS SITE. NO ADVERSE AFFECTS ON THE NEIGHBORING PROPERTIES ARE ANTICIPATED BY THE PROPOSED USES.
 - ACCORDING TO THE COUNTY'S PUBLISHED ZONING AND TOPOGRAPHIC MAPS AND FROM AN ON-SITE VISIT, NO DELINEATION OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL WAS INDICATED ON THIS SITE.
 - ANY PROPOSED OUTDOOR LIGHTING WILL CONFORM TO THE PERFORMANCE STANDARDS OF THE COUNTY'S ZONING ORDINANCE AND SHALL BE SUBJECT TO FINAL SITE PLAN APPROVAL. FULL CUT-OFF LIGHTING FIXTURES SHALL BE USED. ALL PEDESTAL LIGHT POLES SHALL BE NO GREATER THAN 15 FEET IN HEIGHT.
 - ACCORDING TO COUNTY MAPPING, THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), 100-YEAR FLOODPLAINS OR ENVIRONMENTAL QUALITY CORRIDORS (EQC'S) LOCATED ON THIS SITE.
 - THE COUNTYWIDE TRAILS PLAN MAP INDICATES A MAJOR PAVED TRAIL TO BE LOCATED ON THE EAST SIDE OF STONECROFT BOULEVARD WHERE A CONCRETE SIDEWALK HAS BEEN CONSTRUCTED. NO TRAILS ARE DESIGNATED ON THE SUBJECT PROPERTY.
 - ALL EXISTING FENCES SHALL BE RELOCATED AS NECESSARY SO THAT THEY ARE LOCATED ON OR WITHIN THE SUBJECT PROPERTY.
 - IN THE FUTURE, THE APPLICANT MAY CONSOLIDATE THE EXISTING OFFICE SPACE INTO ONE BUILDING, SO THAT THE OFFICE TRAILER (1,104 S.F.) AND THE CONVERTED HOUSE (2,447 S.F.) WOULD BE LOCATED IN A NEW STRUCTURE WITH NO MORE THAN 3,551 S.F. SIMILARLY, THE STRUCTURES CURRENTLY USED FOR SHOP AND STORAGE [CONSISTING OF THE TRAILER (225 S.F.), THE PALE BUILDING (1,120 S.F.) AND THE GARAGE (977 S.F.)] WOULD ALSO BE CONSOLIDATED IN A SEPARATE STRUCTURE WITH NO MORE THAN 2,322 S.F. BOTH STRUCTURES WOULD BE GENERALLY LOCATED AS SHOWN. THIS POTENTIAL FUTURE CONSOLIDATION IS NOT INTENDED TO EXPAND OR INCREASE THE USE OR OPERATION OF THE CONTRACTOR'S OFFICE, SHOP, OR STORAGE YARD FACILITY, NOR IS IT EXPECTED TO GENERATE ANY ADDITIONAL VEHICLES PER DAY ENTERING OR EXITING THE SITE.
 - THE LOCATION OF THE BMP FACILITY(S) AND FUTURE BUILDING SITES ARE PRELIMINARY AND MAY BE MODIFIED AS A RESULT OF FINAL ENGINEERING.
 - EXCEPT AS NOTED, THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND THE COUNTY'S RECENTLY AMENDED COMPREHENSIVE PLAN.

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)
Cluster Subdivision (9-615 1G & 1N)
Development Plans PRC District (16-302 2 & 4L)
FDP - P Districts (except PRC) 916-302 1F & 1Q)
- Special Exceptions (9-011 2J & 2L)
Commercial Revitalization Districts (9-622 2A (12)&(14))
PRC Plan (16-303 1B & 1O)
Amendments (18-202 10F & 10I)
- Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
 - A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to 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 1.
 - Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site area (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
BIORETENTION FILTER (e.g., dry pond A, infiltration trench, underground vault, etc.)	±2 ACRES	<0.15 ACRES	±2.15 ACRES	±5,500	±18,000	N/A
Totals						
 - Onsite drainage channels, outfalls and pipe systems are shown on Sheet 1.
Pond inlet and outlet pipe systems are shown on Sheet N/A.
 - 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.)
 - Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 1.
 - A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 1.
 - 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 1.
 - A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 1.
 - 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.
 - A submission waiver is requested for **STORMWATER DETENTION; SWM FACILITY SHOWN IF WAIVER IS DISAPPROVED**
 - Stormwater management is not required because **WAIVER IS BEING PURSUED (POSSIBLE SWM FACILITY SHOWN IF WAIVER IS DISAPPROVED)**.

OUTFALL NARRATIVE

FOLLOWING THE IMPROVEMENTS PROPOSED UNDER THIS GENERALIZED DEVELOPMENT PLAN, AS WELL AS SUBSEQUENT SITE PLANS, THE STORMWATER RUNOFF GENERATED FROM THE DEVELOPMENT OF THIS SITE WILL CONTINUE TO HONOR ALL EXISTING DRAINAGE DIVIDES. THE MAJORITY OF THE SITE DRAINS TO THE NORTH TOWARD THOMPSON ROAD. FOLLOWING DEVELOPMENT, THE SITE WILL BE RE-GRADED SLIGHTLY TO CONVEY THE ON-SITE STORMWATER RUNOFF TOWARD THE NORTHERN PORTION OF THE SITE. THIS RUNOFF WILL BE CONVEYED VIA OVERLAND FLOW AND SMALL AREAS OF SHEET FLOW. STORMWATER RUNOFF WILL BE COLLECTED IN THE BMP FACILITY(S) LOCATED ON THE NORTHERN PORTION OF THE SITE ADJACENT TO THOMPSON ROAD (SEE THE WATER QUALITY/BMP NARRATIVE ON THIS SHEET FOR ADDITIONAL INFORMATION REGARDING BMP'S). UPON DISCHARGE FROM THE BMP FACILITY, STORMWATER RUNOFF FROM THE SITE WILL ENTER A CULVERT AND FLOW UNDER THOMPSON ROAD. THIS RCP CULVERT IS PROPOSED UNDER FAIRFAX COUNTY SITE PLAN #25149-SP-001 AND HAS BEEN DESIGNED TO ADEQUATELY CONVEY THE POST-DEVELOPMENT RUNOFF EXITING THE SUBJECT PARCEL. RUNOFF FROM THE SITE TRAVELS TO THE NORTHWEST WITHIN THE THOMPSON ROAD CULVERT FOR APPROXIMATELY 53' UNTIL REACHING A PROPOSED STORM SEWER MANHOLE (ALSO BEING DESIGNED/CONSTRUCTED AS PART OF FAIRFAX COUNTY PLAN #25149-SP-001). UPON REACHING THIS MANHOLE, FLOW TURNS TO THE NORTH AND IS CONVEYED WITHIN AN EXISTING 24" CMP STORM SEWER. FLOW CONTINUES TO THE NORTH WITHIN THE EXISTING 24" CMP STORM SEWER FOR APPROXIMATELY 291' UNTIL BEING DISCHARGED INTO THE EXISTING 100-YEAR FLOODPLAIN OF DEAD RUM. UPON REACHING THE 100-YEAR FLOODPLAIN OF DEAD RUM, FLOW CONTINUES TO THE NORTH/NORTHWEST UNTIL REACHING THE BED AND BANKS OF DEAD RUM. FLOW THEN TURNS TO THE WEST AND CONTINUES WITHIN DEAD RUM UNTIL REACHING CUB RUN. UPON REACHING CUB RUN, FLOW CONTINUES TO THE SOUTH UNTIL REACHING BULL RUN, THE OCCOQUAN RIVER AND ULTIMATELY THE POTOMAC RIVER.

UPON REACHING THE DEAD RUM FLOODPLAIN, THE TOTAL AREA OF THE DRAINAGE SHED IS GREATER THAN 100 TIMES THE CONTRIBUTING AREA OF THIS DEVELOPMENT SITE. PER SECTION 6-0203.2B OF THE FAIRFAX COUNTY PFM, THIS MARKS THE EXTENT OF REVIEW OF THE DRAINAGE SYSTEM. BASED UPON A PRELIMINARY INVESTIGATION, IT WAS DETERMINED THAT THE DRAINAGE SYSTEM IS ADEQUATE TO CONVEY RUNOFF FROM THE SITE TO THE EXISTING 100-YEAR FLOODPLAIN OF DEAD RUM AND THAT THE DRAINAGE SYSTEM IS STABLE. DEMONSTRATION OF THE DRAINAGE SYSTEM'S ADEQUACY WILL BE PROVIDED AT THE TIME OF SITE PLAN SUBMITTAL. IF, HOWEVER, AT THE TIME OF SITE PLAN SUBMITTAL IT IS DETERMINED THAT EITHER 1) THE DRAINAGE SYSTEM IS INADEQUATE, OR 2) THE THOMPSON ROAD CULVERT HAS NOT YET BEEN CONSTRUCTED, IT IS UNDERSTOOD BY THE APPLICANT THAT IMPROVEMENTS TO THE DRAINAGE SYSTEM WILL BE REQUIRED. ALL REQUIREMENTS OF SECTION 6-0203 OF THE FAIRFAX COUNTY PFM SHALL BE MET PRIOR TO FINAL SITE PLAN APPROVAL.

IN ADDITION TO THE AREA DESCRIBED ABOVE, A SMALL PORTION OF THE SITE (EXISTING GRASSED AREA) DRAINS TO THE EAST TOWARD THE STATE RIGHT-OF-WAY OF STONECROFT BOULEVARD. NO IMPROVEMENTS ARE ANTICIPATED WITHIN THIS AREA AND, THEREFORE, NO INCREASE IN THE PRE-DEVELOPMENT STORMWATER RUNOFF IS EXPECTED. THE EASTERN PORTION OF THE SITE DRAINS VIA SHEET FLOW. PER SECTION 6-0202.6A OF THE FAIRFAX COUNTY PFM, AN OWNER/DEVELOPER MAY CONTINUE TO DISCHARGE NON-CONCENTRATED STORMWATER RUNOFF (SHEET FLOW) TO A LOWER LYING PROPERTY IF THE POST-DEVELOPMENT RUNOFF RATE DOES NOT EXCEED THE PRE-DEVELOPMENT RUNOFF RATE.

THIS DEVELOPMENT WILL CONTINUE TO HONOR ALL MAJOR DRAINAGE DIVIDES. IT IS THE PROFESSIONAL OPINION OF THIS FIRM THAT THIS DEVELOPMENT WILL NOT HAVE AN ADVERSE EFFECT ON THE DRAINAGE SYSTEM, THE DRAINAGE SYSTEMS ARE ADEQUATE TO CONVEY THE POST-DEVELOPMENT RUNOFF FROM THIS SITE, THE DRAINAGE SYSTEM IS AN ADEQUATE AND STABLE OUTFALL, AND, IN THE EVENT OF THE 100-YEAR STORM EVENT, THERE WILL BE NO FLOODING OF ANY BUILDINGS OR DWELLINGS CONSTRUCTED UNDER AN APPROVED BUILDING PERMIT DUE TO THE IMPROVEMENTS PROPOSED HEREON.

WATER QUALITY/BMP NARRATIVE

THE SITE IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPUD) AND, IN ACCORDANCE WITH SECTION 6-0401.1 OF THE FAIRFAX COUNTY PFM, THE OVERALL PROJECTED PHOSPHOROUS RUNOFF FOLLOWING DEVELOPMENT OF THE SITE IS TO BE REDUCED BY ONE-HALF. CURRENTLY, THE SUBJECT PARCEL IS NOT SERVED BY ANY BMP MEASURES. ALL BMP REQUIREMENTS FOR THE SUBJECT SITE SHALL BE MET PRIOR TO FINAL SITE PLAN APPROVAL. AS SHOWN ON THIS SHEET, POTENTIAL LOCATIONS FOR BMP MEASURES HAVE BEEN IDENTIFIED. PRELIMINARY ENGINEERING CALCULATIONS HAVE BEEN PERFORMED AND A 50% PHOSPHOROUS REMOVAL RATE IS ACHIEVABLE; HOWEVER, THE EXACT METHODS AND MEASURES USED TO MEET THE BMP REQUIREMENTS FOR THE SITE WILL NOT BE KNOWN UNTIL FINAL ENGINEERING DESIGN AND ANALYSES ARE PERFORMED. THE PLAN IDENTIFIES POTENTIAL LOCATIONS OF BMP DEVICES. THE TYPES OF THESE DEVICES MAY INCLUDE THE USE OF A STORMFILTER, BIORETENTION FILTER(S) (RAIN GARDEN), AREAS OF RESTORATION, OR A COMBINATION OF THE THREE. FINAL BMP DESIGN IS CONTINGENT UPON FINAL GRADING, SUITABILITY OF IN-SITU SOILS, AND ADDITIONAL FACTORS NOT KNOWN AT THIS TIME. HOWEVER, THE APPLICANT IS AWARE OF THE BMP REQUIREMENTS FOR THE SITE AS SET FORTH BY THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE FAIRFAX COUNTY PFM. AS REQUIRED, THE FINAL ENGINEERING DESIGN WILL ENSURE A MINIMUM 50% PHOSPHOROUS REMOVAL RATE FOR THE SITE IS ACHIEVED AT THE TIME OF SITE PLAN SUBMITTAL.

SWM NARRATIVE

DUE TO THE EXISTING SITE CONSTRAINTS (SIZE, TOPOGRAPHICAL FEATURES, ETC.) AND THE PRIORITY OF A DEVELOPER TO DEVELOP THE PROPERTY, A WAIVER OF THE REQUIREMENT TO PROVIDE STORMWATER DETENTION MEASURES WILL BE PURSUED. AS STATED IN THE OUTFALL NARRATIVE ON THIS SHEET, RUNOFF FLOWS FROM THE SUBJECT PARCEL TO THE NORTH/NORTHWEST FOR APPROXIMATELY 340' UNTIL BEING DISCHARGED INTO AN EXISTING 100-YEAR FLOODPLAIN OF DEAD RUM. ALL CONCENTRATED FLOW FROM THE SITE WILL BE CONVEYED TO THE EXISTING DEAD RUM FLOODPLAIN VIA AN EXISTING, UNDERGROUND, CLOSED CONDUIT SYSTEM (PER COUNTY PLAN #25149-SP-001) THAT IS ADEQUATE TO TRANSPORT THE RUNOFF. THEREFORE, THERE IS NO RISK OF EROSION OR DRAINAGE PROPERTIES. THIS EXISTING STORM SEWER SYSTEM DISCHARGES AT THE EXTENTS OF THE FLOODPLAIN AND NOT DIRECTLY INTO THE BED AND BANKS OF DEAD RUM, FURTHER REDUCING THE POTENTIAL FOR EROSION AND ADVERSE AFFECTS ON THE DRAINAGE RECEIVING CHANNEL. FURTHERMORE, THE SITE OUTFALLS INTO THE LOWER-THIRD OF THE DEAD RUM DRAINAGE SHED, BELOW MULTIPLE CONFLUENCES OF DEAD RUM AND ITS UNPAVED TRIBUTARIES, PROVIDING ON-SITE DETENTION AND RELEASING THE STORED RUNOFF OVER AN EXTENDED PERIOD OF TIME, WHICH DECREASES THE RISK OF RUNOFF FROM THE SUBJECT PROPERTY COINCIDING WITH UPSTREAM FLOWS AND AGGRAVATING THE POTENTIAL OF FLOODING. DUE TO THE MINIMAL RUNOFF RESULTING FROM THE DEVELOPMENT OF THIS SITE, IT IS THE PROFESSIONAL OPINION OF THIS FIRM THAT A WAIVER OF THE REQUIREMENT TO PROVIDE DETENTION OF STORMWATER RUNOFF IS JUSTIFIED AND, IN ACCORDANCE WITH SECTIONS 6-0302.2B AND 6-0-02.2C OF THE FAIRFAX PFM, IS HEREBY REQUESTED.

IN THE EVENT THAT STORMWATER DETENTION REQUIREMENTS FOR THIS SITE ARE NOT WAIVED, THIS GENERALIZED DEVELOPMENT PLAN IDENTIFIES A POTENTIAL SWM FACILITY AREA ON-SITE. ALTHOUGH THIS FACILITY'S EXACT LOCATION, SIZE, AND DETAILS WILL BE DETERMINED BY FINAL ENGINEERING OF THE SITE, THE FACILITY HAS BEEN REPRESENTED TO THE FULLEST EXTENT POSSIBLE BASED UPON PRELIMINARY COMPUTATIONS. NO ANALYSIS, IN THE EVENT THAT THE SWM (DETENTION) WAIVER IS DISAPPROVED, THE APPLICANT SHALL PROVIDE ON-SITE DETENTION OF STORMWATER IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE FAIRFAX COUNTY PFM.

EXISTING VEGETATION NOTE

AS REFLECTED ON THIS PLAN, THIS SITE HAS VERY LITTLE TREE COVER AND/OR EXISTING VEGETATION. THIS SITE CAN BE CHARACTERIZED AS "DEVELOPED". THE ONLY TREE OF QUALITY IS THE EXISTING 18" DIAMETER WALNUT, LOCATED IN THE NORTHEASTERN CORNER OF THE SITE, WHICH WILL REMAIN.

TREE LEGEND*

- ⊙ DENOTES EXISTING TREE
- ⊙ DENOTES PROPOSED EVERGREEN TREE SUCH AS NORWAY SPRUCE, SOUTHERN MAGNOLIA, WHITE PINE, OR VIRGINIA PINE 35 @ 175 SQ. FT.
- ⊙ DENOTES PROPOSED DECIDUOUS SHADE TREE SUCH AS RED MAPLE, WILLOW OAK OR JAPANESE ZELKOVA 22 @ 250 SQ. FT.

*ALL TREES TO BE PLANTED AT A MINIMUM CALIPER OF 3" OR 6" HEIGHT TREE COVER PROVIDED = 11,625 SQ. FT. OR 10% OF THE SITE

GENERALIZED DEVELOPMENT PLAN
J.G. MILLER, INC. PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
NOVEMBER 13, 2009
REVISED: DECEMBER 1, 2009
REVISED: JANUARY 14, 2010
REVISED: JUNE 30, 2010
REVISED: JULY 27, 2010
REVISED: AUGUST 19, 2010
REVISED: SEPTEMBER 23, 2010
REVISED: OCTOBER 20, 2010
SHEET 1 OF 2

RECEIVED
Department of Planning & Zoning
OCT 21 2010
Zoning Evaluation Division

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

Application No. R2200-su-004 Staff WOM
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROCEEDERS DATED 11/3/10
(BOS) (PC) approval 11/14/10
1 of 2

JACK E. RINKER
Lic. No. 3958
10-20-10
CERTIFIED PROFESSIONAL ENGINEER

