County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

October 7, 2011

Charles F. Dunlap
Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046

Re: Interpretation for SPA 80-D-068; Tax Map 31-3 ((1)) 119;
Chesterbrook United Methodist Church: Grasscrete Pavers

Dear Mr. Dunlap:

This is in response to your letter dated May 12, 2011, requesting an interpretation of the Special Permit Amendment (SPA) Plat and development conditions approved by the Board of Zoning Appeals (BZA) with SPA 80-D-068. As I understand it, the question is whether the existing grasscrete pavers in the parking area may be replaced with gravelcrete pavers. This determination is based on your letter; a three-page specification set for Gravelpave^2; and a plan set titled "Chesterbrook United Methodist Church/Centennial Ministry Center," dated as revised January 10, 2007, prepared by Walter L. Phillips, Inc., which includes excerpts from Site Plan 24500-SPV-001 and the Special Permit Plat. Copies of the letter and relevant documents are attached.

On December 20, 2005, the BZA approved SPA 80-D-068, subject to development conditions, to permit an existing church with private school of general education to increase enrollment, add a child care center, construct an addition to the building, and reconfigure the parking. On October 23, 2006, the Department of Public Works and Environmental Services (DPWES) approved a parking reduction to require 63 spaces for the approved use. An area is depicted on the SPA Plat in the northeast corner of the property labeled as "Grasscrete Parking Area." This area includes 20 parking spaces. The remaining 43 parking spaces are provided upon an asphalt surface. There are no specific development conditions addressing the requirement for grasscrete. However, Development Condition #21 references the parking area and states: "*...Bioretention/infiltration trenches and/or other low-impact design techniques for stormwater management and Best Management Practices shall be provided around the perimeter of the parking lot, in the parking lot islands or in other areas on site as determined feasible by DPWES.*"

As I understand it, you are asking whether the existing grasscrete pavers installed in the parking area may be replaced with gravelcrete pavers. You explain that the gravelcrete paver product uses the same base support elements as grasscrete, except that a gravel surface is installed in lieu of a grass surface.

You note that the SPA was approved to incorporate low impact design (LID) features into the development with the bio-retention area, infiltration trenches and a grasscrete parking surface for 20 spaces. You state that the grasscrete surface was to provide a permeable surface adjacent to the bio-retention area to reduce the rate of runoff and to allow surface water flows to permeate into the ground. The grasscrete surface was installed in 2008, along with the other site improvements.

You state that since the installation of the grasscrete pavers, the church has been unable to establish a sustainable turf surface because of excessive drainage, erosion due to poor soil conditions and the effects of runoff from the adjacent development. According to the County site inspector, unless the grasscrete provides a turf surface, the site cannot pass inspection. You stated during our phone conversations that the church has attempted to maintain the grasscrete to provide a turf surface by replacing the soils and replanting the surface twice, to no avail. You indicate that there is no area around the parking lot available to provide additional drainage due to the adjacent conservation easement and the requirement to maintain the existing vegetation and buffer areas. Since the church is unable to establish a sustainable turf surface needed for final inspection, you are requesting to replace the existing grasscrete pavers with gravelcrete pavers. You indicate that you met with DPWES staff to discuss solutions, and you anticipate the gravelcrete product will provide the required site permeability and allow a stabilized parking lot surface.

It is my determination that the replacement of the grasscrete parking surface with a gravelcrete parking surface would be in substantial conformance with the SPA Plat and development conditions, subject to approval by DPWES. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and addresses only the issues discussed herein. If you have any questions regarding this interpretation, please contact Carrie Lee at (703) 324-1290.

Sincerely,

Barbara C. Berlin

Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

Attachments: A/S

cc: Members, Board of Zoning Appeals
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Kenneth Williams, Plan and Document Control, LDS, DPWES
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: SPA 80-D-068, SPI 11 05 011, Imaging, Reading File

BCB/CDL/N:\Interpretations\SP\Chesterbrook UMC_grasscrete.doc

WALTER L. PHILLIPS, INCORPORATED
Est. 1945

May 12, 2011

Via delivery

Ms. Eileen McLane
Zoning Administrator
Department of Planning and Zoning
12055 Government Center Parkway
8th Floor
Fairfax, Virginia 22035

RECEIVED
Department of Planning & Zoning
MAY 16 2011
Zoning Evaluation Division

Re: ***Chesterbrook United Methodist Church; Special Permit # SPA80-D-068***
Tax Map 0313-01-0119; Dranesville District

Dear Ms. McLane:

This letter shall serve to request an interpretation that a change in the type of surfacing for the overflow parking lot is in substantial conformance with the current approved Special Permit Amendment (SPA) for the church and school. A copy of the approved Special Permit Amendment and Plat, site plan excerpts showing the location and type of existing surface of the overflow parking and data for the type of surfacing proposed are attached to this letter, as well as a review fee of $500.00.

This request is made on behalf of the Trustees of Chesterbrook United Methodist Church, owner of the above captured property. As background, on or about December 20, 2005, the Fairfax County Board of Zoning Appeals (BZA) approved Special Permit Amendment SPA 80-D-068 to allow an expansion of the existing church and school. Since that time, a site plan was submitted and subsequently approved; and, the improvements have been constructed. The Church is in the process of securing all final close-out inspections and other items as part of the bond release process.

As was depicted on the approved SPA plat, an overflow parking area for 20 spaces was shown in an area north of the proposed school building addition; and, as part of the overall development program to incorporate low impact design (LID) features into the project, it was proposed that this overflow parking area consist of a "Grass-crete" surface. (Grass-crete is a synonymous term generally used to describe a grass, or turf, parking lot and/or drive aisle system over a rigid grid base. There are numerous manufactures of these types of surface systems.) As part of the subsequent site plan approval process, the Church obtained approval of a "dustless surface" waiver to use a "GrassPave2" system for this parking lot, with the specifications and details incorporated into the site plan. The GrassPave2 system was installed along with the other improvements proposed with the site plan.

207 Park Avenue
Falls Church, Virginia 22046
Telephone: (703) 532-6163
Facsimile: (703) 533-1301

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CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

However, after the initial installation, the Church has experienced difficulty in establishing the "turf" surface on this system, due in part to excessive drainage and erosion stemming from the construction of the two new houses on the adjacent property and soil conditions. Simply put, the system was installed correctly; but, they just can't get grass to grow. Since it appears unlikely that the Church will be able to establish a sustainable turf surface needed for final inspection, the Church, instead, would like to substitute a "GravelPave2" system in lieu of the GrassPave2 shown on the approved site plan. The GravelPave2 system is essentially the same, using the same base support elements, except that a gravel surface is used in lieu of a turf surface. Specifications for this system are attached to this letter.

I recent met with Greg McLaughlin, Site Review Branch Chief, to discuss this substitution. Essentially, Site Review does not have an issue with using the GravelPave2 system, as the Church already has an approved Dustless Surface waiver in place along with a recorded maintenance agreement; however, their issue is that the current approved SPA Plat specifies that the overflow parking is to have a "grass" surface. The intent of specifying a non-paved surface for the overflow parking was to provide a permeable surface to reduce the rate of runoff, thereby allowing the surface velocities to be reduced and affording the opportunity for the surface flows to permeate into the ground. Using a GravelPave2 system will provide the exact same result; and, in this case, converting to GravelPave2 will allow the Church to stabilize the parking lot surface with an easier to maintain surface and close out of the project.

In consideration of the foregoing and on behalf of the Church, we respectfully request your written confirmation that the substitution of a GravelPave2 surface for the GrassPave2 surface is in substantial conformance with the approved Special Permit Amendment. I appreciate your consideration of this matter.

Please feel free to call me with any questions or comments. As always, I look forward to speaking with you soon.

Very truly yours,

Charles F. Dunlap, L.S.
Senior Project Manager

Enc.
Cc: Mr. John Sadler, Trustee, Chesterbrook UMC, w/ enc. (mail)
(05-063/FF-20)

Invisible Structures, Inc.

PROPOSED SURFACE

1.800.233.1510

Search

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Gravelpave2

Gravelpave^2 porous pavement allows you to park, drive, walk, or ride on a beautiful decorative gravel surface.

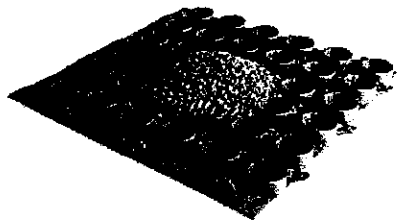
Benefits

- Pervious Load Bearing Surface
- Stormwater Pollution Filtration and Treatment
- Heat Energy Reflection Reduction, "Cool" Surface
- Tree Growth within Parking Areas
- 5,721 psi Compressive Strength
- Large Rolls for Easy Installation

Applications

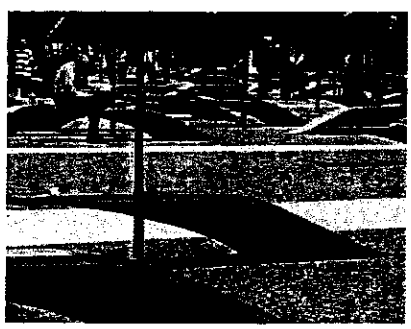
- All Parking Aisles and Bays
- Handicap Parking Spaces
- Automobile and Truck Storage Yards
- All Service and Access Drives
- Loading Dock Areas
- Trails for Multiple Uses
- Boat Ramps
- Outdoor Bulk Storage Areas
- Infiltration Basins
- High-Use Pedestrian Areas

Gravelpave^2 is a structure to provide heavy load bearing support and true containment of gravel to create a porous surface with unlimited traffic volume and/or duration time for parking. The system can be used for storage and filtration of rainwater. For example, a cross-section with an 12" deep base course (at 20% void space) and the one inch of Gravelapve^2 (at 35%) would store 2.75" of rain. Although bacteria concentrations are lower than with Grasspave^2, polluted runoff and vehicle drippings are consumed prior to reaching the water table.



Gravelpave^2 consists of a geotextile fabric injection molded to the ring and grid structure. Gravelpave2 comes in 4 standard colors to match your aggregate fill. Gravelpave^2 also requires a base course (not shown).

Unlimited traffic volume, low speed parking lots are perfect for Gravelpave^2.



Gravelpave^2 has been tested as a wheelchair accessible surface (ADA) for use in public spaces such as the Pentagon Memorial, Arlington, VA. View the Test.

services

Find a Reseller/Partner

Request Information

News & eNewsletter

Partner Login

Gravelpave^2 info

Brochure

Technical Specifications

Especificacions Tecnica

Design Details

FAQs

Competitive Advantages

Project Profiles - Case Studies

Installation Tutorial

Video

What is a Permeable Paver?

Fill Material

Standard Colors

White Papers

Roll Sizes

Delineation & Marking

ADA - Wheelchair Access

Material Safety Data Sheet

Warranty

industry Info

Architects

32 12 43 Flexible Porous Pavement

Gravelpave^2 is listed in the Construction Specifiers Master Spec Format in Section **32 12 43**. You may also place it in the 1995 Master Format Version in section **02795.**

Gravelpave^2 makes an attractive and permeable roadway in Austin, TX.

Contractors and Installers

Engineers

Green / Sustainable / LEED™

Homeowners

Landscape Architects

Sports, Golf, Park & Rec

Stormwater

Sizes

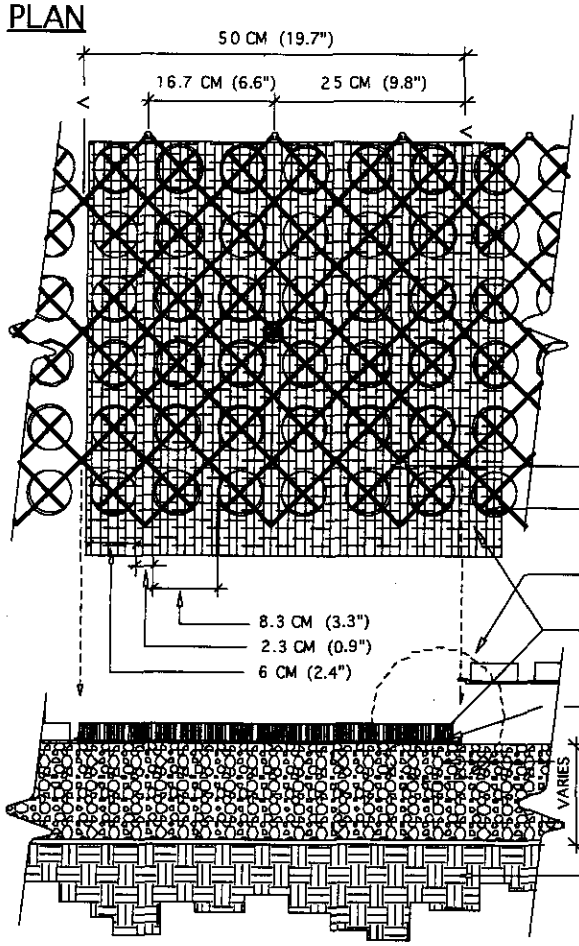
Manufactured in 1 square meter units (3.3' x 3.3') or quarter-meter units (1.65 feet x 1.65 feet) and assembled into rolls. Please view our Roll Chart for dimensions. Some curves can be achieved without cutting.

email this page print this page subscribe to rss Facebook Follow us on Twitter

site map | privacy statement | © 2007-20011 Invisible Structure, Inc.. – porous pavement, stormwater storage, erosion control, drainage, and beach access mats

NOTES: TURN OFF DOFF LAYER PRIOR TO PLOTTING.
HATCH DOFF HATCH LIMITS IN PLAN & ENLARGEMENT TO MATCH YOUR PLOT CONFIG.

PLAN



SPECIFICATIONS

UNITS

UNIT SIZE - 50 CM X 50 CM X 2.5 CM (20" X 20" X 1")

AVAILABLE IN 9 STANDARD ROLL SIZES

UNIT WEIGHT - 538 GRAMS (19 OZ.) OR 2.2 KG (4.8 POUNDS)

STRENGTH - 402 KG/CM^2 (5720 PSI)

COLOR - BLACK (STANDARD)

RESIN - 100% POST-CONSUMER RECYCLED HDPE/LDPE

FABRIC

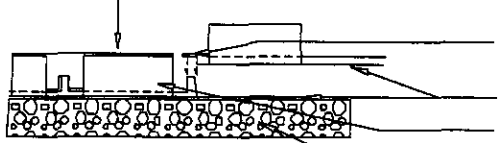
WEIGHT - 3.5 OZ/SY(120 GM/M^2)

TENSILE - 120 LB/FT^2 (585 KG/M^2)

FLOW - 275 GAL/MIN/SF (11,200 L/MIN/M^2)

OPTIONS - CUSTOM FABRIC TO 6 OZ AVAILABLE.

SECTION



ENLARGEMENT

TYPICAL GRAVELPAVE2 DETAIL

1

1 OF 1

NOT TO SCALE

CHOOSE THIS PRODUCT FOR REINFORCING GRAVEL WEARING SURFACES

Invisible Structures, Inc.

1600 Jackson Street, SUITE 310
GOLDEN, COLORADO 80401
800-233-1510 OR 303-233-8383
FAX: 303-233-8282

Gvdet.dwg

Version 05/10

CHESTERBROOK UNITED METHODIST CHURCH

PLAN APPROVAL INFORMATION

RELATED INFORMATION	REQUIRED	NOT REQUIRED	COUNTY I.D. NUMBER	COMMENTS/SHEET NO.
CONCURRENT PROCESSING		X		
MODIFIED PROCESSING		X		
AFFORDABLE DWELLING UNITS		X		
R.P.A. DELINEATION		X		
FLOOD PLAIN STUDY		X		
DRAINAGE STUDY		X		
CHESAPEAKE BAY ACT EXCEPTION		X		
WATER QUALITY IMPACT ASSESSMENT		X		
SOILS REPORT APPROVAL	X		24500-SR-001	APPROVED 10/13/06 (SEE SHEET 23B)
ONSITE EASEMENTS	X			
OFFSITE EASEMENTS		X		
NOTARIZED LETTERS OF PERMISSION		X		
ARCHITECTURAL REVIEW BOARD APPROVAL		X		
RETURN PLAN TO B.O.S. PRIOR TO APPR.		X		
RETURN PLAN TO P.C. PRIOR TO APPR.		X		
ADJACENT PROPERTY OWNER NOTIFICATIONS	X			SUBMITTED UNDER SEPARATE COVER (MAY. 18, 2006)
OFFSITE UTILITY WORK NOTICES		X		
MAJOR UNDERGROUND UTILITY NOTICES		X		
REZONING/SPECIAL EXCEPTION/SPECIAL PERMIT APPROVAL	X		SPA 80-D-088	APPROVED 12/20/05, SEE SHEETS 3,24-29
B.O.S./B.Z.A. CLERK LETTER/RESOLUTION	X			
REZONING PROFFERS/CONDITIONS		X		
REZONING DEVELOPMENT PLAN		X		
B.Z.A. VARIANCE APPROVAL		X		
WETLANDS/WATERS OF THE U.S. PERMIT		X		DATE SENT TO ACOE: PERMIT RECEIVED: PERMIT NO.
STATE REGULATED DAM PERMIT		X		PERMIT RECEIVED: PERMIT NO.
FEMA LETTER OF MAP REVISION		X		DATE CLOMR RECEIVED:
VEGETATED ROOF NOTE		X		
OVERLAY DISTRICT INFORMATION				
WAIVER 1: BARRIER REQUIREMENTS	X		SPA 80-D-088	APPROVED 12/20/05, SEE SHEETS 3
WAIVER 2: TRAVEL LANE	X		24500-WTRM-001-1	APPROVED 6/9/06, SEE SHEET 3A
WAIVER 3: SERVICE DRIVE	X		24500-WSVD-001-1	APPROVED 6/6/06, SEE SHEET 3A
WAIVER 4: PARKING REDUCTION	X		[illegible]	APPROVED [illegible], SEE SHEET 3A
WAIVER 5: DUSTLESS SURFACE	X		24500-WDSE-001-2	APPROVED 8/30/06, SEE SHEET 3A
WAIVER 6: BMP FILTERRA	X		[illegible]	APPROVED 9/29/06, SEE SHEET 3A
MODIFICATION 1: TRANSITIONAL SCREENING	X		SPA 80-D-088	APPROVED 12/20/05, SEE SHEETS 3

PLAN REVIEW FEE COMPUTATION

PLAN TYPE	PUBLIC IMPROVEMENT PLANS (PI)		SUBDIVISION PLANS (SD)		SITE PLANS (SP)	
BASE FEE	BASE FEE= $2,385	$2,385	IF LESS THAN 10 LOTS $5,935	$5,935	BASE FEE= $4,825	$8,825
			IF 10 LOTS OR MORE, ADD $2,070	$	PLUS $1,220 PER DISTURBED ACRE (OR $3,040 PER DISTURBED HECTARE) 3.0 Ac. X $1,220 (OR ___ ha X $3,040)	3,660
	SUBTOTAL	1 $2,385	SUBTOTAL	1 $	SUBTOTAL (MAX. = $33,120)	1 $10,285
FEES IN ADDITION TO BASE FEE — APPLIES TO ALL PLAN TYPES						
...WAIVER $1,380						
SPECIAL EXCEPTION OR PERMIT $870						870
...FEE RELATED TO ZONING $2,350	SUBTOTAL	2 $	SUBTOTAL	2 $	SUBTOTAL	2 $ 870
...SOIL AREA $720 / DRAINAGE WAY $485 / FLOOD PLAIN AREA $485 / FACILITY (EA) $485 / FACILITY (EA) $1,590 / ...RELATED TO DRAINAGE & SOILS	SUBTOTAL	3 $	SUBTOTAL	3 $	(5 FILTERRAS, 1 BIO-RETENTION FILTER) SUBTOTAL	385, 8,540, 3 $ 10,135
IMPROVEMENTS ON PI PLANS	(OR ONLY (ft.) = $0.80/ft; ONLY (m) = $2.70/m)	FEE	APPLIES ONLY TO PUBLIC IMPROVEMENTS PLANS			
...SEWER / STORM SEWER / ...WALKS / ...IMPROVEMENTS / ...IMPROVEMENTS / ...LINE	SUBTOTAL	4 $				
REVIEW FEE / FEE UPON SUBMISSION / ...FEE $85 PER PAGE PRIOR TO APPROVAL / RESUBMISSION FEE / ...ON SUBMISSION	ADD 1, 2, 3 & 4 ABOVE	$	ADD 1, 2 & 3 ABOVE	$	ADD 1, 2 & 3 ABOVE	$ 21,300
	50% OF ORIG. FEE	3RD / 4TH	$3,175 PER SUBMISSION>2ND	3RD / 4TH	$3,175 PER SUBMISSION>2ND	3RD / 4TH

ZONING REQUIREMENTS

1) ZONING: R-2
2) AVERAGE LOT AREA: 18,000 (sq.ft.)
3) MIN. LOT AREA: 15,000 (sq.ft.)
4) MIN. LOT WIDTH: 125 (ft.)
5) MAX. BUILDING HEIGHT: 60 (ft.)
6) NUMBER OF FLOORS: ___ (Commercial/Industrial ONLY)
7) MIN. YARD REQUIREMENTS: FRONT 35 (ft. or m) SIDE 15 (ft. or m) REAR 25 (ft.)
8) MAXIMUM FAR: 0.2
9) MAXIMUM DENSITY: 2 (D.U./Ac.)
10) OPEN SPACE REQUIRED: N/A % (sq.ft.)
11) ANGLE OF BULK PLANE: FRONT 40° SIDE 40° REAR 40°
(DETAIL(S) ON SHEET 2)
12) OVERLAY DISTRICT(S): NONE

SUBDIVISION PLAN (SD) TABULATIONS

1) SITE AREA ___ (Ac.) ___ (sq.ft.)
2) NUMBER OF LOTS
3) AREA OF LOTS ___ (sq.ft.)
4) AVERAGE LOT AREA ___ (sq.ft.)
5) AREA OF PARCEL/OUTLOT ___ (sq.ft.)
6) AREA OF PARCEL/OUTLOT ___ (sq.ft.)
7) AREA OF PARCEL/OUTLOT ___ (sq.ft.)
8) AREA OF PARCEL/OUTLOT ___ (sq.ft.)
9) TOTAL AREA OF OPEN SPACE ___ (sq.ft.)
10) AREA OF STREET DEDICATION ___ (sq.ft.)
11) DENSITY ___ (D.U./Ac.)

SITE PLAN (SP) TABULATIONS

1) SITE AREA 3.91 (Ac. or ha) 170,236 (sq.ft.)
2) AREA OF STREET DEDICATION 104 (sq.ft.)
3) USE: CHURCH, PRIVATE SCHOOL OF EDUCATION AND CHILD CARE FACILITY
4) NUMBER OF LOTS: 1
5) AREA OF LOTS: 170,131 (sq.ft.)
6) DENSITY: N/A (D.U./Ac.)
7) EXISTING BUILDING GROSS FLOOR AREA: 15,784 (sq.ft.)
8) PROPOSED BUILDING GROSS FLOOR AREA: 28,252 (sq.ft.)
9) EXISTING BUILDING NET FLOOR AREA: N/A (sq.ft.)
10) PROPOSED BUILDING NET FLOOR AREA: N/A (sq.ft.)
11) TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE: 0.17
12) PROPOSED BUILDING HEIGHT: 35 (ft.)
13) PROPOSED NUMBER OF FLOORS: 1 PLUS CELLAR (Commercial/Industrial ONLY)
14) TOTAL HANDICAPPED PARKING REQUIRED: 4
15) TOTAL HANDICAPPED PARKING PROVIDED: 4
16) TOTAL HANDICAPPED VAN SPACES REQUIRED: 1
17) TOTAL HANDICAPPED VAN SPACES PROVIDED: 2
18) TOTAL PARKING SPACES REQUIRED: 77
19) TOTAL PARKING SPACES PROVIDED: 63* — * PARKING REDUCTION REQUESTED (SEE SHT. 3A)
20) LOADING SPACES REQUIRED: 1
21) LOADING SPACES PROVIDED: 1
22) OPEN SPACE PROVIDED: 64 % 109,082 (sq.ft.)

FIRE MARSHAL NOTES

AVAILABLE FIRE FLOW: 2,197 (gal/min)
SOURCE OF FIRE FLOW INFO.: CITY OF FALLS CHURCH
TYPE OF CONSTRUCTION — BOCA: 5B
USE GROUP CLASSIFICATION — BOCA: B,E,A-3
BUILDING HEIGHT: 35 (ft.)
BUILDING TO BE FULLY SPRINKLERED: YES ☒ NO ☐
IF YES, CHECK APPROPRIATE STANDARD: NFPA 13 ☒ ; NFPA 13D ☐ ; NFPA 13R ☐
SEE PFM CHAPTER 9, PART 2 FOR FULL INFORMATION REQUIRED. FIRE FLOW REQUIREMENTS TO BE DETERMINED BY THE FIRE PREVENTION DIVISION.
[SEE PUBLIC WATER AGENCY NOTES ON SHEET 2.]

PROFESSIONAL SEAL AND SIGNATURE — PROFESSIONAL SEAL AND SIGNATURE — PROFESSIONAL SEAL AND SIGNATURE

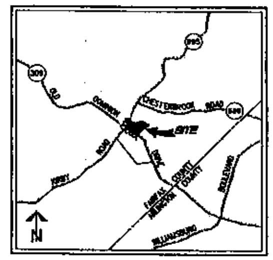
COMMONWEALTH OF VIRGINIA — CHARLES F. DUNLAP — Lic. No. 1309-B — 3/1/06 — LAND SURVEYOR

DATE ___ DATE ___ DATE ___

DESIGNATED PLANS EXAMINER (DPE) CERTIFICATE

1ST SUBMISSION REVIEWED & RECOMMENDED FOR SUBMISSION	2ND SUBMISSION REVIEWED & RECOMMENDED FOR APPROVAL
CHARLES F DUNLAP L.S. — D.P.E. SIGNATURE & PRINTED NAME	CHARLES F DUNLAP L.S. — D.P.E. SIGNATURE & PRINTED NAME
DATE: 3/24/06 REG. NO.: 108	DATE: 9/18/06 REG. NO.: 108

VICINITY MAP — SCALE: 1"=2000'



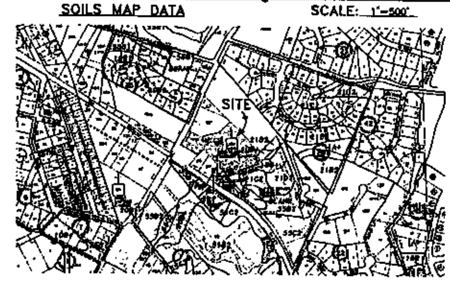
SIDEWALK MAINTENANCE: 0000-VDOT 0000-FFX CO
TRAIL MAINTENANCE: 0000-FFX CO
ALL OTHER WALKS/TRAILS TO BE OWNER MAINTAINED

TAX MAP REFERENCE NUMBER(S)

MAP PAGE #	DOUBLE CIRCLE #	BLOCK (SINGLE CIRCLE #)	LOT/PARCEL(S) #
031-3	01		0119

The number of lots in the subdivision ☐ will, ☒ will not be increased by this revision. The improvements covered by this revision consisting of 1 sheets are estimated to result in $ -0- additional costs for the bonded improvements and the cost of these improvements ☐ will, ☒ will not exceed by 10% the amount of the original estimate for this project dated 10/20/06, which was in the amount of $ 345,172.
This revision is being submitted on behalf of:
DEVELOPER'S NAME: TRUSTEES OF CHESTERBROOK UMC
CERTIFIED CORRECT BY SUBMITTING ENGINEER: ___

SOILS MAP DATA — SCALE: 1"=500'



SOILS MAP SOURCE: ☐ COUNTY MAP; ☐ PRIVATE SOILS SCIENTIST (FOR UNMAPPED SITES)

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
21	MANOR	GOOD	GOOD	GOOD	SEVERE	C
55	GLENELG	GOOD	GOOD	GOOD	SEVERE	C
≈	MADE LAND — DISTURBED	CUT / FILL				A
	(SEE GEOTECHNICAL REQUIREMENTS, SHEET 23A AND 23B)					

SOILS WITH IDENTIFICATION NUMBERS 58, 66, 69, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

ENGINEER'S/SURVEYOR'S CERTIFICATE:

THIS PROPERTY IS IN THE NAME OF CHESTERBROOK UNITED METHODIST CHURCH ___ AS RECORDED IN DEED BOOK 01816 PAGE 0490 OF THE LAND RECORDS OF FAIRFAX COUNTY, VA.

OWNER INFORMATION

(X) OWNER ( ) TRUSTEE — ( ) A CORPORATION ( ) A PARTNERSHIP ( ) AN INDIVIDUAL
CHESTERBROOK UNITED METHODIST CHURCH — NAME
1711 KIRBY ROAD McLEAN, VA 22101 — ADDRESS
703-356-7100 — PHONE

DEVELOPER INFORMATION

( ) DEVELOPER ( ) CONTRACT OWNER ( ) LESSEE — ( ) A CORPORATION ( ) A PARTNERSHIP ( ) AN INDIVIDUAL
SAME AS ABOVE — NAME
ADDRESS — PHONE

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

SIGNATURE: James Siddons
OWNER/DEVELOPER: DR. JAMES SIDDONS — NAME; PASTOR — TITLE

DATE — RECOMMEND APPROVAL (SIGNATURE & PRINTED NAME)

STREETLIGHT SECTION, PLANNING & DESIGN DIVISION—DPWES
PUBLIC WATER AGENCY
SANITARY SEWER REVIEW, EFRD, OSDS — DPWES
GEOTECHNICAL REVIEW, EFRD, OSDS — DPWES
STORMWATER REVIEW, EFRD, OSDS — DPWES
URBAN FORESTRY DIVISION, OSDS — DPWES
FAIRFAX COUNTY FIRE MARSHAL
FAIRFAX COUNTY HEALTH DEPARTMENT
VIRGINIA DEPARTMENT OF TRANSPORTATION
PLAN REVIEWER, ENVIRONMENTAL & FACILITIES REVIEW DIVISION, OSDS — DPWES
DIRECTOR, ENVIRONMENTAL & FACILITIES REVIEW DIVISION, OSDS — DPWES

APPROVED

DATE ___ BY ___ DIRECTOR, DEPT. OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

THIS PLAN SHALL EXPIRE WITHOUT NOTICE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE COUNTY CODE. REVISIONS DO NOT EXTEND THE APPROVAL PERIOD. THE APPROVAL PERIOD IS INDEPENDENT OF THE AGREEMENT EXPIRATION DATE.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

CERTIFICATE OF NO CHANGE

(FOR SUBMISSION OTHER THAN THE FIRST)
I HEREBY CERTIFY THAT NO CHANGES HAVE BEEN MADE THAT WOULD AFFECT THE PRIOR APPROVAL BY THE — 12/10/08

FIRE MARSHAL DATED: 9/21/06
WATER AUTHORITY DATED: 10/5/06 (CITY OF FALLS CHURCH)
HEALTH DEPARTMENT DATED: N/A
VDOT DATED: 10/23/06
DPWES—WPMD (SAN. SEW.) DATED: 9/26/06
DPWES—STREETLIGHTS DATED: 9/22/06

SHEET INDEX

1. COVER SHEET
2. NOTES AND DETAILS
3. APPROVED SPECIAL PERMIT, BZA RESOLUTION, CONDITIONS, NARRATIVE AND GRASS-CRETE DETAILS
3A. WAIVERS
4. LAYOUT PLAN
5. GRADING PLAN
6. PLAN AND PROFILE — KIRBY ROAD
7. STORM SEWER PROFILES AND COMPUTATIONS
7A. WATER LINE AND SANITARY LATERAL PROFILE
8. DRAINAGE DIVIDES
9. SWM AND BMP COMPUTATIONS
10. BMP DETAIL (FILTERRA)
11. BMP DETAIL (BIO-RETENTION — RAIN GARDEN)
12. BMP BIO-RETENTION NOTES AND SPECIFICATIONS
13. SWM FACILITY DETAILS AND ROUTING
14. OUTFALL ANALYSIS
15. OUTFALL ANALYSIS
16. INFLUENCE AREA STUDY PLAN
17A. EROSION AND SEDIMENT CONTROL — PHASE 1A
17B. EROSION AND SEDIMENT CONTROL — PHASE 1B
17C EROSION AND SEDIMENT CONTROL — COMPUTATIONS AND DETAILS
18. EROSION AND SEDIMENT CONTROL — PHASE 2
19. EROSION AND SEDIMENT CONTROL DETAILS
20. FIRE MARSHAL PLAN
21. LANDSCAPE PLAN
22. LANDSCAPE NOTES AND DETAILS
23A. GEOTECHNICAL REQUIREMENTS
23B. GEOTECHNICAL REQUIREMENTS
24.-29. APPROVED SPECIAL PERMIT

THIS PLAN COMPLIES FULLY WITH THE AMENDMENT OF CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX EFFECTIVE NOVEMBER 2003, AND REVISED CHESAPEAKE BAY PRESERVATION ORDINANCE MAPS AMENDED JULY 2005.

APPROVAL NOTES AND/OR CONDITIONS:

FOR COUNTY USE ONLY

AGREEMENTS, PERMITS, ETC

DATE ___ CONSTRUCTION PERMIT RECEIVED
\# ___ SANITARY SEWER AGREEMENT
DATE ___ CONSERVATION ESCROW AGMT. RECVD.
DATE ___ AGREEMENT AND BOND APPROVED
DATE ___ AGREEMENT EXPIRES
DATE ___ BALANCE OF FEE PAID
NAME ___ RESPONSIBLE LAND DISTURBER (R.L.D.)
\# ___ R.L.D. CERTIFICATE NUMBER

REFUSE AND RECYCLING COLLECTION REQUIREMENTS:

CHECK ALL APPLICABLE STATEMENTS

SINGLE-FAMILY AND TOWNHOUSE DEVELOPMENTS
I CERTIFY THAT THIS DEVELOPMENT IS (CHOOSE ONE):
___ IN A SANITARY DISTRICT WHERE REFUSE AND RECYCLING IS CONDUCTED BY FAIRFAX COUNTY
___ NOT IN A SANITARY DISTRICT AND REFUSE AND RECYCLING IS CONDUCTED BY A PRIVATE COMPANY

NON-RESIDENTIAL PROPERTIES, INCLUDING BUSINESSES, SCHOOLS AND INSTITUTIONS
I CERTIFY THAT (CHOOSE ONE):
X I HAVE SUBMITTED A WASTE & RECYCLING SYSTEM PLAN AND RECYCLING OF MIXED PAPER AND CARDBOARD IS REQUIRED
___ I HAVE SUBMITTED A WASTE & RECYCLING SYSTEM PLAN AND RECYCLING OF MIXED PAPER, CARDBOARD AND ONE OTHER PRINCIPAL RECYCLABLE MATERIAL IS REQUIRED.

MULTI-FAMILY PROPERTIES, INCLUDING CONDOMINIUMS AND APARTMENTS
___ I CERTIFY THAT I HAVE SUBMITTED A WASTE & RECYCLING PLAN AND RECYCLING OF MIXED PAPER, CARDBOARD, CANS AND BOTTLES IS REQUIRED.

DESIGNS FOR ALL MULTI-FAMILY AND NON-RESIDENTIAL BUILDINGS MUST INCLUDE AREAS FOR COLLECTION OF REFUSE AND RECYCLABLES. IN THIS DESIGN, THE DEDICATED SPACE IS LOCATED IN ___ BUILDING OR ON ___ SHEET NUMBER ___

SANITARY SEWER STATEMENT

WASTEWATER TREATMENT PLANT: BLUE PLAIN
☐ THIS SITE IS SUBJECT TO ___ SANITARY SEWER REIMBURSEMENT CHARGES.
☐ THIS SITE IS SERVED BY ONSITE SEWAGE TREATMENT SYSTEM(S).

STORMWATER STATEMENT

HIGH DENSITY POLYETHYLENE (HDPE) USED ON THIS PROJECT YES ☐ NO ☒

SWM FACILITIES

FACILITY I.D. #	FACILITY TYPE	PURPOSE	ACRES TREATED	WATER SHED	RECEIVING WATER	MAINTENANCE AGREEMENT Y/N	VAHUS CODE
1	DETENTION VAULT	SWM	3.46	PIMMIT RUN	LITTLE PIMMIT RUN	Y	PL24
2	BIORETENTION FILTER	BMP	0.28	PIMMIT RUN	LITTLE PIMMIT RUN	Y	PL24
3	TREE BOX #1	BMP	0.06	PIMMIT RUN	LITTLE PIMMIT RUN	Y	PL24
4	TREE BOX #2	BMP	0.06	PIMMIT RUN	LITTLE PIMMIT RUN	Y	PL24
5	TREE BOX #3	BMP	0.11	PIMMIT RUN	LITTLE PIMMIT RUN	Y	PL24
6	TREE BOX #4	BMP	0.15	PIMMIT RUN	LITTLE PIMMIT RUN	Y	PL24
7	TREE BOX #5	BMP	0.15	PIMMIT RUN	LITTLE PIMMIT RUN	Y	PL24
8	CONSERVATION ESM'T	BMP	0.67	PIMMIT RUN	LITTLE PIMMIT RUN	Y	PL24

DISTURBED AREA (DA) WITHIN WATERSHED(S):
WATERSHED 1: PIMMIT RUN — DA= 2.83 (Ac.) — TOTAL DISTURBED AREA= 2.83 (Ac.)

NOTES AND CONDITIONS

1. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF FAIRFAX.

2. THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY CODE AND IN THE PUBLIC FACILITIES MANUAL, AS AMENDED. FAILURE TO COMPLY WITH THE FAIRFAX COUNTY CODE, THE PUBLIC FACILITIES MANUAL, THE APPROVED PLANS, THE PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENT PERMIT SHALL BE DEEMED A VIOLATION.

3. WATER DISTRIBUTION NOTE: ALL FIRE PROTECTION SYSTEMS WHICH ARE INSTALLED IN COMPLIANCE WITH THESE PLANS AND COUNTY OF FAIRFAX ORDINANCES SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES. WHEN NECESSARY TO TEMPORARILY REDUCE OR DISCONTINUE THE PROTECTION IN ORDER TO MAKE TESTS, REPAIRS, ALTERATIONS OR ADDITIONS, NOTIFY THE FAIRFAX COUNTY PUBLIC SAFETY COMMUNICATIONS CENTER AT 703-691-2131.

4. A PERMIT MUST BE OBTAINED FROM THE OFFICE OF THE RESIDENT ENGINEER, VIRGINIA DEPARTMENT OF TRANSPORTATION, NORTHERN VIRGINIA DISTRICT, BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE ROUTE. CONTACT THE VIRGINIA DEPARTMENT OF TRANSPORTATION THREE WORKING DAYS BEFORE EXCAVATION IN ANY STATE RIGHT OF WAY AT 703-383-2000.

5. CONTRACTORS SHALL NOTIFY THE "MISS UTILITY" NOTIFICATION CENTER AT 1-800-552-7001 FOR ANY PROPOSED EXCAVATION, DEMOLITION, OR BLASTING AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION DEMOLITION, OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT. IN ADDITION, NAMES AND TELEPHONE NUMBERS SHALL ALSO BE USED TO SERVE IN AN EMERGENCY CONDITION AS REQUIRED BY SECTION 63-2-2 OF THE FAIRFAX COUNTY CODE.

6. FOR SITES PROPOSING LAND DISTURBING ACTIVITIES OF ONE (1) ACRE OR MORE, THE CONSTRUCTION ACTIVITY OPERATOR MUST REGISTER WITH THE DEPARTMENT OF CONSERVATION AND RECREATION OF THE COMMONWEALTH OF VIRGINIA. THIS IS A REQUIREMENT OF THE VIRGINIA POLLUTANT DISCHARGE ELIMINATION SYSTEM (VPDES) GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES.

7. THE COUNTY INSPECTOR SHALL BE NOTIFIED WHEN ANY IMPROVEMENTS PERTINENT TO HIS INSPECTION DUTIES ARE BEING INSTALLED. SPECIFIC REQUIREMENTS ARE:
   A. THE COUNTY SITE INSPECTOR IS TO BE NOTIFIED AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION.
   B. A MINIMUM OF 24 HOURS NOTICE IS REQUIRED WHEN REQUESTING RESIDENTIAL OR NON-RESIDENTIAL USE PERMITS.
   C. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED WHEN REQUESTING TESTS PERTAINING TO SANITARY SEWER ACCEPTANCE.

8. THERE ARE NO WATERS OF THE U.S. PRESENT ON THIS SITE.

PF-20 Tax Map No. 31-3 Job No. 05-063 Cadd Dwg File: 05063\Site Plan\05063COV

FIRM NAME: WALTER L. PHILLIPS, INC. — DESIGN ENGINEER / SURVEYOR

COUNTY NUMBER

SHEET

REVIS

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

December 30, 2005

Stuart Mendelsohn
Holland & Knight, LLP
1600 Tysons Boulevard
Suite 700
McLean, Virginia 22102

RE: Special Permit Amendment Application SPA 80-D-068
Trustees of Chesterbrook Methodist Church

Dear Mr. Mendelsohn:

At its December 20, 2005 meeting, the Board of Zoning Appeals took action to APPROVE the above-referenced application. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,

Paula A. McFarland, Deputy Clerk
Board of Zoning Appeals

Enclosure: As stated

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

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

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF CHESTERBROOK METHODIST CHURCH, SPA 80-D-068 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 80-D-068 previously approved for a nursery school and private school of general education to permit an existing church with private school of general education to increase enrollment, add child care center, construct an addition, site modifications and deletion of nursery school. Located at 1711 Kirby Rd. on approx. 3.81 ac. of land zoned R-2. Dranesville District. Tax Map 31-3 ((1)) 116. Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on December 20, 2005; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the land.
2. The applicant has presented testimony indicating compliance with the general standards for Special Permit Uses.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 8-303 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is APPROVED with the following limitations:

1. This approval is granted to the applicant only, Trustees of Chesterbrook Methodist Church and is not transferable without further action of this Board, and is for the location indicated on the application, 1711 Kirby Road, and is not transferable to other land.*
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Charles F. Dunlap (Walter L. Phillips, Inc.) dated July 29, 2005 revised through December 7, 2005 (cover page), and July 29, 2005 revised through November 21, 2005 (remainder of plat), and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. This Special Permit Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. All parking shall be on-site, as depicted on the special permit plat. The applicant shall obtain approval of a parking reduction through DPWES as required by Sect. 11-106.3 of the Zoning Ordinance prior to issuance of a new Non-RUP for the church, school of general education, or child care center to permit the shared use of the church parking lot for the church use, school use, and child care use. If approval of a parking reduction is not obtained, the number of seats in the worship area and/or the number of children in the school of general education or child care center shall be reduced to meet the parking requirements as determined by DPWES.
6. Upon issuance of the Non-RUP for this special permit, the total maximum daily enrollment in the private school of general education shall not exceed 225.
7. Upon issuance of the Non-RUP for this special permit, the total maximum enrollment in the child care center shall not exceed 40.
8. The child care center's maximum hours of operation shall be 7:00 A.M. to 7:00 P.M., Monday through Friday.
9. The private school of general education's maximum hours of classes shall be 9:00 A.M. to 3:15 P.M., Monday through Friday, with after-school activities concluding by 5:30 P.M.
10. The temporary trailer shall be removed prior to the issuance of the Non-RUP for the addition or within five (5) years of approval of the special permit amendment, whichever occurs first.
11. Notwithstanding that which is depicted on the Special Permit Plat, the four (4) parking spaces depicted closest to Kirby Road shall be removed. Two (2) handicapped parking spaces depicted on the special permit plat shall remain with an ADA-approved loading area between them.
12. The Church and school/child care center-related events shall not be held simultaneously.
13. The outlet/inlet structures shall be provided to the satisfaction of DPWES. If such cannot be achieved in substantial conformance with the special permit plat and these conditions, an amendment to this special permit may be required.
14. Adequate outfall shall be provided to the satisfaction of DPWES. If such cannot be achieved in substantial conformance with the special permit plat and these conditions, an amendment to this special permit may be required.
15. Transitional screening shall be modified along all lot lines to permit existing vegetation and landscaping as shown on the special permit plat to, at a minimum, meet the transitional screening requirements. Additional plant material may be required if determined by Urban Forest Management to meet the intent of Transitional Screening 1 along the northern and eastern lot lines.

    Plant selection, including size, species, and number shall be coordinated with Urban Forestry Management (UFM).
16. The barrier requirement shall be waived along all lot lines in favor of that shown on the special permit plat.
17. Lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. There shall be no new uplighting on site, including any sign or the building. The lights shall be turned off when the site is not in use, except for security lighting.
18. The applicant shall conform strictly to the limits of clearing and grading as shown on the special permit plat subject to the installation of utilities or trails as determined by the Director of DPWES, except as noted in Condition 20.
19. The proposed conservation easement areas, totaling 0.62 acres, shall remain undisturbed. The tree save areas depicted in the special permit plat shall be protected by tree protection fencing in the form of four (4) foot high, 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. Prominent signs shall be placed on the fencing "TREE SAVE AREA – DO NOT DISTURB" to prevent construction from encroaching on these areas. The tree protection fencing shall be made clearly visible to all construction personnel, and shall be installed prior to any clearing and grading activities on the site. The installation of tree protection fencing shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, gardening or demolition activities, the Applicant's certified arborist shall verify in writing that the tree protection fencing as been properly installed.
20. The applicant shall consult with UFM to determine if the tree located southeast of the proposed bioretention area (canopy encircles the words "FT. BOARD –") can be saved based on the health and location of the tree. If determined worthy of preservation, tree protection shall be provided as outlined in Condition 19.
21. Stormwater Management/Best Management Practices facilities shall be provided as depicted on the Special Permit Plat or as determined by DPWES, provided, however, no additional vegetation shall be cleared over that which is shown on the plat. Bioretention/infiltration trenches and/or other low-impact design techniques for stormwater management and Best Management Practices shall be provided around the perimeter of the parking lot, in the parking lot islands or in other areas on site as determined feasible by DPWES.
22. At the time of site plan approval the applicant shall construct an eight-foot wide public trail along Kirby Road's frontage as depicted on the special permit plat, except in front of the church where a six foot wide public trail may be provided.
23. The architecture of the church shall be in substantial conformance as depicted in the elevation included in Attachment 1.
24. All signage, both existing and proposed, shall satisfy requirements contained in Article 12 of the Zoning Ordinance.

These conditions incorporate and supersede all previous conditions. 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.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and been diligently pursued. The Board of Zoning Appeals may grant additional time 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 permit. 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.

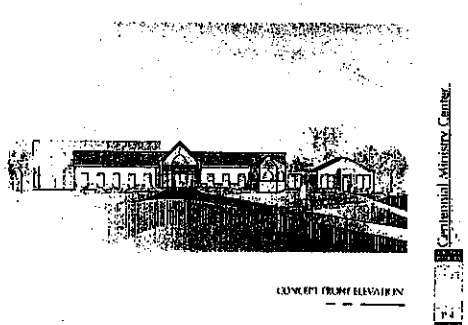
Mr. Byers seconded the motion which carried by a vote of 6-0. Ms. Gibb was absent from the meeting.

This decision was officially filed in the office of the Board of Zoning Appeals and became final on December 20, 2005. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

Paula A. McFarland, Deputy Clerk
Board of Zoning Appeals

* INSTALLED



CONCEPT FRONT ELEVATION

SPA 80-D-068 – APPROVED CONDITION NARRATIVE

1. THIS CONDITION IS OF AN INFORMATIONAL NATURE ONLY.
2. THIS SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE APPROVED SPECIAL PERMIT PLAT DATED 7/29/05, REVISED 11/21/05 AND 12/7/05, AND THE CONDITIONS APPROVED ON 12/20/05.
3. THIS CONDITION IS OF AN INFORMATIONAL NATURE ONLY.
4. THIS SITE PLAN HAS BEEN PREPARED AND IS SUBMITTED PURSUANT TO ARTICLE 17 IN ACCORDANCE WITH THE APPROVED SPECIAL PERMIT PLAT DATED 7/29/05, REVISED 11/21/05 AND 12/7/05, AND THE CONDITIONS APPROVED ON 12/20/05.
5. ALL PARKING IS PROVIDED ONSITE. A REQUEST FOR A REDUCTION IN THE REQUIRED PARKING PURSUANT SECTION 11-106.3 WAS APPROVED ON 10/23/08 AND IS INCLUDED IN THE PLAN; AND, THE PLAN COMPLIES WITH ALL APPROVAL CONDITIONS.
6. THIS CONDITION PERTAINS TO THE ENROLLMENT AND OPERATION OF THE SCHOOL FOR WHICH COMPLIANCE CANNOT BE DEMONSTRATED WITH THIS SITE PLAN.
7. THIS CONDITION PERTAINS TO ENROLLMENT AND OPERATION OF THE CHILD CARE CENTER FOR WHICH COMPLIANCE CANNOT BE DEMONSTRATED WITH THIS SITE PLAN.
8. THIS CONDITION PERTAINS TO THE OPERATION OF THE CHILD CARE CENTER FOR WHICH COMPLIANCE CANNOT BE DEMONSTRATED WITH THIS SITE PLAN.
9. THIS CONDITION PERTAINS TO THE HOURS OF OPERATION OF THE SCHOOL FOR WHICH COMPLIANCE CANNOT BE DEMONSTRATED WITH THIS SITE PLAN.
10. THIS CONDITION PERTAINS TO THE MAXIMUM TIME THAT THE TEMPORARY TRAILER WILL BE PERMITTED TO REMAIN ONSITE FOR WHICH COMPLIANCE CANNPT BE DEMONSTRATED WITH THIS SITE PLAN.
11. THIS SITE PLAN, AS SUBMITTED, SHOWS THE ELIMINATION OF THE 4 SPACES CLOSEST TO KIRBY ROAD SHOWN ON THE APPROVED SPECIAL PERMIT PLAT AND RETAINS THE 2 ADA COMPLIANT HANDICAP SPACES. A DROP OFF AREA HAS BEEN ADDED IN PLACE OF THE 4 SPACES.
12. THIS CONDITION PERTAINS TO THE OPERATION OF THE USES FOR WHICH COMPLIANCE CANNOT BE DEMONSTRATED WITH THIS SITE PLAN.
13. THE UNDERGROUND SWM CONTROL STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THOSE STANDARDS THAT ARE ACCEPTABLE TO, AND HAVE BEEN PREVIOUSLY APPROVED, BY DPWES.
14. THE OUTFALL TO THIS PROPERTY HAS BEEN REVIEWED AND HAS BEEN DETERMINED TO BE ADEQUATE PURSUANT TO THE CURRENT PFM STANDARDS REVISED THROUGH 2/7/06.
15. THIS CONDITION MODIFIES THE TRANSITIONAL SCREENING REQUIREMENTS ALONG ALL LOT LINES. SUPPLEMENTAL PLANTING HAS BEEN ADDED ALONG THE NORTH AND EAST PROPERTY LINES.
16. THIS CONDITION WAIVES THE BARRIER REQUIREMENTS ALONG ALL LOT LINES.
17. THIS CONDITION PERTAINS TO THE PROPOSED EXTERIOR ONSITE LIGHTING. NO ONSITE EXTERIOR LIGHTING IS PROPOSED OR SHOWN WITH THIS SITE PLAN.
18. THE LIMITS OF CLEARING ON THIS SITE PLAN CONFORMS TO THE LIMITS OF CLEARING SHOWN ON THE APPROVED SPECIAL PERMIT PLAT.
19. THE PROPOSED CONSERVATION AREA IS PROTECTED BY EITHER TREE PROTECTION FENCING CONFORMING TO THE STANDARD REQUIRED BY THIS CONDITION OR BY SUPER SILT FENCE, WHICH IS AN ACCEPTABLE ALTERNATIVE TO TREE PROTECTION FENCING. THE DETAIL FOR THE TREE PROTECTION FENCING CONTAINS THE ADDITIONAL REQUIREMENTS FOR CERTIFIED ARBORIST WRITTEN APPROVAL OF THE INSTALLATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
20. THE DESIGN OF THE BIO-RETENTION AND THE ASSOCIATED PERIMETER GRADING HAS BEEN ADJUSTED TO PRESERVE THE EXISTING TREE SOUTHEAST OF THE BIO-RETENTION FILTER.
21. THE PROPOSED UNDERGROUND SWM FACILITY AND THE VARIOUS OTHER BMP MEASURES HAVE BEEN PROVIDED WITHIN THE LIMITS OF CLEARING SHOWN ON THE SPECIAL PERMIT PLAT. THESE MEASURES INCLUDE THE USE OF "FILTERRA" WATER QUALITY INLETS AND A BIO-RETENTION FILTER. A PERMANENT WAIVER OF THE DUSTLESS SURFACE REQUIREMENTS TO ALLOW THE USE OF "GRASS-CRETE" PAVING FOR THE EASTERNMOST 20 PARKING SPACES HAS BEEN APPROVED AND IS INCLUDED IN THIS SITE PLAN.
22. AN EIGHT (8) FOOT WIDE ASPHALT TRAIL IS PROPOSED ALONG THIS PROPERTY'S FRONTAGE ON KIRBY ROAD SOUTH OF THE ENTRANCE; AND, A SIX (6) FOOT WIDE ASPHALT TRAIL HAS BEEN PROVIDED ON THE NORTH SIDE OF THE ENTRANCE.
23. THIS CONDITION RELATED TO THE ARCHITECTURAL TREATMENT OF THE PROPOSED BUILDING, WHICH CANNOT BE DEMONSTRATED WITH THIS SITE PLAN.
24. THE CONDITION PERTAINS TO SIGNS. A NEW CHURCH SIGN IS PROPOSED; AND, THE LOCATION OF THE SIGN CONFORMS TO ARTICLE 12.

GRASS PAVE2 DETAILS

Grass 2

Permanently trafficable grassed surfaces.

Availability & Product Sizes

Size:	one square metre panels or roll sizes as per chart below.
Colour:	black
Weight:	1.87 kg/m²
Strength:	148 kg/cm²

- Product Information
- Applications & Benefits
- How it Works
- Availability & Product Sizes
- Hydrogro
- Technical Specifications

Standard Product Roll Sizes

Model	Width	Length	Diameter	Area	Weight
	m	m	m	m²	Kg
1010	1.0	10	0.6	10	19
1020	1.0	20	0.8	20	38.5
1520	1.5	20	0.8	30	56
2020	2.0	20	0.8	40	75
2520	2.5	20	0.8	50	93

Most popular roll sizes usually in stock.
Custom roll sizes available by request.

[Product Information | Applications & Benefits | How it Works]
[Availability & Product Sizes | Hydrogro | Technical Specifications | Home]

DATA SHEET
Grasspave² Specifications

Grasspave²

Grasspave² Specifications

GENERAL PRINCIPLE

The use of three dimensional interlocking plastic geogrid with an engineered base course comprising minimal compaction materials providing an aesthetically pleasing natural grass surface with high load bearing capacity and water managing ability.

TECHNICAL SPECIFICATIONS

1. GENERAL PROVISIONS

1.1 Provide and install sandy gravel roadbase as per Geotechnical Engineer's recommendations, and/or as shown on drawings, to provide adequate support for project design loads.
As a guide only; Pedestrians: 50mm, Cars: 125mm, Trucks: As per Engineer's specification (min. 200mm).
1.2 Provide Grasspave² units, Hydrogro fertiliser and installation as per the manufacturer's instructions.
1.3 Provide and install clean sharp sand to fill the Grasspave² units.
1.4 Provide and install grass by using washed or sand based instant turf, sprigging or commercial hydroseeding.

2. SUB BASE PREPARATION

2.1 Spoil is to be removed to required depth and excavation is to be free from rock and debris maintaining existing grade. Check for improperly compacted areas below 90% Aust. Std. Compaction.
2.2 Subsurface drainage via agricultural drains are to be placed in the sub base according to fall if required.
2.3 Irrigation lines, pop up sprinklers and any other utility lines are to be placed in the excavated area prior to filling.

3. BASE COURSE

3.1 Materials
Sandy gravel material from local sources commonly used for road base construction comprising 60-75% of 20mm crushed rock (low Plasticity Index near neutral pH.), and 25-40% concrete sand (to ensure long term porosity) mixed prior to delivery.
IMPORTANT Washed concrete sand must be sourced from quarry using non saline water.
3.2 Installation
Ensure that sub base materials are structurally adequate to receive designed base course, wearing course and designed loads. Ensure that grading and soil porosity of the sub base will provide adequate sub surface drainage.
a. Place base course material over prepared sub base to grades shown on plans in lifts not exceeding 150mm compacting each lift separately with two passes of plate whacker on moist material. Leave 35mm for Grasspave² unit and sand/turf fill to Final Grade.
b. Spread all Hydrogro mix provided with Grasspave² (at rate as per manufacturers instructions) over base course Final Grade, incorporate into top 50mm prior to compacting.

The Hydrogro mix should be placed immediately before installing the Grasspave² units to ensure that the polymer does not become wet and expand.

4. GRASSPAVE² UNITS

4.1 Installation of Grasspave² Units
a. Install Grasspave² units by placing units with rings facing up, and using pegs and holes provided to maintain proper spacing and interlock the units. Units can be easily shaped with pruning shears or similar. Units placed on curves or slopes shall be anchored by staking or similar method. Tops of rings shall be between 6mm (hydroseeding) to 13mm (turf) below the surface of adjacent hard surface pavements.
b. Install concrete sand in rings as they are laid in sections by 'backdumping' directly from a dump truck, or from buckets mounted on tractors, which then exit the site by driving over rings already filled with sand.
c. The sand is then spread laterally from the pile using flat bottomed shovels and/or wide 'asphalt rakes' to fill the rings. A stiff bristled broom should be used for final 'finishing' of the sand.
d. The sand must be 'compacted' by using water from hose, with the finish grade no less than the top of rings for turf and no more than 6mm above top of rings, if hydroseeding.

4.2 Installation of Grass
(Choose one paragraph below to meet grass installation method desired.)
a. Install grass seed over sand filled rings with commercial hydroseeding equipment, at rates shown on plans and per manufacturer's recommendations. Coverage must be uniform and complete. Following germination of the seed, areas lacking germination larger than 20cm x 20cm must be reseeded immediately. Seeded areas must be fertilised and kept moist during development of the turf plants. Seeded areas must be protected from traffic, other than emergency vehicles, for a period of 5 to 7 weeks, or until the grass is mature enough to handle traffic.
b. Install washed turf or thin cut sand based turf directly over sand filled rings, filled no higher than the top of the rings. Turf grown on heavy loam can reduce system performance. Turf strips should be placed with very tight joints. Turfed areas must be fertilised and kept moist during root establishment (minimum of three weeks). Turfed areas must be protected from any traffic, other than emergency vehicles, for a period of 4 to 6 weeks, or until the root system has penetrated and established well below the Grasspave² units.

4.3 Types of Grass
Hardy local species as recommended for local area to be used eg: Blue Grass/Couch mix, Kikuyu etc.

5. CLEANING OF AREA
Perform good work practices during and upon completion of works. Remove excess materials and debris from site. Repair and make good all damage to adjacent areas.

6. MAINTENANCE
Treat as any other Turf surface. Regular waterings (3 times daily for first 10 days in seeded areas), and fertilising is essential. Some extra attention to the above under adverse growing conditions may be required, especially in initial establishment period.

These installation instructions are issued as a guide only as to the principle of the system design.
Care by specifier and installer must be taken to ensure appropriateness of structure to handle site conditions.

NOTE: ALL GRASS PAVE2 DETAILS HAVE BEEN TAKEN FROM INVISIBLE STRUCTURES PTY LTD WEBSITE
www.invisiblestructures.com.au

NOTES:

1. GRASS – PAVE PARKING SPACES AND DRIVE AISLES SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.
2. ALL CONSTRUCTION AND MAINTENANCE OF THE GRASS–PAVE AREAS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS ON THIS SHEET, THE APPROVED DUSTLESS SURFACE WAIVER (24500-WDSW-001-2) ON SHEET 3A AND THE APPROVED SPECIAL PERMIT AND CONDITIONS ON THIS SHEET.
3. PERIODIC INSPECTION OF THE GRASS – PAVE AREA SHALL BE MADE BY THE OWNER TO ENSURE THAT THE AREA REMAINS DUST-FREE, MAINTAINS A SMOOTH GRADE WITH NO PUTTING AND DRAINS PROPERLY.

APPROVED SPECIAL PERMIT, CONDITIONS, NARRATIVE AND GRASS- CRETE DETAILS

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

CHARLES F. DUNLAP
No. 13308
9/11/06

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301
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CENTENNIAL MINISTRY CENTER

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 1

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

JUN - 8 2006

Mr. Charles F. Dunlap, L.S.
Senior Project Manager
Walter Phillips, Inc.
207 Park Avenue
Falls Church, Virginia 22046

Subject: Chesterbrook United Methodist Church/Centennial Ministry, Plan #24500-SP-001-1, Tax Map #031-3-01-0119, Dranesville District

Reference: Service Drive Waiver #24500-WSVD-001-1

Dear Mr. Dunlap:

Your request to waive the requirement of Paragraph 3A of Section 17-201 of the Fairfax County Zoning Ordinance to construct a service drive along the subject site's entire frontage on Old Dominion Drive (Route #309) has been reviewed and coordinated with the Department of Transportation (DOT) is hereby approved.

This waiver shall automatically expire, without notice, twenty-four (24) months after the approval date of this letter, unless the subject construction plan has been approved.

If you have any questions or need additional information, please contact J. Patrick Harty, Engineer II, Site Review East, Environmental and Site Review Division at 703-324-1720.

Sincerely,

Bruce G. Nassimbeni, Director
Site Review East

BGN/tg

cc: Angela Kadar Rodeheaver, Chief, Site Analysis Section, DOT
J. Patrick Harty, Engineer II, Site Review East, ESRD, DPWES
Waiver File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 · TTY 703-324-1877 · FAX 703-324-8359

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

JUN - 9 2006 JUN 11 REC'D

Charles F. Dunlap, L.S.
Senior Project Manager
Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, Virginia 22046

Subject: Chesterbrook United Methodist Church/Centennial Ministry, Plan #24500-SP-001-1, Tax Map # 031-3-01-0119, Dranesville District

Reference: Travel Lane Waiver #24500-WTRVL-001-1

Dear Mr. Dunlap:

Your request to waive the requirement of Paragraph 3B of Section 17-201 of the Fairfax County Zoning Ordinance for the construction of a travel lane along the site's frontage on Kirby Road (Route #695) has been reviewed and coordinated with the Department of Transportation (DOT) and is hereby approved.

This waiver shall automatically expire, without notice, twenty-four (24) months after the date of this letter, unless the subject plan has been approved.

If you have any questions or need additional information, please contact J. Patrick Harty, Engineer II, Site Review East, Environmental and Site Review Division at 703-324-1720.

Sincerely,

Bruce G. Nassimbeni
Site Review East

BGN/tg

cc: Angela Kadar Rodeheaver, Chief, Site Analysis Section, DOT
J. Patrick Harty, Engineer II, Site Review East, ESRD, DPWES
Waiver File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
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County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

AUG 29 2006

Charles F. Dunlap, L.S.
Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, Virginia 22046

Subject: Chesterbrook United Methodist Church, Project #24500-SP-001-1, Tax Map #031-1-01-0119, Dranesville District

Reference: Request for Use of an Innovative Best Management Practice (BMP), Filterra™, #24500-WPFM-001-1

Dear Mr. Dunlap:

In response to your request, use of a Filterra™ System as an Innovative Best Management Practice for the subject project is hereby approved under Paragraph 4 of Section 6-0402 of the Fairfax County Public Facilities Manual, subject to the following conditions:

- The Filterra™ System will be credited with a phosphorus removal efficiency of 65 percent.
- Design and Construction shall conform to manufacturer's specifications
- The Filterra™ System shall be privately maintained. A private maintenance agreement shall be executed prior to final plan approval.
- Maintenance conditions (extending beyond one year) and specifications shall be incorporated into the plan and the private maintenance agreement.
- Vegetation to be planted in the Filterra™ box shall be consistent with manufacturer's specifications.

This approval in no way relieves you of any other County drainage requirement, including adequacy of outfall and pro-rata share payments. Compliance with the Chesapeake Bay Preservation Ordinance is also required.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
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Charles F. Dunlap, L.S.
Request for Use of an Innovative BMP Filterra™ #24500-WPFM-001-1
Page 2 of 2

This approval shall automatically expire, without notice, 24 months after the date of this letter, unless the subject plan has been approved.

Please ensure that a copy of this letter is made a part of the subject plan.

If further assistance is desired, please contact me at 703-324-1720.

Sincerely,

Jeremiah Stonefield
Chief Stormwater Engineer
Site Review East

JBS/tg

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Cyrus Saleh, Chief Site Review Engineer, Site Review East, ESRD, DPWES
Valerie Tucker, Chief Stormwater Engineer, Site Review East, ESRD, DPWES
Waiver File

APPROVED WAIVER CONDITION NARRATIVE

- THE FILTERRA SYSTEM PHOSPHOROUS EFFICIENCY CREDIT OF 65% HAS BEEN APPLIED TO THE BMP COMPUTATION.
- DESIGN AND CONSTRUCTION WILL CONFORM TO MANUFACTURER'S SPECIFICATIONS.
- THE FILTERRA SYSTEM WILL BE PRIVATELY MAINTAINED. A PRIVATE MAINTENANCE AGREEMENT WILL BE EXECUTED TO FINAL PLAN APPROVAL.
- MAINTENANCE CONDITIONS (EXTENDING BEYOND ONE YEAR) AND SPECIFICATIONS HAS BEEN INCORPORATED INTO THE PLAN AND THE PRIVATE MAINTENANCE AGREEMENT
- VEGETATION PLANTED IN THE FILTERRA STRUCTURE IS CONSISTENT WITH MANUFACTURE'S SPECIFICATIONS.

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

AUG 30 2006

Charles F. Dunlap, L.S.
Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, Virginia 22046

Subject: Chesterbrook United Methodist Church/Centennial Ministry Center, Plan #24500-SP-001-1, Tax Map #031-3-01-0119, Dranesville District

Reference: Dustless Surface Waiver #24500-WDSW-001-2

Dear Mr. Dunlap:

Your request to waive the requirements of Paragraph 11 of Section 11-102 of the Fairfax County Zoning Ordinance and Section 7-0504 of the Fairfax County Public Facilities Manual for the installation of grass-crete parking spaces primarily to be used as "overflow" parking in lieu of a standard dustless surface pavement is hereby approved. This approval is conditioned upon the following:

1. The vehicle speed limit shall not exceed 10 miles.
2. Parking spaces consisting of grass-crete shall be constructed and maintained in good condition at all times.
3. Parking spaces shall be maintained on the property consistent with the approved Special Permit Amendment (SPA) Plat and waivers/modification contained therein approved by the Board of Zoning Appeals on December 20, 2005.
4. The Grasspave2 Specifications "technical specifications" shall be followed in the construction of the grass-crete overflow parking areas as shown on the approved SPA Plat and maintained in compliance with the Grasspave2 Specification shown on the approved plan.
5. Pavement shall be placed from the edge of the abutting roadway for a minimum distance of 25 feet into the interior of the site at each entrance and exit to the site to prevent surface material from entering the abutting paved street.
6. A Dustless Surface Agreement shall be recorded in the County records and signed by the Director or his designee.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 · TTY 703-324-1877 · FAX 703-324-8359

Charles F. Dunlap, L.S.
Dustless Surface Waiver #24500-WDSW-001-2
Page 2 of 2

7. Periodic inspection shall be performed by the owner to monitor dust conditions, condition of the grass-crete area, drainage adequacy and the maintenance of the surface.
8. Runoff shall be channeled away from and/or around driveways and parking area entrances. Proper drainage facilities shall be provided to ensure the stability of the alternate surface.
9. Routine maintenance shall be performed on the parking lot surface to prevent unevenness wear-through to subgrade soil. Corrective action shall be taken to alleviate such problems as they occur.

This waiver shall automatically expire, without notice, twenty-four (24) months after the approval date of this letter, unless the subject plan has been approved.

If you have any questions or need additional information, please contact J. Patrick Harty, Engineer II, Site Review East, Environmental and Site Review Division at 703-324-1720.

Sincerely,

Bruce G. Nassimbeni, Director
Site Review East

BGN/ww

cc: Cyrus Saleh, Chief Site Review Engineer, Site Review East, ESRD, DPWES
J. Patrick Harty, Engineer II, Site Review East, ESRD, DPWES
Waiver File

APPROVED WAIVER CONDITION NARRATIVE

1. 10 MPH SPEED LIMIT SIGNS HAVE ADDED TO BOTH SIDES OF THE ENTRY INTO THE GRASS-PAVE PARKING AREA.
2. A NOTE REQUIRING CONTINUED MAINTENANCE OF THE GRASS-PAVE AREA HAS BEEN ADDED TO THE SPECIFICATIONS ON SHEET 3.
3. THE MAINTENANCE REQUIREMENTS ARE OUTLINED IN THE NOTES AND SPECIFICATIONS ON SHEET 3.
4. THE " GRASS PAVE" SPECIFICATIONS ON SHEET 3 SHALL BE FOLLOWED.
5. THE PAVEMENT EXTENDS FROM KIRBY TO THE GRASS-PAVE AREA, A DISTANCE OF APPROXIMATELY 350 FEET.
6. A DUSTLESS SURFACE AGREEMENT WAS SUBMITTED TO DPWES ON OR ABOUT 8/23/06 FOR RECORDATION AS A PRECONDITION TO THE APPROVAL OF THIS WAIVER.
7. A NOTE REQUIRING PERIODIC INSPECTION BY THE OWNER TO ALLY DUST AND MAINTAIN GOOD DRAINAGE IS INCLUDED IN THE NOTES AND SPECIFICATIONS ON SHEET 3.
8. THE SITE HAS BEEN GRADED TO CHANNEL RUNOFF OVER AND AROUND THE AREA IN NON-CONCENTRATED FORM (SEE SHEET 5)
9. A NOTE REGRADING ROUTINE MAINTENANCE IS INCLUDED WITH THE NOTES AND SPECIFICATIONS ON SHEET 3.

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

OCT 23 2006

Ms. Jeni Hornback
Director, Planning and Urban Design
Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, Virginia 22046

Subject: Parking Reduction for Chesterbrook United Methodist Church Centennial Ministry Center, Parking Study #24500-PKS-001-1, Tax Map #031-1-01-0119, Dranesville District

Reference: Your Letter Dated September 5, 2006

Dear Ms. Hornback:

In response to your referenced letter, and amended information submitted on October 12, 2006, your parking reduction request and the associated study have been reviewed. The basis of your request is different hours of operation between the church, preschool, and childcare center. We hereby grant this request subject to the following conditions:

- A minimum of 63 parking spaces shall be provided on site.
- This approval letter shall be incorporated into all plan submissions to Fairfax County for the church use and the preschool use.
- The number of seats for the church and the number of individuals enrolled in the weekday activities must not exceed the approved limit set by the Board of Zoning Appeals in accordance with Special Permit SPA-90-D-068.

Department of Public Works and Environmental Services
Land Development Services
12055 Government Center Parkway, Suite 444
Fairfax, Virginia 22035-5503
Phone 703-324-1780 · TTY: 711 · FAX: 703-324-3804

Ms. Jeni Hornback
Parking Study #24500-PKS-001-1
Page 2 of 2

If you have any further questions regarding this matter, please contact Richard B. Hayes, Engineer II, Code Analysis Division at 703-324-1720.

Sincerely,

James W. Patteson, PE
Director

cc: Diane Johnson-Quinn, Deputy Zoning Administrator, Department of Planning and Zoning
Ray Curd, Director, Code Analysis, DPWES
Richard B. Hayes, Engineer II, Code Analysis, DPWES

APPROVED WAIVER CONDITION NARRATIVE

- 63 PARKING SPACES ARE PROVIDED ON SITE.
- THE PARKING REDUCTION APPROVAL LETTER IS INCORPORATED INTO THIS PLAN SUBMISSION TO FAIRFAX COUNTY.
- THE NUMBER OF SEATS FOR THE CHURCH AND THE NUMBER OF INDIVIDUALS ENROLLED IN THE WEEKDAY ACTIVITIES ARE IN ACCORDANCE WITH THE LIMITS AND DO NOT EXCEED THE APPROVED LIMIT SET BY THE BOARD OF ZONING APPEALS IN ACCORDANCE WITH SPECIAL PERMIT SPA-90-D-068.

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

WAIVERS

CENTENNIAL MINISTRY CENTER

DRANESVILLE DISTRICT

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301 WWW.WLPINC.COM

CHESTERBROOK UNITED METHODIST CHURCH
CENTENNIAL MINISTRY CENTER
SPECIAL PERMIT AMENDMENT PLAN

SHEET INDEX:

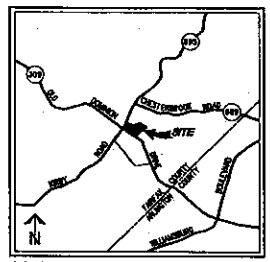
1. COVER SHEET
2. SPECIAL PERMIT AMENDMENT PLAT
3. EXISTING VEGETATION MAP
4. PRELIMINARY STORMWATER MANAGEMENT PLAN
5. OUTFALL ANALYSIS
6. OUTFALL ANALYSIS (FOR INFORMATION ONLY)

NOTES:

1. OWNER/APPLICANT: CHESTERBROOK METHODIST CHURCH
   1711 KIRBY ROAD
   MCLEAN, VA 22101
2. THIS APPLICATION REQUESTS A GROUP 3 SPECIAL PERMIT AMENDMENT FOR A CHURCH, PRIVATE SCHOOL OF EDUCATION, AND A CHILD CARE FACILITY.
3. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP AS PARCEL 031-3-01-119, AND IS ZONED R-2.
4. TOTAL AREA OF THE PROPERTY IS 170,235 SQUARE FEET OR 3.9081 ACRES.
5. TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN.
6. THIS PLAT DOES NOT SHOW ALL COVENANTS, EASEMENTS, RESTRICTIONS OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE.
7. THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE FAIRFAX COUNTY ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT AS NOTED IN THE WAIVERS REQUESTED SECTION.
8. BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY PERFORMED BY THIS FIRM. CONTOUR INTERVAL IS 2 FOOT.
9. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
10. THIS WILL CERTIFY THAT A REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY PANEL NUMBER 515525 0083 D, EFFECTIVE DATE MARCH 3, 1990, DESIGNATES THE SUBJECT PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
11. NO RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS, AS DEFINED, ARE DELINEATED ON THIS PROPERTY.
12. NO GRAVES OR OTHER EVIDENCE OF BURIAL PLACES HAVE BEEN FOUND ON THIS PROPERTY.
13. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED, AS PART OF THE FINAL DESIGN AND SITE PLAN APPROVAL PROCESS.
14. SITE SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
15. LIGHTING WILL BE IN ACCORDANCE WITH FAIRFAX COUNTY STANDARDS.
16. PROPOSED MODULAR UNIT TO BE REMOVED UPON OCCUPANCY OF THE PROPOSED ADDITION.

WAIVERS/MODIFICATIONS REQUESTED:

1. WAIVE TRANSITIONAL SCREENING REQUIREMENT AND BARRIER REQUIREMENT ON THE NORTHERN AND EASTERN (ADJACENT TO SINGLE-FAMILY DETACHED RESIDENTIAL) SIDES OF THE PROPERTY TO KEEP THE EXISTING TREES.
2. MODIFY TRAIL REQUIREMENT TO ALLOW 8 FT. WIDE ASPHALT TRAIL ALONG PART OF KIRBY ROAD.
3. WAIVE FRONTAGE IMPROVEMENTS ALONG KIRBY ROAD AND OLD DOMINION DRIVE.
4. MODIFY DUSTLESS SURFACE PARKING REQUIREMENT TO ALLOW GRASS-CRETE IN PART OF THE PARKING LOT.



VICINITY MAP SCALE: 1"=2000'

ZONING TABULATION:

R-2, RESIDENTIAL DISTRICT: TWO DWELLING UNITS/ACRE

	REQUIRED	PROVIDED
MIN. LOT AREA	15,000 SF	±170,235 SF
MIN. LOT WIDTH	125 FT	±134.7 FT
MAX. BLDG. HT.	60 FT	±35 FT
MIN. YARD REQUIREMENTS		
FRONT	40' ABP, 35 FT	23.2 FT (KIRBY), 30.5 FT (OLD DOMINION)*
SIDE	40' ABP, 15 FT	67.2 FT
REAR	40' ABP, 25 FT	66.8 FT
MAX. FAR	0.20	0.20
OPEN SPACE	N/A	N/A
TREE COVER	20% (30,100 SF)	>20% (±30,900 SF)
INT. PARK. LOT LANDSCAPING	5% (1,374 SF)	±7% (±2,000 SF)

*EXISTING CONDITION

PARKING TABULATION:

CHURCH: 125 SEATS @ 1 SP/4 SEATS

REQUIRED = 125/4 = 32 SPACES

PRIVATE SCHOOL: 30 STAFF MEMBERS @ 1 SP/STAFF MEMBER + 4 VISITOR SPACES

REQUIRED = 30 + 4 = 34 SPACES

CHILD CARE FACILITY: 40 CHILDREN @ 0.10 SPACES PER CHILD

REQUIRED = 8 SPACES

TOTAL REQUIRED = 74 SPACES

TOTAL PROVIDED = 88 SPACES (INCLUDING 4 HANDICAP SPACES)

USABLE OUTDOOR RECREATION TABULATION:

PROVIDED: ±24,000 SF OF USABLE OUTDOOR RECREATION AREA (SEE AREA DESIGNATED ON PLAN)

REQUIRED:
- PRE-K = 100 SF/CHILD OUTSIDE AT A GIVEN TIME
- K-3 = 200 SF/CHILD OUTSIDE AT A GIVEN TIME
- 4-12 = 430 SF/CHILD OUTSIDE AT A GIVEN TIME

PROPOSED:
- PRE-K = 105 STUDENTS (MAX. ENROLLMENT)
- K-3 = 95 STUDENTS (MAX. ENROLLMENT)
- 4-12 = 25 STUDENTS (MAX. ENROLLMENT)

*STUDENTS RECESSES WILL BE STAGGERED TO PROVIDE CHILDREN WITH ADEQUATE OUTDOOR RECREATION SPACE

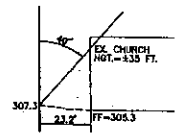
BUILDING AREA TABULATION:

EX. FAR CALCULATION

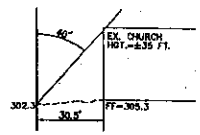
SITE AREA:	±170,235 SF
EX. CHURCH AREA:	±4,850 SF
EX. SCHOOL AREA:	±10,875 SF
TOTAL EX. BLDG. AREA:	±15,750 SF
EX. FAR:	±0.09

PROPOSED FAR CALCULATION

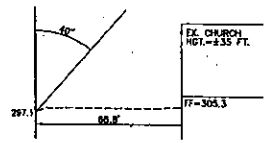
SITE AREA:	±170,235 SF
EX. CHURCH AREA:	±4,850 SF (TO REMAIN)
PROP. + EX. SCHOOL AREA:	±28,900 SF
TOTAL EX. BLDG. AREA:	±33,750 SF
EX. FAR:	±0.2



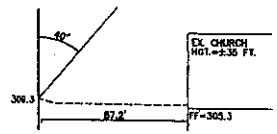
FRONT BULK PLANE DETAIL - KIRBY ROAD
1" = 30'



FRONT BULK PLANE DETAIL - OLD DOMINION DRIVE
1" = 30'



REAR BULK PLANE DETAIL - ADJ. TO PROP. SHOPPING CENTER
1" = 30'



SIDE BULK PLANE DETAIL - ADJ. TO WALKER PROPERTY
1" = 30'

COVER SHEET

CENTENNIAL MINISTRY CENTER

DRANESVILLE DISTRICT

WALTER L. PHILLIPS
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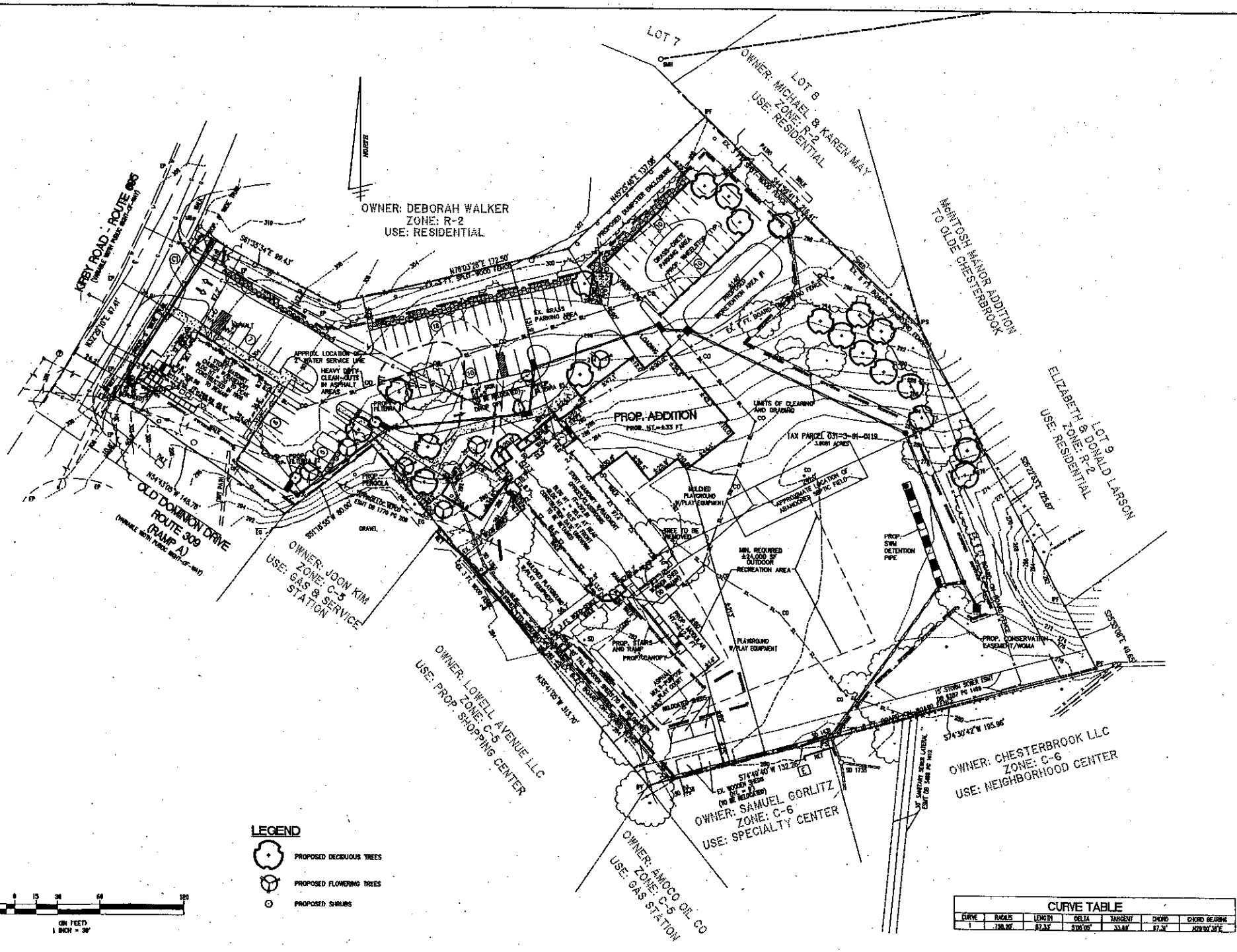
(703) 534-3068 FAX (703) 532-3031 WWW.WLPINC.COM

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE



SPECIAL PERMIT AMENDMENT PLAT

CENTENNIAL MINISTRY CENTER

DRANESVILLE DISTRICT

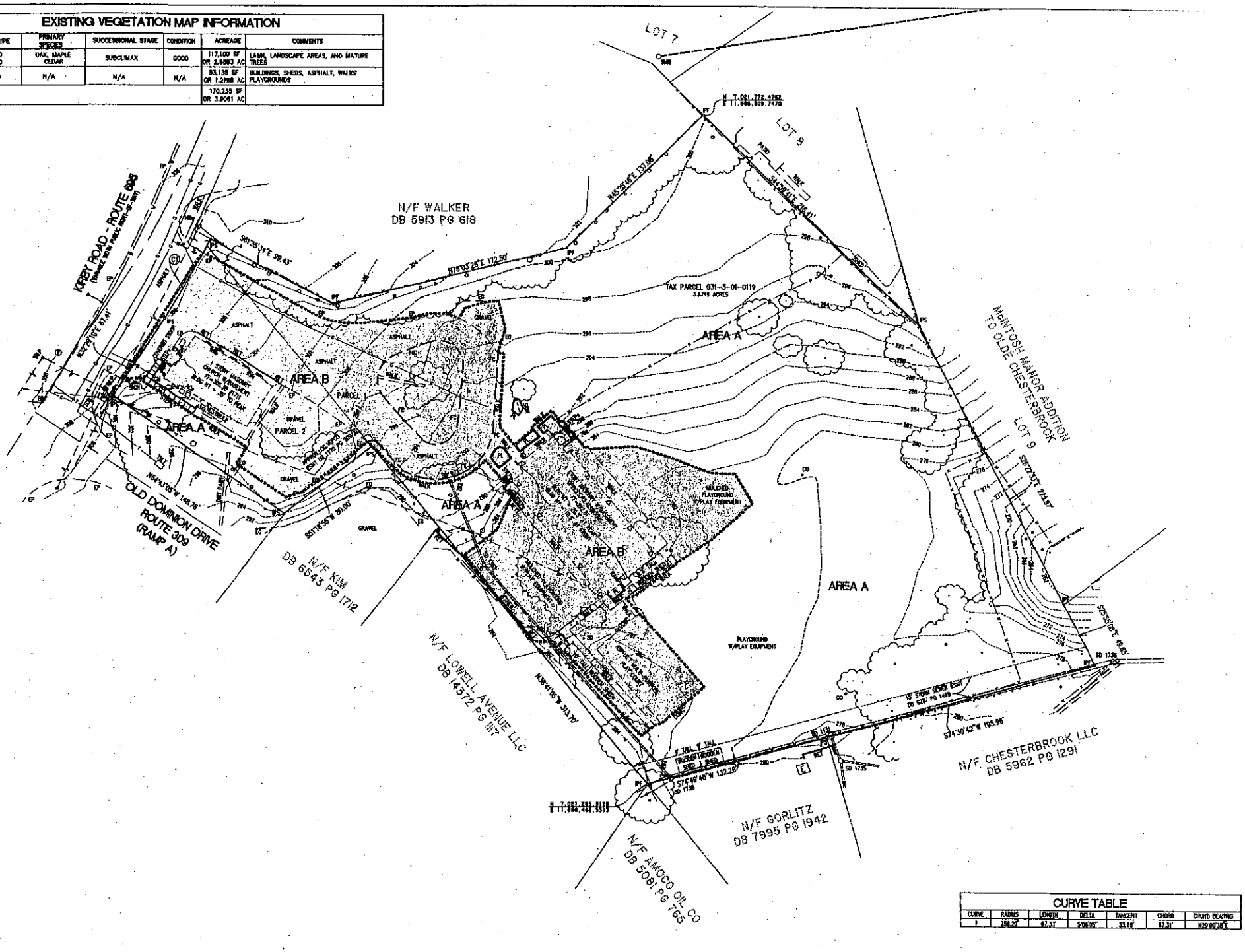
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
2077 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

EXISTING VEGETATION MAP INFORMATION

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
MAINTAINED GRASSLAND	OAK, MAPLE CEDAR	SUBCLIMAX	GOOD	117,100 SF OR 2.6883 AC	LAWN, LANDSCAPE AREAS, AND MATURE TREES
DEVELOPED	N/A	N/A	N/A	53,135 SF OR 1.2198 AC	BUILDINGS, SHEDS, ASPHALT, WALKS PLAYGROUNDS
TOTAL ACREAGE				170,235 SF OR 3.9081 AC	



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	794.20'	67.37'	5°06'35"	33.69'	67.31'	N29°00'38"E

EXISTING VEGETATION MAP

CENTENNIAL MINISTRY CENTER

DRANESVILLE DISTRICT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
2317 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

STORMWATER MANAGEMENT SUMMARY (ENTIRE SITE)

I. PRE-DEVELOPMENT (EXISTING CONDITIONS):

A. CONTRIBUTING AREAS:

2.93 AC. @ 0.30 (GREEN AREA, ON-SITE)
0.98 AC. @ 0.90 (ROOFS, DRIVEWAYS, SIDEWALKS, ETC.) (SITE IS ±25% IMPERVIOUS)
3.91 AC.

B. WEIGHTED "C":

$$\frac{(2.93)(0.30)+(0.98)(0.90)}{3.91} = 0.45$$

C. TIME OF CONCENTRATION = 5 MIN.

D. RUNOFF: Q2 = (0.45)(5.45)(3.91) = 9.59 CFS
Q10 = (0.45)(7.27)(3.91) = 12.79 CFS

II. POST-DEVELOPMENT (PROPOSED CONDITIONS):

A. CONTRIBUTING AREAS:

2.68 AC. @ 0.30 (GREEN AREA, ON-SITE)
1.23 AC. @ 0.90 (PAVED AREA, ON-SITE)
3.91 AC.

B. WEIGHTED "C":

$$\frac{(2.68)(0.30)+(1.23)(0.90)}{3.91} = 0.48$$

C. RUNOFF: Q2 = (0.48)(5.45)(3.91) = 10.23 CFS
Q10 = (0.48)(7.27)(3.91) = 13.64 CFS

III. POST-DEVELOPMENT UNDETAINED:

A. CONTRIBUTING AREAS:

0.91 AC. @ 0.30 (GREEN AREA UNDETAINED, ON-SITE)
0.21 AC. @ 0.90 (PAVED AREA UNDETAINED, ON-SITE)
1.12 AC.

B. WEIGHTED "C":

$$\frac{(0.91)(0.30)+(0.21)(0.90)}{1.12} = 0.41$$

C. RUNOFF: Q2 = (0.41)(5.45)(1.12) = 2.50 CFS
Q10 = (0.41)(7.27)(1.12) = 3.34 CFS

IV. POST-DEVELOPMENT DETAINED:

A. CONTRIBUTING AREAS:

1.84 AC. @ 0.30 (GREEN AREA DETAINED, ON-SITE)
0.95 AC. @ 0.90 (PAVED AREA DETAINED, ON-SITE)
2.79 AC.

B. WEIGHTED "C":

$$\frac{(1.84)(0.30)+(0.95)(0.90)}{2.79} = 0.50$$

C. RUNOFF: Q2 = (0.50)(5.45)(2.79) = 7.60 CFS
Q10 = (0.50)(7.27)(2.79) = 10.14 CFS

V. OFFSITE DETAINED:

A. CONTRIBUTING AREAS:

0.80 @ 0.30 (GREEN AREA DETAINED, ON-SITE)
0.16 AC. @ 0.90 (PAVED AREA DETAINED, ON-SITE)
0.96 AC.

B. WEIGHTED "C":

$$\frac{(0.80)(0.30)+(0.16)(0.90)}{0.96} = 0.40$$

C. RUNOFF: Q2 = (0.40)(5.45)(0.96) = 2.09 CFS
Q10 = (0.40)(7.27)(0.96) = 2.79 CFS

VI. MAX RELEASED

QMAX REL. = QPRE - (QPOST UNDETAINED) + (QOFFSITE)

Q2 = 9.59 - 2.50 + 2.09 = 9.18 CFS
Q10 = 12.79 - 3.34 + 2.79 = 12.24 CFS

BMP FACILITY DESIGN CALCULATIONS

PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION AND DESCRIPTION (1)	"C" (2)	ACRES (3)
A_1 AREA TO FILTERRA #1	0.74	0.18
A_2 AREA TO FILTERRA #2	0.85	0.12
A_3 AREA TO FILTERRA #3	0.88	0.23
A_4 AREA TO BIORETENTION #1	0.53	0.30
A_5 AREA TO DETENTION	0.44	2.01
A_6 UNDETAINED AREA	0.41	1.09
TOTAL SITE AREA		3.91

PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE (a) 3.91 ACRES

(B) SUBAREA DESIGNATION (1)	"C" (2)		ACRES (3)		PRODUCT (4)
A_1 AREA TO FILTERRA #1	0.74	x	0.18	=	0.12
A_2 AREA TO FILTERRA #2	0.85	x	0.12	=	0.10
A_3 AREA TO FILTERRA #3	0.88	x	0.23	=	0.16
A_4 AREA TO BIORETENTION #1	0.53	x	0.30	=	0.16
A_5 AREA TO DETENTION	0.44	x	2.01	=	0.88
A_6 UNDETAINED AREA	0.41	x	1.09	=	0.45
			(b) TOTAL	=	1.87

(C) WEIGHTED AVERAGE "C" FACTOR (b)/(a) = (c) 0.48

PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION (1)	BMP TYPE (2)	REMOVAL EFF. (%) (3)		AREA RATIO (4)		"C" FACTOR RATIO (5)		PRODUCT (6)
A_1	AREA TO FILTERRA #1	85	x	0.18/3.91	x	0.74/0.48	=	4.10
A_2	AREA TO FILTERRA #2	85	x	0.12/3.91	x	0.85/0.48	=	3.53
A_3	AREA TO FILTERRA #3	85	x	0.23/3.91	x	0.88/0.48	=	5.42
A_4	AREA TO BIORETENTION #1	85	x	0.30/3.91	x	0.53/0.48	=	5.51
	CONSERVATION EASEMENT	100	x	0.62/3.91	x	1	=	15.86
	OFFSITE TO FILTERRAS	85	x	0.29/3.91	x	0.45/0.48	=	4.52
	OFFSITE TO BIORETENTION AREA	85	x	0.09/3.91	x	0.35/0.48	=	1.09
						(c) TOTAL	=	40.03%

PART 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT (a) 40%

* WATER SUPPLY OVERLAY DISTRICT (OCCOQUAN WATERSHED) = 50 %

* CHESAPEAKE BAY PRESERVATION AREA (NEW DEVELOPMENT) = 40 %

* CHESAPEAKE BAY PRESERVATION AREA (REDEVELOPMENT) = [1-0.9 x ("C"PRE/"C"POST)] x 100 =

(B) IF LINE 3(a) 40.03 ≥ LINE 4(a) 40 THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

SWM/BMP NARRATIVE

DETENTION FOR THE SITE WILL BE PROVIDED BY AN UNDERGROUND DETENTION PIPE. THE MAXIMUM RELEASE RATE FOR THE UNDERGROUND PIPE WILL NOT BE GREATER THAN 9.18 CFS FOR THE 2 YEAR STORM AND 12.24 CFS FOR THE 10 YEAR STORM. BMP FOR THE SITE WILL BE PROVIDED BY THREE FILTERRAS, A BIORETENTION AREA, AND A CONSERVATION EASEMENT. THE FILTERRAS AND BIORETENTION AREA HAVE A PHOSPHORUS REMOVAL EFFICIENCY OF 85%, AND THE CONSERVATION EASEMENT RECEIVES A ONE TO ONE CREDIT. ±0.62 ACRES ARE PART OF THE CONSERVATION EASEMENT, ±0.50 ACRES OF SITE AREA FLOW TO THE FILTERRAS, ALONG WITH ±0.29 ACRES OF OFFSITE AREA, AND ±0.30 ACRES OF SITE AREA FLOW TO THE BIORETENTION AREA, ALONG WITH ±0.09 ACRES OF OFFSITE AREA. 100% BMP CREDIT WAS TAKEN FOR THE OFFSITE AREAS, AS THE SUBDIVISION ABOVE THE SUBJECT SITE WAS GRANTED A WATER QUALITY WAIVER (WQ #025962) ON DECEMBER 1, 2003, AND THEREFORE, WATER FLOWING THAT SITE WILL NOT BE TREATED BY ANY BMP DEVICES. TOTAL PROVIDED PHOSPHORUS REMOVAL FROM ALL OF THESE MEASURES IS ±40%, THUS, THIS SITE WILL MEET THE 40% CHESAPEAKE BAY PHOSPHORUS REMOVAL REQUIREMENT.

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 (9-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 10 & 1H)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
PDH P Districts (except PRC) (16-402 1F & 1Q)	Amendments (18-202 10F & 10I)

[X] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

[X] 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, point spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 2.

[X] 3. Provide:

Facility Marker 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)
FILTERRA #1	0.18	0.06	0.23	N/A	N/A	N/A
FILTERRA #2	0.12	0	0.12	N/A	N/A	N/A
FILTERRA #3	0.23	0.23	0.46	N/A	N/A	N/A
BIORETENTION	0.30	0.09	0.39	2165	2165	N/A
TOTAL						

[X] 4. Onsite drainage channels, outlets and pipe systems are shown on Sheet 2. Pond inlet and outlet pipe systems are shown on Sheet N/A.

[X] 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, paved, gravel, etc.).

[X] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 2.

[X] 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 4.

[X] 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 5.

[X] 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 5.

[X] 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&2.

[ ] 11. A submission waiver is requested for N/A.

[ ] 12. Stormwater management is not required because N/A.

THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING; AND, MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED.

PRELIMINARY STORMWATER MANAGEMENT PLAN

CENTENNIAL MINISTRY CENTER

DRANESVILLE DISTRICT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

WALTER L. PHILLIPS
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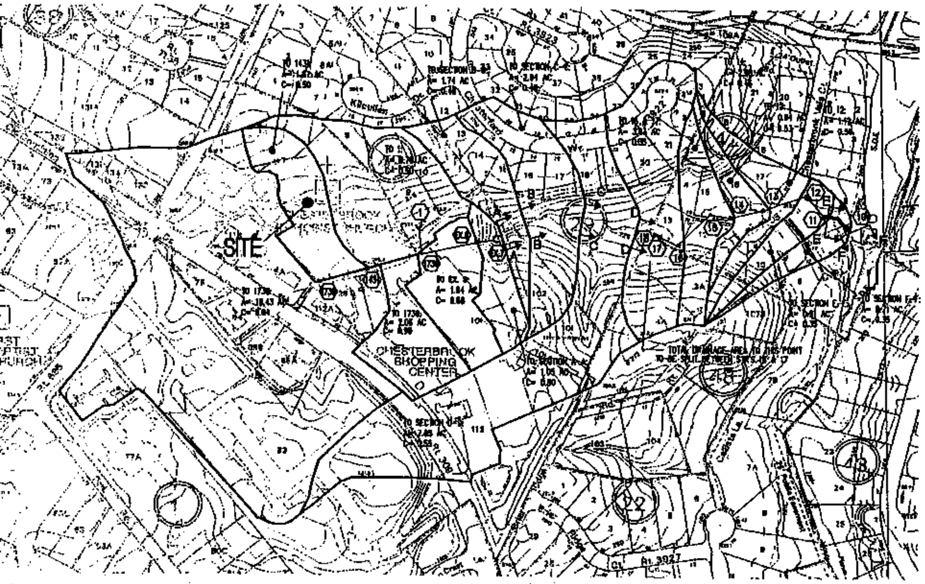
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046



NOTE:
[ST]ORM STRUCTURES 1736, 1431 AND 1738 AS SHOWN ON THIS [SH]EET ARE LABELED AS EX.1, EX. 10 AND EX.9 RESPECTIVELY ON [SI]TE PLAN NUMBER 1684-SP-01-3

OUTFALL DRAINAGE AREA MAP

1" = 200'

OUTFALL STORM SEWER COMPUTATIONS

from point	to point	area (A) acres	C	CA	inlet time (minutes)	rainfall (in/hr)	runoff (CFS) increment	runoff (CFS) accumulated	length (ft)	slope (ft/ft)	diameter (in)	capacity (CFS)
1736	1431	18.43	0.64	11.80	15	6.10	80.2	80.2	118	0.072	36	178.87
1431	1738	1.87	0.60	0.94	15	6.10	4.9	85.5	209	0.071	36	177.72
1	1738	3.76	0.50	1.88	15	6.10	9.8	9.8	57	0.015	18	40.65
1738	EX.6	2.06	0.90	1.85	15	6.10	9.5	94.9	190	0.033	42	182.77
EX.6	EX.7	1.94	0.68	1.32	15	6.10	6.7	90.8	80	0.008	54	139.08
18	17	3.52	0.36	1.27	15	6.10	6.5	65.6	10	0.011	36	69.85
17	16	-	-	-	15	6.10	-	133.2	33	0.014	42	110.04
16	15	-	-	-	15	6.10	-	133.2	108	0.007	42	84.16
15	14	-	-	-	15	6.10	-	133.2	77	0.008	42	89.89
14	13	2.86	0.48	1.34	15	6.10	6.4	140.0	128	0.018	42	133.22
13	12	0.84	0.62	0.50	15	6.10	2.8	142.8	139	0.022	42	149.23
12	11	1.12	0.59	0.66	15	6.10	3.4	146.0	94	0.019	42	136.16

HYDRAULIC GRADELINE COMPUTATIONS

Inlet Station	Structure Type (64.?)	Outlet Water Surface Elevation	D_o (in)	Q_o	L_o	S_f	H_f	Junction Loss V_o	H_o	D_i (in)	Q_i	V_i	Q_iV_i	$V_i^2/2g$	H_i	Angle (°)	$H_{\Delta Q}$	Ht	1.3Ht	.5(Ht)	Final H	Inlet Water Surface Elevation	Max Water Surface Elevation
1*	*	2*	3*	4*	5*	6	7	8	9	*	10*	11	12		13	14*	15	16	17	18	19	20	*
14	I	208.84	42	140.00	128	0.019	2.44	14.55	0.82	42	133.20	13.84	1844.12	2.98	0.30	18	0.00	1.12	1.46	0.73	3.17	213.01	216.67
16	M	213.01	42	133.20	77	0.018	1.35	13.84	0.74	42	133.20	13.84	1844.12	2.98	0.30	90	0.96	1.99	—	1.00	2.35	215.36	224.89
18	M	215.36	42	133.20	108	0.018	2.77	13.84	0.74	42	133.20	13.84	1844.12	2.98	0.30	90	1.03	2.07	—	1.03	3.80	219.16	224.10
17	I	219.16	42	133.20	33	0.018	0.58	13.84	0.74	42	66.60	6.92	461.03	0.74	0.07	0	0.09	0.82	1.06	0.53	1.11	220.27	220.38

SECTION A-A NOTE:

[PR]OPOSED IMPROVEMENTS IN THE AREA OF SECTION A-A INCLUDE A RIP-RAP STILLING BASIN AND 35' OF [CL]ASS I RIP-RAP AS DESIGNED AND APPROVED WITH FAIRFAX COUNTY PLAN #1684-SP-01-3 APPROVED ON [..]/17/04.

OUTFALL NARRATIVE

[ON]SITE STORMWATER MANAGEMENT MEASURES ARE PROVIDED FOR THE PROPOSED PROJECT IN ORDER TO [MA]INTAIN THE PRE-DEVELOPMENT CONDITION PEAK RELEASE. AN OVERALL TIME OF CONCENTRATION OF 15 [MIN]UTES WAS USED FOR THIS ANALYSIS, WHICH IS CONSISTENT WITH OTHER STUDIES OF THE AREA. THE [ST]ORMWATER OUTFALL FOR THIS SITE IS CONVEYED DOWNSTREAM VIA A CLOSED CONDUIT PIPE SYSTEM AND [NA]TURAL CHANNEL FLOW. THE NORTHWEST PORTION OF THE SITE DRAINS TO STRUCTURE 1738; THE MIDDLE [OF] THE SITE DRAINS TO STRUCTURE 1431 AND THE EASTERN PORTION OF THE SITE DRAINS TO STRUCTURE 1. [TH]E RUNOFF FROM THE SITE THEN FLOWS THROUGH A STORM SEWER SYSTEM UNTIL IT DISCHARGES AT [ST]RUCTURE 7 INTO A NATURAL CHANNEL. THIS STORM SEWER IS ADEQUATE PER THE OUTFALL STORM SEWER [CO]MPUTATIONS ON THIS SHEET. CHANNEL IMPROVEMENTS WERE APPROVED WITH FAIRFAX COUNTY PLAN [#16]84-SP-01-3 AT THIS POINT TO INCLUDE RIP-RAP AND A STILLING BASIN. THE NATURAL CHANEL IS WITHIN [A] FAIRFAX COUNTY MAPPED RESOURCE PROTECTION AREA (RPA) AT THIS POINT. CHANNEL SECTIONS AND [CO]MPUTATIONS ARE PROVIDED AT SECTIONS B-B, C-C, AND D-D FOR THE 2-YR STORM ON THIS SHEET. THE [RU]NOFF IS THEN PICKED BACK UP IN A STORM SEWER SYSTEM VIA SIDE BY SIDE INLETS 18 AND 17. THIS [SY]STEM IS ADEQUATE PER THE OUTFALL STORM SEWER COMPUTATIONS AND HYDRAULIC GRADELINE [CO]MPUTATIONS ON THIS SHEET. THE RUNOFF IS ULTIMATELY DISCHARGED OUT OF STRUCTURE 11 INTO A [PA]VED DITCH (SEE SECTION E-E) AND THEN INTO A RIP-RAP CHANNEL (SEE SECTION F-F) WHICH IS [CO]NTAINED WITHIN THE FLOODPLAIN FOR LITTLE PIMMIT RUN. LITTLE PIMMIT RUN HAS A DRAINAGE AREA [GR]EATER THAN ONE SQUARE MILE AND THEREFORE THE ANALYSIS IS STOPPED AT THIS POINT.

[TH]E LIMITS OF THIS STUDY ARE AS DEPICTED ON THIS SHEET. THIS ANALYSIS IS BASED ON RECORD [INF]ORMATION AND OBSERVATIONS IN THE FIELD.

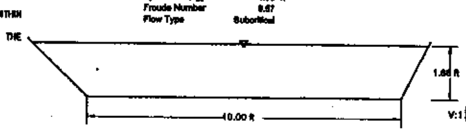
CHANNEL SECTION B-B

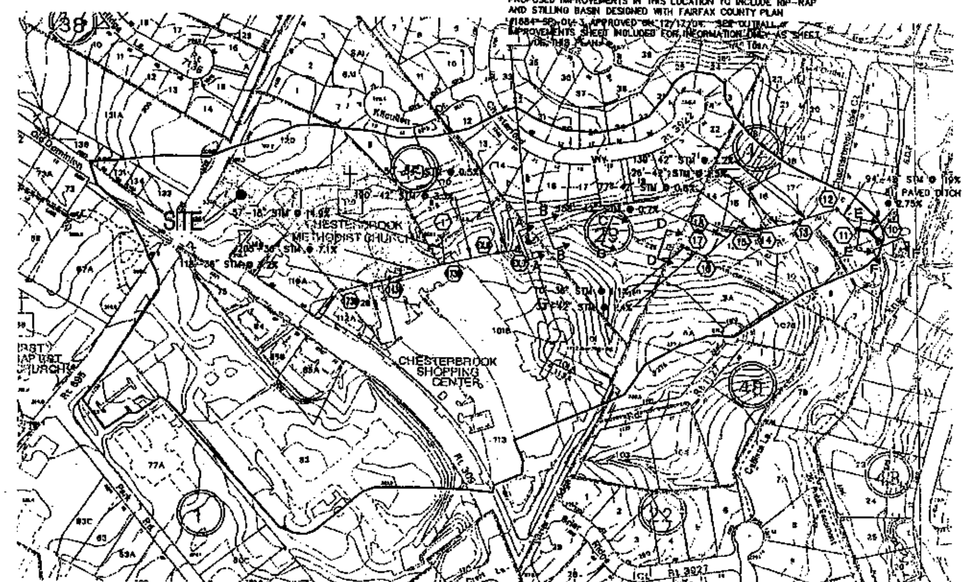
Input Data

Mannings Coefficient	0.035
Slope	0.008000 ft/ft
Left Side Slope	1.00 V : H
Right Side Slope	2.00 V : H
Bottom Width	10.00 ft
Discharge	79.40 cfs

Results

Depth	1.56 ft
Flow Area	19.0 ft²
Wetted Perimeter	14.26 ft
Top Width	12.53 ft
Critical Depth	1.17 ft
Critical Slope	0.019736 ft/ft
Velocity	3.98 ft/s
Velocity Head	0.25 ft
Specific Energy	1.83 ft
Froude Number	0.57
Flow Type	Subcritical





NOTE:
STORM STRUCTURES 1736, 1431 AND 1738 AS SHOWN ON THIS SHEET ARE LABELED AS EX.1, EX. 10 AND EX.9 RESPECTIVELY ON SITE PLAN NUMBER 1684-SP-01-3

OUTFALL STORM SEWER MAP

1" = 200'

CHANNEL SECTION C-C

Input Data

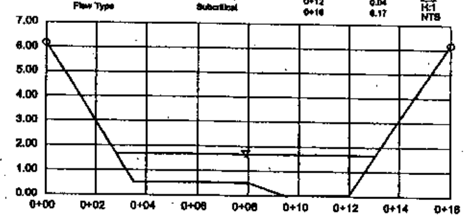
Slope	0.020000 ft/ft
Discharge	80.00 cfs

Results

Mannings Coefficient	0.035
Water Surface Elevation	1.56 ft
Elevation Range	0.00 to 6.17
Flow Area	12.7 ft²
Wetted Perimeter	11.59 ft
Top Width	10.26 ft
Actual Depth	1.56 ft
Critical Elevation	1.56 ft
Critical Slope	0.020187 ft/ft
Velocity	6.29 ft/s
Velocity Head	0.61 ft
Specific Energy	2.28 ft
Froude Number	1.00
Flow Type	Subcritical

Natural Channel Points

Station (ft)	Elevation (ft)
0+00	6.17
0+04	0.60
0+08	0.50
0+10	0.00
0+12	0.04
0+16	6.17



CHANNEL SECTION D-D

Input Data

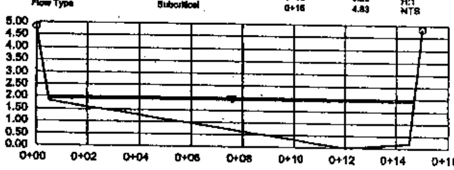
Slope	0.020000 ft/ft
Discharge	96.80 cfs

Results

Mannings Coefficient	0.035
Water Surface Elevation	1.90 ft
Elevation Range	0.00 to 4.83
Flow Area	16.1 ft²
Wetted Perimeter	15.94 ft
Top Width	14.20 ft
Actual Depth	1.90 ft
Critical Elevation	1.90 ft
Critical Slope	0.020002 ft/ft
Velocity	6.03 ft/s
Velocity Head	0.57 ft
Specific Energy	2.47 ft
Froude Number	1.00
Flow Type	Subcritical

Natural Channel Points

Station (ft)	Elevation (ft)
0+00	4.83
0+01	1.83
0+12	0.00
0+15	0.20
0+16	4.83



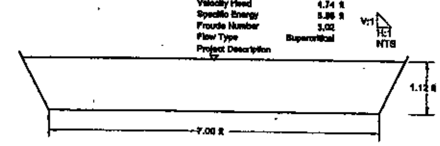
CHANNEL SECTION E-E

Input Data

Mannings Coefficient	0.013
Slope	0.027300 ft/ft
Left Side Slope	2.00 V : H
Right Side Slope	2.00 V : H
Bottom Width	7.00 ft
Discharge	147.80 cfs

Results

Depth	1.12 ft
Flow Area	8.4 ft²
Wetted Perimeter	9.50 ft
Top Width	8.12 ft
Critical Depth	2.27 ft
Critical Slope	0.002785 ft/ft
Velocity	17.47 ft/s
Velocity Head	4.74 ft
Specific Energy	5.86 ft
Froude Number	3.02
Flow Type	Supercritical
Project Description	



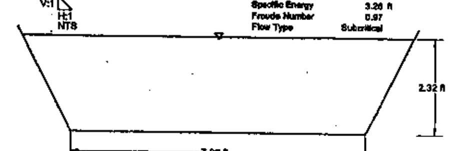
CHANNEL SECTION F-F

Input Data

Mannings Coefficient	0.040
Slope	0.025000 ft/ft
Left Side Slope	2.00 V : H
Right Side Slope	2.00 V : H
Bottom Width	7.00 ft
Discharge	148.80 cfs

Results

Depth	2.32 ft
Flow Area	18.9 ft²
Wetted Perimeter	12.18 ft
Top Width	9.32 ft
Critical Depth	2.28 ft
Critical Slope	0.026355 ft/ft
Velocity	7.87 ft/s
Velocity Head	0.96 ft
Specific Energy	3.28 ft
Froude Number	0.97
Flow Type	Subcritical



REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

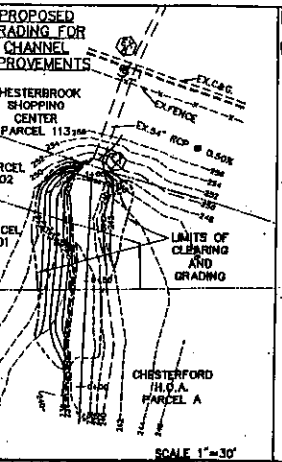
OUTFALL ANALYSIS

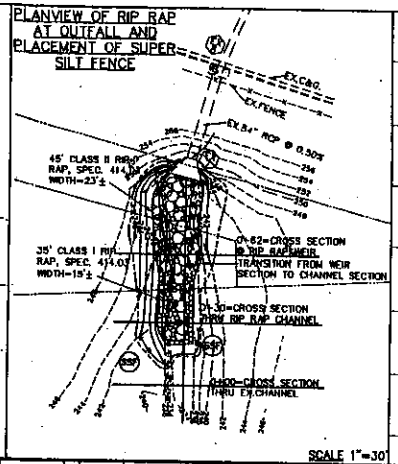
CENTENNIAL MINISTRY CENTER

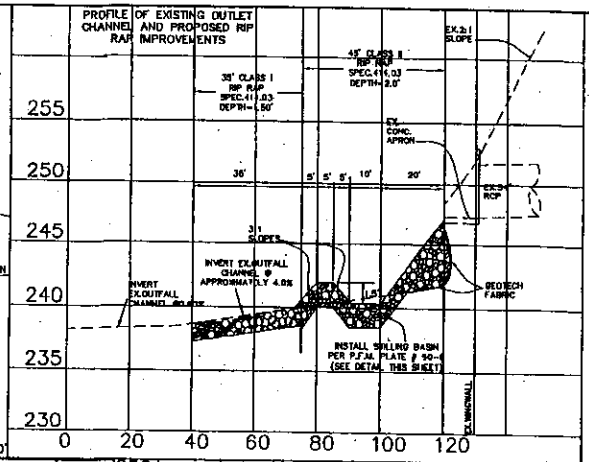
DRANESVILLE DISTRICT

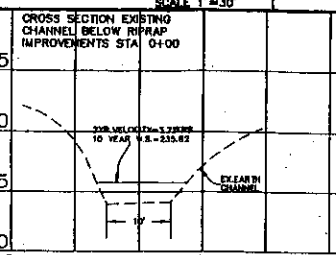
WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

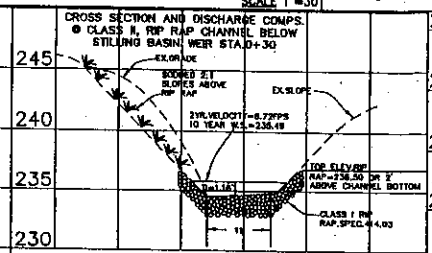
COMMONWEALTH OF VIRGINIA
CHARLES F. DUNLAP
No. 13088

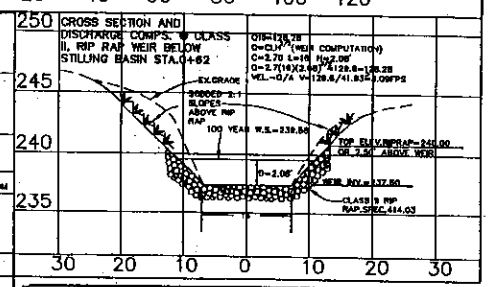










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FHWA Urban Drainage Design Program, HY-22
HYDRAULIC PARAMETERS OF OPEN CHANNELS

apezoidal, Rectangular, or Triangular X-Section
Date: 05/20/2004

roject No. :
roject Name.:
omputed by :

INPUT PARAMETERS

. Channel Slope (ft/ft)                    0.0080
. Channel Bottom Width (ft)                10.00
. Left Side Slope (Horizontal to 1)        1.00
. Right Side Slope (Horizontal to 1)       2.00
. Manning's Coefficient                    0.035
. Discharge (cfs)                          68.72
. Depth of Flow (ft)                       1.81

OUTPUT RESULTS

Cross Section Area (Sq.ft)                 18.52
Average Velocity (ft/sec)                  3.71
Top Width (ft)                             14.53
Hydraulic Radius (ft)                      1.19
Froude Number                              0.58

EAR STORM EXISTING CHANNEL BELOW RIP RAP IMPROVEMENTS
```

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FHWA Urban Drainage Design Program, HY-22
HYDRAULIC PARAMETERS OF OPEN CHANNELS

Trapezoidal, Rectangular, or Triangular X-Section
Date: 05/20/2004

Project No. :
Project Name.:
Computed by :

INPUT PARAMETERS

1. Channel Slope (ft/ft)                   0.0400
2. Channel Bottom Width (ft)               11.00
3. Left Side Slope (Horizontal to 1)       2.00
4. Right Side Slope (Horizontal to 1)      2.00
5. Manning's Coefficient                   0.035
6. Discharge (cfs)                         68.72
7. Depth of Flow (ft)                      0.81

OUTPUT RESULTS

Cross Section Area (Sq.ft)                 10.22
Average Velocity (ft/sec)                  6.72
Top Width (ft)                             14.24
Hydraulic Radius (ft)                      0.70
Froude Number                              1.40

2 YEAR STORM RIP RAP CHANNEL BELOW STILLING BASIN
```

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FHWA Urban Drainage Design Program, HY-22
HYDRAULIC PARAMETERS OF OPEN CHANNELS

apezoidal, Rectangular, or Triangular X-Section
Date: 05/20/2004

roject No. :
roject Name.:
omputed by :

INPUT PARAMETERS

. Channel Slope (ft/ft)                    0.0080
. Channel Bottom Width (ft)                10.00
. Left Side Slope (Horizontal to 1)        1.00
. Right Side Slope (Horizontal to 1)       2.00
. Manning's Coefficient                    0.035
. Discharge (cfs)                          98.44
. Depth of Flow (ft)                       1.82

OUTPUT RESULTS

Cross Section Area (Sq.ft)                 23.17
Average Velocity (ft/sec)                  4.12
Top Width (ft)                             15.45
Hydraulic Radius (ft)                      1.39
Froude Number                              0.59

YEAR STORM EXISTING CHANNEL BELOW RIP RAP IMPROVEMENTS
```

```
FHWA Urban Drainage Design Program, HY-22
HYDRAULIC PARAMETERS OF OPEN CHANNELS

Trapezoidal, Rectangular, or Triangular X-Section
Date: 05/20/2004

Project No. :
Project Name.:
Computed by :

INPUT PARAMETERS

1. Channel Slope (ft/ft)                   0.0400
2. Channel Bottom Width (ft)               11.00
3. Left Side Slope (Horizontal to 1)       2.00
4. Right Side Slope (Horizontal to 1)      2.00
5. Manning's Coefficient                   0.035
6. Discharge (cfs)                         98.44
7. Depth of Flow (ft)                      0.88

OUTPUT RESULTS

Cross Section Area (Sq.ft)                 13.70
Average Velocity (ft/sec)                  7.51
Top Width (ft)                             14.92
Hydraulic Radius (ft)                      0.93
Froude Number                              1.44

10 YEAR STORM RIP RAP CHANNEL BELOW STILLING BASIN
```

TABLE 5-6 (continued)

MANNING'S 'n' VALUES

Surface	Best	Good	Fair	Bad
Natural Stream Channels:				
1. Clean, straight bank, full stage, no rifts or deep pools	0.025	0.0275	0.030	0.033
2.* Same as #1, but some weeds and stones	0.030	0.033	0.035 *	0.040
3. Winding, some pools and shoals, clean	0.033	0.035	0.040	0.045
4. Same as #3, lower stages, more ineffective slope and sections	0.040	0.045	0.050	0.055
5. Same as #3, some weeds and stones	0.035	0.040	0.045	0.050
6. Same as #4, stony sections	0.045	0.050	0.055	0.060
7. Sluggish river reaches, rather weedy or with very deep pools	0.050	0.060	0.070	0.080
8. Very weedy reaches	0.075	0.100	0.125	0.150

* Values commonly used in designing.

Source: King * USE: n=.035
FROM: "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" THIRD EDITION 1992

TABLE 5-21

PERMISSIBLE VELOCITIES
FOR UNLINED EARTHEN CHANNELS

Soil Types	Permissible Velocity (ft./sec.)
Fine Sand (noncolloidal)	2.5
Sandy Loam (noncolloidal)	2.5
Silt Loam (noncolloidal)	3.0
Ordinary Firm Loam	3.5
Fine Gravel	5.0
Stiff Clay (very colloidal)	5.0
* Graded, Loam to Cobbles (noncolloidal)	5.0 *
Graded, Silt to Cobbles (noncolloidal)	5.5
Alluvial Silts (noncolloidal)	3.5
Alluvial Silts (colloidal)	5.0
Coarse Gravel (noncolloidal)	6.0
Cobbles and Shingles	5.5
Shales and Hard Pans	6.0

*ALLOWABLE VELOCITY=5.0 FPS
FROM: "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" THIRD EDITION 1992

DISCHARGE COMPUTATION FOR EXISTING OUTLET STRUCTURE #7
1.USE To=7.5 MIN FROM STORM SEWER COMPS. Ie=4.50 IN/HR.
Io=8.25 IN/HR.
2.ACCUMULATED CA (IMPERVIOUS ACRES) FROM THE STORM SEWER COMPUTATIONS=15.27 IMPERVIOUS ACRES
3.DISCHARGE AT OUTFALL STRUCTURE#7--
Qio=15.27 IMP.AC.x8.25 IN/HR=95.44 CFS
Qi=15.27 IMP AC.x4.50 IN/HR=68.72 CFS
4.USE Qi=68.72 FOR VELOCITY COMPUTATION
USE Qio=95.44 FOR DEPTH COMPUTATION.

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
7875 PORTLAIR ST
ANNANDALE, VIRGINIA 22003
703-750-3400 FAX 703-642-5636
751 MILLER DRIVE, SE
SUITE F-2
LEESBURG, VIRGINIA 20175
703-779-4906 FAX 703-779-3490
21 DULEPEER STREET
WARRENTON, VIRGINIA 20186
540-347-2100 FAX 540-347-3229

COMMONWEALTH OF VIRGINIA
ROBERT L. BOWLES
No. 14600
5-21-04
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
CHARLES F. DUNLAP
No. 13050
LAND SURVEYOR
FOR INFORMATION ONLY
AS PART OF SPECIAL PERMIT

NOTE:
1. LETTERS OF PERMISSION FOR CONSTRUCTION SHOWN HEREON MUST BE OBTAINED FROM ALL PROPERTY OWNERS AND ATTACHED TO THE PLANS PRIOR TO FINAL APPROVAL BY FAIRFAX COUNTY.
2. FOR LOCATION OF PROPOSED IMPROVEMENTS SEE STRUCTURE EX.7 ON SHEET 6A OF 11.

OUTFALL IMPROVEMENTS PLAN AND COMPUTATIONS
CHESTERBROOK PLAZA
6260/6264 OLD DOMINION DRIVE
BEING A SUBDIVISION OF LOT 116 AND 117
PROPERTY OF GEORGE E. & HELEN G. MONTEIAS
DEED BOOK 03747 PAGE 0316 (LOT 116)
DEED BOOK 06897 PAGE 0487 (LOT 117)
FAIRFAX COUNTY, VIRGINIA

KEA, LLC
46780 GRAHAM COVE SQUARE
POTOMAC FALLS, VIRGINIA 20165
(703) 450-1040 FAX. (703) 450-1055

DISTRICT: DRANESVILLE		
DATE: 5/20/04	AREA: 0.8154	SHEET
SCALE: AS NOTED	TAX MAP: 31-3((1))-116 & 117	6E OF 11
ZONE: C-5	PLAN NO.: 1884-SP-01-2	

NOTE: ALL REVISIONS AFTER 11-20-03 BY HUNTLEY, NYCE, AND ASSOCIATES, LTD., (JOB NO. SP-3563)

SHEET 6 OF

Lee, Carrie D.

From: Chuck Dunlap <cdunlap@wlpinc.com>
Sent: Wednesday, October 05, 2011 3:04 PM
To: Lee, Carrie D.
Subject: Chesterbrook United Methodist Church
Attachments: 05063_ (5).tif

RECEIVED
Department of Planning & Zoning
OCT 06 2011
Zoning Evaluation Division

Carrie,

Good afternoon. In response to your question on the parking reduction, I went back and checked are files and plan. A parking reduction (application #24500-PKS-001-1) was approved on 10/23/06; and, this was approved was incorporated into the site plan on Sheet 3A. To save you from running around, I've attached a copy of this site plan sheet to this email. (It's on the right-hand side of the plan sheet.) I think this will close the loop for you on this item.

Please let me know if you have any additional questions or need additional information. As always, I look forward to speaking with you soon.

Thanks, Chuck

CHARLES F. DUNLAP, L.S.
SENIOR PROJECT MANAGER
WALTER L. PHILLIPS
Founded 1945
CIVIL ENGINEERS | LAND SURVEYORS | LAND PLANNERS
ZONING | LANDSCAPE ARCHITECTS | ARBORISTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
O (703) 532-6163 | C (703) 220-4283 | F (703) 533-1301
Map | Email | Website | LinkedIn

IMMEDIATE PAST PRESIDENT
VIRGINIA ASSOCIATION OF SURVEYORS, INC.
8752 LANDMARK ROAD
RICHMOND, VIRGINIA

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

JUN - 1 2006

Mr. Charles F. Dunlap, L.S.
Senior Project Manager
Walter Phillips, Inc.
207 Park Avenue
Falls Church, Virginia 22046

Subject: Chesterbrook United Methodist Church/Centennial Ministry, Plan #24500-SP-001-1, Tax Map #031-3-01-0119, Dranesville District

Reference: Service Drive Waiver #24500-WSVD-001-1

Dear Mr. Dunlap:

Your request to waive the requirement of Paragraph 3A of Section 17-201 of the Fairfax County Zoning Ordinance to construct a service drive along the subject site's entire frontage on Old Dominion Drive (Route #309) has been reviewed and coordinated with the Department of Transportation (DOT) is hereby approved.

This waiver shall automatically expire, without notice, twenty-four (24) months after the approval date of this letter, unless the subject construction plan has been approved.

If you have any questions or need additional information, please contact J. Patrick Harty, Engineer II, Site Review East, Environmental and Site Review Division at 703-324-1720.

Sincerely,

Bruce G. Nassimbeni, Director
Site Review East

BGN/bg

cc: Angela Kadar Rodeheaver, Chief, Site Analysis Section, DOT
J. Patrick Harty, Engineer II, Site Review East, ESRD, DPWES
Waiver File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

AUG 2 9 2006

Charles F. Dunlap, L.S.
Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, Virginia 22046

Subject: Chesterbrook United Methodist Church, Project #24500-SP-001-1, Tax Map #031-1-01-0119, Dranesville District

Reference: Request for Use of an Innovative Best Management Practice (BMP), Filterra™, #24500-WPFM-001-1

Dear Mr. Dunlap:

In response to your request, use of a Filterra™ System as an Innovative Best Management Practice for the subject project is hereby approved under Paragraph 4 of Section 6-0402 of the Fairfax County Public Facilities Manual, subject to the following conditions:

- The Filterra™ System will be credited with a phosphorus removal efficiency of 65 percent.
- Design and Construction shall conform to manufacturer's specifications
- The Filterra™ System shall be privately maintained. A private maintenance agreement shall be executed prior to final plan approval.
- Maintenance conditions (extending beyond one year) and specifications shall be incorporated into the plan and the private maintenance agreement.
- Vegetation to be planted in the Filterra™ box shall be consistent with manufacturer's specifications.

This approval in no way relieves you of any other County drainage requirement, including adequacy of outfall and pro-rata share payments. Compliance with the Chesapeake Bay Preservation Ordinance is also required.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359

Charles F. Dunlap, L.S.
Request for Use of an Innovative BMP Filterra™ #24500-WPFM-001-1
Page 2 of 2

This approval shall automatically expire, without notice, 24 months after the date of this letter, unless the subject plan has been approved.

Please ensure that a copy of this letter is made a part of the subject plan.

If further assistance is desired, please contact me at 703-324-1720.

Sincerely,

Jeremiah Stonefield
Chief Stormwater Engineer
Site Review East

JS/bg

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Cyrus Saleh, Chief Site Review Engineer, Site Review East, ESRD, DPWES
Valerie Tucker, Chief Stormwater Engineer, Site Review East, ESRD, DPWES
Waiver File

APPROVED WAIVER CONDITION NARRATIVE

- THE FILTERRA SYSTEM PHOSPHOROUS EFFICIENCY CREDIT OF 65% HAS BEEN APPLIED TO THE BMP COMPUTATION.
- DESIGN AND CONSTRUCTION WILL CONFORM TO MANUFACTURER'S SPECIFICATIONS.
- THE FILTERRA SYSTEM WILL BE PRIVATELY MAINTAINED. A PRIVATE MAINTENANCE AGREEMENT WILL BE EXECUTED TO FINAL PLAN APPROVAL.
- MAINTENANCE CONDITIONS (EXTENDING BEYOND ONE YEAR) AND SPECIFICATIONS HAS BEEN INCORPORATED INTO THE PLAN AND THE PRIVATE MAINTENANCE AGREEMENT
- VEGETATION PLANTED IN THE FILTERRA STRUCTURE IS CONSISTENT WITH MANUFACTURE'S SPECIFICATIONS.

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

AUG 3 0 2006

Charles F. Dunlap, L.S.
Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, Virginia 22046

Subject: Chesterbrook United Methodist Church/Centennial Ministry Center, Plan #24500-SP-001-1, Tax Map #031-3-01-0119, Dranesville District

Reference: Dustless Surface Waiver #24500-WDSW-001-2

Dear Mr. Dunlap:

Your request to waive the requirements of Paragraph 11 of Section 11-102 of the Fairfax County Zoning Ordinance and Section 7-0504 of the Fairfax County Public Facilities Manual for the installation of grass-crete parking spaces primarily to be used as "overflow" parking in lieu of a standard dustless surface pavement is hereby approved. This approval is conditioned upon the following:

1. The vehicle speed limit shall not exceed 10 miles.
2. Parking spaces consisting of grass-crete shall be constructed and maintained in good condition at all times.
3. Parking spaces shall be maintained on the property consistent with the approved Special Permit Amendment (SPA) Plat and waivers/modification contained therein approved by the Board of Zoning Appeals on December 20, 2005.
4. The Grasspave2 Specifications "technical specifications" shall be followed in the construction of the grass-crete overflow parking areas as shown on the approved SPA Plat and maintained in compliance with the Grasspave2 Specification shown on the approved plan.
5. Pavement shall be placed from the edge of the abutting roadway for a minimum distance of 25 feet into the interior of the site at each entrance and exit to the site to prevent surface material from entering the abutting paved street.
6. A Dustless Surface Agreement shall be recorded in the County records and signed by the Director or his designee.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359

Charles F. Dunlap, L.S.
Dustless Surface Waiver #24500-WDSW-001-2
Page 2 of 2

7. Periodic inspection shall be performed by the owner to monitor dust conditions, condition of the grass-crete area, drainage adequacy and the maintenance of the surface.
8. Runoff shall be channeled away from and/or around driveways and parking area entrances. Proper drainage facilities shall be provided to ensure the stability of the alternate surface.
9. Routine maintenance shall be performed on the parking lot surface to prevent unevenness wear-through to subgrade soil. Corrective action shall be taken to alleviate such problems as they occur.

This waiver shall automatically expire, without notice, twenty-four (24) months after the approval date of this letter, unless the subject plan has been approved.

If you have any questions or need additional information, please contact J. Patrick Harty, Engineer II, Site Review East, Environmental and Site Review Division at 703-324-1720.

Sincerely,

Bruce G. Nassimbeni, Director
Site Review East

BGN/mw

cc: Cyrus Saleh, Chief Site Review Engineer, Site Review East, ESRD, DPWES
J. Patrick Harty, Engineer II, Site Review East, ESRD, DPWES
Waiver File

APPROVED WAIVER CONDITION NARRATIVE

1. 10 MPH SPEED LIMIT SIGNS HAVE ADDED TO BOTH SIDES OF THE ENTRY INTO THE GRASS-PAVE PARKING AREA.
2. A NOTE REQUIRING CONTINUED MAINTENANCE OF THE GRASS-PAVE AREA HAS BEEN ADDED TO THE SPECIFICATIONS ON SHEET 3.
3. THE MAINTENANCE REQUIREMENTS ARE OUTLINED IN THE NOTES AND SPECIFICATIONS ON SHEET 3.
4. THE " GRASS PAVE" SPECIFICATIONS ON SHEET 3 SHALL BE FOLLOWED.
5. THE PAVEMENT EXTENDS FROM KIRBY TO THE GRASS-PAVE AREA, A DISTANCE OF APPROXIMATELY 350 FEET.
6. A DUSTLESS SURFACE AGREEMENT WAS SUBMITTED TO DPWES ON OR ABOUT 8/23/06 FOR RECORDATION AS A PRECONDITION TO THE APPROVAL OF THIS WAIVER.
7. A NOTE REQUIRING PERIODIC INSPECTION BY THE OWNER TO ALLY DUST AND MAINTAIN GOOD DRAINAGE IS INCLUDED IN THE NOTES AND SPECIFICATIONS ON SHEET 3.
8. THE SITE HAS BEEN GRADED TO CHANNEL RUNOFF OVER AND AROUND THE AREA IN NON-CONCENTRATED FORM (SEE SHEET 3)
9. A NOTE REGRADING ROUTINE MAINTENANCE IS INCLUDED WITH THE NOTES AND SPECIFICATIONS ON SHEET 3.

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

OCT 2 3 2006

Ms. Joel Hornbeck
Director, Planning and Urban Design
Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, Virginia 22046

Subject: Parking Reduction for Chesterbrook United Methodist Church Centennial Ministry Center, Parking Study #24500-PKS-001-1, Tax Map #031-1-01-0119, Dranesville District

Reference: Your Letter Dated September 5, 2006

Dear Ms. Hornbeck:

In response to your referenced letter, and amended information submitted on October 12, 2006, your parking reduction request and the associated study have been reviewed. The basis of your request is different hours of operation between the church, preschool, and childcare center. We hereby grant this request subject to the following conditions:

- A minimum of 63 parking spaces shall be provided on site.
- This approval letter shall be incorporated into all plan submissions to Fairfax County for the church use and the preschool use.
- The number of seats for the church and the number of individuals enrolled in the weekday activities must not exceed the approved limit set by the Board of Zoning Appeals in accordance with Special Permit SPA-80-D-068.

Department of Public Works and Environmental Services
Land Development Services
12055 Government Center Parkway, Suite 444
Fairfax, Virginia 22035-5503
Phone 703-324-1780 • TTY: 711 • FAX: 703-324-3906

Ms. Joel Hornbeck
Parking Study #24500-PKS-001-1
Page 2 of 2

If you have any further questions regarding this matter, please contact Richard B. Hayes, Engineer II, Code Analysis Division at 703-324-1720.

Sincerely,

James W. Patteson, PE
Director

cc: Diane Johnson-Quinn, Deputy Zoning Administrator, Department of Planning and Zoning
Ray Card, Director, Code Analysis, DPWES
Richard B. Hayes, Engineer II, Code Analysis, DPWES

APPROVED WAIVER CONDITION NARRATIVE

- 63 PARKING SPACES ARE PROVIDED ON SITE.
- THE PARKING REDUCTION APPROVAL LETTER IS INCORPORATED INTO THIS PLAN SUBMISSION TO FAIRFAX COUNTY.
- THE NUMBER OF SEATS FOR THE CHURCH AND THE NUMBER OF INDIVIDUALS ENROLLED IN THE WEEKDAY ACTIVITIES ARE IN ACCORDANCE WITH THE LIMITS AND DO NOT EXCEED THE APPROVED LIMIT SET BY THE BOARD OF ZONING APPEALS IN ACCORDANCE WITH SPECIAL PERMIT SPA-80-D-068.

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

JUN 1 2 RECD

JUN - 8 2006

Charles F. Dunlap, L.S.
Senior Project Manager
Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, Virginia 22046

Subject: Chesterbrook United Methodist Church/Centennial Ministry, Plan #24500-SP-001-1, Tax Map # 031-3-01-0119, Dranesville District

Reference: Travel Lane Waiver #24500-WTRVL-001-1

Dear Mr. Dunlap:

Your request to waive the requirement of Paragraph 3B of Section 17-201 of the Fairfax County Zoning Ordinance for the construction of a travel lane along the site's frontage on Kirby Road (Route #695) has been reviewed and coordinated with the Department of Transportation (DOT) and is hereby approved.

This waiver shall automatically expire, without notice, twenty-four (24) months after the date of this letter, unless the subject plan has been approved.

If you have any questions or need additional information, please contact J. Patrick Harty, Engineer II, Site Review East, Environmental and Site Review Division at 703-324-1720.

Sincerely,

Bruce G. Nassimbeni
Site Review East

BGN/bg

cc: Angela Kadar Rodeheaver, Chief, Site Analysis Section, DOT
J. Patrick Harty, Engineer II, Site Review East, ESRD, DPWES
Waiver File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
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Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359

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Department of Planning & Zoning
OCT 0 6 2011
Zoning Evaluation Division

WAIVERS

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301
WWW.WLPINC.COM

CHARLES F. DUNLAP, LIC. No. 1308, 5/17/06, LAND SURVEYOR

SCALE AS NOTED | DATE 3-17-06, 5/18/06 CO. REVS. | DRAWN: II

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

CENTENNIAL MINISTRY CENTER
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 3A OF 29

File No. FF-39 | Tax Map No. 31-3 | Job No. 05-063 | Cadd Dwg. File: ...