



County of Fairfax, Virginia

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

November 2, 2011

Roger K. Bohr
R.C. Fields Jr. & Assoc. PC
730 Washington Street
Alexandria, VA 22314

RE: Rezoning Application RZ 2011-LE-007

Dear Mr. Bohr:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 1, 2011, granting Rezoning Application RZ 2011-LE-007 in the name of George Tsentas. The Board's action rezones certain property in the Lee District from the I-I District to the I-4 District and permits industrial development with an overall Floor Area Ratio (FAR) of 0.07. The subject property is located on the N. side of Oakwood Road, S. side of Capital Beltway (I-95) on approximately 18,098 square feet of land [Tax Map 81-2 ((3)) 26], and is subject to the proffers dated September 12, 2011.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph
Enclosure

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova
Supervisor Jeffrey McKay, Lee District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 1st day of November, 2011, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2011-LE-007**

WHEREAS, George Tsentas, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-I District to the I-4 District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

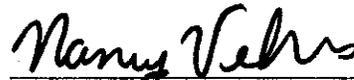
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the I-4 District, and said property is subject to the use regulations of said I-4 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 1st day of November, 2011.

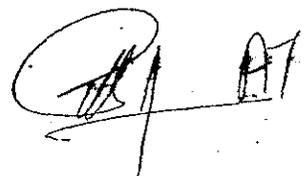


Nancy Veirs
Clerk to the Board of Supervisors

PROFFERS
GEORGE C. TSENTAS
Revocable Intervivos Trust
(George C. Tsentas, Trustee and Androulla G. Tsentas, Trustee)
RZ-2011-LE-007
Proffers SEPTEMBER 12, 2011

Pursuant to Section 15.2-2303 (a), Code of Virginia, 1950 as amended, George Tsentas, Trustee, and Androulla G. Tsentas, Trustee, acting for the George C. Tsentas Revocable Intervivos Trust, the Applicant in **RZ-2011-LE-007**, filed for rezoning of property identified as Tax Map 081-2-03-0026. (hereinafter referred to as the "Application Property") and proffers for himself, his successors, and assigns the following, provided the Board of Supervisors (hereinafter referred to as the "Board") approves the requested rezoning application. If the rezoning application is denied, or if a court of law overturns the rezoning request/approval, then these proffers shall be null and void and without effect.

1. **Rezoning Application:** Applicant has applied to rezone this property from I-1 District to the I-4 District to utilize the property as a "Contractor's Office" as described in the subject rezoning application and on the Generalized Development Plan (GDP) Part Lot 26, OAKWOOD (5520 Oakwood Drive), Lee District, Fairfax County, Virginia, prepared by R.C. Fields Jr. and Associates, PC, dated 13 August, 2010, with revisions through 9-9-2011. As part of the approval with the rezoning, Applicant shall obtain all required building permits, inspections and obtain a Non-Residential Use Permit (Non-RUP) as required.
2. **Permitted Use for the Property:** Permitted uses of the property shall be limited to a Contractor's office.

Handwritten signature and initials, possibly "AT" or "AT" with a flourish, located in the bottom right corner of the page.

3. **Site Development:** The Applicant shall utilize the existing building and parking that is on the property and detailed on the Generalized Development Plan on Part of Lot 26 OAKWOOD (5520 Oakwood Road), Lee District Fairfax County, Virginia dated 13, August, 2010, with revisions through 9-9-2011, and prepared by R.C. Fields, Jr. and Associates, a professional corporation.
4. **Transportation and Traffic Issues:** Prior to the issuance of the Non-RUP the Applicant shall dedicate and convey to the Board, in fee simple, without encumbrances the right-of-way as generally shown on the GDP.
5. **Stormwater Management ("SWM") and Best Management Practices (BMP") Facilities.** SWM and BMP facilities shall be provided on-site in accordance with the Public Facilities Manual unless waived. If waived, rain barrels shall be strategically placed to capture the maximum amount of roof stormwater runoff at the building located on the Property.
6. **Successors and Assigns:** These proffers shall bind and inure to the benefit of the Applicant and his successors and assigns.
7. **Counterparts:** These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and in the same instrument.

 / AT

OWNER:

George C. Tsentas Trustee

George Tsentas, Trustee

GEORGE C. TSENTAS Revocable Intervivos Trust

DATE OCT/25/2011

Androulla Tsentas Trustee

Androulla Tsentas, Trustee

GEORGE C. TSENTAS

Revocable Intervivos Trust

DATE 10/25/2011

SITE DATA:
 NUMBER OF UNITS PROPOSED: 1 (CONTRACTOR'S OFFICE)
 SITE AREA: 18,098 SQ. FT. OR 0.4155 AC.
 LANDSCAPE OPEN SPACE REQUIRED (15%): 2,715 SQ. FT. OR 0.0623 AC.
 LANDSCAPE OPEN SPACE PROVIDED: 10,481 SQ. FT. OR 0.2387 AC.

PARKING TABULATION:
 USE OFFICE ZONING ORDINANCE 11-104(1)(X)

REQUIRED:
 2.8 SPACES PER 1,000 SQ. FT. OF FLOOR AREA
 FLOOR AREA = 1,350 SQ. FT.
 1,350 / 1,000 = 1.35 x 2.8 = 3.8 OR 4

PROVIDED:
 STANDARD SPACES = 8
 (INCLUDES 1 HANDICAP VAN ACCESSIBLE)

LOADING SPACE TABULATIONS:
REQUIRED:
 OFFICE: STANDARD "C", ONE SPACE FOR THE FIRST 10,000 SQ. FT. OF GROSS FLOOR AREA, PLUS ONE SPACE FOR EACH ADDITIONAL 20,000 SQ. FT. OR MAJOR FRACTION THEREOF.
 (FORM 11-203 (14))

CALCULATIONS: OFFICE GFA: 1,327 SQ. FT.
 REQUIRES 1 LOADING SPACE
PROVIDED: 1 LOADING SPACE (15' x 25')

STORMWATER MANAGEMENT REQUIREMENTS

I. TOTAL SITE AREA 18,098 SQ. FT. OR 0.4155 AC.
 EXISTING IMPERVIOUS AREA 7,194 SQ. FT. OR 0.1652 AC.
 PROPOSED IMPERVIOUS AREA 7,194 SQ. FT. OR 0.1652 AC.
 NOTE: DUE TO THE SIZE OF THIS SITE THE NATIONAL METHOD WILL BE UTILIZED FOR STORMWATER RUNOFF ANALYSIS. NO INCREASE IN IMPERVIOUS AREA IS PROPOSED.

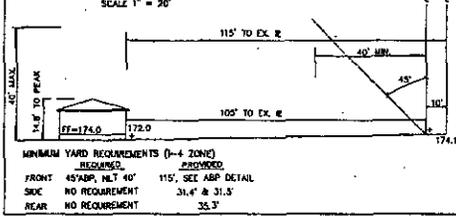
II. WEIGHTED "C" FACTOR CALCULATIONS:
 EXISTING IMPERVIOUS COVER: 0 ACRES
 PROPOSED IMPERVIOUS COVER: 0.1652 ACRES
 "C" PRE = (0.1652 x 0.90) + (0.2500 x 0.30) + 0.4155 = 0.54
 "C" POST = (0.1652 x 0.90) + (0.2500 x 0.30) + 0.4155 = 0.54
 III. PRE-DEVELOPMENT PEAK DISCHARGES: (TC = 5 MINUTES)
 Q2 = AD = (0.4155) (0.54) (5.45) = 1.22 cfs
 Q100 = AD = (0.4155) (0.54) (7.87) = 1.83 cfs
 Q1000 = AD = (0.4155) (0.54) (9.84) (1.25) = 2.76 cfs

NOTE: CORRECTION FACTOR (CF) FOR THE 100-YR. STORM IS 1.25
 IV. POST-DEVELOPMENT PEAK DISCHARGES: (TC = 5 MINUTES)
 Q2 = AD = (0.4155) (0.54) (5.45) = 1.22 cfs
 Q100 = AD = (0.4155) (0.54) (7.87) = 1.83 cfs
 Q1000 = AD = (0.4155) (0.54) (9.84) (1.25) = 2.76 cfs
 NOTE: CORRECTION FACTOR (CF) FOR THE 100-YR. STORM IS 1.25

DETECTION VOLUME ESTIMATES:
 THIS PLAN DOES NOT PROPOSE ANY INCREASE IN RUNOFF, THEREFORE NO DETENTION IS REQUIRED.

STORMWATER MANAGEMENT NOTE:
 THIS PROJECT PROPOSES LESS THAN 2,500 SQUARE FEET OF DISTURBED AREA AND DOES NOT PROPOSE AN INCREASE IN IMPERVIOUS AREAS OR STORMWATER RUNOFF. THEREFORE NO NEW DETENTION FACILITIES ARE REQUIRED TO BE INSTALLED. THE SITE DRAINS TO EXISTING VDOT AND FAIRFAX COUNTY MAINTAINED DETENTION FACILITIES. THE REQUIREMENT FOR STORMWATER QUALITY (BMP'S) SHALL BE MET ON-SITE OR A WAIVER SHALL BE APPROVED BY FAIRFAX COUNTY.

ANGLE OF BULK PLANE DETAIL



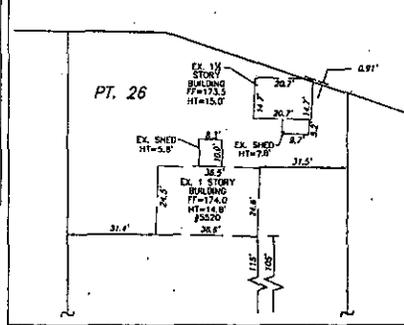
BULK REGULATIONS (I-4 ZONE)

MAXIMUM BUILDING HEIGHT ALLOWED: 75'
 MAXIMUM BUILDING HEIGHT PROVIDED: 14.2' (BLDG.), 15.0' (SHED)
 MINIMUM LOT WIDTH REQUIRED: 100'
 MINIMUM LOT AREA REQUIRED: 20,000 SQ. FT.
 MINIMUM LOT AREA PROVIDED: 18,098 SQ. FT. (SEE LOT AREA NOTE)
 OPEN SPACE REQUIRED: 15% OR 2,715 SQ. FT.
 OPEN SPACE PROVIDED: 10,481 SQ. FT. OR 0.2387 AC.
 GROSS FLOOR AREA ALLOWED: 8,049 SQ. FT.
 GROSS FLOOR AREA PROVIDED: 1,327 SQ. FT. (INCLUDES SHEDS)
 MAXIMUM F.A.R. ALLOWED: 0.50
 MAXIMUM F.A.R. PROVIDED: 0.07

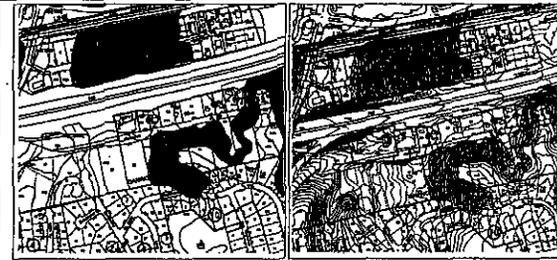
LOT AREA NOTE:

THE SUBJECT PARCEL IS THE WESTERLY HALF OF LOT 26 OAKWOOD, CREATED BY USER C NO. 13, PAGE 3 (PLAT BOOK 2, PAGE 29). THE ORIGINAL 2 ACRE PARCEL WAS SPLIT INTO 1 ACRE PARCELS AT DEED BOOK 484, PAGE 181 (APR. 31, 1948). THE 1 ACRE PARCEL WAS FURTHER REDUCED IN SIZE WITH A 0.0514 ACRE (+/-) TAKING BY THE COMMONWEALTH OF VIRGINIA AT DEED BOOK 1107, PAGE 347 (OCTOBER 17, 1964). THE CURRENT LOT AREA IS 18,098 SQUARE FEET (< 20,000 SQUARE FEET MINIMUM REQUIRED).

CAPITAL BELTWAY I-95/405



BUILDING DETAILS

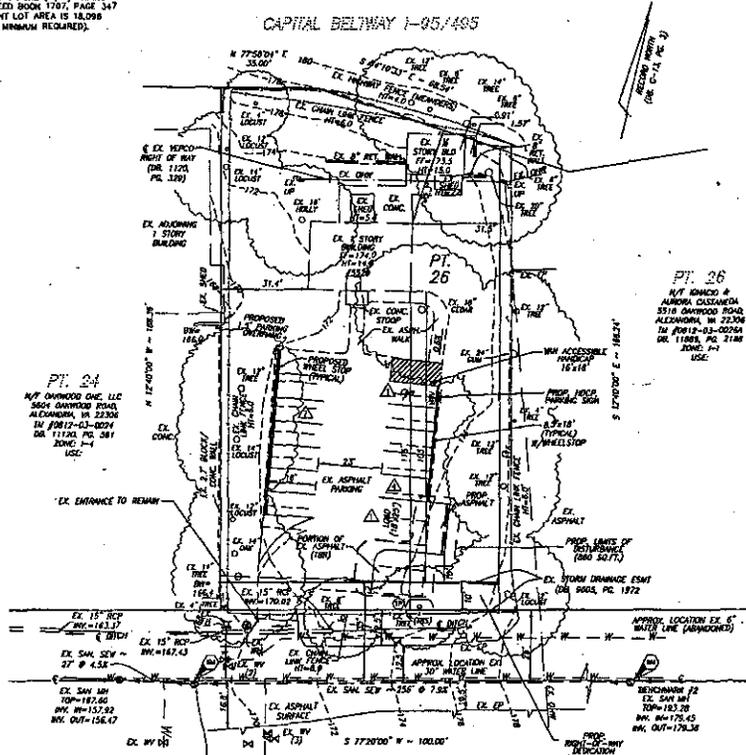


SOILS TABLE

LOT NO.	SOILS NO.	SOILS NAME	PERCENT	PROBLEM CLASS
PT. 26	1	WATTSVILLE		A
PT. 26	2	WATTSVILLE		A

GENERAL NOTES:

- TAX MAP 0081-2-03-0026
- EXISTING ZONE: I-4 PROPOSED ZONE: I-4
- EXISTING USE: CONTRACTOR'S OFFICE PROPOSED USE: CONTRACTOR'S OFFICE
- THIS REPORT WAS NOT FURNISHED FOR THE PREPARATION OF THIS PLAN.
- PLAN SUBJECT TO RESTRICTIONS OF RECORD.
- THIS PLAN IS PROPOSING 55.1% OF OPEN SPACE.
- RIGHT-OF-WAY DEDICATION WILL BE PERFORMED DURING THE SITE PLAN PROCESS. TRAFFIC CIRCULATION FOR THIS PLAN WILL CONSIST OF INGRESS / EGRESS FROM ONE ENTRANCE / EXIT ON OAKWOOD ROAD (SITE 843). THE SITE ADJUTS THE CAPITAL BELTWAY (US RTE. 95/405) BUT DIRECT ACCESS TO THE CAPITAL BELTWAY IS NOT ALLOWED OR PROPOSED WITH THIS PLAN.
- THIS PLAN DOES NOT PROPOSE ANY MAJOR OPEN SPACE AREAS, COMMUNITY OR PUBLIC FACILITIES.
- THERE ARE NO MAJOR SANITARY SEWER IMPROVEMENTS PROPOSED WITH THIS PLAN.
- STORMWATER RETENTION AND BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE PROVIDED ON-SITE OR A WAIVER SHALL BE APPROVED BY FAIRFAX COUNTY.
- THIS SITE DOES NOT CONTAIN ANY UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE. THIS SITE DOES NOT CONTAIN ANY MAJOR UTILITY EASEMENTS.
- THIS INDUSTRIAL SITE HAS NO AREAS THAT ARE CONSIDERED SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- THIS PLAN PROPOSES TO MAINTAIN THE EXISTING SITE BOUNDARY FENCE AND CURRENT VEGETATION TO PREVENT ANY NEGATIVE IMPACT TO ADJACENT PROPERTIES. SINCE THE SITE IS IN AN INDUSTRIAL SETTING AND SURROUNDED BY INDUSTRIAL SITES NO NEGATIVE IMPACTS FOR THIS CONTINUED USE ARE ANTICIPATED.
- THIS PROJECT, LOCATED ON A SMALL SITE IN AN INDUSTRIAL AREA, IS NOT PROPOSING ANY SPECIAL AMENITIES.
- NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT. THE WAIVER OF THE TRAIL REQUIREMENT SIDEWALK AND ROAD FRONTAGE IMPROVEMENTS IS BEING REQUESTED AS PART OF THIS PROJECT. ROAD DEDICATION OF 35 FEET FROM C.R. IS BEING PROVIDED PER THE COMPREHENSIVE PLAN.
- THE DEVELOPMENT SCHEDULE CONSISTS OF APPROVAL OF REZONING AND FINAL SITE IMPROVEMENTS WITHIN APPROXIMATELY 1 YEAR.
- THIS SITE DOES NOT CONTAIN ANY FLOOD PLAIN DESIGNATED BY FEMA, USGS OR FAIRFAX COUNTY. THERE IS NO RESOURCE PROTECTION AREA (RPA) LOCATED ON THIS SITE. THE ENTIRE SITE IS LOCATED WITHIN THE RESOURCE MANAGEMENT AREA (RMA).
- THERE ARE NO VISIBLE OR KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- PROPERTY OWNER AND APPLICANT: GEORGE TIENTAS
4311 HISSON COURT
ALEXANDRIA, VA 22304
(501 998-89, PG 178.3)
- THIS DEVELOPMENT IS IN CONFORMANCE WITH THE CURRENT ADOPTED FAIRFAX COUNTY COMPREHENSIVE PLAN. THE CURRENT COMPREHENSIVE PLAN ENCOURAGES DEVELOPMENT OF LOW TO MEDIUM-DENSITY OFFICE USE. REZONING TO I-4 AND USING THE SITE AS A CONTRACTOR'S OFFICE IS IN CONFORMANCE WITH THE ADOPTED COMPREHENSIVE PLAN.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES SUBSTANCES, AS SET FORTH IN TITLE 46, CODE OF FEDERAL REGULATIONS PARTS 116.4, 102.4 AND 329, TO BE GENERATED, UTILIZED, STORED, TREATED AND / OR DISPOSED OF ON SITE.
- THIS DEVELOPMENT CONFIRMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY. A WAIVER OF THE TRAIL REQUIREMENT ALONG THE SITE FRONTAGE AND ROAD FRONTAGE IMPROVEMENTS IS BEING REQUESTED WITH THIS PLAN.
- THE SITE WILL HAVE THE REQUIRED MINIMUM NUMBER OF PARKING SPACES (SEE CALCS).
- ANY NEW UTILITIES TO BE PLACED UNDERGROUND. NONE ARE PROPOSED WITH THIS PLAN.
- THIS DEVELOPMENT IS CURRENTLY SERVED BY PUBLIC SEWER AND WATER.
- SOLID WASTE WILL BE PICKED UP TWICE WEEKLY BY A PRIVATE SERVICE AND DISPOSED OF AT A COUNTY APPROVED LANDFILL.
- THIS LOT IS CURRENTLY CONTAINS TWO BUILDINGS, MAIN BUILDING AND ACCESSORY BUILDING WERE BUILT CIRCA 1944.
- NO NEW BUILDINGS OR CONSTRUCTION ARE PROPOSED WITH THIS DEVELOPMENT.
- SOIL INFORMATION PROVIDED BY FAIRFAX COUNTY SOILS MAP.



RCT ASSOCIATES
 A PROFESSIONAL CORPORATION
 730 S. Washington Street
 Alexandria, Virginia 22314
 FAX (703) 549-6422



GENERALIZED DEVELOPMENT PLAN
 PART LOT 26
OAKWOOD ROAD
 (6520 OAKWOOD ROAD)
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
9/2/11	PER COMMENTS

DESIGN: RKB
 DRAWN: SPL
 SCALE: 1" = 20'
 DATE: 13 AUG. 2010
 SHEET 1 OF 2
 FILE: 09-65

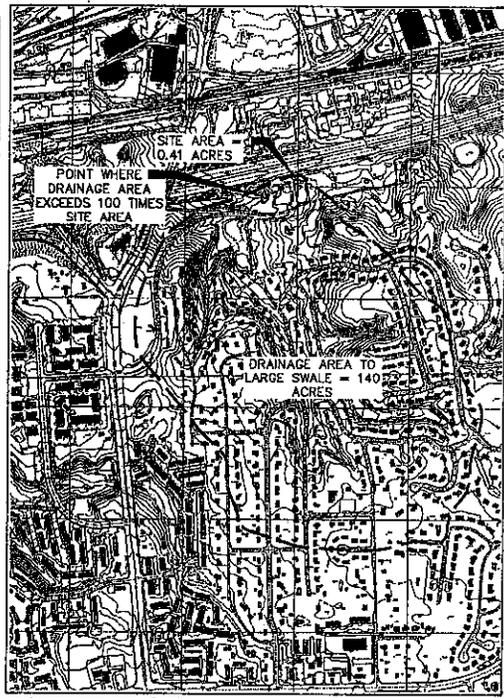
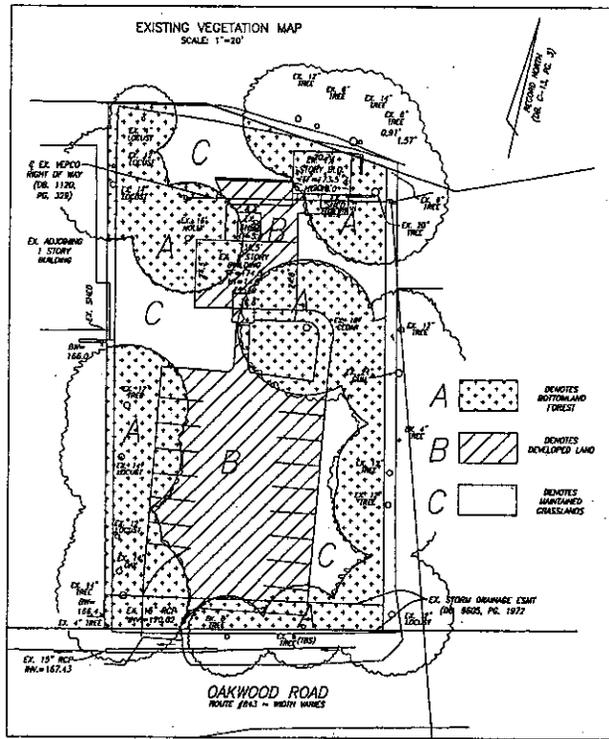
Table 12-2 Tree Preservation Target Calculations & Summary	
A	Pre-development tree (i.e. 12) of existing site canopy (from existing vegetation data) = 16,074
B	Percentage of gross site area covered by existing tree canopy = 34.500% (12 = 27)
C	Percentage of 10-year tree canopy retained for the site (21.3) = 18
D	Percentage of 10-year canopy requirements that should be met through preservation = (from line B x line C)
E	Proposed percentage of canopy replacement that will be met through tree preservation = 20.212 (total canopy area x preservation % from Table 12-1) (from line B x line C)
F	Has the Tree Preservation Target minimum been met? Yes
G	If no for line F, provide those number where deviation request is located
H	If line G requires a narrative it shall be prepared and attached

B. Tree Canopy Measurements	
B1	Gross site area (in sq ft) = 18,292
B2	Subtract area (in sq ft) of all structures = 0
B3	Adjusted Gross Site Area (in sq ft) = 18,292
B4	Area of 10-year canopy retained = 14
B5	Percentage of 10-year canopy retained = 0.765
B6	Area of 10-year canopy required (in sq ft) = 14,110
B7	Minimum of 10-year Tree Canopy Replacement (in sq ft) = 264
B8	If 10-year Tree Canopy Replacement is required, it shall be provided

C. Tree Preservation	
C1	Total canopy area (in sq ft) provided by retention of existing trees = 14,110
C2	Total canopy area (in sq ft) provided by retention of existing trees = 14,110
C3	Total canopy area (in sq ft) provided by retention of existing trees = 14,110
C4	Total canopy area (in sq ft) provided by retention of existing trees = 14,110
C5	Total canopy area (in sq ft) provided by retention of existing trees = 14,110
C6	Total canopy area (in sq ft) provided by retention of existing trees = 14,110
C7	Total canopy area (in sq ft) provided by retention of existing trees = 14,110
C8	Total canopy area (in sq ft) provided by retention of existing trees = 14,110
C9	Total canopy area (in sq ft) provided by retention of existing trees = 14,110
C10	Total canopy area (in sq ft) provided by retention of existing trees = 14,110

D. Tree Planting	
D1	Area of canopy (in sq ft) to be met through tree planting = 0
D2	Area of canopy (in sq ft) to be met through tree planting = 0
D3	Area of canopy (in sq ft) to be met through tree planting = 0
D4	Area of canopy (in sq ft) to be met through tree planting = 0
D5	Area of canopy (in sq ft) to be met through tree planting = 0
D6	Area of canopy (in sq ft) to be met through tree planting = 0
D7	Area of canopy (in sq ft) to be met through tree planting = 0
D8	Area of canopy (in sq ft) to be met through tree planting = 0
D9	Area of canopy (in sq ft) to be met through tree planting = 0
D10	Area of canopy (in sq ft) to be met through tree planting = 0
D11	Area of canopy (in sq ft) to be met through tree planting = 0
D12	Area of canopy (in sq ft) to be met through tree planting = 0
D13	Area of canopy (in sq ft) to be met through tree planting = 0
D14	Area of canopy (in sq ft) to be met through tree planting = 0
D15	Area of canopy (in sq ft) to be met through tree planting = 0
D16	Area of canopy (in sq ft) to be met through tree planting = 0
D17	Area of canopy (in sq ft) to be met through tree planting = 0
D18	Area of canopy (in sq ft) to be met through tree planting = 0
D19	Area of canopy (in sq ft) to be met through tree planting = 0
D20	Area of canopy (in sq ft) to be met through tree planting = 0
D21	Area of canopy (in sq ft) to be met through tree planting = 0

E. Total of 10-year Tree Canopy Provided	
E1	Total of canopy area (in sq ft) provided through tree preservation = 14,110
E2	Total of canopy area (in sq ft) provided through tree planting = 0
E3	Total of canopy area (in sq ft) provided through tree planting = 0
E4	Total of canopy area (in sq ft) provided through tree planting = 0
E5	Total of canopy area (in sq ft) provided through tree planting = 0



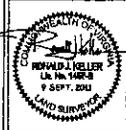
OUTFALL NARRATIVE:
 THE STORM WATER RUNOFF FROM THIS SITE FOLLOWS NATURAL DRAINAGE DIVIDES AND IS SPLIT IN TWO DIRECTIONS. THE SOUTHERLY PORTION OF THE SITE IS DRAINAGE BY GRASS SWALES AND OVERLAND FLOW TO THE OAKWOOD ROAD RIGHT-OF-WAY. RUNOFF THEN TRAVELS WITHIN THE EXISTING ROADSIDE DITCH AND THROUGH A DRAINAGE CURB ON THE ADJACENT PARCEL BEFORE BEING COLLECTED WITHIN AN EXISTING 18" STORM SEWER PIPE WITHIN THE OAKWOOD ROAD RIGHT-OF-WAY. THE 18" PIPE CONVEYS THE RUNOFF TO THE RIGHT-OF-WAY OF THE CAPITAL BELTWAY. THE 18" PIPE DAYLIGHTS INTO A SWALE THAT EMPTIES INTO A LARGER SWALE WITH DITCHES FROM A 24" CURB UNDER OAKWOOD DRIVE. THE NORTHERLY PORTION OF THE SITE IS DRAINAGE BY GRASS SWALES AND OVERLAND FLOW TO THE ADJACENT DEVELOPED SITE. THE RUNOFF SURFACE FLOWS ACROSS THE ADJACENT LOT TO THE WEST AND IS COLLECTED WITHIN THE SITE'S STORM SEWER SYSTEM BEFORE BEING CONVEYED INTO AN EXISTING STORM WATER POND. THE EXISTING STORM WATER POND EMPTIES INTO A 24" OUTFALL PIPE AND DAYLIGHTS INTO A DITCH RUNNING THROUGH THE RIGHT-OF-WAY OF THE CAPITAL BELTWAY AND EMPTIES INTO THE PREVIOUSLY MENTIONED LARGE SWALE CARRYING OUTFALL FROM THE 24" CURB UNDER OAKWOOD ROAD. AT THE POINT WHERE THE RUNOFF ENTERS THE LARGE SWALE THE DRAINAGE AREA EXCEEDS 100-TIMES THE SITE AREA AND NO FURTHER ANALYSIS IS REQUIRED. RUNOFF FROM THE LARGE SWALE ENTERS AN 18" CURB UNDER THE CAPITAL BELTWAY.

NO INCREASE IN RUNOFF FOR THIS DEVELOPMENT IS PROPOSED (PROJECT IS FOR REZONING AND PROPOSES A MINOR DECREASE IN IMPERVIOUS AREA RELATED TO THE PARKING SURFACE). SINCE THE DEVELOPMENT OF THIS SITE DOES NOT INCREASE THE RUNOFF THERE IS NO ANTICIPATED IMPACT UPON THE EXISTING POND WITHIN THE OUTFALL PATH. ALSO, SINCE THERE IS NO INCREASE IN RUNOFF AND THE OUTFALL CHANNELS SHOW NO SIGNS OF ANY DRAINAGE OR EROSION ISSUES, IT IS OUR OPINION THE DEVELOPMENT OF THIS SITE WILL HAVE NO ADVERSE EFFECTS ON ADJACENT OR DOWNSTREAM PROPERTIES, AND THAT THE DEVELOPMENT WILL NOT CAUSE NOR AGGRAVATE ANY EXISTING DRAINAGE PROBLEMS (8-0202.00). THE OUTFALL FOR THIS SITE, IN OUR OPINION, IS APPROPRIATE FOR THE DEVELOPMENT OF THIS LOT.

COVER TYPE SUMMARY TABLE					
COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONVEXION	ACREAGE	COMMENTS
A	BOTTOMLAND FOREST	LOCUST OAK, GUM	CLIMAX	0.23	TREES SURROUNDED BY LAWN ON A DEVELOPED SITE
B	DEVELOPED LAND	N/A	N/A	0.12	PAVING AND BUILDING
C	MAINTAINED GRASSLANDS	N/A	N/A	0.07	MAINTAINED LAWN AREA

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS, JR. & ASSOC., P.C. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.
 EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "GEE" UTILITY AT 1-800-351-7773, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
 LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR OBSTRUCTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.
 ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF FAIRFAX COUNTY, VIRGINIA.
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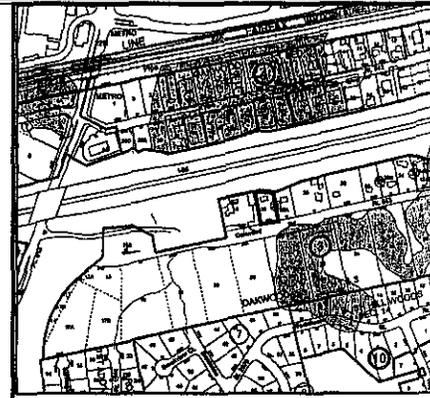
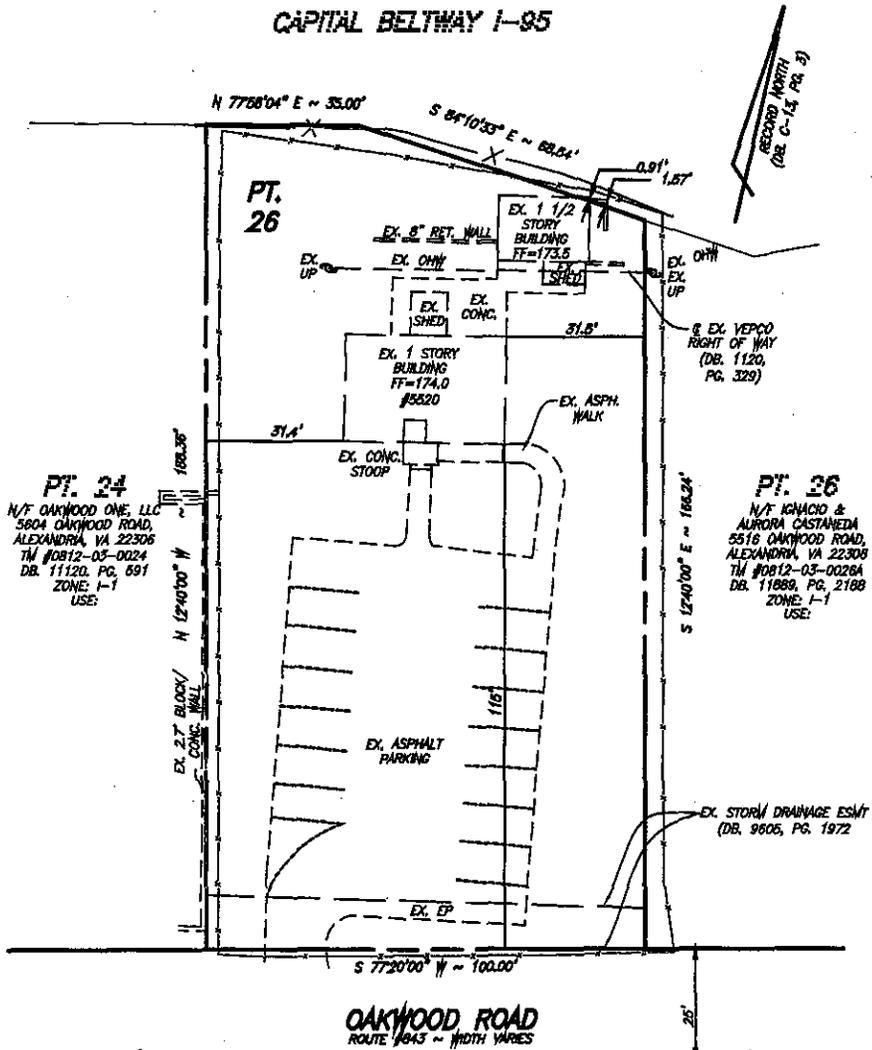
R.C. FIELDS, JR. & ASSOCIATES
 A PROFESSIONAL CORPORATION
 LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN
 730 S. Westington Street, PH. (703) 549-6422
 Alexandria, Virginia 22314 FAX (703) 549-6422



GENERALIZED DEVELOPMENT PLAN
 PART LOT 26
 OAKWOOD
 (5520 OAKWOOD ROAD)
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
12/26/08	PER COMMENTS
9/3/09	PER COMMENTS

DESIGN: RKB
 DRAWN: SPL
 SCALE: AS NOTED
 DATE: 13 AUG. 2010
 SHEET 2 OF 2
 FILE: 09-65



VICINITY MAP
SCALE 1"=500'

NOTES:

1. TAX MAP # 061-2-03-0026
2. EX. ZONE: I-1 PROP. ZONE: I-4
3. TITLE REPORT FURNISHED BY SUMMIT TITLE GROUP, INC. DATED OCTOBER 8, 2009 AND IS RELIED UPON BY THE SURVEYOR TO BE ACCURATE.
4. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
5. PRO-RATA SHARE NOTE: NO BUILDING PERMIT SHALL BE ISSUED FOR THIS LOT PRIOR TO PAYMENT OF THE CURRENT PRO-RATA SHARE ASSESSMENT FOR OFFSITE DOWNSTREAM IMPROVEMENTS.
6. ALL PREVIOUSLY RECORDED RIGHTS OF WAY EASEMENTS OR OTHER INTERESTS OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS SHOWN OTHERWISE ON THIS PLAT.
7. EXISTING STRUCTURE IS CURRENTLY VACANT.
8. TOTAL SITE AREA = 18,098 SQ.FT.
EXISTING I-1 ZONE = 18,098 SQ.FT.
PROPOSED I-4 ZONE = 18,098 SQ.FT.
9. OWNER: GEORGE TSENTAS
4311 MISSION COURT,
ALEXANDRIA, VA 22310
DB. 19869, PG. 1793



REZONING PLAT
ON PART OF LOT 26
OAKWOOD
(5520 OAKWOOD ROAD)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 20' DATE: MAY 26, 2010

RCF HILDS, JR. & ASSOCIATED
A PROFESSIONAL CORPORATION

● LAND SURVEYING ● SITE PLANNING ● SUBDIVISION DESIGN
730 S. Washington St. Alexandria, Virginia 22314 (703) 649-6422

FILE NO. 09-65
SHEET 1 OF 1