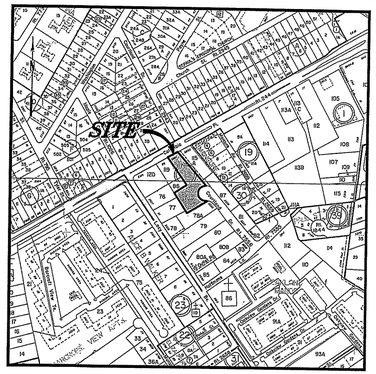
PROFFERED CONDITION AMENDMENT (PCA 92-M-038-1) AND SPECIAL EXCEPTION PLAT



VICINITY MAP
SCALE: 1"=500'

BAILEY'S CAR WASH

APRIL 19, 2012
REV.: DEC. 11, 2012

PROJECT TEAM

OWNER

KAMAR AYSHA AHMED
6010 COLUMBIA PIKE
FALLS CHRUCH, VA. 22041

APPLICANT

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LAND USE ATTORNEY

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CIVIL ENGINEER

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PHONE: (703) 481-5900
FAX: (703) 481-5901

SHEET INDEX

1) COVER SHEET
2) NOTES & DETAILS
3) SPECIAL EXCEPTION PLAT
4) STORMWATER MANAGEMENT
5) EXISTING CONDITIONS & VEGETATION MAP
6) BUILDING ELEVATIONS
7) BUILDING ELEVATIONS

Application No. SE 2008-MA-019 Staff B. Krasner
Concurrent W/ PCA 92-M-038

APPROVED (SE) (SP) PLAN

See Dev Conds Dated 12/18/12
Date of (BOS) (BZA) Approval 01/29/13
Sheet 1 of 7

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Department of Planning & Zoning
DEC 14 2012
Zoning Evaluation Division

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COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
Lic. No. 26503
12-11-12
PROFESSIONAL ENGINEER

BAILEY'S CAR WASH
FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT

COVER SHEET

DATE	REVISION
07.18.12	PER COUNTY COMMENTS.
08.06.12	PER COUNTY COMMENTS.
09.04.12	PER COUNTY COMMENTS.
09.13.12	ADDED BUILDING ELEVATIONS.
12.11.12	PER COUNTY COMMENTS.

PM: TDB SCALE: NONE
PE: TDB DATE: 04.19.12
CO: MSO SHEET 1 OF 7

F-2433

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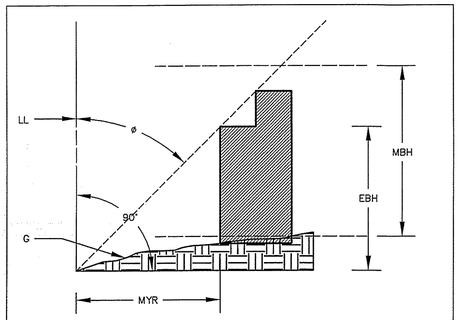
GENERAL NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT CONTAINS 1.0799± ACRES (47,039± S.F.) AND IS LOCATED ON FAIRFAX COUNTY TAX MAP 61-2-((1))-117. THE PROPERTY IS ZONED C-5 (PROFFERED PER RZ 92-M-038) AND IS CURRENTLY USED AS A RESIDENCE.
2. THIS SPECIAL EXCEPTION REQUEST IS SUBMITTED FOR APPROVAL AS A CATEGORY 5 SPECIAL EXCEPTION FOR A CAR WASH.
3. BOUNDARY INFORMATION IS BASED ON A FIELD RUN SURVEY BY TRI-TEK ENGINEERING (JAN., 2008). NO TITLE REPORT HAS BEEN FURNISHED.
4. TOPOGRAPHY INFORMATION SHOWN HEREON IS AT 2 FT. CONTOUR INTERVALS BASED ON A FIELD SURVEY BY TRI-TEK ENGINEERING (JAN., 2008).
5. THE PROPERTY DELINEATED ON THIS PLAT IS NOW IN THE NAME OF KAMAR AYSHA AHMED AS RECORDED IN DEED BOOK 18714 AT PAGE 1565 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
6. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
7. OFF STREET PARKING AND LOADING IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE MODIFIED AS PERMITTED UNDER SECTION A7-209.3.
8. THIS PLAN IS COMPATIBLE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY AND ADJACENT DEVELOPMENT.
9. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE DOES NOT ADVERSELY AFFECT ADJACENT OR NEIGHBORING PROPERTIES.
10. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GENERAL AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
11. THIS SITE DOES NOT HAVE AREA SUBJECT TO 100 YEAR FLOODING OR EQC CRITERIA AND NO RPA EXISTS ON THE PROPERTY.
12. PROPOSED CONSTRUCTION WILL ADD IMPERVIOUS AREA TO THE SITE. DEVELOPMENT IS THEREFORE ANTICIPATED TO INCREASE STORMWATER RUNOFF AND IS PROPOSED TO BE CONTROLLED BY AN UNDERGROUND AND/OR STORM TECH TYPE SYSTEM AND WATER QUALITY CONTROLS PROVIDED BY STORM FILTER DEVICES AND/OR OTHER STRUCTURAL CONTROLS.
13. DEVELOPMENT REQUIRED FOR THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER.
14. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL.
15. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES THAT ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE OTHER THAN THOSE CONSISTENT WITH THE USE OF THE PROPERTY.
16. ALL NEW SIGNAGE AND NEW OUTDOOR LIGHTING FIXTURES ONSITE SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH BY THE COUNTY OF FAIRFAX.
17. THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION SHALL BE DEVELOPED IN ACCORDANCE WITH THIS PLAT PREPARED BY TRI-TEK ENGINEERING, INC. PROVIDED THAT MINOR MODIFICATIONS SHALL BE PERMITTED PURSUANT TO THE PROVISIONS OF SEC. 9.004. MODIFICATIONS WILL BE DETERMINED AS PART OF THE FINAL ENGINEERING AND SITE PLAN REVIEW BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES).
18. SITE ACCESS WILL BE FROM COLUMBIA PIKE (ROUTE 244). NO ACCESS IS CURRENTLY PROPOSED TO COURTLAND DRIVE (ROUTE 7556).
19. THE EXISTING BUILDING ON THE SITE WAS CONSTRUCTED IN 1930 AND IS APPROXIMATELY 1,666 S.F.
20. THERE ARE NO EXISTING UTILITY EASEMENTS IN EXCESS OF TWENTY FIVE (25) FT. WIDE AND NO MAJOR UNDERGROUND UTILITY LOCATED ON THE PROPERTY.
21. A WAIVER OF PFM SECT. 7-0104.3 WILL BE APPLIED FOR AT THE TIME OF SITE PLAN TO WAIVE THE REQUIREMENT TO PROVIDE A SERVICE DRIVE.



ø : ANGLE OF BULK PLANE = 45° FRONT
LL : LOT LINE
MYR : MINIMUM YARD REQUIREMENT = 40' FRONT = 0' SIDE = 20' REAR
EBH : EFFECTIVE BUILDING HEIGHT = 273.00
MBH : MAXIMUM BUILDING HEIGHT = 25 FT.
G : GRADE (FINISHED) = ±251' (AVG.)

$MYR = EBH \tan ø$

$EBH = \frac{MYR}{\tan ø}$

	ANGLE PROVIDED	SETBACK PROVIDED	EFFECTIVE BLDG. HT.
FRONT	45°	20'±	21'±
SIDE	N/A	1'±	N/A
REAR	N/A	N/A	N/A

USE: CAR WASH
CURRENT ZONING: C-5

ANGLE OF BULK PLANE
(NOT TO SCALE)

SITE DATA

- TAX MAP LOCATION: 61-2-((1))-117
- SITE ADDRESS: 5901 COLUMBIA PIKE
- TOTAL SITE AREA: 1.0799± ACRES OR 47,039± S.F.
- RESERVATION FOR FUTURE R.O.W.: ±4,309 S.F.
- ZONING: C-5
  PORTION SC (SIGN CONTROL OVERLAY DISTRICT
  PORTION CRD (COMMERCIAL REVITALIZATION DISTRICT)
  HC (HIGHWAY CORRIDOR OVERLAY DISTRICT)
- PROPOSED USE: CAR WASH

SITE TABULATIONS

	REQUIRED:	PROPOSED:
• LOT SIZE REQUIREMENTS(*):		
LOT AREA:	40,000 SF	47,039 SF
LOT WIDTH:	200 LF	82 LF (SEE WAIVER)
• BULK REGULATIONS(*):		
BUILDING HEIGHT:	40 FT.	30 FT.
YARD REQUIREMENTS:		
FRONT:	20 FT.	20± FT.
SIDE:	NONE	1± FT.
REAR:	20 FT.	N/A
F.A.R.:	0.30	0.16

- PARKING SCHEDULE:

REQUIRED: FOUR (4) SPACES PER BAY/STALL PLUS ONE (1) SPACE PER EMPLOYEE FOR A SELF SERVICE ESTABLISHMENT, OR ONE (1) SPACE PER EMPLOYEE, PLUS SUFFICIENT AREA FOR TEN (10) STACKING SPACES PER BAY/STALL FOR AN AUTOMATED ESTABLISHMENT.

2 BAYS (4 SPACES PER BAY) + 14 EMPLOYEES (1 SPACE PER EMPLOYEE) = 22 SPACES

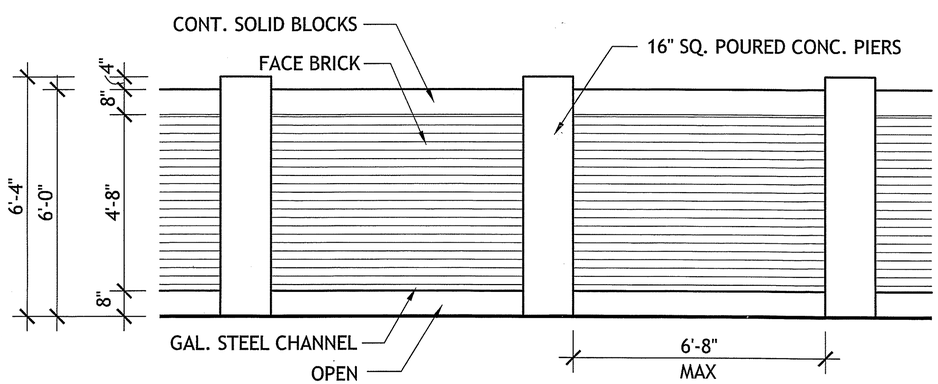
PROVIDED: 18 PARKING SPACES (SEE MODIFICATION & 10 STACKING SPACES)

- OPEN SPACE: 16,700 S.F. OR 39%

MODIFICATIONS/WAIVERS

THE SITE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY, EXCEPT THE FOLLOWING:

1. MODIFICATION OF THE REQUIREMENT TO PROVIDE TRANSITIONAL SCREENING ALONG THE SOUTHEAST BOUNDARY ADJACENT TO COURTLAND DRIVE, PARCEL 78A AND THE SOUTHWEST BOUNDARY ADJACENT TO PARCEL 76,77 IN FAVOR OF THAT SHOWN ON THE PLAT. SCREENING YARD WIDTH AND PLANTING REQUIREMENTS HAVE BEEN REDUCED AND A 6' MASONRY WALL HAS BEEN PROVIDED TO MITIGATE THE REDUCED WIDTH (PER ZO 13-305.4).
2. MODIFICATION OF SECTION A7-209.3 TO PERMIT A 20% REDUCTION IN THE OFF-STREET PARKING REQUIREMENT AS SHOWN ON THE PLAN.
3. MODIFICATION OF THE REQUIREMENT TO PROVIDE PERIPHERAL PARKING LOT LANDSCAPING ALONG THE NORTHWEST BOUNDARY ADJACENT TO LOT 119 AND LOT 88, IN FAVOR OF THAT SHOWN ON THE PLAT. FULL SCREENING PLANTING REQUIREMENTS CANNOT BE MET DUE TO OFFSITE EVERGREEN TREES THAT OVERHANG INTO THE PROPERTY. THESE EVERGREENS PROVIDE AN EFFECTIVE SCREEN AND ONLY SUPPLEMENT SHRUBS ARE PROPOSED ONSITE.
4. MODIFICATION OF THE REQUIREMENT TO PROVIDE TREE SAVE AREAS MEETING THE TREE PRESERVATION TARGET. THIS DEVIATION REQUEST IS THE RESULT OF THE ONLY POTENTIAL TREE SAVES BEING LOCATED ALONG THE BOUNDARIES OF LOTS 76, 77, & 78A AND THE EXISTING VEGETATION IN THOSE AREAS HAVE BEEN IDENTIFIED AS INVASIVE SPECIES AND THOSE KNOWN TO HAVE PROBLEMS AFTER PRESERVATION. NO TREES ONSITE ARE PROPOSED TO BE SAVED



MASONRY SCREENING WALL DETAIL
(NOT TO SCALE)

TREE COVER CALCULATIONS:
(FOR ADDITIONAL INFORMATION, SEE TREE PRESERVATION TARGET CALCULATIONS ON SHEET 5)

SITE AREA:	47,039 SF
TREE COVER REQ'D (10%):	4,704 SF
EXISTING TREE COVER TO REMAIN:	0 SF
PROPOSED TREE COVER:	±15,100 SF
TOTAL TREE COVER:	±15,100 SF

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS:
(SEE SHEET 3 FOR TREE LOCATIONS)

PARKING LOT AREA:	20,700 SF
INTERIOR LANDSCAPING REQ'D (5%):	1,035 SF
TOTAL SHADE TREE COVER PROVIDED:	1,200 SF
(6 SHADE TREES X 200 SF)	

PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS:
(SEE SHEET 3 FOR TREE LOCATIONS)

	REQUIRED	PROVIDED
215' NORTHEAST (1 TREE/50 LF)	5	5
100' NORTHWEST (1 TREE/50 LF)	2	0*

*SEE MODIFICATION REQUEST, THIS SHEET.

TRANSITIONAL SCREENING CALCULATIONS:

(TYPE 3 SCREENING REQ'D – 50' WIDTH) TYPE "F" BARRIER PROVIDED	S.E. P/L ADJACENT TO COURTLAND DR.	S.E. P/L ADJACENT TO LOT 78A	S.E. P/L ADJACENT TO LOTS 76 & 77
WIDTH	20'	50'	16.5'*
LENGTH ALONG PROPERTY LINE	224'	153'**	117'***
SCREENING YARD AREA	4,480 SF	7,650 SF	1,931 SF
10-YR. CANOPY FOR 75% COVERAGE	3,360 SF	5,738 SF	1,449 SF
LARGE DECIDUOUS PROVIDED (200 SF)	4	7	1
LARGE EVERGREEN PROVIDED (200 SF)	7	13	5
MEDIUM EVERGREEN PROVIDED (100 SF)	25	18	6
TOTAL 10-YR. CANOPY PROVIDED	4,700 SF	5,800 SF	1,800 SF
EVERGREEN SHRUBS REQ'D (3/10 LF P/L)	68	46	36
EVERGREEN SHRUBS PROVIDED	4*	46	9*

*SEE MODIFICATIONS, THIS SHEET.

**20' OF THE 173' BOUNDARY ALONG LOT 78A IS BEING COUNTED BY THE TRANSITIONAL SCREENING YARD ALONG COURTLAND DRIVE.

***55' OF THE 167' BOUNDARY ALONG LOTS 76 & 77 IS BEING COUNTED BY THE TRANSITIONAL SCREENING YARD ALONG LOT 78A.

Application No. SE 2008-MA-019 Staff B. Krasner
Concurrent W/ PCA 92-M-038

APPROVED (SE) (SP) PLAN

See Dev Conds Dated 12/18/12
Date of (BOS) (BZA) Approval 01/29/13
Sheet 2 of 7

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PROFESSIONAL ENGINEER

BAILEY'S CAR WASH

FAIRFAX COUNTY, VIRGINIA

MASON DISTRICT

NOTES & DETAILS

DATE	REVISION
07.18.12	PER COUNTY COMMENTS.
08.06.12	PER COUNTY COMMENTS.
09.04.12	PER COUNTY COMMENTS.
09.13.12	ADDED BUILDING ELEVATIONS.
12.11.12	PER COUNTY COMMENTS.

PM: TDB SCALE: NONE
PE: TDB DATE: 04.19.12
CO: MSO SHEET 2 OF 7

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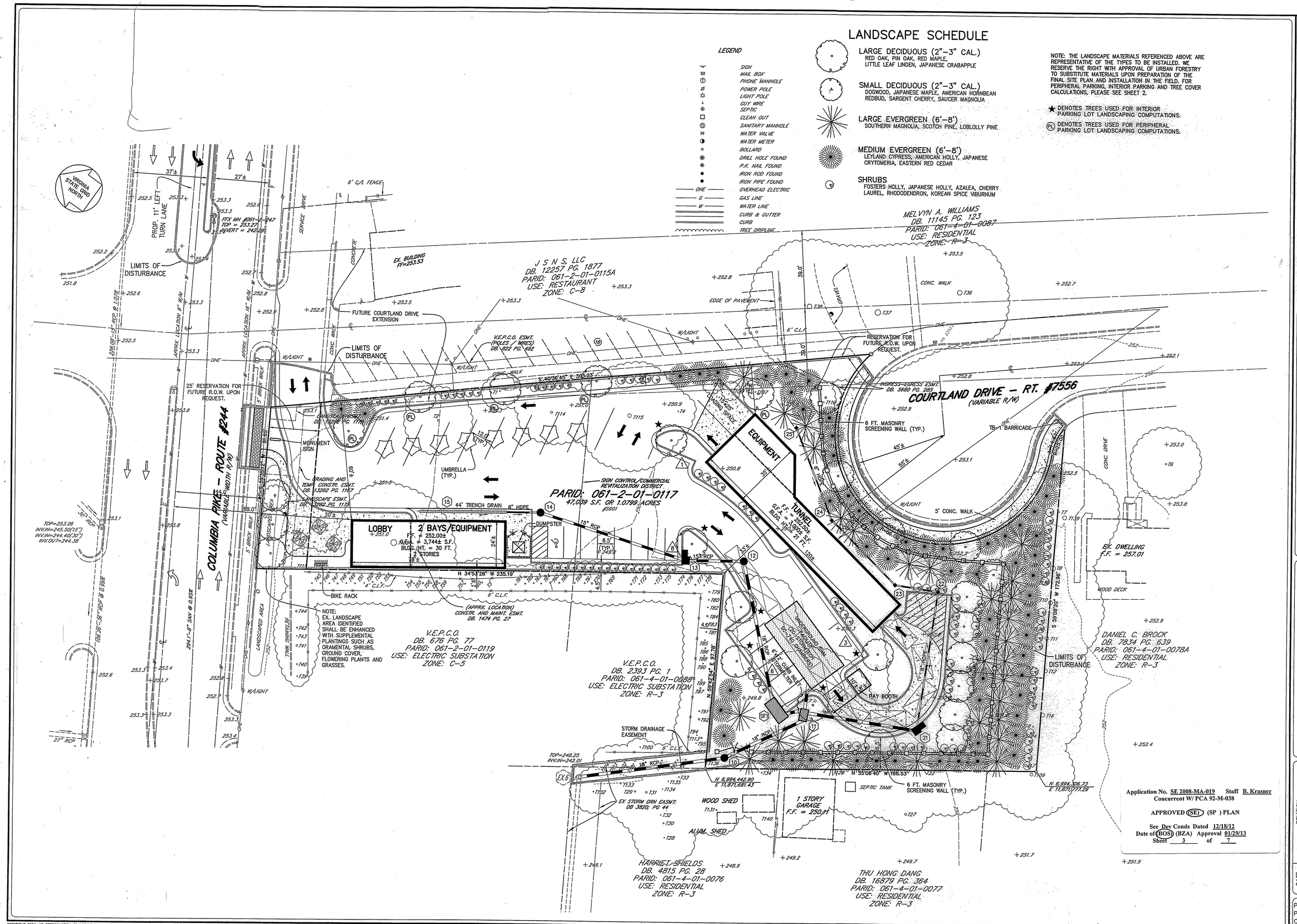

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BAILEY'S CAR WASH

FAIRFAX COUNTY, VIRGINIA

MASON DISTRICT

SPECIAL EXCEPTION PLAT

DATE	REVISION
07.16.12	PER COUNTY COMMENTS.
08.06.12	PER COUNTY COMMENTS.
09.04.12	PER COUNTY COMMENTS.
09.13.12	ADDED BUILDING ELEVATIONS.
12.11.12	PER COUNTY COMMENTS.

PM: TDB SCALE: 1"=20'
PE: TDB DATE: 04.19.12
CO: MSO SHEET 3 OF 7

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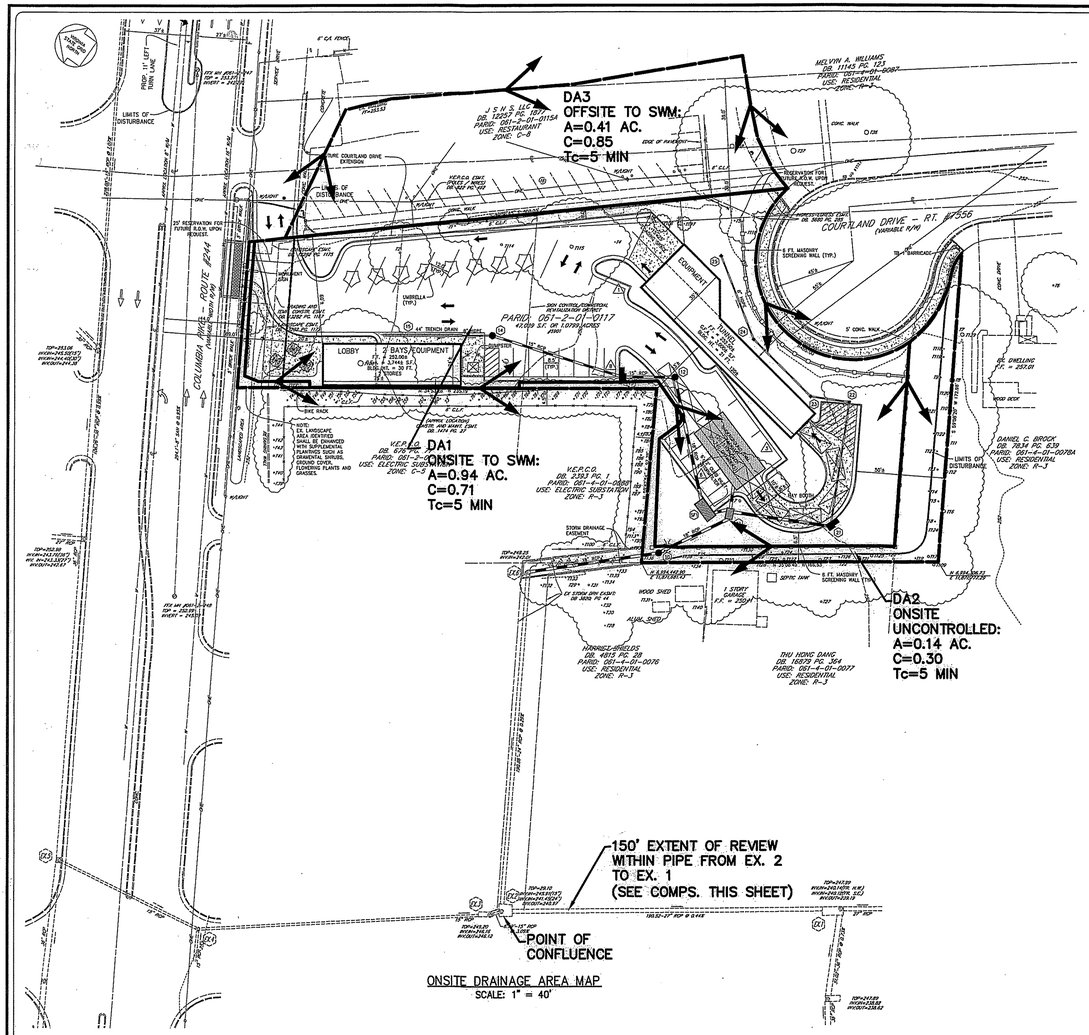
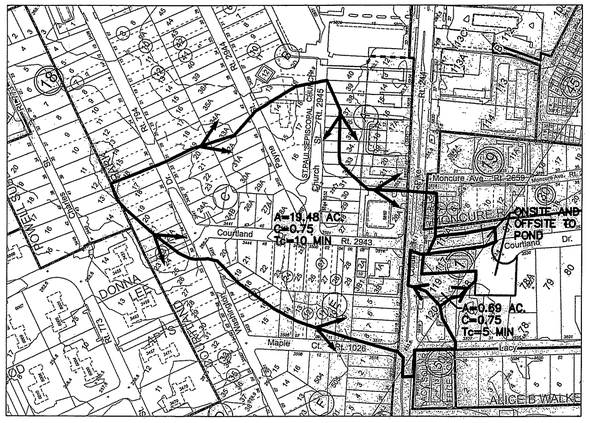


ONSITE DRAINAGE AREA MAP
SCALE: 1" = 40'



OFFSITE DRAINAGE AREA MAP
SCALE: 1" = 300'

MS-19 NARRATIVE

A) ANALYSIS SHALL BE MADE TO A POINT AT LEAST 150 FEET DOWNSTREAM OF THE POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE.
–POINT OF CONFLUENCE PROVIDED ON THIS SHEET.

B) NATURAL CHANNEL SHALL BE ANALYZED USING TWO YEAR STORM FOR OVERTOPPING AND EROSIVE VELOCITY.
–SITE DOES NOT OUTFALL TO A NATURAL CHANNEL.

C) PROVIDE A DETAILED SITE SPECIFIC OUTFALL NARRATIVE.
–OUTFALL NARRATIVE PROVIDED ON THIS SHEET.

D) PROVIDE OUTFALL LOCATION MAP(S) AND ALL DETAILED OUTFALL ANALYSIS COMPUTATIONS.
–SEE THIS SHEET FOR OUTFALL COMPUTATIONS AND OUTFALL MAP

E) AT LEAST 3 TO 5 CROSS SECTIONS, SELECTED AT CRITICAL LOCATIONS SHALL BE USED TO VERIFY THE ADEQUACY OF OUTFALL. CROSS SECTION MUST BE BASED ON FIELD SURVEY DATA OR 2 FT CONTOUR INTERVALS.
–THE OUTFALL HAS BEEN ANALYZED, SEE THIS SHEET FOR COMPUTATIONS OF THE EXISTING PIPE SYSTEM.

F) CROSS SECTIONS MUST HAVE SAME VERTICAL AND HORIZONTAL SCALE TO GIVE CLEAR PICTURE OF BED & BANKS.
–CROSS SECTIONS WILL BE PROVIDED AT SAME VERTICAL AND HORIZONTAL SCALE.

G) OUTFALL VELOCITIES SHALL BE COMPARED WITH EROSIVE VELOCITIES OF EXISTING CHANNEL.
–OUTFALL VELOCITIES HAVE BEEN ANALYZED AND ARE NON–EROSIVE FOR THE REINFORCED CONCRETE PIPE. THE OUTFALL POINT WILL BE FURTHER ANALYZED FOR THE ABOVE CRITERIA IN FINAL ENGINEERING PLANS.

H) THE USE OF 1–YR EXTENDED DETENTION IS RECOMMENDED TO REMEDY EXISTING DOWNSTREAM CHANNEL EROSION PROBLEMS.
–IF VELOCITIES ARE FOUND TO BE EROSIVE, METHODS WILL BE EMPLOYED DURING FINAL ENGINEERING DESIGN TO REMEDY EROSION PROBLEMS.

BMP COMPUTATIONS:

II. Watershed Information

Part 1: List all of the Subareas and "C" Factors used in the BMP Computations

Subarea Designation and Description (1)	"C" (2)	Acres (3)
DA1: ONSITE CONTROLLED	0.71	0.94
DA2: ONSITE UNCONTROLLED	0.30	0.14
DA3: OFFSITE UNCONTROLLED	0.85	0.41

NOTE: Rational formula "C" factors are taken from the general zoning values listed in Appendix 4-1 or 4-2 depending on the location of the BMP facility (Fairfax County Public Facilities Manual Chart A6-19 or Prince William County Design and Construction Standards Manual, Exhibit 1).

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the site (a) 1.08 acres

(B)

Subarea Designation (1)	"C" (2)	Acres (3)	Product (4)
DA1: ONSITE CONTROLLED	0.71	0.94	0.67
DA2: ONSITE UNCONTROLLED	0.30	0.14	0.04
		(b) Total =	0.71

(C) Weighted average "C" factor (b) / (a) = (c) 0.66

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)
DA1	STORMFILTER	50	0.94/1.08=.87	0.71/0.66=1.08	47.0

(a) Total = 47.0 %

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40

- Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)
- Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)
- Chesapeake Bay Preservation Area (Redevelopment) = [1-0.9 x ("Pre / "Post)] x 100 = __%

(B) If Line 3(a) 47.0 ≥ Line 4(a) 40.00 then Phosphorus removal requirement is satisfied.

THEREFORE, BMP REQUIREMENTS FOR THIS SITE HAVE BEEN MET.

IMPERVIOUS AREA TABULATION		
	EXISTING	PROPOSED
BUILDINGS & OVERHANGS	1,304 SF	4,952 SF
ASPHALT PAVEMENT/CURB & GUTTER	–	18,762 SF
GRAVEL DRIVES	5,607 SF	–
CONC. WALKS/PADS	–	3,881 SF
PORCHES/STOOPS/AREAWAYS	187 SF	–
SCREENING WALLS	–	523 SF
TOTAL	7,098 SF	28,118 SF

STORMWATER MANAGEMENT COMPUTATIONS:

PREDEVELOPMENT RUNOFF: Q=CIA
C = ((0.16*0.9)+(0.92*0.3))/1.08 = 0.38
$Q_{2\ YR,\ 2\ HR}$: 0.38 x 5.45 IN/HR x 1.08 AC = 2.24 CFS
$Q_{10\ YR,\ 2\ HR}$: 0.38 x 7.27 IN/HR x 1.08 AC = 2.98 CFS
$V_{2\ YR,\ 2\ HR}$: 0.38 x 2"/12" x 1.08 AC = 0.0684 AC–FT

POST–DEVELOPMENT RUNOFF: Q=CIA
C = ((0.64*0.9)+(0.44*0.3))/1.08 = 0.66
$Q_{2\ YR,\ 2\ HR}$: 0.66 x 5.45 IN/HR x 1.08 AC = 3.88 CFS
$Q_{10\ YR,\ 2\ HR}$: 0.66 x 7.27 IN/HR x 1.08 AC = 5.18 CFS
$V_{2\ YR,\ 2\ HR}$: 0.66 x 2"/12" x 1.08 AC = 0.1188 AC–FT

INCREASE DUE TO DEVELOPMENT:
$Q_{2\ YR,\ 2\ HR}$: 3.88 CFS – 2.24 CFS = 1.64 CFS
$Q_{10\ YR,\ 2\ HR}$: 5.18 CFS – 2.98 CFS = 2.20 CFS
$V_{2\ YR,\ 2\ HR}$: 0.1188 AC–FT – 0.0684 AC–FT = 0.0504 AC–FT

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

[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, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 3.

[X] 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
UNDERGROUND DETENTION (e.g. dry pond, vault, trench, underground vault, etc.)	0.94 AC	0.41 AC	1.34 AC	800 SF	1860 CF	N/A
Totals	0.94 AC	0.41 AC	1.34 AC	800 SF	1860 CF	

[X] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 3, 4
Pond inlet and outlet pipe systems are shown on Sheet 3.

[X] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3.
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).

[X] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.

[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 4.

[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 4.

[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 3.

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

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

STORM DRAINAGE NARRATIVE:

DRAINAGE FROM THE EXISTING SITE PRINCIPALLY FLOWS IN A SOUTHWESTERLY DIRECTION TO AN EXISTING, OFFSITE YARD INLET (STRUCTURE EX. 6). THE YARD INLET CONNECTS TO AN EXISTING CLOSED CONDUIT STORM DRAIN SYSTEM ALONG LACY BOULEVARD. A SMALL PORTION OF THE SITE FLOWS WEST TO THE STORM DRAIN SYSTEM ALONG COLUMBIA PIKE AND EVENTUALLY REACHES THE SYSTEM ALONG LACY BOULEVARD. THE PIPED OUTFALL CONTINUES TO FLOW SOUTHEAST APPROXIMATELY 190 FEET THROUGH A 27" STORM DRAIN BEFORE MAKING A 90 DEGREE TURN ACROSS LACY BOULEVARD. THE SYSTEM EVENTUALLY DISCHARGES INTO AN UNNAMED TRIBUTARY TO HOLMES RUN. THE PROPOSED IMPROVEMENTS WILL NOT ALTER THIS EXISTING FLOW PATTERN.

STORMWATER OUTFALL NARRATIVE:

STORMWATER RUNOFF FROM THE SITE IS COLLECTED IN AN ONSITE STORM SEWER SYSTEM AND CONVEYED TO AN UNDERGROUND DETENTION FACILITY ONSITE. THIS FACILITY OUTFALLS INTO A PROPOSED STORM SEWER THAT CONNECTS TO THE EXISTING STORM SEWER AT STRUCTURE EX. 6. THE SYSTEM CONTINUES APPROXIMATELY 190 FEET SOUTHWEST TO STRUCTURE EX. 2. THIS IS THE POINT OF CONFLUENCE. AS THE DRAINAGE AREA TO THIS STRUCTURE FROM THE NORTHWEST IS GREATER THAN 90 PERCENT OF THE DRAINAGE AREA OF THE SYSTEM THIS SITE OUTFALLS INTO. BELOW THE POINT OF CONFLUENCE IS A 27" RCP STORM DRAIN THAT IS 191 FEET LONG. THIS PIPE EXTENDS AT LEAST 150 FEET BEYOND THE POINT OF CONFLUENCE AND HAS SUFFICIENT CAPACITY TO CARRY THE 10–YEAR STORM WITHOUT SURCHARGING THE INLET UPSTREAM. SEE THIS SHEET FOR DRAINAGE MAPPING AND STORM SEWER CAPACITY CALCULATIONS.

AS THE PIPE DOWNSTREAM OF THE POINT OF CONFLUENCE HAS SUFFICIENT CAPACITY FOR THE DESIGN STORMS, IT IS OUR OPINION THAT THIS OUTFALL IS ADEQUATE.

STORMWATER MANAGEMENT NARRATIVE:

CALCULATIONS OF THE PRE– AND POST–DEVELOPMENT SITE RESULT IN A NET INCREASE IN RUNOFF DUE TO THIS DEVELOPMENT (SEE COMPUTATIONS THIS SHEET). S DETENTION WILL BE PROVIDED ONSITE (IN A STORMTECH SYSTEM) TO OFFSET INCREASE IN RUNOFF DUE TO THE DEVELOPMENT OF THIS SITE. STORAGE W PROVIDED UNDERGROUND AND THE RELEASE RATES CONTROLLED BY A CONT STRUCTURE TO REDUCE THE 2– AND 10–YEAR DISCHARGES TO PRE–DEVELO LEVELS.

AS ONSITE STORMWATER MANAGEMENT IS PROVIDED TO DETAIN SITE RUNOFF RELEASE AT PRE–DEVELOPMENT LEVELS, IT IS OUR OPINION THAT STORMWAT MANAGEMENT REQUIREMENTS FOR THE SITE HAVE BEEN MET.

WE RESERVE THE RIGHT TO SUBSTITUTE SWM FACILITIES AT FINAL ENGINEERI SITE CONSTRAINTS PROHIBIT THE USE OF THE DOCUMENTED FACILITIES.

BMP NARRATIVE:

THE PROPOSED DEVELOPMENT WILL INCREASE IMPERVIOUS AREAS ON THE SITE. IN ORDER TO MEET BMP REQUIREMENTS (A 40% PHOSPHOROUS REMOVAL RATE), A CURB INLET STORMFILTER WILL BE INSTALLED TO TREAT THE MAJORITY OF THE SITE AREA. THE PROPOSED STORMFILTER ACHIEVES A 47.0% PHOSPHOROUS REMOVAL RATE, THUS MEETING THE NECESSARY BMP REQUIREMENTS.

AS THE PROPOSED BMP FACILITY WILL PROVIDE A GREATER PHOSPHORUS REMOVAL PERCENTAGE THAN THE MINIMUM 40% REQUIRED, IT IS OUR OPINION THAT BMP REQUIREMENTS FOR THE SITE HAVE BEEN MET.

WE RESERVE THE RIGHT TO SUBSTITUTE BMP FACILITIES AT FINAL ENGINEERING SHOULD SITE CONSTRAINTS PROHIBIT THE USE OF THE DOCUMENTED FACILITIES.

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MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT

Application No. SE 2008-MA-019 Staff B. Krasner
Concurrent W/ PCA 92-M-038

APPROVED (SE) (SP) PLAN

See Dev Conds Dated 12/18/12
Date of (BOS) (BZA) Approval 01/29/13
Sheet 4 of 7

DATE	REVISION
07.18.12	PER COUNTY COMMENTS
08.06.12	PER COUNTY COMMENTS
09.04.12	PER COUNTY COMMENTS
09.13.12	ADDED BUILDING ELEVATIO
12.11.12	PER COUNTY COMMENTS

PM: TDB SCALE: AS SHOWN
PE: TDB DATE: 04.19.12
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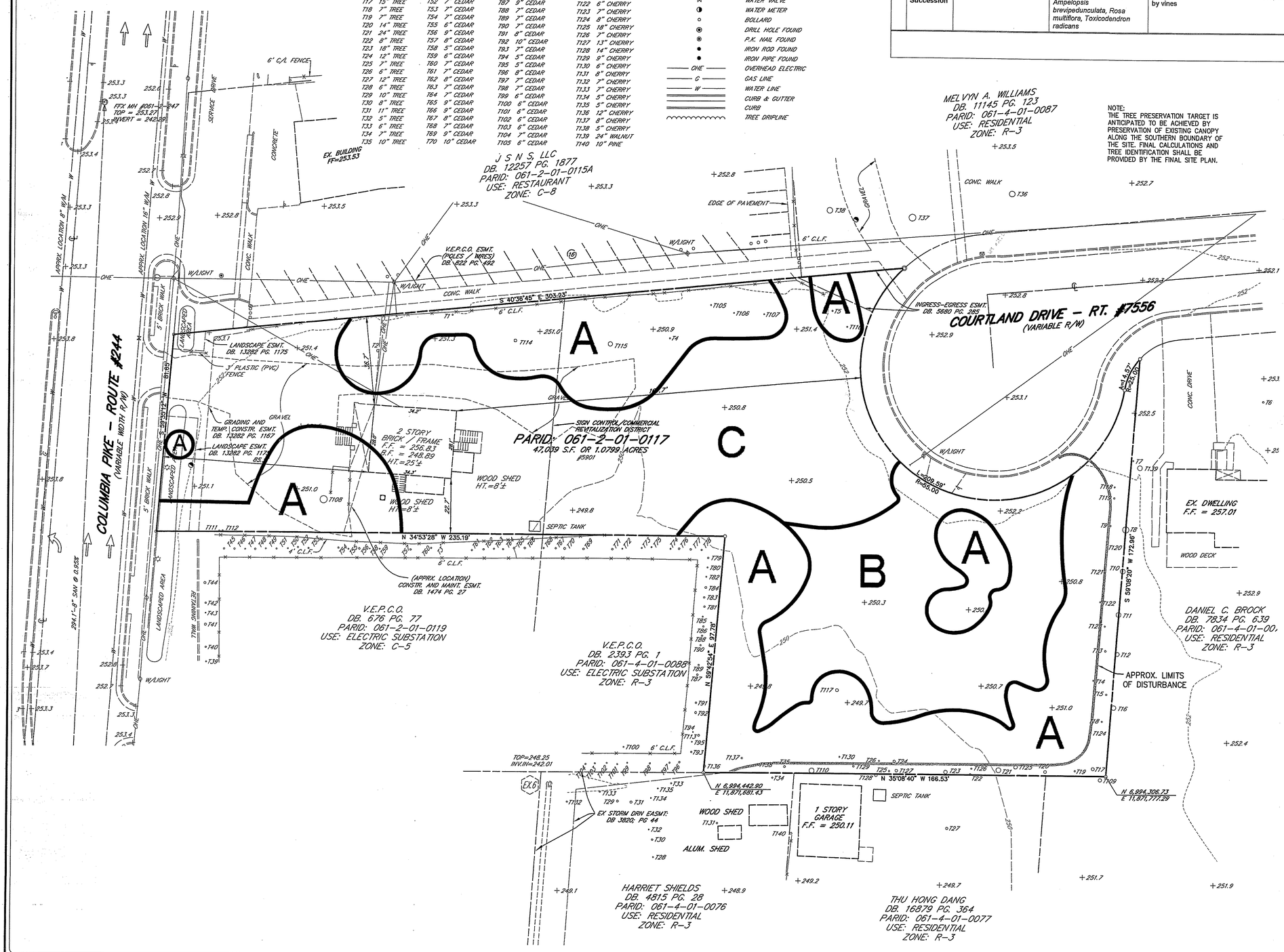
TREE TABLE

T1	7" TREE	T36	28" OAK	T71	9" CEDAR	T106	5" CEDAR
T2	12" TREE	T37	34" OAK	T72	6" CEDAR	T107	5" CEDAR
T3	5" TREE	T38	28" OAK	T73	6" CEDAR	T108	36" MAPLE
T4	6" TREE	T39	6" CEDAR	T74	6" CEDAR	T109	17" MAPLE
T5	7" TREE	T40	8" CEDAR	T75	6" CEDAR	T110	25" MAPLE
T6	9" TREE	T41	11" CEDAR	T76	9" CEDAR	T111	7" TREE
T7	7" TREE	T42	8" CEDAR	T77	9" CEDAR	T112	6" TREE
T8	31" TREE	T43	5" CEDAR	T78	7" CEDAR	T113	10" CHERRY
T9	8" TREE	T44	11" CEDAR	T79	8" CEDAR	T114	14" CHERRY
T10	24" TREE	T45	8" CEDAR	T80	6" CEDAR	T115	22" CHERRY
T11	24" TREE	T46	8" CEDAR	T81	8" CEDAR	T116	6" CHERRY
T12	20" TREE	T47	6" CEDAR	T82	6" CEDAR	T117	15" CHERRY
T13	9" TREE	T48	8" CEDAR	T83	8" CEDAR	T118	6" CHERRY
T14	6" TREE	T49	6" CEDAR	T84	10" CEDAR	T119	8" CHERRY
T15	8" TREE	T50	6" CEDAR	T85	6" CEDAR	T120	7" CHERRY
T16	23" TREE	T51	7" CEDAR	T86	8" CEDAR	T121	6" CHERRY
T17	15" TREE	T52	7" CEDAR	T87	9" CEDAR	T122	6" CHERRY
T18	7" TREE	T53	7" CEDAR	T88	7" CEDAR	T123	7" CHERRY
T19	7" TREE	T54	7" CEDAR	T89	7" CEDAR	T124	8" CHERRY
T20	14" TREE	T55	6" CEDAR	T90	7" CEDAR	T125	18" CHERRY
T21	24" TREE	T56	9" CEDAR	T91	8" CEDAR	T126	7" CHERRY
T22	8" TREE	T57	8" CEDAR	T92	10" CEDAR	T127	13" CHERRY
T23	18" TREE	T58	5" CEDAR	T93	7" CEDAR	T128	14" CHERRY
T24	12" TREE	T59	6" CEDAR	T94	5" CEDAR	T129	9" CHERRY
T25	7" TREE	T60	7" CEDAR	T95	5" CEDAR	T130	6" CHERRY
T26	6" TREE	T61	7" CEDAR	T96	8" CEDAR	T131	8" CHERRY
T27	12" TREE	T62	8" CEDAR	T97	7" CEDAR	T132	7" CHERRY
T28	6" TREE	T63	7" CEDAR	T98	7" CEDAR	T133	7" CHERRY
T29	10" TREE	T64	7" CEDAR	T99	6" CEDAR	T134	5" CHERRY
T30	8" TREE	T65	9" CEDAR	T100	6" CEDAR	T135	5" CHERRY
T31	11" TREE	T66	9" CEDAR	T101	6" CEDAR	T136	12" CHERRY
T32	5" TREE	T67	8" CEDAR	T102	6" CEDAR	T137	8" CHERRY
T33	6" TREE	T68	7" CEDAR	T103	6" CEDAR	T138	5" CHERRY
T34	7" TREE	T69	9" CEDAR	T104	7" CEDAR	T139	24" WALNUT
T35	10" TREE	T70	10" CEDAR	T105	6" CEDAR	T140	10" PINE

LEGEND

- SIGN
- MAIL BOX
- PHONE MANHOLE
- POWER POLE
- LIGHT POLE
- GUY WIRE
- SEPTIC
- CLEAN OUT
- SANITARY MANHOLE
- WATER VALVE
- WATER METER
- BOLLARD
- DRILL HOLE FOUND
- P.K. NAIL FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- OHE — OVERHEAD ELECTRIC
- G — GAS LINE
- W — WATER LINE
- CURB & GUTTER
- CURB
- TREE DRIPLINE

	Cover Type	Primary Species	Understory Species	Comments	Successional Stage	Condition	Area	Canopy Area
A	Suburban Landscape	*Acer rubrum, Prunus serotina, Morus alba, Juniperus virginiana*	*Vitus* spp., *Toxicodendron radicans*, forbs of various kinds, *Rubus phoenicolasius*	Abandoned suburban lawn and landscape; some hazardous trees along southern edge	Sub-climax	Fair to good	0.45 AC	19,805 SF
B	Early Succession	N/A	*Solidago* spp., *Picnanthemum* spp., *Oenothera* spp.	Abandoned suburban lawn and landscape, colonized by various grasses and forbs	Early succession	N/A	0.19 AC	0 SF
C	Early Succession	N/A	*Rhus typhina, Vitus* spp., *Ampelopsis brevipedunculata, Rosa multiflora, Toxicodendron radicans*	Abandoned suburban lawn and landscape, overrun by vines	Early succession	N/A	0.44 AC	0 SF
					Total Area		1.08 AC	19,805 SF



NOTE:
THE TREE PRESERVATION TARGET IS ANTICIPATED TO BE ACHIEVED BY PRESERVATION OF EXISTING CANOPY ALONG THE SOUTHERN BOUNDARY OF THE SITE. FINAL CALCULATIONS AND TREE IDENTIFICATION SHALL BE PROVIDED BY THE FINAL SITE PLAN.

Tree Preservation Target Calculations and Statement

A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	19,805
B	Percentage of gross site area covered by existing tree canopy =	42.10%
C	Percentage of the 10-year tree canopy required for site (see Table 12.4) = (C-5)	10%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	42.10%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0%
F	Has the Tree Preservation Target minimum been met?	NO
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tre	Sheet 2
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4 & included in the plan set. Provide sheet number where narrative is located.	Sheet 2

10-year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target Calculations and statement here preceding the 10-year tree canopy calculations	SEE ABOVE	See § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	47,039	§ 12-0511.1A
B2	Subtract area dedicated to parks & road frontage		§ 12-0511.1B
B3	Subtract area of exemptions =		§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2) =	47,039	
B5	Identify site's zoning and/or use =	C-5	
B6	Percentage of 10-year tree canopy required =	10	12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	4,704	
B8	Modification of 10-year Tree Canopy Requirements requested?		Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located.		List Sheet Number
C. Tree Preservation			
C1	Tree Preservation Target Area =	1,976	
C2	Total canopy area meeting standards of § 12-0200 =	0	
C3	C2 x 1.25 =	0	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	C4 x 1.5 =	0	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street," trees =	0	
C7	C6 x 1.5 to 3.0 =	0	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0	
C9	C8 x 1.0 =	0	§ 12-0510.3C(1)
C-10	Total of C3, C5, C7 and C9=	0	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	4,704	
D2	Area of canopy planted for air quality benefits =	0	
D3	x 1.5 =	0	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	0	
D5	x 1.5 =	0	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	0	
D7	x 1.25 =	0	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	0	
D9	x 1.5 =	0	§ 12-0510.4B(4)
D10	Area of canopy provide by native trees =	0	
D11	x 1.5 =	0	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	
D13	x 1.25 =	0	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	0	§ 12-0510.4D(1)
	x 1.0 =	0	
D15	Area of canopy provided through native shrubs or woody seed mix =	0	§ 12-0510.4D(1)(a)
	x 1.0 =	0	§ 12-0510.4D(1)(a)
D16	Percentage of D14 represented by D15 =	0	Must not exceed 33% of D14
D17	Area of canopy provide by non-native trees =	15,100	
D18	Total of canopy area provided through tree planting =	15,100	
D19	Is an offsite planting relief requested ?	NO	Yes or No
D20	Tree Bank or Tree Fund?		§ 12-0512
D21	Canopy area requested to be provided through offsite Banking or Tree Fund		
D22	Amount to be deposited into the Tree Preservation and Planting Fund		
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	0	
E2	Total of canopy area provided through tree planting (D18) =	15,100	
E3	Total of canopy area provided through offsite mechanism (D21) =	0	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	15,100	Total of E1 through E3. Area should meet or exceed area in B7.

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MASON DISTRICT

NG CONDITIONS
GETATION MAP

Application No. SE 2008-MA-019 Staff B. Krasner
Concurrent W/ PCA 92-M-038

APPROVED (SE) (SP) PLAN

See Dev Conds Dated 12/18/12
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Sheet 5 of 7

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09.13.12	ADDED BUILDING ELEVATIONS.
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PM: TDB SCALE: 1"=20'
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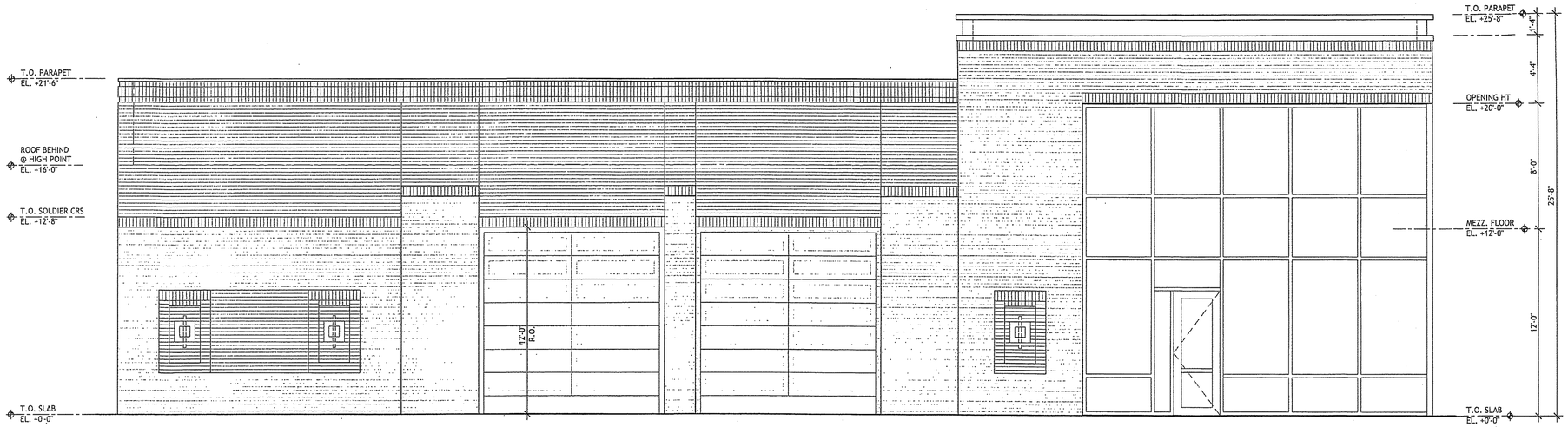
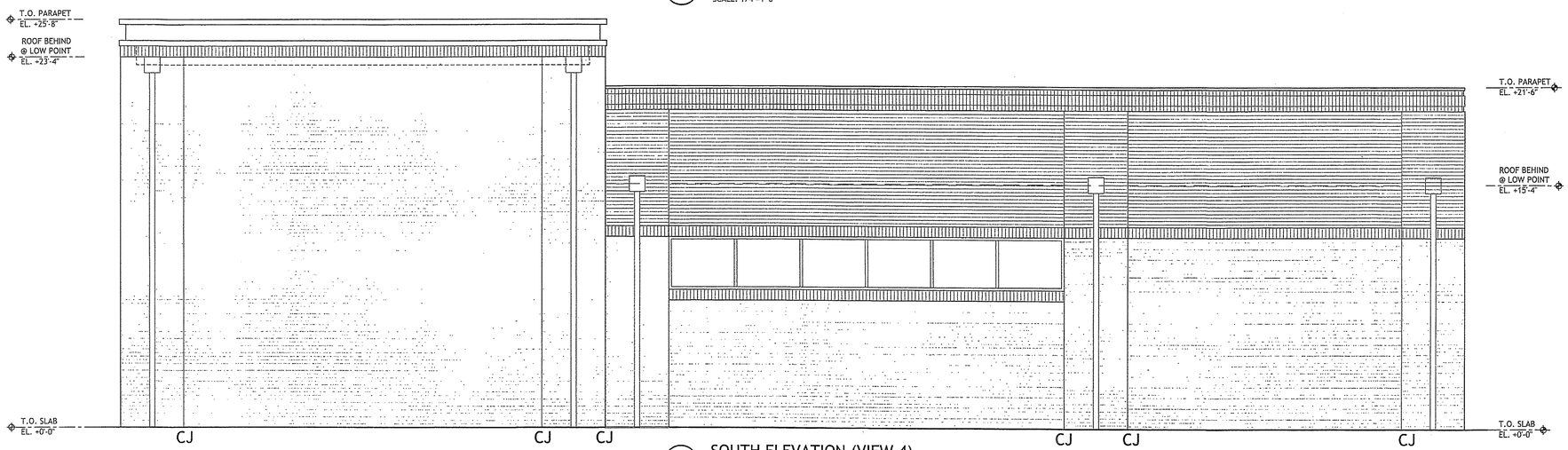


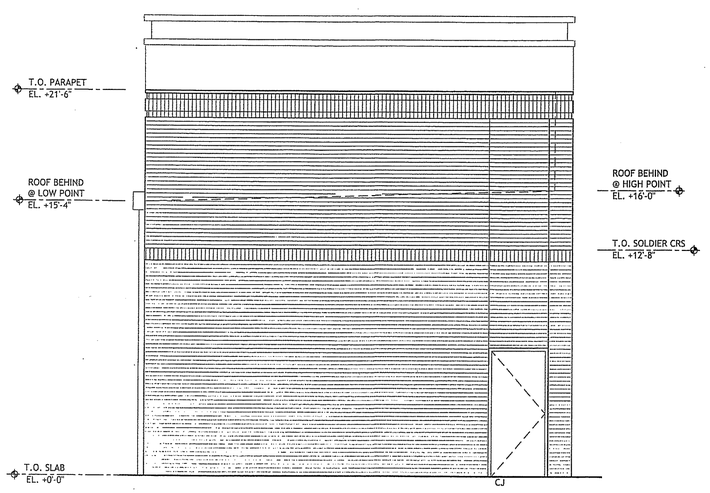
1 NORTH ELEVATION (VIEW 2)

SCALE: 1/4"=1'-0"



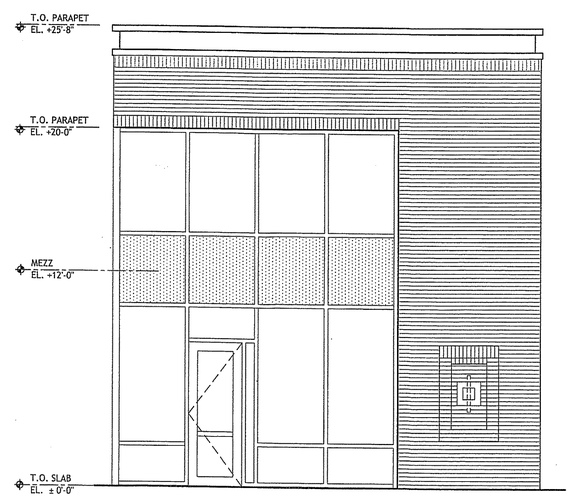
2 SOUTH ELEVATION (VIEW 4)

SCALE: 1/4"=1'-0"



3 EAST ELEVATION (VIEW 3)

SCALE: 3/32"=1'-0"



2 WEST ELEVATION (VIEW 1)

SCALE: 3/32"=1'-0"

Application No. SE 2008-MA-019 Staff B. Krasner
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APPROVED (SE) (SP) PLAN

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Sheet 6 of 7

NOTE:
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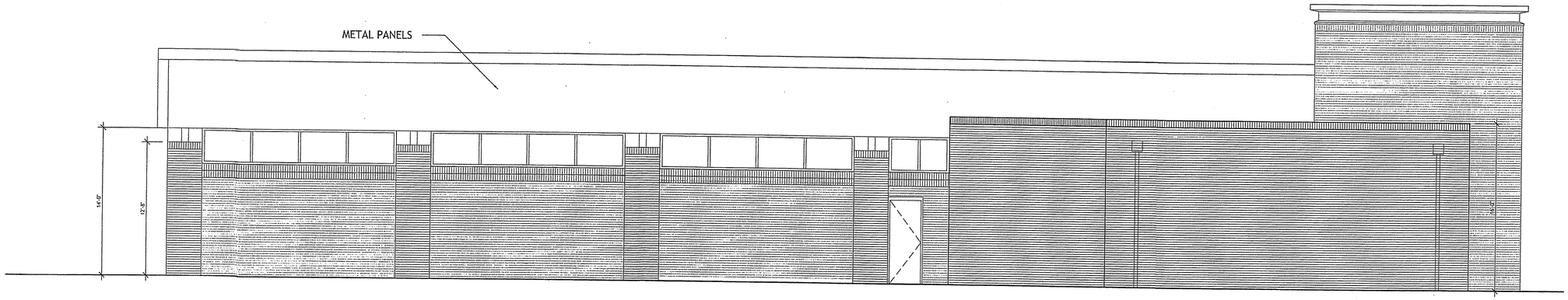
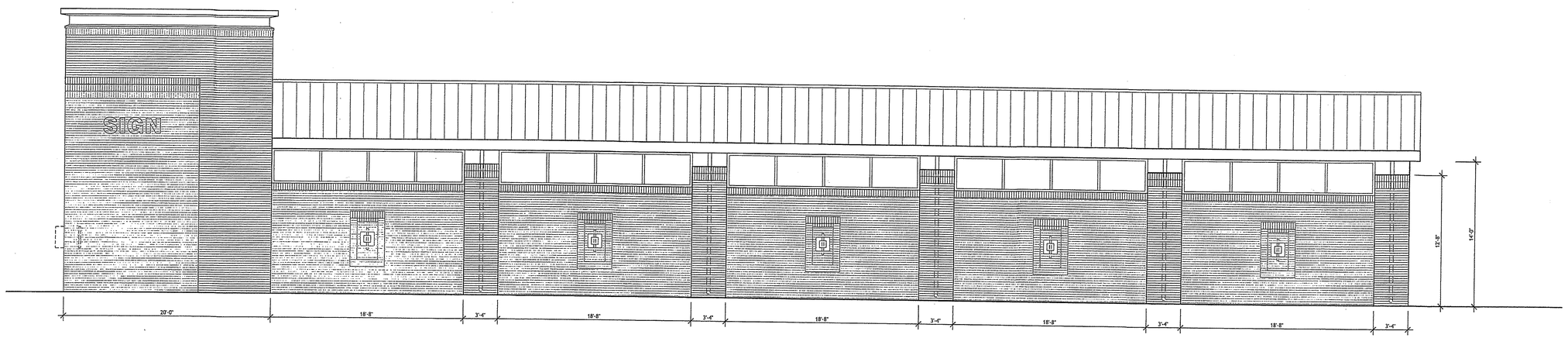
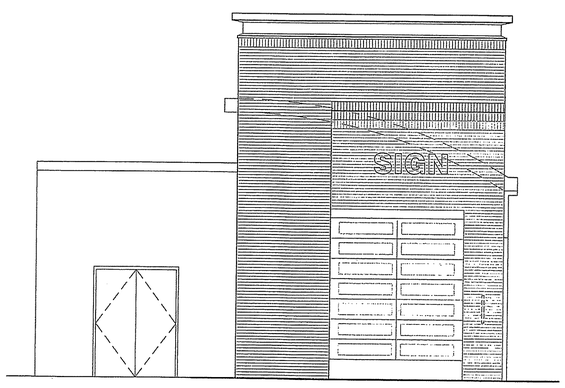


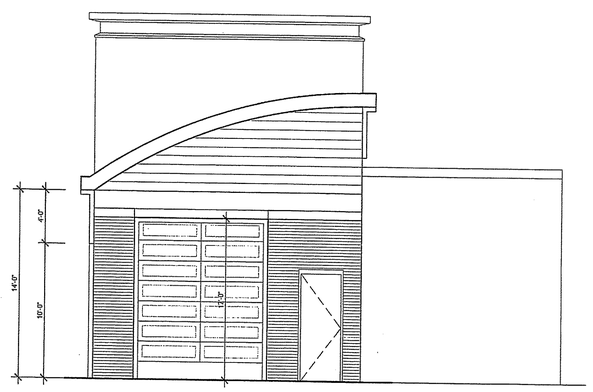
8 EAST ELEVATION
SCALE: 3/16"=1'-0"



5 WEST ELEVATION
SCALE: 3/16"=1'-0"



6 ELEVATION
SCALE: 3/16"=1'-0"



7 ELEVATION
SCALE: 3/16"=1'-0"

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