

4111, 4107 & 4037 MAPLE AVENUE

4111, 4107 & 4037 MAPLE AVENUE - BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAT

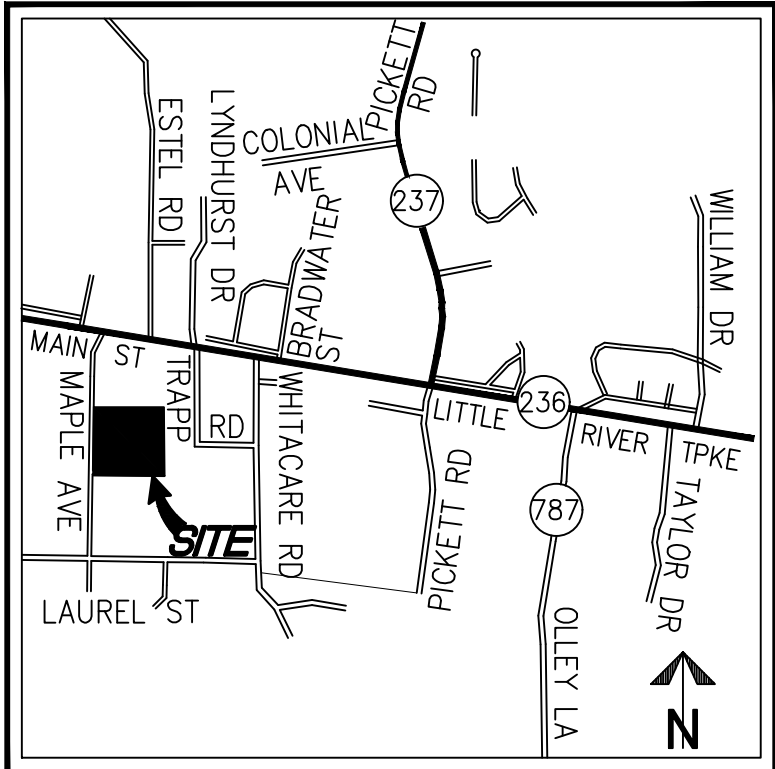
NOTES

1. OWNER/APPLICANT:

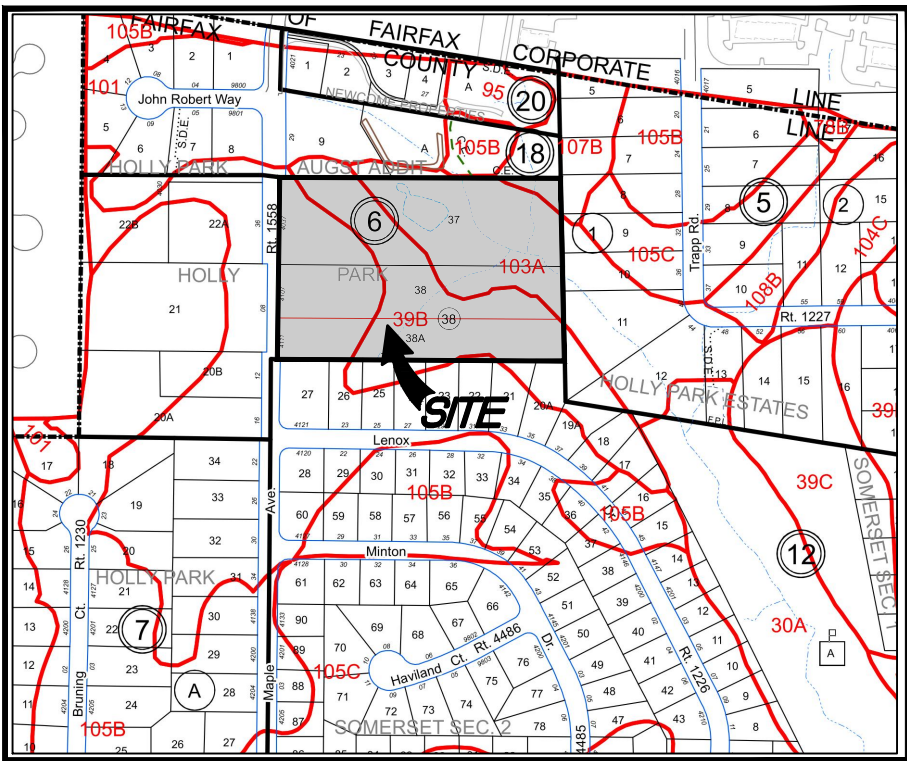
CLASSIC COTTAGES LLC
1000 PENDLETON ST
ALEXANDRIA, VA 22314
2. THE PROPERTY SHOWN HEREON APPEARS ON FAIRFAX COUNTY TAX MAP 0583--06, PARCELS 37, 38, AND 38A. IT IS ZONED R-1.
3. THE TOTAL AREA OF THE PROPERTY IS 352,228 SQUARE FEET OR 8.0860 ACRES.
4. THE PROPERTY IS PROPOSED TO BE A CLUSTER DEVELOPMENT IN THE EXISTING R-1 ZONE.
5. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD RUN SURVEY BY THIS FIRM DATED 04/08/2019. CONTOUR INTERVAL IS TWO (2) FEET AND IS REFERENCED TO VERTICAL DATUM OF 1929.
6. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE IMPACTS ON ADJACENT PROPERTIES.
7. DEVELOPMENT IS EXPECTED TO COMMENCE UPON COMPLETION OF ALL FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS, PENDING MARKET RATES.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THIS PROPERTY.
9. ALL NECESSARY PUBLIC UTILITIES, INCLUDING PUBLIC WATER AND SEWER, ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE FOR THE PROPOSED DEVELOPMENT.
10. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 51059C0260E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
11. THE SITE-SPECIFIC RPA BOUNDARY SHOWN HEREON IS PER PLANS PROVIDED TO THIS FIRM BY TNT ENVIRONMENTAL, DATED APRIL 24, 2015 AND IS PRELIMINARY WITHOUT COUNTY APPROVAL. ACCORDING TO FAIRFAX COUNTY MAPS, NO FLOODPLAIN EXISTS ON THE SITE. ADDITIONALLY, TO OUR KNOWLEDGE, NO ENVIRONMENTAL QUALITY CORRIDORS EXIST ON THE SITE PER THE COMPREHENSIVE PLAN DEFINITION.
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
13. PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH ARTICLE 12 OF THE THE ZONING ORDINANCE.
14. TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY HAVE BEEN SHOWN ON THIS PLAN, SEE SHEET P-0201 OR P-0301.
15. DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE STANDARDS OF THE ZONING ORDINANCE AND COMPLIANCE WITH THE DEVELOPMENT CRITERIA OF THE COMPREHENSIVE PLAN WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED WITH THIS APPLICATION.
16. 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; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
17. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.
18. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR FEWER PARKING SPACES THAN SHOWN ON THE PLAN SO LONG AS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE ARE PROVIDED.
19. NO SEPTIC FIELD LOCATION RECORDS FOR THE SUBJECT PROPERTIES WERE AVAILABLE AT THE FAIRFAX COUNTY HEALTH DEPARTMENT. ONSITE SEPTIC SYSTEMS AND WELLS LOCATED ON SITE WILL BE ABANDONED PER FAIRFAX COUNTY HEALTH DEPARTMENT AND VIRGINIA STATE REQUIREMENTS.

WAIVER REQUEST

1. REQUEST TO WAIVE THE MINIMUM DISTRICT SIZE FOR CLUSTER SUBDIVISIONS, PURSUANT TO SECTION 9-610 OF THE FAIRFAX COUNTY ZONING ORDINANCE.



VICINITY MAP SCALE: 1"=2000'



SOILS MAP SCALE: 1"=500'

ZONING TABULATION

EXISTING ZONE: R-1, RESIDENTIAL DISTRICTS

PROPOSED ZONE: R-1, RESIDENTIAL DISTRICTS (CLUSTERED)

SITE AREA: 352,228 SF (8.0860 AC)

	R-1 REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	OUTLOT A	ROW	TOTAL
MINIMUM LOT AREA	25,000	25,156	25,388	28,308	29,488	25,513	25,953	29,522	133,064	29,836	352,228
MINIMUM LOT WIDTH	125' (CORNER)	135'	N/A	N/A	N/A	N/A	N/A	125'			
MAXIMUM BUILDING HEIGHT	35'	35'	35'	35'	35'	35'	35'	35'			
MINIMUM YARD REQUIRMENTS											
FRONT	30'	30';30'	30'	30'	30'	30'	30'	30';30'			
SIDE *	12';40' TOTAL	20'*	20';20**	20';20**	20';20**	20';20**	20';20**	20'*			
REAR	25'	25'	25'	25'	25'	25'	25'	25'			
SHAPE FACTOR		16.03	17.58	17.91	32.90	18.23	18.19	17.22			
MAX DENSITY	1.1 DU/ACRE										0.87 DU/ACRE
OPEN SPACE	30%								37.8%		37.8%

*SIDE YARD DIMENSIONS MAY CHANGE AT TIME OF SUBDIVISION OR LOT GRADING PLAN, SO LONG AS APPLICABLE ORDINANCE REQUIREMENTS ARE MET.

DENSITY

THIS DEVELOPMENT PROPOSES A TOTAL MAXIMUM OF 7 DWELLING UNITS AND A DENSITY OF 0.87 DWELLING UNITS PER ACRE. TOTAL DENSITY HAS BEEN COMPUTED IN CONFORMANCE WITH SECTION 2-308 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

OPEN SPACE

OPEN SPACE REQUIRED:30% OR 105,668 SQ. FT. (2.43 ACRES)

OPEN SPACE PROVIDED37.8% OR 133,064 SQ. FT. (3.05 ACRES)

OPEN SPACE TYPE:COMMON OPEN SPACE

OPEN SPACE USE:PRESERVATION OF ENVIRONMENTALLY SENSITIVE AREAS

*THE PROPOSED OPEN SPACE MEETS THE REQUIREMENTS SET FORTH IN SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

PARKING/LOADING TABULATION

USE:RESIDENTIAL DWELLING, SINGLE FAMILY DETACHED

RATE: 2 SPACES PER UNIT

(7 UNITS X 2 SPACES / UNIT = 14 SPACES)

TOTAL PARKING REQUIRED:14 SPACES

PARKING PROVIDED:14 SPACES (GARAGE/DRIVEWAYS)

LOADING REQUIRED/PROVIDED:N/A

SHEET INDEX

- P-0101COVER SHEET
- P-0201EXISTING CONDITIONS PLAN & EXISTING VEGETATION MAP
- P-0301PRELIMINARY SUBDIVISION PLAT
- P-0302SPECIAL EXCEPTION PLAT
- P-0303PRELIMINARY UTILITY & GRADING PLAN
- P-0401CONCEPTUAL LANDSCAPE PLAN
- P-0402LANDSCAPE TABULATIONS
- P-0501PRELIMINARY ADEQUATE OUTFALL ANALYSIS
- P-0502PRELIMINARY STORMWATER MANAGEMENT PLAN
- P-0503PRELIMINARY STORMWATER MANAGEMENT PLAN
- P-1101SIGHT DISTANCE PROFILE

COVER SHEET

4111, 4107 & 4037 MAPLE AVENUE

BRADDOCK DISTRICT

FAIRFAX COUNTY, VIRGINIA



WALTER L. PHILLIPS

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Landscape Architects • Arborists
207 PARK AVENUE
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www.WLPINC.com

SCALE: AS NOTED

DATE: 07/10/2018, 11/06/2018, 05/01/2019, 06/28/2019, 08/14/2019

DRAWN: CR

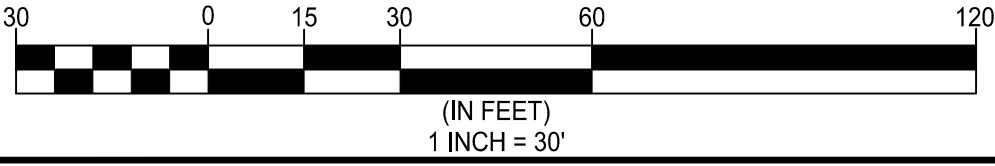
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		DATE	REV. BY	APPROVED	DATE

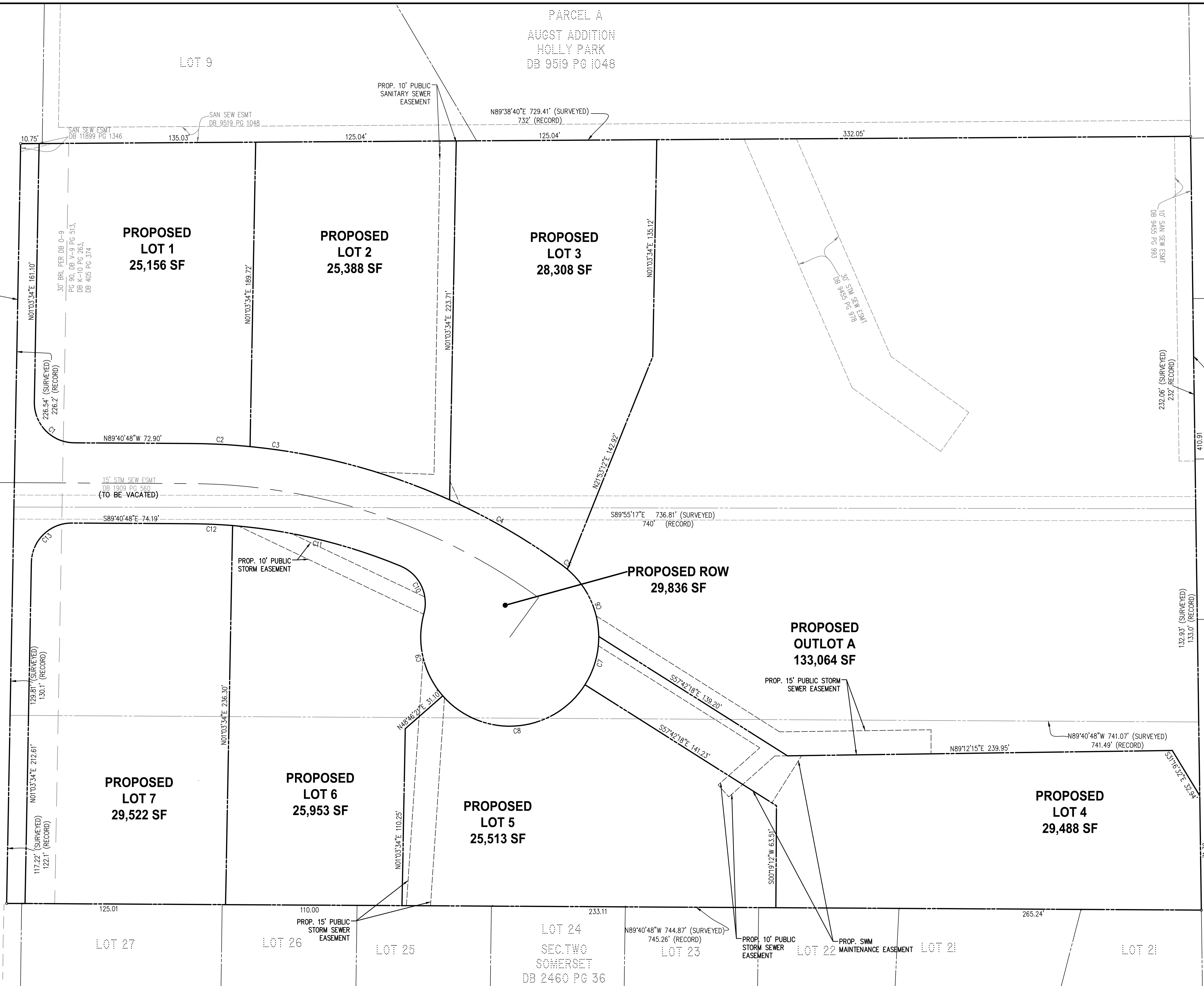
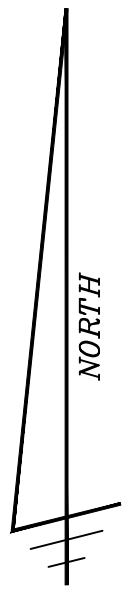
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	39.59'	090°44'22"	25.32'	35.58'	N44°18'37"W
C2	397.50'	36.81'	005°18'22"	18.42'	36.80'	S87°01'37"E
C3	397.50'	129.33'	018°38'32"	65.24'	128.76'	S75°03'10"E
C4	389.64'	81.17'	011°56'08"	40.73'	81.02'	S59°52'56"E

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C5	55.50'	4.22'	004°21'07"	2.11'	4.21'	S51°51'25"E
C6	55.50'	47.71'	049°15'20"	25.44'	46.26'	S25°03'11"E
C7	55.50'	31.69'	032°43'14"	16.29'	31.27'	S15°56'05"W
C8	55.50'	103.14'	106°28'39"	74.29'	88.93'	S85°32'01"W
C9	55.50'	54.83'	056°36'06"	29.88'	52.63'	S12°55'37"E
C10	25.00'	36.07'	082°39'35"	21.99'	33.02'	N26°12'37"W

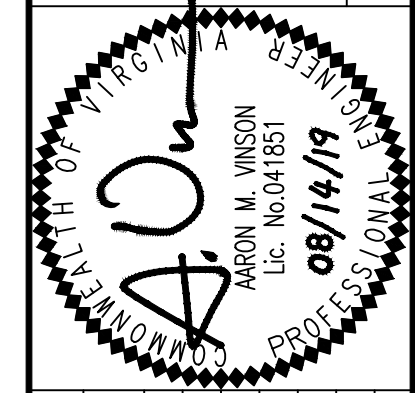
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C11	347.50'	108.14'	017°49'49"	54.51'	107.71'	S76°27'14"E
C12	347.50'	26.15'	004°18'40"	13.08'	26.14'	S87°31'28"E
C13	25.00'	38.95'	089°15'31"	24.68'	35.13'	N45°41'26"E



MAPLE AVENUE - ROUTE 1558
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



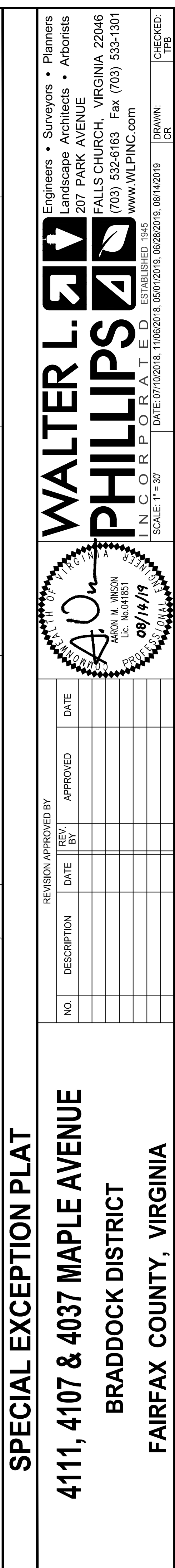
PRELIMINARY SUBDIVISION PLAT
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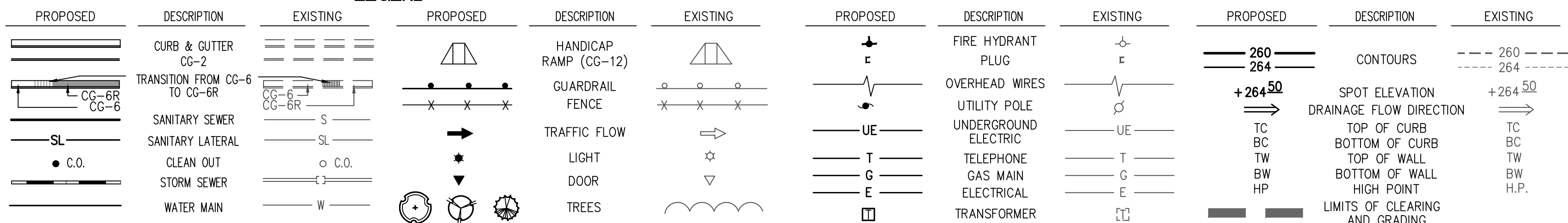


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**4111, 4107 & 4037 MAPLE AVENUE
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA**

[illegible]

SHEET: P-0303

STORMWATER OUTFALL NARRATIVE

THE ANALYSIS BELOW IS PRELIMINARY AND SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN.

EXISTING CONDITIONS

CURRENTLY, THE SITE IS OCCUPIED BY THREE (3) SINGLE FAMILY HOMES, DRIVEWAYS, LANDSCAPED AND WOODED AREAS, AND A MAN-MADE POND. STORMWATER GENERALLY FLOWS FROM WEST TO EAST ALONG THE SITE VIA SHEET FLOW. STORMWATER FLOW FROM THE SITE IS DIRECTED TOWARD AN EXISTING NATURAL CHANNEL LOCATED ON-SITE. ALL OF THE STORMWATER FROM THE SITE ULTIMATELY DISCHARGES TOWARD ACCOTINK CREEK.

FOR THE PURPOSES OF STORMWATER MANAGEMENT, THE SITE AREA IS THE AREA WITHIN THE LIMITS OF DISTURBANCE WHICH IS APPROXIMATELY ±237,674 SF OR ±5.46 ACRES. THE SITE DRAINS TO THE ACCOTINK-LONG BRANCH CENTRAL WATERSHED AND ULTIMATELY INTO ACCOTINK CREEK.

PROPOSED CONDITIONS

IN THE PROPOSED CONDITION, THE APPLICANT INTENDS TO CONSTRUCT SEVEN (7) SINGLE FAMILY HOMES, A NEW PUBLIC ROAD, DRIVEWAYS, UTILITY SERVICES, LANDSCAPING, AND STORMWATER MANAGEMENT FACILITIES. GENERALLY, THE EXISTING DRAINAGE DIVIDES FOR THE SITE WILL BE HONORED. AGAIN, FOR THE PURPOSES OF STORMWATER MANAGEMENT, THE SITE AREA IS THE LIMITS OF DISTURBANCE WHICH ARE APPROXIMATELY ±5.46 ACRES.

EXTENT OF REVIEW

IN ACCORDANCE WITH THE ZONING ORDINANCE, THE EXTENT OF OUTFALL REVIEW FOR THIS SPECIAL EXCEPTION PLAT EXTENDS TO A POINT WHERE THE OUTFALL'S DRAINAGE AREA EXCEEDS 100 TIMES THE SITE AREA DRAINING TO THE OUTFALL. THE SAME IS TRUE TO DETERMINE WHAT TYPE STORMWATER CONVEYANCE SYSTEMS (NATURAL STREAM, MANMADE CONVEYANCE, AND/OR RESTORED CHANNEL) EXIST IN THE OUTFALL IN ACCORDANCE WITH COUNTY CODE CHAPTER 124. THE EXTENT OF REVIEW FOR THIS PROJECT ENDS WITHIN THE NATURAL CHANNEL THE EXTENDS FROM THE SITE AND RUNS DOWNSTREAM TOWARD ACCOTINK CREEK (SEE OUTFALL MAP THIS SHEET). THE EXTENT OF REVIEW FOR ASSESSING THE ADEQUACY OF THE OUTFALLS WILL BE SHOWN ON THE PROJECT SITE PLAN AND WILL BE DETERMINED IN ACCORDANCE WITH COUNTY CODE CHAPTER 124 AND THE PFM.

OUTFALL ANALYSIS

STORMWATER FROM THE STORMWATER MANAGEMENT SITE AREA, APPROXIMATELY ±5.46 ACRES, WILL DISCHARGE DIRECTLY INTO THE NATURAL CHANNEL ON SITE VIA PROPOSED STORM SEWERS OR VIA SHEETFLOW. STORMWATER THEN FLOWS THROUGH THROUGH THE EXISTING CHANNEL UP TO THE LIMITS OF ANALYSIS.

SEE THE STORMWATER OUTFALL MAP ON THIS SHEET FOR LOCATION OF OUTFALL AND LIMITS OF ANALYSIS.

CHANNEL PROTECTION

THE PROJECT OUTFALL IS A NATURAL CHANNEL. THEREFORE, PER SECTION 124-4-4.9(3) OF THE COUNTY CODE, FLOW FOR THE 1-YEAR, 24-HOUR STORM MUST BE LIMITED IN ACCORDANCE WITH THE FAIRFAX COUNTY DETENTION METHOD EQUATION. A DETENTION FACILITY AND SEVERAL RUNOFF REDUCTION FACILITIES ARE PROPOSED FOR THE SITE IN ORDER TO LIMIT FLOW FOR THE 1-YEAR, 24-HOUR STORM. IF IT IS DETERMINED AT THE TIME OF SITE PLAN THAT THE CHANNEL DOES NOT EXPERIENCE EROSION WITHIN THE ALTERNATIVE LIMITS OF ANALYSIS, THE DETENTION VOLUME MAY BE COMPUTED USING THE STATE ENERGY BALANCE EQUATION.

FLOOD PROTECTION

BASED ON PRELIMINARY ANALYSIS OF THE SITE OUTFALL UP TO THE LIMITS OF ANALYSIS, IT IS BELIEVED THAT THE EXISTING NATURAL CHANNEL IS ADEQUATE TO CONFINE THE 10-YEAR, 24-HOUR STORM WITHIN THE CONVEYANCE SYSTEM FOR THE OUTFALL UP TO THE LIMITS OF ANALYSIS. THEREFORE, SECTION 124-4-4-C.1 APPLIES TO THIS OUTFALL AND THE SITE WILL MEET FLOOD CONTROL REQUIREMENTS. IN THE EVENT THAT THE OUTFALL IS DETERMINED TO BE INADEQUATE, ADDITIONAL DETENTION WILL BE PROVIDED WITHIN THE PROPOSED STORMWATER MANAGEMENT SYSTEMS.

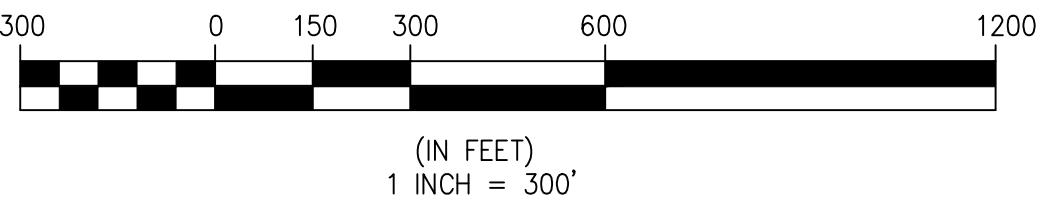
DETENTION

IN ORDER TO COMPLY WITH SECTION 124-4-4.D OF THE FAIRFAX COUNTY STORMWATER CODE, DETENTION WILL BE PROVIDED IN ORDER TO BRING POST-DEVELOPMENT FLOW RATES DOWN TO PRE-DEVELOPMENT LEVELS. DETENTION WILL BE PROVIDED IN THE PROPOSED STORMWATER DETENTION SYSTEM AND RUNOFF REDUCTION BMPS. SEE SHEET P-0502 FOR BMP SCHEMATIC.

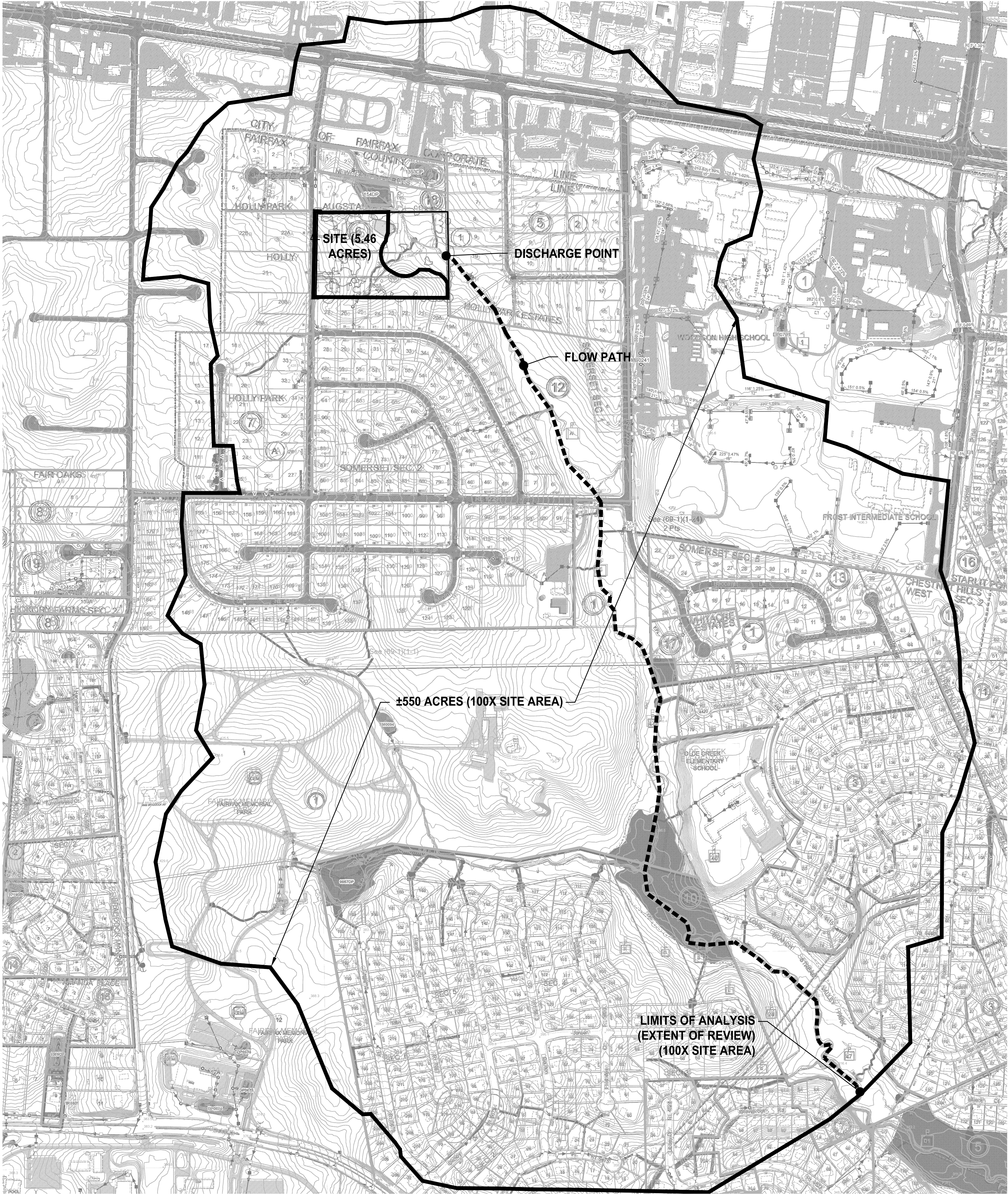
OUTFALL ADEQUACY

IN THE OPINION OF THE SUBMITTING ENGINEER 1) THE OUTFALL IS ADEQUATE, 2) THERE WILL BE NO ADVERSE IMPACT FROM THE DEVELOPMENT BECAUSE THE 2 AND 10-YEAR PEAK RATES OF STORMWATER RUNOFF WILL BE REDUCED TO PRE-DEVELOPMENT LEVELS AND THE OUTFALLS ARE ADEQUATE FOR CHANNEL AND FLOOD PROTECTION AS DESCRIBED IN THE NARRATIVE ABOVE, 3) THERE WILL BE NO FLOODING OF EXISTING DOWNSTREAM DWELLINGS, OR BUILDINGS CONSTRUCTED UNDER AN APPROVED BUILDING PERMIT, BY THE 100-YEAR STORM EVENT, AND 4) ANY EXISTING FLOODING CONDITION WILL NOT BE AGGRAVATED BY DRAINAGE FROM THE DEVELOPMENT SITE

THE COUNTY'S ADEQUATE OUTFALL REQUIREMENTS WILL BE MET BY CONFIRMING THE ADEQUACY OF THE SITE OUTFALLS AT THE TIME OF SITE PLAN. IF AN OUTFALL IS INADEQUATE, THE OUTFALL WILL BE MADE ADEQUATE BY REPLACING ANY UNDERSIZED PIPES AND/OR IMPROVING THE STREAM CHANNEL OR BY INSTALLING STORMWATER DETENTION FOR THAT OUTFALL DESIGNED IN ACCORDANCE WITH THE COUNTY'S DETENTION METHOD.



- NOTES:
1. "SITE AREA" REPRESENTS TOTAL DISTURBED AREA FOR THE PROJECT.
 2. THE "CONTRIBUTING DRAINAGE AREA" IS THE UPSTREAM AREA CONTRIBUTING FLOW TO THE LIMITS OF ANALYSIS (EXTENT OF REVIEW) FOR CHANNEL PROTECTION, FLOOD CONTROL, AND ADEQUATE OUTFALL ANALYSIS.



PRELIMINARY ADEQUATE OUTFALL ANALYSIS

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CHECKED: TFB

DRAWN: CR

DATE: 07/10/2018, 11/06/2019, 06/28/2019, 08/14/2019

SCALE: 1" = 30'

Project Name:4111 Maple Avenue

Date:Linear Development Project?No

CLEAR ALL

data input cells

constant values

calculation cells

final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) →5.46

Maximum reduction required:20%

The site's net increase in impervious cover (acres) is:1.07

Post-Development TP Load Reduction for Site (lb/yr):2.49

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs

Linear project?No

Land cover areas entered correctly?✓

Total disturbed area entered?✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be moved/managed		2.41		2.54	4.95
Impervious Cover (acres)		0.17		0.34	0.51
					5.46

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be moved/managed		2.13		1.75	3.88
Impervious Cover (acres)		0.45		1.13	1.58
Area Check	OK.	OK.	OK.	OK.	5.46

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	4.95	3.88
Weighted Rv(turf)	0.23	0.22
% Managed Turf	91%	88%
Impervious Cover (acres)	0.51	0.51
Rv(impervious)	0.95	0.95
% Impervious	9%	12%
Total Site Area (acres)	5.46	4.39
Site Rv	0.29	0.31

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.1335	0.1123
Pre-ReDevelopment Treatment Volume (cubic feet)	5,813	4,893
Pre-ReDevelopment TP Load (lb/yr)	3.65	3.07
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.67	0.70
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		1.80

Adjusted Land Cover Summary:
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column i shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)2.49

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	26.13	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	38.58
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Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)		2.13		1.75	3.88	0.22
Impervious Cover (acres)		0.45		1.13	1.58	0.95
Total					5.46	

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction	Managed Turf Credit Area	Impervious Cover Credit	Volume from Upstream	Runoff	Remaining Runoff Volume	Total BMP Treatment	Phosphorus Removal	Phosphorus Load from Upstream	Untreated Phosphorus Load	Phosphorus Removed By	Remaining Phosphorus Load	Downstream Practice to be Installed
7. Infiltration (RR)													
7.a. Infiltration #1 (Spec #8)	50			0	0	0	0	25	0.00	0.00	0.00	0.00	
7.b. Infiltration #2 (Spec #8)	90	0.12	0.12	0	460	51	511	25	0.00	0.32	0.30	0.02	
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device- Hydrodynamic	0	1.85	1.46	0	0	6,529	6,529	40	0.00	4.10	1.64	2.46	14.b. MTD - Filtering
14.b. Manufactured Treatment Device-Filtering	0			6,529	0	6,529	6,529	50	2.46	0.00	1.23	1.23	

Site Results (Water Quality Compliance)

Area Checks

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (a)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (a)	1.58	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (a)	1.58	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (a)	3.88	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (a)	1.97	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³)8,583

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	460	0	0	0	0	460
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	5.39	0.00	0.00	0.00	0.00	5.39
TP LOAD REDUCTION ACHIEVED (lb/yr)	3.16	0.00	0.00	0.00	0.00	3.16
TP LOAD REMAINING (lb/yr)	2.23	0.00	0.00	0.00	0.00	2.23
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	2.10	0.00	0.00	0.00	0.00	2.10

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	5.39
TP LOAD REDUCTION REQUIRED (lb/yr)	2.49
TP LOAD REDUCTION ACHIEVED (lb/yr)	3.16
TP LOAD REMAINING (lb/yr)	2.23
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **
** TARGET TP REDUCTION EXCEEDED BY 0.67 LB/YEAR **	

Total Nitrogen (For Informational Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	38.58
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	2.10
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	36.48

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 Sections:

Special Permits (Sect. 8-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1G & 1N)
Development Plans PRC District (Sect. 16-302 3 & 4L)
FDP P Districts (Sect. 16-502 1A (6) & (17))

Special Exceptions (Sect. 9-011 2J & 2L)
Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
PRC Plan (Sect. 16-303 1E & 1 O)
Amendments (Sect. 18-202 10F & 10I)

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

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(s) P-303
If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

3. Provide:

Facility Name/ Type & No. (For any pond, infiltration trench, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
BAYFILTER VAULT	3.31	0	3.31	100	-	-
STORMTECH CHAMBERS	3.31	0	3.31	2750	1,500	-
INFILTRATION TRENCH LOT 1	0.06	0	0.06	300	600	-
INFILTRATION TRENCH LOT 2	0.06	0	0.06	300	600	-
						-

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) P-0303. Pond inlet and outlet pipe systems are shown on Sheet(s) P-0303.

5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) P-0303.
Type of maintenance access road surface noted on the plat is GRAVEL (asphalt, geoblock, gravel, etc.)

6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) P-0401

7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) P-501, P-502, P-503

8. A description of 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(s) P-501. If the outfall is proposed to be improved off-site it should be specifically noted.

9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) P-501, P-502

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 Sheet(s) P-201

11. A submission waiver is required for N/A

12. Stormwater management is not required because N/A

14

Revised: 8/4/2015

PRELIMINARY STORMWATER MANAGEMENT PLAN

4111, 4107 & 4037 MAPLE AVENUE
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

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ESTABLISHED 1945
DATE: 07/10/2018, 11/06/2018, 05/01/2019, 06/28/2019, 08/14/2019
DRAWN: CR
CHECKED: TPB
SCALE: 1" = 30'

File No. FM-14 Tax Map No. 58-3 Job No. 15-038 Cadd Dwg. File: Q:\sdskproj\15038\dwg\Planning\SE_Plat\15038P--0501.dwg

SHEET: P-0503

