

ZONING REQUIREMENTS R-2 DISTRICT:

MINIMUM LOT SIZE: 15,000 SQ.FT.

MINIMUM LOT WIDTH: 100 FEET

MAXIMUM BUILDING HEIGHT: 60 FEET

MINIMUM YARD REQUIREMENTS:

FRONT: 45° ANGLE OF BULK PLANE, NOT LESS THAN 35 FEET

SIDE: 40° ANGLE OF BULK PLANE, NOT LESS THAN 15 FEET

REAR: 40° ANGLE OF BULK PLANE, NOT LESS THAN 25 FEET

OPEN SPACE: NO REQUIREMENT

MAXIMUM FLOOR AREA RATIO: 0.20

AREA TABULATION:

SITE AREA:	
- PARCEL 0093B:	2.77 ACRES
PARCEL A:	0.46 ACRES
TOTAL:	<u>3.23 ACRES</u>

BUILDING AREA:	
EXISTING BLDG (TO REMAIN) AS PHASE I:	10,354 G.S.F.
PROPOSED ADDITION (PHASE II):	190 G.S.F.
PROPOSED ADDITION (PHASE III):	
UPPER LEVEL	5,150 G.S.F.
LOWER LEVEL	<u>1,800 G.S.F.</u>
TOTAL:	17,494 G.S.F.

FLOOR AREA RATIO:	
EXISTING (PHASE I)	0.07
PROPOSED (PHASE II)	0.07
PROPOSED (PHASE III)	0.12

PARKING TABULATION:

PHASES I AND II

PARKING REQUIRED:	
FACULTY/STAFF: 24 POSITIONS @ 1 SPACE/EA.:	24 SPACES
VISITOR:	4 SPACES
PARKING REQUIRED:	<u>28 SPACES</u>
PARKING PROVIDED:	28 SPACES

PHASE III

PARKING REQUIRED:	
FACULTY/STAFF: 25 POSITIONS @ 1 SPACE/EA.:	25 SPACES
VISITOR:	4 SPACES
PARKING REQUIRED:	<u>29 SPACES</u>
PARKING PROVIDED:	29 SPACES
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LOADING SPACES REQUIRED:	1 LOADING SPACE
LOADING SPACES PROVIDED:	1 LOADING SPACE

PHASE III

PARKING REQUIRED:

FACULTY/STAFF: 25 POSITIONS @ 1 SPACE/EA.:

25 SPACES

VISITOR:

4 SPACES

PARKING REQUIRED:

29 SPACES

PARKING PROVIDED:

29 SPACES

[INCLUDING 2 HANDICAP VAN A

LOADING SPACES REQUIRED:
LOADING SPACES PROVIDED:

1 LOADING SPACE
1 LOADING SPACE

TRANSITIONAL SCREENING REQUIREMENTS:

APPLICANT HEREBY REQUESTS MODIFICATIONS TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS:

NORTHWEST SIDE:

A TYPE 1 TRANSITIONAL SCREENING IS REQUIRED, WHICH SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 25 FEET WIDE. A TYPE 'D' BARRIER CONSISTING OF A 42-48 INCH CHAIN LINK FENCE IS ALSO REQUIRED.

THE EXISTING BUFFER IN THIS AREA CONSISTS OF EXISTING MATURE HARDWOOD TREES AND MATURE EVERGREEN TREES LOCATED WITHIN A 25-FOOT WIDE CONSERVATION EASEMENT. THERE ARE NO FENCING LOCATED IN THIS AREA. A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS IS BEING REQUESTED TO ALLOW THIS EXISTING CONDITION TO REMAIN.

SOUTHWEST SIDE:

A TYPE 1 TRANSITIONAL SCREENING IS REQUIRED, WHICH SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 25 FEET WIDE. A TYPE 'D' BARRIER CONSISTING OF A 42-48 INCH CHAIN LINK FENCE IS ALSO REQUIRED.

THE EXISTING BUFFER IN THIS AREA CONSISTS OF EXISTING MATURE HARDWOOD TREES AND MATURE EVERGREEN TREES LOCATED WITHIN A 25-FOOT WIDE CONSERVATION EASEMENT. A 6 FOOT HIGH CHAIN LINK FENCE EXIST IN THIS AREA, WHICH ALSO SERVES AS THE ENCLOSURE FOR THE OUTDOOR PLAY AREA. THE FENCE WILL BE REALIGNED WITH THE PHASE III DEVELOPMENT AND WILL BE LOCATED APPROXIMATELY 28 FEET FROM THE PROPERTY LINE.

IT IS REQUESTED THAT THESE CONDITIONS SHALL BE DEEMED TO SATISFY THE TRANSITIONAL SCREENING YARD REQUIREMENTS APPLICABLE TO THIS PROPERTY LINE.

SOUTH SIDE:

A TYPE 1 TRANSITIONAL SCREENING IS REQUIRED, WHICH SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 25 FEET WIDE. A TYPE 'D' BARRIER CONSISTING OF A 42-48 INCH CHAIN LINK FENCE IS ALSO REQUIRED.

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THE EXISTING BUFFER IN THIS AREA CONSISTS OF EXISTING MATURE HARDWOOD TREES LOCATED WITHIN A 25-FOOT WIDE CONSERVATION EASEMENT. A 6 FOOT HIGH CHAIN LINK FENCE EXIST IN THIS AREA, WHICH ALSO SERVES AS THE ENCLOSURE FOR THE OUTDOOR PLAY AREA. THE FENCE WILL BE REALIGNED WITH THE PHASE III DEVELOPMENT AND WILL BE LOCATED APPROXIMATELY 28 FEET FROM THE PROPERTY LINE.

IT IS REQUESTED THAT THESE CONDITIONS SHALL BE DEEMED TO SATISFY THE TRANSITIONAL SCREENING YARD REQUIREMENTS APPLICABLE TO THIS PROPERTY LINE.

SOUTHEAST SIDE:

A TYPE 1 TRANSITIONAL SCREENING IS REQUIRED, WHICH SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 25 FEET WIDE. A TYPE 'D' BARRIER CONSISTING OF A 42-48 INCH CHAIN LINK FENCE IS ALSO REQUIRED.

THE EXISTING BUFFER IN THIS AREA CONSISTS OF EXISTING MATURE HARDWOOD TREES. A MINIMUM OF 25' CONSERVATION EASEMENT MAY BE PROVIDED FOR BMP MEASURES. A 6 FOOT HIGH CHAIN LINK FENCE EXIST IN THIS AREA, WHICH ALSO SERVES AS THE ENCLOSURE FOR THE OUTDOOR PLAY AREA. CURRENT LOCATION OF THIS FENCE IS APPROXIMATELY 115 FEET FROM THE PROPERTY LINE. THIS PORTION OF THE FENCE WILL BE REALIGNED AS PART OF THE PROPOSED EXPANSION TO THE PLAY AREA SHOWN ON THE PHASE III PLAT. THERE IS A POTENTIAL THAT THIS WILL BE REALIGNED AGAIN IN THE FUTURE AS THEY EXPAND THE PLAY AREA. THE ULTIMATE LOCATION OF THE FENCE WILL BE LOCATED A MINIMUM OF 25 FEET FROM THE PROPERTY LINE.

IT IS REQUESTED THAT THESE CONDITIONS SHALL BE DEEMED TO SATISFY THE TRANSITIONAL SCREENING YARD REQUIREMENTS APPLICABLE TO THIS PROPERTY LINE.

NORTH EAST SIDE:

THERE IS NO TRANSITIONAL SCREENING REQUIRED ADJACENT TO THE FAIRFAX COUNTY PARK AUTHORITY PROPERTY. HOWEVER, EXISTING MATURE HARDWOOD TREES IN THIS AREA ARE NOT PROPOSED TO BE DISTURBED FOR A MINIMUM DEPTH OF 15 FEET FROM THE PROPERTY LINE.

PROJECT NARRATIVE:

THIS SPECIAL EXCEPTION PLAT IS BEING SUBMITTED FOR THE EXPANSION OF THE EXISTING MONTESSORI SCHOOL OF NORTHERN VIRGINIA (MSNV) HILLBROOK FACILITY LOCATED IN ANNANDALE, VIRGINIA. THE PROPOSED EXPANSION WILL BE CONSTRUCTED IN THREE PHASES.

PHASE 1:

PHASE 1 WILL INCLUDE INTERIOR RENOVATIONS TO ACCOMMODATE AN INCREASE IN STUDENT POPULATION TO 179 (AGE RANGE 18 MONTHS TO 8TH GRADE) AND 24 STAFF. THERE WILL BE NO ADDITION TO THE EXISTING BUILDING STRUCTURE OR PARKING LOT PROPOSED WITH THIS PHASE. SHED ADDITION, EXPANSION OF THE OUTDOOR PLAY AREA (RELOCATION OF PERIMETER FENCING), GRADING, AND MINOR MODIFICATION TO THE EXISTING STORM SEWER SYSTEM ARE ALSO INCLUDED WITH THIS PHASE. NO ADDITIONAL BMP MEASURES ARE REQUIRED AT THIS STAGE OF THE DEVELOPMENT SINCE THE EXISTING OPEN SPACE AREA WITHIN A RECORDED CONSERVATION EASEMENT IS ADEQUATE TO MEET BMP REQUIREMENTS. THE INCREASE IN RUNOFF ASSOCIATED WITH THE SHED ADDITION IS CONSIDERED TO BE NEGLIGIBLE. SWM WAIVER WILL BE SUBMITTED IN CONJUNCTION WITH THE MINOR SITE PLAN OR SITE PLAN FOR THIS PHASE OF THE DEVELOPMENT.

PHASE 2:

PHASE 2 WORK INVOLVES THE SQUARING OF THE SOUTHWEST BUILDING CORNER BY ADDING APPROXIMATELY 190 SQUARE TO THE EXISTING BUILDING STRUCTURE. STUDENT NUMBER, RANGE AGE, AND STAFF NUMBER WILL BE CONSISTENT WITH PHASE 1. NO ADDITIONAL BMP MEASURE IS REQUIRED WITH THE PHASE II DEVELOPMENT. THE EXISTING OPEN SPACE AREA WITHIN A RECORDED CONSERVATION EASEMENT (WATER QUALITY MANAGEMENT AREA) IS ADEQUATE TO PROVIDE BMP FOR THIS PHASE OF THE DEVELOPMENT. THE INCREASE IN RUNOFF ASSOCIATED WITH THE 190 SQUARE FOOT ADDITION IS CONSIDERED TO BE NEGLIGIBLE. SWM WAIVER WILL BE SUBMITTED IN CONJUNCTION WITH THE MINOR SITE PLAN OR SITE PLAN FOR THIS PHASE OF THE DEVELOPMENT.

PHASE 3:

PHASE 3 WILL INCLUDE THE MAXIMUM BUILD OUT AND PARKING LOT ALTERATIONS AS SHOWN ON THE PHASE III PLAT. THE STUDENT NUMBER AND RANGE AGE ARE CONSISTENT WITH PHASE 1 AND PHASE 2. NUMBER OF STAFF IS INCREASED TO 25. BMP WILL BE PROVIDED BY A COMBINATION OF GREEN ROOF (APPROXIMATE LOCATION SHOWN ON THE PLAT), ADDITIONAL DEDICATED OPEN SPACE AREAS, BIORETENTION FILTER (APPROXIMATE LOCATION SHOWN ON THE PLAT), AND BY UTILIZING THE EXCESS PHOSPHOROUS REMOVAL RATE PROVIDED WITH THE PREVIOUS MINOR SITE PLAN FOR THIS PROPERTY. THE MAJORITY OF THE IMPERVIOUS INCREASES ASSOCIATED WITH THIS ULTIMATE PHASE OF THE DEVELOPMENT PERTAIN TO THE BUILDING EXPANSION AREA. INCREASE IN IMPERVIOUS AREAS RELATIVE TO THE PARKING LOT MODIFICATION IS VERY MINIMAL. WITH THE INTRODUCTION OF THE GREEN ROOF ON THE EXPANDED PORTION OF THE BUILDING, THE NET INCREASE IN STORM RUNOFF RATE IS NEGLIGIBLE. THEREFORE, A SWM WAIVER WILL BE SUBMITTED IN CONJUNCTION WITH THE MINOR SITE PLAN OR SITE PLAN APPLICATION FOR THIS PHASE OF THE DEVELOPMENT. IF FOR ANY REASON THE SWM WAIVER IS DENIED, SWM WILL BE PROVIDED BY PROPOSING A BIORETENTION FILTER FACILITY AND/OR BY AN UNDERGROUND STRUCTURE (POTENTIAL LOCATIONS FOR BOTH FACILITIES ARE SHOWN ON THE PHASE III PLAT)



NOTES:

1. THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON FAIRFAX COUNTY ASSESS MAP NO. 071-2 ((8)) 93B, ZONED R-2 AND 071-2 ((8)) A, ZONED R-2.
2. USE: NURSERY SCHOOL AND PRIVATE SCHOOL OF GENERAL EDUCATION
3. TITLE OWNER OF PARCEL 93B:
MONTESSORI SCHOOL OF NORTHERN VIRGINIA
6820 PACIFIC LANE
ANNANDALE, VIRGINIA 22003
DEED BOOK 02912, PAGE 0728
4. TITLE OWNER OF PARCEL A:
MONTESSORI SCHOOL OF NORTHERN VIRGINIA
6820 PACIFIC LANE
ANNANDALE, VIRGINIA 22003
DEED BOOK 19334P, PAGE 1043
5. EXISTING FEATURES SHOWN HEREIN PER FIELD RUN TOPOGRAPHIC SURVEY BY CPJ ASSOCIATES. CONTOUR INTERVAL IS 2 FEET.
6. THE EXISTING BUILDING WAS CONSTRUCTED IN 1967, EXPANDED IN 1999 AND THE BUILDING IS PROPOSED TO REMAIN.
7. THERE ARE NO BURIAL OR GRAVE SITES KNOWN TO CURRENTLY EXIST ON THIS PROPERTY.
8. THERE ARE NO 100-YEAR FLOOD PLAIN OR ENVIRONMENTAL QUALITY CORRIDOR AREAS ON THIS PROPERTY. THERE IS A RESOURCE PROTECTION AREA ON THIS PROPERTY.
9. THE PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES.
10. THERE ARE NO KNOWN UTILITY EASEMENTS WITH A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES OR HAZARDOUS WASTES EXISTING GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON THIS SITE.
12. BASED ON THE COUNTY WIDE TRAILS PLAN AS ADOPTED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS ON JUNE 12, 2002 THERE IS NO TRAIL REQUIRED ON THIS PROPERTY.
13. PROPOSED SIGNAGE SHALL CONFORM TO ARTICLE 12-208 OF THE ZONING ORDINANCE.
14. APPLICANT HEREBY REQUESTS A MODIFICATION TO THE BARRIER REQUIREMENT AS APPLIED TO THE NORTHWESTERN BOUNDARY TO ALLOW EXISTING CONDITIONS TO REMAIN. APPLICANT ALSO REQUESTS THAT THE EXISTING VEGETATION OF THE PROPERTY BE DEEMED TO SATISFY THE TRANSITIONAL SCREENING YARD REQUIREMENTS APPLICABLE TO THE PROPERTY LINES. (SEE SHEET 4)

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)

- 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 3.

<input checked="" type="checkbox"/> 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)
(A)	<small>(e.g. dry pond A, inflt. trench, underground vault, etc.)</small> <u>GREEN ROOF</u>	<u>0.08 AC</u>	<u>0.0 AC</u>	<u>0.08 AC</u>	<u>3,639 SF</u>	<u>0 CF</u>	<u>N/A</u>
	Totals	<u>0.08 AC</u>	<u>0.0 AC</u>	<u>0.08 AC</u>	<u>3,639 SF</u>	<u>0 CF</u>	

- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet s 2, 3, 4.
Pond inlet and outlet pipe systems are shown on Sheet N/A.
- 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, geoblock, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 5.
- 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.
- 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.
- 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 2; NOTE ON SHEET 1
- 11. A submission waiver is requested for N/A.
- 12. Stormwater management is not required because N/A.

PRELIMINARY STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) NARRATIVE:

ALL PHASES OF THE PROPOSED EXPANSION ASSOCIATED WITH THIS APPLICATION MEETS FAIRFAX COUNTY REDEVELOPMENT CRITERIA PERTAINING TO BMP REQUIREMENTS SINCE THE INCREASE IN IMPERVIOUS AREA IS LESS THAN 20%. THE MAXIMUM PHOSPHOROUS REMOVAL REQUIREMENT FOR THE ULTIMATE DEVELOPMENT ASSOCIATED WITH THIS APPLICATION IS APPROXIMATELY 23.7%.

BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED BY A COMBINATION OF GREEN ROOF (APPROXIMATE LOCATIONS SHOWN ON THE PLAT), OPEN SPACE AREAS (EXISTING AND PROPOSED), BIORETENTION FACILITY (APPROXIMATE LOCATIONS SHOWN ON THE PLAT), AND BY UTILIZING THE EXCESS IN PHOSPHOROUS REMOVAL RATE ESTABLISHED WITH THE PREVIOUS MINOR SITE PLAN FOR THIS PROPERTY, WHICH WAS COMPLETED IN OCTOBER 1997.

BASED ON THE MINOR SITE PLAN COMPUTATIONS, THE REQUIRED PHOSPHOROUS REMOVAL RATE FOR THE IMPROVEMENTS ASSOCIATED WITH THAT PLAN WAS 10% AND 28.15% WAS PROVIDED. WE ARE GOING TO UTILIZE THE REMAINING 18.15% TO MEET BMP REQUIREMENTS FOR PROPOSED EXPANSION ASSOCIATED WITH THIS APPLICATION. THERE IS ALSO AN EXISTING RAIN BARREL THAT ARE CONNECTED TO ONE OF THE ROOF DRAINS PROVIDING SUPPLEMENTAL BMP FOR THIS DEVELOPMENT.

SINCE THE MAJORITY OF THE IMPERVIOUS AREA INCREASES ASSOCIATED WITH THIS DEVELOPMENT ARE ROOF AREAS, THE IMPLEMENTATION OF THE GREEN ROOF WILL PROVIDE BOTH BMP AND SWM MEASURES FOR THOSE AREAS. BMP TREATMENT IS PROVIDED BY FILTERING THE RUNOFF AND SWM IS PROVIDED BY INCREASING TIME OF CONCENTRATION, AND DECREASING STORM RUNOFF RATE FROM THOSE AREAS. WITH THE ADDITION OF THE GREEN ROOF, WE ANTICIPATE VERY MINIMAL OR NO INCREASE IN RUNOFF RESULTING FROM THIS DEVELOPMENT

BASED ON OUR PRELIMINARY COMPUTATIONS, THE PRE-DEVELOPMENT RUNOFF RATE FOR A 2-YEAR STORM EVENT IS 7.39 CFS, AND FOR A 10-YEAR STORM EVENT IS 9.86 CFS. POST-DEVELOPMENT RUNOFF FOR A 2-YEAR AND A 10-YEAR EVENTS ARE 7.57 CFS AND 10.10 CFS, RESPECTIVELY. THE NET INCREASE IN PEAK FLOW FOR THIS DEVELOPMENT IS ONLY 0.12 CFS FOR A 2-YEAR STORM AND 0.23 CFS FOR A 10-YEAR STORM, WHICH ARE CONSIDERED TO BE NEGLIGIBLE INCREASES. SINCE THE RUNOFF RATE WILL BE MAINTAINED TO ALMOST PRE-DEVELOPMENT LEVELS, WE WILL APPLY FOR STORM WATER MANAGEMENT WAIVER. IF FOR ANY REASON THAT THE DETENTION WAIVER IS DENIED, STORM WATER MANAGEMENT WILL PROVIDED BY PROPOSING A BIORETENTION FILTER OR AN UNDERGROUND STRUCTURE. APPROXIMATE LOCATIONS FOR BOTH SYSTEMS ARE SHOWN ON THE PHASE III PLAT.

THE NORTHERN AND EASTERN SECTIONS OF THIS SITE, INCLUDING ROOF DRAINS AND PARKING LOT AREAS, SHEET FLOW DIRECTLY INTO THE EXISTING RESOURCE PROTECTION AREA AND INTO THE FLOODPLAIN. THE REMAINDER OF RUNOFF FROM THE SITE IS COLLECTED BY AN EXISTING YARD INLET LOCATED AT THE SOUTHEASTERN SECTION OF THE SITE OUTSIDE THE EXISTING OUTDOOR PLAY AREA. THIS INLET IS PART OF AN EXISTING CLOSED STORM SEWER SYSTEM WHICH OUTFALLS INTO AN EXISTING NATURAL CHANNEL WHERE THE RUNOFF IS CONVEYED INTO THE RPA AND FLOOD PLAIN LIMIT OF INDIAN RUN.

ADEQUATE OUTFALL IS ANALYZED BASED ON OPTION 1 OF THE ADEQUATE OUTFALL SCENARIO LISTED IN THE "FAIRFAX COUNTY GUIDELINE TO STORMWATER OUTFALL ANALYSIS", WHICH STATES THAT THE EXTENT OF REVIEW ENDS "TO A POINT THAT IS AT LEAST 150 FEET (46 METERS) DOWNSTREAM OF A 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". STORM RUNOFF FROM THIS DEVELOPMENT ENTERS THE EXISTING SYSTEM THROUGH THE EXISTING YARD INLET LOCATED IN THE PROPERTY. AT THAT POINT, THE TOTAL DRAINAGE AREA WITHIN THE SYSTEM IS MORE THAN 90% OF THE CONTRIBUTING AREA FROM OUR DEVELOPMENT. THEREFORE, IT IS CONSIDERED TO BE THE EXTENT OF REVIEW BASED ON THE OUTFALL CRITERIA. 150 FEET DOWNSTREAM OF THAT POINT WILL BE ANALYZED FOR ADEQUATE OUTFALL.

BASED ON OUR PRELIMINARY ANALYSIS, THE EXISTING DOWNSTREAM DEFINED CHANNEL IS ADEQUATE