



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 703-324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SP 2017-5U-086

(Staff will assign)

RECEIVED
 Department of Planning & Zoning

AUG 21 2017

APPLICATION FOR A SPECIAL PERMIT / SPECIAL PERMIT AMENDMENT

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	APPLICANT NAME Michael Goldstein <u>Play N' Learn Inc.</u>	
	BUSINESS NAME (if applicable) (e.g., d/b/a; aka; LLC; trading as, etc.) <u>Play N' Learn Inc.</u>	
	MAILING ADDRESS 9033 Red Branch Road, Columbia, MD 21045	
	PHONE HOME ()	WORK () 443-463-6242
	PHONE MOBILE ()	EMAIL: mgoldstein@playnlearn.com
PROPERTY INFORMATION	PROPERTY ADDRESS 4102 Pepsi Place, Chantilly, VA 20151	
	TAX MAP NO. Portion of 34-3 ((1)) 1C	SIZE (ACRES/SQ FT) 8,800
	ZONING DISTRICT <u>I-5, AN + WS str 1/17 dep</u>	MAGISTERIAL DISTRICT Sully
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	
SPECIAL PERMIT REQUEST INFORMATION	ZONING ORDINANCE SECTION 5-503 and 8-501	
	PROPOSED USE Indoor commercial recreation	
AGENT/CONTACT INFORMATION	NAME Kevin MacWhorter	
	MAILING ADDRESS Walsh, Colucci, Lubeley, & Walsh P.C., 1 E. Market Street, Suite 300, Leesburg, VA 20176	
	PHONE NUMBER 571-209-5774	HOME
	PHONE NUMBER	MOBILE
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p>		
<p>Kevin M. MacWhorter / Agent</p>		<p><i>[Signature]</i></p>
TYPE/PRINT NAME OF APPLICANT/AGENT		SIGNATURE OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE

Date Application accepted: September 7, 2017 Application Fee Paid: \$ 16,375.00

Applications Accepted Weekly for 8/27/2017 - 9/2/2017

Run date: 9/3/2017 6:01:49AM

Report Description: All applications accepted in the week prior to the current week. This report runs automatically on a weekly schedule.

[REDACTED]	[REDACTED]
STATUS:	[REDACTED]
CRD/CRA:	[REDACTED]
TIA DETERMINATION:	[REDACTED]
RECEIVED:	[REDACTED]
ACCEPTED:	[REDACTED]
FIRST SCHED PC HRNG:	[REDACTED]
AREA:	[REDACTED]
TAXMAPS START AT:	[REDACTED]
FEES ASSESSED:	[REDACTED]
FEES PAID:	[REDACTED]
OVERLAYS:	[REDACTED]
AMENDED DATES:	[REDACTED]
EXISTING ZONING:	[REDACTED]
MAGISTERIAL DISTRICT:	[REDACTED]
PLAN AREA:	[REDACTED]
LOCATION DESC:	[REDACTED]
PROPOSED:	[REDACTED]

SP 2017-DR-083	LEWIS AND CATHERINE THORP, TRUSTEES / THORP FAMILY TRUST
STATUS:	ACCEPTED
CRD/CRA:	
TIA DETERMINATION:	N/A
RECEIVED:	08/07/2017
ACCEPTED:	09/01/2017
FIRST SCHED PC HRNG:	
AREA:	9,962.00 SQ FEET
TAXMAPS START AT:	0063 05 0032
FEES ASSESSED:	\$ 910
FEES PAID:	910.00 on 8/7/2017 11:53:03AM
OVERLAYS:	
AMENDED DATES:	
EXISTING ZONING:	R- 3
MAGISTERIAL DISTRICT:	DRANESVILLE
PLAN AREA:	3
LOCATION DESC:	1313 COLD HARBOR COURT, HERNDON, VA 20170-2018
PROPOSED:	REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT CONSTRUCTION OF ADDITION 19.6 FT FROM REAR LOT LINE

Katie Antonucci

Applications Accepted Weekly for 9/3/2017 - 9/9/2017

Run date: 9/10/2017 6:01:37AM

Report Description: All applications accepted in the week prior to the current week. This report runs automatically on a weekly schedule.

[REDACTED]	
STATUS:	ACCEPTED
CRD/CRA:	[REDACTED]
TIA DETERMINATION:	[REDACTED]
RECEIVED:	[REDACTED]
ACCEPTED:	[REDACTED]
FIRST SCHED PC HRNG:	[REDACTED]
AREA:	[REDACTED]
TAXMAPS START AT:	[REDACTED]
FEES ASSESSED:	[REDACTED]
FEES PAID:	[REDACTED]
OVERLAYS:	[REDACTED]
AMENDED DATES:	[REDACTED]
EXISTING ZONING:	[REDACTED]
LOCATION DESC:	[REDACTED]
PROPOSED:	[REDACTED]

SP 2017-SP-084	DAMEAN ADAMS / DINORAH MENDOZA-ADAMS
STATUS:	ACCEPTED
CRD/CRA:	
TIA DETERMINATION:	N/A
RECEIVED:	08/21/2017
ACCEPTED:	09/05/2017
FIRST SCHED PC HRNG:	
AREA:	9,765.00 SQ FEET
TAXMAPS START AT:	0451 03600028
FEES ASSESSED:	\$ 910
FEES PAID:	910.00 on 8/21/2017 1:26:05PM
OVERLAYS:	WATER SUPPLY PROTECTION OVERLAY DISTRICT
AMENDED DATES:	
EXISTING ZONING:	R-3
MAGISTERIAL DISTRICT:	SPRINGFIELD
PLAN AREA:	3
LOCATION DESC:	13210 PLEASANTVIEW LA., FAIRFAX, VA 22033
PROPOSED:	REDUCTION IN MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO PERMIT ACCESSORY STORAGE STRUCTURE TO REMAIN 5.2 FT FROM A SIDE LOT LINE AND ACCESSORY STRUCTURE TO REMAIN 6.0 FT FROM OTHER SIDE LOT LINE AND 8.2 FT FROM REAR LOT LINE

**Kevin
McMahan**

SP 2017-MV-088 **JOHN PHOUMINH / WAT LAO VIRGINIA, INC.**

STATUS: ACCEPTED
CRD/CRA:
TIA DETERMINATION: N/A
RECEIVED: 07/17/2017
ACCEPTED: 09/08/2017
FIRST SCHED PC HRNG:
AREA: 4.14 ACRES
TAXMAPS START AT: 1144 03010010A
FEES ASSESSED: \$ 1,100
FEES PAID: 1,100.00 on 7/17/2017 12:49:01PM
OVERLAYS:
AMENDED DATES:
EXISTING ZONING: R- E
MAGISTERIAL DISTRICT: MOUNT VERNON
PLAN AREA: 4
LOCATION DESC: 6812 SPRINGFIELD DRIVE, LORTON, VA 22079
PROPOSED: PLACE OF WORSHIP

HEATH EDDY

SP 2017-LE-085 **LARRY SCALES**

STATUS: ACCEPTED
CRD/CRA:
TIA DETERMINATION: N/A
RECEIVED: 09/02/2016
ACCEPTED: 09/06/2017
FIRST SCHED PC HRNG:
AREA: 13,066.00 SQ FEET
TAXMAPS START AT: 1013 18060001
FEES ASSESSED: \$ 910
FEES PAID: 910.00 on 9/1/2017 1:00:51PM
OVERLAYS:
AMENDED DATES:
EXISTING ZONING: R- 3
MAGISTERIAL DISTRICT: LEE
PLAN AREA: 4
LOCATION DESC: 8138 KIDD ST., ALEXANDRIA, VA 22309
PROPOSED: TO PERMIT FENCE GREATER THAN 4.0 FT IN HEIGHT TO REMAIN IN THE FRONT YARD OF A CORNER LOT AND REDUCTION IN MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO PERMIT DECK TO REMAIN 1.2 FT FROM A SIDE LOT LINE

HEATH EDDY

[REDACTED]	[REDACTED]
STATUS:	[REDACTED]
CRD/CRA:	[REDACTED]
TIA DETERMINATION:	[REDACTED]
RECEIVED:	[REDACTED]
ACCEPTED:	[REDACTED]
FIRST SCHED PC HRNG:	[REDACTED]
AREA:	[REDACTED]
TAXMAPS START AT:	[REDACTED]
FEES ASSESSED:	[REDACTED]
FEES PAID:	[REDACTED]
OVERLAYS:	[REDACTED]
AMENDED DATES:	[REDACTED]
EXISTING ZONING:	[REDACTED]
MAGISTERIAL DISTRICT:	[REDACTED]
PLAN AREA:	[REDACTED]
LOCATION DESC:	[REDACTED]
PROPOSED:	[REDACTED]

SP 2017-SU-086	PLAY N' LEARN INC.
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STATUS:	ACCEPTED
CRD/CRA:	
TIA DETERMINATION:	N/A
RECEIVED:	08/21/2017
ACCEPTED:	09/07/2017
FIRST SCHED PC HRNG:	
AREA:	8,800.00 SQ FEET
TAXMAPS START AT:	0343 01 0001C
FEES ASSESSED:	\$ 16,375
FEES PAID:	16,375.00 on 9/7/2017 7:52:58AM
OVERLAYS:	AIRPORT NOISE IMPACT OVERLAY DISTRICT WATER SUPPLY PROTECTION OVERLAY DISTRICT
AMENDED DATES:	
EXISTING ZONING:	I-5
MAGISTERIAL DISTRICT:	SULLY
PLAN AREA:	3
LOCATION DESC:	4102 PEPSI PLACE, CHANTILLY, VA 20151
PROPOSED:	INDOOR COMMERCIAL RECREATION

**Kevin
McMahon**

[REDACTED]

STATUS: [REDACTED]
CRD/CRA:
TIA DETERMINATION:
RECEIVED: [REDACTED]
ACCEPTED: [REDACTED]
FIRST SCHED PC HRNG:
AREA: [REDACTED]
TAXMAPS START AT: [REDACTED]
FEES ASSESSED: [REDACTED]
FEES PAID:
OVERLAYS: [REDACTED]

AMENDED DATES:
EXISTING ZONING: [REDACTED]

MAGISTERIAL DISTRICT: [REDACTED]
PLAN AREA: [REDACTED]

LOCATION DESC: [REDACTED]
PROPOSED: [REDACTED]

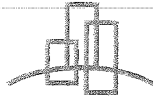
SP 2017-SU-087 **WIN & ARCHERY, INC.**

STATUS: ACCEPTED
CRD/CRA:
TIA DETERMINATION: N/A
RECEIVED: 08/09/2017
ACCEPTED: 09/07/2017
FIRST SCHED PC HRNG:
AREA: 1,250.00 SQ FEET
TAXMAPS START AT: 0344 11 F1
FEES ASSESSED: \$ 16,375
FEES PAID: 16,375.00 on 8/9/2017 2:52:44PM
OVERLAYS: WATER SUPPLY PROTECTION OVERLAY DISTRICT
AIRPORT NOISE IMPACT OVERLAY DISTRICT
HIGHWAY CORRIDOR OVERLAY DISTRICT

AMENDED DATES:
EXISTING ZONING: I-5
MAGISTERIAL DISTRICT: SULLY
PLAN AREA: 3

**Emma
Estes**

LOCATION DESC: 14101 SULLYFIELD CIRCLE, SUITE 340, CHANTILLY, VA 20151
PROPOSED: INDDOR COMMERCIAL RECREATION



Kevin M. MacWhorter
(571) 209-5774
kmacwhorter@thelandlawyers.com

**WALSH COLUCCI
LUBELEY & WALSH PC**

August 21, 2017

Via Hand Delivery

Ms. Tracy Strunk, Acting Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

RECEIVED
Department of Planning & Zoning

AUG 21 2017

Zoning Evaluation Division

**Re: Play N' Learn, Inc. (the "Applicant")
Application for Group 5 Special Permit
4102 Pepsi Place, Chantilly, Virginia 20151
Fairfax County Tax Map #34-3 ((1)) 1C (the "Property").**

Dear Ms. Strunk:

On behalf of the Applicant, please accept the following as a statement of justification for a Group 5 Special Permit to allow for an indoor commercial recreation use on the above-referenced Property's eastern boundary pursuant to §§ 5-503 and 8-501 of the Zoning Ordinance of Fairfax County, Virginia (the "Zoning Ordinance").

The Property is located in the Westfax Industrial Park at 4102 and 4104 Pepsi Place, Chantilly, which is improved with an approximately 124,480 square foot warehouse. The Property is located within an approximately 8,800 square foot suite of the larger building. Zoning records indicate the Fairfax County Board of Supervisors rezoned the Property to the I-5 zoning district on September 26, 1974 pursuant to RZ 74-2-084.

The Applicant operates a warehousing establishment from which it sells playground equipment. The warehouse stock includes swing sets, trampolines, basketball equipment, goals, foosball, and air hockey, as well as a variety of playground incidentals. In addition, to promote the business, the Applicant rents a small portion of the warehouse to groups for children's birthday parties and allows children the opportunity for "free play," which is essentially a "try-before-you-buy" marketing strategy. Safe use of equipment is monitored by on-site employees and parents.

The Applicant has long operated in the Chantilly area. The Applicant devised its marketing strategy during the economic downturn beginning in 2009. As sales of equipment dropped, the Applicant found alternative means to create business in the region, helping to keep Fairfax residents employed and providing a steady stream of taxes. The business experiment

ATTORNEYS AT LAW

703 737 3633 • WWW.THELANDLAWYERS.COM
1 E. MARKET STREET • SUITE 300 • LEESBURG, VA 20176-3014

ARLINGTON 703 528 4700 • WOODBRIDGE 703 680 4664

proved to be a success, and the Applicant has continued to provide space for children to play. Although the warehousing and sale of playground equipment remains the Applicant's chief business, the indoor recreation use provides a cross-promotional opportunity as well as an efficient source of income for equipment that would otherwise remain unused while waiting for sale.

The Property's location in an existing industrial park provides a safe and appropriate venue for the proposed use. The Applicant's traffic engineer, Walter L. Phillips, Inc., recently prepared the enclosed parking tabulation. The parking tabulation notes that the Property is required to have 311 parking spaces based upon the existing mix of uses; there are 311 parking spaces provided on the Property. The Zoning Ordinance requires commercial recreation uses to provide one space per three persons based upon occupancy load, plus one space per employee. The Applicant proposes a maximum occupancy load of 50 and a total of 2 employees on-site at any one time for the proposed use. Based on the anticipated number of employees and patrons, the proposed indoor commercial recreation use will require 18.7 parking spaces. Because the Property has the required 311 parking spaces, parking for the proposed use can be provided on the Property.

The Property is located in Area III of the Fairfax County Comprehensive Plan (the "Plan") in Land Unit H of the BR2-Upper Cub Run Community Planning Sector of the Bull Run District and Dulles Suburban Center. The Plan states that the Property is developed as the Westfax Industrial Park, which is planned and developed as a mix of industrial, research and development, and industrial/flex uses at a 0.35 FAR. The Applicant's proposal allows for a community-serving commercial recreation use in an existing industrial/flex building. Because all activities associated with the proposed use will be located interior to the existing building, the proposed use will maintain the character of the area as envisioned in the Plan. As such, the Applicant's proposal is in harmony with the Plan's recommendations.

In accordance with the requirements of § 8-011 of the Zoning Ordinance, please accept the following information with regard to the proposed application:

1. Type of Operation: The Applicant seeks to establish a 2,000-square foot indoor commercial recreation use in an existing industrial warehouse/flex building on the Property.
2. Hours of Operation: The proposed use will operate Monday through Friday from 10 a.m. to 6 p.m., and Saturday and Sunday from 10 a.m. to 4 p.m.
3. Estimated Number of Patrons/Clients: The proposed use will serve a maximum of 50 patrons onsite at any one time. The number of weekend patrons will be capped using a ticket system.

4. Estimated Number of Employees/Attendants: There will be up to two staff members on-site at any one time to serve the proposed commercial recreation use.
5. Traffic Impact: A TIA Traffic Study was not required for this use. However, the traffic impact associated with the proposed use will be minimal. The existing parking provides ample space for an indoor commercial recreation use, and the surrounding road system is equipped to handle any additional trips.
6. Vicinity/General Area To Be Served By the Use: The proposed use will serve patrons in the Chantilly, Herndon, and Centerville areas of Fairfax County.
7. Description of Building Façade/Architecture: No new construction is proposed with this request; all activities will occur interior to the existing industrial warehouse/flex building.
8. Hazardous and Toxic Substances: To the best of the Applicant's knowledge, there are no hazardous or toxic substances that have been, or will be, generated, utilized, stored, treated, or disposed of on the Property.
9. Conformance with Ordinances: The proposed development conforms to the provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions.

Compliance with § 8-006 General Standards For All Uses

Section 8-006 of the Zoning Ordinance lists certain factors that should be considered when deciding whether to grant a Special Permit. Each factor is listed in bold below, followed by the Applicant's response in italics:

1. **The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.**

The proposed use is in harmony with the Plan. The Plan contemplates a mix of office, retail, and industrial uses. The proposed use will be located in an existing industrial warehouse/flex building, offering a commercial recreation use that has limited impact on surrounding parking and travelways. Therefore, this standard is satisfied.

2. **The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.**

The I-5 District is designed to provide areas where a range of industrial and industrially-oriented commercial activities may locate. Business and commercial activities in the District are those which are associated with warehouse establishments. In this case, the proposed use will be located in an existing warehouse/flex building. An indoor recreation

use requires an open, indoor space to which this type of development is best suited. Therefore, this standard is satisfied.

3. **The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.**

The proposed use is in harmony with the use of neighboring properties. Because the Applicant will not be constructing or improving any buildings or other structures, the only impact on adjacent users will be parking. Given the limited nature of the use and the available parking on the Property, adjacent users will not be burdened by the proposal. Therefore, this standard is satisfied.

4. **The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

As discussed above, the proposed use generates little traffic, and the existing parking lot is sufficiently parked. Therefore, this standard is satisfied.

5. **In addition to the standards which may be set forth in the Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.**

The Applicant does not propose additional construction or development. As such, the landscaping and screening on the Property meets the provisions of Article 13. Therefore, this standard is satisfied.

6. **Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.**

The Applicant does not propose additional construction or development. As such, the Property already contains the requisite amount of open space. Therefore, this standard is satisfied.

7. **Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.**

The Property is fully developed and already features all necessary facilities. All parking and loading requirements are in accordance with the provisions of Article 11. There are adequate parking, utility and drainage facilities on the Property to serve the proposed use. Therefore, this standard is satisfied.

- 8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.**

Any signs will conform to the provisions of Article 12; therefore, this standard is satisfied

Compliance with § 8-503 General Standards For Group 5 Uses

Section 8-503 of the Zoning Ordinance lists additional factors that should be considered when deciding whether to grant a Special Exception for a Group 5 Use. Each factor is listed in bold below, followed by the Applicant's response in italics:

- 1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.**

The use will comply with the lot size and bulk regulations of the I-5 zoning district. Therefore, this standard is satisfied.

- 2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.**

The use will comply with the performance standards of the I-5 zoning district. A sports illumination plan is not required. Therefore, this standard is satisfied.

- 3. No building designed primarily and specifically for such use shall be located within 100 feet of any adjoining property which is in an R district.**

The proposed use will not be located within 100 feet of any adjoining R district. Therefore, this standard is satisfied.

- 4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.**

Prior to establishment, the Applicant will file a site plan for County approval. Therefore, this standard will be satisfied.

I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Board of Zoning Appeals at your earliest convenience. Thank you for your time and consideration in this matter and please feel free to call me directly at (571) 209-5774 should you have any questions.

Sincerely,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



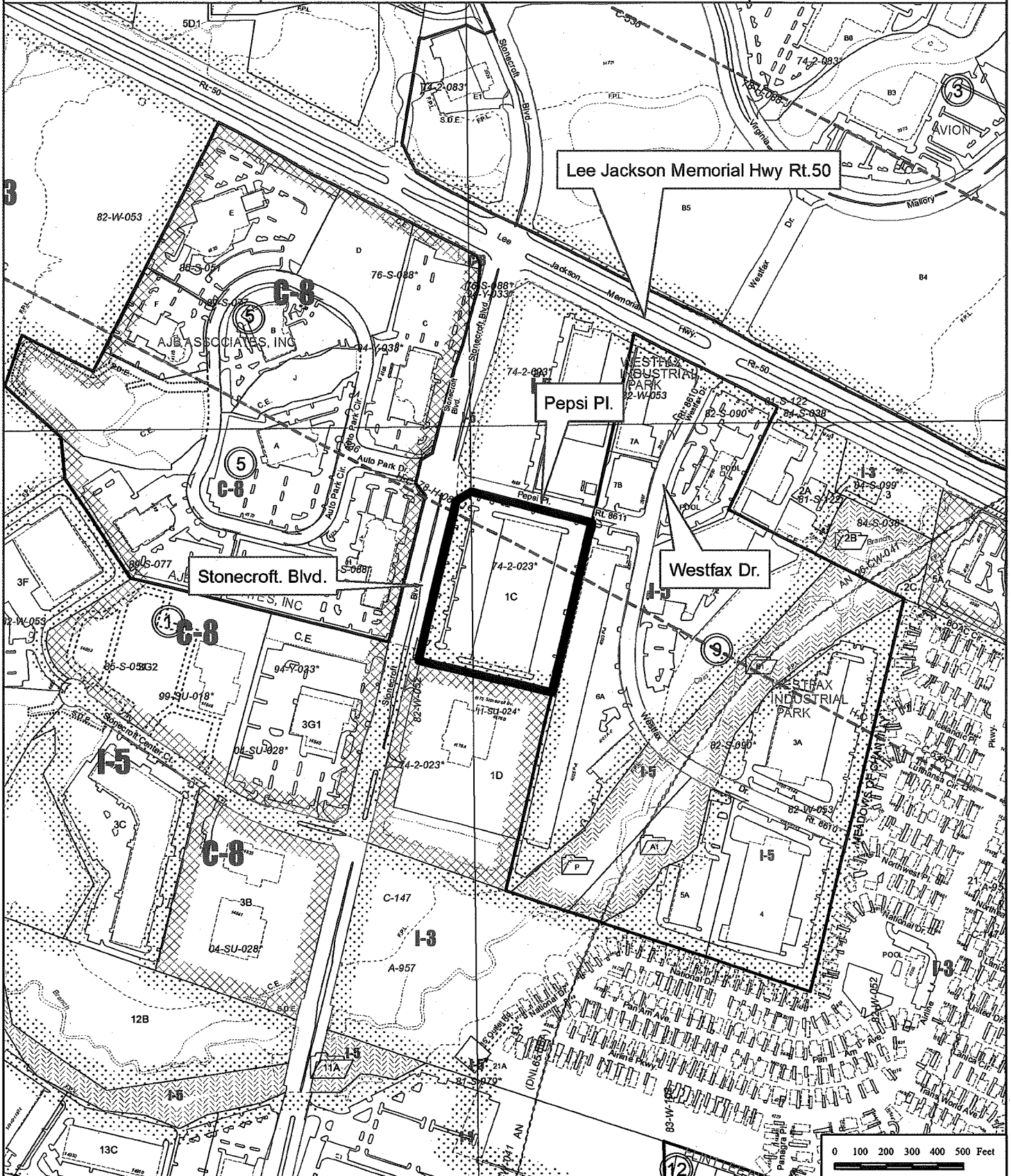
Kevin M. MacWhorter

Enclosures

cc: Andrew A. Painter, Esq., Walsh Colucci
Mr. Michael Goldstein, Play N' Learn



Special Permit SP 2017-SU-086 PLAY N' LEARN INC.



9400-SP-01-2
 SAN-01-2
 WESTFAX BUILDING F
 AS-BUILT
 9-ENTIRE COURT QUANTILLY VA. 22091

REVIEWED BY: [Signature]
 DATE: 11/17/97
 PROJECT NO.: 9400-SP-01-2
 COUNTY: WESTFAX COUNTY, VIRGINIA

ENGINEER'S/SURVEYOR'S CERTIFICATE
 THIS PROPERTY IS IN THE NAME OF:
 WESTFAX BUILDING F

DATE: 11/17/97
 ENGINEER'S SIGNATURE: [Signature]
 PROFESSIONAL SEAL: [Seal]

SCALE 1"= [blank]
 SCALE 1"= [blank]

VICINITY MAP
 SHEET MAP DATA

AS-BUILT NOTES

ALL DIMENSIONS SHOWN ON THIS PLAN ARE AS-BUILT DIMENSIONS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE VERIFIED BY THE OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/17/97	ISSUE FOR PERMITS
2	11/17/97	ISSUE FOR PERMITS

BASE FEE

PLANNING TYPE	SUBDIVISION PLANS (SQ. FT.)	SITE PLANS (SQ. FT.)	PUBLIC IMPROVEMENTS (SQ. FT.)	COUNTY USE ONLY
1. SINGLE-FAMILY RESIDENTIAL	1.00	1.00	1.00	
2. MULTIFAMILY RESIDENTIAL	2.00	2.00	2.00	
3. COMMERCIAL	3.00	3.00	3.00	
4. INDUSTRIAL	4.00	4.00	4.00	
5. OTHER	5.00	5.00	5.00	

PLAN AREA: [blank] SQ. FT.
 SUBTOTAL: [blank] SQ. FT.
 TOTAL: [blank] SQ. FT.

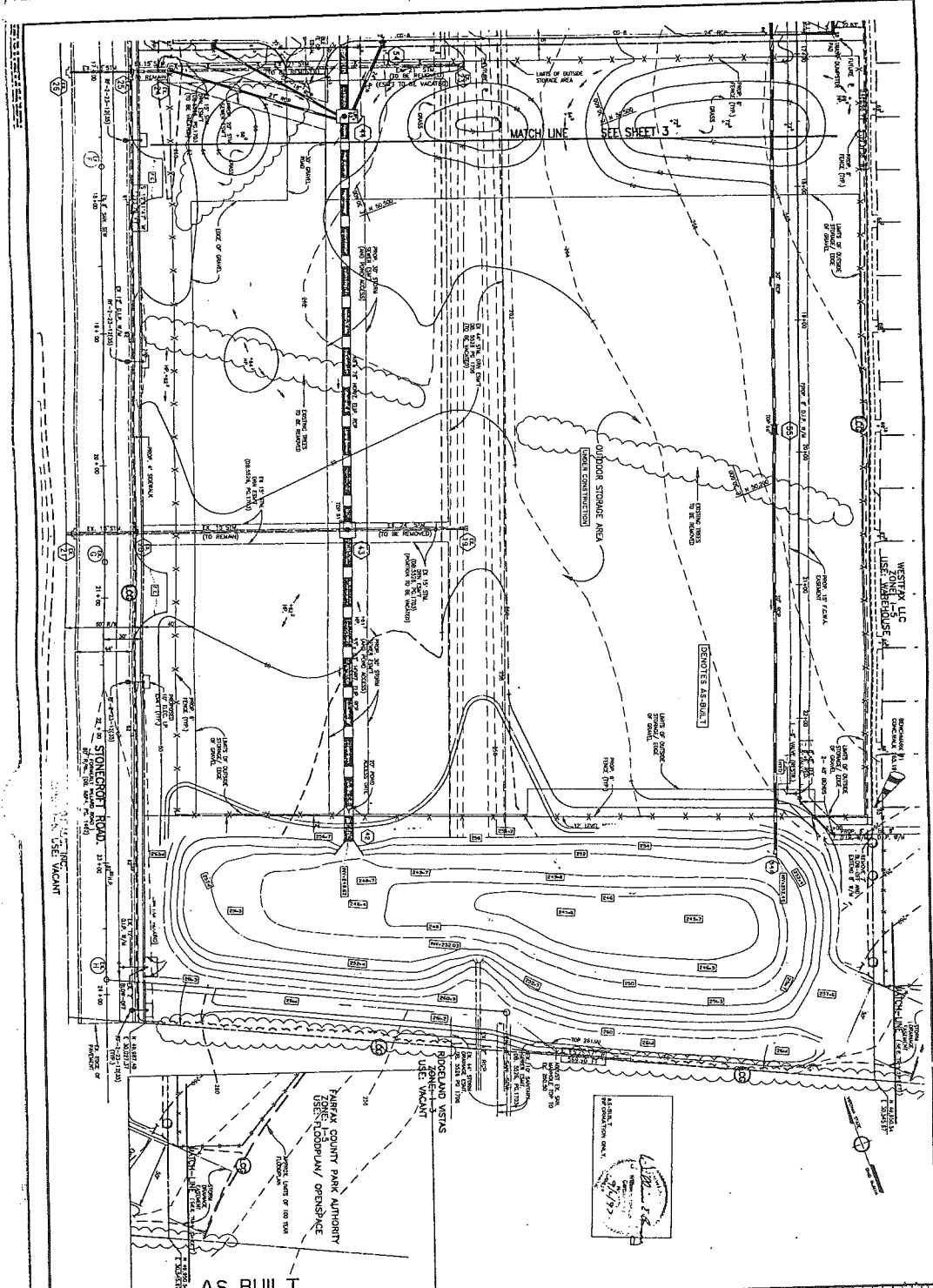
NOTE: THE ENGINEER HAS REVIEWED THE SUBMITTALS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA ZONING AND SUBDIVISION ACTS. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SUBMITTALS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE ADEQUACY OF THE DESIGN FOR ANY OTHER PURPOSE.

DATE: 11/17/97
 ENGINEER'S SIGNATURE: [Signature]
 PROFESSIONAL SEAL: [Seal]

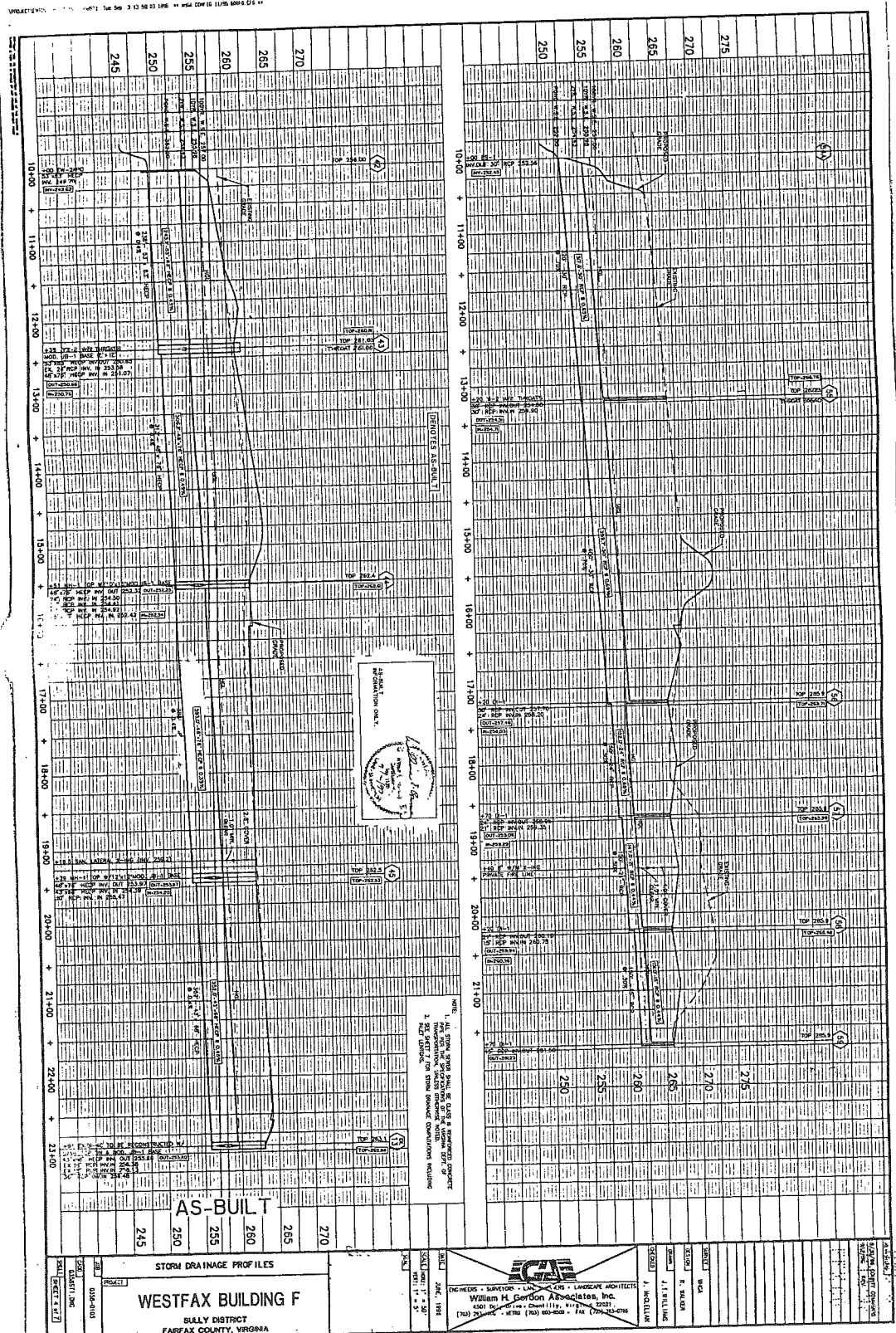
SEE ATTACHED COVER SHEET FOR ADDITIONAL INFORMATION

DATE: 11/17/97
 ENGINEER'S SIGNATURE: [Signature]
 PROFESSIONAL SEAL: [Seal]

RECEIVED
 Department of Planning & Zoning
 AUG 21 2017
 Zoning Evaluation Division



<p>GRADING PLAN</p> <p>WESTFAX BUILDING F</p> <p>SULLY DISTRICT FARFAX COUNTY, VIRGINIA</p>		<p>SCALE: VERTICAL: 1/4" = 1'-0" HORIZONTAL: 1/8" = 1'-0"</p> <p>DATE: JUNE 1985</p>	<p>ICM</p> <p>ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS</p> <p>William H. Gordon Associates, Inc. 400 South Lakeside Drive, Suite 200 Falls Church, Virginia 22041 (703) 754-4400</p>	<table border="1"> <tr><td>DESIGNED BY</td><td>W.H.G.</td></tr> <tr><td>DRAWN BY</td><td>J.M.B.</td></tr> <tr><td>CHECKED BY</td><td>J.M.B.</td></tr> <tr><td>DATE</td><td>11/20/21</td></tr> <tr><td>PROJECT NO.</td><td>19-00000000</td></tr> <tr><td>SHEET NO.</td><td>1</td></tr> <tr><td>TOTAL SHEETS</td><td>1</td></tr> </table>	DESIGNED BY	W.H.G.	DRAWN BY	J.M.B.	CHECKED BY	J.M.B.	DATE	11/20/21	PROJECT NO.	19-00000000	SHEET NO.	1	TOTAL SHEETS	1
DESIGNED BY	W.H.G.																	
DRAWN BY	J.M.B.																	
CHECKED BY	J.M.B.																	
DATE	11/20/21																	
PROJECT NO.	19-00000000																	
SHEET NO.	1																	
TOTAL SHEETS	1																	



275	10+00	11+00	12+00	13+00	14+00	15+00	16+00	17+00	18+00	19+00	20+00	21+00	22+00	23+00
270														
265														
260														
255														
250														
245														

275	10+00	11+00	12+00	13+00	14+00	15+00	16+00	17+00	18+00	19+00	20+00	21+00	22+00	23+00
270														
265														
260														
255														
250														

AS-BUILT

STORM DRAINAGE PROFILES

WESTFAX BUILDING F

SULLY DISTRICT
FARFAX COUNTY, VIRGINIA

SCALE: 1" = 20'

DATE: 10/14/94

PROJECT: 004-410

DESIGNED BY: J. HOLLAND

CHECKED BY: J. HOLLAND

ENGINEER: J. HOLLAND

ARCHITECT: W. H. GORDON ASSOCIATES, INC.

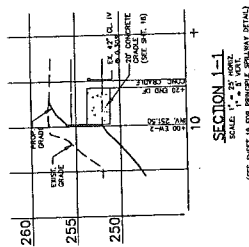
4500 SULLY ROAD, SUITE 111, FALLS CHURCH, VA 22031

(703) 441-1100 • (703) 441-1101 • FAX (703) 441-1102

WESTFAX BUILDING F
STORM SEWER PROFILES
SALLY COUNTY, VIRGINIA
FAIRFAX COUNTY, VIRGINIA

DATE: 08/12/11
DRAWN: J. B. WILSON
CHECKED: J. B. WILSON

AS-BUILT



STORM SEWER COMPUTATIONS

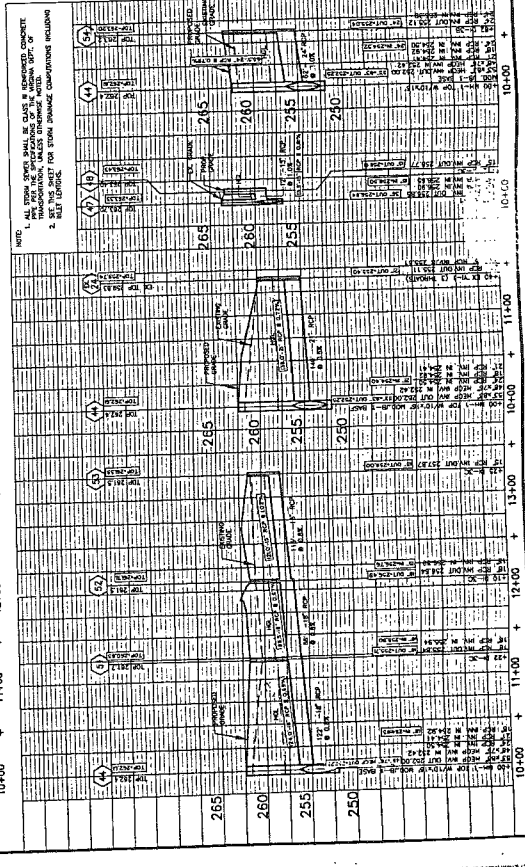
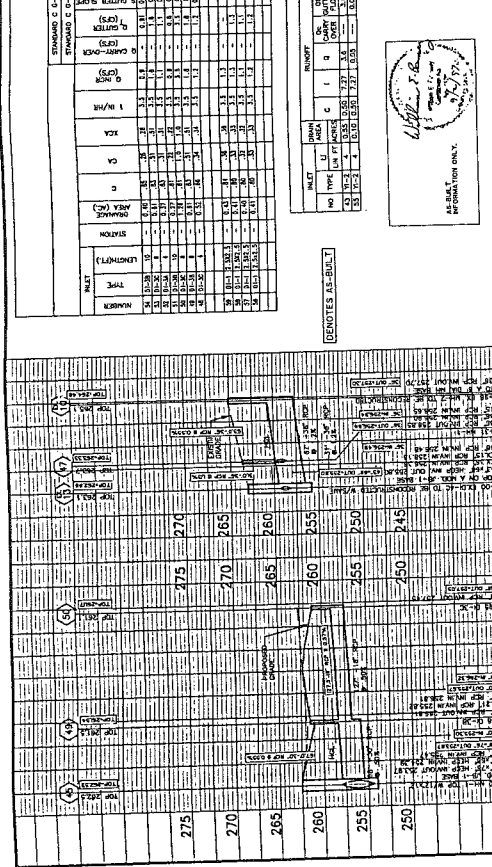
STATION	INLET	DIAMETER	DEPTH	VELOCITY	TIME	DISCHARGE	REMARKS
10+00	1	18"	1.5'	1.5	0.15	1.5	
10+10	1	18"	1.5'	1.5	0.15	1.5	
10+20	1	18"	1.5'	1.5	0.15	1.5	
10+30	1	18"	1.5'	1.5	0.15	1.5	
10+40	1	18"	1.5'	1.5	0.15	1.5	
10+50	1	18"	1.5'	1.5	0.15	1.5	
10+60	1	18"	1.5'	1.5	0.15	1.5	
10+70	1	18"	1.5'	1.5	0.15	1.5	
10+80	1	18"	1.5'	1.5	0.15	1.5	
10+90	1	18"	1.5'	1.5	0.15	1.5	
11+00	1	18"	1.5'	1.5	0.15	1.5	
11+10	1	18"	1.5'	1.5	0.15	1.5	
11+20	1	18"	1.5'	1.5	0.15	1.5	
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11+60	1	18"	1.5'	1.5	0.15	1.5	
11+70	1	18"	1.5'	1.5	0.15	1.5	
11+80	1	18"	1.5'	1.5	0.15	1.5	
11+90	1	18"	1.5'	1.5	0.15	1.5	
12+00	1	18"	1.5'	1.5	0.15	1.5	
12+10	1	18"	1.5'	1.5	0.15	1.5	
12+20	1	18"	1.5'	1.5	0.15	1.5	
12+30	1	18"	1.5'	1.5	0.15	1.5	
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12+90	1	18"	1.5'	1.5	0.15	1.5	
13+00	1	18"	1.5'	1.5	0.15	1.5	
13+10	1	18"	1.5'	1.5	0.15	1.5	
13+20	1	18"	1.5'	1.5	0.15	1.5	
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13+70	1	18"	1.5'	1.5	0.15	1.5	
13+80	1	18"	1.5'	1.5	0.15	1.5	
13+90	1	18"	1.5'	1.5	0.15	1.5	
14+00	1	18"	1.5'	1.5	0.15	1.5	

STORM WATER INLET COMPUTATIONS

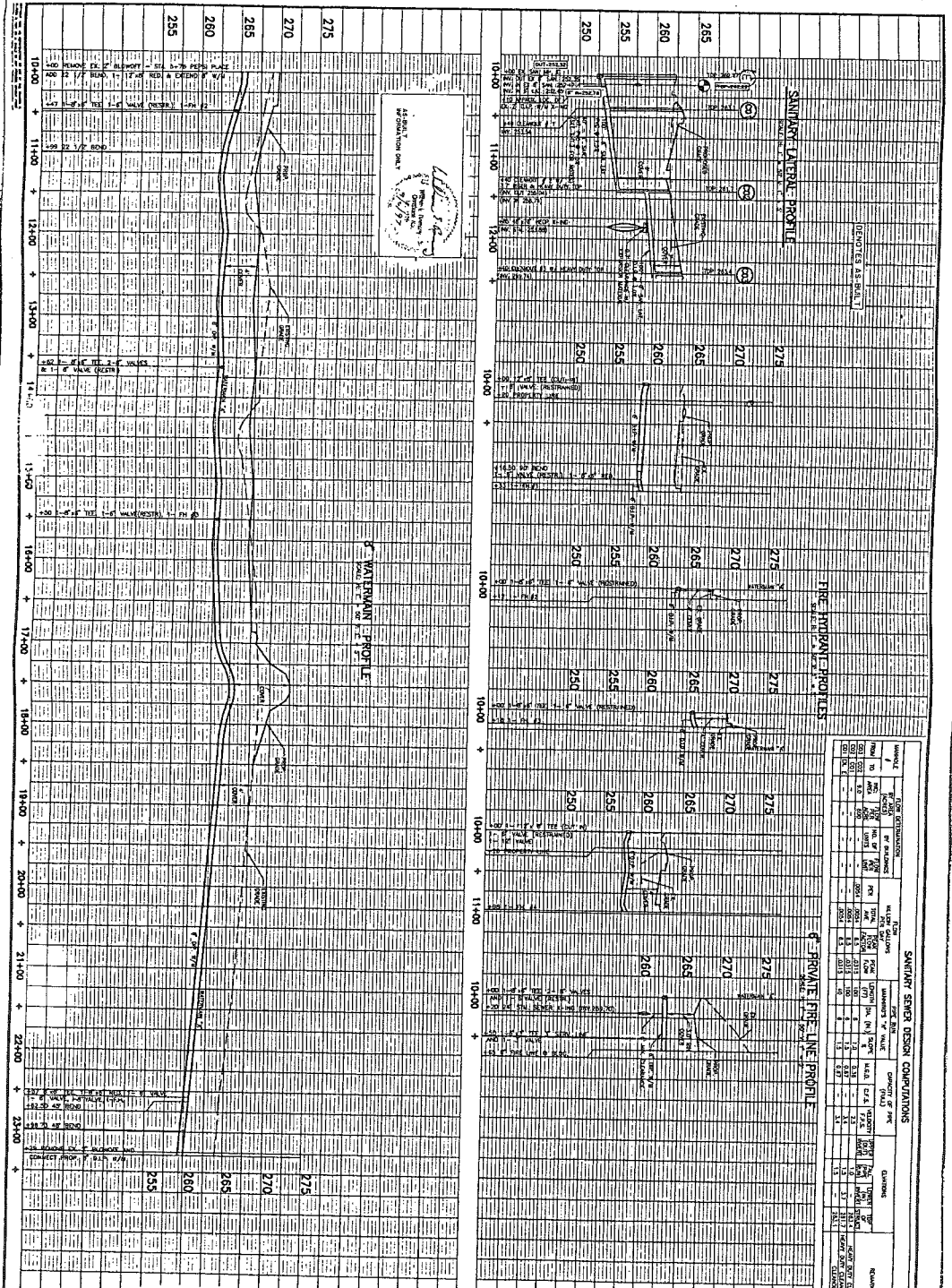
STATION	INLET	DIAMETER	DEPTH	VELOCITY	TIME	DISCHARGE	REMARKS
10+00	1	18"	1.5'	1.5	0.15	1.5	
10+10	1	18"	1.5'	1.5	0.15	1.5	
10+20	1	18"	1.5'	1.5	0.15	1.5	
10+30	1	18"	1.5'	1.5	0.15	1.5	
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10+60	1	18"	1.5'	1.5	0.15	1.5	
10+70	1	18"	1.5'	1.5	0.15	1.5	
10+80	1	18"	1.5'	1.5	0.15	1.5	
10+90	1	18"	1.5'	1.5	0.15	1.5	
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11+10	1	18"	1.5'	1.5	0.15	1.5	
11+20	1	18"	1.5'	1.5	0.15	1.5	
11+30	1	18"	1.5'	1.5	0.15	1.5	
11+40	1	18"	1.5'	1.5	0.15	1.5	
11+50	1	18"	1.5'	1.5	0.15	1.5	
11+60	1	18"	1.5'	1.5	0.15	1.5	
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12+20	1	18"	1.5'	1.5	0.15	1.5	
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12+40	1	18"	1.5'	1.5	0.15	1.5	
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12+70	1	18"	1.5'	1.5	0.15	1.5	
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12+90	1	18"	1.5'	1.5	0.15	1.5	
13+00	1	18"	1.5'	1.5	0.15	1.5	
13+10	1	18"	1.5'	1.5	0.15	1.5	
13+20	1	18"	1.5'	1.5	0.15	1.5	
13+30	1	18"	1.5'	1.5	0.15	1.5	
13+40	1	18"	1.5'	1.5	0.15	1.5	
13+50	1	18"	1.5'	1.5	0.15	1.5	
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13+70	1	18"	1.5'	1.5	0.15	1.5	
13+80	1	18"	1.5'	1.5	0.15	1.5	
13+90	1	18"	1.5'	1.5	0.15	1.5	
14+00	1	18"	1.5'	1.5	0.15	1.5	

STORM SEWER INLET COMPUTATIONS

STATION	INLET	DIAMETER	DEPTH	VELOCITY	TIME	DISCHARGE	REMARKS
10+00	1	18"	1.5'	1.5	0.15	1.5	
10+10	1	18"	1.5'	1.5	0.15	1.5	
10+20	1	18"	1.5'	1.5	0.15	1.5	
10+30	1	18"	1.5'	1.5	0.15	1.5	
10+40	1	18"	1.5'	1.5	0.15	1.5	
10+50	1	18"	1.5'	1.5	0.15	1.5	
10+60	1	18"	1.5'	1.5	0.15	1.5	
10+70	1	18"	1.5'	1.5	0.15	1.5	
10+80	1	18"	1.5'	1.5	0.15	1.5	
10+90	1	18"	1.5'	1.5	0.15	1.5	
11+00	1	18"	1.5'	1.5	0.15	1.5	
11+10	1	18"	1.5'	1.5	0.15	1.5	
11+20	1	18"	1.5'	1.5	0.15	1.5	
11+30	1	18"	1.5'	1.5	0.15	1.5	
11+40	1	18"	1.5'	1.5	0.15	1.5	
11+50	1	18"	1.5'	1.5	0.15	1.5	
11+60	1	18"	1.5'	1.5	0.15	1.5	
11+70	1	18"	1.5'	1.5	0.15	1.5	
11+80	1	18"	1.5'	1.5	0.15	1.5	
11+90	1	18"	1.5'	1.5	0.15	1.5	
12+00	1	18"	1.5'	1.5	0.15	1.5	
12+10	1	18"	1.5'	1.5	0.15	1.5	
12+20	1	18"	1.5'	1.5	0.15	1.5	
12+30	1	18"	1.5'	1.5	0.15	1.5	
12+40	1	18"	1.5'	1.5	0.15	1.5	
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13+70	1	18"	1.5'	1.5	0.15	1.5	
13+80	1	18"	1.5'	1.5	0.15	1.5	
13+90	1	18"	1.5'	1.5	0.15	1.5	
14+00	1	18"	1.5'	1.5	0.15	1.5	



NOTE: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE VIRGINIA SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, INCLUDING THE LATEST REVISIONS.



SANITARY SEWER DESIGN COMPUTATIONS											
STATION	DIAMETER (IN)	LENGTH (FEET)	INVERT (FEET)	SLOPE	FLOW (MGD)	VELOCITY (FPS)	HEAD LOSS (FEET)	TOTAL HEAD LOSS (FEET)	MIN. COVER (FEET)	MIN. DEPTH (FEET)	REMARKS
10+00	12	100	100.00	0.005	0.00	1.00	0.00	0.00	1.00	1.00	
11+00	12	100	99.00	0.005	0.00	1.00	0.00	0.00	1.00	1.00	
12+00	12	100	98.00	0.005	0.00	1.00	0.00	0.00	1.00	1.00	
13+00	12	100	97.00	0.005	0.00	1.00	0.00	0.00	1.00	1.00	
14+00	12	100	96.00	0.005	0.00	1.00	0.00	0.00	1.00	1.00	
15+00	12	100	95.00	0.005	0.00	1.00	0.00	0.00	1.00	1.00	
16+00	12	100	94.00	0.005	0.00	1.00	0.00	0.00	1.00	1.00	
17+00	12	100	93.00	0.005	0.00	1.00	0.00	0.00	1.00	1.00	
18+00	12	100	92.00	0.005	0.00	1.00	0.00	0.00	1.00	1.00	
19+00	12	100	91.00	0.005	0.00	1.00	0.00	0.00	1.00	1.00	
20+00	12	100	90.00	0.005	0.00	1.00	0.00	0.00	1.00	1.00	
21+00	12	100	89.00	0.005	0.00	1.00	0.00	0.00	1.00	1.00	
22+00	12	100	88.00	0.005	0.00	1.00	0.00	0.00	1.00	1.00	
23+00	12	100	87.00	0.005	0.00	1.00	0.00	0.00	1.00	1.00	
24+00	12	100	86.00	0.005	0.00	1.00	0.00	0.00	1.00	1.00	

AS-BUILT

WATER & SANITARY SEWER PROFILES AND COMPUTATIONS
WESTFAX BUILDING F
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

ENGINEERS - SURVEYORS - ARCHITECTS - LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
 4801 Dorrville Road, Suite 200, Fairfax, Virginia 22031
 (703) 261-1100 • Telex (703) 600-0000 • Fax (703) 261-0000

DATE: 10/15/88
 SCALE: 1" = 30'
 SHEET NO. 1 OF 3
 PROJECT: WESTFAX BUILDING F, SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

