

# SPECIAL EXCEPTION

## THE DOG STOP AT CENTREVILLE SQUARE

S.E. \_\_\_\_\_

### SULLY DISTRICT

### FAIRFAX COUNTY, VIRGINIA

## PROJECT TEAM

### OWNER

**CENTREVILLE SQUARE, PROJECT LP**  
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 FAIRFAX, VIRGINIA 22015  
 PHONE: (703) 273-9320

### APPLICANT

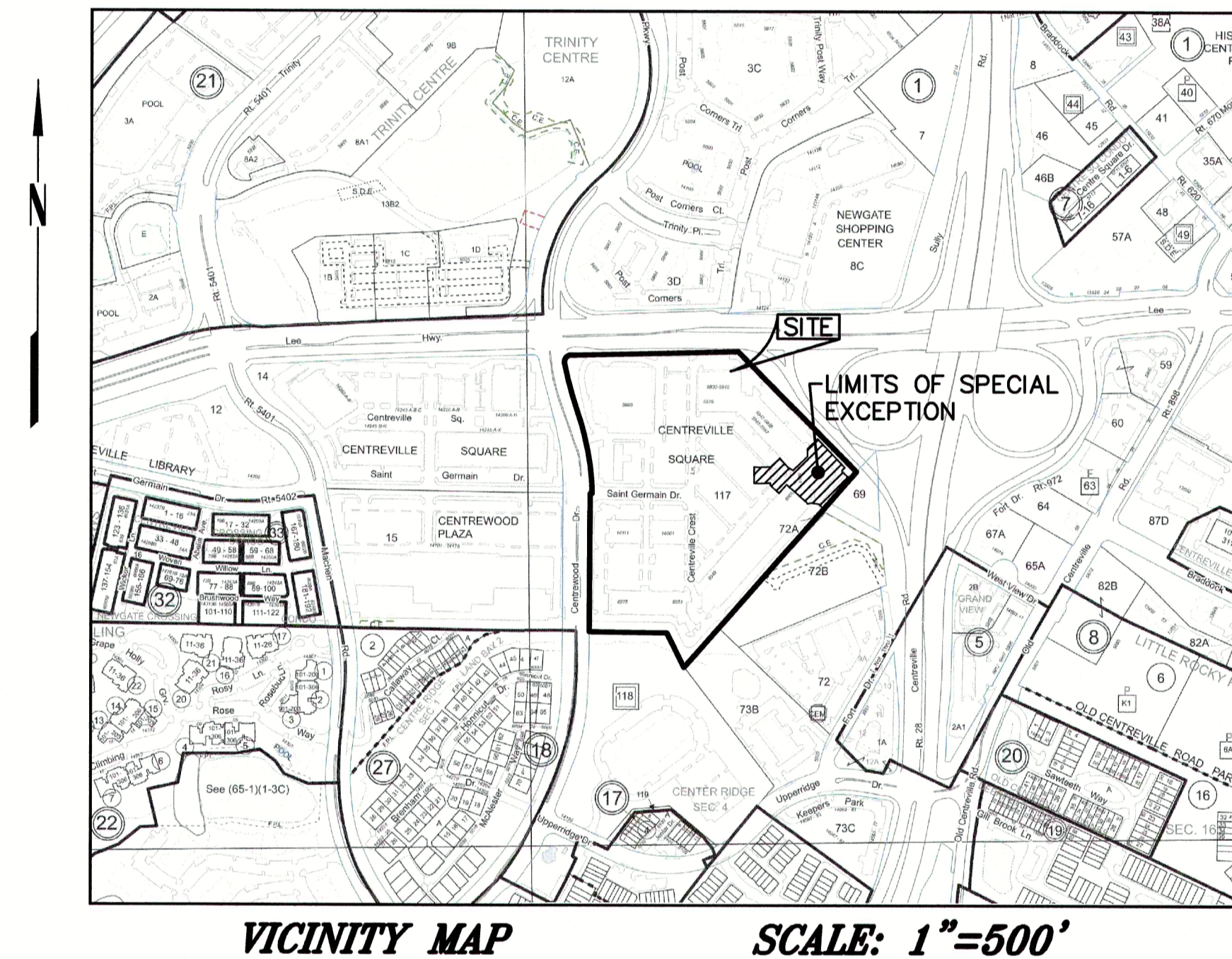
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### CIVIL ENGINEER

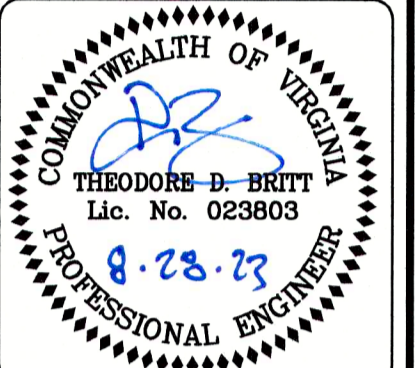
**TRI-TEK ENGINEERING, INC.**  
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**TRI-TEK**  
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**THE DOG STOP AT CENTREVILLE SQUARE**

FAIRFAX COUNTY, VIRGINIA  
SULLY DISTRICT

**COVER SHEET**

***SHEET INDEX:***

1. COVER SHEET
2. GENERAL NOTES
3. OVERALL SITE EXHIBIT
4. EXISTING CONDITIONS PLAN
5. SPECIAL EXCEPTION PLAN
6. STORMWATER MANAGEMENT COMPUTATIONS AND NARRATIVE

DATE	REVISION	PER COUNTY COMMENTS
08/28/23		

PM: IDB SCALE: 1"=500'  
 PE: ASB DATE: 08/21/23  
 CO: SUP SHEET 1 OF 6

**GENERAL NOTES:**

- THE PROPERTY DELINEATED ON THIS PLAN CONTAINS 18.2525 ACRES (795,078 S.F.) AND IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP 54-4-((1))-117. THE PROPERTY IS ZONED C-7 AND IS CURRENTLY DEVELOPED. THE PROPERTY IS WITHIN THE HIGHWAY CORRIDOR, WATER SUPPLY PROTECTION, AND SIGN CONTROL OVERLAY DISTRICTS. THE PROPOSED SPECIAL EXCEPTION APPLICATION AREA DELINEATED IS 0.9886 ACRES (43,062 S.F.).
- THIS SPECIAL EXCEPTION REQUEST IS SUBMITTED FOR OUTDOOR COMPONENTS ASSOCIATED WITH AN INDOOR KENNEL FOR THE SPECIAL EXCEPTION APPLICATION AREA IDENTIFIED.
- BOUNDARY INFORMATION IS BASED ON A FIELD RUN SURVEY BY TRI-TEK ENGINEERING (FEBRUARY, 2015).
- TOPOGRAPHY INFORMATION SHOWN HEREON IS AT 2 FT. CONTOUR INTERVALS BASED ON A FIELD CONFIRMATION SURVEY BY TRI-TEK ENGINEERING (JANUARY, 2022).
- THE PROPERTY DELINEATED ON THIS PLAN IS NOW IN THE NAME OF CENTREVILLE SQUARE. PROJECT LP AS RECORDED IN DEED BOOK 10144 AT PAGE 0069 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THE LOCATION AND WIDTH OF EXISTING UTILITY EASEMENTS AND THE PRELIMINARY LOCATION(S) OF NEW OR RELOCATED UTILITIES ARE SHOWN ON THE EXISTING CONDITIONS PLAN AND SPECIAL EXCEPTION PLAN.
- THIS SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- OFF STREET PARKING AND LOADING IS PROVIDED IN ACCORDANCE WITH ARTICLE 6 OF THE FAIRFAX COUNTY ZONING ORDINANCE, UNLESS WAIVED.
- THE OUTDOOR COMPONENTS ASSOCIATED WITH AN INDOOR KENNEL SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER.
- 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.
- THIS SITE DOES NOT HAVE AREA SUBJECT TO 100 YEAR FLOODING OR EQC CRITERIA AND NO RPA EXISTS ON THE PROPERTY.
- NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN CONCEPTS AT ITS SOLE DISCRETION, TO COMPLY WITH NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE APPROVAL OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THIS SPECIAL EXCEPTION PLAN. THE PROPERTY OWNER RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE SPECIAL EXCEPTION AREA PROVIDED THERE ARE NO SUBSTANTIAL IMPACTS TO THE CENTERS ACCOMMODATION OF THE SPECIAL EXCEPTION AREA.
- THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY AND ADJACENT PROPERTIES. THE COMPREHENSIVE PLAN TRAILS MAP SHOWS A MAJOR TRAIL REQUIREMENT ON THE SOUTH SIDE OF LEE HIGHWAY. THERE IS AN EXISTING ASPHALT TRAIL RUNNING ADJACENT TO THE SITE ALONG LEE HIGHWAY.
- THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES NOR DOES THE SITE HAVE ANY SCENIC OR NATURAL FEATURES DESERVING OF PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL.
- SITE ACCESS IS FROM CENTREWOOD DRIVE.
- ANY NEW OR EXISTING SIGNAGE TO REMAIN SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY ARTICLE 7 OF THE FAIRFAX COUNTY ORDINANCE. ANY NEW OUTDOOR LIGHTING SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY SECTION 5109 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND THE APPROVED SITE PHOTOMETRIC PLAN AS APPLICABLE.
- THERE ARE NO WATERS AND/OR WETLANDS REGULATED UNDER SECTION 404 OF THE CLEAN WATER ACT IDENTIFIED ON THE PROPERTY BASED ON A SITE VISIT BY THIS FIRM AND THE CONDITIONS OF THE SITE AS IT EXISTS TODAY.
- THE OUTDOOR COMPONENTS ASSOCIATED WITH THE INDOOR KENNEL USE WILL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN PREPARED BY TRI-TEK ENGINEERING, INC. MINOR MODIFICATIONS OR VARIATIONS MAY BE PERMITTED PURSUANT TO THE PROVISIONS OF SUBSECTION 8100.5 OF THE ZONING ORDINANCE.
- THE TOTAL LAND DISTURBANCE WITHIN THE LIMITS OF THIS APPLICATION IS LESS THAN 2,500 SQUARE FEET. IN ADDITION, ALL STORMWATER DETENTION IS PROVIDED BY CENTREVILLE SQUARE PHASE II UNDERGROUND STORAGE FACILITIES. BMP REQUIREMENTS ARE MET IN TRINITY CENTER REGIONAL WET POND FACILITY, LOCATED DIRECTLY ACROSS ROUTE 29 FROM CENTREVILLE SQUARE PHASE II. STORMWATER DETENTION AND BMP REQUIREMENTS HAVE BEEN ADEQUATELY INCORPORATED INTO THE APPROVED CENTREVILLE SQUARE PHASE II SITE PLAN: #4817-MSP-06-2, #4817-MSP-003-2, AND #4817-MSP-003-2-1. THERE IS MINIMAL INCREASE IN IMPERVIOUS AREA THEREFORE THIS APPLICATION WILL HAVE MINIMAL IMPACT ON THE TOTAL RUNOFF FROM THE SITE. THEREFORE, THE OUTFALL FOR THIS SITE IS DEEMED TO BE ADEQUATE.
- PET WASTE IN THE ELIMINATION AREA NOT DISCARDED IN CONTAINERS WILL DRAIN INTO THE EXISTING SANITARY SEWER SYSTEM SHOWN AND INSTALLED PER #4817-MSP-003-2-1.
- THE EXISTING BUILDING IN THE SPECIAL EXCEPTION APPLICATION, BUILT IN 1991 IS TO REMAIN.

**OVERALL SITE DATA:**

TAX MAP: 54-4-((1))-117  
 SITE ADDRESS: 5925 CENTREVILLE CREST LANE  
 CENTREVILLE VA 20121  
 PROPERTY AREA: 18,2525 AC. OR 795,078 S.F.  
 ZONING: C-7  
 USE: SHOPPING CENTER  
 BUILDING AREA: 206,998 S.F.

**APPLICATION AREA SITE TABULATIONS:**

PROPOSED USE: OUTDOOR COMPONENTS ASSOCIATED WITH AN INDOOR KENNEL

AREA TABULATIONS:	REQUIRED: 40,000 S.F.	PROVIDED: 43,062 S.F.
MIN LOT SIZE:	200 FT.	327 FT.
MIN YARD REQUIREMENTS:		
FRONT	45' ABP, 40 FT.	79.1'
SIDE	N/A	N/A
REAR	20'	49.7'
BUILDING HEIGHT:	90'	23'
OPEN SPACE:	15% OR 6,000 S.F.	22.1% OR 10,332 S.F.
FLOOR AREA RATIO COMPUTATIONS:		
MAXIMUM FLOOR AREA RATIO:		0.80
MAXIMUM ALLOWABLE GROSS FLOOR AREA:		0.80 * 43,062 = 34,450 S.F.
TOTAL GROSS FLOOR AREA:		8,620 S.F.
PROPOSED GROSS FLOOR AREA RATIO:		(8,620)/(34,450) = 0.25

**PARKING TABULATION:**

APPLICATION AREA REQUIREMENTS (LIMITS OF SPECIAL EXCEPTION):  
 SHOPPING CENTER = 4 SPACES / 1000 S.F.

TOTAL GROSS FLOOR AREA = 8,620 S.F.	
TOTAL REQUIRED SPACES =	35 SPACES
TOTAL REQUIRED LOADING SPACES =	1 SPACE
TOTAL PROVIDED SPACES =	36 SPACES
TOTAL PROVIDED LOADING SPACES =	1 SPACE

OVERALL SITE REQUIREMENTS (SHOPPING CENTER):  
 SHOPPING CENTER = 4 SPACES / 1000 SF

RESTAURANT = 11 SPACES/1000 SF (OVER 5,000 SF OF GFA)  
 1/4 SEATS, 1/2 BARSTOOLS, 1/2 EMPLOYEES (GRANDFATHERED: 4817-PKS-030, APPROVED 5/6/19)  
 OFFICE = 3.6 SPACES / 1000 SF

TOTAL SHOPPING CENTER GROSS FLOOR AREA = 186,224 SF (EXISTING)

TOTAL RESTAURANT GROSS FLOOR AREA = 11,784 SF (EXISTING)

5930-5934 CENTREVILLE CREST LANE = 6,034 SF, 155 SEATS, 8 STOOLS, 15 EMPLOYEES (EXISTING)  
 (GRANDFATHERED: 4817-PKS-030, APPROVED 5/6/19)

6021-6023 CENTREVILLE CREST LANE = 5,750 SF, 205 SEATS, 9 EMPLOYEES (EXISTING)  
 (GRANDFATHERED: 4817-PKS-030, APPROVED 5/6/19)

TOTAL OFFICE GROSS FLOOR AREA = 8,990 SF (EXISTING)

TOTAL REQUIRED SPACES = 884 SPACES  
 TOTAL REQUIRED HANDICAP SPACES = 18 SPACES  
 TOTAL REQUIRED VAN ACCESSIBLE SPACES = 5 SPACES  
 TOTAL REQUIRED LOADING SPACES = 12 SPACES

TOTAL SPACES PROVIDED = 928 SPACES  
 TOTAL HANDICAP PROVIDED = 26 SPACES  
 TOTAL VAN ACCESSIBLE SPACES PROVIDED = 15 SPACES  
 TOTAL LOADING SPACES PROVIDED = 13 SPACES

APPLICATION AREA INTERIOR PARKING LOT LANDSCAPING (WITHIN AREA OF SPECIAL EXCEPTION)

PARKING AREA: 15,875 S.F.  
 LANDSCAPING REQUIRED: 5.00%  
 LANDSCAPED AREA: 2,017 S.F.  
 TOTAL COVERAGE PROVIDED (%): 100\*(2,017)/(15,875) = 12.7%

APPLICATION AREA PERIPHERAL PARKING LOT LANDSCAPING (WITHIN AREA OF SPECIAL EXCEPTION)

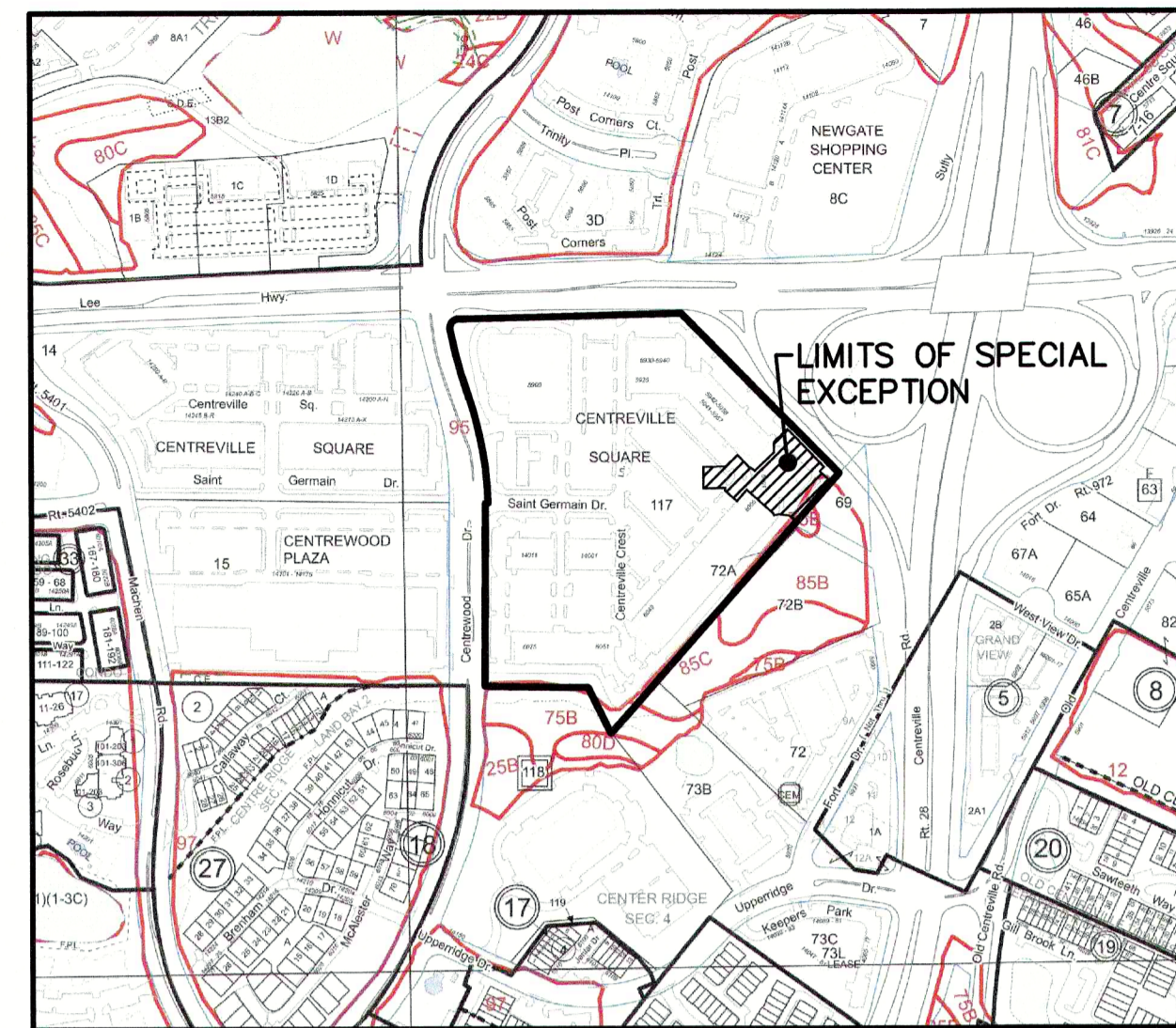
NOTE: EXISTING 10' LANDSCAPE STRIP ADJACENT TO THE OFF RAMP OF LEE HWY (RT #29) IS PROVIDED ON PREVIOUSLY APPROVED SITE PLAN (4817-SP-06).

TRANSITIONAL SCREENING CALCULATIONS:

SCREENING REQ'D	BARRIER REQ'D	SCREENING PROVIDED	BARRIER PROVIDED
NONE	NONE	N/A	N/A
EAST:	NONE	NONE	N/A

**MODIFICATION REQUESTS (PER SECTION 4102.5.A(5) OF ZO):**

SETBACK FROM OFF-STREET PARKING 50 FOOT REQUIREMENT FROM THE ADJOINING PROPERTY TO THE SOUTH IN A RESIDENTIAL DISTRICT REDUCED TO 44.1 FEET IN FAVOR OF THE PRESERVATION OF EXISTING SITE CONDITIONS.



**SOILS MAP**  
 SCALE: 1"=500'

SOIL ID NUMBERS	SOIL SERIES NAME	HYDROLOGIC SOIL GROUP	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
75B	MANASSAS SILT LOAM	B	MARGINAL-W,B	POOR-W	MEDIUM	II
85B	PENN SILT LOAM	C	GOOD	FAIR-R	MEDIUM	I
85C	PENN SILT LOAM	C	GOOD	FAIR-R	MEDIUM	I
95	URBAN LAND	N/A	N/A	N/A	N/A	IVB

**10-YEAR TREE CANOPY CALCULATION WORKSHEET**

STEP	TOTALS	REFERENCE
<b>A. Tree Preservation Target and Statement</b>		
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) =	43062	§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) =	43062	
B5	Identify site's zoning and/or use =	C-7	
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) =	4306	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	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 =	3867	
C2	Total canopy area meeting standards of §12-0200	6936	
C3	C2 x 1.25 =	8670	§12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =		
C5	C4 x 1.5 =	0	§12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street," trees =		
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* =		
C9	C8 x 1.0* =	0	§12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	8670	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D

**D. Tree Planting**

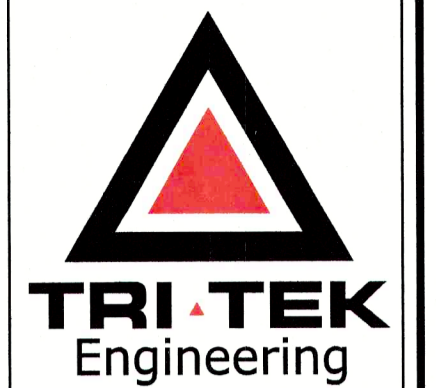
D1	Area of canopy to be met through tree planting (B7-C10) =	-4364	
D2	Area of canopy planted for air quality benefits =		
D3	x 1.5 =	0	§12-0510.4B(1)
D4	Area of canopy planted for energy conservation =		
D5	x 1.5 =	0	§12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =		
D7	x 1.25 =	0	§12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =		
D9	x 1.5 =	0	§12-0510.4B(4)
D10	Area of canopy provided by native trees =		
D11	x 1.5 =	0	§12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varietals =		
D13	x 1.25 =	0	§12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =		§12-0510.4D(1)
	x 1.0 =	0	
D15	Area of canopy provided through native shrubs or woody seed mix =		§12-0510.4D(1)(a)
	x 1.0 =	0	§12-0510.4D(1)(a)
D16	Percentage of D14 represented by D15 =		Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	0	
D18	Is an offsite planting relief requested?	NO	Yes or No
D19	Tree Bank or Tree Fund?	NO	12-0512
D20	Canopy area requested to be provided through offsite Banking or Tree Fund	0	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0	

**E. Total of 10-year Tree Canopy Provided**

E1	Total of canopy area provided through tree preservation (C10) =	8670	
E2	Total of canopy area provided through tree planting (D17) =	0	
E3	Total of canopy area provided through offsite mechanism (D19) =	0	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	8670	Total of E1 through E3. Area should meet or exceed area in B7

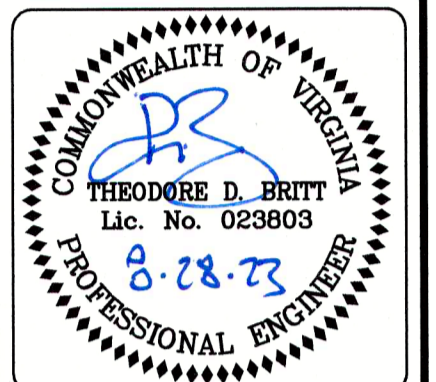
\*NOTE: AREA OF SPECIAL EXCEPTION

Tree Preservation Target calculations and Statement	
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) = 6,936
B	Percentage of gross site area covered by existing tree canopy = 16%
C	Percentage of the 10-year tree canopy required for site (See Table 12.4) = 10%
D	Percentage of the 10-year canopy requirement that should be met through tree preservation = 16%
E	Proposed percentage canopy requirement that will be met through tree preservation = 201.3%
F	Has the Tree preservation Target minimum been met? Yes
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
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. N/A



**CIVIL ENVIRONMENTAL LAND PLANNING SURVEYING**

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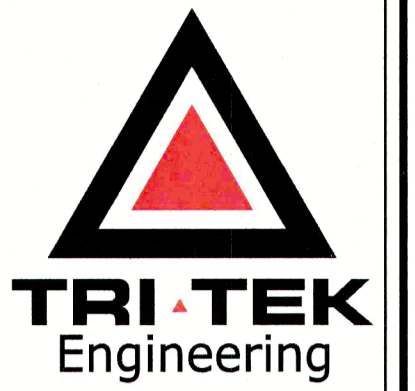


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 FAIRFAX COUNTY, VIRGINIA  
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**NOTES**

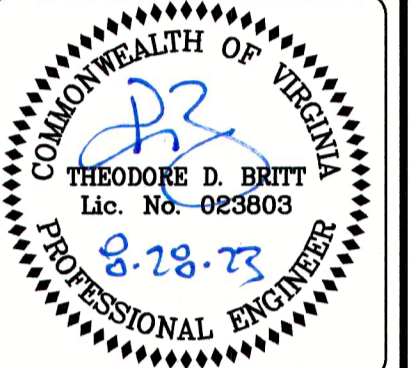
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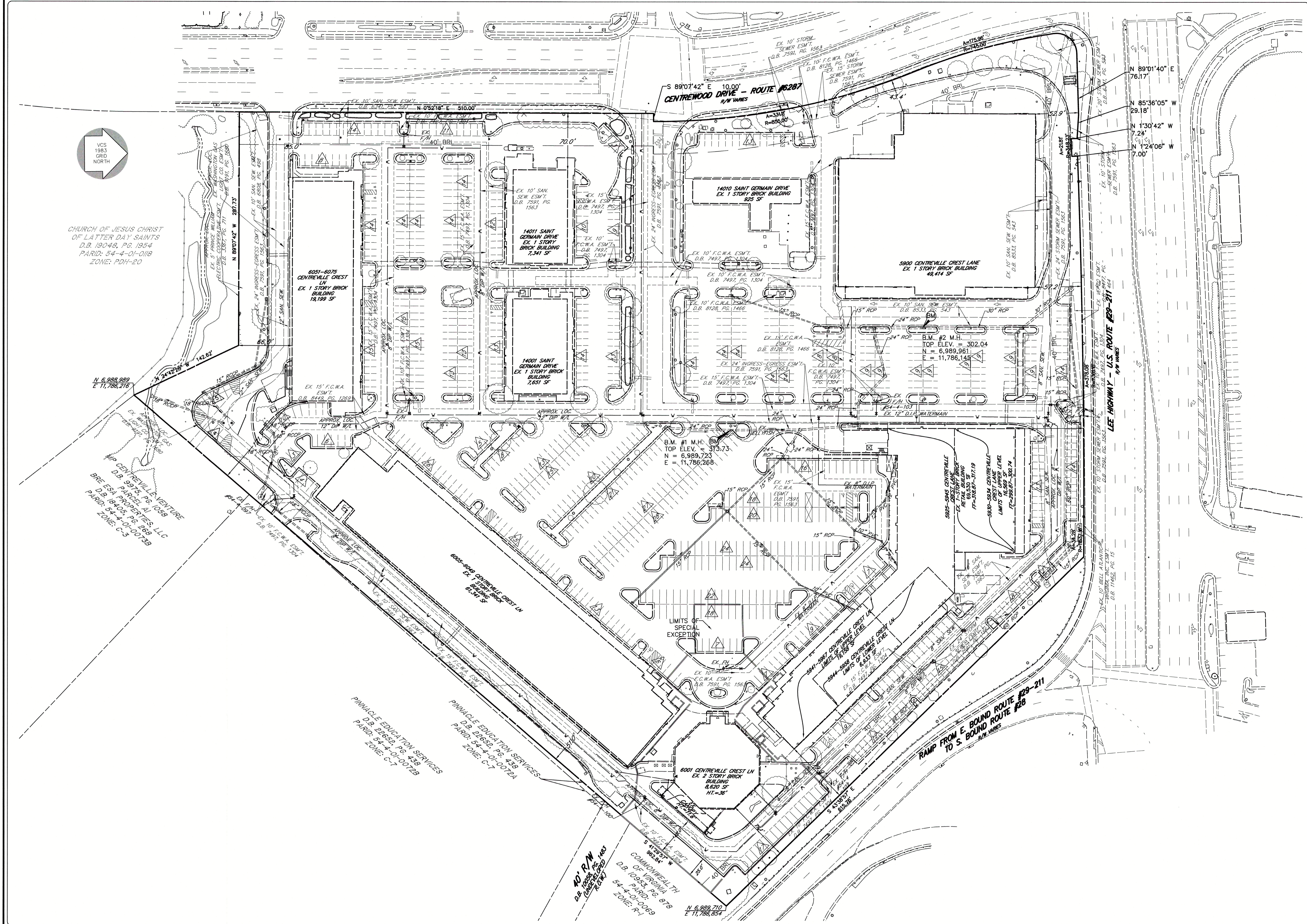
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OVERALL SITE  
EXHIBIT

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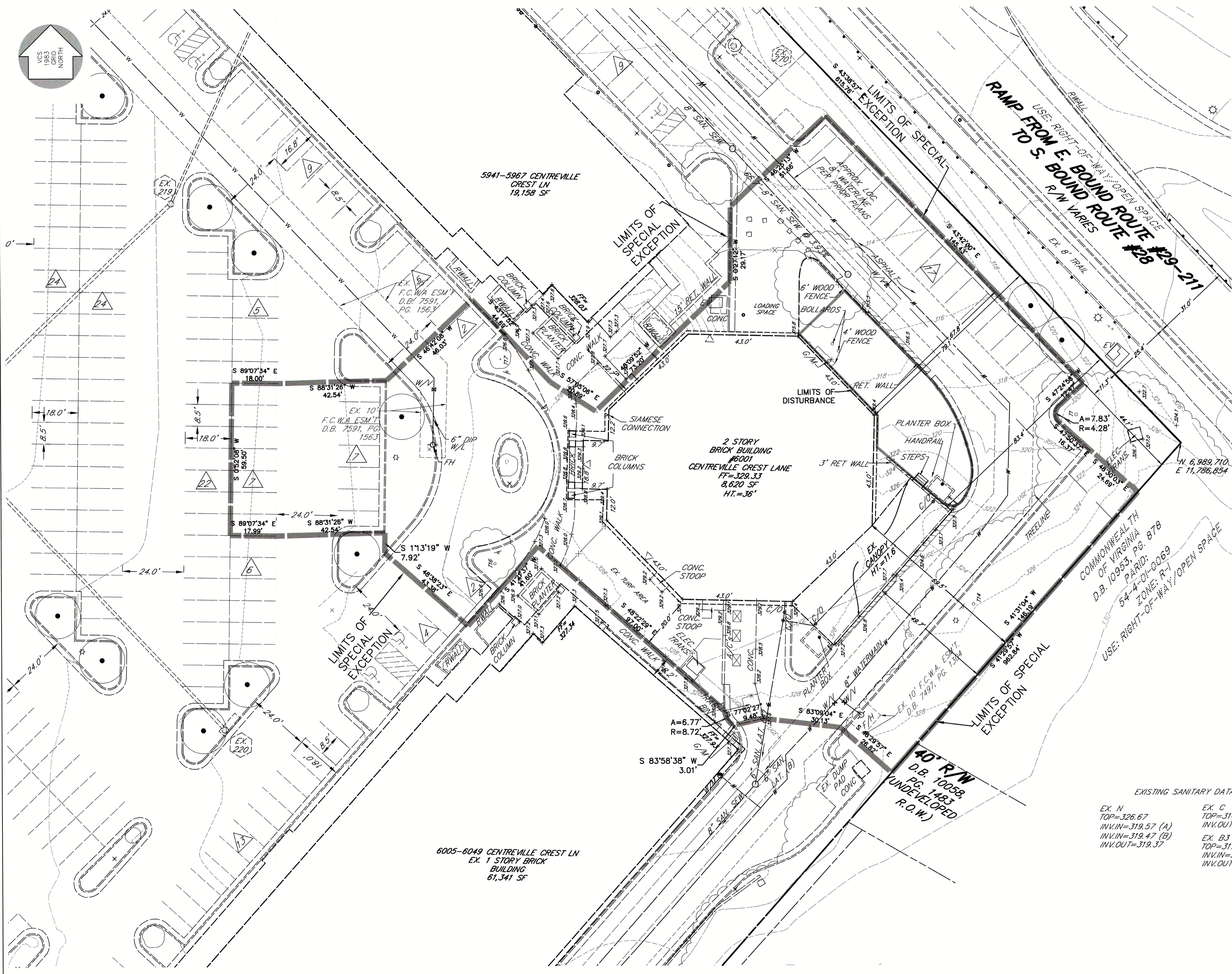
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EXISTING  
CONDITIONS

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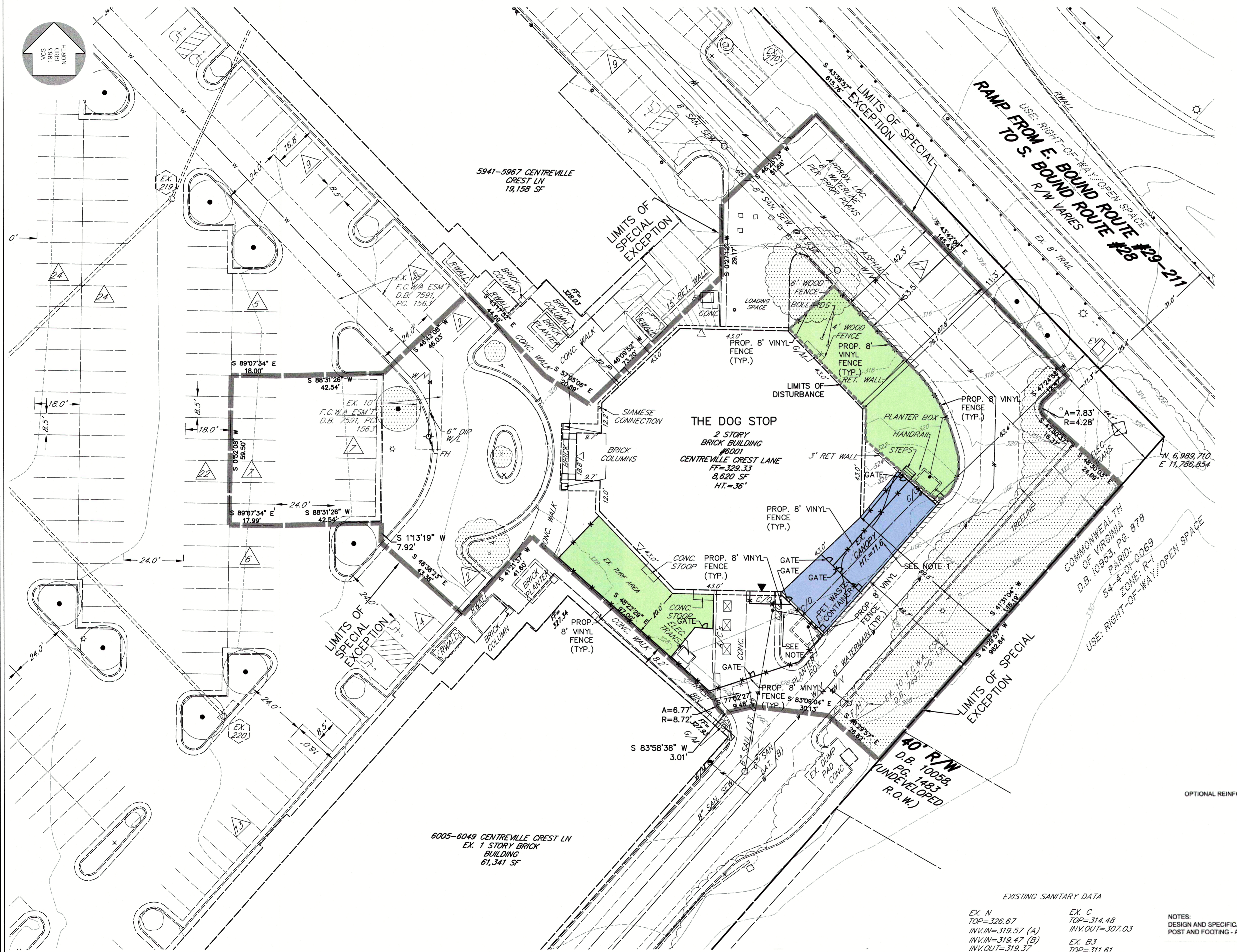
LEGEND

- EX. TREE
- DECIDUOUS SHADE TREE (PER 004817-MSP-003-2-1)

NOTE: EXISTING TREE CANOPY PER FIELD RUN TOPO

EXISTING SANITARY DATA

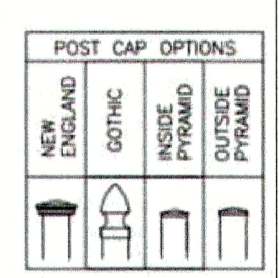
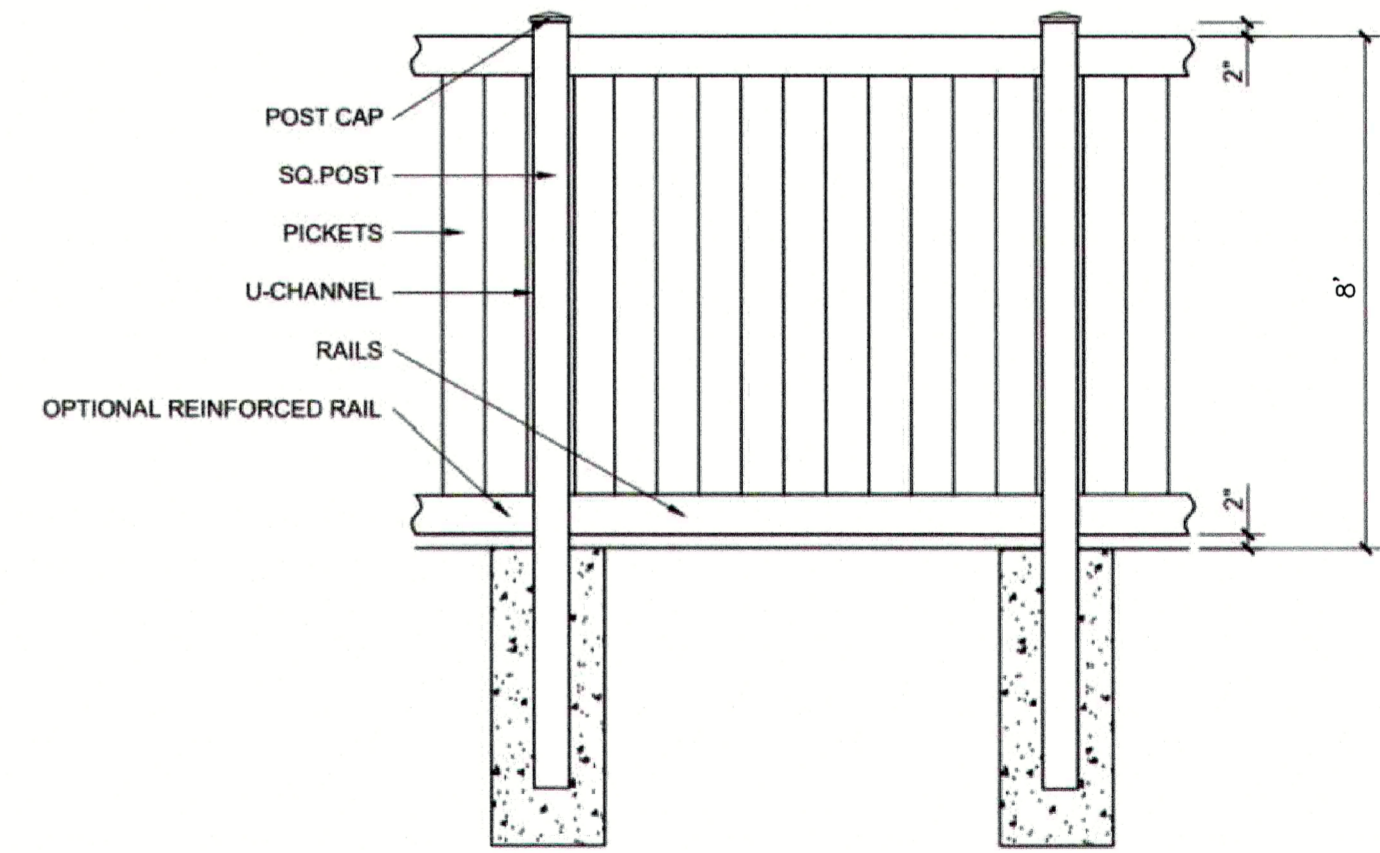
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	EX. B3 TOP=311.61 INV.IN=304.41 INV.OUT=303.96



**LEGEND**

- EX. TREE
- DECIDUOUS SHADE TREE (PER 004817-MSP-003-2-1)
- EXERCISE AREA (ARTIFICIAL TURF)
- ELIMINATION AREA (SEE GENERAL NOTE #21 ON SHEET 2)
- EX. TREE CANOPY (7,654 SF)

- NOTES:**
- EX. CANOPY PROVIDED PER 004817-MSP-003-2-2.
  - EX. SANITARY SEWER LATERAL AND CONNECTION TO EXISTING MAIN PER 004817-MSP-003-2-2.



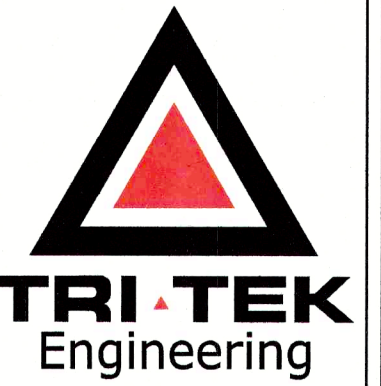
**EXISTING SANITARY DATA**

EX. N	EX. C
TOP=326.67	TOP=314.48
INV.IN=319.57 (A)	INV.OUT=307.03
INV.IN=319.47 (B)	
INV.OUT=319.37	EX. B3
	TOP=311.61
	INV.IN=304.41
	INV.OUT=303.96

NOTES:  
DESIGN AND SPECIFICATIONS SUBJECT TO CHANGE BY MANUFACTURE.  
POST AND FOOTING - AS REQUIRED BY SITE CONDITIONS AND CODES.

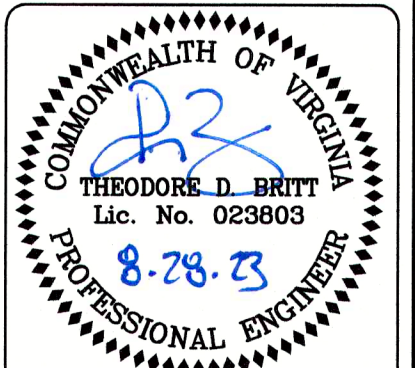
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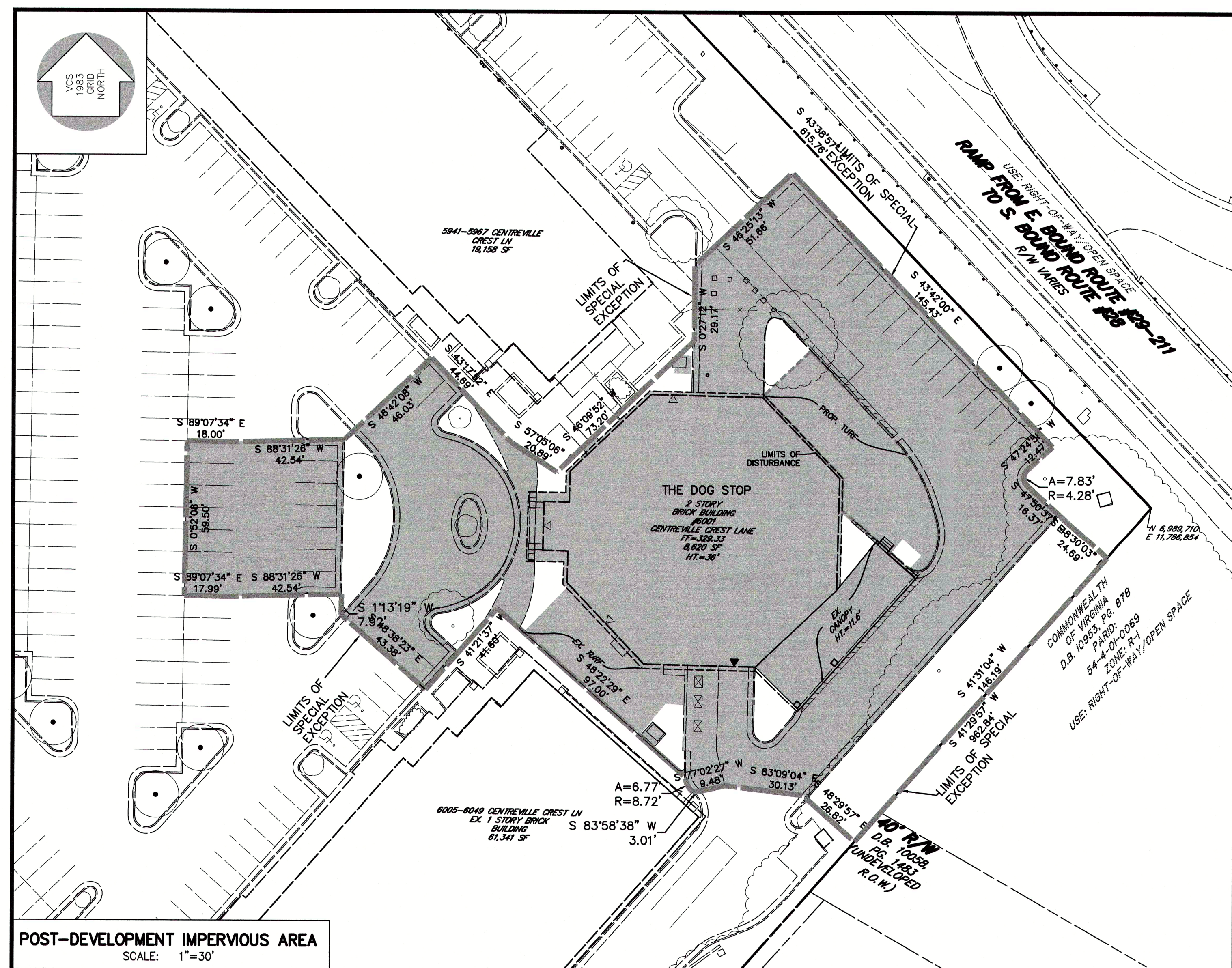
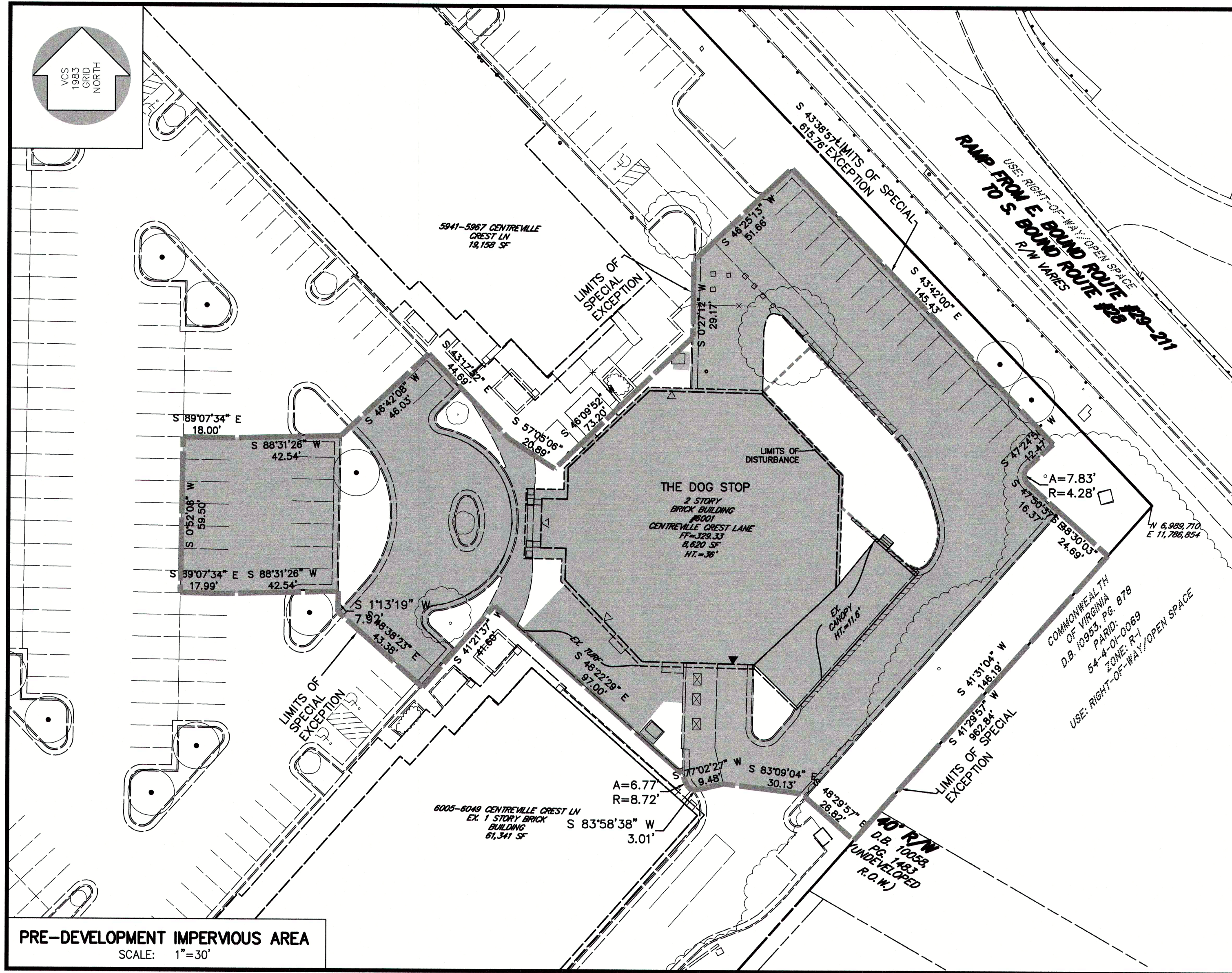
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PE: ASB DATE: 08/21/23  
CO: SJP SHEET 6 OF 6



**STORMWATER ANALYSIS:**

PREDEVELOPMENT RUNOFF:  $Q=CIA$   $C = \frac{0.783 \text{ AC } (0.80) + 0.208 \text{ AC } (0.30)}{0.989} = 0.77$

$Q_2 \text{ yr} = 0.77 \times 5.23 \text{ IN/HR} \times 0.989 \text{ AC} = 4.01 \text{ CFS}$   
 $Q_{10} \text{ yr} = 0.77 \times 6.77 \text{ IN/HR} \times 0.989 \text{ AC} = 5.19 \text{ CFS}$   
 $V_2 \text{ yr} = 0.77 \times 2''/12'' \times 0.989 \text{ AC} = 0.1277 \text{ AC-FT}$

POSTDEVELOPMENT RUNOFF:  $C = \frac{0.838 \text{ AC } (0.80) + 0.182 \text{ AC } (0.30)}{0.989} = 0.81$

$Q_2 \text{ yr} = 0.81 \times 5.23 \text{ IN/HR} \times 0.989 \text{ AC} = 4.18 \text{ CFS}$   
 $Q_{10} \text{ yr} = 0.81 \times 6.77 \text{ IN/HR} \times 0.989 \text{ AC} = 5.41 \text{ CFS}$   
 $V_2 \text{ yr} = 0.81 \times 2''/12'' \times 0.989 \text{ AC} = 0.1331 \text{ AC-FT}$

INCREASE DUE TO DEVELOPMENT:

$Q_2 \text{ yr} = 4.18 \text{ CFS} - 4.01 \text{ CFS} = 0.17 \text{ CFS}$   
 $Q_{10} \text{ yr} = 5.41 \text{ CFS} - 5.19 \text{ CFS} = 0.22 \text{ CFS}$   
 $V_2 \text{ yr} = 0.1331 \text{ AC-FT} - 0.1277 \text{ AC-FT} = 0.0054 \text{ AC-FT}$

**NOTE:**

THIS PROJECT PROPOSES 2,196 S.F. OF LAND DISTURBANCE TO INSTALL ARTIFICIAL TURF ON EXISTING GRADE. IN ADDITION, ALL STORMWATER DETENTION IS PROVIDED BY CENTREVILLE SQUARE PHASE II UNDERGROUND STORAGE FACILITIES. BMP REQUIREMENTS ARE MET IN TRINITY CENTER REGIONAL WET POND FACILITY, LOCATED DIRECTLY ACROSS ROUTE 29 FROM CENTREVILLE SQUARE PHASE II. STORMWATER DETENTION AND BMP REQUIREMENTS HAVE BEEN ADEQUATELY INCORPORATED INTO THE APPROVED CENTREVILLE SQUARE PHASE II SITE PLAN: #4817-MSP-06-2, #4817-MSP-003-2, AND #4817-MSP-003-2-1. THERE IS MINIMAL INCREASE IN IMPERVIOUS AREA THEREFORE THIS APPLICATION WILL HAVE MINIMAL IMPACT ON THE TOTAL RUNOFF FROM THE SITE. THEREFORE, THE OUTFALL FOR THIS SITE IS DEEMED TO BE ADEQUATE.

IMPERVIOUS AREA TABULATION

	PRE-DEV	POST-DEV
BUILDINGS/OVERHANGS	11,130 SF	11,130 SF
ASPHALT PAVEMENT/C&G	20,812 SF	20,812 SF
CONC. WALKS/PADS	641 SF	641 SF
MISC.	1,520 SF	3,850 SF
<b>TOTAL</b>	<b>34,103 SF</b>	<b>36,433 SF</b>