



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](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No:

SP 2017 - SU-087

(Staff will assign)

RECEIVED  
Department of Planning & Zoning


NOTICE OF VIOLATION

AUG 09 2017

Zoning Evaluation Division

# APPLICATION FOR A SPECIAL PERMIT / SPECIAL PERMIT AMENDMENT

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	<b>APPLICANT NAME</b> Win & Archery, Inc.	
	<b>BUSINESS NAME (if applicable)</b> (e.g., d/b/a; aka; LLC; trading as, etc.)	
	<b>MAILING ADDRESS</b> 14101 Sullyfield Circle, Suite 320, Chantilly, VA 20151	
	<b>PHONE HOME ( )</b> (703) 344-8088	<b>WORK ( )</b>
	<b>PHONE MOBILE ( )</b>	<b>EMAIL:</b>
PROPERTY INFORMATION	<b>PROPERTY ADDRESS</b> 14101 Sullyfield Circle, Suite 340, Chantilly, VA 20151	
	<b>TAX MAP NO.</b> Portion of 34-4 ((11)) F1 pt.	<b>SIZE (ACRES/SQ FT)</b> 0.029 acres/1,250 SF
	<b>ZONING DISTRICT</b> I-5, H-C, AN, WS	<b>MAGISTERIAL DISTRICT</b> Sully
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b>	
SPECIAL PERMIT REQUEST INFORMATION	<b>ZONING ORDINANCE SECTION</b> §§ 5-503(3)(d) and 8-501	
	<b>PROPOSED USE</b> Indoor Archery Range	
AGENT/CONTACT INFORMATION	<b>NAME</b> Kevin MacWhorter	
	<b>MAILING ADDRESS</b> Walsh Colucci Lubeley & Walsh PC, 1 E. Market St., Suite 300, Leesburg, VA 20176	
	<b>PHONE NUMBER</b> (571) 209-5774	<b>HOME</b> <b>WORK</b>
	<b>PHONE NUMBER</b>	<b>MOBILE</b>
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
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.		
Kevin MacWhorter / Agent		
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: \$ 10,375.00

## 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.

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

<b>SP 2017-DR-083</b>	<b>LEWIS AND CATHERINE THORP, TRUSTEES / THORP FAMILY TRUST</b>
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.

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

<b>SP 2017-SP-084</b>	<b>DAMEAN ADAMS / DINORAH MENDOZA-ADAMS</b>
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 ACCESSORYSTRUCTURE 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**

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]

<b>SP 2017-SU-086</b>	<b>PLAY N' LEARN INC.</b>
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

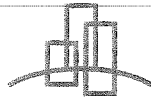
**Kevin  
McMahon**

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]

<b>SP 2017-SU-087</b>	<b>WIN &amp; ARCHERY, INC.</b>
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
LOCATION DESC:	14101 SULLYFIELD CIRCLE, SUITE 340, CHANTILLY, VA 20151
PROPOSED:	INDDOR COMMERICAL RECREATION

**Emma  
Estes**

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



**WALSH COLUCCI  
LUBELEY & WALSH PC**

August 9, 2017

**Via Hand Delivery**

Ms. Tracy Strunk, 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 09 2017

Zoning Evaluation Division

**Re: Win & Archery LLC (the "Applicant")  
Application for Group 5 Special Permit  
14101 Sullyfield Circle, Suite 340, Chantilly, Virginia 20151  
Fairfax County Tax Map #34-4 ((11)) F1 (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 archery range on the above-referenced Property pursuant to §§ 5-503(3)(d) and 8-501 of the Zoning Ordinance of Fairfax County, Virginia (the "Zoning Ordinance").

The Property is comprised of approximately 4.17 acres and developed with an approximately 60,524-square foot industrial warehouse/flex building located on the west side of Sullyfield Circle (Route 7680) directly south of the Sully Road (Route 28) and Lee Jackson Memorial Highway (Route 50) interchange in the Sullyfield Business Park of the Sully Magisterial District. The Property is zoned to the I-5 zoning district pursuant to § 5-500 of the Zoning Ordinance.

The Applicant seeks a special permit to establish an approximately 1,250-square foot archery range in Unit 340 on the Property. All activities associated with the proposed use would be located interior to the existing industrial warehouse/flex building. The proposed facility would serve up to 17 students of all ages overseen by two instructors, and would consist of up to seven archery lanes. No more than five students will be present on the Property at any time. The proposed use will operate Monday through Friday from 3:00 p.m. to 8:00 p.m., and Saturday and Sunday from 9:00 a.m. to 5:00 p.m. The facility will be used purely for student training; no special events or tournaments will be held. The proposed arrangement of activities is included on the enclosed floorplan.

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

The popularity and cultural prominence of archery has surged in recent years. The proposed facility will be among the first in Northern Virginia, and will satisfy increased demand for indoor archery training in western Fairfax County. The facility's owner and head trainer, Mr. Su Young Kang, is an award-winning toxophile, who has trained pupils across the United States in preparation for regional and national tournaments. Several of Mr. Kang's students have competed for the South Korean National Team in the Olympics, including three gold medalists. The Property's location in an existing industrial park, as well as the facility's hours of operation, will provide a safe and appropriate venue for the proposed use, and will reduce the potential for pedestrian or vehicle conflicts.

The Property owner's traffic engineer, VIKI, Inc., is currently preparing a new parking tabulation. The most recent parking tabulation, though, notes that the Property is required to have 121 parking spaces based upon the existing mix of uses; however, there are 137 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 five and a total of two employees on-site at any one time for the proposed use. Based on the anticipated number of employees and patrons, the use will require four parking spaces. Although a new parking tabulation is currently being reviewed, because the Property is currently overparked, parking for the proposed use can be provided on the Property. Additionally, given that the proposed use will operate on nights and weekends when other uses in the industrial building are closed, parking will be sufficient for the proposed use.

The Property is located in Area III of the Fairfax County Comprehensive Plan (the "Plan") in the Dulles Suburban Center, within Land Unit E-3. The Plan states that the Property is developed as the Sullyfield Business Park, which is planned and developed as a mix of office, retail, and industrial 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 applications:

1. Type of Operation: The Applicant seeks to establish a 1,250-square foot indoor archery range in an existing industrial warehouse/flex building on the Property.
2. Hours of Operation: The proposed use will operate Monday through Friday from 3:00 p.m. to 8:00 p.m., and Saturday and Sunday from 9:00 a.m. to 5:00 p.m.
3. Estimated Number of Patrons/Clients: The proposed use will serve a maximum of 17 students onsite at any one time.



4. Estimated Number of Employees/Attendants: There will be up to two staff members on-site at any one time.
5. Traffic Impact: The peak traffic impacts associated with the proposed use are at nights and on weekends when the majority of other businesses in the immediate vicinity are closed. According to a traffic memorandum prepared by Gorove/Slade, the peak hour of use would generate a maximum of 10 inbound and 10 outbound trips. Accordingly, neither pedestrian nor vehicular traffic will create a conflict with existing and anticipated traffic in the neighborhood.
6. Vicinity/General Area To Be Served By the Use: The proposed use will serve students 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 archery range 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. The proposed use generates little traffic, and its peak hours occur at times when adjacent users are not using parking. In fact, the Applicant's neighbors have indicated support for the proposed use. 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, the peak of which occurs when the parking areas are underused by the Applicant's neighbors. 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.



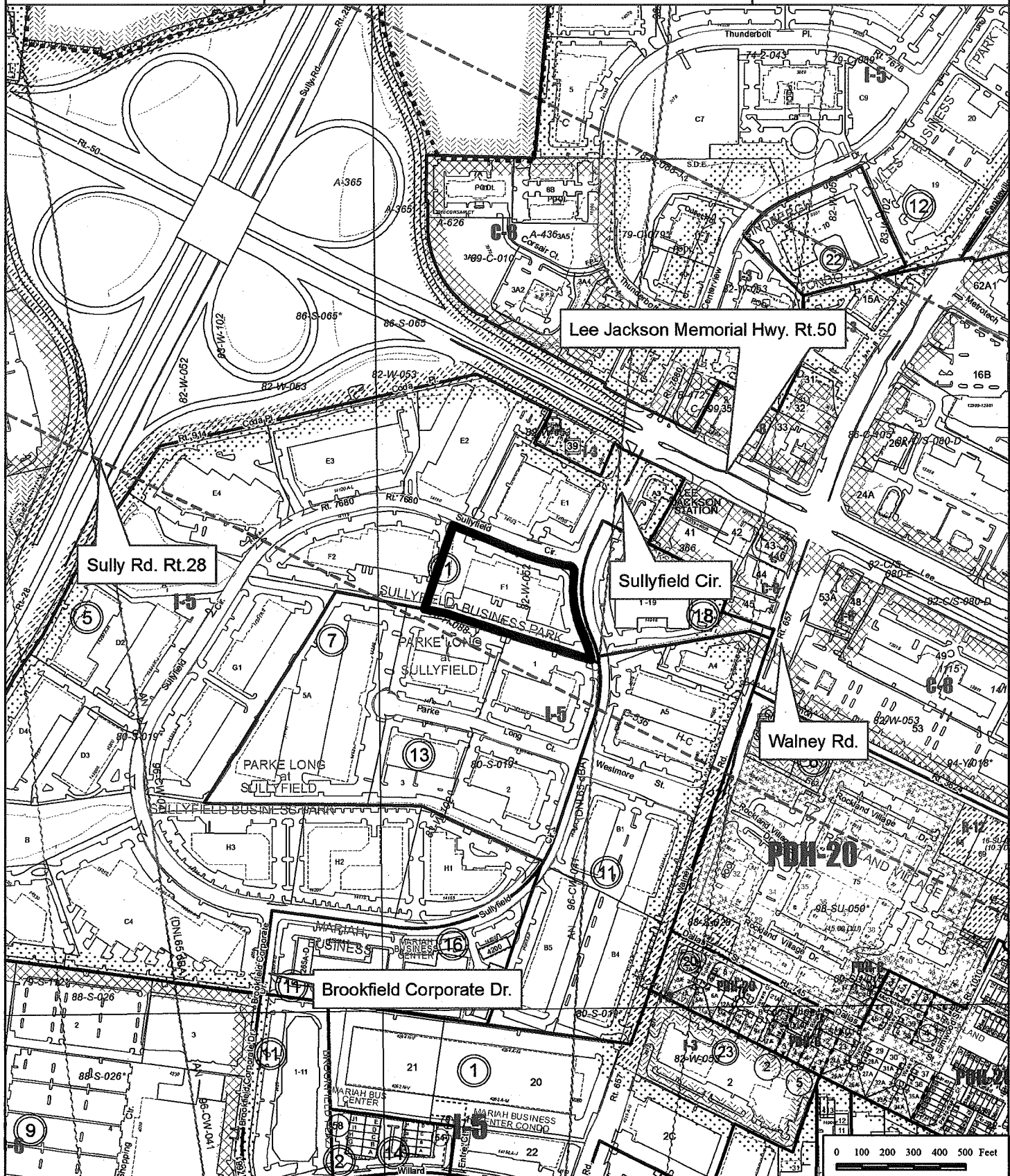
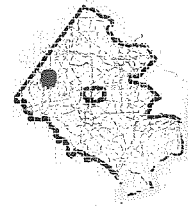
Kevin M. MacWhorter

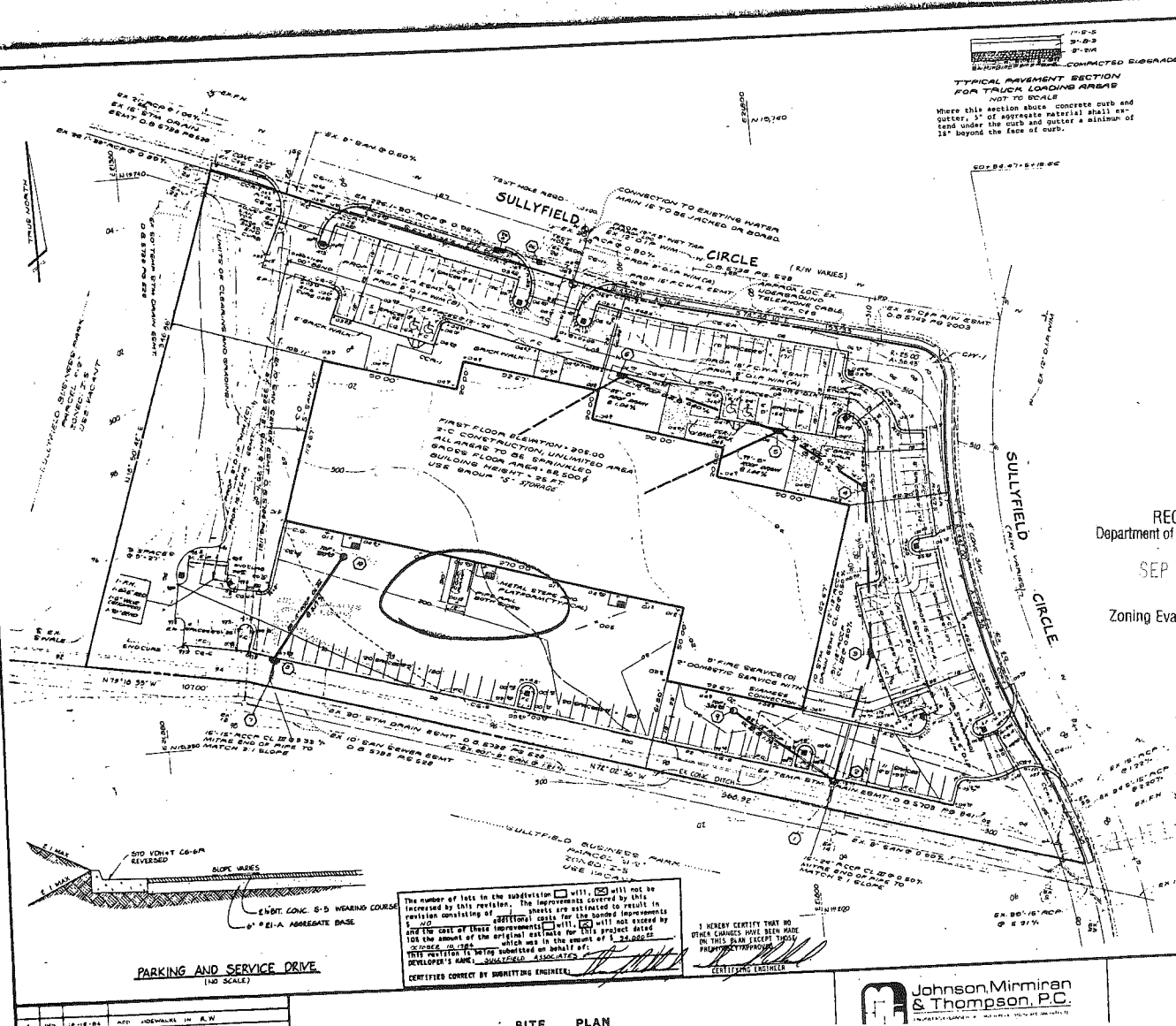
Enclosures

cc: Mr. Su Young Kang, Win & Archery Inc.  
Mr. St. Clair Williams, Fairfax County  
Mr. Brent Krasner, Fairfax County



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





RECD  
12-12-01  
FFX CO

SITE ANALYSIS

Area: 147,730 Sq. Ft.

Building Area (Gross):

Office: 28,000 Sq. Ft.

Warehouse: 29,100 Sq. Ft.

Total: 57,100 Sq. Ft.

Floor Area Ratio: 0.39

Parking Required:

Office: 104

Warehouse: 32

Total: 137 Spaces

Parking Provided: 137 Spaces

Handicapped Parking Required: 4 Spaces

Handicapped Parking Provided: 4 Spaces

Loading Spaces Required: 4 Spaces

Loading Spaces Provided: 6 Spaces

Packing Lot Area: 64,735 Sq. Ft.

Packing Lot Landscaping Required (5%): 3,240 Sq. Ft.

Packing Lot Landscaping Provided: 4,400 Sq. Ft.

Open Space Required (15%): 27,288 Sq. Ft.

Open Space Provided (70%): 36,870 Sq. Ft.

■ DENOTES LIGHT POLE

□ TRUCK LOADING AREA PAVEMENT (SEE DETAIL)

CS-6A TRANSITION

CURB AND BUTTER TRANSITION DETAIL  
NO SCALE

CONDENSED DRAINAGE ANALYSIS  
(ON-SITE ONLY)

RECEIVED  
Department of Planning & Zoning  
SEP 06 2017  
Zoning Evaluation Division

Sullyfield Business Park - Parcel F-1

Site Name: Sullyfield Business Park - Parcel F-1

County Plan Number: 147,730

Drainage Shed (1/4) Sub Area: 147,730

Pre Development Peak Runoff (10 year, 2 hour storm): 18.8 CFS

Post Development Peak Runoff (10 year, 2 hour storm): 10.3 CFS

Post Development Volume Runoff (10 year, 2 hour storm): 0.33 Ac. Ft.

Any Runoff Increase: 0.33 Ac. Ft.

Peak Runoff (Q10): 10.3 CFS

Volume Runoff (V10): 0.33 Ac. Ft.

Prepared by: J.D. Scanlon

Date: 8-27-11

Phone: 152-1372

County Plan Review:

APPROVED

JOHNSON, MIRMAN & THOMPSON, P.C.

REVISION APPROVED BY

REVISION REVIEW

OWNER

SULLYFIELD ASSOCIATES

3301 LAUREL BURN AVENUE, SUITE 100

CHALMERS CHURCH, VA 22001

DATE: 8-27-11

BY: J.D. Scanlon

DATE: 8-27-11

BY: J.D. Scanlon

Johnson, Mirman & Thompson, P.C.

10000 W. 100th St., Suite 100

Overland Park, KS 66204

TEL: 913.661.1000

FAX: 913.661.1001

WWW.JMT-PC.COM

The number of lots in the subdivision will not be increased by this revision. The improvements covered by this revision consisting of additional lots for the same improvements will not exceed by the amount of the original estimate for this project dated 8-27-11. This revision is submitted on behalf of the developer's name, SULLYFIELD ASSOCIATES.

CERTIFIED CORRECT BY SUBMITTING ENGINEER:

1. I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THIS PLAN EXCEPT THOSE INDICATED BY THIS REVISION.

CERTIFYING ENGINEER:

PARKING AND SERVICE DRIVE  
(NO SCALE)

SITE PLAN