



City of Fairfax

9571 FAIRFAX BOULEVARD SPECIAL EXCEPTION PLAT CITY OF FAIRFAX, VIRGINIA

RECEIVED
04 / 17 / 2020
Community Dev & Planning

NOTES

- APPLICANT/OWNER:
9571 FAIRFAX BLVD LLC
8101 GLENBROOK ROAD
SUITE B
BETHESDA, MD 20814
- THE PROPERTY SHOWN HEREON IS IDENTIFIED BY THE CITY OF FAIRFAX, VIRGINIA, AS PARCEL ID NUMBER 48-3-06-041 AND IS ZONED CG, COMMERCIAL GENERAL.
- THE APPLICANT PROPOSES TO DEVELOP THE PROPERTY WITH A RETAIL BUILDING, WHICH REQUIRES THE SPECIAL EXCEPTIONS LISTED ON THIS SHEET.
- THE PROPERTY IS NOW IN THE NAME OF 9571 FAIRFAX BOULEVARD, LLC AS RECORDED IN DEED BOOK 20970 AT PAGE 493.
- THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED SHOW ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE IS NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.
- TOTAL AREA OF THE PROPERTY IS 20,371 SQUARE FEET OR 0.4677 ACRES.
- THIS TOPOGRAPHIC SURVEY IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FAIRFAX, VIRGINIA, COMMUNITY-PANEL NUMBER 5155240003D, REVISED JUNE 2, 2006, SHOWS THIS PROPERTY TO LIE IN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
- FAIRFAX BOULEVARD FRONTAGE IS APPROXIMATELY 185 FEET AND THE HUME AVENUE FRONTAGE IS APPROXIMATELY 79 FEET.

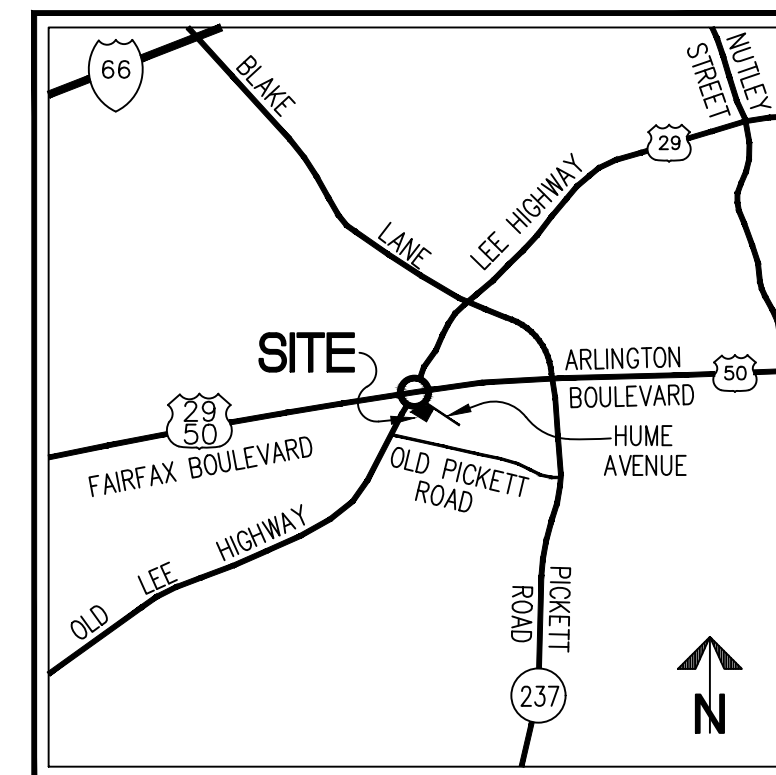
SPECIAL EXCEPTIONS REQUESTED

- A SPECIAL EXCEPTION OF THE FRONT YARD SETBACK ALONG HUME AVENUE IS REQUESTED. (SEC. 3.6.2)
- A SPECIAL EXCEPTION OF THE SIDE YARD SETBACK IS REQUESTED. (SEC. 3.6.2)
- A SPECIAL EXCEPTION TO TERMINAL LANDSCAPE ISLAND REQUIREMENTS REQUESTED. (SEC. 4.5.7 D 1 & 2)
- A SPECIAL EXCEPTION TO PERMIT PARKING SPACES MORE THAN 50 FEET FROM A PLANTING ISLAND IS REQUESTED. (SEC. 4.5.7 D 1)
- A SPECIAL EXCEPTION OF THE SIDEWALK REQUIREMENT ALONG HUME AVENUE IS REQUESTED. (SEC. 4.4.3 A)
- A SPECIAL EXCEPTION OF THE LANDSCAPE STRIP/STREET TREES REQUIREMENT ALONG FAIRFAX BOULEVARD AND HUME AVENUE. (SEC. 4.5.6 B)
- A SPECIAL EXCEPTION OF THE MINIMUM PARKING REQUIREMENT IS REQUESTED. (SEC. 4.2.3.E)

PFM MODIFICATION

- LOADING ALONG HUME AVENUE IS PROPOSED WITH THIS APPLICATION. THE LOADING ENTRANCE IS LOCATED LESS THAN 12 FEET FROM THE PROPERTY LINE AS REQUIRED BY PFM 404.006. THE APPLICANT REQUESTS SUPPORT FOR A WAIVER OF THIS REQUIREMENT, WITH A FINAL ACTION TO BE MADE BY THE DIRECTOR AT TIME OF SITE PLAN.

VICINITY MAP



SCALE: 1"=2000'

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES NARRATIVES

- THE EXISTING SITE PREVIOUSLY SERVED AS A GAS STATION. THE EXISTING SITE HAS NO STORMWATER MANAGEMENT OR WATER QUALITY FACILITIES. THE PROPOSED REDEVELOPMENT PROJECT WILL REMOVE ALL EXISTING ONSITE IMPROVEMENTS AND CONSTRUCT A SMALL RETAIL BUILDING WITH SURFACE PARKING. THIS WILL RESULT IN A NET INCREASE IN OVERALL IMPERVIOUS AREA. THE SWM NECESSARY TO PREVENT AN INCREASE IN PEAK RUNOFF RATES FOR THE 2 AND 10-YEAR STORMS WILL BE ACCOMPLISHED WITH UNDERGROUND DETENTION FACILITIES TO BE LOCATED IN FRONT OF THE BUILDING. FINAL DESIGN TO BE DETERMINED AT TIME OF SITE PLAN.
- BMP WILL BE PROVIDED IN ACCORDANCE WITH THE VIRGINIA RUNOFF REDUCTION METHOD THROUGH THE USE OF UNDERGROUND STRUCTURAL BMP FACILITIES TO BE DESIGNED AT TIME OF SITE PLAN.
- EXISTING OUTFALL CHANNEL IN HOME WILL BE DEMONSTRATED TO BE ADEQUATE TO CONVEY THE 2 AND 10 YEAR STORM EVENTS AT TIME OF SITE PLAN.
- THIS STORMWATER MANAGEMENT ANALYSIS IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AT TIME OF SITE PLAN.

OUTFALL ANALYSIS NARRATIVE

- THE EXISTING SITE DRAINS AS SHEET FLOW TO FOUR STORMWATER OUTFALLS AS FOLLOWS:
 - THE NORTHWESTERN PORTION OF THE PROPERTY DRAINS TO THE GUTTER ON OLD LEE HIGHWAY. FROM THERE THE RUNOFF FLOWS TO AN EXISTING CURB INLET ON OLD PICKETT ROAD AT ITS INTERSECTION WITH OLD LEE HIGHWAY.
 - RUNOFF FROM THE NORTHEASTERN PART OF THE SITE DRAINS TO THE GUTTER ON OLD LEE HIGHWAY AND THEN FLOWS AROUND THE CORNER TO A MANMADE CHANNEL ALONG HUME AVENUE.
 - THE SOUTHEASTERN PART OF THE SITE DRAINS DOWN A STEEP SLOPE TO THE STRYKER'S SQUARE, LLC PROPERTY TO THE SOUTHEAST.
 - RUNOFF FROM THE SOUTHWESTERN AREA FLOWS ACROSS THE FRONT PARKING LOT OF THE MCDONALD'S PROPERTY AND THEN ACROSS THE NEIGHBORING RETAIL CENTER PARKING LOT TO THE GUTTER ALONG OLD PICKETT ROAD.
- AFTER THE PROPOSED REDEVELOPMENT SITE RUNOFF WILL CONTINUE TO DRAIN TO THE SAME FOUR OUTFALLS. RUNOFF TO ALL BUT THE NORTHEASTERN OUTFALL WILL CONTINUE TO BE RELEASED AS SHEET FLOW. RUNOFF TO THE ADJACENT PRIVATE PROPERTIES TO THE SOUTHEAST AND SOUTHWEST WILL BE REDUCED BY REDUCING THE SIZE OF THE ASSOCIATED SITE DRAINAGE AREAS. RUNOFF FROM THE PROPOSED BUILDING ROOF AS WELL AS SOME OF THE PARKING LOT WILL BE DIRECTED TO A PROPOSED STORMWATER DETENTION FACILITY IN FRONT OF THE BUILDING. STORMWATER RELEASED FROM THIS DETENTION FACILITY WILL BE PIPED TO AN EXISTING STORM SEWER THAT CONVEYS FAIRFAX CIRCLE RUNOFF TO AN EXISTING RIPRAPPED CHANNEL ON THE EAST SIDE OF HUME AVENUE. THIS DETENTION FACILITY WILL REDUCE SITE PEAK RUNOFF RATES FOR THE 2 AND 10-YEAR STORMS TO BELOW PRE-DEVELOPMENT LEVELS.

ZONING TABULATION

	CG PERMITTED	PROVIDED
EXISTING ZONE: CG, COMMERCIAL GENERAL		
SITE AREA: 20,371 SF OR 0.4677 AC*		
MINIMUM LOT AREA	22,000 SF	20,371 SF*
MINIMUM LOT WIDTH	150 FT	±100 FT**
MAXIMUM BUILDING HEIGHT	60 FT/5 STORIES	±35 FT
MAXIMUM BUILDING COVERAGE	NONE	N/A
MAXIMUM LOT COVERAGE	90%	±73% (SEE BELOW)
MINIMUM YARD REQUIREMENTS		
FRONT (HUME AVENUE)	20 FT	±10 FT***
STREET (SIDE) (FAIRFAX BLVD)	20 FT	±37 FT
SIDE	25 FT	±2 FT; ±69 FT***

* A VARIANCE WAS APPROVED IN 1980 FOR LOT SIZE
 ** LOT WIDTH IS LEGALLY NON-CONFORMING
 *** SPECIAL EXCEPTIONS ARE REQUESTED FOR CERTAIN YARD REQUIREMENTS

PARKING TABULATION

USE: RETAIL
 RATE: 1 SP/200 SF
 (4,000/200 = 20)
 USE: STORAGE ACCESSORY TO RETAIL
 RATE: 1 SP/200 SF
 (2,200/200 = 11)
 PARKING REQUIRED = 31 SPACES
 PARKING PROVIDED = 23 SPACES (INCLUDING 2 ADA SPACES)

NOTE: A PARKING REDUCTION IS REQUESTED WITH THIS APPLICATION IN ACCORDANCE WITH ZONING ORDINANCE SECTION 4.2.3.E

LOT COVERAGE CALCULATION

BUILDING AREA: 4,000 SF
 PARKING/DRIVE AISLES: 9,055 SF
 SIDEWALKS: 1,825 SF
 TOTAL: 14,880 SF OR 73%

SHEET INDEX

- P-0101 COVER SHEET
- P-0201 EXISTING CONDITIONS PLAN
- P-0301 SPECIAL EXCEPTION PLAT
- P-0302 PRELIMINARY UTILITY AND GRADING PLAN
- P-0401 CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS
- P-0402 TREE MANAGEMENT PLAN
- P-0601 TRUCK MOVEMENT EXHIBIT
- P-0602 FIRE LANE EXHIBIT
- ELEVATIONS - OPTION 1 (DECK) (CERTIFICATE OF APPROPRIATENESS)
- ELEVATIONS - OPTION 2 (NO DECK) (CERTIFICATE OF APPROPRIATENESS)
- ELEVATIONS - OPTION 1 (DECK) (CERTIFICATE OF APPROPRIATENESS)
- ELEVATIONS - OPTION 2 (NO DECK) (CERTIFICATE OF APPROPRIATENESS)
- FACADE MATERIAL FINISHES (CERTIFICATE OF APPROPRIATENESS)

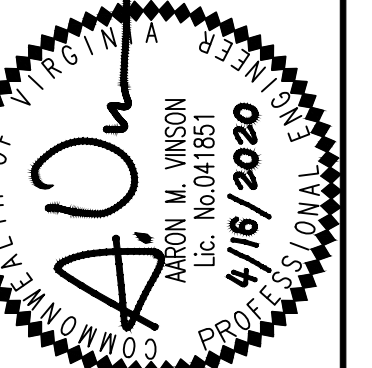
COVER SHEET

SPECIAL EXCEPTION PLAT

9571 FAIRFAX BOULEVARD

CITY OF FAIRFAX, VIRGINIA

WALTER L. PHILLIPS
 ENGINEERS, ARCHITECTS, SURVEYORS, LANDSCAPE ARCHITECTS, ARBORISTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com



NO.	DESCRIPTION	REVISION APPROVED BY		DATE	DATE
		APPROVED	REV. BY		

DATE: 10/29/2019; REV. 1/29/2020, 3/20/2020, 4/16/2020
 DRAWN: IMH
 CHECKED: AV

LEGEND

- CA..... UTILITY POLE CROSSARM
- CO..... CLEANOUT
- CP..... CONCRETE PATCH
- DB..... DEED BOOK
- DHF..... DRILL HOLE FOUND (PROPERTY CORNER)
- EB..... ELECTRICAL BOX
- EM..... ELECTRIC METER
- EO..... ELECTRIC OUTLET
- EP..... EDGE OF PAVEMENT
- ES..... ELECTRICAL STUB UP
- EVT..... ELECTRICAL VAULT
- FC..... FACE OF CURB (HEADER CURB)
- FNC..... FENCE
- HC..... RAMP FOR DISABLED
- IPF..... IRON PIPE FOUND (PROPERTY CORNER)
- IPS..... IRON PIN SET (PROPERTY CORNER)
- LP..... LIGHT POLE BASE
- LSB..... LANDSCAPING BOX
- LSW..... LANDSCAPING WALL
- MW..... MONITORING WELL
- PG..... PAGE
- PKS..... P.K. NAIL SET (PROPERTY CORNER)
- SMH..... SANITARY SEWER STRUCTURE
- SW..... SIDEWALK
- TR..... TRANSFORMER (ON POLE)
- TRLP..... TRAFFIC LIGHT POLE
- VLT..... UTILITY VAULT
- WDF..... WOOD FENCE
- WM..... WATER METER
- WV..... WATER VALVE
- BOLLARD
- FIRE HYDRANT
- △..... DOORWAY/ENTRANCE
- ⊙..... UTILITY POLE
- ★..... LIGHT POLE
- ⊙..... GROUND LIGHT
- X—..... FENCE
- G—..... GUY WIRE
- O—..... OVERHEAD WIRES
- E—..... UNDERGROUND ELECTRIC LINE
- W—..... UNDERGROUND WATER LINE
- C—..... CURB AND GUTTER
- S—..... SIGN
- ⊙..... UTILITY MANHOLE
- ⊙..... RESERVED FOR DISABLED

SANITARY SEWER AS-BUILT TABLE

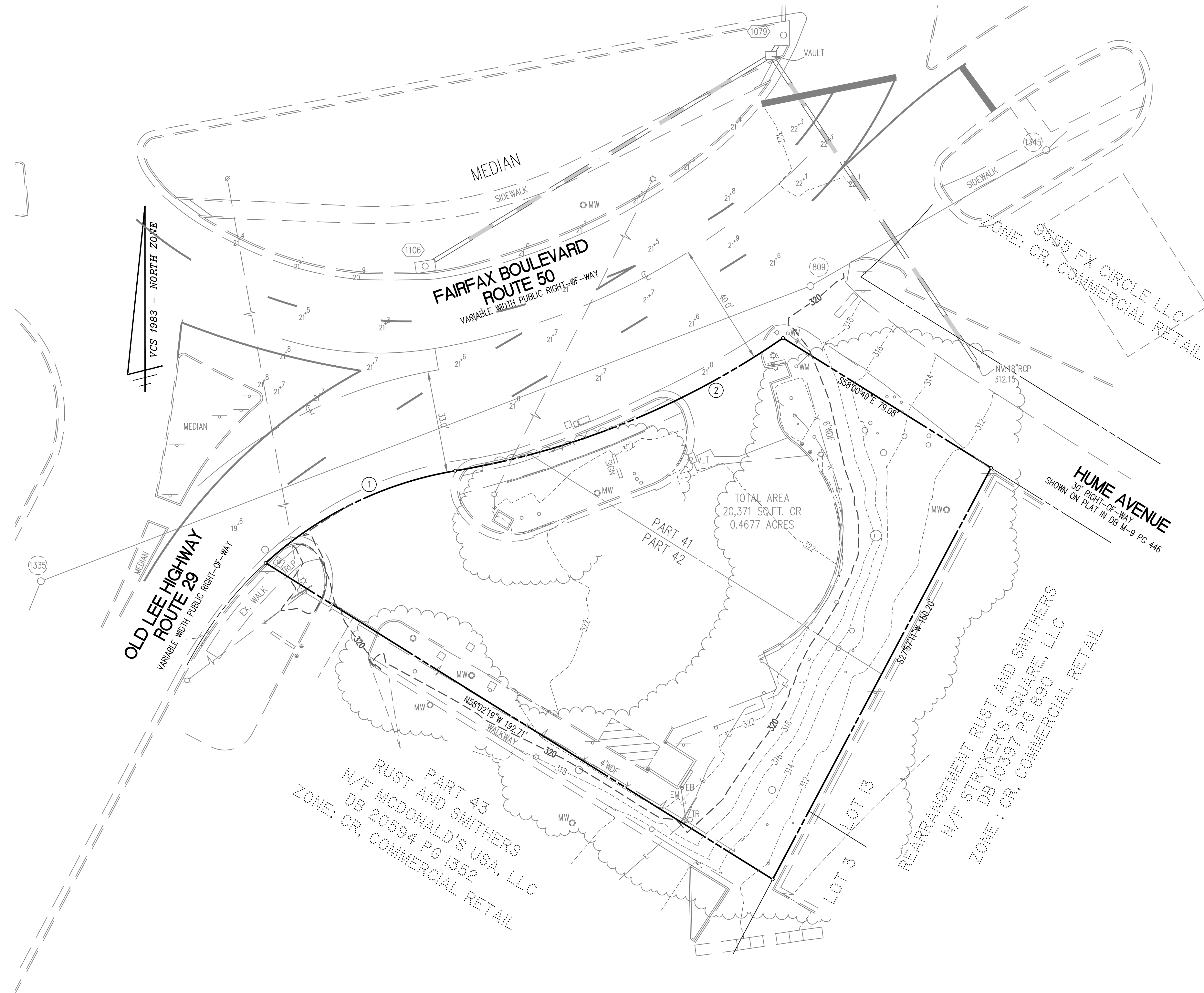
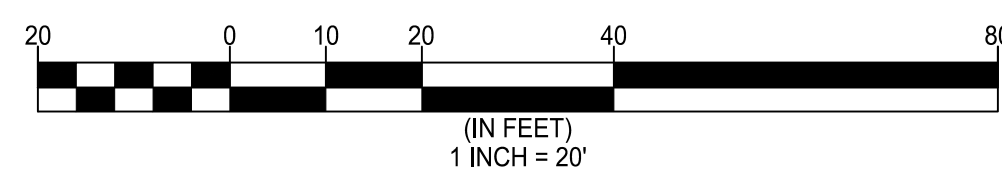
SMH 809	
SMH TOP	320.59
8" INV IN (SMH 1345)	312.21
8" INV OUT (SMH 1335)	311.9
SMH 1335	
SMH TOP	317.79
8" INV IN (SMH 809)	308.37
8" INV OUT (SOUTH)	309.29

STORM SEWER AS-BUILT TABLE

SD 1106	
CURB INLET TOP	321.18
15" RCP OUT (VAULT)	316.98
SD 1079	
CURB INLET TOP	323.77
15" RCP IN (NORTH)	318.72
15" RCP OUT (VAULT)	318.62

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	119.90'	68.92'	32°56'12"	35.44'	67.98'	N64°04'01"E
2	261.53'	114.96'	25°11'10"	58.43'	114.04'	N67°56'32"E



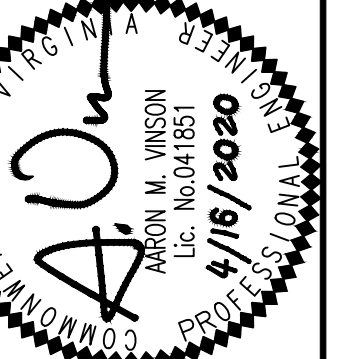
EXISTING CONDITIONS PLAN

SPECIAL EXCEPTION PLAT

9571 FAIRFAX BOULEVARD

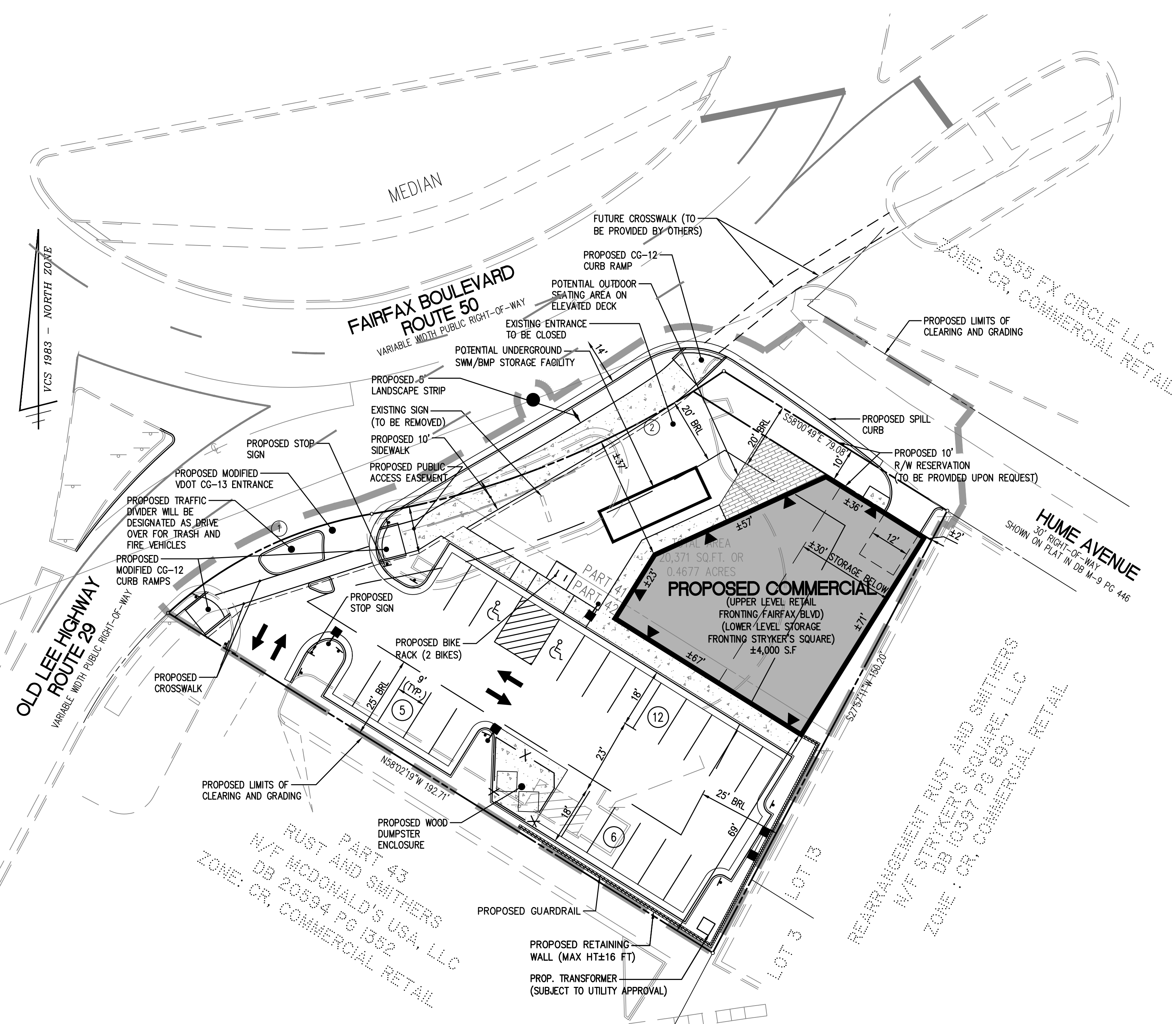
CITY OF FAIRFAX, VIRGINIA

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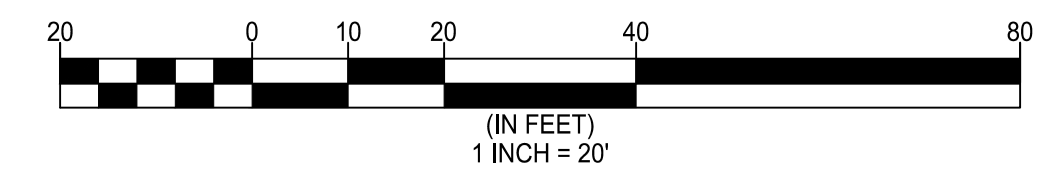
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 ESTABLISHED 1945
 DATE: 10/29/2019; REV: 1/29/2020; 3/20/2020; 4/16/2020
 SCALE: 1" = 20'
 DRAWN: IMH
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PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
	TEST PIT	



CURVE TABLE

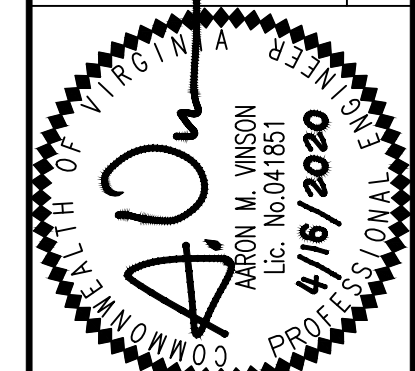
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
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SPECIAL EXCEPTION PLAT

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 CITY OF FAIRFAX, VIRGINIA

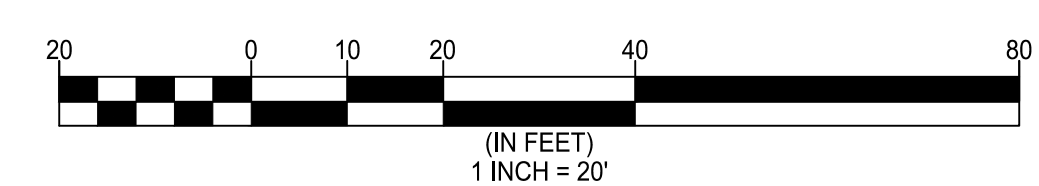
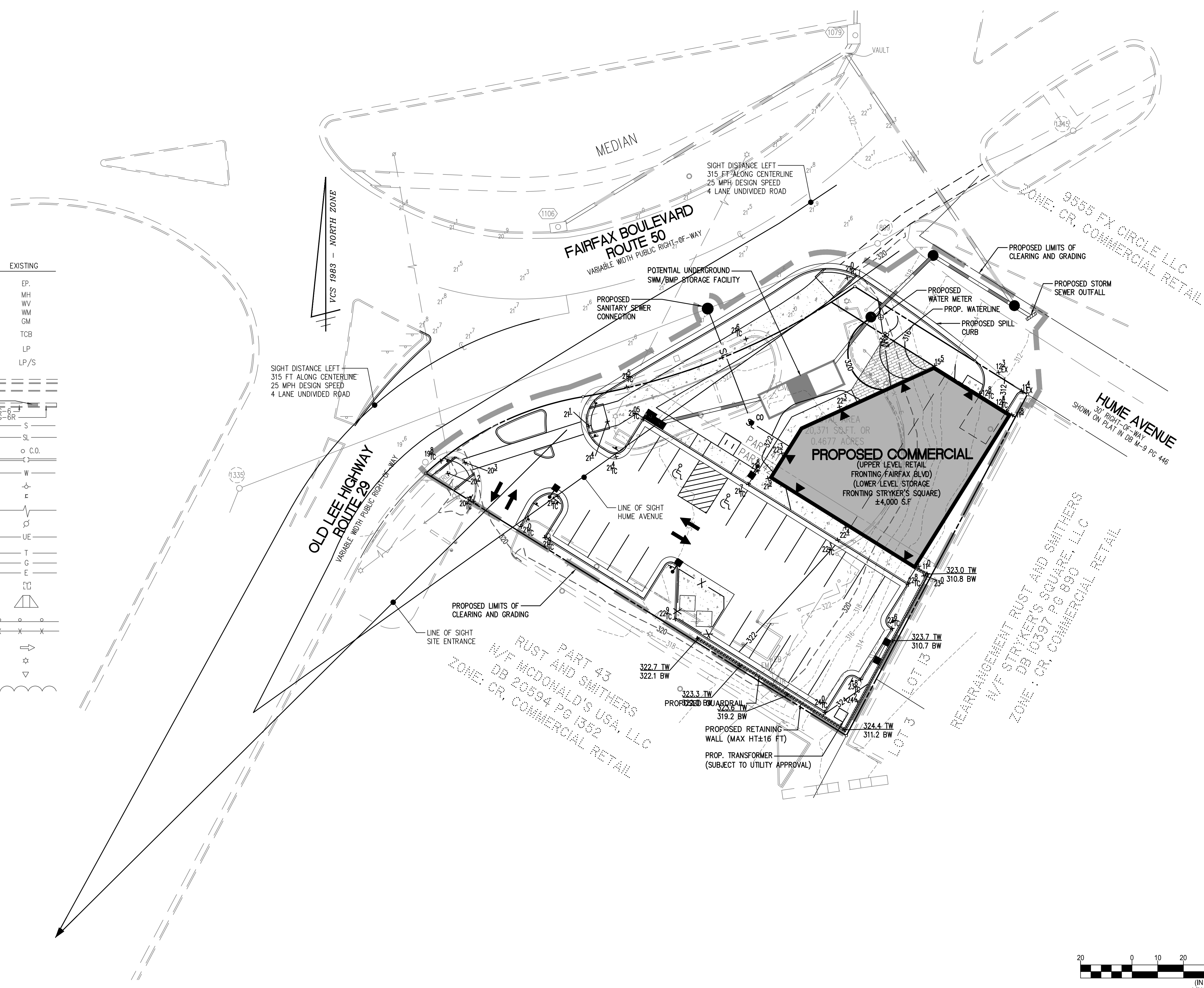
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PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
CG-2	CURB & GUTTER	CG-2
CG-6R	TRANSITION FROM CG-6 TO CG-6R	CG-6R
CG-6		CG-6
SL	SANITARY SEWER	SL
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
CS	STORM SEWER	CS
W	WATER MAIN	W
F	FIRE HYDRANT PLUG	F
OW	OVERHEAD WIRES	OW
UE	UTILITY POLE	UE
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
HR	HANDICAP RAMP (CG-12)	HR
GR	GUARDRAIL	GR
F	FENCE	F
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
T	TREES	T
LCG	LIMITS OF CLEARING AND GRADING	LCG
TP	TEST PIT	TP



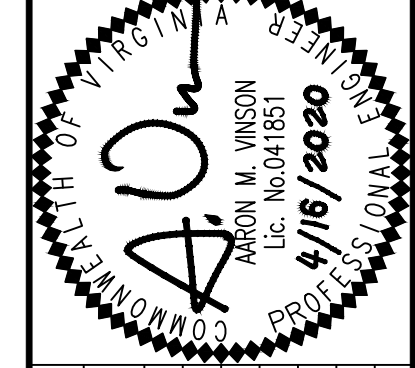
PRELIMINARY UTILITY AND GRADING PLAN

SPECIAL EXCEPTION PLAT

9571 FAIRFAX BOULEVARD

CITY OF FAIRFAX, VIRGINIA

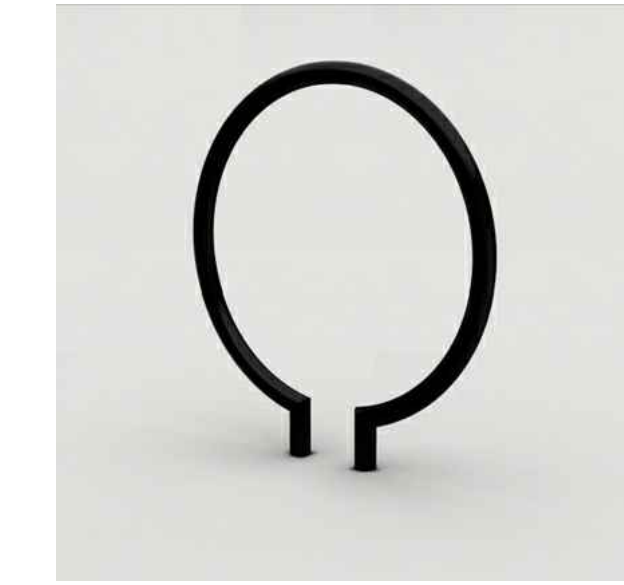
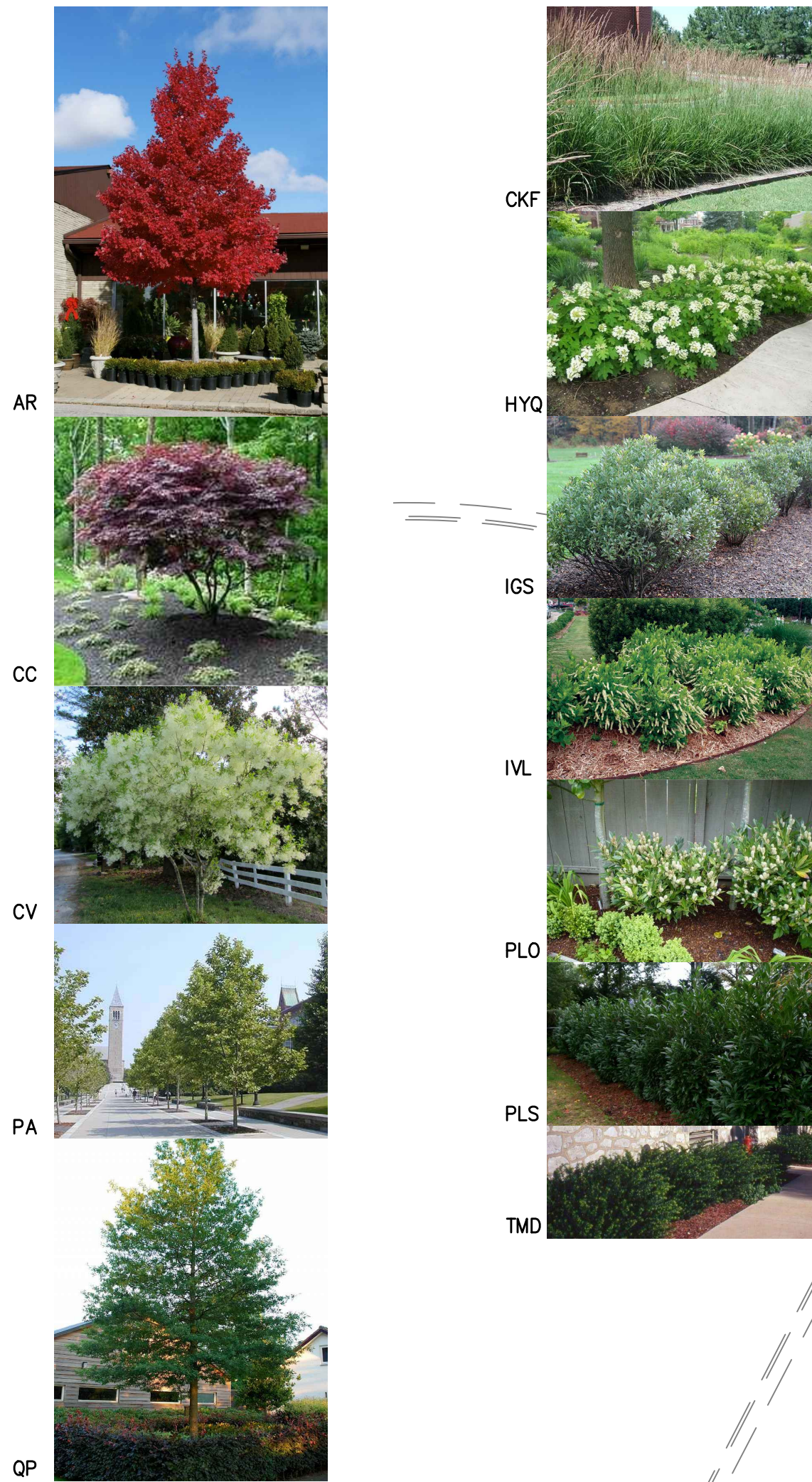
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EXAMPLE PLANT SPECIES IMAGES

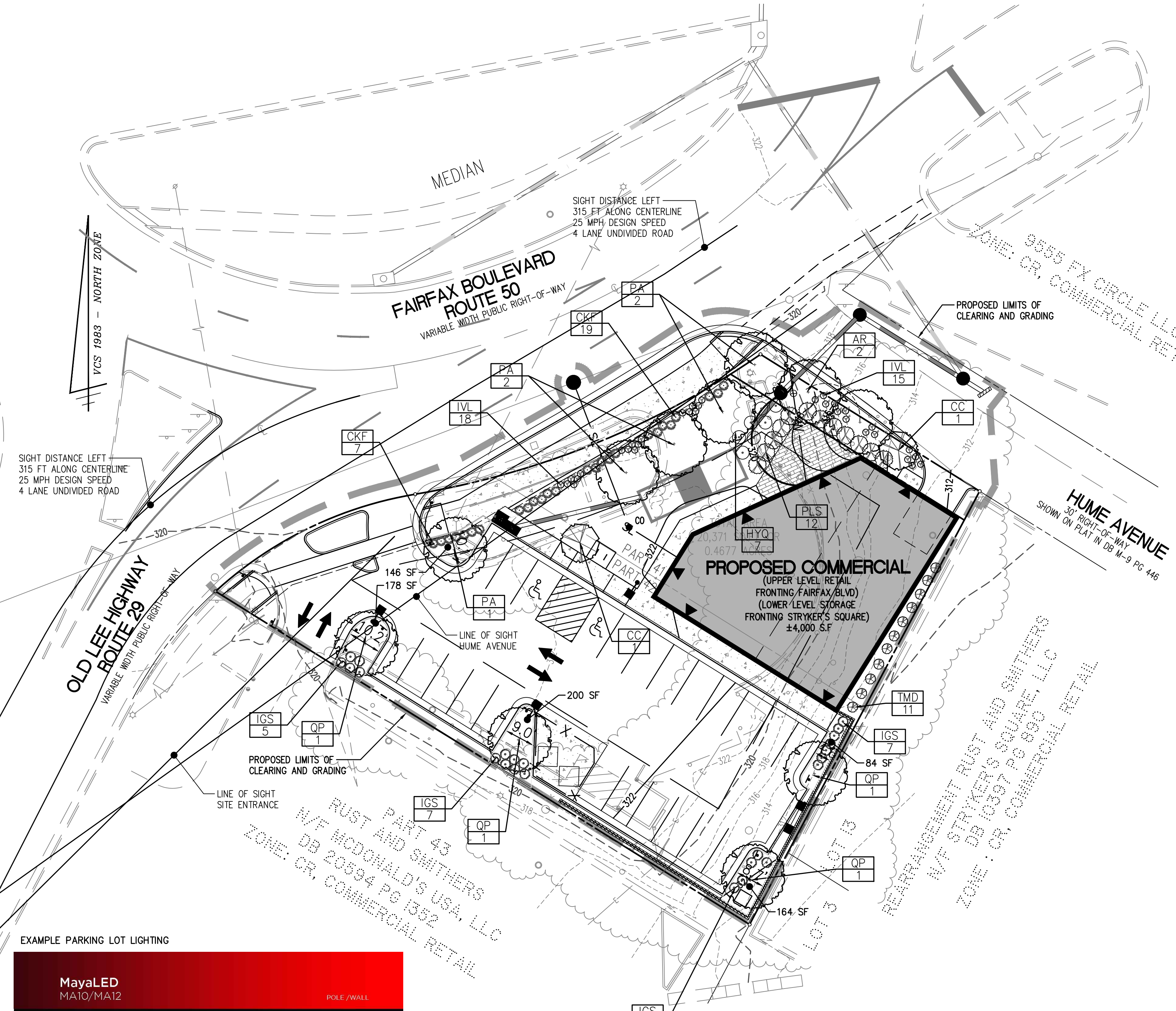


EXAMPLE BIKE RACK
LANDSCAPE FORMS - RING BIKE RACK (OR SIMILAR)

EXAMPLE PARKING LOT LIGHTING



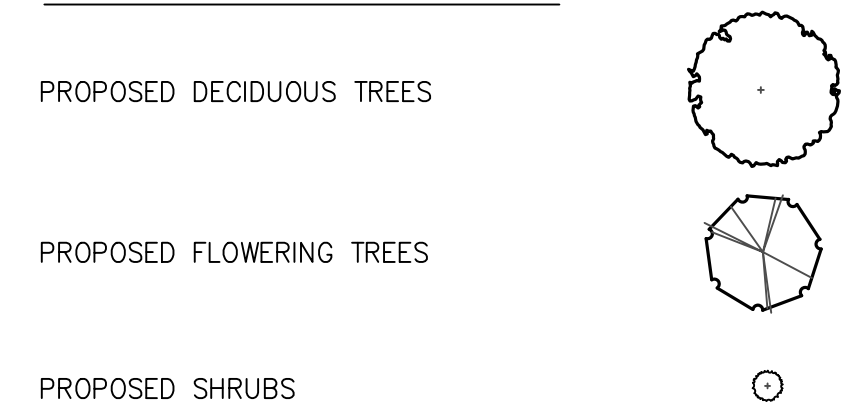
- LIGHTING NOTES:
1. THIS PRODUCT OR APPROVE EQUAL SHALL BE USED FOR PARKING LOT LIGHTING.
 2. FIXTURE SHALL BE FULL CUT OFF AND DIRECTIONALLY SHIELDED.
 3. MOUNTING HEIGHT SHALL BE IN ACCORDANCE WITH CITY OF FAIRFAX LIGHTING STANDARDS.
 4. LIGHTING LEVELS AT SURFACE AND AT PERIMETER PROPERTY LINES SHALL BE IN ACCORDANCE WITH CITY OF FAIRFAX LIGHTING STANDARDS.
 5. POLE AND FIXTURE HEAD SHOULD BE PAINTED MATTE BLACK TO MATCH WALL-MOUNTED LIGHTING.



LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
CG-2	CURB & GUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6
CG-6R	SANITARY SEWER	CG-6R
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
W	WATER MAIN	W
FH	FIRE HYDRANT PLUG	FH
OW	OVERHEAD WIRES	OW
UE	UTILITY POLE ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
HR	HANDICAP RAMP (CG-12)	HR
GR	GUARDRAIL	GR
F	FENCE	F
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
LCG	LIMITS OF CLEARING AND GRADING	LCG

LANDSCAPE LEGEND



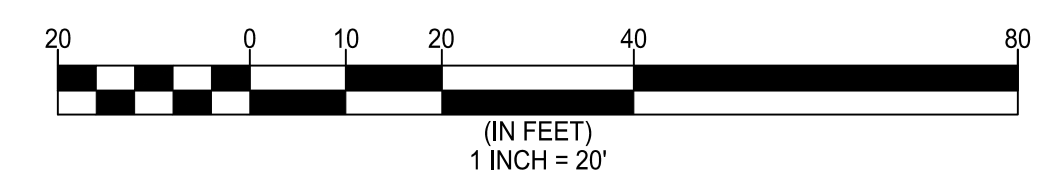
TREE COVER CALCULATIONS

SITE AREA	20,371 S.F.
PERCENT REQUIRED	X 10 %
TREE COVER REQUIRED	2,037 S.F.
TREE COVER PROVIDED (PLANTED)	
9 DECIDUOUS TREES @ 250 SF	2,250 S.F.
4 FLOWERING TREES @ 100 SF	400 S.F.
TOTAL TREE COVERAGE PROVIDED	2,650 S.F.
TOTAL EXISTING TREE COVERAGE TO REMAIN	0 S.F.
TOTAL TREE COVERAGE PROVIDED	2,650 S.F.

NOTE: ALL PLANT SPECIES ARE EXAMPLES, LOCATIONS AND SPECIES TYPES MAY VARY.

KEY	BOTANICAL NAME / COMMON NAME	SIZE	QUANTITY	COMMENTS	COVERAGE	
					UNIT	TOTAL
AR	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	3 1/2" CAL. B&B.	2		250.00	500.00
CC	CERCIS CANADENSIS 'FOREST PANSY' 'FOREST PANSY' REDBUD	6-7" TALL	2		100.00	200.00
PA	PLATANUS x ACERFOLIA 'BLOODGOOD' LONDON PLANETREE	3 1/2" CAL. B&B.	5		250.00	1250.00
QP	QUERCUS PHELLOS WILLOW OAK	3 1/2" CAL. B&B	4		250.00	1000.00

KEY	BOTANICAL NAME / COMMON NAME	SIZE	QUANTITY	COMMENTS
CKF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL CONT	32	
HYQ	HYDRANGEA QUERCIFOLIA OAK LEAF HYDRANGEA	24" SPREAD	7	
IGS	ILEX GLABRA 'SHAMROCK' INKBERRY	24" SPREAD	24	
IVL	ITEA VIRGINIANA 'LITTLE HENRY' VIRGINIA SWEETSPICE	18" SPREAD	33	
PLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SKIP LAUREL	24" SPREAD	12	
TMD	TAXUS MEDIA 'DENSIFORMIS' YEWE	24" SPREAD	11	



CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS
SPECIAL EXCEPTION PLAT
9571 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VIRGINIA

Engineers • Surveyors • Planners
 Landscape Architects • Arborists
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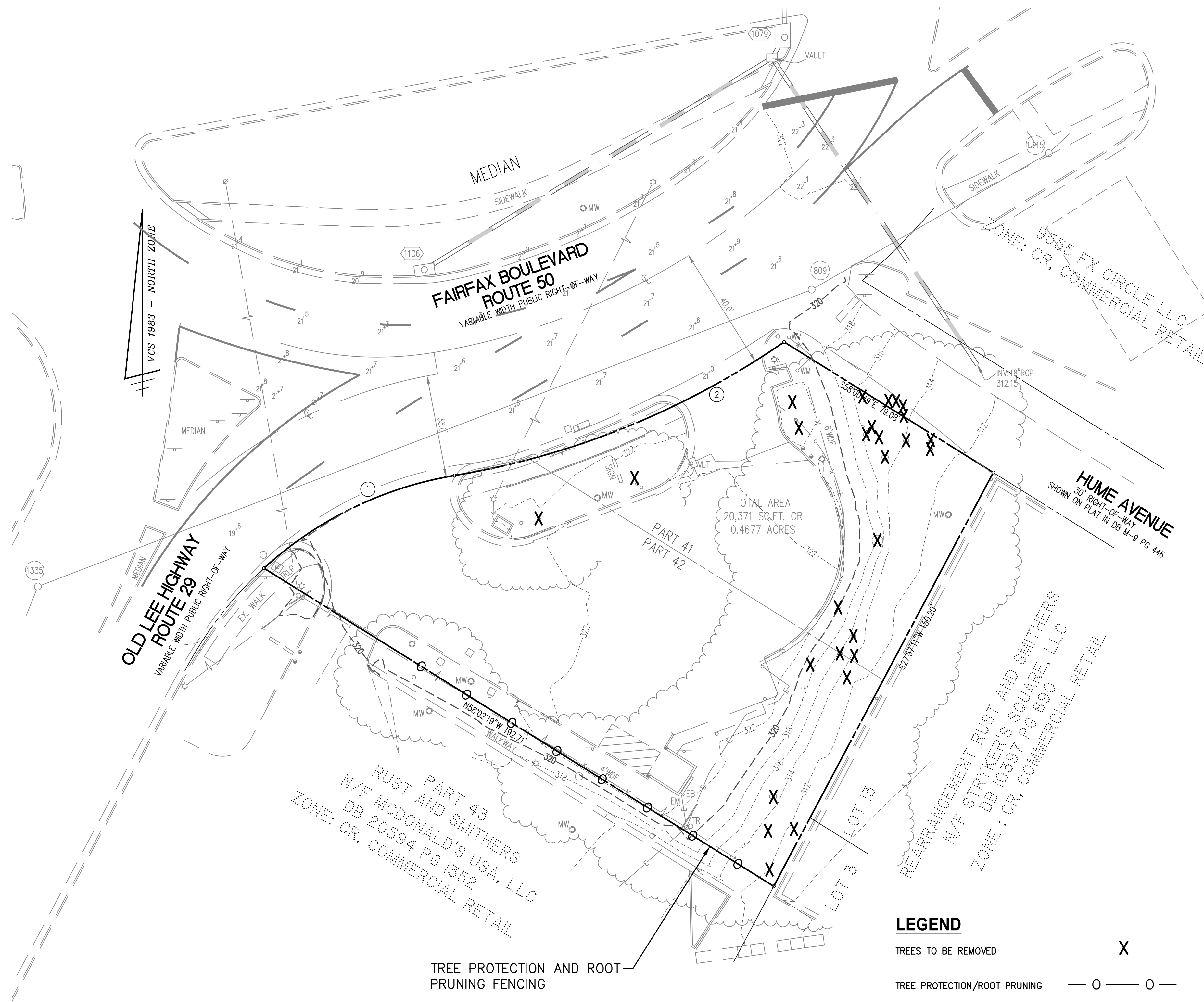
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NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY

COMMONWEALTH OF VIRGINIA
 ARBORIST
 ARON W. WINSON
 Lic. No. 041851
 4/16/2020
 PROFESSIONAL SEAL

FILE NO. FM-16 TAX MAP NO. 48-3 JOB NO. 10-020 CADD DWG. FILE: Q:\sdskproj\10020\dwg\Planning\SE\10020P-0401.dwg

SHEET: P-0401



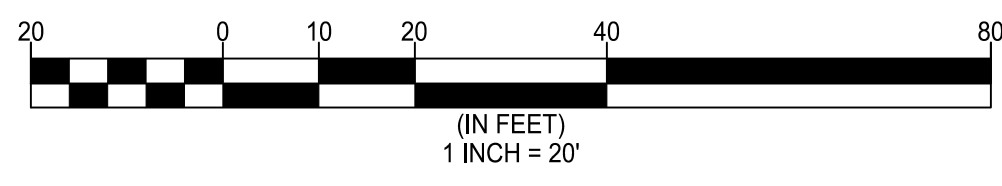
TREE PROTECTION AND ROOT PRUNING FENCING

LEGEND

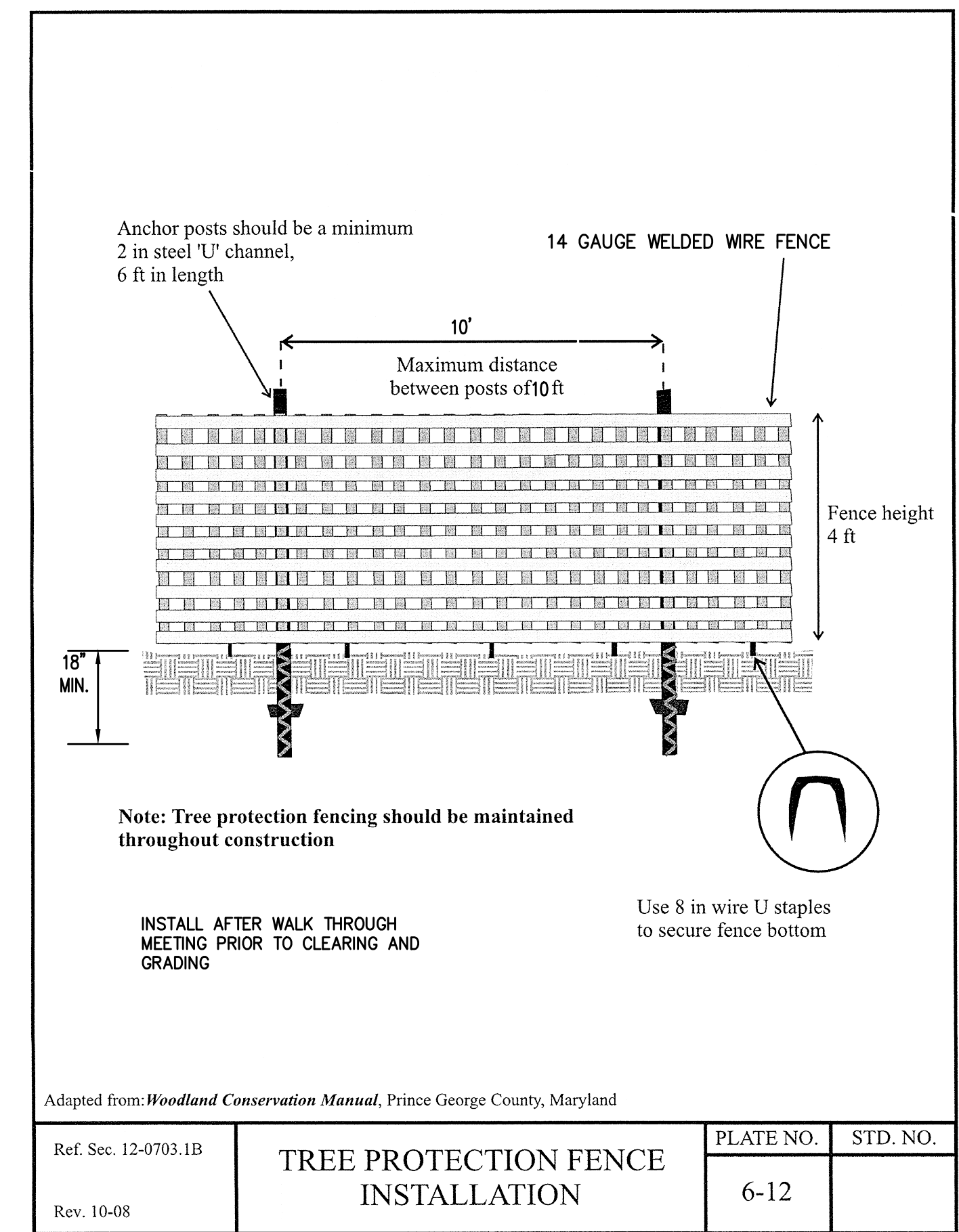
- TREES TO BE REMOVED X
- TREE PROTECTION/ROOT PRUNING — O — O —

TREE INVENTORY, TREE PRESERVATION AND LANDSCAPE PLAN PREPARED BY:

 BENJAMIN J. SCHITTER, CERTIFIED ARBORIST ISA #MA-5385A 09/12/2018



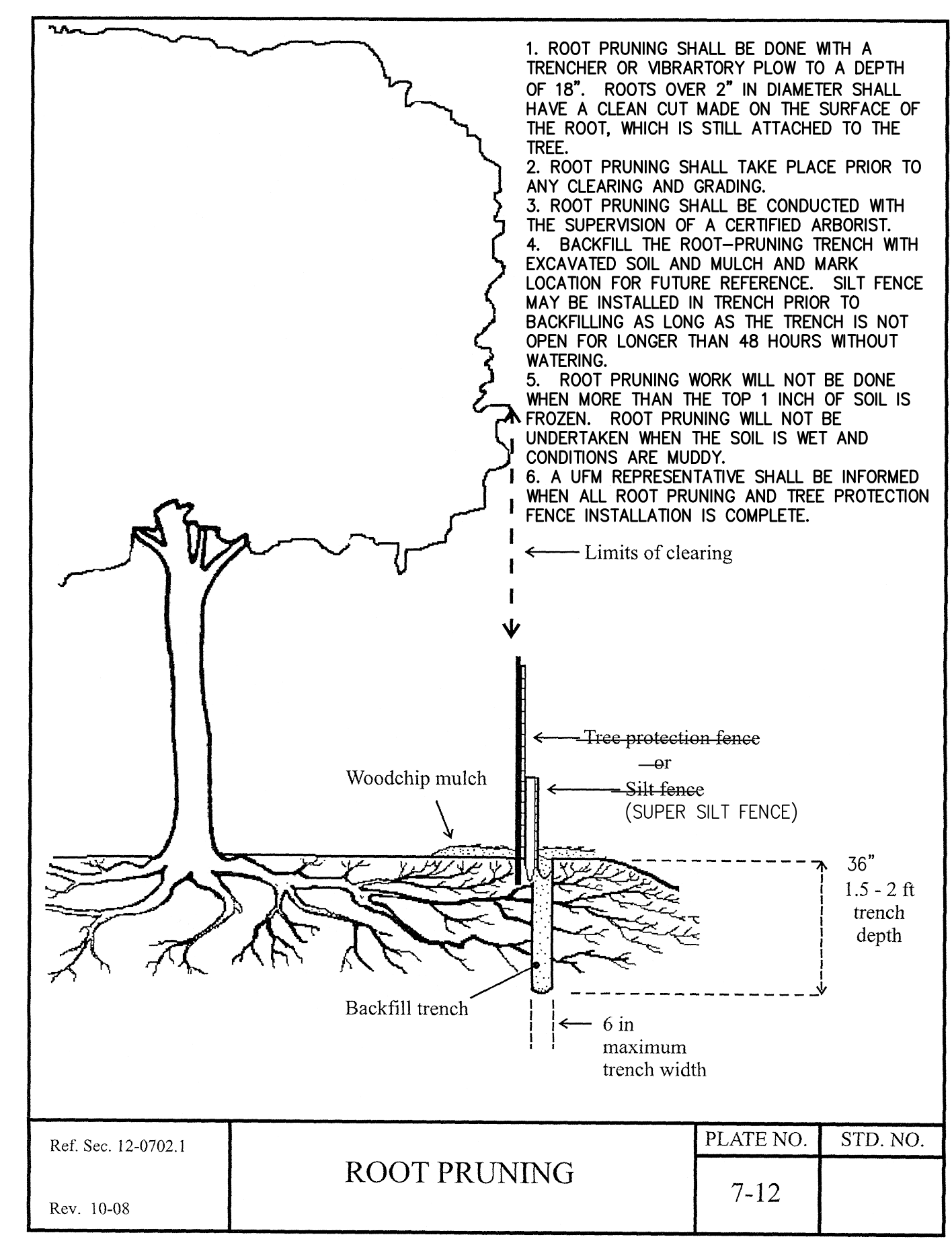
FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Adapted from: *Woodland Conservation Manual*, Prince George County, Maryland

Ref. Sec. 12-0703.1B	TREE PROTECTION FENCE INSTALLATION	PLATE NO. 6-12	STD. NO.
Rev. 10-08			

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. 12-0702.1	ROOT PRUNING	PLATE NO. 7-12	STD. NO.
Rev. 10-08			

TREE MANAGEMENT PLAN

SPECIAL EXCEPTION PLAT

9571 FAIRFAX BOULEVARD
 CITY OF FAIRFAX, VIRGINIA

Engineers • Surveyors • Planners
 Landscape Architects • Arborists

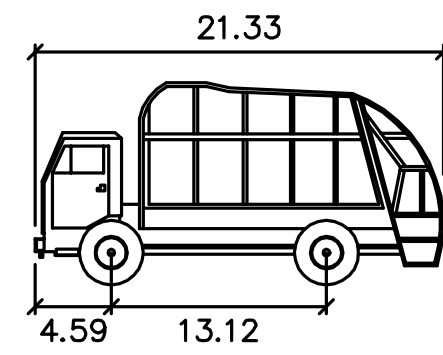
WALTER L. PHILLIPS

207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com

INCORPORATED ESTABLISHED 1945
 DATE: 10/29/2019; REV. 1/29/2020, 3/20/2020, 4/16/2020
 SCALE: 1" = 20'

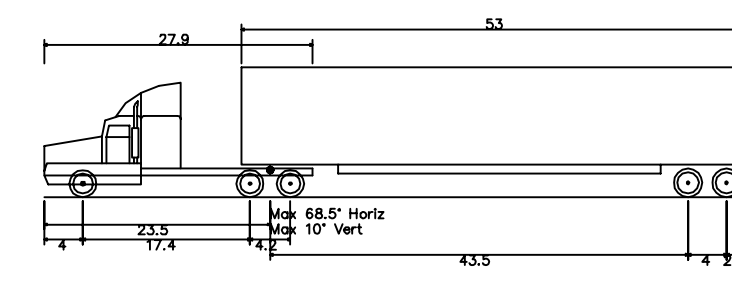
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NO.	DESCRIPTION	DATE	REV. BY	APPROVED

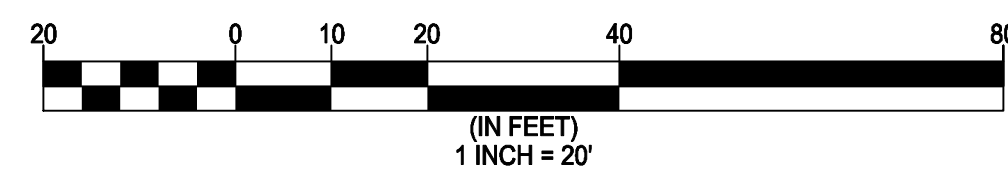
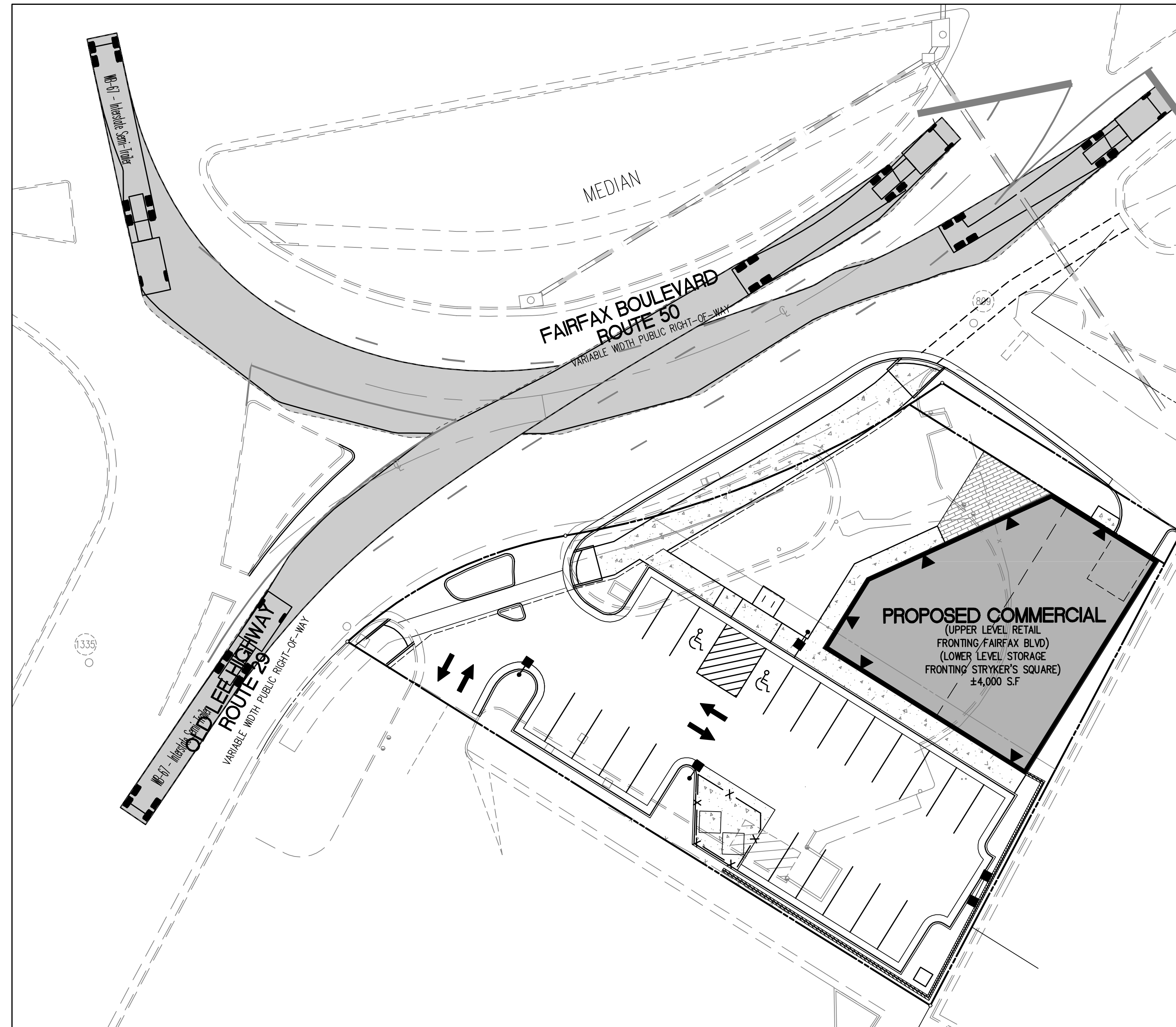
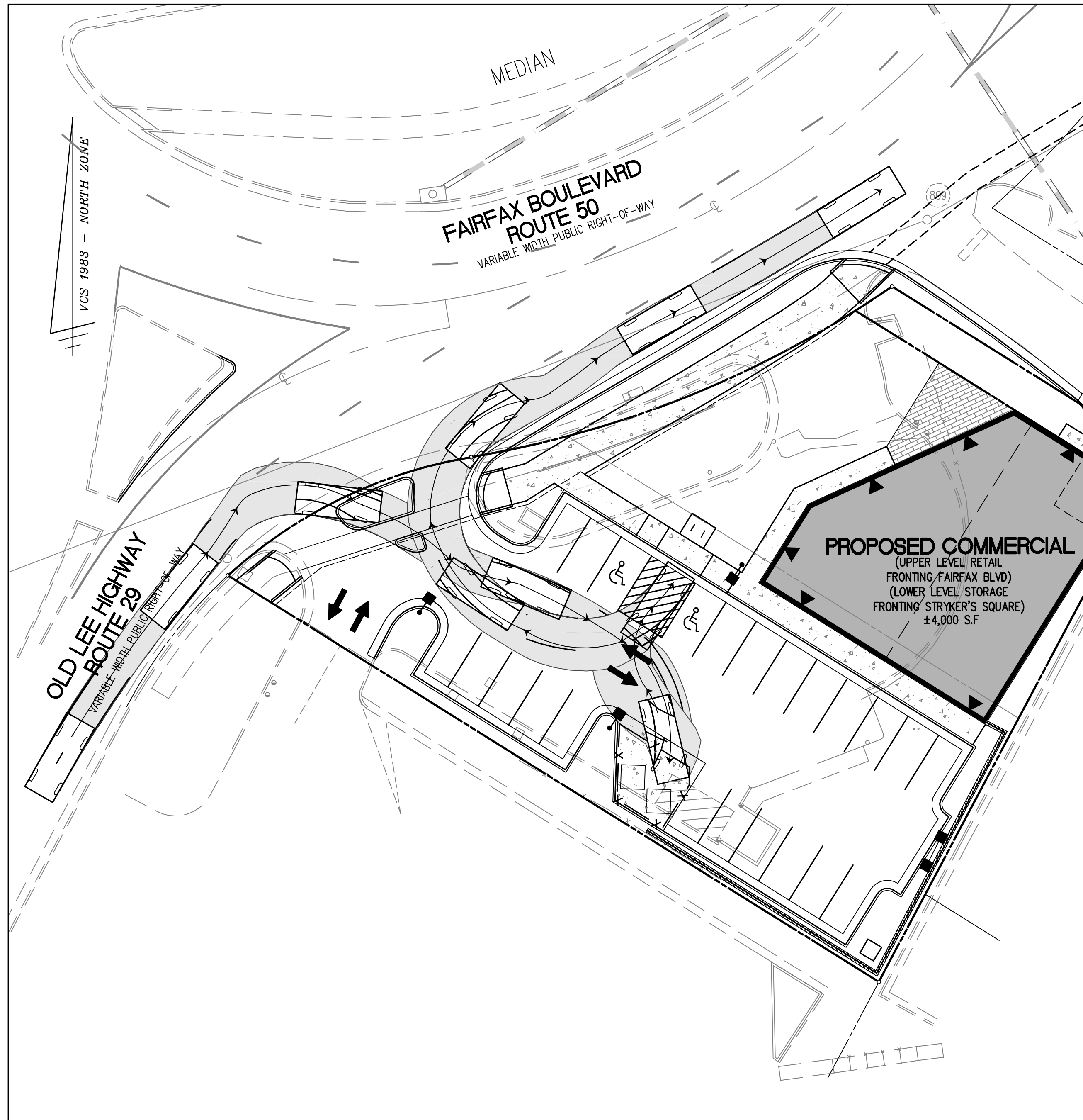


TRASH TRUCK

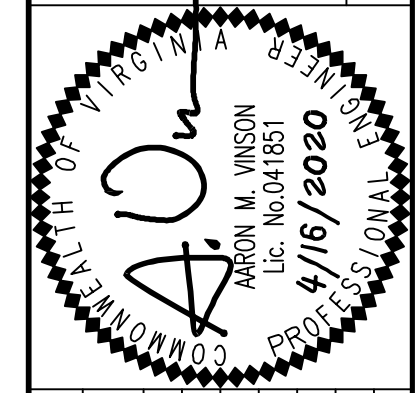
- Width : 8.04
- Track : 8.04
- Lock to Lock Time : 6.0
- Steering Angle : 28.0



- WB-67 - Interstate Semi-Trailer
- Overall Length 73.50ft
- Overall Width 8.50ft
- Overall Body Height 13.50ft
- Min Body Ground Clearance 1.35ft
- Max Track Width 8.50ft
- Lock-to-lock time 6.0s
- Max Steering Angle (Virtual) 28.4°



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NO.	DESCRIPTION	DATE	REV.	BY	APPROVED	DATE

TRUCK MOVEMENT EXHIBIT
 SPECIAL EXCEPTION PLAT
9571 FAIRFAX BOULEVARD
 CITY OF FAIRFAX, VIRGINIA

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER	
	TRANSITION FROM CG-2 TO CG-6	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
	TEST PIT	

FIRE LANE NOTE:

FIRE MARSHAL FIELD INSPECTION NECESSARY FOR FINAL APPROVAL OF FIRE LANES. FIRE LANES MUST HAVE FINAL APPROVAL PRIOR TO REQUEST FOR OCCUPANCY PERMIT, OWNER SHALL NOTIFY FIRE PREVENTION DIVISION, FIRE LANE SECTION 12099 GOVERNMENT CENTER PARKWAY, FAIRFAX, VA 22035 WHEN FIRE LANES HAVE BEEN INSTALLED. (703) 246-4806.

CURB DESIGNATION

ALL CURBS OR PAVED SPACES DESIGNATED AT FIRE LANES SHALL BE INDICATED BY YELLOW PAINT AS APPROVED BY THE FIRE PREVENTION DIVISION. IN AREAS WITHOUT CURBING, A 6" WIDE YELLOW STRIPE SHOULD BE APPLIED TO THE EDGE OF THE PAVEMENT. PAINT SHALL BE HIGHWAY TRAFFIC GRADE.

CURB DESIGNATION

SIGN TYPE "A"



STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE RIGHT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR PAVEMENT EDGE AT END OF PAINTED AREA.

SIGN TYPE "C"



STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE LEFT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR PAVEMENT EDGE AT END OF PAINTED AREA.

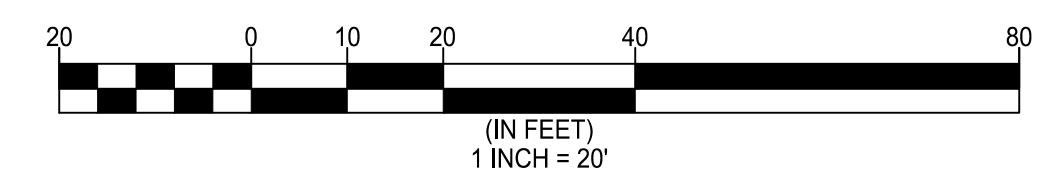
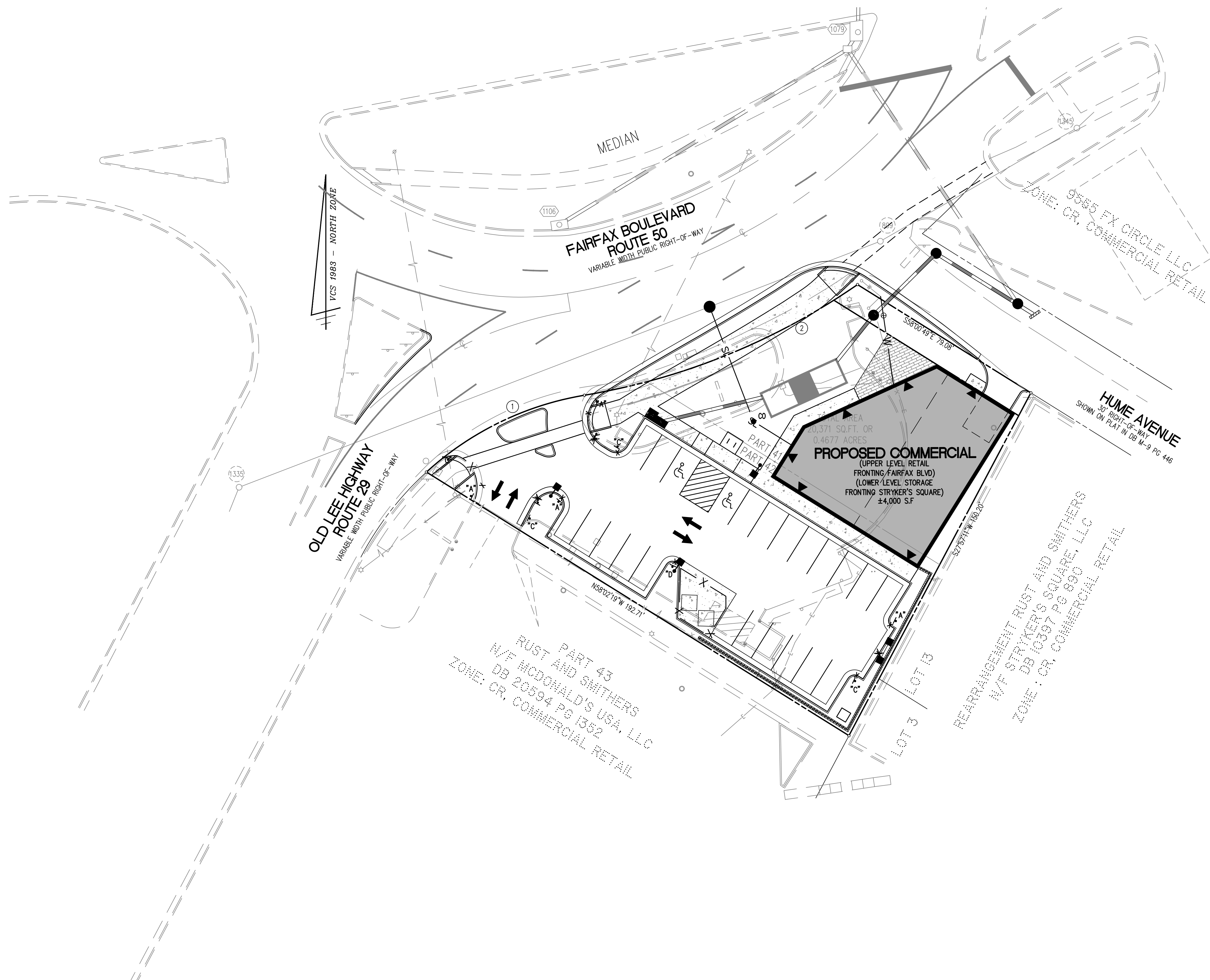
SIGN TYPE "D"



STANDARD WORDING WITH NO ARROW. TWO SIGNS, BACK TO BACK, MOUNTED PERPENDICULAR TO LINE OF CURBING OR PAVEMENT EDGE.

SIGN SPECIFICATIONS

- METAL CONSTRUCTION, 12" x 18".
- RED LETTERS ON WHITE REFLECTIVE BACKGROUND WITH 3/8" RED TRIM STRIP AROUND ENTIRE OUTER EDGE OF SIGN.
- LETTERING ON SIGN TO BE: "NO PARKING OR STANDING FIRE LANE"
- LETTERING SIZE TO BE AS FOLLOWS: "NO PARKING" AND "STANDING" - 2", "OR" - 1", "FIRE LANE" - 2 1/2", ARROWS 1" x 6" SOLID SHAFT WITH A SOLID HEAD 1 1/2" WIDE AND 2" DEEP.
- SIGNS ARE TO BE MOUNTED 7" FROM THE GROUND TO THE BOTTOM OF THE SIGN UNLESS OTHERWISE DIRECTED BY THE FAIRFAX COUNTY FIRE PREVENTION DIVISION, FIRE LANES SECTION.
- POSTS FOR SIGNS, WHEN REQUIRED, SHALL BE METAL AND SECURELY MOUNTED, UNLESS WRITTEN PERMISSION FOR ALTERNATIVES IS OBTAINED PRIOR TO INSTALLATION FROM FAIRFAX COUNTY PREVENTION DIVISION, FIRE LANES SECTION.
- OTHER SPECIAL SIGNS AS APPROVED BY THE FIRE PREVENTION DIVISION.
- NORMAL SPACING BETWEEN SIGNS FOR LONG RUNS OF CURB OR PAVEMENT WITH NO BREAK IN CURB OR PAVEMENT IS 100'. THIS DISTANCE MAY VARY AS NEEDED. WRITTEN PERMISSION FROM THE FIRE PREVENTION DIVISION IS REQUIRED PRIOR TO PLACING SIGNS FURTHER THAN 100' APART.



FIRE LANE EXHIBIT

SPECIAL EXCEPTION PLAT

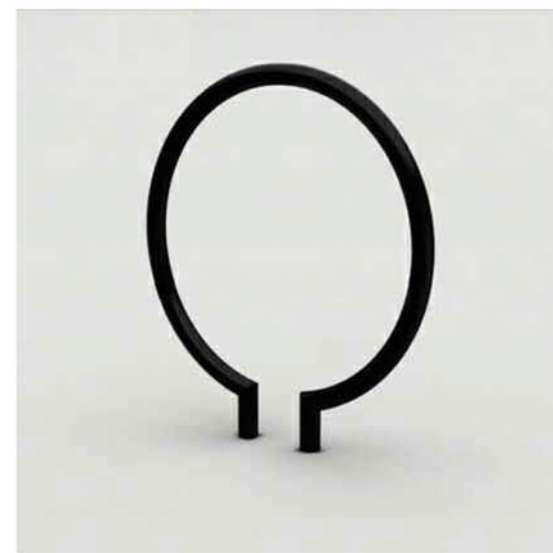
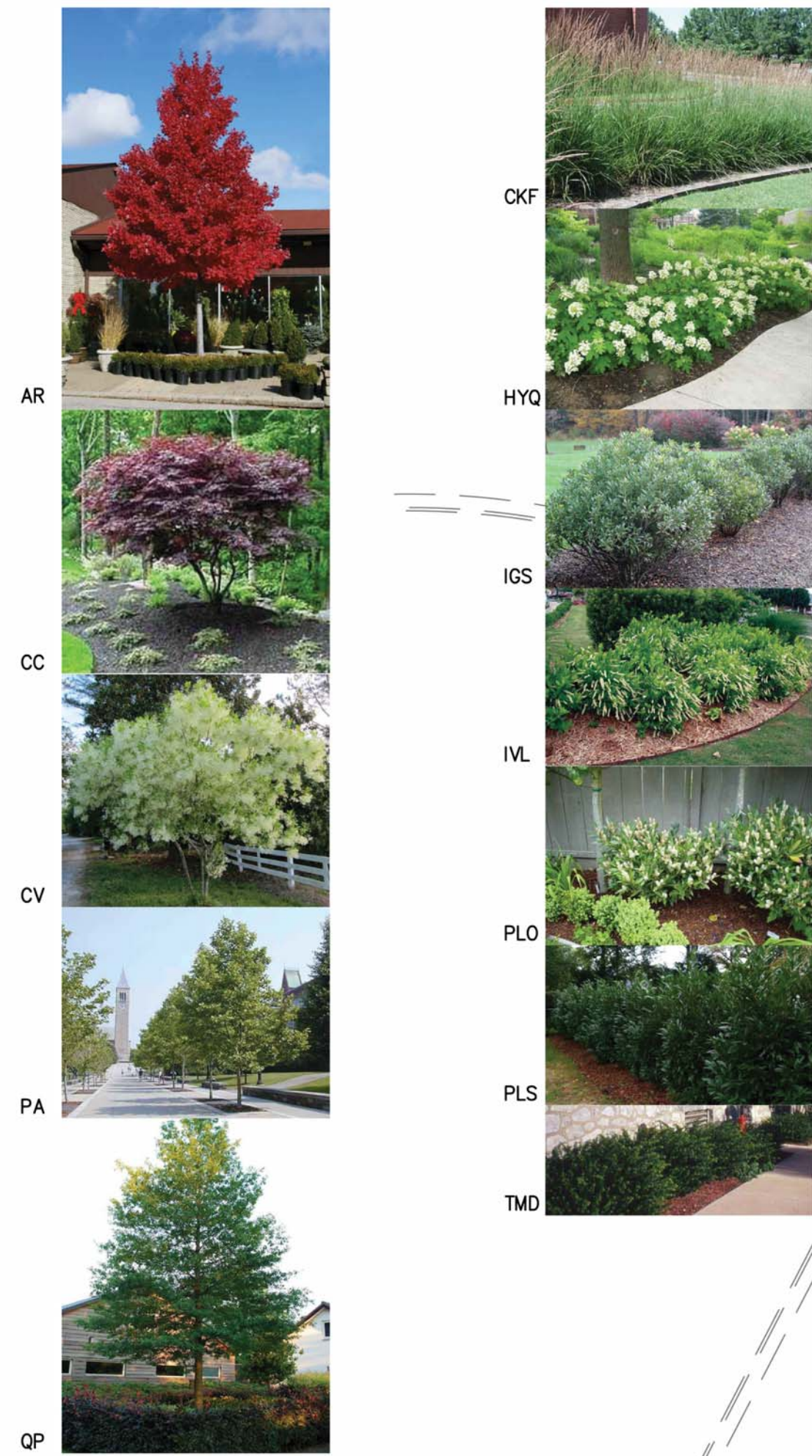
9571 FAIRFAX BOULEVARD

CITY OF FAIRFAX, VIRGINIA

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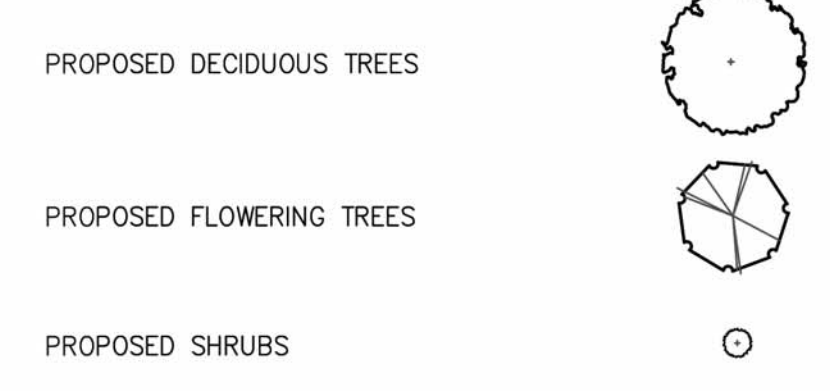
EXAMPLE BIKE RACK LANDSCAPE FORMS - RING BIKE RACK (OR SIMILAR)



LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
CG-2	CURB & GUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6
CG-6R		CG-6R
SS	SANITARY SEWER	SS
SL	SANITARY LATERAL	SL
CO	CLEAN OUT	CO
CS	STORM SEWER	CS
WM	WATER MAIN	WM
FH	FIRE HYDRANT	FH
PLUG		PLUG
OW	OVERHEAD WIRES	OW
UP	UTILITY POLE	UP
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
HR	HANDICAP RAMP (CG-12)	HR
GR	GUARDRAIL	GR
F	FENCE	F
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
LCG	LIMITS OF CLEARING AND GRADING	LCG

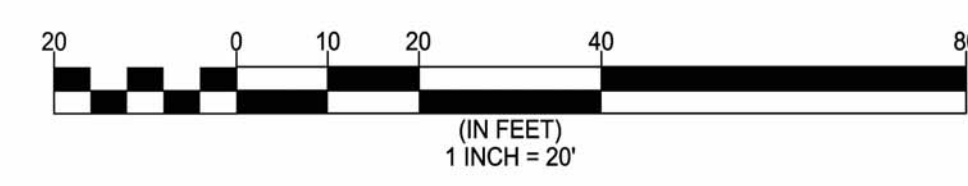
LANDSCAPE LEGEND



TREE COVER CALCULATIONS

SITE AREA	20,371 S.F.
PERCENT REQUIRED	X 10 %
TREE COVER REQUIRED	2,037 S.F.
TREE COVER PROVIDED (PLANTED)	
9 DECIDUOUS TREES @ 250 SF	2,250 S.F.
4 FLOWERING TREES @ 100 SF	400 S.F.
TOTAL TREE COVERAGE PROVIDED	2,650 S.F.
TOTAL EXISTING TREE COVERAGE TO REMAIN	0 S.F.
TOTAL TREE COVERAGE PROVIDED	2,650 S.F.

NOTE: ALL PLANT SPECIES ARE EXAMPLES, LOCATIONS AND SPECIES TYPES MAY VARY.



KEY	BOTANICAL NAME / COMMON NAME	SIZE	QUANTITY	COMMENTS	COVERAGE	
					UNIT	TOTAL
AR	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	3 1/2" CAL B&B	2		250.00	500.00
CC	CERCIS CANADENSIS 'FOREST PANSY' 'FOREST PANSY' REDBUD	6-7" TALL	2		100.00	200.00
PA	PLATANUS x ACERFOLIA 'BLOODGOOD' LONDON PLANETREE	3 1/2" CAL B&B	5		250.00	1250.00
QP	QUERCUS PHELLOS WILLOW OAK	3 1/2" CAL B&B	4		250.00	1000.00

KEY	BOTANICAL NAME / COMMON NAME	SIZE	QUANTITY	COMMENTS
CKF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL CONT	32	
HYQ	HYDRANGEA QUERCIFOLIA OAK LEAF HYDRANGEA	24" SPREAD	7	
IGS	ILEX GLABRA 'SHAMROCK' INKBERRY	24" SPREAD	24	
IVL	ITEA VIRGINIANA 'LITTLE HENRY' VIRGINIA SWEETSPICE	18" SPREAD	33	
PLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SKIP LAUREL	24" SPREAD	12	
TMD	TAXUS MEDIA 'DENSIFORMIS' YEW	24" SPREAD	11	

LIGHTING FIXTURE SCHEDULE

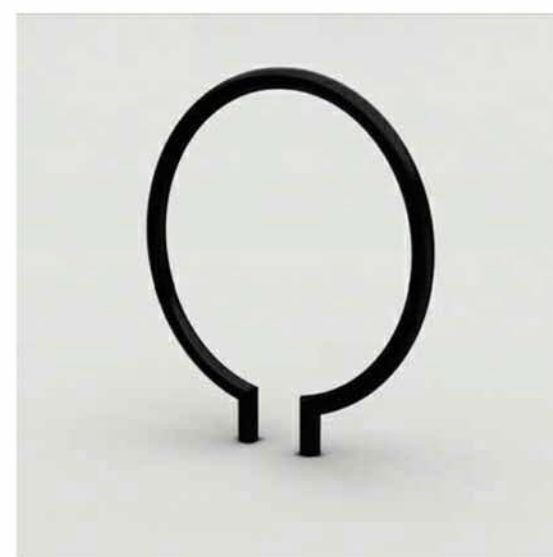
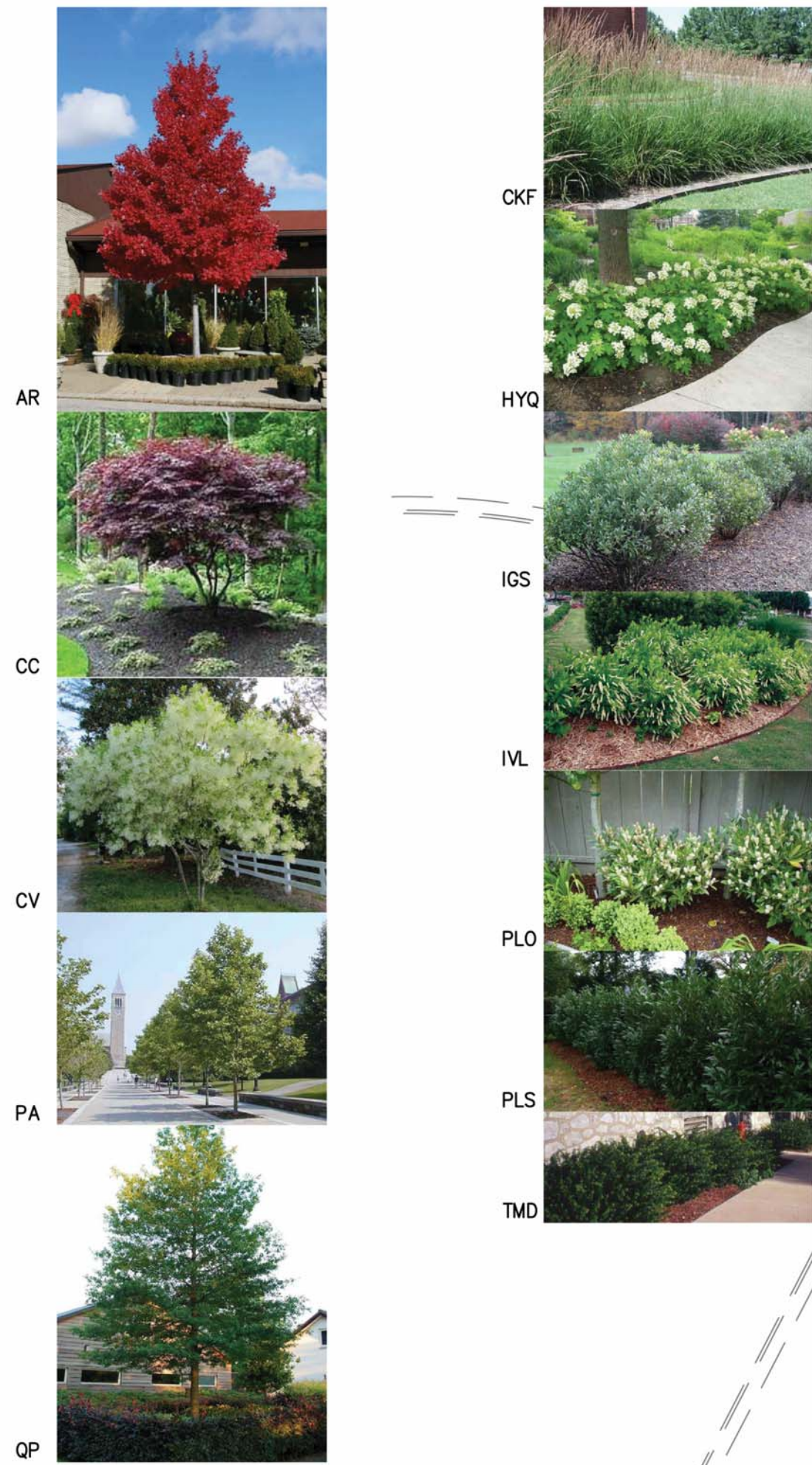
MARK	MANUFACTURER	MODEL	FINISH	DESCRIPTION
L1	CONTECH LIGHTING	CY3T	MATTE BLACK	3000K LED UP/DOWN WALL SCONCE

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 SCALE: 1" = 20'
 DRAWN: JBT
 CHECKED: AY

CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS
 SPECIAL EXCEPTION PLAT
9571 FAIRFAX BOULEVARD
 CITY OF FAIRFAX, VIRGINIA

NO.	DESCRIPTION	DATE	APPROVED BY	DATE



EXAMPLE BIKE RACK
LANDSCAPE FORMS - RING BIKE RACK (OR SIMILAR)

LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER	MODEL	FINISH	DESCRIPTION
L1	CONTECH LIGHTING	CY3T	MATTE BLACK	3000K LED UP/DOWN WALL SCONCE

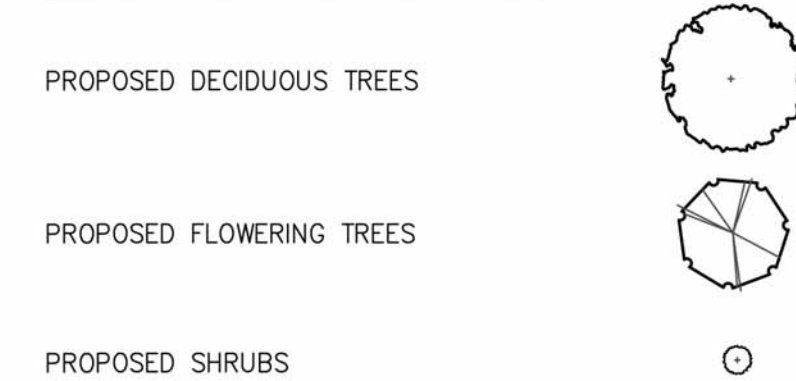
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LP/S	LIGHT POLE WITH SIGNALS	LP/S
CG-2	CURB & GUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6
CG-6R		CG-6R
SL	SANITARY SEWER	SL
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
W	STORM SEWER	W
W	WATER MAIN	W
F	FIRE HYDRANT PLUG	F
OW	OVERHEAD WIRES	OW
UE	UTILITY POLE	UE
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
TR	TRANSFORMER	TR
CG-12	HANDICAP RAMP (CG-12)	CG-12
G	GUARDRAIL	G
F	FENCE	F
→	TRAFFIC FLOW	→
○	LIGHT	○
□	DOOR	□
---	LIMITS OF CLEARING AND GRADING	---

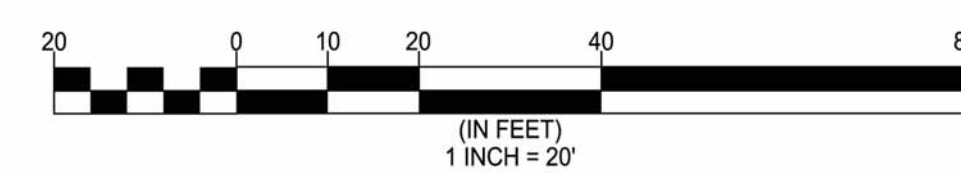
LANDSCAPE LEGEND



TREE COVER CALCULATIONS

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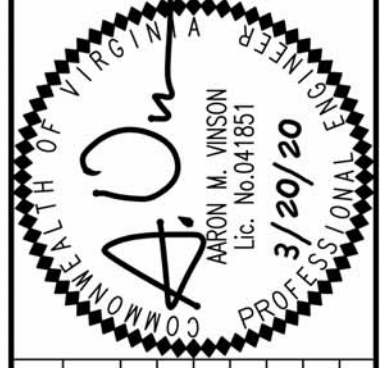
NOTE: ALL PLANT SPECIES ARE EXAMPLES, LOCATIONS AND SPECIES TYPES MAY VARY.



CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS

SPECIAL EXCEPTION PLAT
9571 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VIRGINIA

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REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

CHECKED: AU
DRAWN: BHT



NORTHWEST ELEVATION



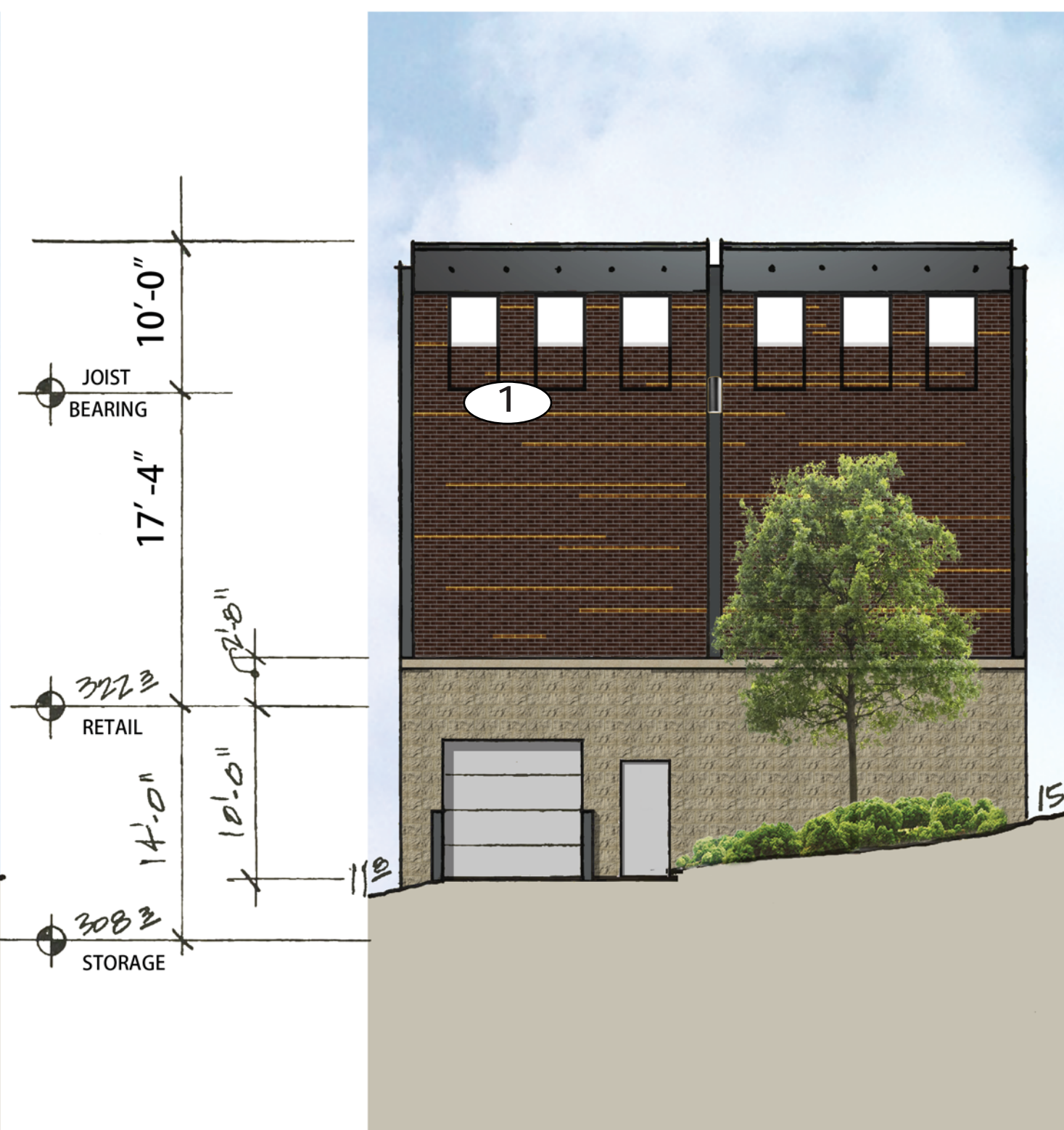
SOUTHWEST ELEVATION

NOTES:

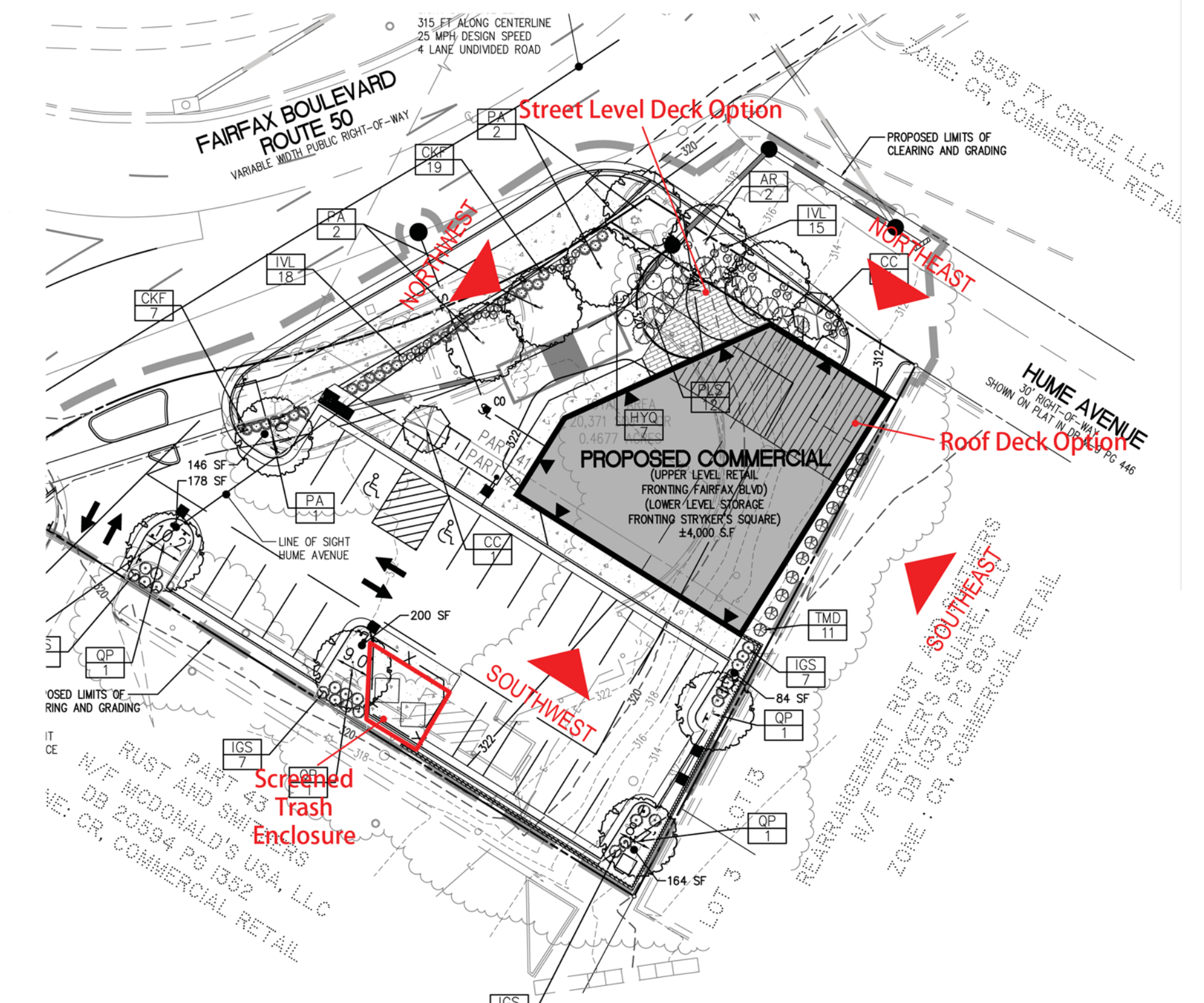
1. 42" GLASS GUARDRAIL IS INCLUDED EXCLUSIVELY WITH OPTION 1 (DECK).



SOUTHEAST ELEVATION



NORTHEAST ELEVATION





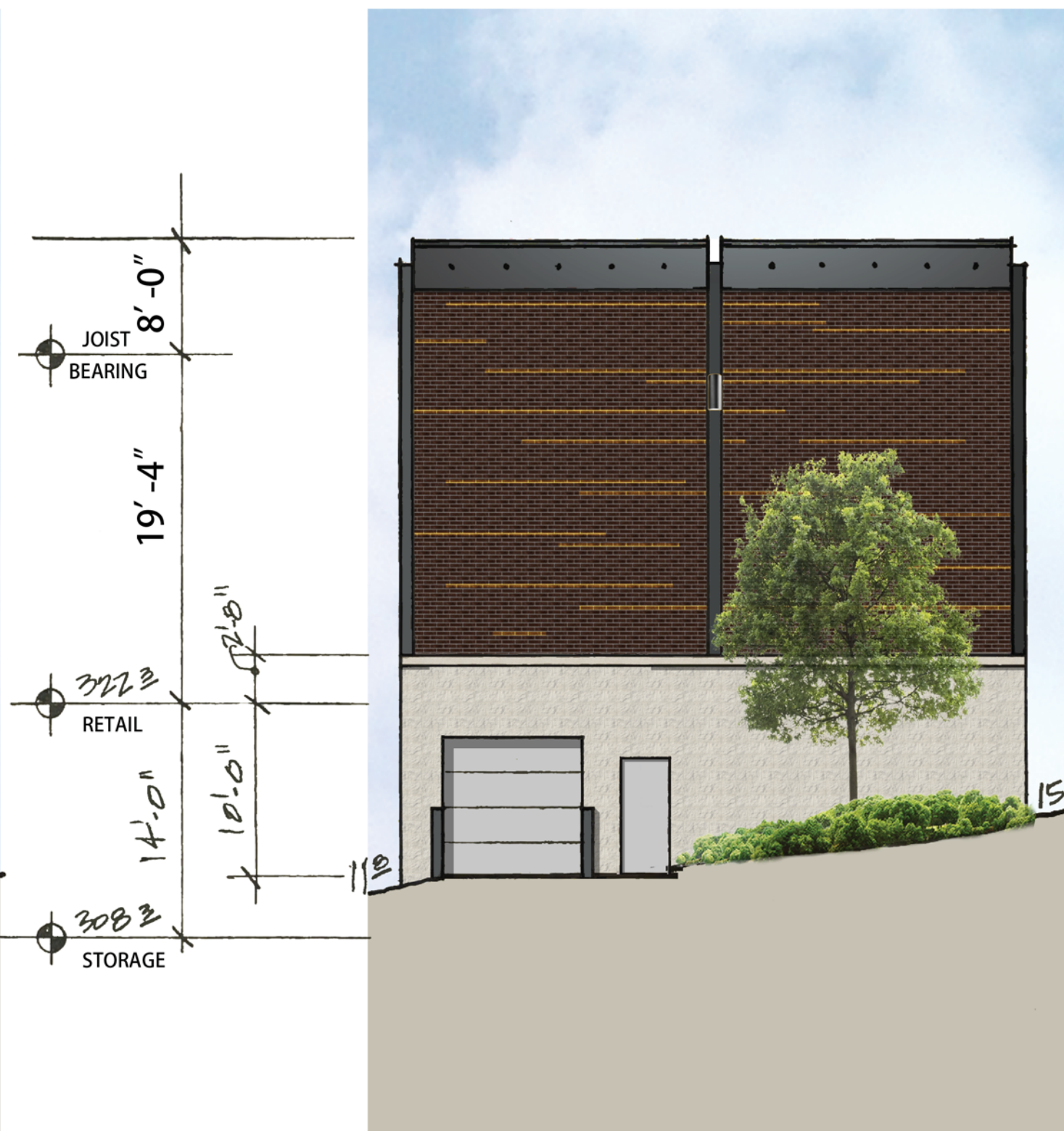
NORTHWEST ELEVATION



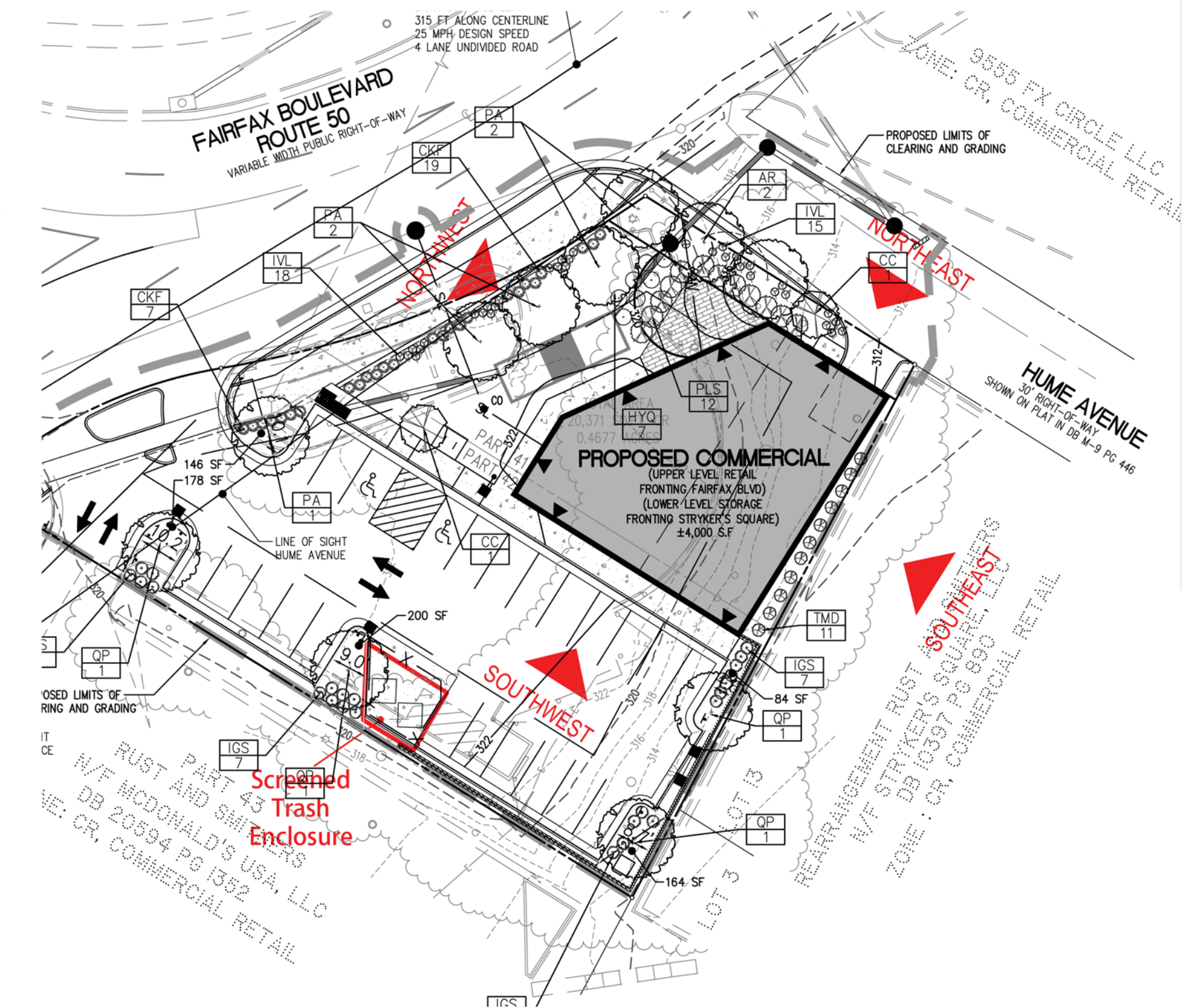
SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION





WD-1 SHERWIN-WILLIAMS SOLID STAINED WOOD 2X6 - OTTER

M-1 SHERMAN-WILLIAMS CHARCOAL FINISH

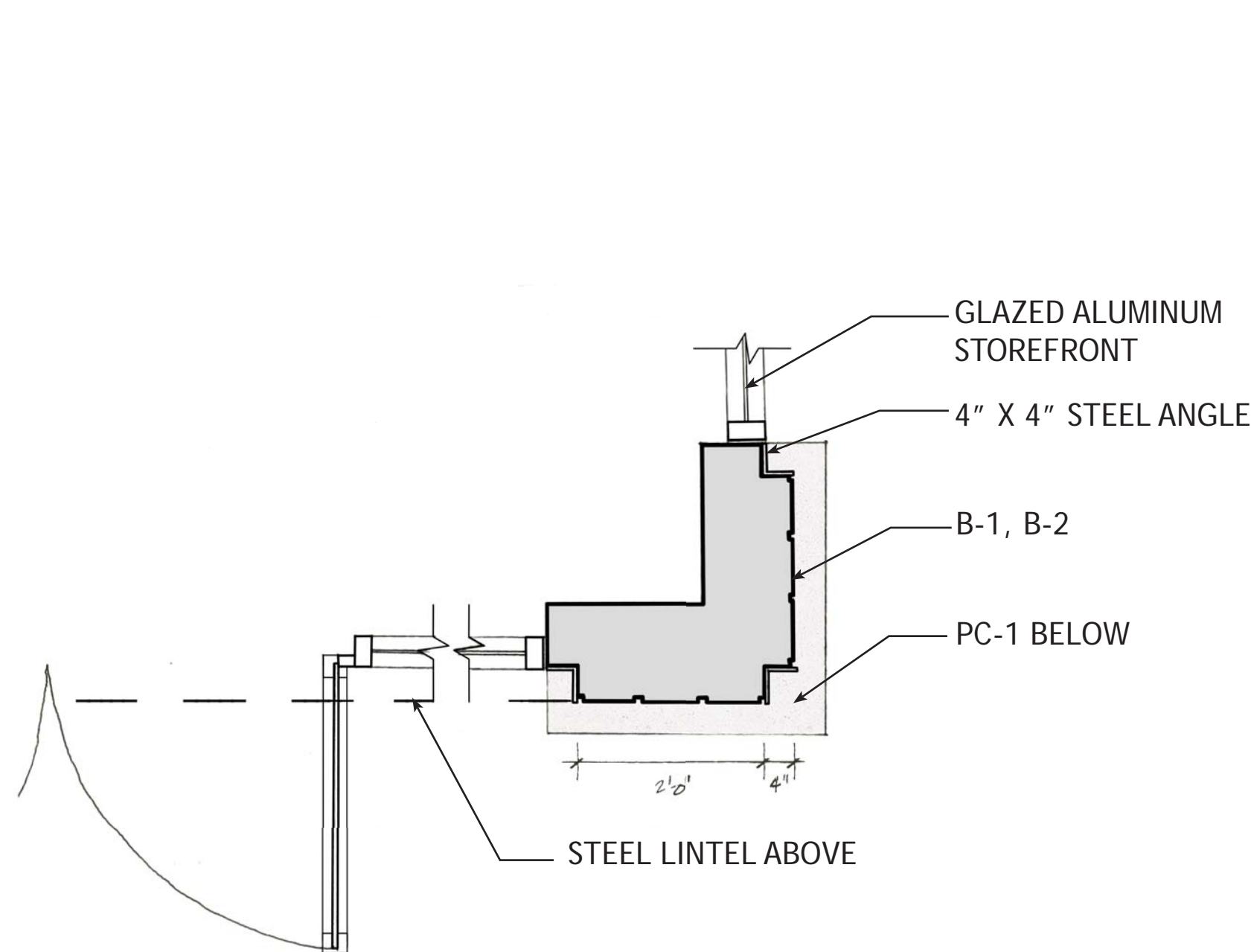
L-1 CONTECH WALL MOUNT LIGHTING FIXTURE - CY3

CMU-1 YORK BUILDING PRODUCTS SPLIT FACE - ARCTIC WHITE

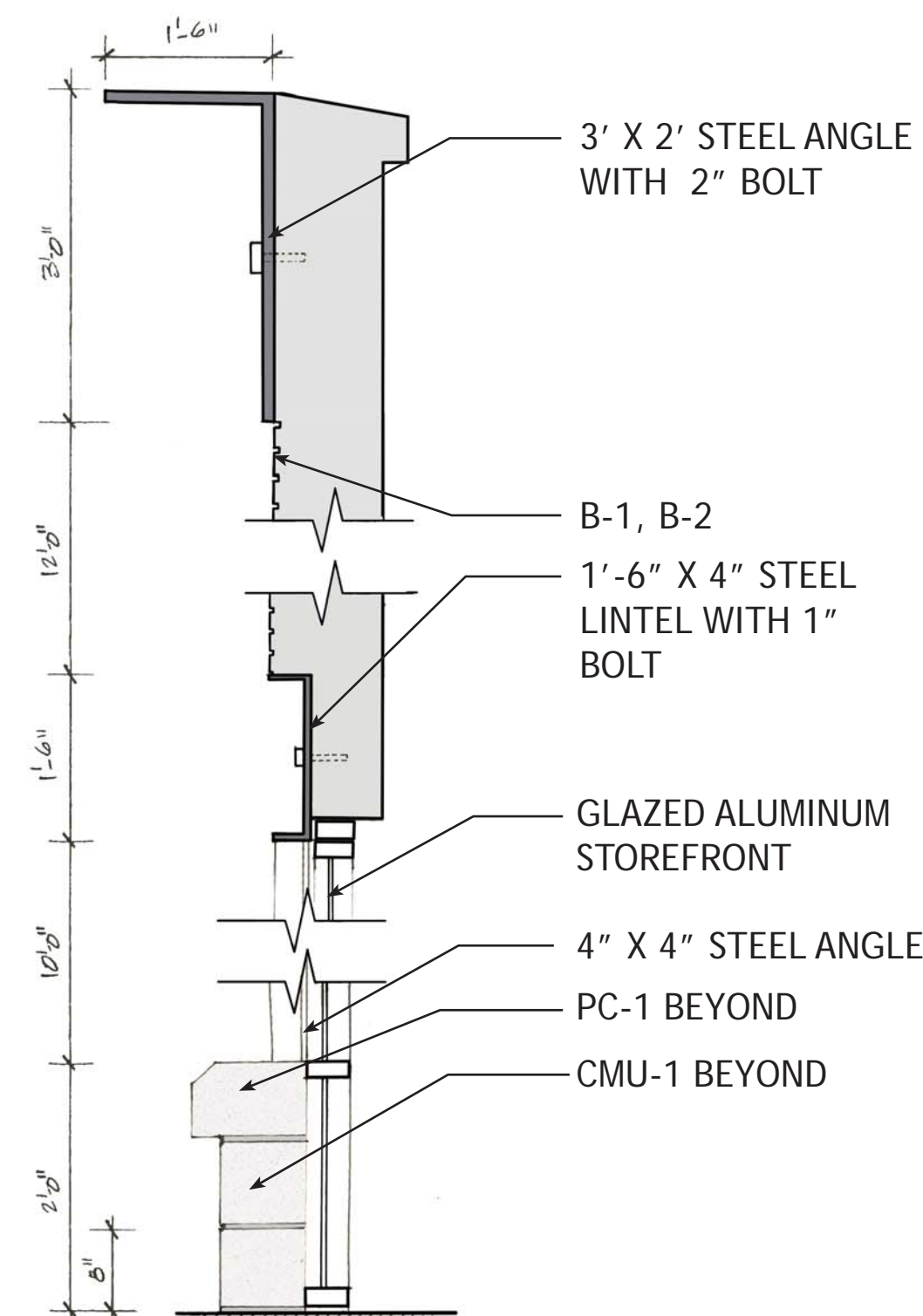
PC-1 PRECAST CONCRETE WATER COURSE

B-2 (ACCENT) TAYLOR BRICK AUTUMN BLEND #374

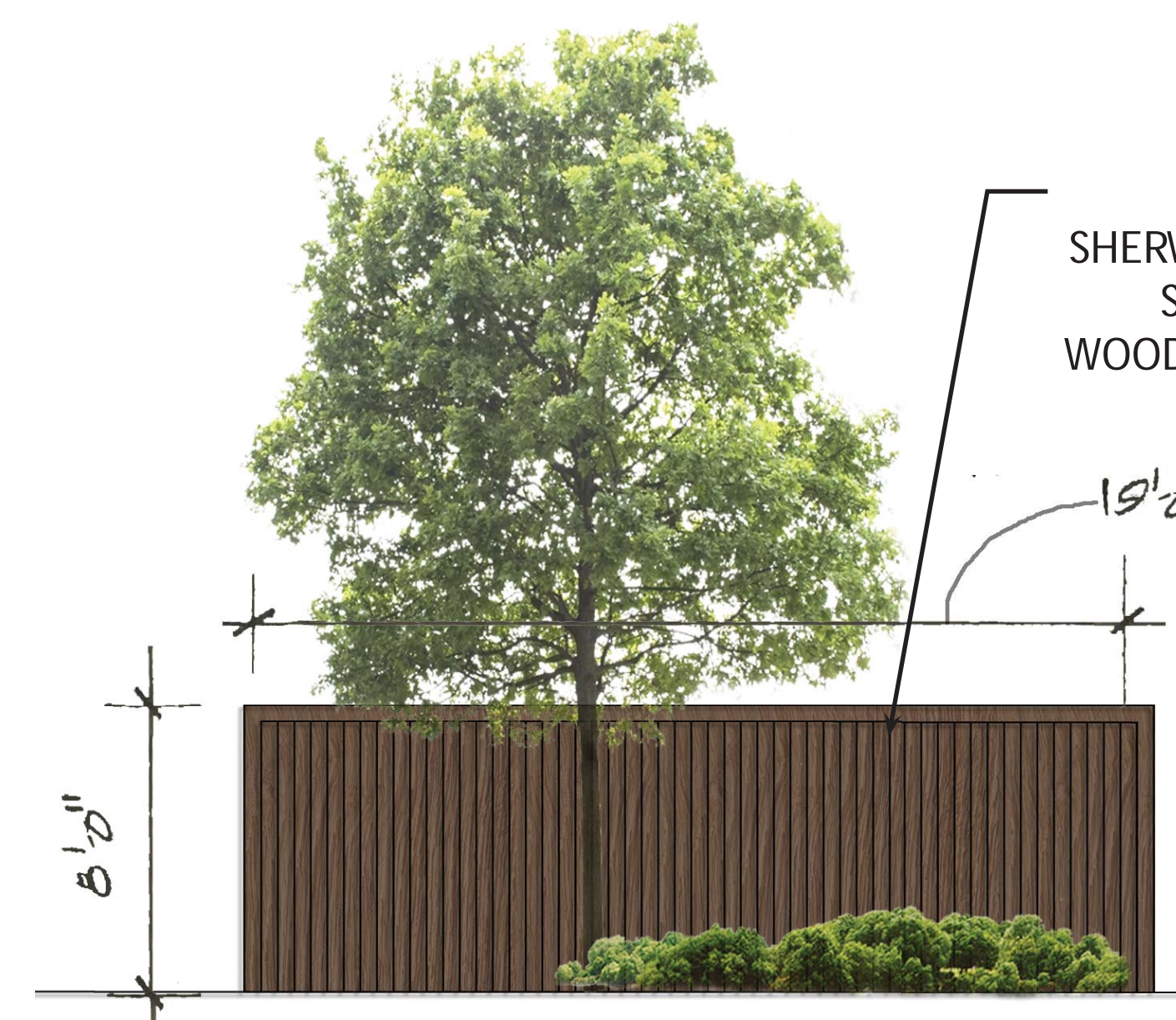
B-1 (FIELD) TAYLOR BRICK AUTUMN BLEND #369



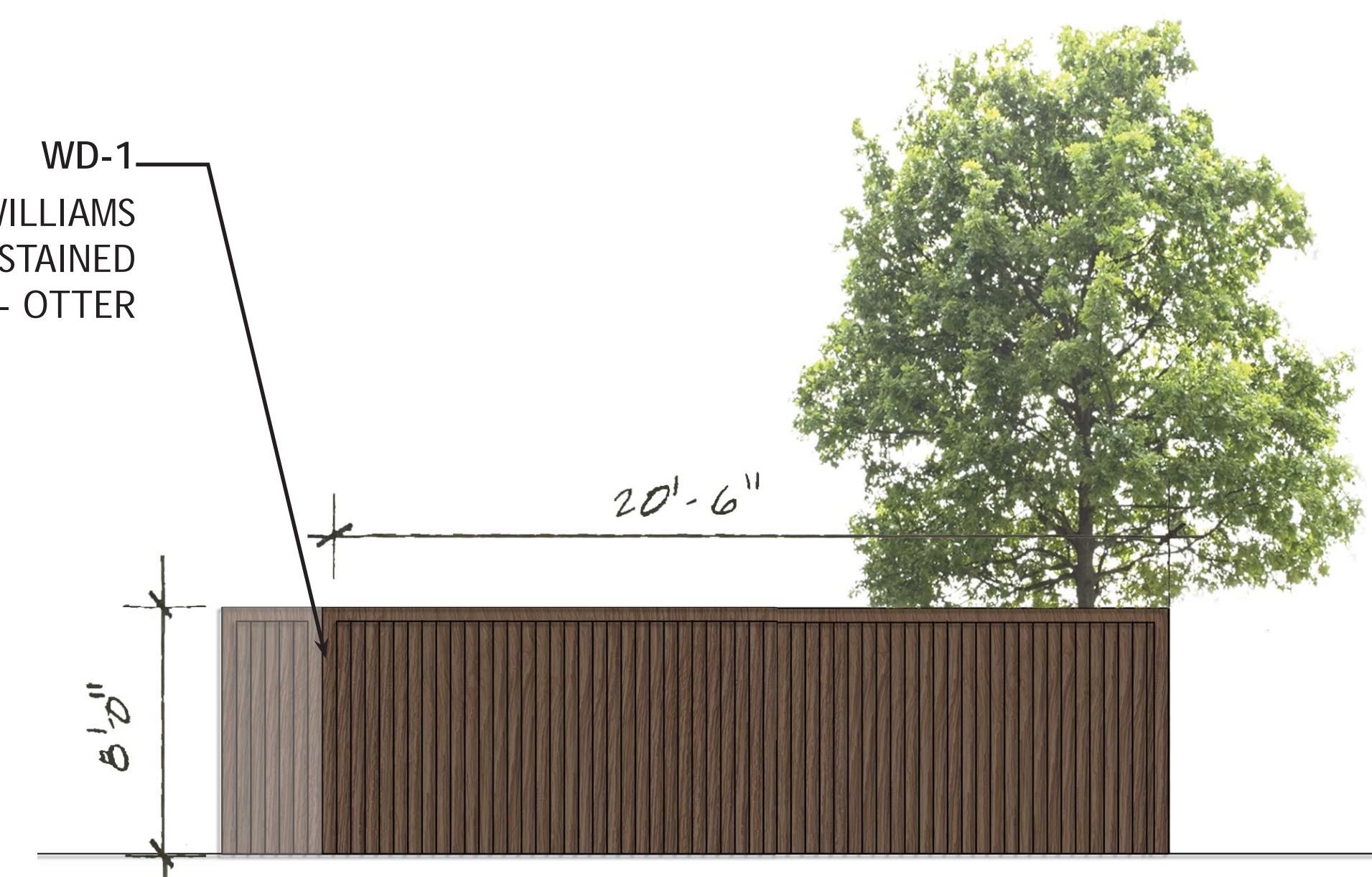
A PLAN VIEW AT CORNER OF STOREFRONT, TYP.
SCALE: 3/4" = 1' - 0"



B SECTION THROUGH STOREFRONT, TYP.
SCALE: 3/4" = 1' - 0"



C TRASH ENCLOSURE - NORTHWEST ELEVATION
SCALE: 1/8" = 1' - 0"



D TRASH ENCLOSURE - NORTHEAST ELEVATION
SCALE: 1/8" = 1' - 0"