



City of Fairfax

# BROWN'S FAIRFAX MAZDA

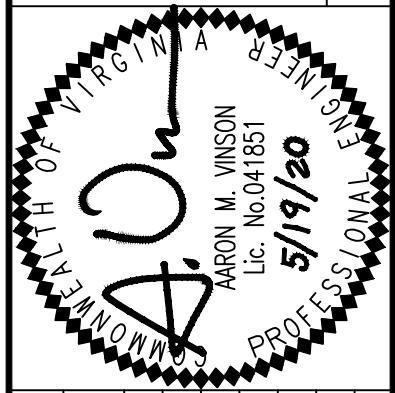
## #10570 AND 10590 FAIRFAX BOULEVARD SPECIAL USE PLAN

RECEIVED

05 / 20 / 2020

Community Dev & Planning

WALTER L. PHILLIPS  
INCORPORATED  
ESTABLISHED 1945  
DATE: 11/02/2019, 03/03/2020, 5/19/2020  
DRAWN: DPMH/TT  
CHECKED: AV



### NOTES

1. APPLICANT/CONTRACT PURCHASER:  
BROWN'S FAIRFAX REALTY, LLC.  
12500 FAIR LAKES CIRCLE, STE. 375  
FAIRFAX, VA 22033  
  
OWNER:  
ALPINE SCHULING T INC. C/O HELEN SCHULING  
45 CALIBOGUE CAY ROAD  
HILTON HEAD, SC 29928
2. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF FAIRFAX, VIRGINIA, AS PARCEL IDENTIFICATION NUMBERS 57-2-02-009 AND 57-2-02-010 AND IS ZONED CR COMMERCIAL RETAIL (FORMERLY C-2).
3. BOTH PARCELS ARE NOW IN THE NAME OF ALPINE SCHULING T., INC., AS RECORDED IN DEED BOOK 8871 AT PAGE 1815 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
4. TOTAL AREA OF THE TWO PARCELS IS 171,706 SQUARE FEET OR 3.9418 ACRES.
5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM COMPLETED ON MAY 11, 2016.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR CITY OF FAIRFAX, VIRGINIA, MAP NUMBER 5155240002D, EFFECTIVE DATE JUNE 2, 2006, DESIGNATES A PORTION OF THE PROPERTY AS BEING IN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WHERE BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
7. EXISTING FLOODPLAIN TO BE REMOVED UNDER CLOMR PLAN#18-03-2239R; EXISTING RPA TO BE REMOVED UNDER VMP 18-1003.
8. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, TAKEN FROM THE TITLE REPORT PREPARED BY WALKER TITLE, LLC, CASE NUMBER A1600542, WITH AN EFFECTIVE DATE OF MAY 19, 2016.
9. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

### SPECIAL EXCEPTIONS

THE FOLLOWING SPECIAL EXCEPTIONS ARE REQUESTED WITH THIS APPLICATION:

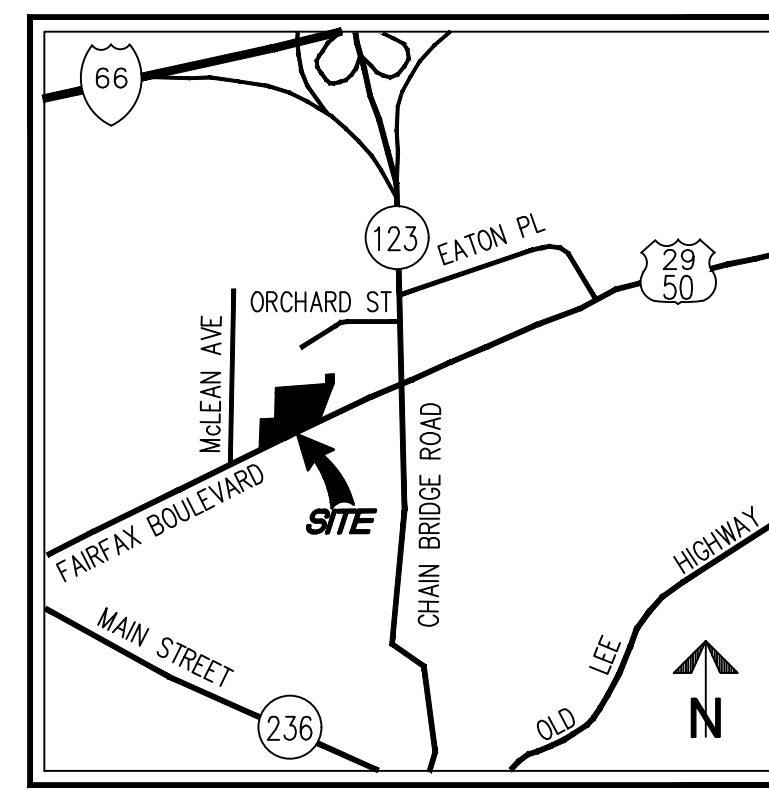
1. SPECIAL EXCEPTION FROM TRANSITIONAL SCREENING YARD 3 ALONG NORTHERN PROPERTY LINE AS REQUIRED BY Z.O. SECTIONS 4.5.5.C.3(c), 4.5.7.C.2, AND 4.5.7.E.2.
2. SPECIAL EXCEPTION FOR REQUIREMENT TO SCREEN OUTDOOR STORAGE ALONG THE NORTHERN PROPERTY LINE AS REQUIRED BY Z.O. SECTION 4.5.8.D.1.
3. SPECIAL EXCEPTION FROM STREET TREE REQUIREMENT ALONG FAIRFAX BOULEVARD AS REQUIRED BY Z.O. SECTION 4.5.6.B.
4. SPECIAL EXCEPTION TO PERMIT ENCROACHMENT INTO THE LANDWARD 50 FEET OF THE BUFFER COMPONENT OF THE RPA REQUIRED BY Z.O. SECTION 4.18.11.

### SPECIAL USE PERMITS

THE FOLLOWING SPECIAL USE PERMITS ARE REQUESTED WITH THIS APPLICATION:

1. SPECIAL USE PERMIT TO ALLOW VEHICLE SALES & LEASING USE IN THE CR ZONE. (Z.O. SECTION 3.3.1 PRINCIPAL USE TABLE)
2. SPECIAL USE PERMIT TO ALLOW VEHICLE SERVICE USE IN THE CR ZONE. (Z.O. SECTION 3.3.1 PRINCIPAL USE TABLE)
3. SPECIAL USE PERMIT FOR DEVELOPMENT WITHIN A FLOODPLAIN. (Z.O. SECTION 4.15.7.C(2))

### VICINITY MAP



### PROJECT DESCRIPTION

THIS APPLICATION PROPOSES TO REDEVELOP THE EXISTING SITE AS SHOWN ON THE FOLLOWING PAGES. THE EXISTING VEHICLE SALES AND LEASING AND VEHICLE SERVICE USES ARE CONSIDERED EXISTING NON-CONFORMING USES BECAUSE TODAY THEY ARE LISTED AS SPECIAL USES IN THE COMMERCIAL RETAIL (CR) ZONE; THEREFORE RELOCATING, RECONFIGURING, AND EXPANDING THE USES AS SHOWN ON THIS PLAN REQUIRES SPECIAL USE APPROVAL. TO THE BEST OF OUR KNOWLEDGE THIS APPLICATION COMPLIES WITH ALL APPLICABLE ZONING ORDINANCE REQUIREMENTS EXCEPT AS SPECIFIED IN THE SPECIAL EXCEPTION NARRATIVE ON THIS SHEET.

### SITE TABULATION

	MINIMUM REQ'D UNLESS SPECIFIED PER Z.O. (OR ZONE)	PROVIDED
LOT AREA	20,000 SF	171,706 SF
LOT WIDTH	NONE	446.79 FT
MAX BLDG HT	60 FT	60' MAX
<b>YARD REQ'MT</b>		
FRONT	20 FT (MIN.)	20 FT
SIDE	25 FT (MIN.)	51 FT
REAR	25 FT (MIN.)	53 FT
<b>MAXIMUM FAR</b>		
	NONE	N/A
<b>BUILDING COVERAGE</b>	60% MAX	40%
<b>LOT COVERAGE</b>	85% MAX	85% MAX
<b>PROPOSED GFA</b>	--	39,497 SF

### PARKING TABULATION

**REQUIRED:**  
8,877 SF SALES AREA  
8,877 SF @ 1 SP/500 SF = 18 SPACES

24 SERVICE BAYS  
24 @ 2 SP/BAY = 48 SPACES

**TOTAL PARKING REQUIRED: 66 SPACES**

**TOTAL PARKING PROVIDED: 69 SPACES (INCL. 4 HC)**

\*THE 69 PARKING SPACES PROVIDED DOES NOT INCLUDE THE ADDITIONAL PARKING LOT AREA DESIGNATED FOR INVENTORY AND DISPLAY PURPOSES, AS SHOWN ON SHEET P-0301. ALL SPACES WITHIN PROPOSED PARKING STRUCTURE ARE DESIGNATED FOR VEHICLE STORAGE AND ARE ALSO NOT INCLUDED IN THE 69 SPACES LISTED ABOVE.

### BICYCLE PARKING

**REQUIRED:** 4 (61-80 REQD. SPACES)  
**PROVIDED:** 4 (2 RACKS) (SEE SHEET P-0301 FOR LOCATION)

### LOADING TABULATION

**REQUIRED:**  
LOADING REQUIRED = 1 SPACE (10,000 - 49,999 SF COMM. USE)

**PROVIDED:**  
1 LOADING SPACE (SEE SHEET P-0301 FOR LOCATION)

### SHEET INDEX

P-0101	COVER SHEET
P-0201	EXISTING CONDITIONS PLAN
P-0202	EXISTING VEGETATION PLAN
P-0301	SPECIAL USE PLAN
P-0302	PRELIMINARY UTILITY AND GRADING PLAN
P-0303	FIRE SERVICE PLAN
P-0304	ENTRANCE SIGHT DISTANCE PLAN & PROFILE
P-0401	CONCEPTUAL LANDSCAPE PLAN
P-0501	STORMWATER MANAGEMENT PLAN
P-0502	STORMWATER MANAGEMENT COMPUTATIONS AND NARRATIVES
P-0503	BMP SPREADSHEET
P-0504	HYDROGRAPHS & BMP DETAILS
P-0601	SPECIAL USE PLAN - INTERIM
P-0602	PRELIMINARY UTILITY AND GRADING PLAN - INTERIM
P-0603	LANDSCAPE PLAN - INTERIM
P-0604	FIRE SERVICE PLAN - INTERIM
P-0605	INTERIM CONDITION NARRATIVES & TABULATIONS

### MASTER LEGEND

PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP	[Symbol]	HANDICAP RAMP (CG-12)	[Symbol]
MH	MANHOLE	MH	[Symbol]	GUARDRAIL	[Symbol]
WV	WATER VALVE	WV	[Symbol]	FENCE	[Symbol]
WM	WATER METER	WM	[Symbol]	TRAFFIC FLOW	[Symbol]
GM	GAS METER	GM	[Symbol]	LIGHT	[Symbol]
TCB	TRAFFIC CONTROL BOX	TCB	[Symbol]	DOOR	[Symbol]
LP	LIGHT POLE	LP	[Symbol]	TREES	[Symbol]
LP/S	LIGHT POLE WITH SIGNALS	LP/S	[Symbol]	MANHOLE	[Symbol]
[Symbol]	CURB & GUTTER	[Symbol]	[Symbol]	CLEAN OUT	[Symbol]
[Symbol]	CG-2	[Symbol]	[Symbol]	CURB INLET	[Symbol]
[Symbol]	TRANSITION FROM CG-6 TO CG-6R	[Symbol]	[Symbol]	CONTOURS	[Symbol]
[Symbol]	CG-6R	[Symbol]	[Symbol]	SPOT ELEVATION	[Symbol]
[Symbol]	CG-6	[Symbol]	[Symbol]	DRAINAGE FLOW DIRECTION	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]	[Symbol]	LIMITS OF CLEARING AND GRADING	[Symbol]
[Symbol]	SANITARY LATERAL	[Symbol]	[Symbol]	SITE PROPERTY LINE	[Symbol]
[Symbol]	CLEAN OUT	[Symbol]	[Symbol]	PROP. BUILDING	[Symbol]
[Symbol]	STORM SEWER	[Symbol]	[Symbol]	VEHICLE STORAGE	[Symbol]
[Symbol]	WATER MAIN	[Symbol]	[Symbol]	VEHICLE INVENTORY & DISPLAY	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]	[Symbol]		
[Symbol]	PLUG	[Symbol]	[Symbol]		
[Symbol]	OVERHEAD WIRES	[Symbol]	[Symbol]		
[Symbol]	UTILITY POLE	[Symbol]	[Symbol]		
[Symbol]	UNDERGROUND ELECTRIC	[Symbol]	[Symbol]		
[Symbol]	TELEPHONE	[Symbol]	[Symbol]		
[Symbol]	GAS MAIN	[Symbol]	[Symbol]		
[Symbol]	ELECTRICAL	[Symbol]	[Symbol]		
[Symbol]	TRANSFORMER	[Symbol]	[Symbol]		

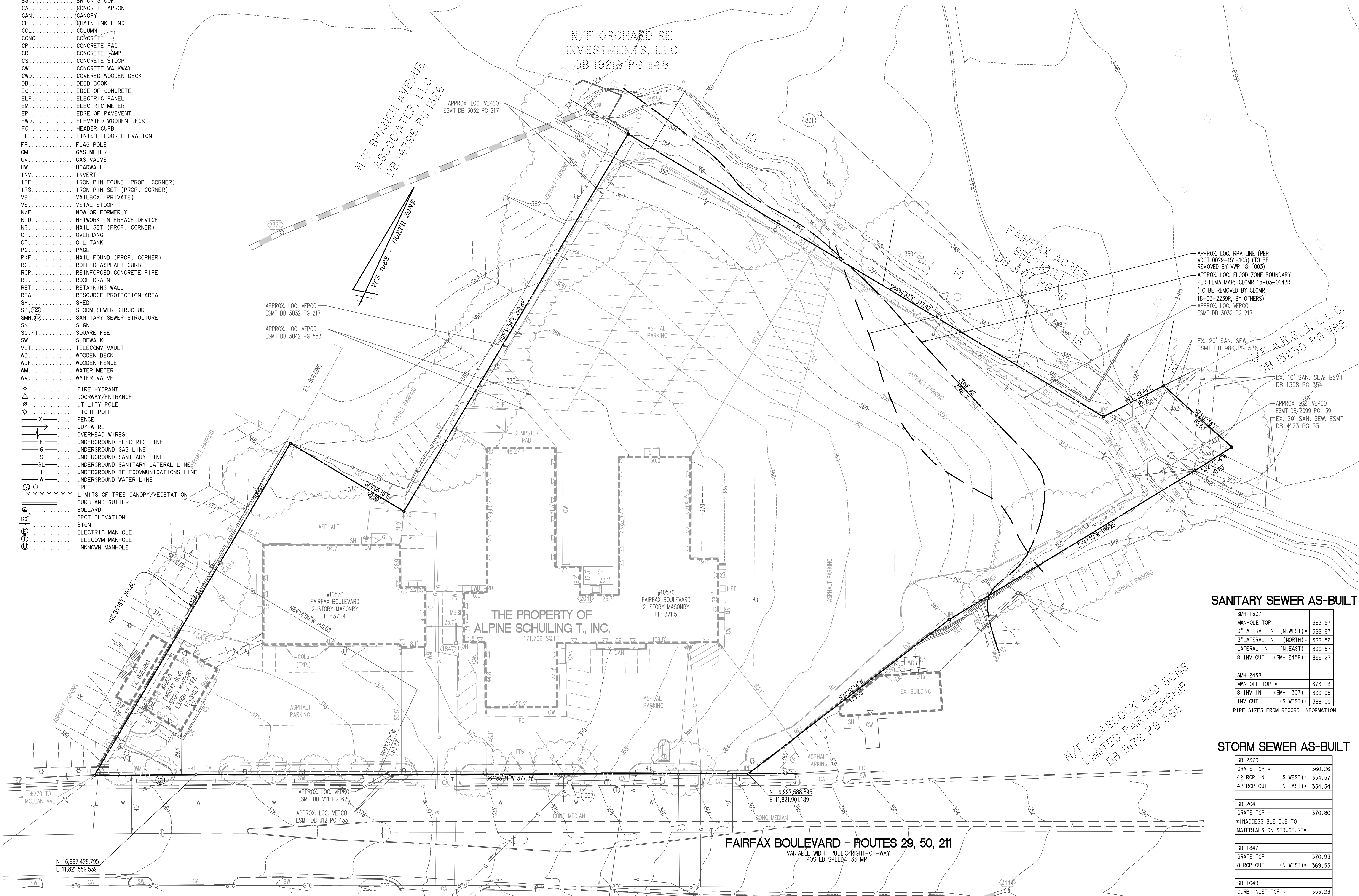
COVER SHEET

SPECIAL USE PLAN  
BROWN'S FAIRFAX MAZDA  
CITY OF FAIRFAX, VIRGINIA

SHEET: P-0101



- LEGEND**
- AP ..... ASPHALT PAD
  - APPROX. LOC. .... APPROXIMATE LOCATION
  - BS ..... BRICK STOOP
  - CA ..... CONCRETE APRON
  - CAN ..... CANOPY
  - CLF ..... CHAINLINK FENCE
  - COL ..... COLUMN
  - CONC ..... CONCRETE
  - CONC ..... CONCRETE PAD
  - CR ..... CONCRETE RAMP
  - CS ..... CONCRETE STOOP
  - CW ..... CONCRETE WALKWAY
  - CWD ..... COVERED WOODEN DECK
  - DB ..... DEED BOOK
  - EC ..... EDGE OF CONCRETE
  - ELP ..... ELECTRIC PANEL
  - EM ..... ELECTRIC METER
  - EP ..... EDGE OF PAVEMENT
  - EWD ..... ELEVATED WOODEN DECK
  - FC ..... HEADER CURB
  - FF ..... FINISH FLOOR ELEVATION
  - FP ..... FLAG POLE
  - GM ..... GAS METER
  - GV ..... GAS VALVE
  - HW ..... HEADWALL
  - INV ..... INVERT
  - IPF ..... IRON PIN FOUND (PROP. CORNER)
  - IPS ..... IRON PIN SET (PROP. CORNER)
  - MB ..... MAILBOX (PRIVATE)
  - MS ..... METAL STOOP
  - N/F ..... NOW OR FORMERLY
  - NID ..... NETWORK INTERFACE DEVICE
  - NS ..... NAIL SET (PROP. CORNER)
  - OH ..... OVERHANG
  - OT ..... OIL TANK
  - PG ..... PAGE
  - PKF ..... NAIL FOUND (PROP. CORNER)
  - RC ..... ROLLED ASPHALT CURB
  - RCP ..... REINFORCED CONCRETE PIPE
  - RD ..... ROOF DRAIN
  - RET ..... RETAINING WALL
  - RPA ..... RESOURCE PROTECTION AREA
  - SH ..... SHED
  - SD ..... STORM SEWER STRUCTURE
  - SMH ..... SANITARY SEWER STRUCTURE
  - SN ..... SIGN
  - SQ.FT. .... SQUARE FEET
  - SW ..... SIDEWALK
  - VLT ..... TELECOMM VAULT
  - WD ..... WOODEN DECK
  - WDF ..... WOODEN FENCE
  - WM ..... WATER METER
  - WV ..... WATER VALVE
  - ..... FIRE HYDRANT
  - ..... DOORWAY/ENTRANCE
  - ..... UTILITY POLE
  - ..... LIGHT POLE
  - ..... FENCE
  - ..... GUY WIRE
  - ..... OVERHEAD WIRES
  - ..... UNDERGROUND ELECTRIC LINE
  - ..... UNDERGROUND GAS LINE
  - ..... UNDERGROUND SANITARY LINE
  - ..... UNDERGROUND SANITARY LATERAL LINE
  - ..... UNDERGROUND TELECOMMUNICATIONS LINE
  - ..... UNDERGROUND WATER LINE
  - ..... TREE
  - ..... LIMITS OF TREE CANOPY/VEGETATION
  - ..... CURB AND GUTTER
  - ..... BOLLARD
  - ..... SPOT ELEVATION
  - ..... SIGN
  - ..... ELECTRIC MANHOLE
  - ..... TELECOMM MANHOLE
  - ..... UNKNOWN MANHOLE



**SANITARY SEWER AS-BUILT**

SMH 1307	MANHOLE TOP =	369.57
	6" LATERAL IN (N. WEST) =	366.67
	3" LATERAL IN (NORTH) =	366.52
	LATERAL IN (N. EAST) =	366.57
	8" INV OUT (SMH 2458) =	366.27
SMH 2458	MANHOLE TOP =	373.13
	8" INV IN (SMH 1307) =	366.05
	INV OUT (S. WEST) =	366.00

PIPE SIZES FROM RECORD INFORMATION

**STORM SEWER AS-BUILT**

SD 2370	GRATE TOP =	360.26
	42" RCP IN (S. WEST) =	354.57
	42" RCP OUT (N. EAST) =	354.54
SD 2041	GRATE TOP =	370.80
	*INACCESSIBLE DUE TO MATERIALS ON STRUCTURE*	
SD 1847	GRATE TOP =	370.93
	8" RCP OUT (N. WEST) =	369.55
SD 1049	CURB INLET TOP =	353.23
	15" RCP IN (S. EAST) =	348.38
	24" RCP OUT (SD 2444) =	348.28
SD 2439	CURB INLET TOP =	348.51
	18" RCP OUT (SD 2446) =	345.31

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	5,769.58'	69.47'	0°41'24"	34.74'	69.47'	S64°32'49"W

**EXISTING CONDITIONS PLAN**

**SPECIAL USE PLAN**

**BROWN'S FAIRFAX MAZDA**

**CITY OF FAIRFAX, VIRGINIA**

Engineers • Surveyors • Planners  
Landscape Architects • Arborists

**WALTER L. PHILLIPS**

INCORPORATED ESTABLISHED 1945

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

DATE: 11/02/2019, 03/03/2020, 5/19/2020

SCALE: 1" = 30'

DRAWN: DPM/HTT

CHECKED: AV

NO.	DESCRIPTION	DATE	REV.	APPROVED BY

SHEET: P-0201

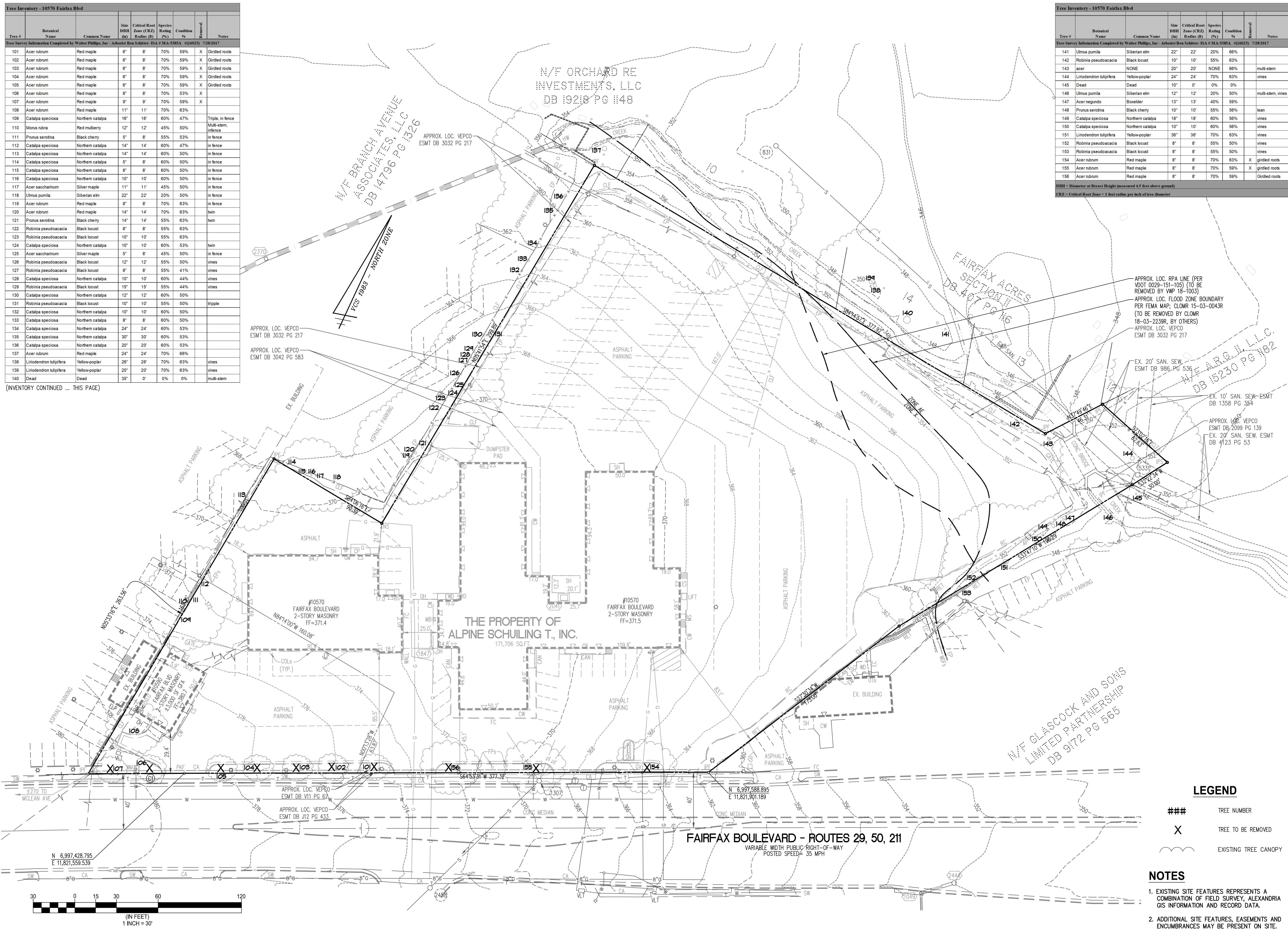


Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %	Removal	Notes
101	Acer rubrum	Red maple	6"	8'	70%	59%	X	Girdled roots
102	Acer rubrum	Red maple	6"	8'	70%	59%	X	Girdled roots
103	Acer rubrum	Red maple	6"	8'	70%	59%	X	Girdled roots
104	Acer rubrum	Red maple	6"	8'	70%	59%	X	Girdled roots
105	Acer rubrum	Red maple	6"	8'	70%	59%	X	Girdled roots
106	Acer rubrum	Red maple	8"	8'	70%	53%	X	
107	Acer rubrum	Red maple	9"	9'	70%	59%	X	
108	Acer rubrum	Red maple	11"	11'	70%	63%		
109	Catalpa speciosa	Northern catalpa	16"	16'	60%	47%		Triple in fence
110	Morus rubra	Red mulberry	12"	12'	45%	50%		Multi-stem, infence
111	Prunus serotina	Black cherry	5"	8'	55%	53%		in fence
112	Catalpa speciosa	Northern catalpa	14"	14'	60%	47%		in fence
113	Catalpa speciosa	Northern catalpa	14"	14'	60%	50%		in fence
114	Catalpa speciosa	Northern catalpa	5"	8'	60%	50%		in fence
115	Catalpa speciosa	Northern catalpa	8"	8'	60%	50%		in fence
116	Catalpa speciosa	Northern catalpa	10"	10'	60%	50%		in fence
117	Acer saccharinum	Silver maple	11"	11'	45%	50%		in fence
118	Ulmus pumila	Siberian elm	22"	22'	20%	50%		in fence
119	Acer rubrum	Red maple	8"	8'	70%	63%		in fence
120	Acer rubrum	Red maple	14"	14'	70%	63%		hain
121	Prunus serotina	Black cherry	14"	14'	55%	63%		hain
122	Robinia pseudoacacia	Black locust	8"	8'	55%	63%		
123	Robinia pseudoacacia	Black locust	10"	10'	55%	63%		
124	Catalpa speciosa	Northern catalpa	10"	10'	60%	53%		twin
125	Acer saccharinum	Silver maple	5"	8'	45%	50%		in fence
126	Robinia pseudoacacia	Black locust	12"	12'	55%	50%		vines
127	Robinia pseudoacacia	Black locust	8"	8'	55%	41%		vines
128	Catalpa speciosa	Northern catalpa	10"	10'	60%	44%		vines
129	Robinia pseudoacacia	Black locust	15"	15'	55%	44%		vines
130	Catalpa speciosa	Northern catalpa	12"	12'	60%	50%		
131	Robinia pseudoacacia	Black locust	10"	10'	55%	50%		tripple
132	Catalpa speciosa	Northern catalpa	10"	10'	60%	50%		
133	Catalpa speciosa	Northern catalpa	8"	8'	60%	50%		
134	Catalpa speciosa	Northern catalpa	24"	24'	60%	53%		
135	Catalpa speciosa	Northern catalpa	30"	30'	60%	53%		
136	Catalpa speciosa	Northern catalpa	20"	20'	60%	53%		
137	Acer rubrum	Red maple	24"	24'	70%	66%		
138	Liriodendron tulipifera	Yellow-poplar	26"	26'	70%	63%		vines
139	Liriodendron tulipifera	Yellow-poplar	20"	20'	70%	63%		vines
140	Dead		35"	0'	0%	0%		multi-stem

(INVENTORY CONTINUED ... THIS PAGE)

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition %	Removal	Notes
141	Ulmus pumila	Siberian elm	22"	22'	20%	66%		
142	Robinia pseudoacacia	Black locust	10"	10'	55%	63%		
143	acer	NCNE	20"	20'	NONE	66%		multi-stem
144	Liriodendron tulipifera	Yellow-poplar	24"	24'	70%	63%		vines
145	Dead		10"	0'	0%	0%		
146	Ulmus pumila	Siberian elm	12"	12'	20%	50%		multi-stem, vines
147	Acer negundo	Boxelder	13"	13'	40%	59%		
148	Prunus serotina	Black cherry	10"	10'	55%	56%		lean
149	Catalpa speciosa	Northern catalpa	18"	18'	60%	56%		vines
150	Catalpa speciosa	Northern catalpa	10"	10'	60%	56%		vines
151	Liriodendron tulipifera	Yellow-poplar	36"	36'	70%	63%		vines
152	Robinia pseudoacacia	Black locust	8"	8'	55%	50%		vines
153	Robinia pseudoacacia	Black locust	8"	8'	55%	50%		vines
154	Acer rubrum	Red maple	8"	8'	70%	63%	X	girdled roots
155	Acer rubrum	Red maple	8"	8'	70%	59%	X	girdled roots
156	Acer rubrum	Red maple	8"	8'	70%	59%		Girdled roots

DBH = Diameter at Breast Height (measured 4.5 feet above ground)  
CRZ = Critical Root Zone = 1 foot radius per inch of tree diameter



**LEGEND**

- ### TREE NUMBER
- X TREE TO BE REMOVED
- Existing Tree Canopy

**NOTES**

- EXISTING SITE FEATURES REPRESENTS A COMBINATION OF FIELD SURVEY, ALEXANDRIA GIS INFORMATION AND RECORD DATA.
- ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.

**EXISTING VEGETATION PLAN**  
**SPECIAL USE PLAN**  
**BROWN'S FAIRFAX MAZDA**  
 CITY OF FAIRFAX, VIRGINIA

Engineers • Surveyors • Planners  
 Landscape Architects • Arborists  
**WALTER L. PHILLIPS**  
 INCORPORATED ESTABLISHED 1945  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301  
 www.WLPINC.com

DATE: 11/02/2019, 03:03:20, 5/19/20  
 SCALE: 1" = 30'  
 DRAWN: DPM/HTT  
 CHECKED: AV

NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY	DATE



**LOW IMPACT DEVELOPMENT NARRATIVE**

ZONING ORDINANCE SECTION 4.5.7.B STATES THAT LOW IMPACT DEVELOPMENT (LID) TECHNIQUES THAT CAPITALIZE ON AND ARE CONSISTENT WITH NATURAL RESOURCES AND PROCESSES WILL BE INCORPORATED IN PARKING LOT LANDSCAPING WHENEVER PRACTICABLE. THIS PROJECT PROPOSES TO UTILIZE SEVERAL LOW IMPACT DEVELOPMENT PRACTICES IN KEEPING WITH THE INTENT OF THIS ORDINANCE SECTION. MODULAR WETLAND SYSTEMS ARE PROPOSED, WHICH ARE CATCHMENT FACILITIES INCLUDING WETLAND SYSTEMS INTENDED TO TREAT PARKING LOT RUNOFF TO REMOVE POLLUTANTS. IN ADDITION, PERMEABLE PAVEMENT IS PROPOSED WHICH WILL CAPTURE AND TREAT PARKING LOT RUNOFF AS WELL. ADDITIONAL LOW IMPACT DEVELOPMENT MEASURES ARE INCORPORATED INTO THIS APPLICATION, BUT THESE TWO ARE GEARED TOWARD TREATMENT OF PARKING LOT RUNOFF AND MOST CLEARLY SATISFY THE GOALS OF SECTION 4.5.7.B.

**SUSTAINABILITY NARRATIVE**

THIS APPLICATION PROPOSES A VARIETY OF SUSTAINABLE DEVELOPMENT PRACTICES.

PROPOSED SITE IMPROVEMENTS WILL INCLUDE A SIGNIFICANT REDUCTION IN IMPERVIOUS AREA, WHICH WILL REDUCE THE AMOUNT OF STORMWATER RUNOFF GENERATED BY THE SITE. IN ADDITION, SEVERAL SUSTAINABLE STORMWATER MEASURES ARE PROPOSED, INCLUDING MODULAR WETLAND SYSTEMS AND PERMEABLE PAVEMENT. FOR LANDSCAPING, THE DEVELOPMENT WILL USE PRIMARILY NATIVE SPECIES, WITH A PREFERENCE FOR LOCAL NATIVES. NO INVASIVE SPECIES ARE PROPOSED. LIGHT POLLUTION WILL BE REDUCED THROUGH THE USE OF ENERGY EFFICIENT SITE LIGHTING ON TIMERS WITH DIRECTIONALLY SHIELDED, FULL CUTOFF FIXTURES. IN ADDITION, BIKE PARKING IS PROPOSED AND EMPLOYEES WILL BE ENCOURAGED TO RIDE BIKES TO WORK.

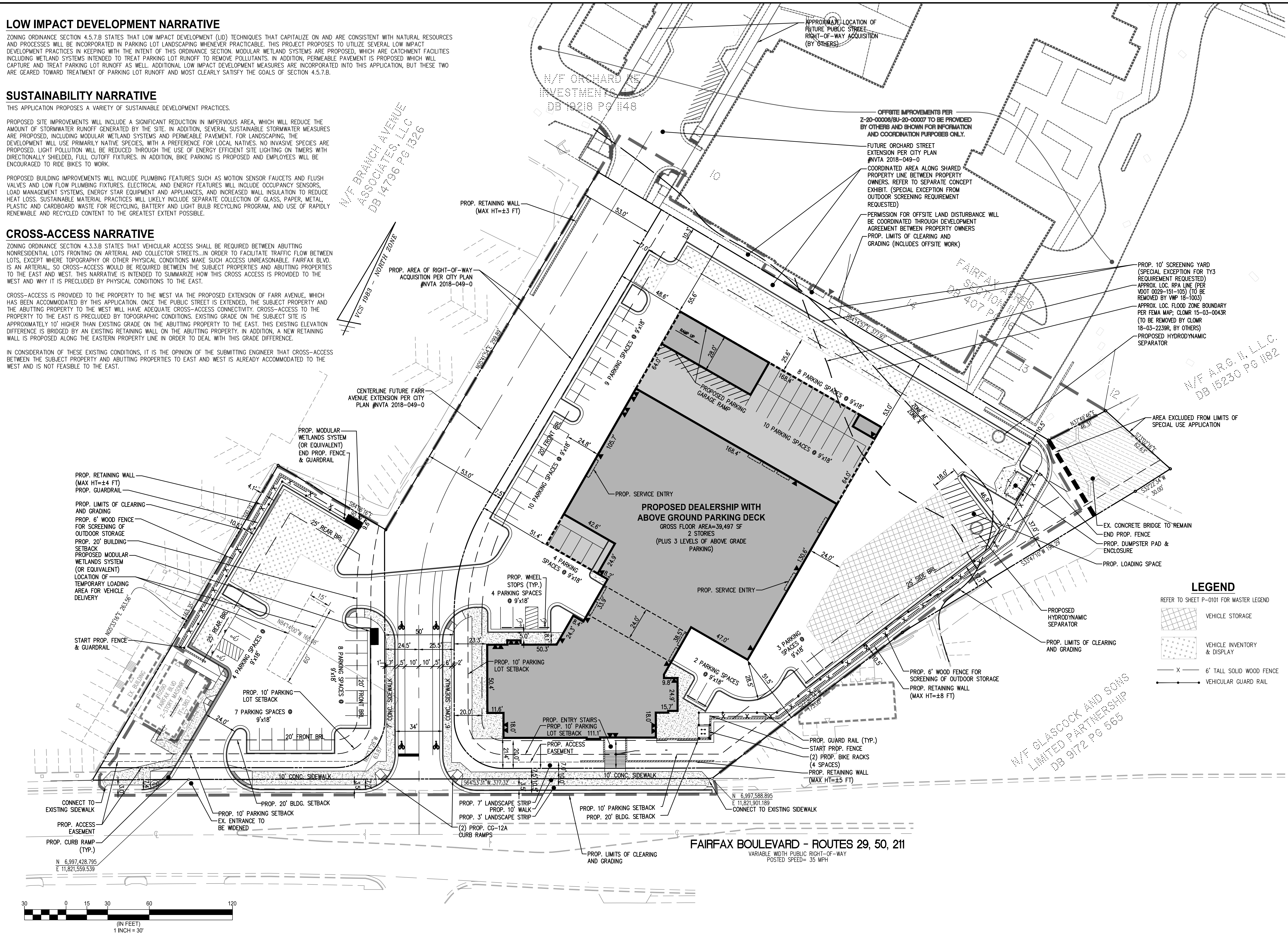
PROPOSED BUILDING IMPROVEMENTS WILL INCLUDE PLUMBING FEATURES SUCH AS MOTION SENSOR FAUCETS AND FLUSH VALVES AND LOW FLOW PLUMBING FIXTURES. ELECTRICAL AND ENERGY FEATURES WILL INCLUDE OCCUPANCY SENSORS, LOAD MANAGEMENT SYSTEMS, ENERGY STAR EQUIPMENT AND APPLIANCES, AND INCREASED WALL INSULATION TO REDUCE HEAT LOSS. SUSTAINABLE MATERIAL PRACTICES WILL LIKELY INCLUDE SEPARATE COLLECTION OF GLASS, PAPER, METAL, PLASTIC AND CARDBOARD WASTE FOR RECYCLING, BATTERY AND LIGHT BULB RECYCLING PROGRAM, AND USE OF RAPIDLY RENEWABLE AND RECYCLED CONTENT TO THE GREATEST EXTENT POSSIBLE.

**CROSS-ACCESS NARRATIVE**

ZONING ORDINANCE SECTION 4.3.3.B STATES THAT VEHICULAR ACCESS SHALL BE REQUIRED BETWEEN ABUTTING NONRESIDENTIAL LOTS FRONTING ON ARTERIAL AND COLLECTOR STREETS...IN ORDER TO FACILITATE TRAFFIC FLOW BETWEEN LOTS, EXCEPT WHERE TOPOGRAPHY OR OTHER PHYSICAL CONDITIONS MAKE SUCH ACCESS UNREASONABLE. FAIRFAX BLVD. IS AN ARTERIAL, SO CROSS-ACCESS WOULD BE REQUIRED BETWEEN THE SUBJECT PROPERTIES AND ABUTTING PROPERTIES TO THE EAST AND WEST. THIS NARRATIVE IS INTENDED TO SUMMARIZE HOW THIS CROSS ACCESS IS PROVIDED TO THE WEST AND WHY IT IS PRECLUDED BY PHYSICAL CONDITIONS TO THE EAST.

CROSS-ACCESS IS PROVIDED TO THE PROPERTY TO THE WEST VIA THE PROPOSED EXTENSION OF FARR AVENUE, WHICH HAS BEEN ACCOMMODATED BY THIS APPLICATION. ONCE THE PUBLIC STREET IS EXTENDED, THE SUBJECT PROPERTY AND THE ABUTTING PROPERTY TO THE WEST WILL HAVE ADEQUATE CROSS-ACCESS CONNECTIVITY. CROSS-ACCESS TO THE PROPERTY TO THE EAST IS PRECLUDED BY TOPOGRAPHIC CONDITIONS. EXISTING GRADE ON THE SUBJECT SITE IS APPROXIMATELY 10' HIGHER THAN EXISTING GRADE ON THE ABUTTING PROPERTY TO THE EAST. THIS EXISTING ELEVATION DIFFERENCE IS BRIDGED BY AN EXISTING RETAINING WALL ON THE ABUTTING PROPERTY. IN ADDITION, A NEW RETAINING WALL IS PROPOSED ALONG THE EASTERN PROPERTY LINE IN ORDER TO DEAL WITH THIS GRADE DIFFERENCE.

IN CONSIDERATION OF THESE EXISTING CONDITIONS, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT CROSS-ACCESS BETWEEN THE SUBJECT PROPERTY AND ABUTTING PROPERTIES TO EAST AND WEST IS ALREADY ACCOMMODATED TO THE WEST AND IS NOT FEASIBLE TO THE EAST.



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

SCALE: 1" = 30'  
 DATE: 11/06/2019, 03/03/2020, 5/19/2020  
 CHECKED: AV  
 DRAWN: DPM/HIT

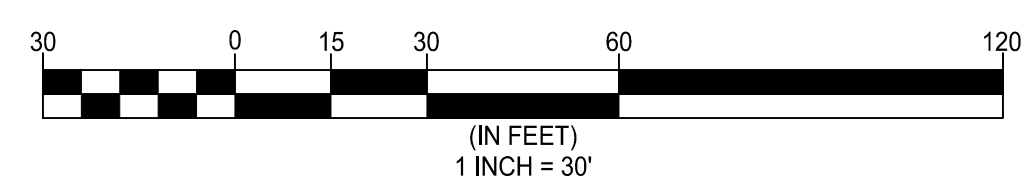
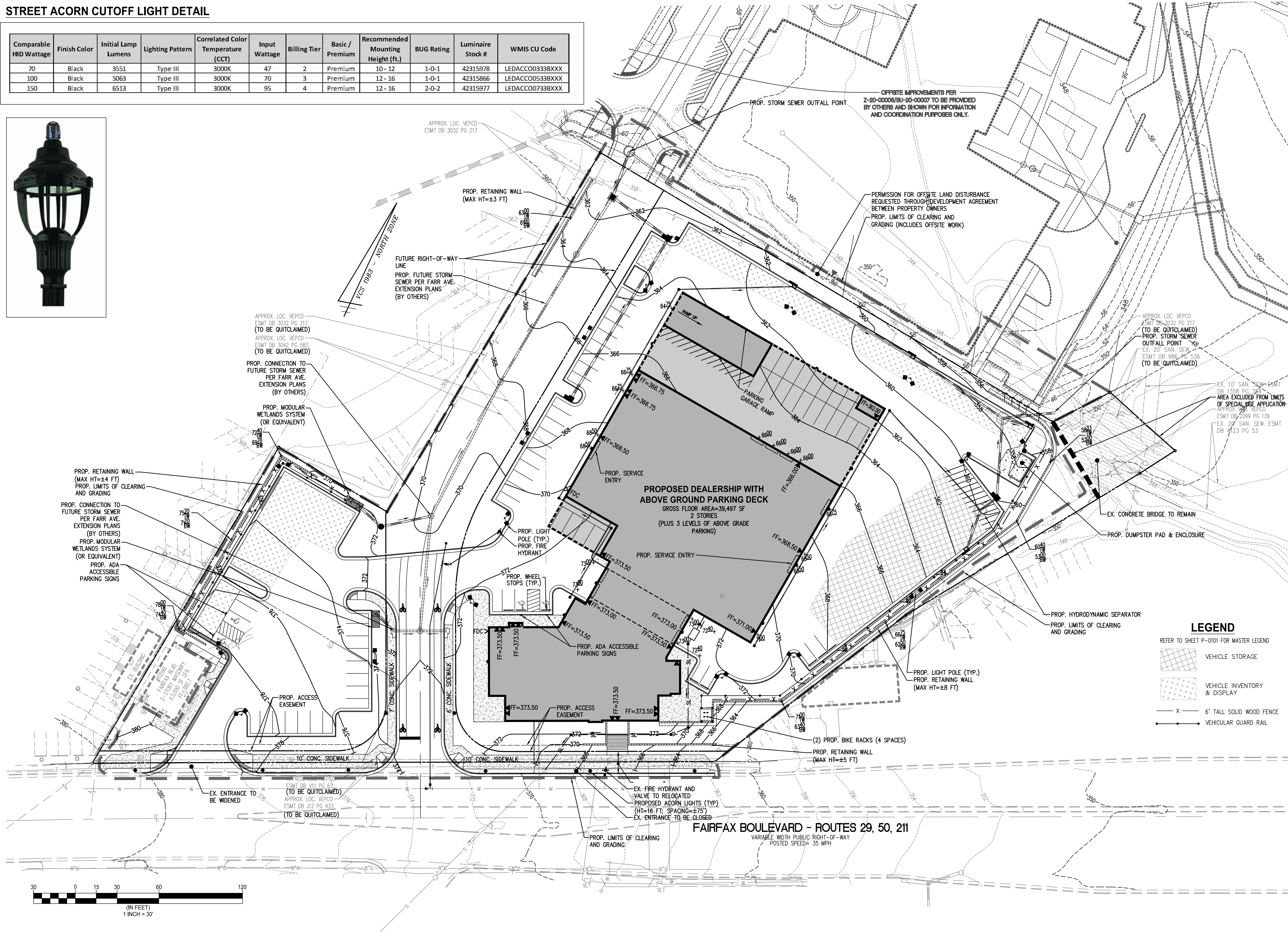
NO.	DESCRIPTION	DATE	REV.	BY	APPROVED	DATE

**SPECIAL USE PLAN**  
**SPECIAL USE PLAN**  
**BROWN'S FAIRFAX MAZDA**  
 CITY OF FAIRFAX, VIRGINIA



**STREET ACORN CUTOFF LIGHT DETAIL**

Comparable HID Wattage	Finish Color	Initial Lamp Lumens	Lighting Pattern	Correlated Color Temperature (CCT)	Input Wattage	Billing Tier	Basic / Premium	Recommended Mounting Height (ft.)	BUG Rating	Luminaire Stock #	WMIS CU Code
70	Black	3551	Type III	3000K	47	2	Premium	10 - 12	1-0-1	42315978	LEDACCO033BXXX
100	Black	5063	Type III	3000K	70	3	Premium	12 - 16	1-0-1	42315866	LEDACCO0533BXXX
150	Black	6513	Type III	3000K	95	4	Premium	12 - 16	2-0-2	42315977	LEDACCO0733BXXX



**LEGEND**  
REFER TO SHEET P-0101 FOR MASTER LEGEND

- VEHICLE STORAGE
- VEHICLE INVENTORY & DISPLAY
- 6' TALL SOLID WOOD FENCE
- VEHICULAR GUARD RAIL

**WALTER L. PHILLIPS**  
INCORPORATED  
ESTABLISHED 1945  
DATE: 11/02/2019, 03/03/2020, 5/19/2020

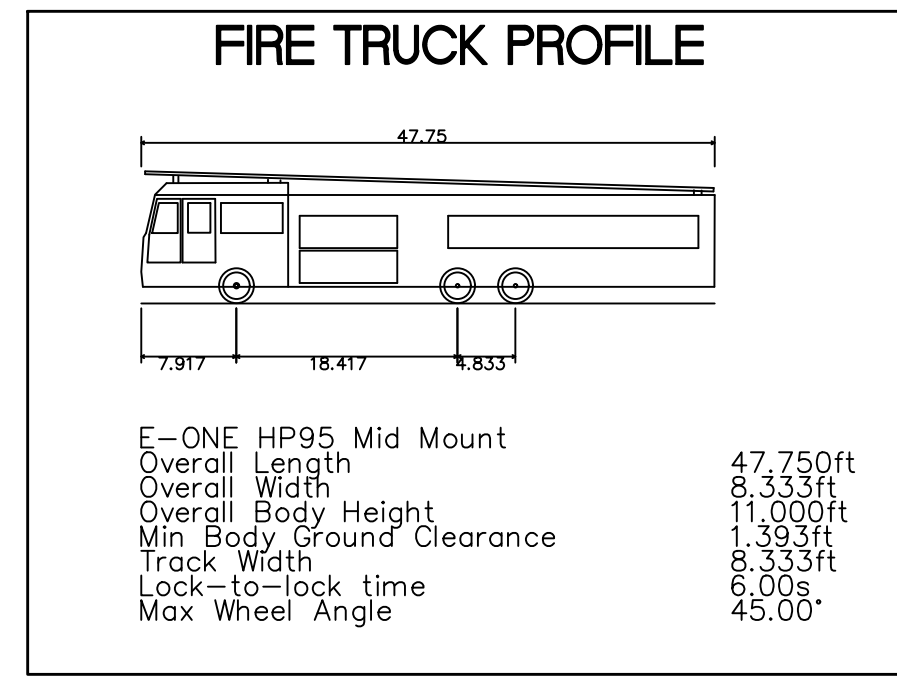
Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
www.WLPHINC.com

REVISION APPROVED BY

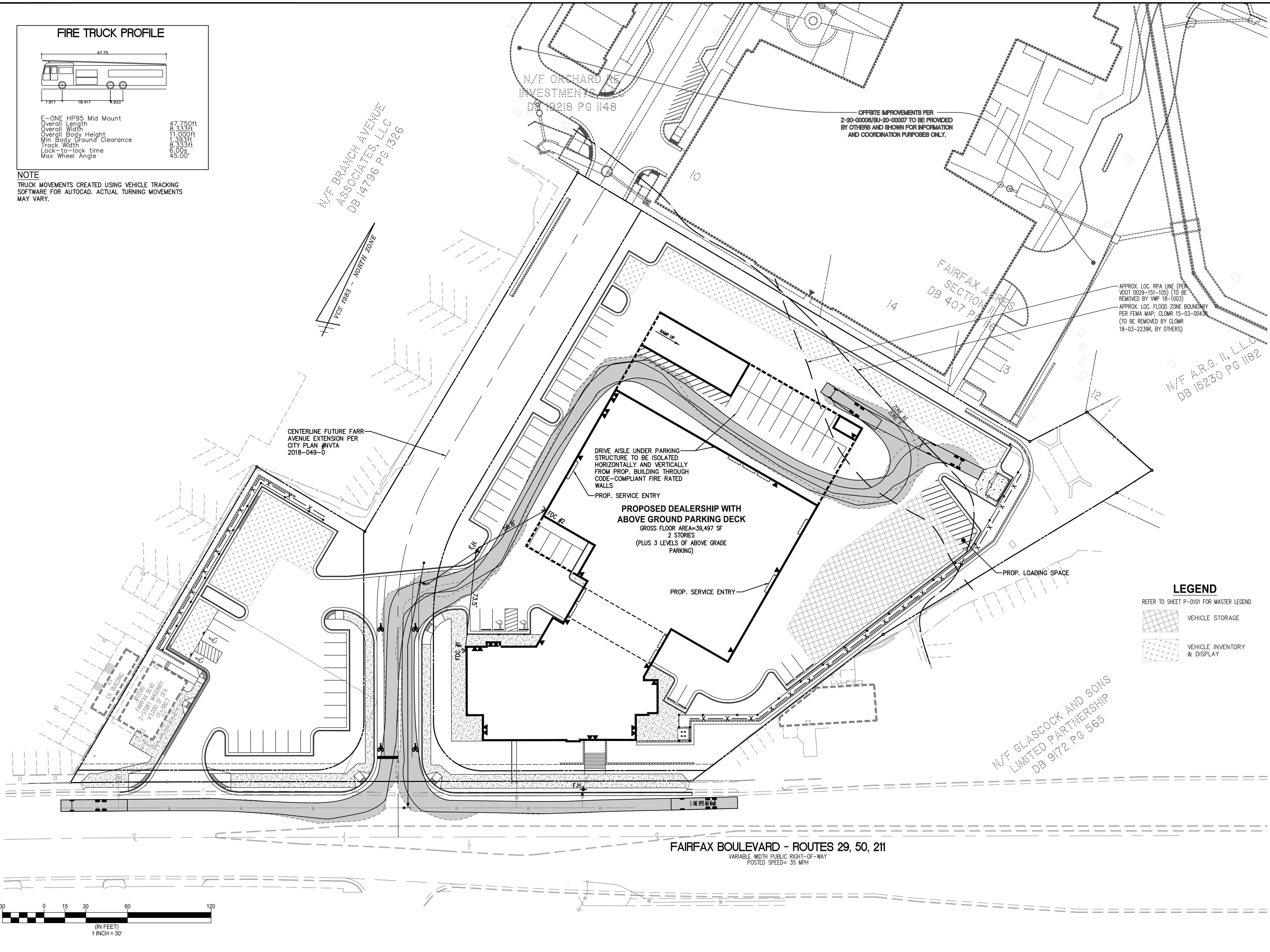
NO.	DESCRIPTION	DATE	REV. BY	APPROVED

**PRELIMINARY UTILITY AND GRADING PLAN**  
**SPECIAL USE PLAN**  
**BROWN'S FAIRFAX MAZDA**  
CITY OF FAIRFAX, VIRGINIA





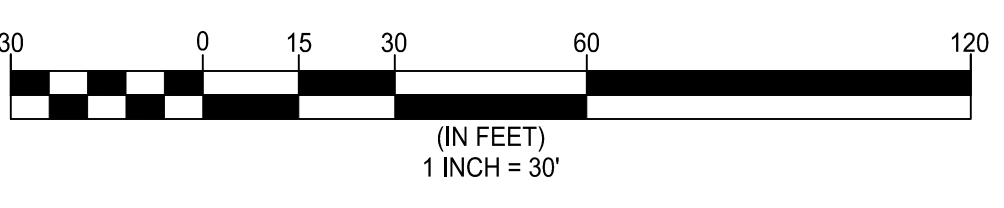
**NOTE**  
 TRUCK MOVEMENTS CREATED USING VEHICLE TRACKING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY.



**LEGEND**  
 REFER TO SHEET P-0101 FOR MASTER LEGEND

VEHICLE STORAGE

VEHICLE INVENTORY & DISPLAY



Engineers • Surveyors • Planners  
 Landscape Architects • Arborists

**WALTER L. PHILLIPS**  
 INCORPORATED ESTABLISHED 1945

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

DATE: 11/02/2019, 03/03/2020, 5/19/2020  
 SCALE: 1" = 30'

CHECKED: AV  
 DRAWN: DPM/HTT

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

**FIRE SERVICE PLAN**

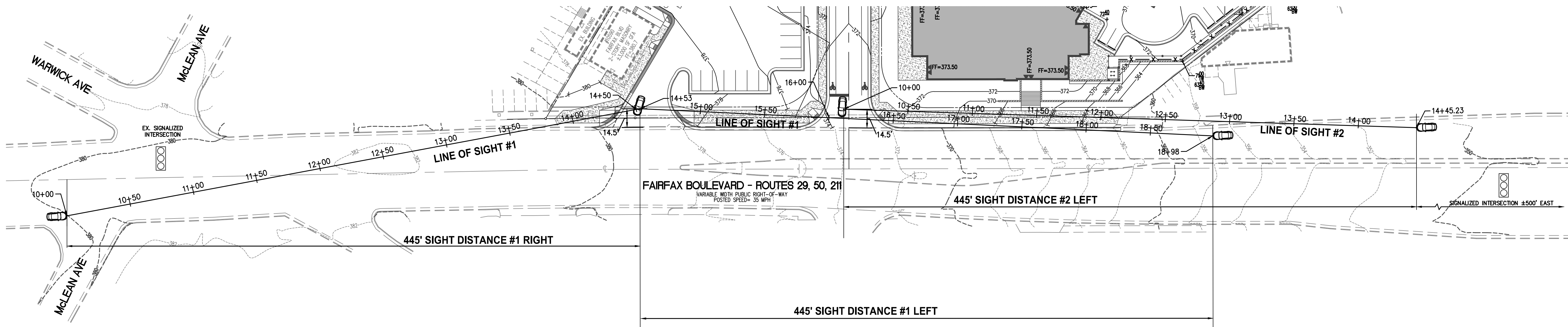
**SPECIAL USE PLAN**

**BROWN'S FAIRFAX MAZDA**

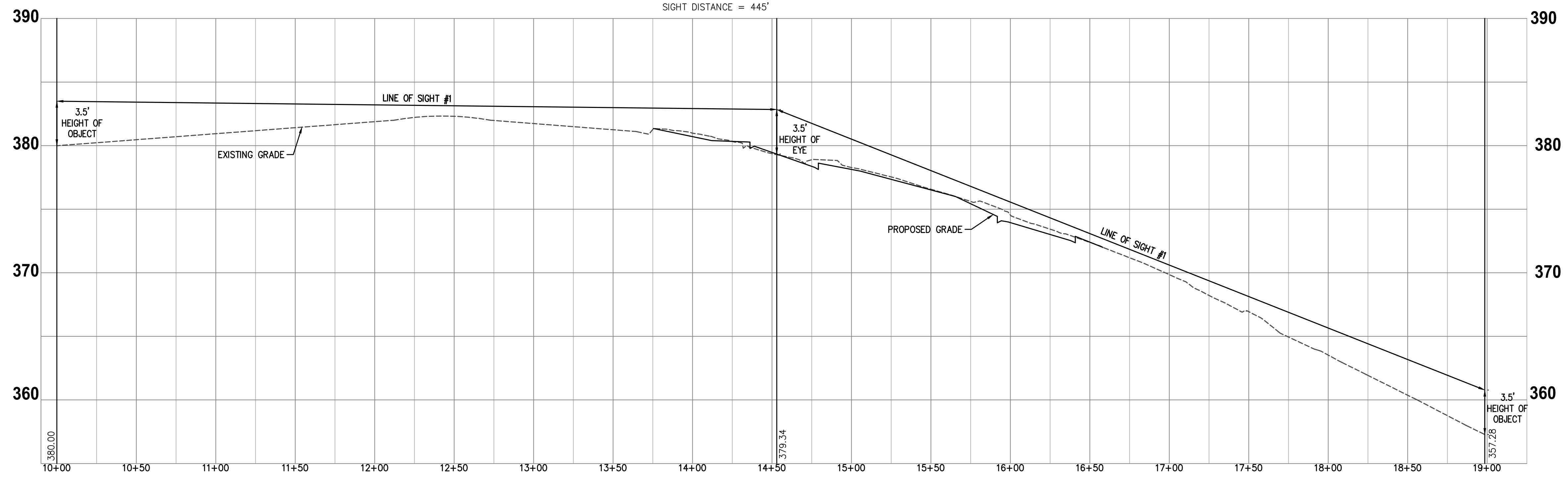
CITY OF FAIRFAX, VIRGINIA

SHEET: P-0303

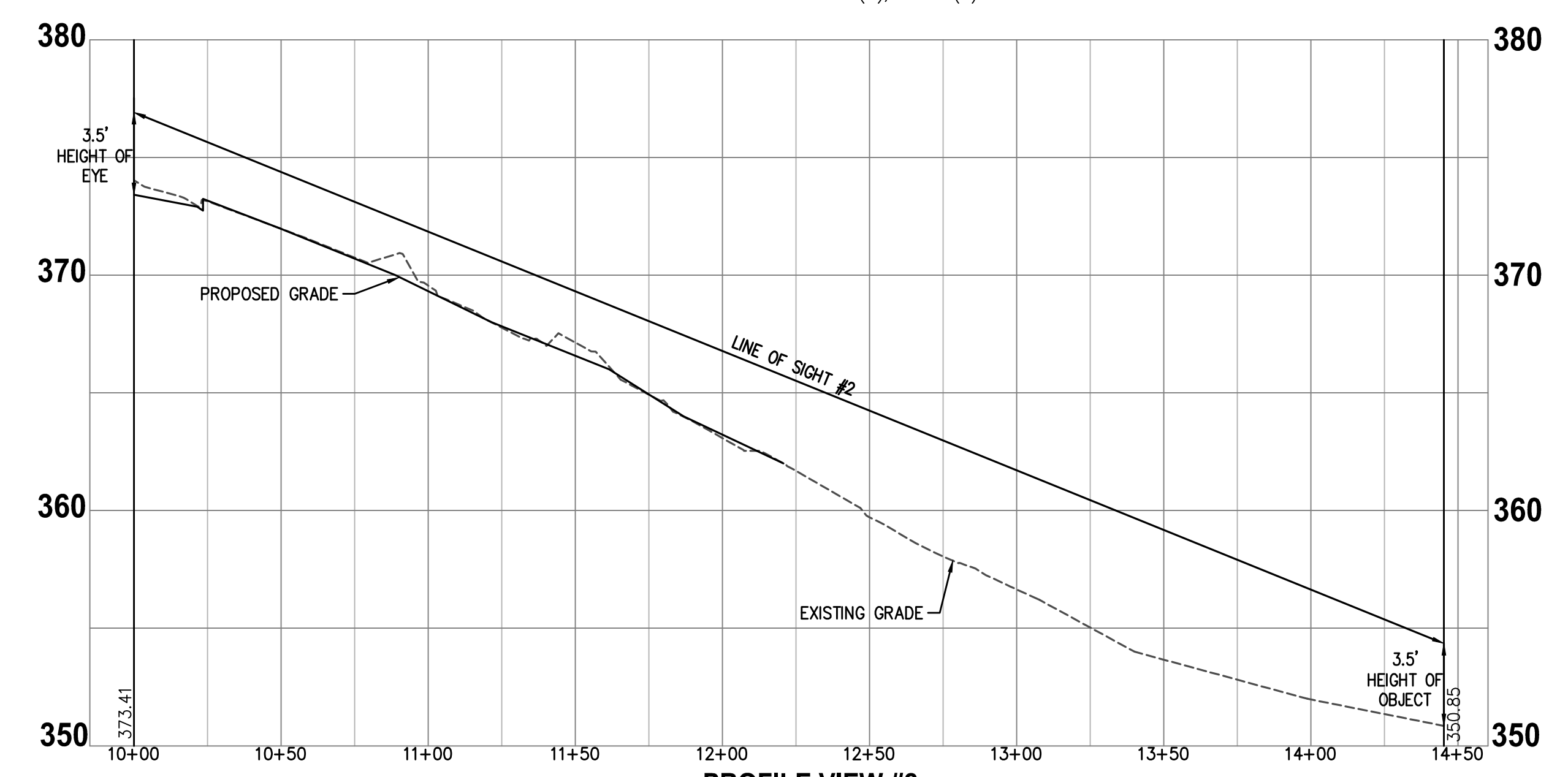




**PLAN VIEW**  
 SCALE: 1"=40'  
 POSTED SPEED = 35 MPH  
 DESIGN SPEED = 40 MPH  
 SIGHT DISTANCE = 445'



**PROFILE VIEW #1**  
 SCALE: 1"=40' (H); 1"=5' (V)



**PROFILE VIEW #2**  
 SCALE: 1"=40' (H); 1"=5' (V)

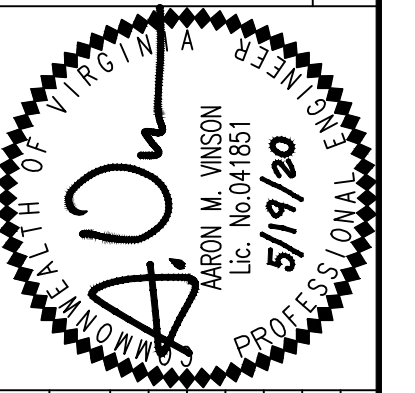
**NOTE**

1. EXISTING SITE FEATURES REPRESENTS A COMBINATION OF FIELD SURVEY, GIS INFORMATION AND RECORD DATA.

**ENTRANCE SIGHT DISTANCE PLAN & PROFILE**

**SPECIAL USE PLAN**  
**BROWN'S FAIRFAX MAZDA**  
 CITY OF FAIRFAX, VIRGINIA

REVISION APPROVED BY		DATE	
NO.	DESCRIPTION	DATE	APPROVED



**WALTER L. PHILLIPS**  
 INCORPORATED ESTABLISHED 1945  
 ENGINEERS • Surveyors • Planners  
 Landscape Architects • Arborists  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301  
 www.WLPINC.com

SCALE: AS NOTED DATE: 11/02/2019, 03/03/2020, 5/19/2020  
 DRAWN: DPM/HTT  
 CHECKED: AV



**PRELIMINARY PLANT SCHEDULE**

NOTE: THE PLANT SPECIES ARE PRELIMINARY RECOMMENDATIONS ONLY. SELECTIONS ARE SUBJECT TO CHANGE AT THE TIME OF SITE PLAN. PROPOSED LANDSCAPING WILL INCLUDE NATIVE SPECIES CONSISTENT WITH THE CITY OF FAIRFAX'S GUIDELINES FOR LANDSCAPING.

KEY	BOTANICAL NAME	COMMON NAME	QTY	CAL.	HT.	COMMENTS	UNIT	TOTAL (SF)
AC	Amelanchier canadensis	Shadow Serviceberry	8	2"	8'-10"	B&B, full specimen, 3-4 trunks	100	800
CC	Cercis canadensis	Forest Pansy/Redbud	5	2"	8'-10"	B&B, full specimen	100	500.00
MV	Magnolia virginiana	Sweetbay Magnolia	3	2"	8'-10"	B&B, full specimen, 3-4 trunks	100	300.00
NS	Nyssa sylvatica	Blackgum	13	3.5"	8'-10"	B&B, full specimen	175	2275.00
PA	Platanus x acerifolia	'Bloodgood'	8	3.5"	12'-14"	B&B, full specimen	250	2000.00
QB	Quercus bicolor	Swamp White Oak	4	3.5"	12'-14"	B&B, full specimen	250	1000.00
QO	Quercus phellos	Willow Oak	14	3.5"	12'-14"	B&B, full specimen	250	3500.00
TD	Taxodium distichum	Bald Cypress	12	3.5"	12'-14"	B&B, full specimen	175	2100.00
UA	Ulmus americana	'Valley Forge'	2	3.5"	12'-14"	B&B, full specimen	250	500.00

KEY	BOTANICAL NAME	COMMON NAME	QTY	HEIGHT	SPREAD	COMMENTS
CAL	Calliandra americana	American Beautyberry	13	18"-24"	18"-24"	3 gal., full vigorous, well-rooted & established
CLE	Clethra alnifolia	'Hummingbird'	20	18"-24"	18"-24"	3 gal., full vigorous, well-rooted & established
HSD	Hydrangea quercifolia	'Snow Queen'	40	24"-36"	24"-36"	3 gal., full vigorous, well-rooted & established
HPW	Hydrangea quercifolia	'Pee Wee'	28	18"-24"	18"-24"	3 gal., full vigorous, well-rooted & established
IGS	Ilex glabra	'Shamrock'	71	18"-24"	18"-24"	3 gal., full vigorous, well-rooted & established
ILH	Itea virginica	'Little Henry'	46	15"-18"	15"-18"	3 gal., full vigorous, well-rooted & established
IHG	Itea virginica	'Henry's Garnet'	16	24"-30"	24"-30"	3 gal., full vigorous, well-rooted & established
LIN	Lindera benzoin	Spicebush	9	24"-30"	24"-30"	3 gal., full vigorous, well-rooted & established
MYC	Myrica cerifera	Southern Bayberry	45	24"-30"	24"-30"	7 gal., full vigorous, well-rooted & established
VBD	Viburnum dentatum	'Christom'	54	24"-36"	24"-36"	3 gal., full vigorous, well-rooted & established

**TREE COVER CALCULATIONS**

SITE AREA	±171,706 SF
- R.O.W. ACQUISITION DEDUCTIONS	±28,042 SF
TOTAL REMAINING SITE AREA	±143,664 SF
X % REQUIRED (ZONING - CR)	10%
= TREE COVER TO BE PROVIDED	(10%) 14,365 SF
TREE COVER TO BE PROVIDED BY PRESERVING TREES	7,000 SF
TREE COVER NEEDED TO BE PROVIDED BY PLANTING TREES	7,365 SF
ACTUAL TREE COVER PROVIDED BY PLANTING	12,975 SF
TOTAL TREE COVER PROVIDED	19,975 SF

**LEGEND**

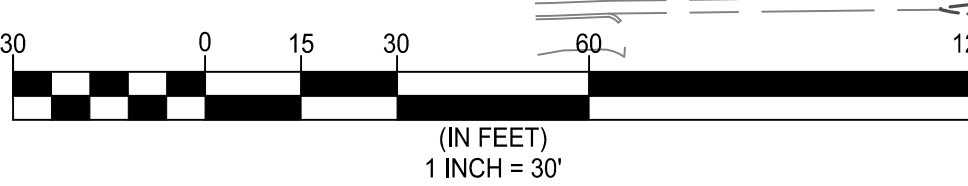
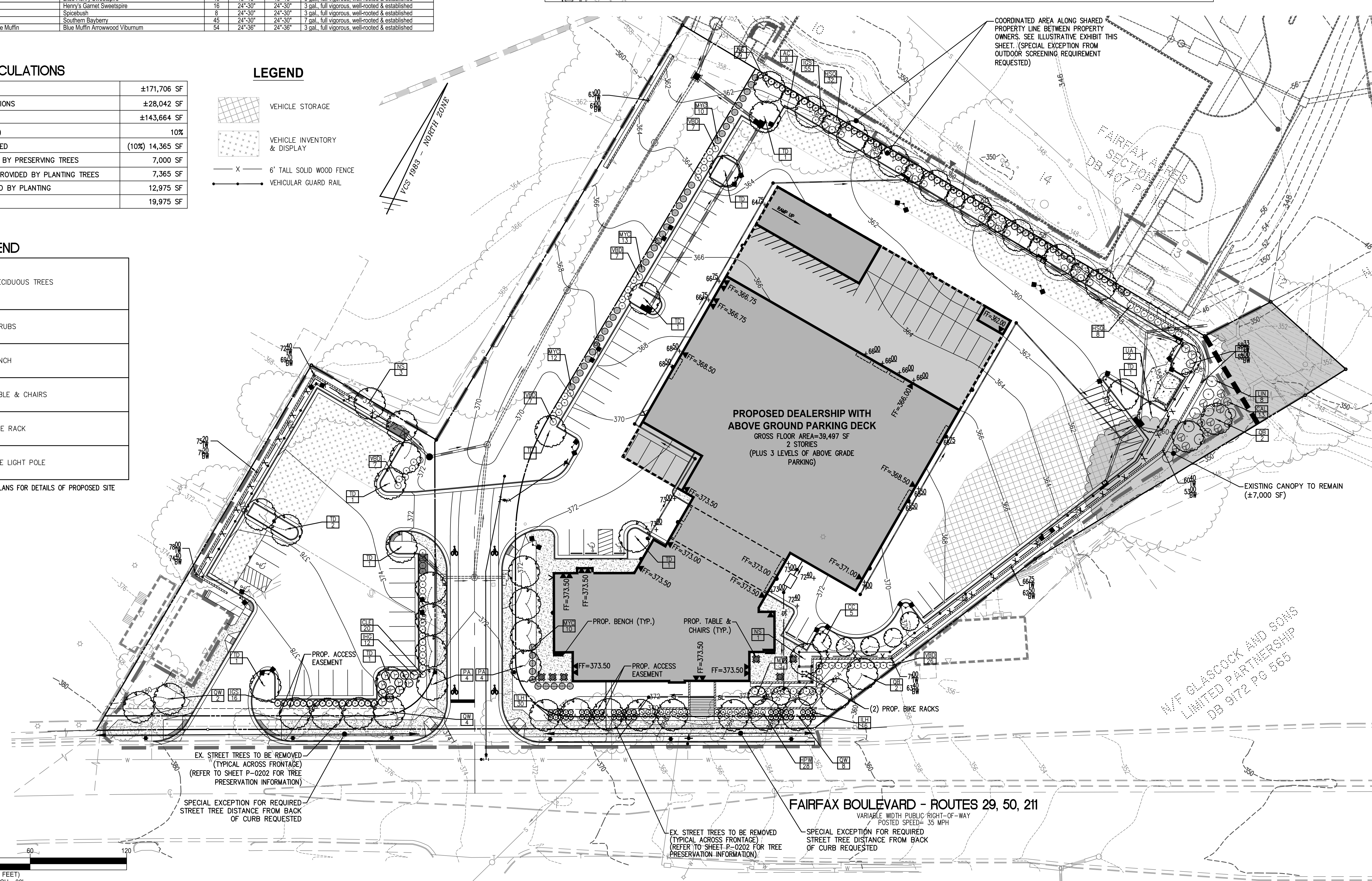
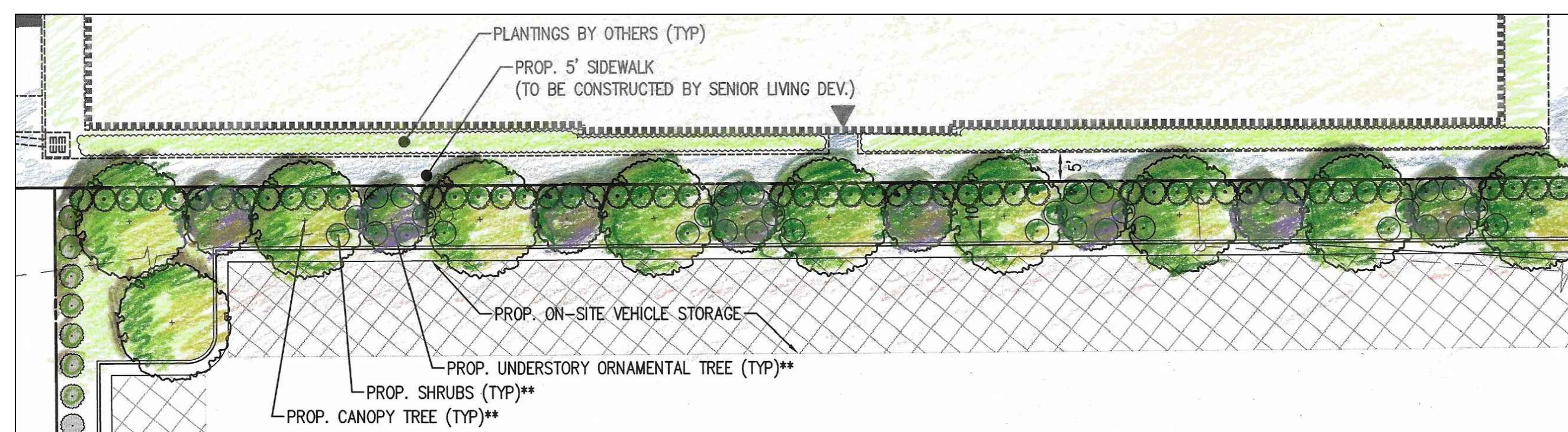
- VEHICLE STORAGE
- VEHICLE INVENTORY & DISPLAY
- 6' TALL SOLID WOOD FENCE
- VEHICULAR GUARD RAIL

**LANDSCAPE LEGEND**

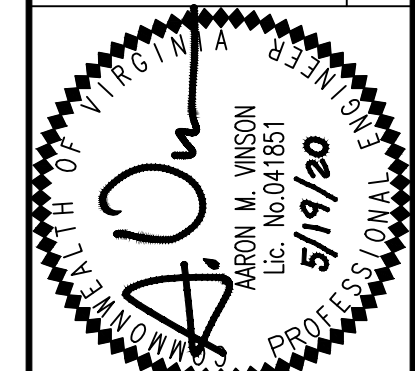
	PROPOSED DECIDUOUS TREES
	PROPOSED SHRUBS
	PROPOSED BENCH
	PROPOSED TABLE & CHAIRS
	PROPOSED BIKE RACK
	PROPOSED SITE LIGHT POLE

NOTE: REFER TO ARCHITECTURAL PLANS FOR DETAILS OF PROPOSED SITE FURNISHINGS AND LIGHTING.

**PEDESTRIAN CORRIDOR ILLUSTRATIVE**



**WALTER L. PHILLIPS**  
 INCORPORATED  
 ESTABLISHED 1945  
 ENGINEERS • SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS • ARBORISTS  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301  
 www.WLPHINC.com



NO.	DESCRIPTION	DATE	REV.	APPROVED BY	DATE

**CONCEPTUAL LANDSCAPE PLAN**  
**SPECIAL USE PLAN**  
**BROWN'S FAIRFAX MAZDA**  
 CITY OF FAIRFAX, VIRGINIA



**LEGEND**

TOTAL AREA TO HYDRODYNAMIC SEPARATOR (1.68 AC)  
 H.S. #1 = 1.16 AC  
 H.S. #2 = 0.52 AC

TOTAL AREA TO MODULAR WETLAND SYSTEM LINEAR (0.42 AC)  
 M.W.S. #1 = 0.27 AC  
 M.W.S. #2 = 0.15 AC

OUTFALL 1 DRAINAGE AREA (3.47 AC)

OUTFALL 2 DRAINAGE AREA (0.44 AC)

**PROPOSED MODULAR WETLAND SYSTEMS - LINEAR #1**

**PROPOSED MODULAR WETLAND SYSTEMS - LINEAR #2**

**PROPOSED DEALERSHIP WITH ABOVE GROUND PARKING DECK**  
 GROSS FLOOR AREA=39,497 SF  
 2 STORIES  
 (PLUS 3 LEVELS OF ABOVE GRADE PARKING)

**PROPOSED HYDRODYNAMIC SEPARATOR #2**  
 OUTFALL 1  
 (CONNECTION TO OFFSITE STORM SYSTEM CONSTRUCTED BY OTHERS)

**AREA TO OUTFALL 1**  
 A = 3.47 AC  
 CN = 94  
**PROPOSED HYDRODYNAMIC SEPARATOR #1**

**AREA TO OUTFALL 2**  
 A = 0.44 AC  
 CN = 90

**OUTFALL 2**  
 FAIRFAX BOULEVARD - ROUTES 29, 50, 211  
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
 POSTED SPEED= 35 MPH

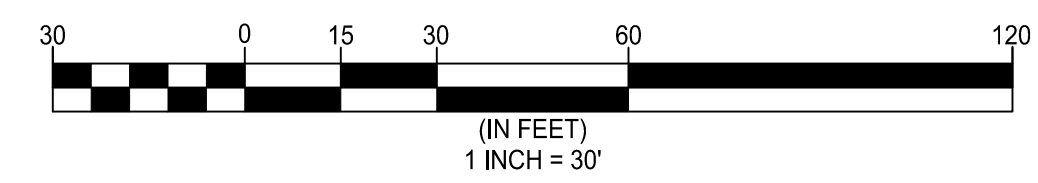
OFFSITE IMPROVEMENTS PER Z-20-00008/SU-20-00007 TO BE PROVIDED BY OTHERS AND SHOWN FOR INFORMATION AND COORDINATION PURPOSES ONLY.

PROP. LIMITS OF CLEARING AND GRADING (INCLUDES OFFSITE WORK)

PROP. LIMITS OF CLEARING AND GRADING

PROP. LIMITS OF CLEARING AND GRADING

PROP. LIMITS OF CLEARING AND GRADING



**WALTER L. PHILLIPS**  
 INCORPORATED ESTABLISHED 1945  
 ENGINEERS • SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS • ARBORISTS  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301  
 www.WLPHINC.com

DATE: 11/02/2019, 03/03/2020, 5/19/2020  
 SCALE: 1" = 30'

CHECKED: AV  
 DRAWN: DPM/HTT

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

**STORMWATER MANAGEMENT PLAN**  
**SPECIAL USE PLAN**  
**BROWN'S FAIRFAX MAZDA**  
 CITY OF FAIRFAX, VIRGINIA



**OUTFALL ANALYSIS NARRATIVE**

1. THE EXISTING SITE DRAINS TO TWO STORMWATER OUTFALLS (REFER TO PLAN ON SHEET P-0501) AS FOLLOWS:
  - 1.1. OUTFALL 1 – MUCH OF THE SITE DRAINS NORTHWARD INTO AN EXISTING STREAM THAT IS LOCATED JUST NORTH OF THE PROPERTY'S NORTHERN PROPERTY LINE. THIS STREAM IS A TRIBUTARY OF THE UPPER REACHES OF ACCOTINK CREEK.
  - 1.2. OUTFALL 2 – RUNOFF FROM THE SOUTHERN PORTION OF THE SITE SHEET FLOWS INTO FAIRFAX BOULEVARD'S GUTTER. THIS RUNOFF THEN FLOWS EASTWARD UNTIL IT JOINS THE OUTFALL 1 RUNOFF IN THE ACCOTINK CREEK TRIBUTARY.
2. AFTER THE PROPOSED REDEVELOPMENT, SITE RUNOFF WILL CONTINUE TO DRAIN TO THE SAME TWO OUTFALLS WITH NO CHANGE TO THE SIZE OF EACH OUTFALL'S DRAINAGE AREA. RUNOFF TO THE STREAM ON THE NORTH SIDE (OUTFALL 1) WILL BE COLLECTED IN PROPOSED CURB INLETS AND CONVEYED VIA PROPOSED STORM SEWERS TO THE EXISTING STREAM. OUTFALL 2 RUNOFF WILL CONTINUE TO FLOW TO THE FAIRFAX BOULEVARD GUTTER AS SHEET FLOW. RUNOFF TO BOTH OUTFALLS WILL BE REDUCED DUE TO THE DECREASE IN SITE IMPERVIOUSNESS.

**STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES NARRATIVES**

1. THE EXISTING SITE CURRENTLY SERVES AS A MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENT AND IT IS HIGHLY IMPERVIOUS. THE EXISTING SITE HAS NO STORMWATER MANAGEMENT OR WATER QUALITY FACILITIES. ALMOST THE ENTIRE PROPERTY WILL BE RECONSTRUCTED WITH THE PROPOSED REDEVELOPMENT PROJECT. THIS WILL RESULT IN A NET DECREASE IN OVERALL IMPERVIOUS AREA.
2. ACCORDING TO CITY CODE, THE STORMWATER QUANTITY REQUIREMENTS ARE AS FOLLOWS:
  - 2.1. BECAUSE THE SITE STORMWATER OUTFALLS INCLUDE A NATURAL STREAM THE CHANNEL PROTECTION REQUIREMENT IS TO REDUCE THE SITE RUNOFF FOR A 1-YEAR STORM BY AN AMOUNT DETERMINED USING AN ENERGY BALANCE EQUATION. A TABULATION CAN BE FOUND ON THIS SHEET WHICH SUMMARIZES THE STORMWATER RUNOFF DATA AND ALLOWABLE SITE PEAK RUNOFF RATES. USING THE ENERGY BALANCE EQUATION, THE ALLOWABLE PEAK RUNOFF RATE FOR THE 1-YEAR STORM IS 10.01 CFS. EVEN WITHOUT STORMWATER DETENTION, THE POST-DEVELOPMENT SITE PEAK RUNOFF RATE WILL BE REDUCED TO LESS THAN ALLOWABLE WITH A RATE OF 9.99 CFS DUE TO THE PROPOSED REDUCTION IN SITE IMPERVIOUSNESS.
  - 2.2. THE FLOOD PROTECTION REQUIREMENT WILL BE MET WITH THE PROPOSED REDUCTION IN THE PEAK RUNOFF RATE FOR THE 10-YEAR STORM, AGAIN DUE TO THE REDUCTION IN IMPERVIOUSNESS.
3. THE STORMWATER QUALITY (BMP) REQUIREMENT HAS BEEN DETERMINED USING THE VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET ISSUED BY THE VIRGINIA DEQ. A COPY OF THE COMPLETED SPREADSHEET CAN BE FOUND ON SHEET P-0503. THIS SPREADSHEET SHOWS THAT 0.62 POUNDS OF PHOSPHOROUS PER YEAR MUST BE REMOVED FROM THE SITE RUNOFF. THIS REQUIREMENT WILL BE MET THROUGH THE USE OF TWO HYDRODYNAMIC SEPARATORS AND TWO MODULAR WETLAND SYSTEM – LINEAR BMP STRUCTURES (OR SIMILAR). REFER TO SHEET P-0501 FOR A PLAN SHOWING THEIR LOCATIONS AND DRAINAGE AREAS. REFER TO SHEET P-0504 FOR DETAILS OF THESE PROPOSED WATER QUALITY DEVICES. IN LIEU OF THE MODULAR WETLAND SYSTEM STRUCTURES, THE APPLICANT MAY CHOSE TO USE TWO FILTERRA BMP STRUCTURES. THE FILTERRAS HAVE THE SAME PHOSPHOROUS REMOVAL EFFICIENCY, WOULD BE LOCATED IN THE SAME LOCATIONS, WOULD HAVE THE SAME PLANTS, AND WOULD FUNCTION THE SAME AS THE MODULAR WETLAND STRUCTURES.

**STORMWATER MANAGEMENT DATA AND CALCULATIONS**

PRE-DEVELOPMENT							
DRAINAGE AREA	TOTAL AREA (AC)	IMPERVIOUS AREA (AC)	LANDSCAPED OR TURF (AC)	CN	1-YR RUNOFF VOLUME (CF)	PEAK FLOWS Q (1)	
						1 YEAR (CFS)	10 YEAR (CFS)
OUT FALL 1 (TO STREAM)	3.47	3.27	0.2	97			
OUTFALL 2 (TO FAIRFAX BOULEVARD)	0.44	0.38	0.06	96			
<b>SITE TOTALS</b>	<b>3.91</b>	<b>3.65</b>	<b>0.26</b>	<b>97</b>	<b>33,405</b>	<b>10.88</b>	<b>20.72</b>

POST-DEVELOPMENT							
DRAINAGE AREA	TOTAL AREA (AC)	IMPERVIOUS AREA (AC)	LANDSCAPED OR TURF (AC)	CN	1-YR RUNOFF VOLUME (CF)	PEAK FLOWS Q (1)	
						1 YEAR (CFS)	10 YEAR (CFS)
OUTFALL 1 (TO STREAM)	3.47	2.79	0.68	94			
OUTFALL 2 (FAIRFAX BOULEVARD)	0.44	0.24	0.20	90			
<b>SITE TOTALS</b>	<b>3.91</b>	<b>3.03</b>	<b>0.88</b>	<b>94</b>	<b>29,042</b>	<b>9.99</b>	<b>20.07</b>
					ALLOWABLE SITE RUNOFF (2)	10.01	20.72

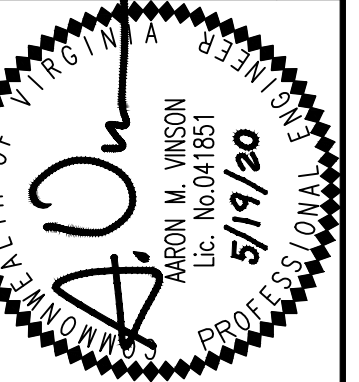
**FOOTNOTES:**  
 (1) PEAK FLOWS AND RUNOFF VOLUMES OBTAINED FROM HYDRAFLOW SOFTWARE. REFER TO HYDROGRAPHS FOUND ON SHEET P-0504.  
 (2) OUTFALL INCLUDES A STREAM SO ALLOWABLE Q1 IS  $Q_{1DEV} < (IF = .8)(Q_{PREDEV} \times RV_{PREDEV})/RV_{DEV}$ . ALLOWABLE Q10 IS PRE-DEVELOPMENT VALUE.

**NOTES**

1. THE POST-DEVELOPMENT CONDITIONS REFLECT THE IMPROVEMENTS SHOWN ON THIS PLAN AND INCLUDE THE IMPERVIOUS AREA ASSOCIATED WITH THE INTERIM PARKING SPACES.
2. INFORMATION PROVIDED ON THIS SHEET IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
3. ALTERNATIVE BMPS MAY BE PROVIDED SO LONG AS REQUIREMENTS OF THE DEQ VRRM SPREADSHEET ARE MET.

**STORMWATER MANAGEMENT COMPUTATIONS AND NARRATIVES**

**SPECIAL USE PLAN  
BROWN'S FAIRFAX MAZDA  
CITY OF FAIRFAX, VIRGINIA**



**WALTER L. PHILLIPS**  
 ENGINEERS • Surveyors • Planners  
 Landscape Architects • Arborists  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301  
 www.WLPINC.com  
 INCORPORATED ESTABLISHED 1945  
 DATE: 11/02/2019 03/03/2020 5/19/2020  
 SCALE: NONE  
 DRAWN: DPM/HTT  
 CHECKED: AV



Project Name: **BROWN'S FAIRFAX MAZDA**  
 Date: **2/28/2020**  
 Linear Development Project? **No**

**CLEAR ALL**  
 (Ctrl+Shift+R)

data input cells  
 constant values  
 calculation cells  
 final results

**Site Information**

**Post-Development Project (Treatment Volume and Loads)**

Enter Total Disturbed Area (acres) → **3.91**

Maximum reduction required: **20%**  
 The site's net increase in impervious cover (acres) is: **0**  
 Post-Development TP Load Reduction for Site (lb/yr): **0.62**

Check:  
 BMP Design Specifications List: **2013 Draft Stds & Specs**  
 Linear project? **No**  
 Land cover areas entered correctly? **✓**  
 Total disturbed area entered? **✓**

**Pre-Development Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.26	0.26
Impervious Cover (acres)				3.65	3.65
					3.91

**Post-Development Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.88	0.88
Impervious Cover (acres)				3.03	3.03
Area Check	OK.	OK.	OK.	OK.	3.91

**Constants**

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

**Runoff Coefficients (Rv)**

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

**LAND COVER SUMMARY -- PRE-REDEVELOPMENT**

Land Cover Summary-Pre		
Pre-Development	Listed	Adjusted <sup>1</sup>
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.26	0.26
Weighted Rv(turf)	0.25	0.25
% Managed Turf	7%	7%
Impervious Cover (acres)	3.65	3.65
Rv(impervious)	0.95	0.95
% Impervious	93%	93%
<b>Total Site Area (acres)</b>	<b>3.91</b>	<b>3.91</b>
<b>Site Rv</b>	<b>0.90</b>	<b>0.90</b>

**LAND COVER SUMMARY -- POST DEVELOPMENT**

Land Cover Summary-Post (Final)			
Post Re-Dev. & New Impervious		Post-Development New Impervious	
Forest/Open Space Cover (acres)	0.00	Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00	Weighted Rv(forest)	0.00
% Forest	0%	% Forest	0%
Managed Turf Cover (acres)	0.88	Managed Turf Cover (acres)	0.88
Weighted Rv (turf)	0.25	Weighted Rv (turf)	0.25
% Managed Turf	23%	% Managed Turf	23%
Impervious Cover (acres)	3.03	New Impervious Cover (acres)	0.00
Rv(impervious)	0.95	Rv(impervious)	--
% Impervious	77%	% Impervious	77%
<b>Final Site Area (acres)</b>	<b>3.91</b>	<b>Total Re-Dev. Site Area (acres)</b>	<b>3.91</b>
<b>Final Post Dev Site Rv</b>	<b>0.79</b>	<b>Re-Dev Site Rv</b>	<b>0.79</b>

**Treatment Volume and Nutrient Load**

Pre-Development	Final Post-Development
Pre-Development Treatment Volume (acre-ft)	0.2944
Pre-Development Treatment Volume (cubic feet)	12,823
Pre-Development TP Load (lb/yr)	8.06
Pre-Development TP Load per acre (lb/acre/yr)	2.06
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)	1.60

**Treatment Volume and Nutrient Load**

Post-Development	Final Post-Development
Post-Development Treatment Volume (acre-ft)	0.2582
Post-Development Treatment Volume (cubic feet)	11,248
Post-Development TP Load (lb/yr)*	7.07
Post-Development TP Load per acre (lb/acre/yr)	1.81
Max. Reduction Required (Below Pre-Development Load)	20%

<sup>1</sup> Adjusted Land Cover Summary:  
 Pre-Development land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.  
 Adjusted total acreage is consistent with Post-Development acreage (minus acreage of new impervious cover).  
 Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

**Post-Development Requirement for Site Area**

TP Load Reduction Required (lb/yr) **0.62** ← PHOSPHOROUS REDUCTION REQUIRED

**Drainage Area A**

**Drainage Area A Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.88	0.88	0.25
Impervious Cover (acres)				3.03	3.03	0.95
<b>Total</b>					<b>3.91</b>	

**CLEAR BMP AREAS**

Total Phosphorus Available for Removal in D.A. A (lb/yr) **7.07**  
 Post Development Treatment Volume in D.A. A (ft<sup>3</sup>) **11,248**

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
<b>14. Manufactured Treatment Devices (no RR)</b>													
14.a. Manufactured Treatment Device-Hydrodynamic	0	0.08	1.60	0	0	5,590	5,590	20	0.00	3.51	0.70	2.81	
14.b. Manufactured Treatment Device-Filtering	0	0.03	0.39	0	0	1,372	1,372	50	0.00	0.86	0.43	0.43	

TOTAL IMPERVIOUS COVER TREATED (ac) **1.99** AREA CHECK: OK.  
 TOTAL MANAGED TURF AREA TREATED (ac) **0.11** AREA CHECK: OK.

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr) **0.62**

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr) **7.07**  
 TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) **1.13** ← PHOSPHOROUS REDUCTION ACHIEVED  
 TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr) **0.00**  
 TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr) **1.13**  
 TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr) **5.93**

**Site Results (Water Quality Compliance)**

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	3.03	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.99	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.88	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.11	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft<sup>3</sup>) **11,248**

**Runoff Reduction Volume and TP By Drainage Area**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft <sup>3</sup> )	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	7.07	0.00	0.00	0.00	0.00	7.07
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.13	0.00	0.00	0.00	0.00	1.13
TP LOAD REMAINING (lb/yr)	5.93	0.00	0.00	0.00	0.00	5.93
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

**Total Phosphorus**

FINAL POST-DEVELOPMENT TP LOAD (lb/yr) **7.07**  
 TP LOAD REDUCTION REQUIRED (lb/yr) **0.62**  
 TP LOAD REDUCTION ACHIEVED (lb/yr) **1.13**  
 TP LOAD REMAINING (lb/yr) **5.93**  
 REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): **0.00** \*\* ← COMPLIANCE VERIFICATION  
 \*\* TARGET TP REDUCTION EXCEEDED BY 0.51 LB/YEAR \*\*

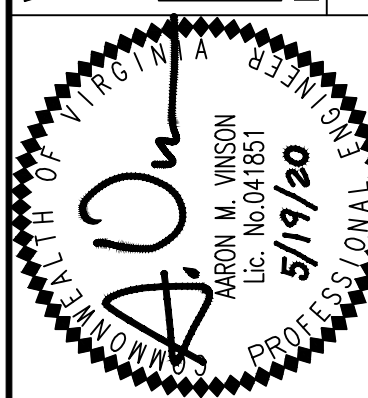
**BMP SPREADSHEET**

**SPECIAL USE PLAN**

**BROWN'S FAIRFAX MAZDA**

CITY OF FAIRFAX, VIRGINIA

WALTER L. PHILLIPS  
 ENGINEERS • SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS • ARBORISTS  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301  
 WWW.WLPHINC.COM  
 ESTABLISHED 1945  
 DATE: 11/02/2019 10:03:20 5/19/20  
 SCALE: NONE  
 DRAWN: DPM/HTT  
 CHECKED: AV



NO.	DESCRIPTION	DATE	APPROVED BY

**NOTES**

- INFORMATION PROVIDED ON THIS SHEET IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
- ALTERNATIVE BMPs MAY BE PROVIDED SO LONG AS REQUIREMENTS OF THE DEQ VRRM SPREADSHEET ARE MET.



**Hydrograph Report**

Hydroflow Hydrographs by Intellove v9.22 Wednesday, Nov 21, 2018

**Hyd. No. 1**  
Pre-dev

Hydrograph type = SCS Runoff	Peak discharge = 10.88 cfs
Storm frequency = 1 yrs	Time to peak = 727 min
Time interval = 1 min	Hyd. volume = 33,405 cuft
Drainage area = 3.910 ac	Curve number = 97
Basin Slope = 0.0 %	Hydraulic length = 0 ft
Tc method = USER	Time of conc. (Tc) = 6.00 min
Total precip. = 2.62 in	Distribution = Custom
Storm duration = NOAA Type C Rainfall 1 Min interval.cds	Shape factor = 484

**Hydrograph Report**

Hydroflow Hydrographs by Intellove v9.22 Wednesday, Nov 21, 2018

**Hyd. No. 1**  
Pre-dev

Hydrograph type = SCS Runoff	Peak discharge = 20.72 cfs
Storm frequency = 10 yrs	Time to peak = 727 min
Time interval = 1 min	Hyd. volume = 66,123 cuft
Drainage area = 3.910 ac	Curve number = 97
Basin Slope = 0.0 %	Hydraulic length = 0 ft
Tc method = USER	Time of conc. (Tc) = 6.00 min
Total precip. = 4.87 in	Distribution = Custom
Storm duration = NOAA Type C Rainfall 1 Min interval.cds	Shape factor = 484

**Hydrograph Report**

Hydroflow Hydrographs by Intellove v9.22 Wednesday, Nov 21, 2018

**Hyd. No. 2**  
Post-dev

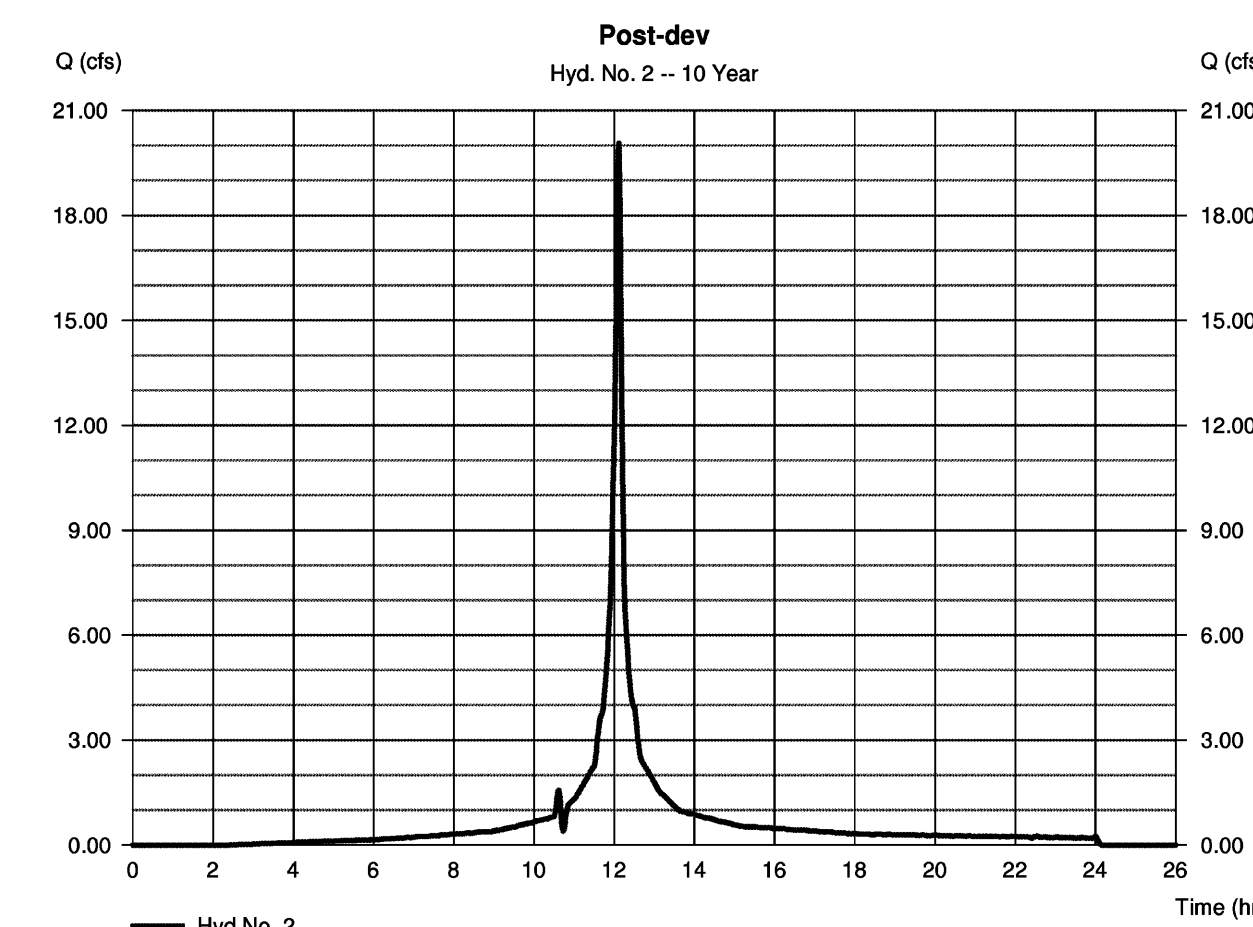
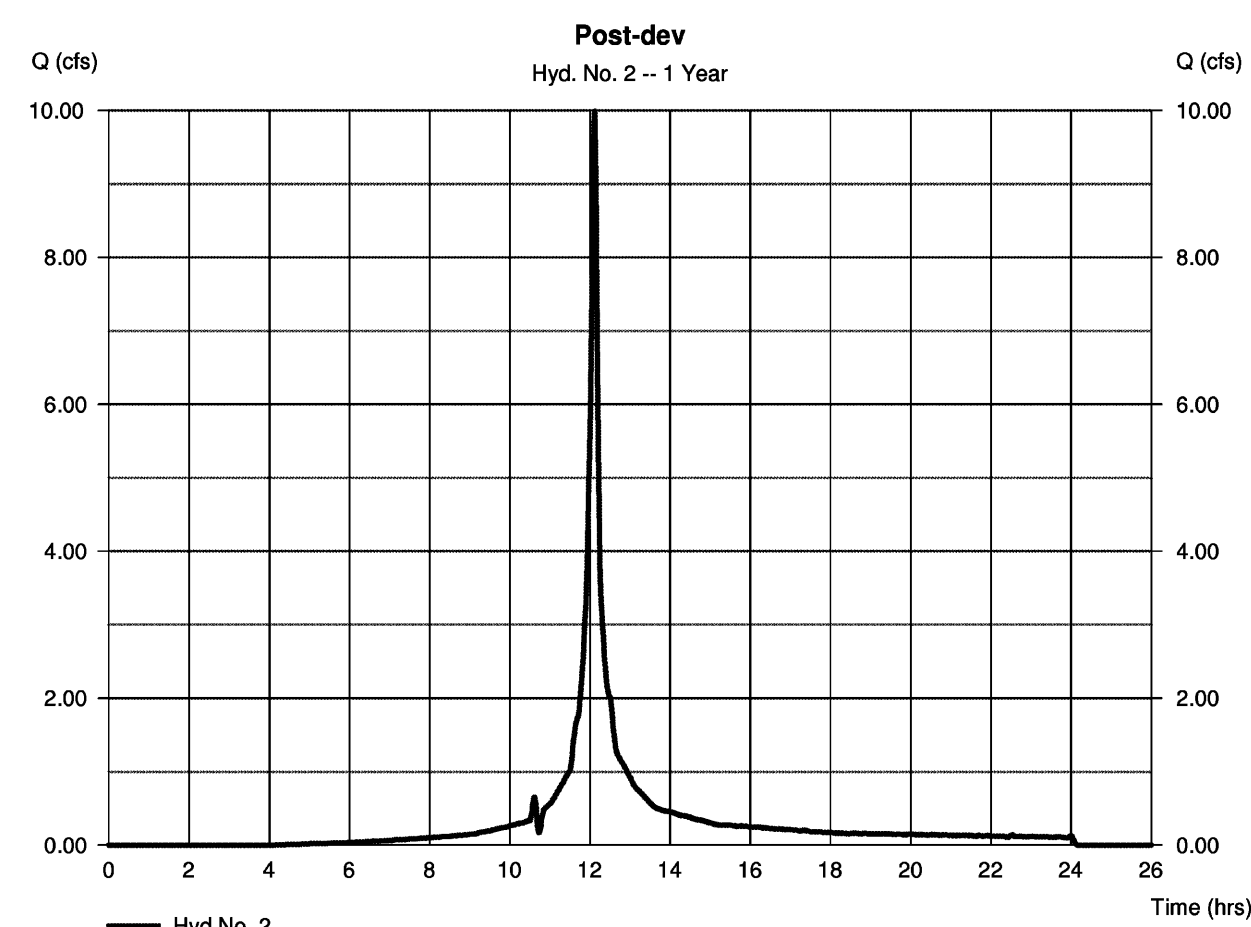
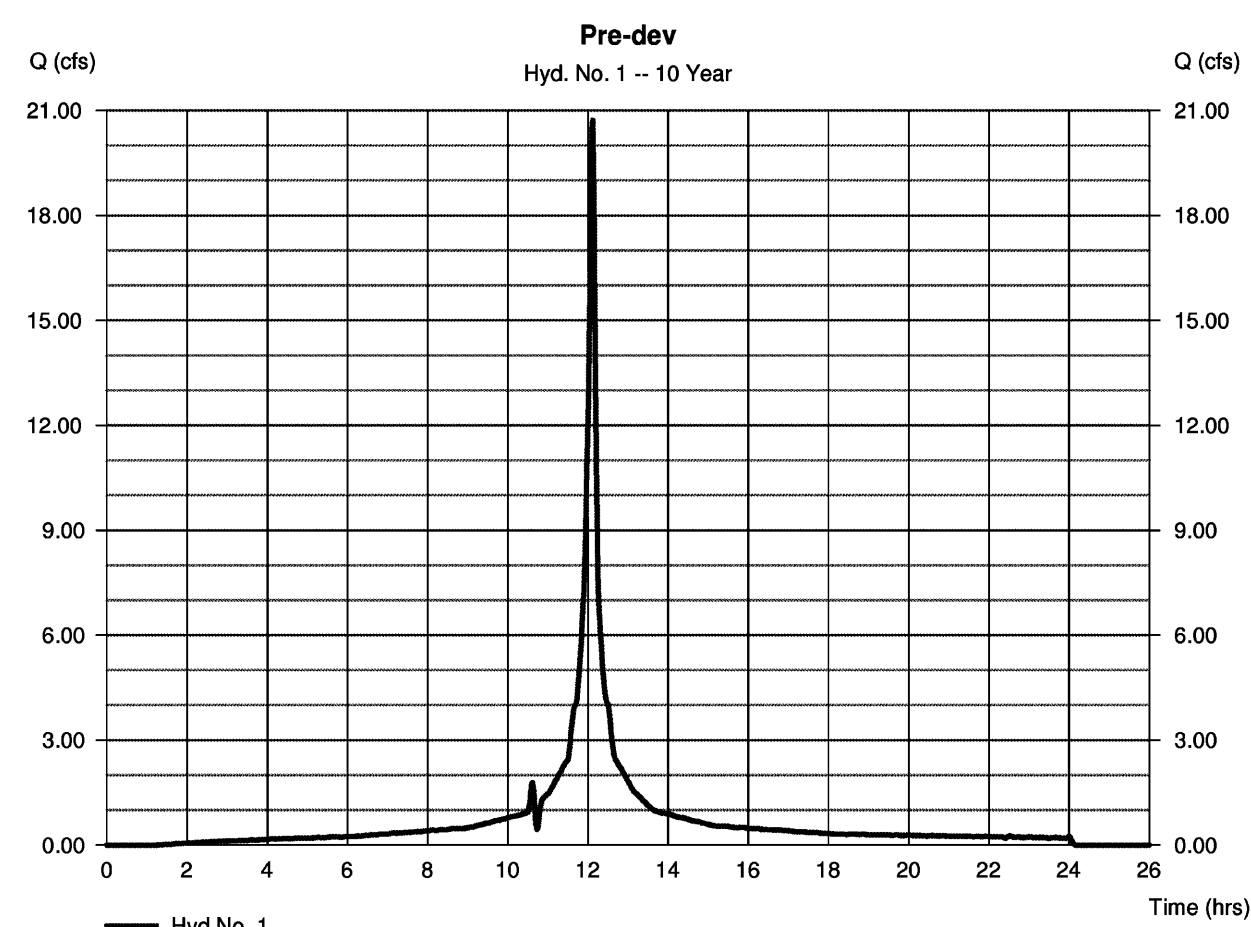
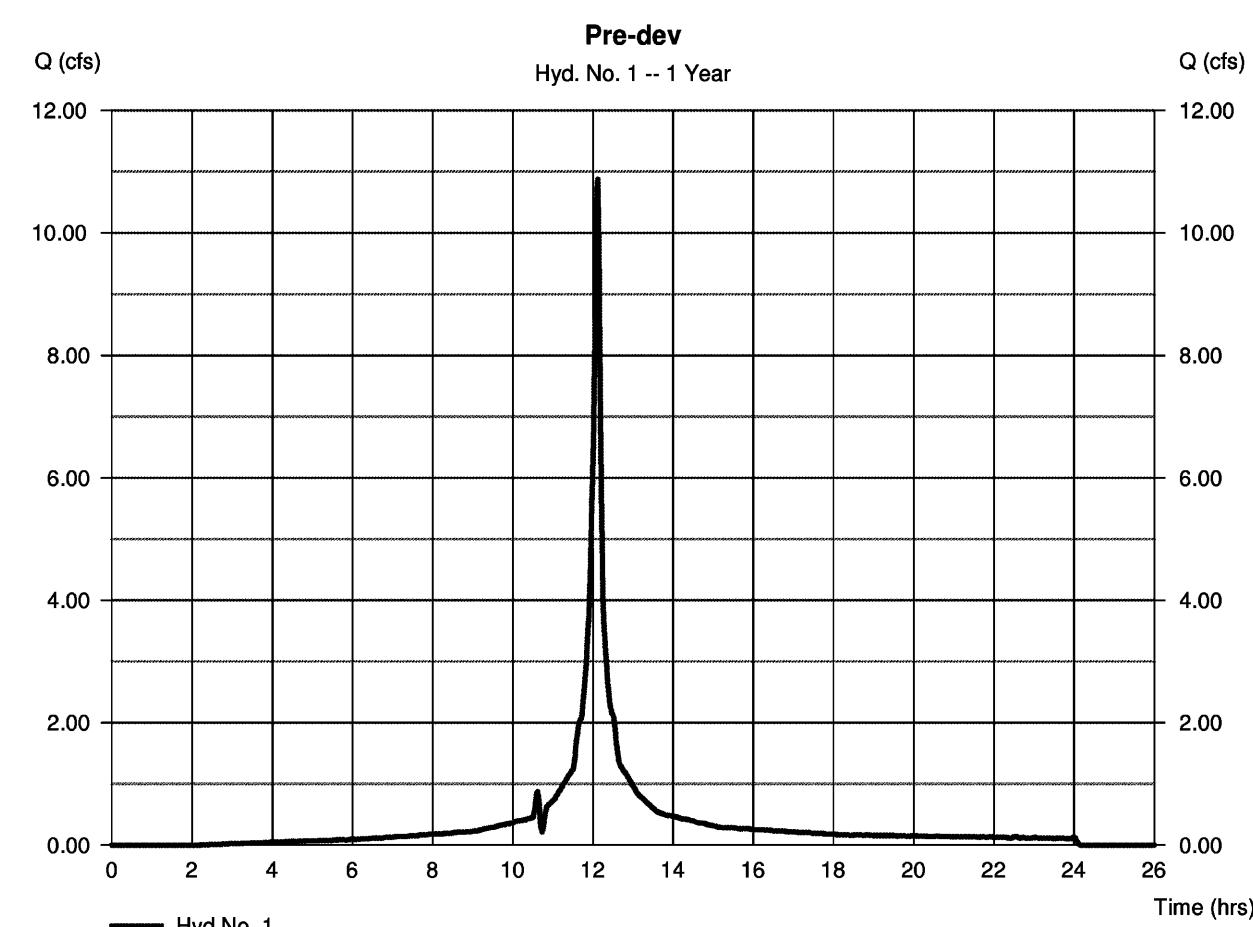
Hydrograph type = SCS Runoff	Peak discharge = 9.994 cfs
Storm frequency = 1 yrs	Time to peak = 727 min
Time interval = 1 min	Hyd. volume = 29,042 cuft
Drainage area = 3.910 ac	Curve number = 94
Basin Slope = 0.0 %	Hydraulic length = 0 ft
Tc method = USER	Time of conc. (Tc) = 6.00 min
Total precip. = 2.62 in	Distribution = Custom
Storm duration = NOAA Type C Rainfall 1 Min interval.cds	Shape factor = 484

**Hydrograph Report**

Hydroflow Hydrographs by Intellove v9.22 Wednesday, Nov 21, 2018

**Hyd. No. 2**  
Post-dev

Hydrograph type = SCS Runoff	Peak discharge = 20.07 cfs
Storm frequency = 10 yrs	Time to peak = 727 min
Time interval = 1 min	Hyd. volume = 61,179 cuft
Drainage area = 3.910 ac	Curve number = 94
Basin Slope = 0.0 %	Hydraulic length = 0 ft
Tc method = USER	Time of conc. (Tc) = 6.00 min
Total precip. = 4.87 in	Distribution = Custom
Storm duration = NOAA Type C Rainfall 1 Min interval.cds	Shape factor = 484



CONCEPTUAL BMP DETAILS

SITE SPECIFIC DATA			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CF)	FLOW BASED (CFS)		
TREATMENT HGL AVAILABLE (FT)			
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PARKWAY	OPEN PLANTER	PARKWAY
FRAME & COVER	#30"	N/A	#24"
WETLANDMEDIA VOLUME (CY)			3.05
WETLANDMEDIA DELIVERY METHOD			TBD
ORIFICE SIZE (DIA. INCHES)			#1.71"
MAXIMUM PICK WEIGHT (LBS)			27000
NOTES:			

**PLAN VIEW**

**LEFT END VIEW**

**ELEVATION VIEW**

**RIGHT END VIEW**

TREATMENT FLOW (CFS)	0.144
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	TBD
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

**MWS-L-4-13-C**  
STORMWATER BIOFILTRATION SYSTEM  
STANDARD DETAIL

**PLAN VIEW B-B**  
N.T.S.

**ELEVATION A-A**  
N.T.S.

**FRAME AND COVER**  
(DIAMETER VARIES)  
N.T.S.

**CDS4045-8-C DESIGN NOTES**

THE STANDARD CDS4045-8-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

**CONFIGURATION DESCRIPTION**

GRATED INLET ONLY (NO INLET PIPE)	
GRATED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPE)	
CURB INLET WITH INLET PIPE OR PIPES	
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)	
SEDIMENT WEIR FOR NIDEP / NJCAT CONFORMING UNITS	

**SITE SPECIFIC DATA REQUIREMENTS**

STRUCTURE ID		
WATER QUALITY FLOW RATE (CFS OR L/s)	*	
PEAK FLOW RATE (CFS OR L/s)	*	
RETURN PERIOD OF PEAK FLOW (YRS)	*	
SCREEN APERTURE (2400 OR 4700)	*	
PIPE DATA:		
I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*
INLET PIPE 2	*	*
OUTLET PIPE	*	*
RIM ELEVATION	*	
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
NOTES/SPECIAL REQUIREMENTS:		
* PER ENGINEER OF RECORD		

**GENERAL NOTES**

- CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPEARANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
- ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE. DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.

HYDROGRAPHS & BMP DETAILS

SPECIAL USE PLAN  
BROWN'S FAIRFAX MAZDA  
CITY OF FAIRFAX, VIRGINIA

Engineers • Surveyors • Planners  
 Landscape Architects • Arborists  
**WALTER L. PHILLIPS**  
 LANDSCAPE ARCHITECTS  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301  
 www.WLPINC.com  
 ESTABLISHED 1945  
 DATE: 11/02/2019, 03/03/2020, 5/19/2020  
 SCALE: NONE  
 DRAWN: DPM/HJT  
 CHECKED: AV

NO.	DESCRIPTION	DATE	APPROVED	DATE

**NOTES**

- INFORMATION PROVIDED ON THIS SHEET IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.
- ALTERNATIVE BMPs MAY BE PROVIDED SO LONG AS REQUIREMENTS OF THE DEQ VRRM SPREADSHEET ARE MET.

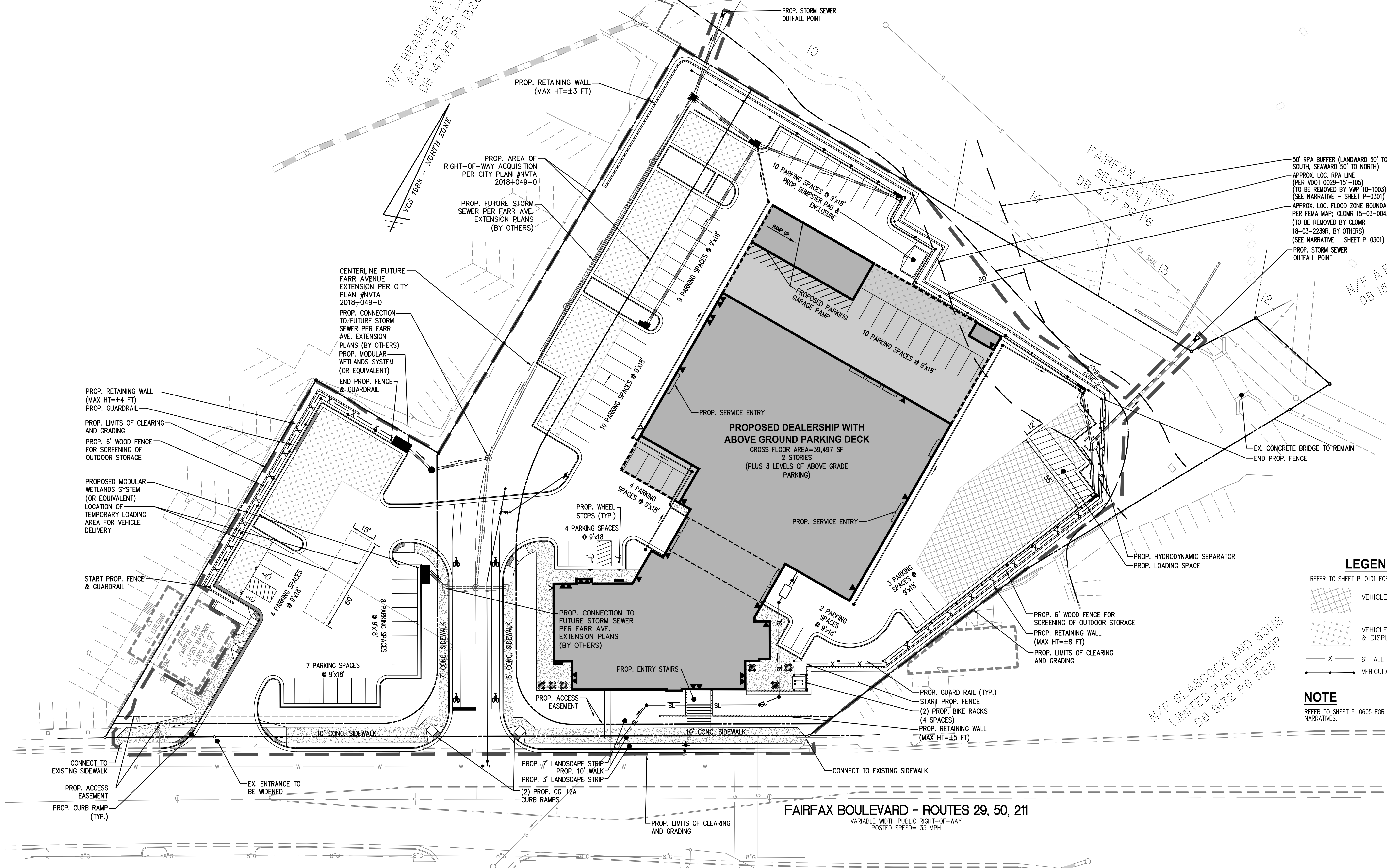


N/F ORCHARD RE INVESTMENTS, LLC  
DB 19218 PG 148

N/F BRANCH AVENUE ASSOCIATES, LLC  
DB 14796 PG 1326

N/F ARG. II, LLC  
DB 10230 PG 182

FAIRFAX ACRES SECTION II  
DB 107 PG 116



50' RPA BUFFER (LANDWARD 50' TO SOUTH, SEAWARD 50' TO NORTH)  
APPROX. LOC. RPA LINE (PER VDOT 0029-151-105) (TO BE REMOVED BY VMP 18-1003) (SEE NARRATIVE - SHEET P-0301)  
APPROX. LOC. FLOOD ZONE BOUNDARY PER FEMA MAP; CLOMR 15-03-0043R (TO BE REMOVED BY CLOMR 18-03-2239R, BY OTHERS) (SEE NARRATIVE - SHEET P-0301)  
PROP. STORM SEWER OUTFALL POINT

**LEGEND**  
REFER TO SHEET P-0101 FOR MASTER LEGEND

- VEHICLE STORAGE
- VEHICLE INVENTORY & DISPLAY
- 6' TALL SOLID WOOD FENCE
- VEHICULAR GUARD RAIL

**NOTE**  
REFER TO SHEET P-0605 FOR INTERIM CONDITION NARRATIVES.

Engineers • Surveyors • Planners  
Landscape Architects • Arborists

**WALTER L. PHILLIPS**  
INCORPORATED ESTABLISHED 1945

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

DATE: 11/02/2019, 03/03/2020, 5/19/2020  
SCALE: 1" = 30'

DRAWN: DPM/HTT  
CHECKED: AV

NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY	DATE

**SPECIAL USE PLAN - INTERIM**

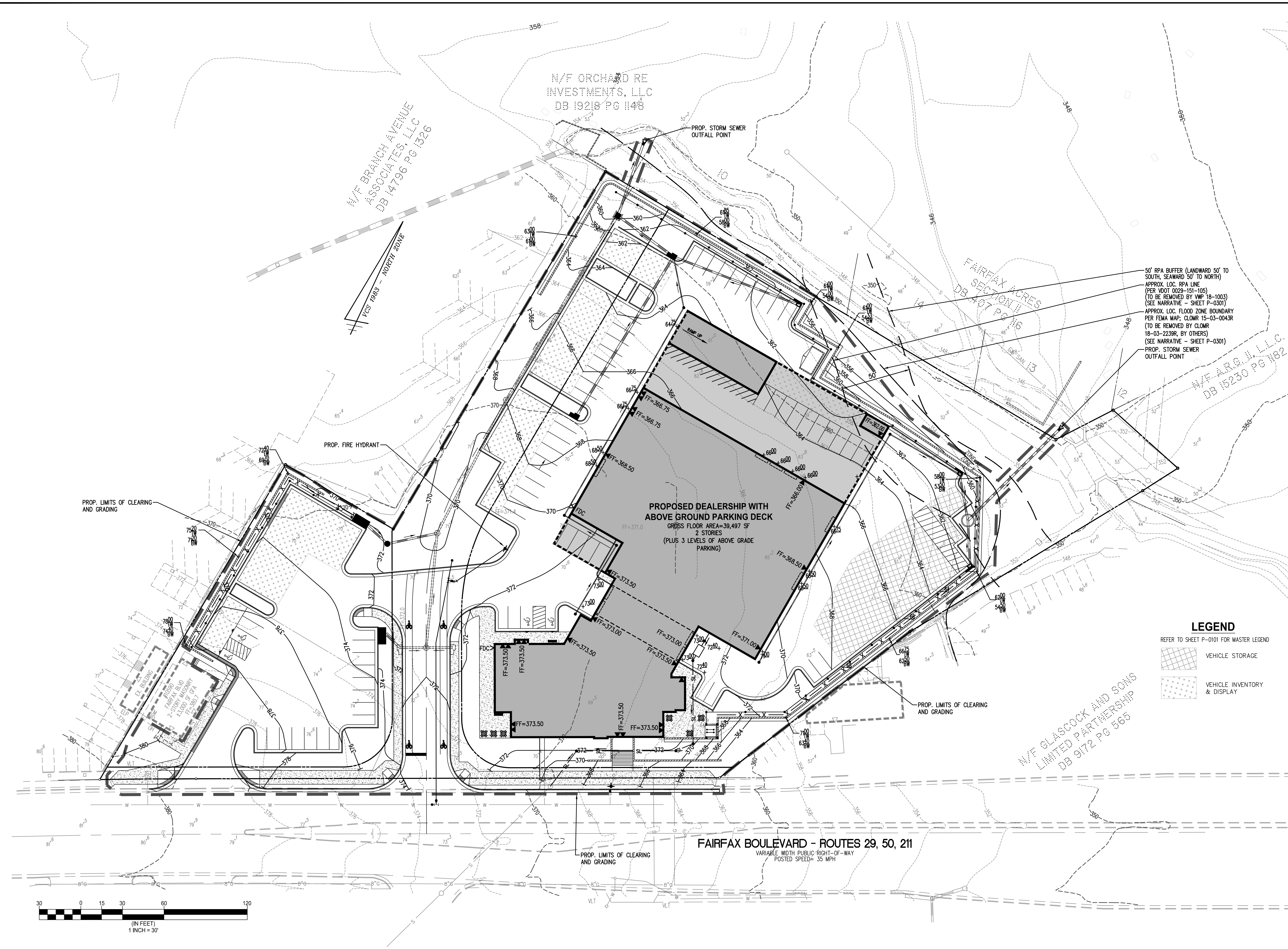
**SPECIAL USE PLAN**

**BROWN'S FAIRFAX MAZDA**

CITY OF FAIRFAX, VIRGINIA

SHEET: P-0601





N/F ORCHARD RE INVESTMENTS, LLC  
DB 19218 PG 1148

N/F BRANCH AVENUE ASSOCIATES, LLC  
DB 14796 PG 1326

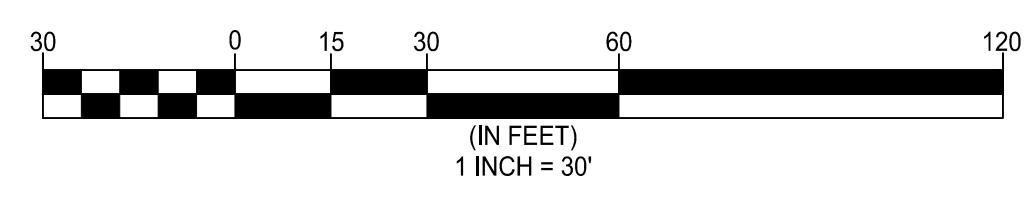
50' RPA BUFFER (LANDWARD 50' TO SOUTH, SEAWARD 50' TO NORTH)  
APPROX. LOC. RPA LINE (PER VDOT 0029-151-105) (TO BE REMOVED BY VMP 18-1003) (SEE NARRATIVE - SHEET P-0301)  
APPROX. LOC. FLOOD ZONE BOUNDARY PER FEMA MAP; CLOMR 15-03-0043R (TO BE REMOVED BY CLOMR 18-03-2239R, BY OTHERS) (SEE NARRATIVE - SHEET P-0301)  
PROP. STORM SEWER OUTFALL POINT

**PROPOSED DEALERSHIP WITH ABOVE GROUND PARKING DECK**  
GROSS FLOOR AREA=39,497 SF  
2 STORIES  
(PLUS 3 LEVELS OF ABOVE GRADE PARKING)

**LEGEND**  
REFER TO SHEET P-0101 FOR MASTER LEGEND

- VEHICLE STORAGE
- VEHICLE INVENTORY & DISPLAY

**FAIRFAX BOULEVARD - ROUTES 29, 50, 211**  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
POSTED SPEED= 35 MPH



Engineers • Surveyors • Planners  
Landscape Architects • Arborists

**WALTER L. PHILLIPS**  
INCORPORATED ESTABLISHED 1945

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

DATE: 11/02/2019, 03/03/2020, 5/19/2020  
SCALE: 1"=30'  
DRAWN: DPM/HTT  
CHECKED: AV

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

**PRELIMINARY UTILITY AND GRADING PLAN - INTERIM**

**SPECIAL USE PLAN**  
**BROWN'S FAIRFAX MAZDA**  
CITY OF FAIRFAX, VIRGINIA



**TREE COVER CALCULATIONS - INTERIM**

SITE AREA	±171,706 SF
- R.O.W. ACQUISITION DEDUCTIONS	±28,042 SF
TOTAL REMAINING SITE AREA	±143,664 SF
X % REQUIRED (ZONING - CR)	10%
= TREE COVER TO BE PROVIDED	(10%) 14,365 SF
TREE COVER TO BE PROVIDED BY PRESERVING TREES	7,000 SF
TREE COVER NEEDED TO BE PROVIDED BY PLANTING TREES	7,365 SF
ACTUAL TREE COVER PROVIDED BY PLANTING	12,325 SF
TOTAL TREE COVER PROVIDED	19,325 SF

**LANDSCAPE LEGEND**

	PROPOSED DECIDUOUS TREES
	PROPOSED SHRUBS
	PROPOSED BENCH
	PROPOSED TABLE & CHAIRS
	PROPOSED BIKE RACK
	PROPOSED SITE LIGHT POLE

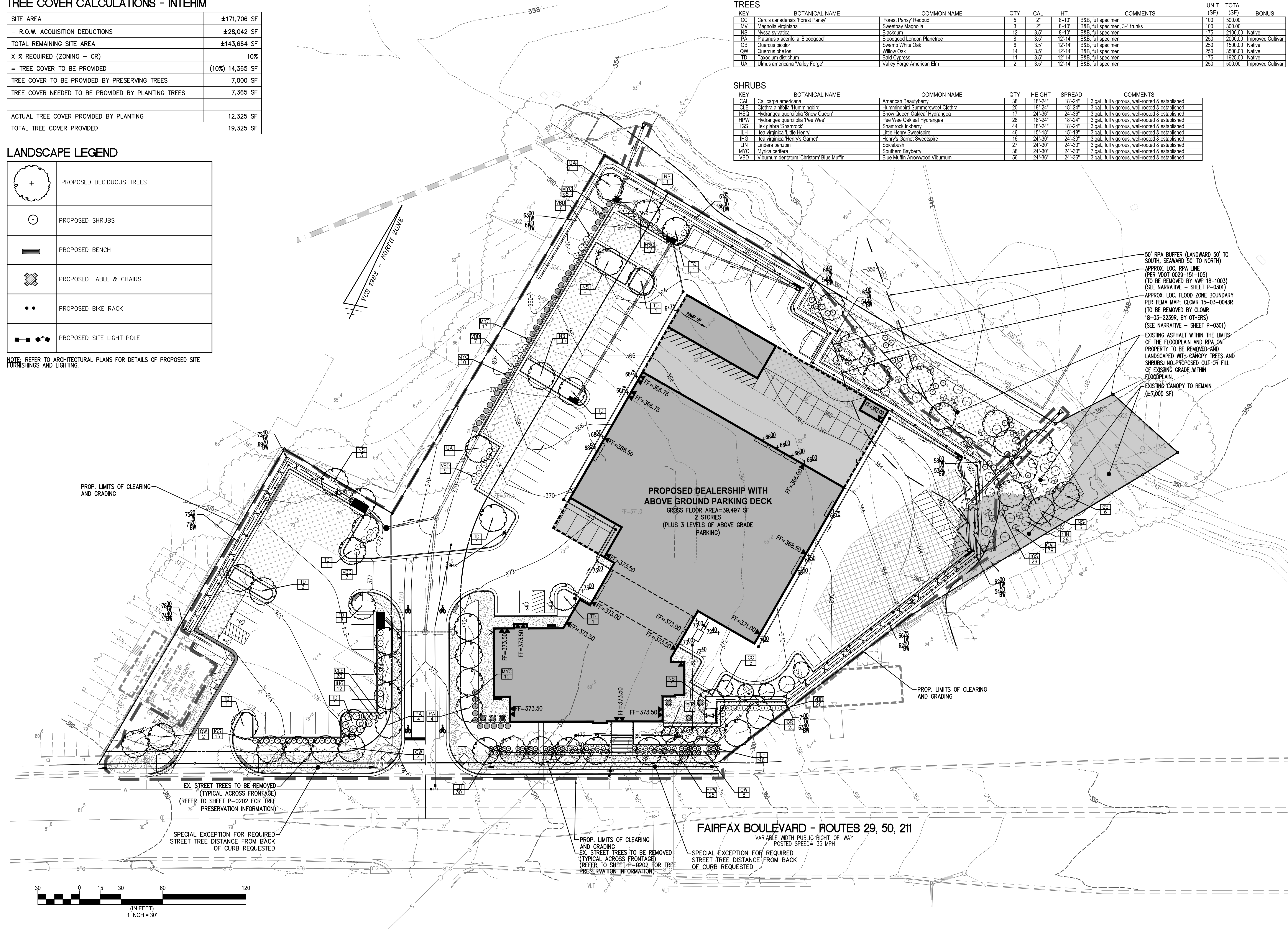
NOTE: REFER TO ARCHITECTURAL PLANS FOR DETAILS OF PROPOSED SITE FURNISHINGS AND LIGHTING.

**PLANTING SCHEDULE - INTERIM**

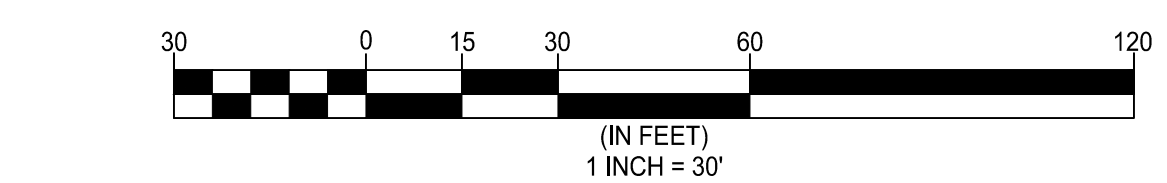
KEY	BOTANICAL NAME	COMMON NAME	QTY	CAL.	HT.	COMMENTS	UNIT	TOTAL (SF)	BONUS
CC	Cercis canadensis 'Forest Pansy'	Forest Pansy' Redbud	5	2"	8'-10"	B&B, full specimen	100	500.00	
MV	Magnolia virginiana	Sweetbay Magnolia	3	2"	8'-10"	B&B, full specimen, 3-4 trunks	100	300.00	
NS	Nyssa sylvatica	Blackgum	12	3.5"	8'-10"	B&B, full specimen	175	2100.00	Native
PA	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	8	3.5"	12'-14"	B&B, full specimen	250	2000.00	Improved Cultivar
QB	Quercus bicolor	Swamp White Oak	6	3.5"	12'-14"	B&B, full specimen	250	1500.00	Native
QW	Quercus phellos	Willow Oak	14	3.5"	12'-14"	B&B, full specimen	250	3500.00	Native
TD	Taxodium distichum	Bald Cypress	11	3.5"	12'-14"	B&B, full specimen	175	1925.00	Native
UA	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2	3.5"	12'-14"	B&B, full specimen	250	500.00	Improved Cultivar

**SHRUBS**

KEY	BOTANICAL NAME	COMMON NAME	QTY	HEIGHT	SPREAD	COMMENTS
CAL	Calliargis americana	American Beautyberry	38	18"-24"	18"-24"	3 gal., full vigorous, well-rooted & established
CLE	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet Clethra	20	18"-24"	18"-24"	3 gal., full vigorous, well-rooted & established
HSO	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	17	24"-36"	24"-36"	3 gal., full vigorous, well-rooted & established
HPW	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	28	18"-24"	18"-24"	3 gal., full vigorous, well-rooted & established
IGS	Ilex glabra 'Shamrock'	Shamrock Inkberry	44	18"-24"	18"-24"	3 gal., full vigorous, well-rooted & established
ILH	Ilex virginica 'Little Henry'	Little Henry Sweetpire	46	15"-18"	15"-18"	3 gal., full vigorous, well-rooted & established
IHG	Ilex virginica 'Henry's Garnet'	Henry's Garnet Sweetpire	16	24"-30"	24"-30"	3 gal., full vigorous, well-rooted & established
LIN	Lindera benzoin	Spicebush	27	24"-30"	24"-30"	3 gal., full vigorous, well-rooted & established
MYC	Myrica cerifera	Southern Bayberry	38	24"-30"	24"-30"	7 gal., full vigorous, well-rooted & established
VBD	Viburnum dentatum 'Christom' Blue Muffin	Blue Muffin Arrowwood Viburnum	56	24"-36"	24"-36"	3 gal., full vigorous, well-rooted & established



50' RPA BUFFER (LANDWARD 50' TO SOUTH, SEAWARD 50' TO NORTH)  
 APPROX. LOC. RPA LINE (PER VDOT 0029-151-105) TO BE REMOVED BY VWP 18-1003 (SEE NARRATIVE - SHEET P-0301)  
 APPROX. LOC. FLOOD ZONE BOUNDARY PER FEMA MAP; CLOMR 15-03-0043R (TO BE REMOVED BY CLOMR 18-03-2239R, BY OTHERS) (SEE NARRATIVE - SHEET P-0301)  
 EXISTING ASPHALT WITHIN THE LIMITS OF THE FLOODPLAIN AND RPA ON PROPERTY TO BE REMOVED AND LANDSCAPED WITH CANOPY TREES AND SHRUBS. NO PROPOSED CUT OR FILL OF EXISTING GRADE WITHIN FLOODPLAIN.  
 EXISTING CANOPY TO REMAIN (+7,000 SF)



**LANDSCAPE PLAN - INTERIM**

**SPECIAL USE PLAN**

**BROWN'S FAIRFAX MAZDA**

CITY OF FAIRFAX, VIRGINIA

WALTER L. PHILLIPS  
 INCORPORATED  
 ESTABLISHED 1945  
 ENGINEERS • SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS • ARBORISTS  
 207 PARK AVENUE  
 FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6163 Fax (703) 533-1301  
 www.WLPINC.com

DATE: 11/02/2019, 03/03/2020, 5/19/2020  
 SCALE: 1" = 30'

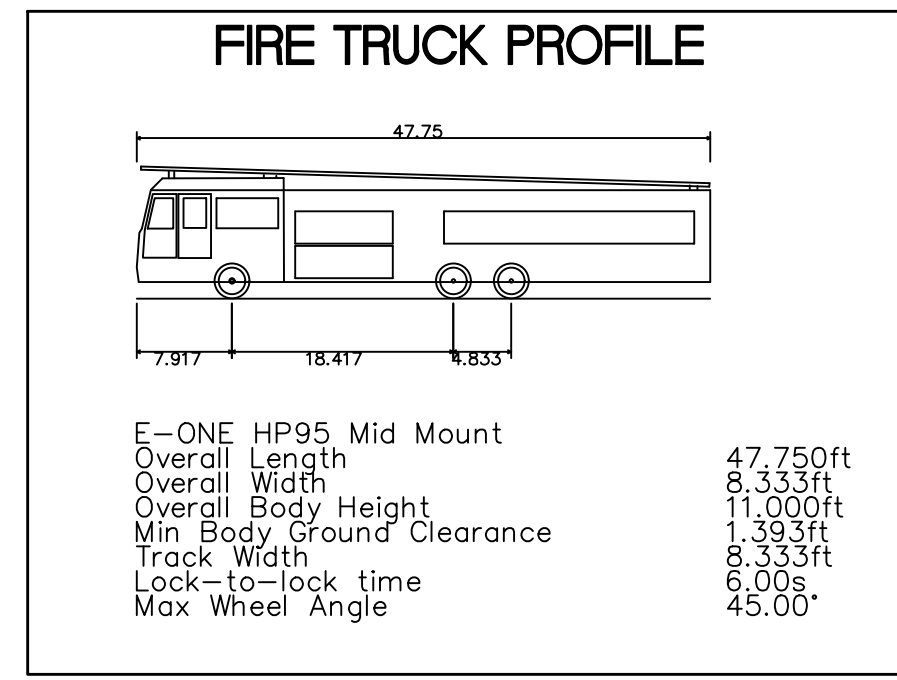
REVISION APPROVED BY: [Table with columns for NO., DESCRIPTION, DATE, REV., BY, APPROVED, DATE]

CHECKED: AV  
 DRAWN: DPM/HTT

FILE NO. FO-16 TAX MAP NO. 57-02 JOB NO. 16-023 CADD DWG. FILE: Q:\sdsproj\16023\dwg\Planning\SUP\16023P-0601.dwg

SHEET: P-0603





**NOTE**  
TRUCK MOVEMENTS CREATED USING VEHICLE TRACKING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY.

N/F ORCHARD RE INVESTMENTS, LLC  
DB 19218 PG 148

N/F BRANCH AVENUE ASSOCIATES, LLC  
DB 14796 PG 1326

FAIRFAX ACRES SECTION II  
DB 407 PG 116

50' RPA BUFFER (LANDWARD 50' TO SOUTH, SEAWARD 50' TO NORTH)  
APPROX. LOC. RPA LINE (PER VDOT 0029-151-105) (TO BE REMOVED BY VMP 18-1003) (SEE NARRATIVE - SHEET P-0301)  
APPROX. LOC. FLOOD ZONE BOUNDARY PER FEMA MAP; CLOMR 15-03-0043R (TO BE REMOVED BY CLOMR 18-03-2239R, BY OTHERS) (SEE NARRATIVE - SHEET P-0301)

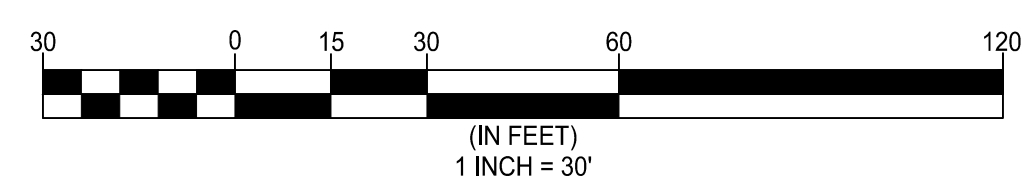
N/F ARG. II, LLC  
DB 10230 PG 1182

DRIVE AISLE UNDER PARKING STRUCTURE TO BE ISOLATED HORIZONTALLY AND VERTICALLY FROM PROP. BUILDING THROUGH CODE-COMPLIANT FIRE RATED WALLS  
PROP. SERVICE ENTRY  
**PROPOSED DEALERSHIP WITH ABOVE GROUND PARKING DECK**  
GROSS FLOOR AREA=39,497 SF  
2 STORIES  
(PLUS 3 LEVELS OF ABOVE GRADE PARKING)

**LEGEND**  
REFER TO SHEET P-0101 FOR MASTER LEGEND  
VEHICLE STORAGE  
VEHICLE INVENTORY & DISPLAY

N/F GLASSCOCK AND SOLES LIMITED PARTNERSHIP  
DB 9172 PG 566

FAIRFAX BOULEVARD - ROUTES 29, 50, 211  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
POSTED SPEED= 35 MPH



Engineers • Surveyors • Planners  
Landscape Architects • Arborists

**WALTER L. PHILLIPS**  
INCORPORATED ESTABLISHED 1945  
SCALE: 1" = 30'  
DATE: 11/02/2019, 03/03/2020, 5/19/2020

PROFESSIONAL SEAL  
ARON M. WINSON  
Lic. No. 041851  
5/19/20

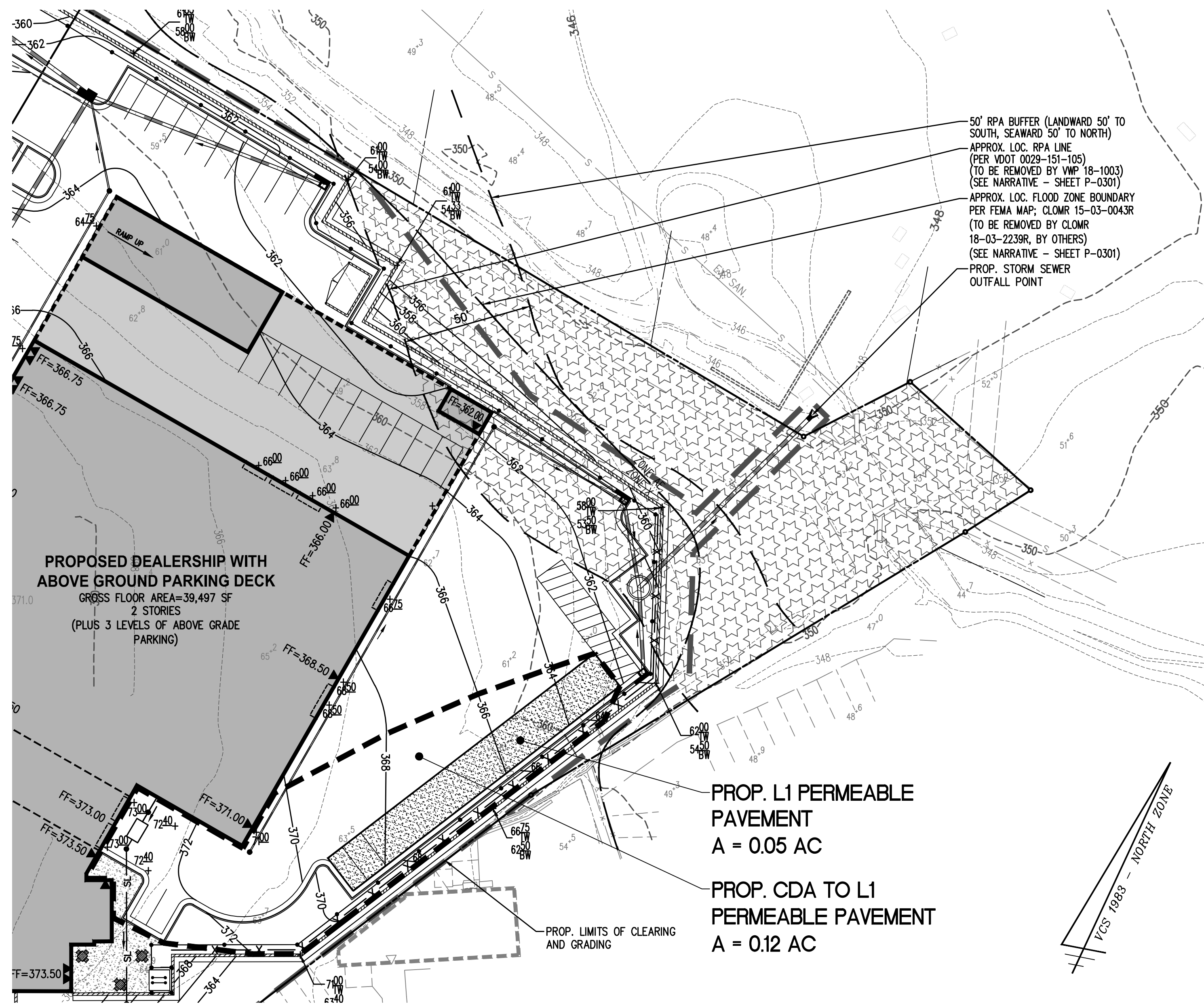
NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY	DATE

**FIRE SERVICE PLAN - INTERIM**  
**SPECIAL USE PLAN**  
**BROWN'S FAIRFAX MAZDA**  
CITY OF FAIRFAX, VIRGINIA



**INTERIM CONDITION - RPA ENCROACHMENT EXHIBIT**

SCALE: 1" = 30'



**LEGEND**

- REFER TO SHEET P-0101 FOR MASTER LEGEND
- RPA ENCROACHMENT SITE AREA
- PROP. L1 PERMEABLE PAVEMENT
- CONTRIBUTING DRAINAGE AREA TO L1 PERMEABLE PAVEMENT

**RPA ENCROACHMENT - WATER QUALITY NARRATIVE**

IN THE INTERIM CONDITION, THIS APPLICATION INCLUDES A REQUEST FOR ADMINISTRATIVE WAIVER TO PERMIT ENCROACHMENT INTO THE 50 LANDWARD FEET OF THE EXISTING RPA BUFFER. AS PART OF THE OVERALL STORMWATER MANAGEMENT DESIGN OF THE PROPERTY, THIS APPLICATION PROVIDES NEARLY TWICE THE REQUIRED AMOUNT OF PHOSPHORUS REDUCTION AS A RESULT OF THE SIGNIFICANT REDUCTION IN IMPERVIOUS AREA AND PROPOSED TREATMENT DEVICES. IN ACCORDANCE WITH Z.O. SECTION 4.18.7.D AS PART OF THIS ENCROACHMENT REQUEST, THIS APPLICATION ALSO PROPOSES TO CONSTRUCT GREEN INFRASTRUCTURE IN THE FORM OF LEVEL 1 PERMEABLE PAVEMENT IN ACCORDANCE WITH VIRGINIA DEQ STANDARDS WITHIN THE DRAINAGE AREA OF THE DOWNSTREAM RPA ENCROACHMENT AS SHOWN ON THE EXHIBIT ABOVE.

THE SURFACE AREA OF PERMEABLE PAVEMENT PROPOSED AMOUNTS TO 0.05 ACRES WITHIN THE VEHICLE STORAGE AND PARKING PORTION OF THE PARKING AREA ON THE EASTERN SIDE OF THE PROPERTY. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE PERMEABLE PAVEMENT CREDITED FOR PHOSPHORUS REDUCTION IN ACCORDANCE WITH DEQ DESIGN STANDARDS IS 0.12 ACRES.

THE AMOUNT OF PHOSPHORUS REDUCTION ACHIEVED THROUGH THE USE OF THIS LEVEL 1 PERMEABLE PAVEMENT IS EQUIVALENT TO 0.15 LB/YR (SEE VRRM SPREADSHEET INFORMATION BELOW).

**Stormwater Best Management Practices (RR = Runoff Reduction)**

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
<b>3. Permeable Pavement (RR)</b>													
3.a. Permeable Pavement #1 (Spec #7)	45		0.12	0	186	228	414	25	0.00	0.26	0.15	0.11	

PHOSPHORUS REDUCTION ACHIEVED BY L1 PERMEABLE PAVEMENT

**INTERIM CONDITIONS NARRATIVE**

THE APPLICANT INTENDS TO CONSTRUCT ALL REQUIRED IMPROVEMENTS IN ACCORDANCE WITH THE SPECIAL USE PLAN ON SHEET P-0301. HOWEVER, FULL DEVELOPMENT OF THE SITE AS SHOWN ON THAT SHEET PRESUMES THAT OFFSITE STORM DRAINAGE IMPROVEMENTS ARE APPROVED. OFFSITE DRAINAGE IMPROVEMENTS PLANNED BY OTHERS INCLUDE CONSTRUCTION OF A STORM CULVERT WHICH WILL PLACE TWO EXISTING STREAM CHANNELS INTO A PIPE SYSTEM. ONE OF THE TWO STREAM CHANNELS TO BE PIPED INCLUDES THE STREAM CHANNEL LOCATED ADJACENT TO THE SUBJECT SITE, JUST NORTH OF THE NORTHERN PROPERTY LINE. WHEN THE EXISTING STREAM CHANNEL IS PIPED, THE RESOURCE PROTECTION AREA (RPA) DELINEATION ASSOCIATED WITH THAT STREAM WILL BE REMOVED, THEREBY REMOVING AN RPA BUFFER FROM THE SUBJECT SITE. FURTHER, THE 100-YEAR FLOODPLAIN ASSOCIATED WITH THAT STREAM WILL ALSO BE REMOVED, THEREBY REMOVING A FLOODPLAIN FROM THE SUBJECT SITE.

IT IS CURRENTLY THE EXPECTATION OF THE APPLICANT THAT THESE OFFSITE DRAINAGE IMPROVEMENTS WILL BE COMPLETED IN SUCH A TIMEFRAME AS TO ALLOW FULL BUILD OUT OF THIS SITE AS DEPICTED ON SHEET P-0301. HOWEVER, IN THE EVENT THAT THESE OFFSITE IMPROVEMENTS ARE NOT COMPLETED IN TIME FOR FULL BUILD OUT, THE APPLICANT PROPOSES TO DEVELOP THE SUBJECT SITE AS DEPICTED AND DESCRIBED ON SHEETS P-0601 TO P-0605.

AS SHOWN, INTERIM CONDITIONS WILL INCLUDE CONSTRUCTION OF THE FULL BUILDING, BUT WILL OMIT SITE IMPROVEMENTS IN THE NORTHEAST CORNER OF THE PROPERTY. AN INTERIM DUMSPITER ENCLOSURE WILL BE CONSTRUCTED IN THE LOCATION SHOWN AND THE RETAINING WALL WHICH WILL ULTIMATELY RUN ACROSS THE NORTHERN PROPERTY LINE WILL TERMINATE OUTSIDE OF THE FLOODPLAIN. NO MORE THAN 18" OF FILL WILL BE PLACED WITHIN THE FLOODPLAIN, AND NO IMPROVEMENTS WILL BE CONSTRUCTED WITHIN THE 50 SEAWARD FEET OF THE RPA BUFFER. THIS APPLICATION INCLUDES A REQUEST FOR ADMINISTRATIVE WAIVER TO PERMIT ENCROACHMENT INTO THE 50 LANDWARD FEET OF THE RPA BUFFER.

THE APPLICANT WISHES TO RESERVE FLEXIBILITY TO IMPLEMENT REQUIRED IMPROVEMENTS IN THE MOST EFFICIENT AND ADVANTAGEOUS WAY POSSIBLE. OTHER CHANGES BEYOND THOSE LISTED ABOVE MAY BE MADE AS DESIGN PROGRESSES. FINAL DESIGN AND FINAL DETERMINATION OF INTERIM CONDITIONS, IF NECESSARY, WILL BE MADE AT TIME OF SITE PLAN.

**INTERIM LANDSCAPE NARRATIVE**

AS SHOWN ON SHEET P-0603, THE APPLICANT PROPOSES LANDSCAPING CONSISTENT WITH THE FULL DEVELOPMENT OF THE SITE, WITH THE EXCEPTION OF THE AREAS WITHIN THE FLOODPLAIN AND RPA AT THE NORTHEASTERN PORTION OF THE PROPERTY. IN THESE AREAS, WHILE THE APPLICANT DOES NOT PROPOSE TO CONSTRUCT ANY IMPROVEMENTS OR ADJUST GRADING WITHIN THE FLOODPLAIN, THEY INTEND TO REMOVE THE EXISTING ASPHALT WITHIN THE LIMITS OF THE FLOODPLAIN AND RPA AND LANDSCAPE IT WITH CANOPY TREES AND SHRUBS.

THE PROPOSED INTERIM LANDSCAPING IS DESIGNED TO MEET BOTH THE PROJECT'S SCREENING AND TREE COVER REQUIREMENTS. THE INTERIM PLAN DOES NOT PROPOSE ANY DEVIATIONS FROM THE TREE PRESERVATION AND REMOVAL DETAILS SHOWN ON SHEET P-0202.

**INTERIM STORMWATER MANAGEMENT NARRATIVE**

NO CHANGES ARE PROPOSED TO THE DRAINAGE PATTERNS AND GENERAL LOCATIONS OF THE TWO SITE OUTFALLS DESCRIBED IN THE STORMWATER MANAGEMENT PLAN FOR THE FULL DEVELOPMENT (SHEETS P-0501 TO P-0504). HOWEVER, AS THE INTERIM PLAN ASSUMES THAT THE OFFSITE STORM DRAINAGE IMPROVEMENTS TO THE NORTH HAVE NOT YET BEEN COMPLETED, THE ONSITE STORM SEWERS ARE PROPOSED TO DISCHARGE INTO THE EXISTING STREAM TO THE NORTH. THE LOCATIONS OF THE TWO PROPOSED MODULAR WETLANDS SYSTEMS AT THE SOUTHWEST PORTION OF THE SITE REMAIN CONSISTENT WITH WHAT IS PROPOSED WITH THE FULL DEVELOPMENT. IN THE INTERIM PLAN, ONE OF THE HYDRODYNAMIC SEPARATORS HAS BEEN REMOVED DUE TO THE OMISSION OF PORTIONS OF THE DRIVE AISLE AND PARKING AREAS AS THEY WOULD HAVE BEEN LOCATED WITHIN THE EXISTING FLOODPLAIN. CONSISTENT WITH THE FULL DEVELOPMENT DESIGN, THE REMAINING HYDRODYNAMIC SEPARATOR IS LOCATED SUCH THAT IT WILL CAPTURE AND TREAT A MAJORITY OF THE ONSITE IMPERVIOUS SURFACES FROM THE BUILDING AND PAVED AREAS AND PROVIDE THE NECESSARY PHOSPHORUS REDUCTION FOR THE DEVELOPMENT.

IT IS THE APPLICANT'S INTENT TO CONTINUE TO MEET THE PROJECT'S STORMWATER MANAGEMENT REQUIREMENTS FOR BOTH WATER QUALITY AND QUANTITY IN THE INTERIM PLAN THRU THE USE OF ON-SITE BMPs AND A GENERAL REDUCTION OF ONSITE IMPERVIOUS AREA FROM PRE TO POST-DEVELOPMENT.

**INTERIM PARKING TABULATION**

**REQUIRED:**  
 8,877 SF SALES AREA  
 8,877 SF @ 1 SP/500 SF = 18 SPACES

24 SERVICE BAYS  
 24 @ 2 SP/BAY = 48 SPACES

**TOTAL PARKING REQUIRED: 66 SPACES**

**TOTAL PARKING PROVIDED: 71 SPACES (INCL. 4 HC)**

\*THE 71 PARKING SPACES PROVIDED DOES NOT INCLUDE THE ADDITIONAL PARKING LOT AREA DESIGNATED FOR INVENTORY AND DISPLAY PURPOSES, AS SHOWN ON SHEET P-0601. ALL SPACES WITHIN PROPOSED PARKING STRUCTURE ARE DESIGNATED FOR VEHICLE STORAGE AND ARE ALSO NOT INCLUDED IN THE 71 SPACES LISTED ABOVE.

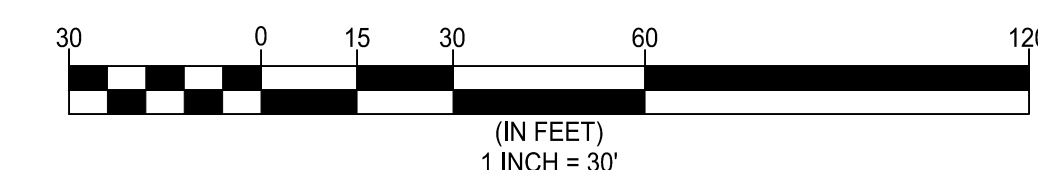
**BICYCLE PARKING**

REQUIRED: 4 (61-80 REQD. SPACES)  
 PROVIDED: 4 (2 RACKS) (SEE SHEET P-0601 FOR LOCATION)

**INTERIM LOADING TABULATION**

**REQUIRED:**  
 LOADING REQUIRED = 1 SPACE (10,000 - 49,999 SF COMM. USE)

**PROVIDED:**  
 1 LOADING SPACE (SEE SHEET P-0601 FOR LOCATION)



Engineers • Surveyors • Planners  
 Landscape Architects • Arborists

**WALTER L. PHILLIPS**  
 INCORPORATED ESTABLISHED 1945

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



NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

**INTERIM CONDITION NARRATIVES & TABULATIONS**

**SPECIAL USE PLAN**

**BROWN'S FAIRFAX MAZDA**

CITY OF FAIRFAX, VIRGINIA