



City of Fairfax

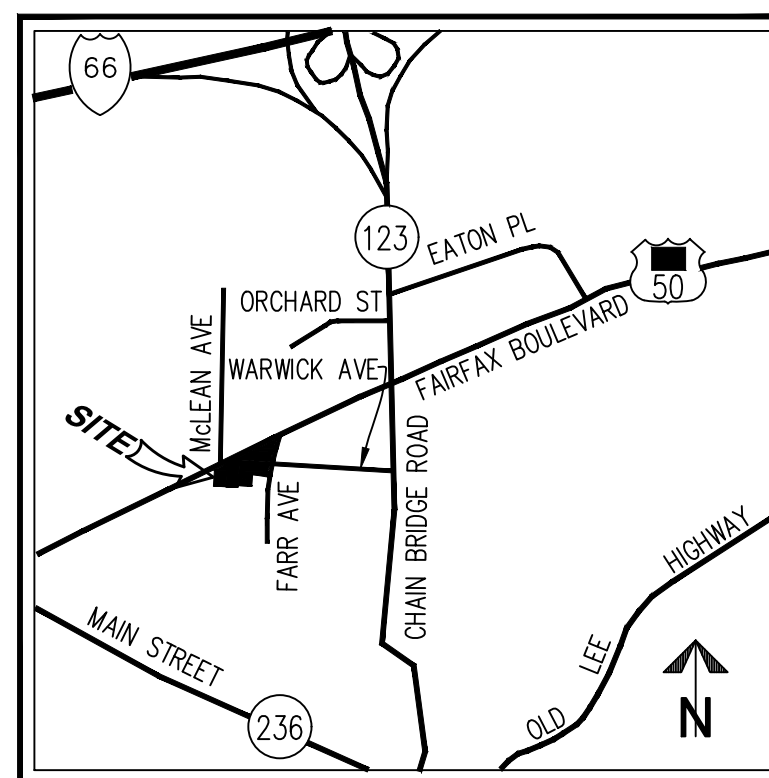
KIA OURISMAN FAIRFAX

#10601 AND 10641 FAIRFAX BOULEVARD, 10595 WARWICK AVENUE

SPECIAL USE PERMIT / SPECIAL EXCEPTION

NOTES

- OWNERS: MGB PROPERTIES, LLC AND KBL, LC
- APPLICANT: OURISMAN FAIRFAX BOULEVARD, INC.
- THE PROPERTY SHOWN HEREON IS IDENTIFIED BY THE CITY OF FAIRFAX, VIRGINIA, AS PARCEL ID NUMBER 57-2-02-078, 57-2-02-079, 57-2-02-081 AND 57-2-02-082 AND IS ZONED CR, COMMERCIAL RETAIL.
- THE APPLICANT PROPOSES TO DEVELOP THE PROPERTY WITH VEHICLE SALES AND SERVICE ESTABLISHMENT, WHICH REQUIRES SPECIAL USE PERMITS AND SPECIAL EXCEPTIONS LISTED ON THIS SHEET.
- 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 92,719 SQUARE FEET OR 2.1285 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 5155240002D, 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.



VICINITY MAP SCALE: 1"=2000'

LAND USE APPLICATIONS

- SPECIAL USE APPLICATION FOR VEHICLE SALES AND LEASING, WHICH IS A SPECIAL USE IN THE CR ZONE.
- SPECIAL USE APPLICATION FOR ADDITIONAL VEHICLE SERVICE (INCLUDING EV) IN ADDITION TO EXISTING VEHICLE REPAIR ON THE CR ZONE.
- BOARD OF ARCHITECTURAL REVIEW AND RECOMMENDATION OF APPROVAL TO CITY COUNCIL. CITY COUNCIL WILL ULTIMATELY ISSUE CERTIFICATE OF APPROPRIATENESS.

SPECIAL EXCEPTIONS REQUESTED

- SPECIAL EXCEPTION FOR WAIVER OF 4.2.4 TO LOCATE PARKING IN FRONT/SIDE YARD AS SPECIFIED IN SECTION 1.5.12.
- SPECIAL EXCEPTION FOR MODIFICATION OF TRANSITIONAL SCREENING YARD TY3, TO REDUCE REQUIRED DIMENSION FROM 15 FT DOWN TO 10 FT.
- SPECIAL EXCEPTION FOR WAIVER OF SECTION 4.5.7.D.2 REQUIRING A TERMINAL LANDSCAPE ISLAND FOR ALL PARKING SPACES. WAIVER REQUEST WOULD ONLY APPLY TO PROPOSED PARKING AREA BEHIND EXISTING USED CAR BUILDING ON NORTHERN PARCEL.
- SPECIAL EXCEPTION FOR MODIFICATION OF SECTION 3.5.3.J.1 TO PERMIT SCREENING YARD TY2 IN LIEU OF SCREENING YARD TY3.
- SPECIAL EXCEPTION FOR WAIVER OF SECTION 3.5.3.J.2 TO PERMIT SERVICE BAY DOORS TO BE ORIENTED TOWARD RIGHT-OF-WAY.
- SPECIAL EXCEPTION FOR WAIVER OF SECTION 4.5.6.B TO REDUCE REQUIRED LANDSCAPE STRIP ALONG STREET FRONTAGES FROM 10 FT DOWN TO 3 FT, TO ELIMINATE STREET TREE REQUIREMENTS ALONG ALL STREET FRONTAGES EXCEPT FAIRFAX BOULEVARD AND TO PERMIT STREET TREES ALONG FAIRFAX BOULEVARD TO BE LOCATED MORE THAN 15 FT FROM BACK OF CURB.
- SPECIAL EXCEPTION TO PERMIT SIDEWALKS ALONG ALL STREET FRONTAGES TO BE LESS THAN REQUIRED BY THE ZONING ORDINANCE, IN FAVOR OF WHAT IS PROPOSED BY THE CITY WITH THEIR PROPOSED INTERSECTION IMPROVEMENT PROJECT.

EXISTING LEGAL NON-CONFORMITIES

- ALL EXISTING BUILDINGS ON SITE DO NOT MEET SETBACK REQUIREMENTS TODAY AND/OR WILL NOT MEET SETBACK REQUIREMENTS FOLLOWING CITY ACQUISITION OF LAND FOR PLANNED ROAD IMPROVEMENTS.
- EXISTING BUILDINGS ON SITE DO NOT MEET ANGLE OF BULK PLANE REQUIREMENTS TODAY AND/OR WILL NOT MEET ANGLE OF BULK PLANE REQUIREMENTS FOLLOWING CITY ACQUISITION OF LAND FOR PLANNED ROAD IMPROVEMENTS.
- EXISTING FACILITIES DO NOT CURRENTLY MEET 500 FT SEPARATION REQUIREMENT LISTED IN SECTION 3.5.3.I.8.

PROPERTY OWNER SIGNATURES

MGB PROPERTIES, LLC

BY: M. GARDNER BRITT, JR.

KBL, LC

BY: KATHERINE KOCH

OUTFALL ANALYSIS NARRATIVE

- THE EXISTING SITE DRAINS TO THE EXISTING STORM SEWER SYSTEM IN MCLEAN AVENUE, FAIRFAX BOULEVARD, AND WARWICK AVENUE. THE RECEIVING STORM SEWER SYSTEM FLOWS EAST IN WARWICK AVENUE, THEN NORTH TO FAIRFAX BOULEVARD, AND CONTINUES NORTHEAST IN FAIRFAX BOULEVARD BEFORE DISCHARGING INTO THE LARGE EXISTING CULVERT RUNNING PARALLEL TO FAIRFAX BOULEVARD NEAR THE INTERSECTION WITH EATON PLACE. FROM THAT POINT, THE LARGE STORM CULVERT EXTENDS NORTHEAST AND DISCHARGES INTO THE NORTH FORK OF ACCOTINK CREEK.
- AFTER THE PROPOSED REDEVELOPMENT SITE RUNOFF WILL CONTINUE TO DRAIN IN THE SAME DIRECTION. RUNOFF WILL CONTINUE TO BE DISCHARGED INTO THE SAME INLETS AND STORM SEWER SYSTEM. RUNOFF FROM THE PROPOSED BUILDING ROOF AS WELL AS SOME OF THE SITE SURFACE AREA WILL BE DIRECTED TO PROPOSED STORMWATER MANAGEMENT FACILITIES ON SITE. STORMWATER RELEASED FROM THIS DETENTION FACILITY WILL BE PIPED TO AN EXISTING STORM SEWER THAT CONVEYS RUNOFF TO THE EXISTING STORM SEWER SYSTEM DESCRIBED ABOVE. THIS SYSTEM WILL REDUCE SITE PEAK RUNOFF RATES FOR THE 2 AND 10-YEAR STORMS TO BELOW PRE-DEVELOPMENT LEVELS AND WILL OTHERWISE BE DESIGNED TO COMPLY WITH APPLICABLE PROVISIONS OF THE CITY'S STORMWATER MANAGEMENT ORDINANCE.
- BASED ON A PRELIMINARY REVIEW OF THE OUTFALL PATH DESCRIBED ABOVE, IT IS THE EXPECTATION OF THE SUBMITTING ENGINEER THAT THE OUTFALL WILL DETERMINED TO BE ADEQUATE WITHIN THE LIMITS OF ANALYSIS. FINAL DETERMINATION OF ADEQUACY AND FINAL STORMWATER MANAGEMENT DESIGN WILL BE PROVIDED AT TIME OF SITE PLAN.

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES NARRATIVES

- THE EXISTING SITE CURRENTLY SERVES AS AN EXISTING VEHICLE SALES AND SERVICE FACILITY, AND A PORTION OF THE SITE AT THE INTERSECTION OF FAIRFAX BOULEVARD AND MCLEAN AVENUE RECENTLY SERVED AS A FINANCIAL INSTITUTION. THE EXISTING SITE HAS NO STORMWATER MANAGEMENT OR WATER QUALITY FACILITIES. THE PROPOSED REDEVELOPMENT PROJECT WILL PRESERVE AND MODIFY TWO EXISTING VEHICLE SALES BUILDINGS, CONSTRUCT A NEW VEHICLE SALES BUILDING, AND REMOVE AND RECONSTRUCT ALL EXISTING SITE IMPROVEMENTS TO CREATE A CONSOLIDATED VEHICLE SALES AND SERVICE FACILITY ACROSS MULTIPLE PARCELS. THIS WILL RESULT IN LITTLE CHANGE IN OVERALL IMPERVIOUS AREA. THE STORMWATER MANAGEMENT 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 BETWEEN BUILDINGS. THE STORMWATER MANAGEMENT SYSTEM WILL DISCHARGE INTO THE EXISTING STORM SEWER SYSTEM AS DESCRIBED IN THE OUTFALL NARRATIVE ABOVE. 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.
- THIS STORMWATER MANAGEMENT ANALYSIS IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AT TIME OF SITE PLAN.

ZONING TABULATION

	PERMITTED	PROVIDED
EXISTING ZONE: CR, COMMERCIAL RETAIL		
SITE AREA: 92,719 SF OR 2.13 AC*		
MAXIMUM DENSITY	20 DU/AC	N/A
MINIMUM LOT AREA	20,000 SF	92,719 SF
MINIMUM LOT WIDTH	N/A	N/A
MAXIMUM BUILDING HEIGHT	60 FT/5 STORIES	±35 FT/2 STORIES
BUILD-TO LINE	N/A	N/A
MAXIMUM BUILDING COVERAGE	60%	±26%
MAXIMUM LOT COVERAGE	85%	±50%
MINIMUM YARD REQUIREMENTS		
FRONT	20 FT MIN. 93 FT MAX	±20 FT
SIDE	25 FT	±1 FT*
REAR	25 FT	±23 FT*
BULK PLANE REQUIREMENTS		
FRONT	N/A	N/A
SIDE (ADJACENT TO RESIDENTIAL)	45'	<45**
REAR (ADJACENT TO RESIDENTIAL)	45'	<45**
MAXIMUM FLOOR AREA	N/A	N/A

* SPECIAL EXCEPTION REQUEST NECESSARY FOR EXISTING BUILDING LOCATION.
 ** SPECIAL EXCEPTION REQUEST NECESSARY FOR EXISTING BUILDING BULK PLANE.

PARKING /LOADING TABULATIONS

PARKING REQUIRED:
 3,000 SF SALES AREA
 3,000 SF @ 1 SP/500 SF = 6 SPACES
 17 SERVICE BAYS
 17 @ 2 SP/BAY = 34 SPACES
TOTAL PARKING PROVIDED: 40 SPACES
TOTAL PARKING PROVIDED: 50 SPACES (INCL. 4 HC)

BICYCLE PARKING
 REQUIRED: 2 (1-40 REQD. SPACES)
 PROVIDED: 4 (2 RACKS)

LOADING REQUIRED:
 LOADING REQUIRED = 1 SPACE (10,000 - 49,999 SF COMM. USE)
LOADING PROVIDED:
 1 LOADING SPACE (LOADING WILL OCCUR WITHIN DRIVE AISLE)

SHEET INDEX

- P-0101 COVER SHEET
- P-0201 EXISTING CONDITIONS PLAN
- P-0202 EXISTING VEGETATION PLAN
- P-0301 SPECIAL USE PERMIT PLAN
- P-0302 PRELIMINARY UTILITY AND GRADING PLAN
- P-0303 FIRE SERVICE PLAN
- P-0304 SIGHT DISTANCE PLAN AND PROFILE
- P-0305 CIRCULATION PLAN
- P-0401 CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS

COVER SHEET

SPECIAL USE PERMIT
KIA OURISMAN FAIRFAX
 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
 ESTABLISHED 1945
 INDEPENDENT PROFESSIONAL ENGINEERS
 SCALE: AS NOTED DATE: 11/18/23
 DRAWN: IMM CHECKED: AV

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

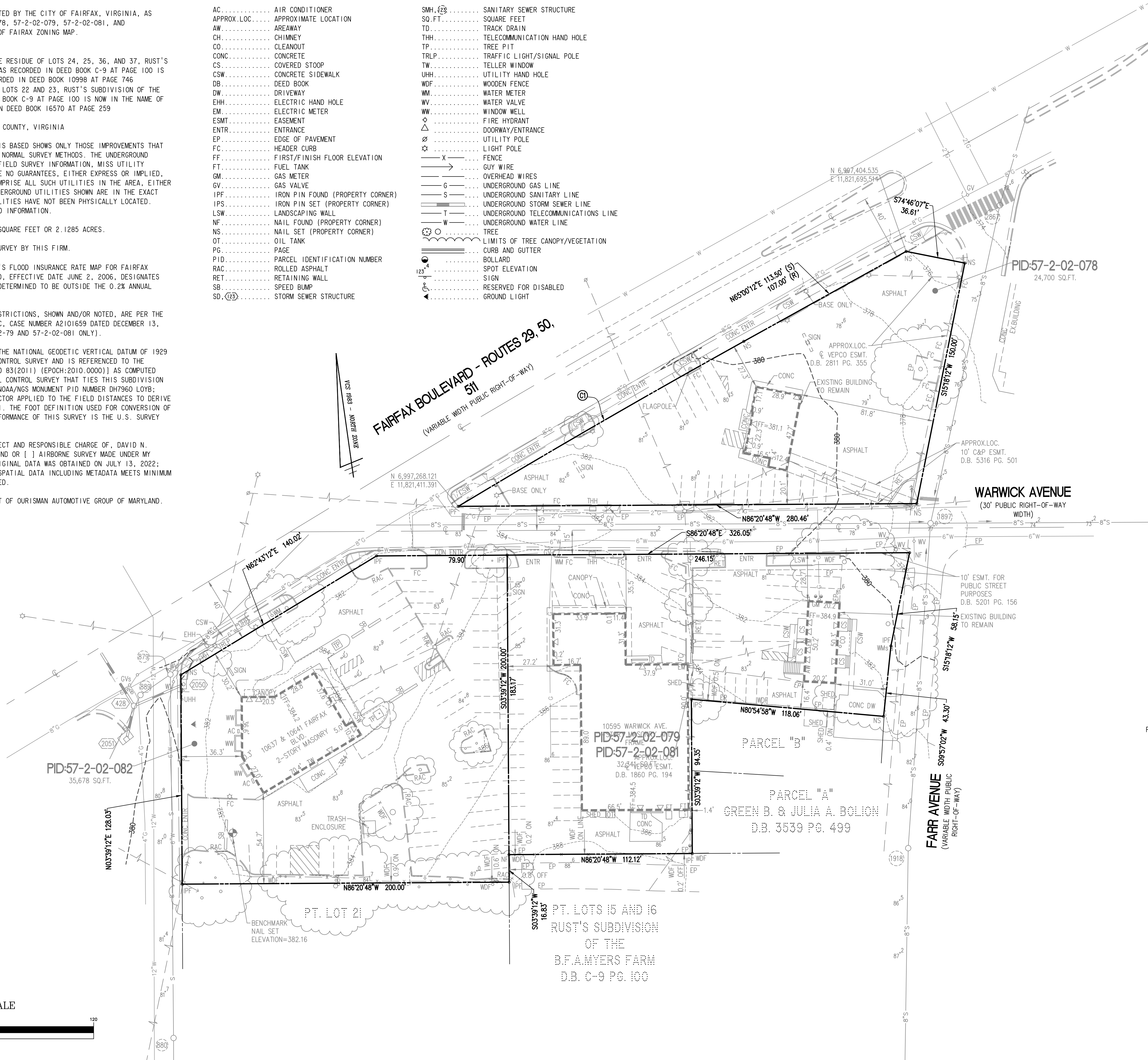
NOTES:

- THE PROPERTIES SHOWN HEREON ARE DESIGNATED BY THE CITY OF FAIRFAX, VIRGINIA, AS PARCEL IDENTIFICATION NUMBERS 57-2-02-078, 57-2-02-079, 57-2-02-081, AND 57-2-02-082, ALL ZONED CR PER THE CITY OF FAIRFAX ZONING MAP.
- THE PROPERTIES ARE NOW AS FOLLOWS:
 - PID 87-2-02-078, 079, & 081: BEING THE RESIDUE OF LOTS 24, 25, 36, AND 37, RUST'S SUBDIVISION OF THE B.F.A. MYERS FARM AS RECORDED IN DEED BOOK C-9 AT PAGE 100 IS NOW IN THE NAME OF KBL, L.C., AS RECORDED IN DEED BOOK 10998 AT PAGE 746
 - PID 57-2-02-082: BEING THE RESIDUE OF LOTS 22 AND 23, RUST'S SUBDIVISION OF THE B.F.A. MYERS FARM AS RECORDED IN DEED BOOK C-9 AT PAGE 100 IS NOW IN THE NAME OF MGB PROPERTIES II, LLC, AS RECORDED IN DEED BOOK 16570 AT PAGE 259

ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA
- THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS 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 ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, 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. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
- TOTAL AREA OF THE PROPERTIES IS 92,719 SQUARE FEET OR 2.1285 ACRES.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 5155240002D, EFFECTIVE DATE JUNE 2, 2006, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE REPORT ISSUED BY WALKER TITLE, LLC, CASE NUMBER A2101659 DATED DECEMBER 13, 2021 (AS TO PARCELS 57-2-02-078, 57-2-02-79 AND 57-2-02-081 ONLY).
- THE SITE SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NGS MONUMENT PID NUMBER DH7960 LOYB; LOYOLA B COOP CORP ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994441. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
- THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JULY 13, 2022; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF OURISMAN AUTOMOTIVE GROUP OF MARYLAND.

LEGEND

- | | | | |
|--------------|----------------------------------|-----------|-------------------------------------|
| AC | AIR CONDITIONER | SMH, (23) | SANITARY SEWER STRUCTURE |
| APPROX. LOC. | APPROXIMATE LOCATION | SQ. FT. | SQUARE FEET |
| AW | AREAWAY | TD | TRACK DRAIN |
| CH | CHIMNEY | THH | TELECOMMUNICATION HAND HOLE |
| CO | CLEANOUT | TP | TREE PIT |
| CONC | CONCRETE | TRLP | TRAFFIC LIGHT/SIGNAL POLE |
| CS | COVERED STOOP | TW | TELLER WINDOW |
| CSW | CONCRETE SIDEWALK | UHH | UTILITY HAND HOLE |
| DB | DEED BOOK | WDF | WOODEN FENCE |
| DW | DRIVEWAY | WM | WATER METER |
| EHH | ELECTRIC HAND HOLE | WV | WATER VALVE |
| EM | ELECTRIC METER | WW | WINDOW WELL |
| ESMT | EASEMENT | △ | FIRE HYDRANT |
| ENTR | ENTRANCE | △ | DOORWAY/ENTRANCE |
| EP | EDGE OF PAVEMENT | ○ | UTILITY POLE |
| FC | HEADER CURB | ○ | LIGHT POLE |
| FF | FIRST/FINISH FLOOR ELEVATION | X | FENCE |
| FT | FUEL TANK | — | GUY WIRE |
| GM | GAS METER | — | OVERHEAD WIRES |
| GV | GAS VALVE | — | UNDERGROUND GAS LINE |
| IPF | IRON PIN FOUND (PROPERTY CORNER) | — | UNDERGROUND SANITARY LINE |
| IPS | IRON PIN SET (PROPERTY CORNER) | — | UNDERGROUND STORM SEWER LINE |
| LSW | LANDSCAPING WALL | — | UNDERGROUND TELECOMMUNICATIONS LINE |
| NF | NAIL FOUND (PROPERTY CORNER) | — | UNDERGROUND WATER LINE |
| NS | NAIL SET (PROPERTY CORNER) | ○ | TREE |
| OT | OIL TANK | ○ | LIMITS OF TREE CANOPY/VEGETATION |
| PG | PAGE | — | CURB AND GUTTER |
| PID | PARCEL IDENTIFICATION NUMBER | — | BOLLARD |
| RAC | ROLLED ASPHALT | — | SPOT ELEVATION |
| RET | RETAINING WALL | — | SIGN |
| SB | SPEED BUMP | — | RESERVED FOR DISABLED |
| SD, (23) | STORM SEWER STRUCTURE | — | GROUND LIGHT |



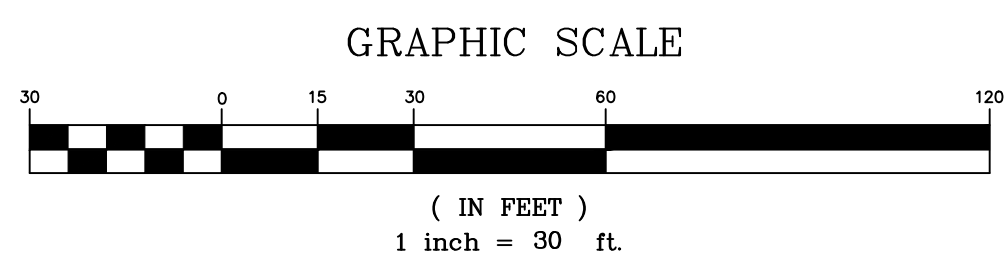
SANITARY SEWER AS-BUILT

SMH 880	MANHOLE TOP =	382.03
	8" INV IN (SOUTH) =	375.49
	8" INV OUT (SMH 889) =	375.42
SMH 889	MANHOLE TOP =	379.78
	8" INV IN (S.WEST) =	373.14
	8" INV OUT (SMH 879) =	373.06
SMH 879	MANHOLE TOP =	379.85
	8" INV IN (SMH 880) =	373.03
	8" INV IN (SMH 889) =	372.95
	8" INV OUT (N.EAST) =	372.94
SMH 1918	MANHOLE TOP =	385.42
	8" INV IN (SOUTH) =	378.82
	8" INV OUT (SMH 1987) =	378.64
SMH 2867	MANHOLE TOP =	373.10
	8" INV IN (N.EAST) =	365.90
	8" INV OUT (SMH 1897) =	365.83
SMH 1897	MANHOLE TOP =	376.97
	8" INV IN (SMH 1918) =	369.97
	UP ON WALL	
	8" INV IN (WEST) =	365.42
	8" INV IN (SMH 2867) =	365.32
	8" INV OUT (EAST) =	365.12

PIPE SIZES ARE PER RECORD INFORMATION

STORM SEWER AS-BUILT

SD 2050	CURB INLET TOP =	380.08
	15" RCP OUT (SD 428) =	377.84
SD 2051	GRATE TOP =	378.78
	15" CMP OUT (SD 428) =	377.48
SD 428	MANHOLE TOP =	379.64
	15" RCP IN (SD 2050) =	376.70
	15" CMP IN (SD 2051) =	376.54
	15" RCP OUT (N.SOUTH) =	376.34

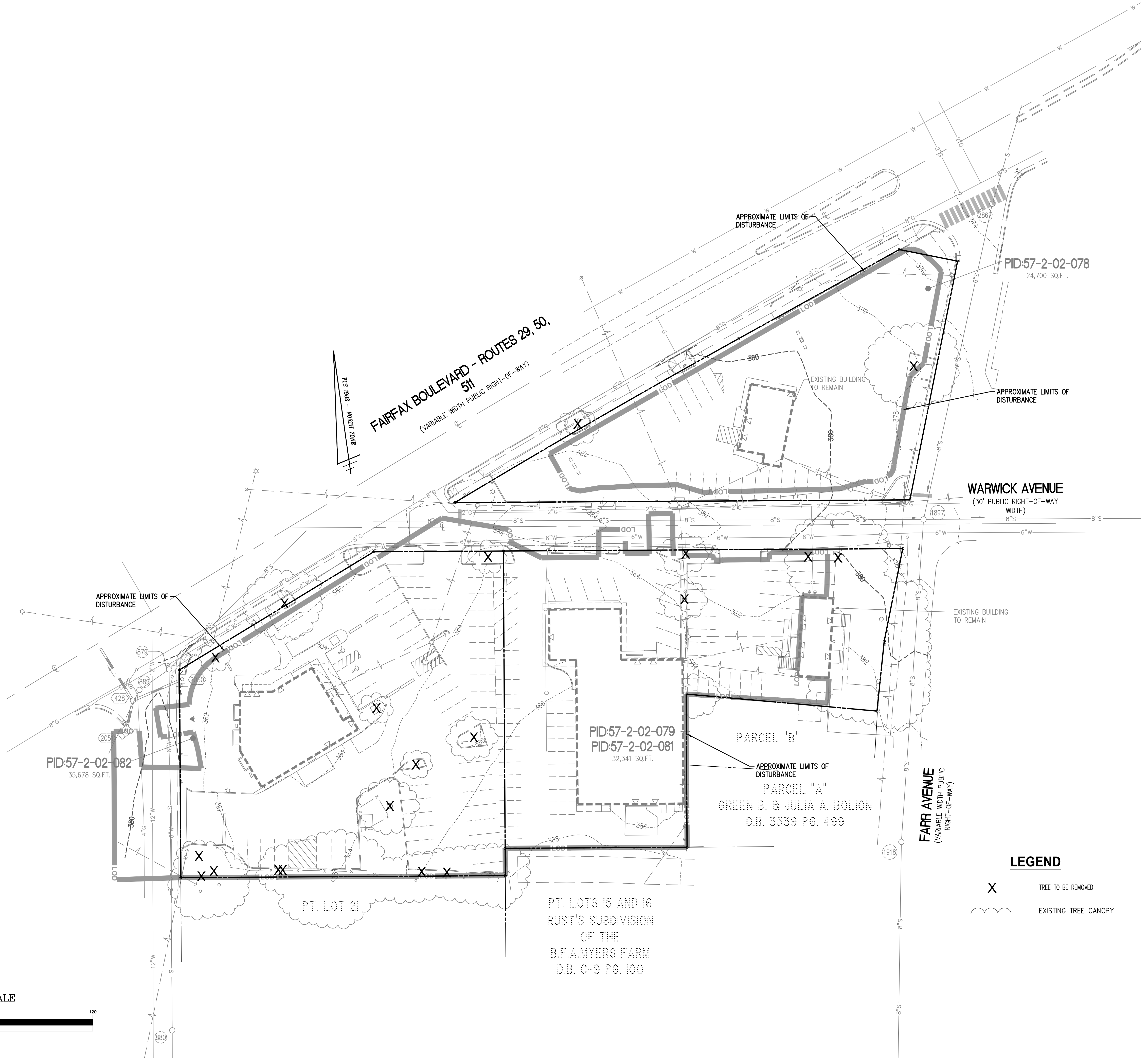
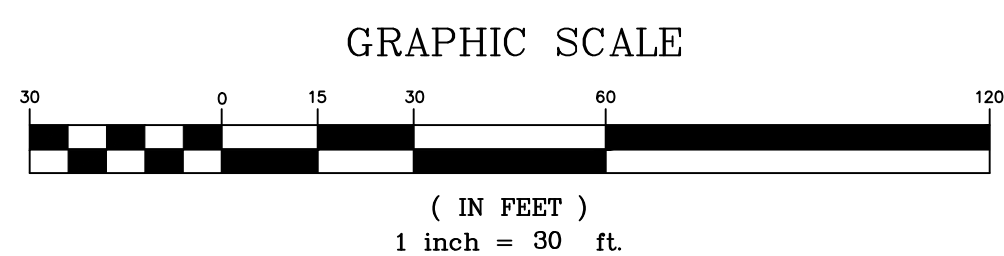


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 207 PARK AVENUE
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 (703) 532-6163 Fax (703) 533-1301
 www.WLPHINC.com
 ESTABLISHED 1945
 INDEPENDENT CONTRACTOR
 DATE: 1/18/23
 CHECKED: AV
 DRAWN: MM

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

EXISTING CONDITIONS PLAN
SPECIAL USE PERMIT
KIA OURISMAN FAIRFAX
 CITY OF FAIRFAX, VIRGINIA



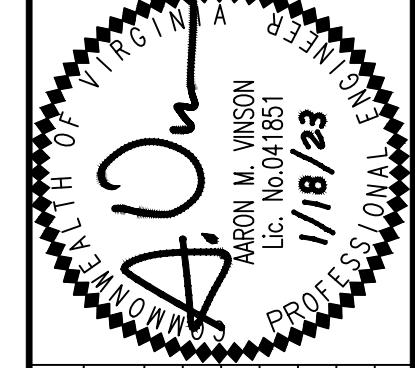
LEGEND

- X TREE TO BE REMOVED
- EXISTING TREE CANOPY

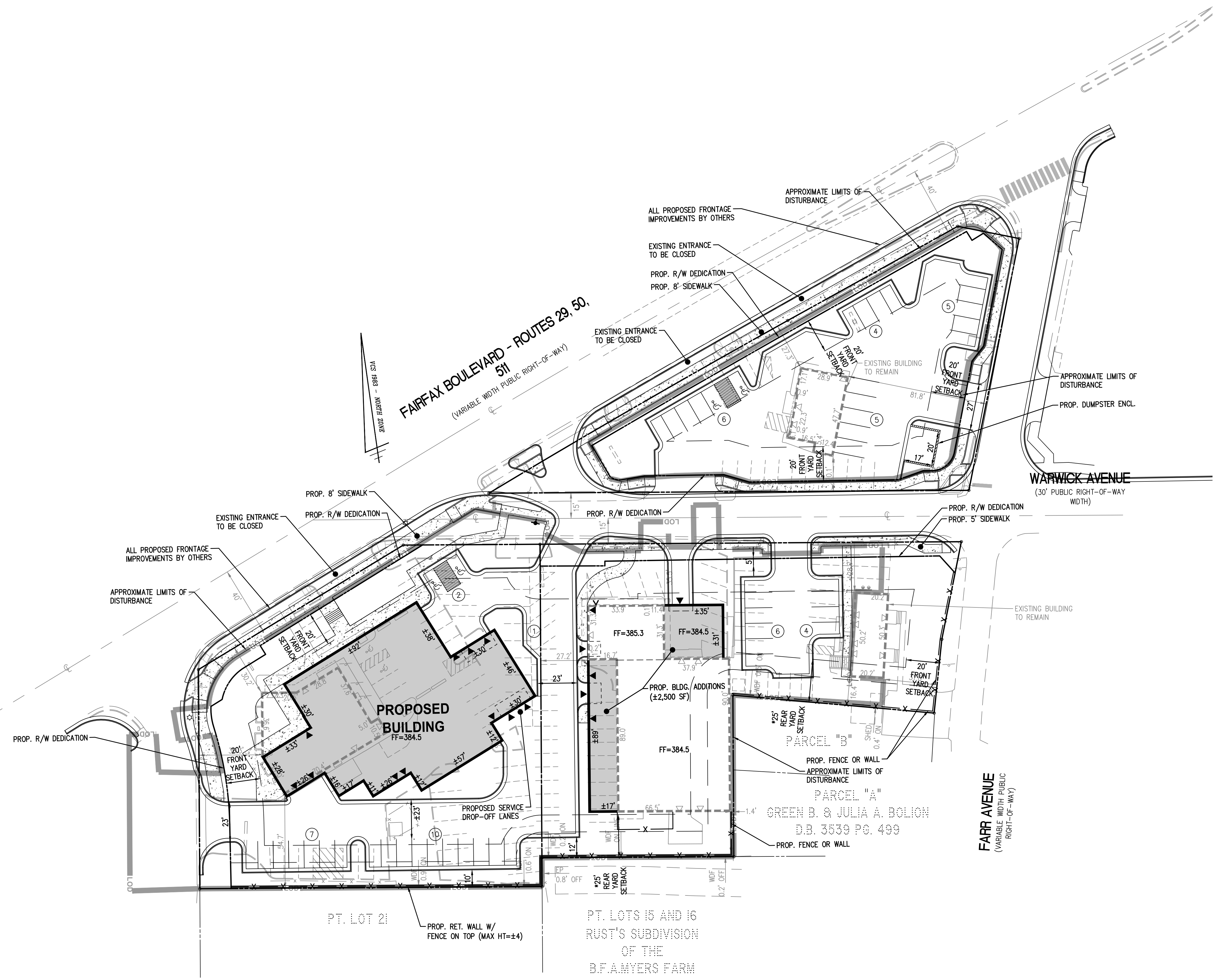
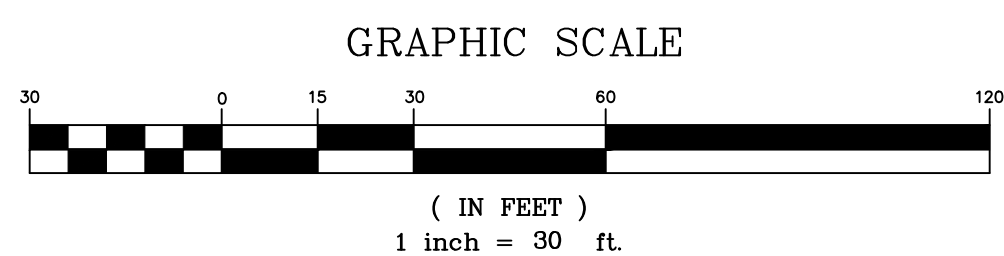
EXISTING VEGETATION PLAN

SPECIAL USE PERMIT
KIA OURISMAN FAIRFAX
 CITY OF FAIRFAX, VIRGINIA

REVISION APPROVED BY		DATE	APPROVED	DATE
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FAIRFAX BOULEVARD - ROUTES 29, 50
511
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

WARWICK AVENUE
(30' PUBLIC RIGHT-OF-WAY WIDTH)

FARR AVENUE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

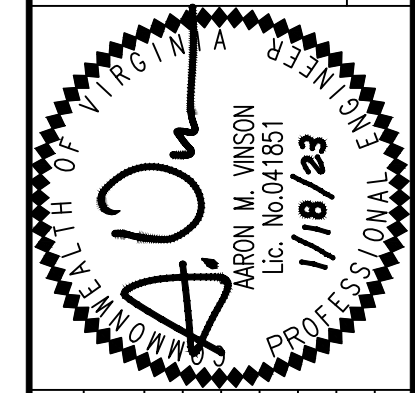
PT. LOT 21
PROP. RET. WALL W/
FENCE ON TOP (MAX HT=±4)

PT. LOTS 15 AND 16
RUST'S SUBDIVISION
OF THE
B.F. MYERS FARM
D.B. C-9 PG. 100

GREEN B. & JULIA A. BOLTON
D.B. 3530 PG. 400

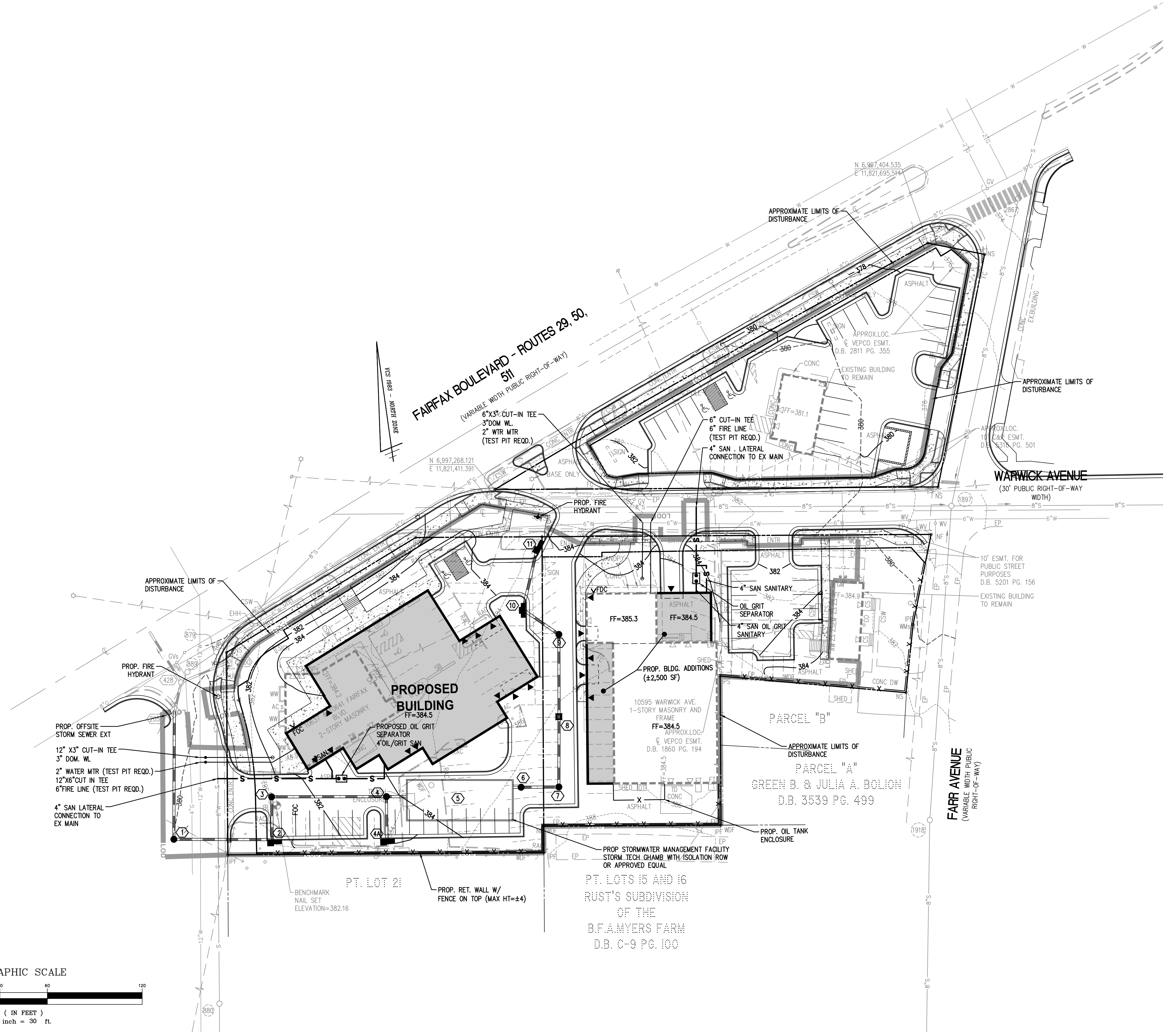
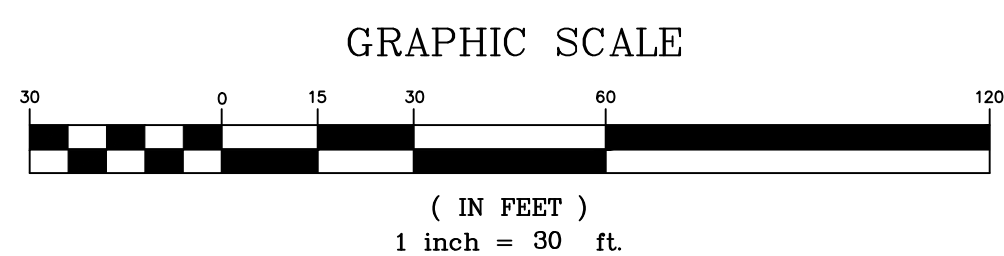
SPECIAL USE PERMIT PLAN
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KIA OURISMAN FAIRFAX
CITY OF FAIRFAX, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY	DATE



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 1/18/23

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com
DRAWN: IMM
CHECKED: AV



FAIRFAX BOULEVARD - ROUTES 29, 50, 511
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

WARWICK AVENUE
 (30' PUBLIC RIGHT-OF-WAY WIDTH)

FARR AVENUE
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PROPOSED BUILDING
 FF=384.5

PROP. BLDG. ADDITIONS
 (±2,500 SF)
 FF=384.5

PARCEL "A"
 GREEN B. & JULIA A. BOLION
 D.B. 3539 PG. 499

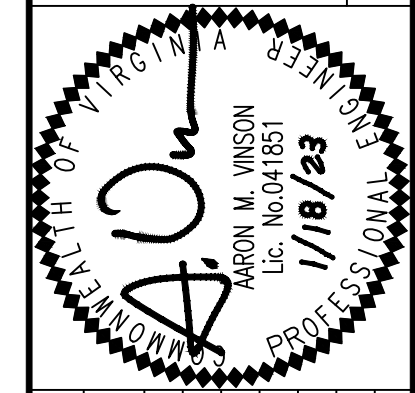
PT. LOTS 15 AND 16
 RUST'S SUBDIVISION
 OF THE
 B.F. MYERS FARM
 D.B. C-9 PG. 100

PT. LOT 21

PRELIMINARY UTILITY AND GRADING PLAN

SPECIAL USE PERMIT
KIA OURISMAN FAIRFAX
 CITY OF FAIRFAX, VIRGINIA

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CHECKED: AV
 DRAWN: MM
 DATE: 1/18/23
 SCALE: 1"=30'



Fire Lane Marking Requirements
City of Fairfax Fire Marshal's Office

DEFINITIONS

Fire Apparatus Access Road. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as *fire lane*, public street, private street, parking lot lane and access roadway. (SFPC)

Fire Lane. A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus. (SFPC)

SFPC: Virginia Statewide Fire Prevention Code

APPLICABILITY

These requirements apply to new and identified existing roadways. This includes but is not limited to private roadways, driveways, and public streets.

MINIMUM SPECIFICATIONS

Fire lanes shall have a minimum unobstructed width of 20 feet.
Fire lanes shall have a minimum unobstructed vertical clearance of 13 feet 6 inches.

Aerial Fire Apparatus Fire Lane

- Shall have a minimum unobstructed width of 26 feet.
- Shall be located a minimum of 15 feet from the building and positioned along one entire side of the building – as approved by the Fire Marshal.
- Overhead utility lines shall not be located over an Aerial Fire Apparatus Fire Lane or between the lane and the building.

Fire lanes shall be compacted/treated to support emergency vehicles. Compacted/treated to support emergency vehicles shall mean capable of supporting H-20 loading in all weather conditions.

SIGNS

Metal construction, dimensions 12 inches by 18 inches. Red lettering on a reflective white background with three-eighths inch red trim strip around the entire outer edge of the sign. Signs shall be mounted with the top of the sign 7 feet above grade.

- Lettering size: "NO PARKING" – 2 inches
- "OR" – 1 inch
- "STANDING" – 2 inches
- "FIRE LANE" – 2 1/2 inches
- Arrows 1-inch solid red. Spacing between words to be uniform.



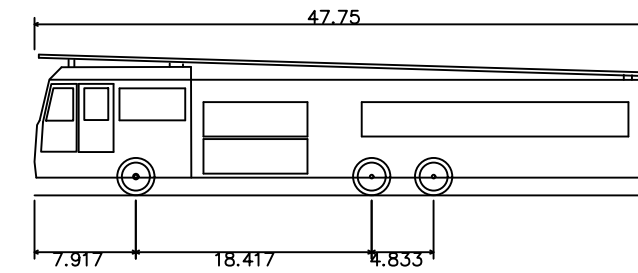
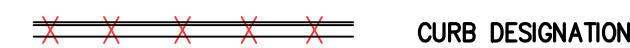
STRIPING

- Fire Lanes shall be designed with striping on both sides, either curb or road surface.
- 6-inch red traffic paint stripe
- 4-inch white lettering/wording with 3/4-inch stroke stating "NO PARKING FIRE LANE"
- Lettering/wording spaced every 50 feet

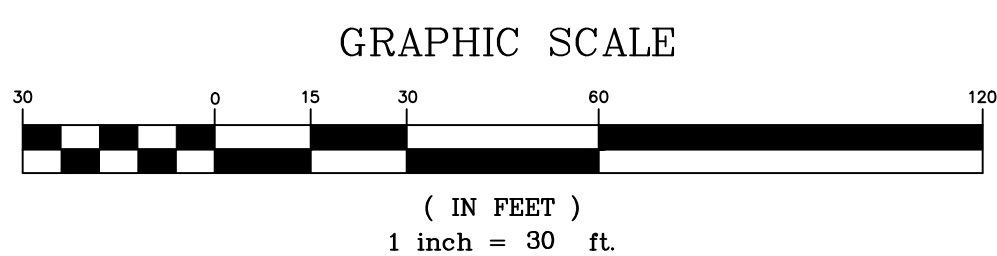
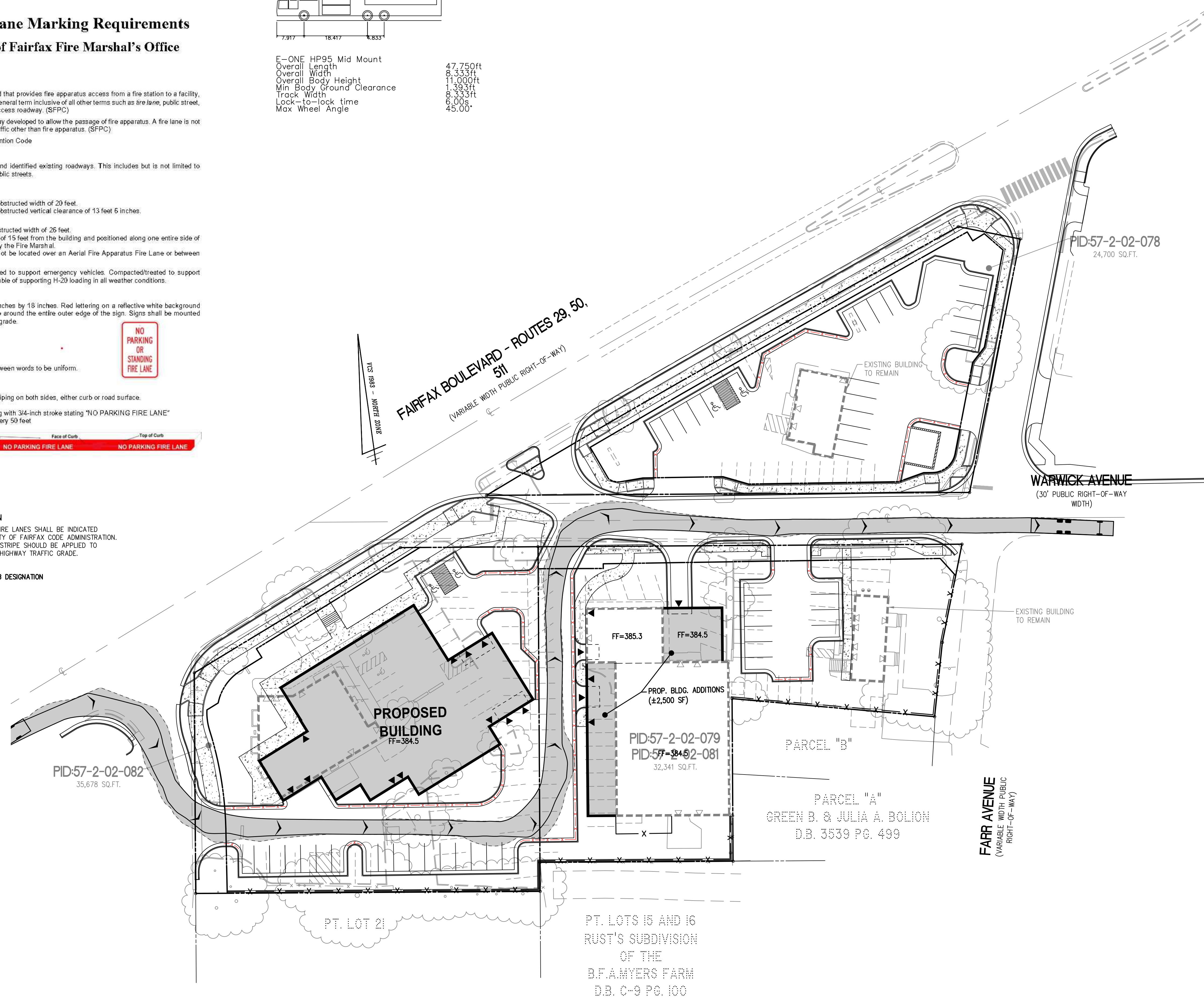


CURB DESIGNATION

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

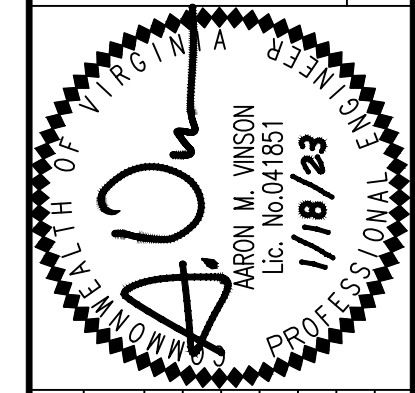


E-ONE HP95 Mid Mount
Overall Length 47.750ft
Overall Width 8.333ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.333ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°



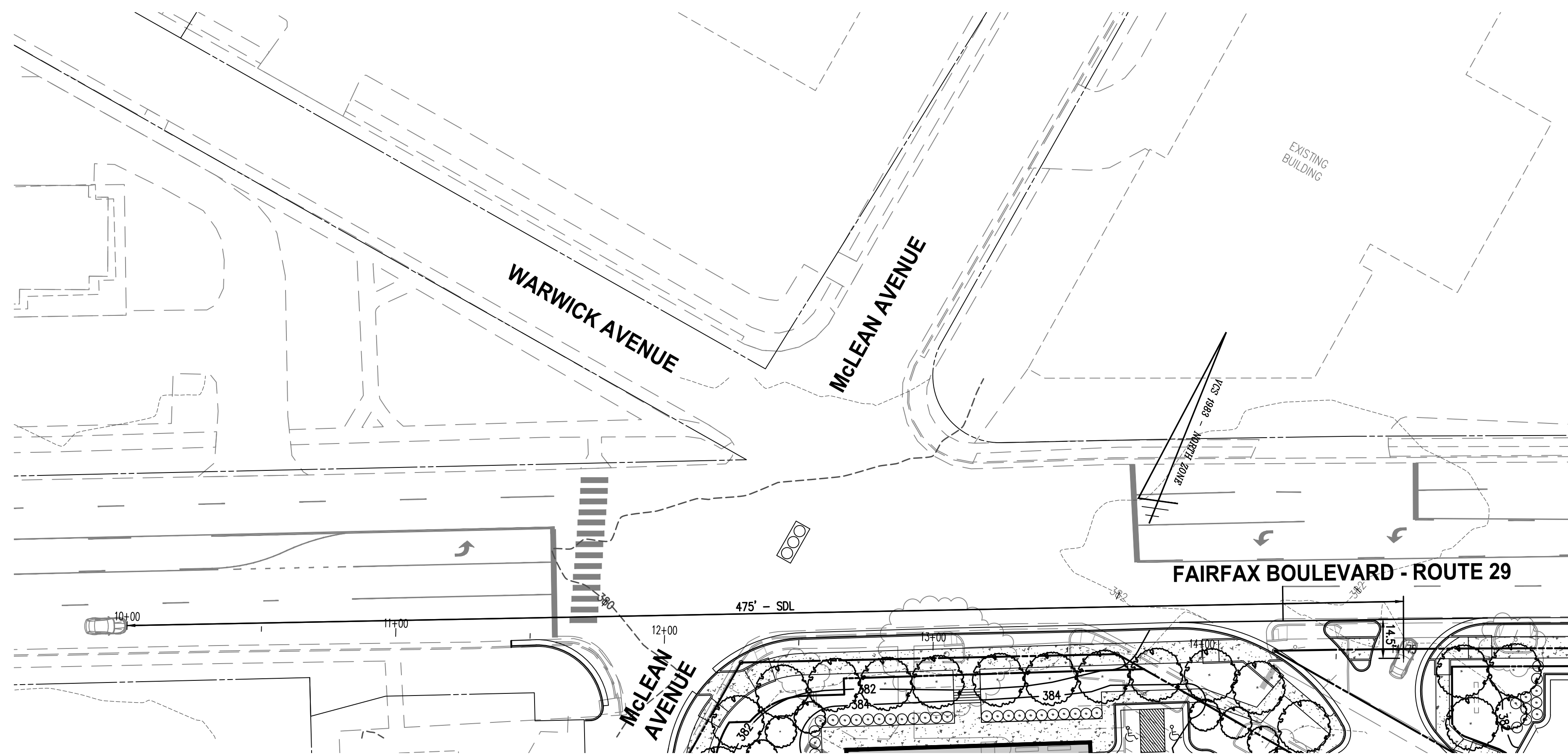
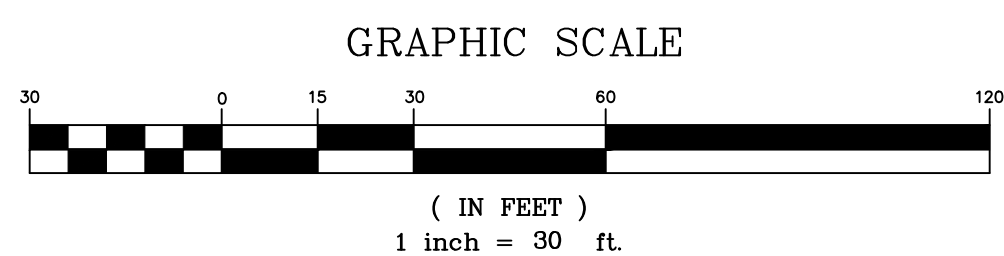
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 1/18/23
SCALE: 1"=30'

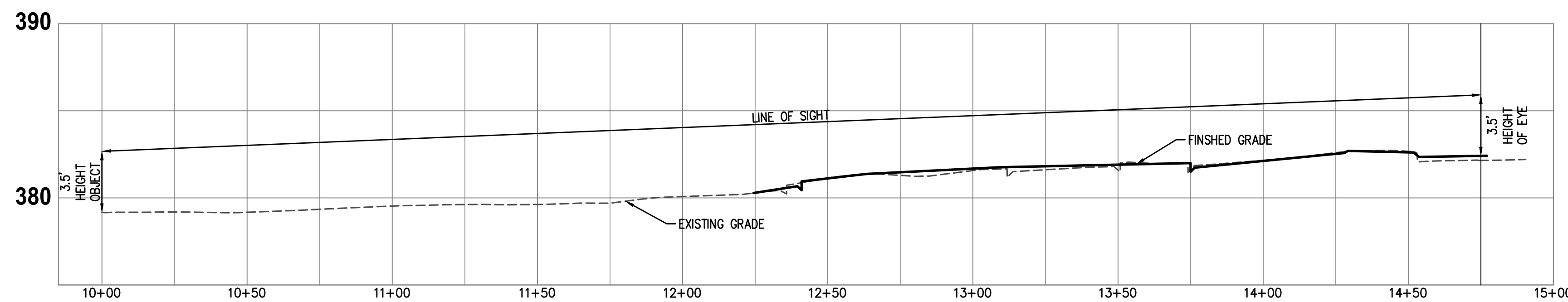


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FIRE SERVICE PLAN
SPECIAL USE PERMIT
KIA OURISMAN FAIRFAX
CITY OF FAIRFAX, VIRGINIA



SIGHT DISTANCE PLAN



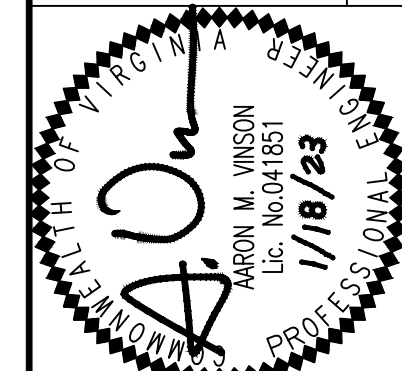
SIGHT DISTANCE PROFILE - SDL

RIGHT TURN ONLY
POSTED SPEED LIMIT = 35 MPH
DESIGN SPEED LIMIT = 40 MPH

SIGHT DISTANCE PLAN AND PROFILE

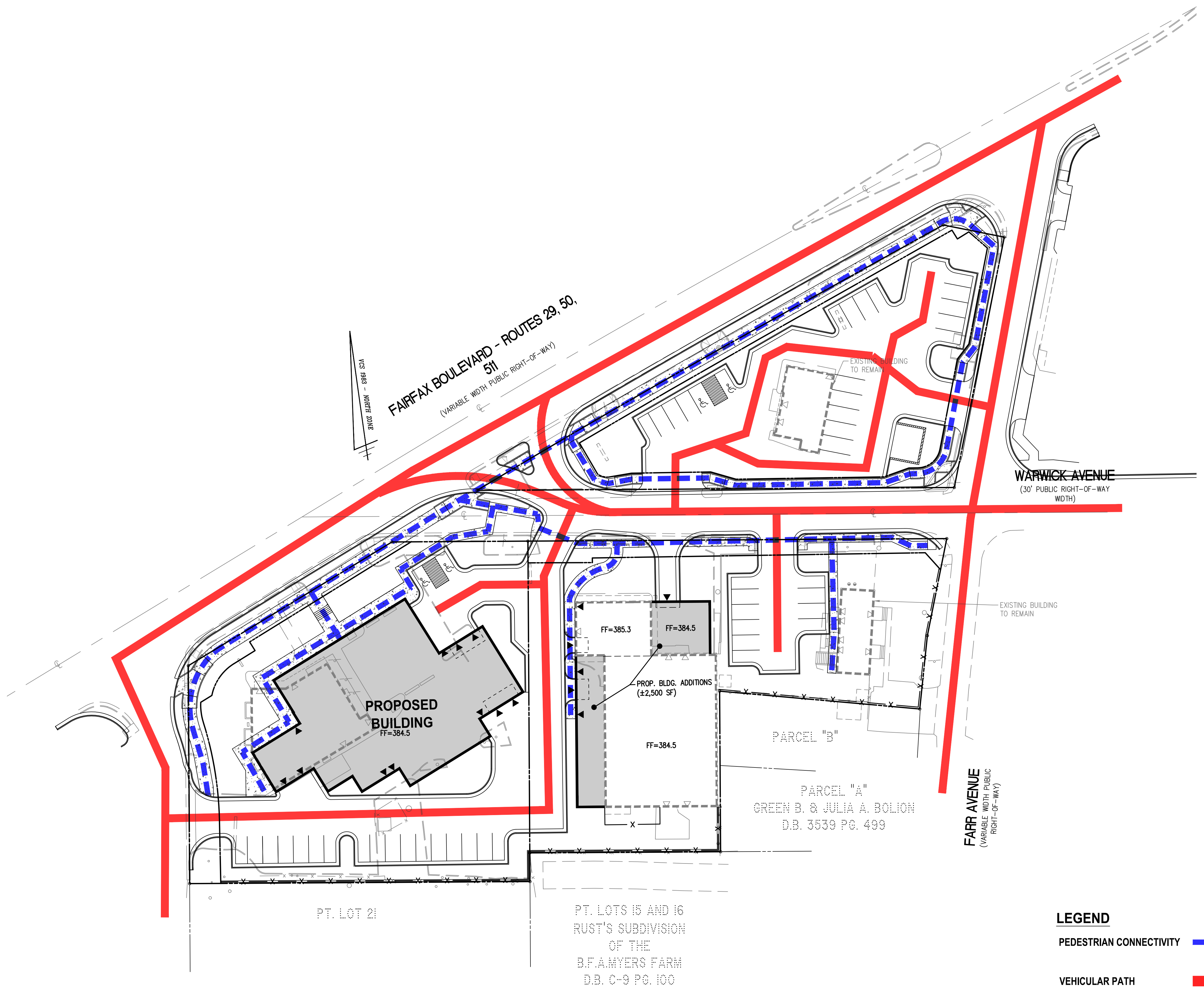
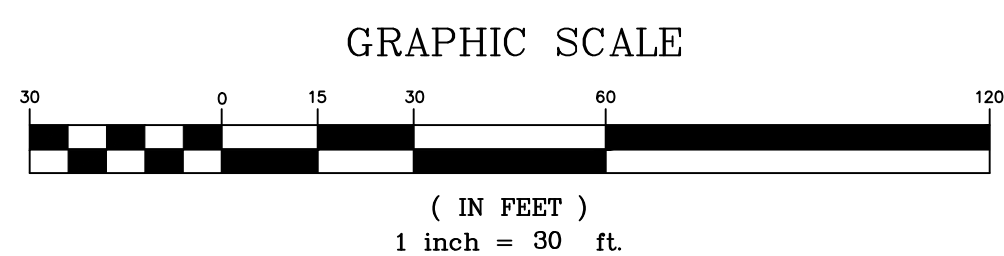
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SCALE: HOR. 1" = 30' DATE: 1/18/23
VERT. 1" = 5'
DRAWN: IMM CHECKED: AV



1983 - NORTH ZONE
FAIRFAX BOULEVARD - ROUTES 29, 50
 511
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

WARWICK AVENUE
 (30' PUBLIC RIGHT-OF-WAY WIDTH)

FARR AVENUE
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PARCEL "A"
 GREEN B. & JULIA A. BOLION
 D.B. 3539 PG. 499

PARCEL "B"

PT. LOT 21

PT. LOTS 15 AND 16
 RUST'S SUBDIVISION
 OF THE
 B.F.A. MYERS FARM
 D.B. C-9 PG. 100

LEGEND

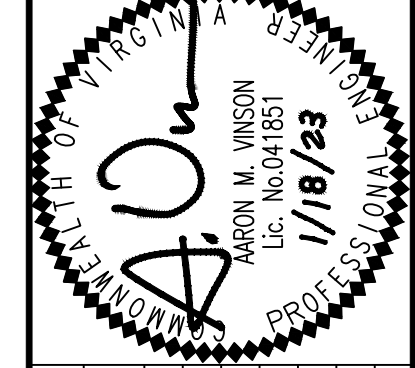
PEDESTRIAN CONNECTIVITY

VEHICULAR PATH

CIRCULATION PLAN

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 CITY OF FAIRFAX, VIRGINIA

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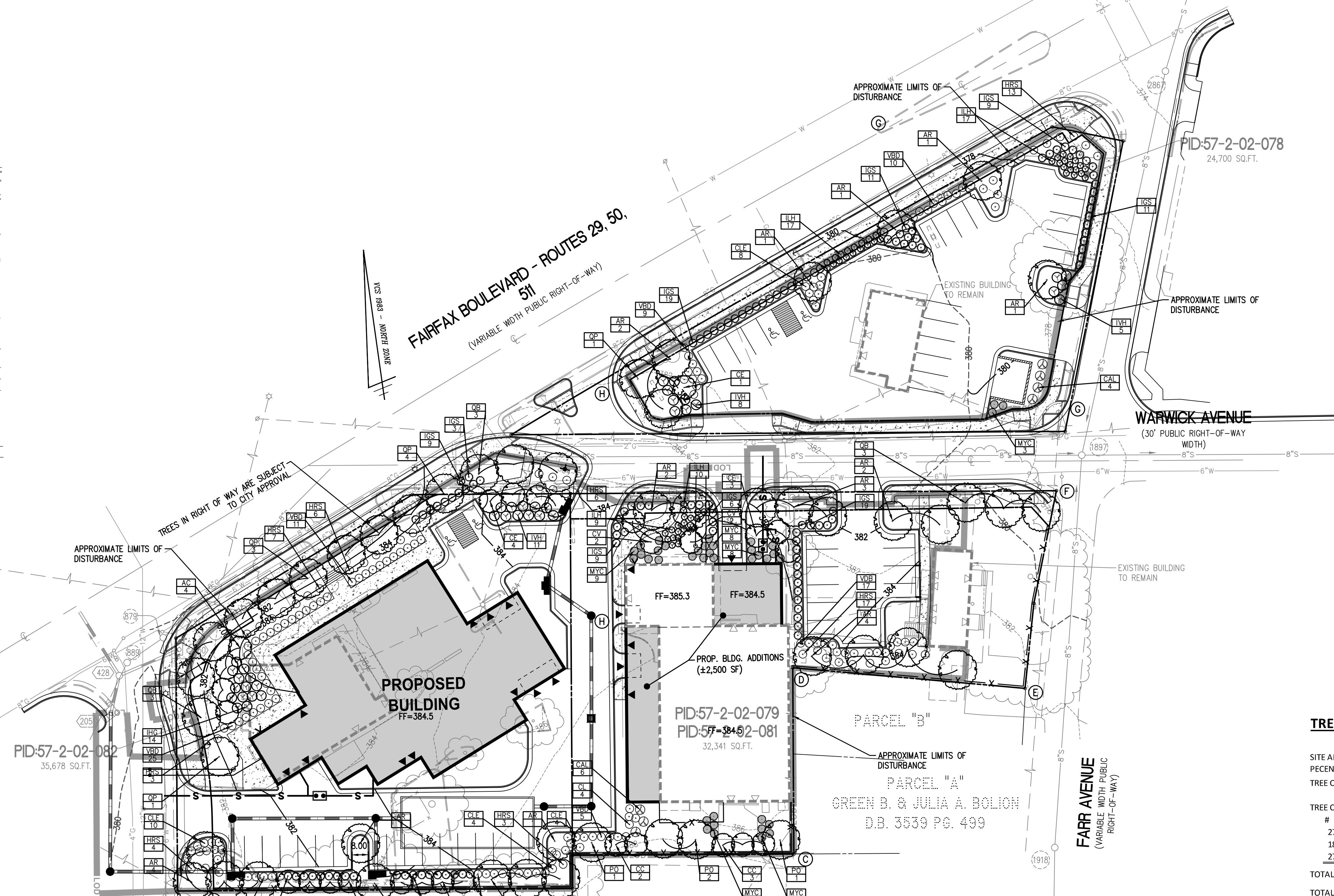


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 DRAWN: MM
 DATE: 1/18/23

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 & CUTTER	CG-2
CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6
CG-6R	CURB & CUTTER	CG-6R
SL	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
W	STORM SEWER	W
W	WATER MAIN	W
FH	FIRE HYDRANT PLUG	FH
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
FC	FENCE	FC
TF	TRAFFIC FLOW	TF
L	LIGHT	L
D	DOOR	D
LCG	LIMITS OF CLEARING AND GRADING	LCG

LANDSCAPE LEGEND	
PROPOSED DECIDUOUS TREES	(Symbol)
PROPOSED FLOWERING TREES	(Symbol)
PROPOSED SHRUBS	(Symbol)



TREE COVER CALCULATIONS

DESCRIPTION	SOFT	PERCENT
SITE AREA	92,719.06	
PERCENT REQUIRED FOR ZONE CR		10%
TREE COVER REQUIRED	9,271.91	
TREE COVER PROVIDED (PLANTED)		
# TYPE OF TREE	COVER SQFT	TOTAL
27 CANOPY TREES	200	5,400
18 CANOPY TREES	250	4,500
27 UNDERSTORY TREES	100	2,700
TOTAL TREE COVERAGE PROVIDED		12,600
TOTAL EXISTING TREE COVERAGE TO REMAIN		12,600
TOTAL TREE COVERAGE PROVIDED		12,600

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

REQUIRED STREET TREES (CR)

BOUNDARY	LENGTH	REQUIRED CANOPY TREES PER 40'		TREES		TOTAL TREES
		REQUIRED	PROPOSED	EXISTING	TOTAL	
A TO F	601.08	1	15	26	0	26
F TO E	82.83	1	2	0	1	1
G TO H	438.32	1	11	0	0	0
H TO G	194.57	1	5	6	0	6
TOTALS	1316.8		33	32	1	33

* EXCEEDS 50' BETWEEN TREE REQUIREMENT

REQUIRED PLANTINGS TRANSITIONAL YARDS (CR)

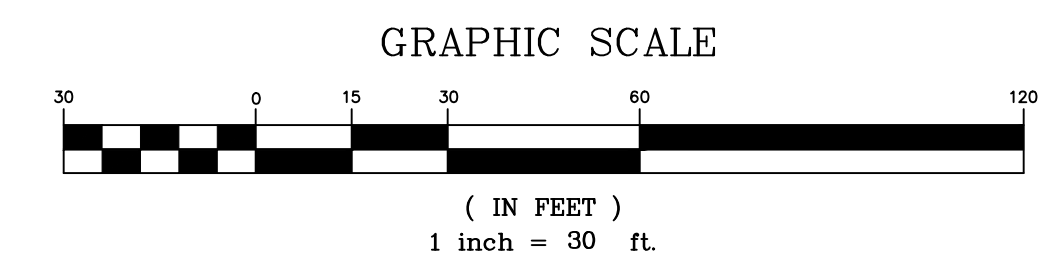
BOUNDARY	ZONE	TYPE	LENGTH	WIDTH	REQUIRED		TOTAL SHRUBS PER 100'	TOTAL CANOPY TREES	TOTAL UNDERSTORY TREES	TOTAL SHRUBS
					PER 100'	TREES PER 100'				
A TO B	RT6		181.65	15'	TY3	4	4	4	7	7
B TO C	RL		129.04	15'	TY3	4	4	4	5	5
C TO D	RT6		94.35	15'	TY3	4	4	4	4	4
D TO E	RT6		118.06	15'	TY3	4	4	4	5	5
E TO F	RM		82.83	15'	TY3	4	4	4	3	3
Totals			605.93						24	24

TREES

KEY	BOTANICAL NAME	COMMON NAME	QTY	CAL.	HT.	COMMENTS	UNIT (SF)	TOTAL (SF)	BONUS
AC	Amelanchier canadensis	Shadow Serviceberry	4	2"	8'-10'	B&B, full specimen, 3-4 trunks	100	400	Native
AR	Acer rubrum 'Franksred' RED SUNSET	Red Sunset Red Maple	23	2"-2.5"	12'-14'	B&B, full specimen	200	4400	Native
CC	Carpinus caroliniana	American Hornbeam	5	2"-2.5"	12'-14'	B&B, full specimen, single trunk	100	500	Native
CE	Cercis canadensis 'Forest Pansy'	Forest Pansy' Redbud	7	2"	8'-10'	B&B, full specimen	100	700	Native Cultivar
CV	Chionanthus virginicus	Fringetrees	4	2"	8'-10'	B&B, full specimen	100	400	Native
MV	Magnolia virginiana	Sweetbay Magnolia	8	2"	8'-10'	B&B, full specimen, 3-4 trunks	100	800	Native
PO	Platanus occidentalis	American Sycamore	4	2"-2.5"	12'-14'	B&B, full specimen	200	800	Native
QB	Quercus bicolor	Swamp White Oak	9	3.5"	12'-14'	B&B, full specimen	250	2250	Native
QP	Quercus phellos	Willow Oak	9	3.5"	12'-14'	B&B, full specimen	250	2250	Native

SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	QTY	HEIGHT	SPREAD	COMMENTS
CAL	Callicarpa americana	American Beautyberry	7	18"-24"	18"-24"	3 gal., full vigorous, well-rooted & established
CLE	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet Clethra	30	18"-24"	18"-24"	3 gal., full vigorous, well-rooted & established
HRS	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	52	36"-48"	36"-48"	3 gal., full vigorous, well-rooted & established
IGS	Ilex glabra 'Shamrock'	Shamrock Inkberry	115	18"-24"	18"-24"	3 gal., full vigorous, well-rooted & established
ILH	Ilex virginica 'Little Henry'	Little Henry Sweetspire	53	15"-18"	15"-18"	3 gal., full vigorous, well-rooted & established
IVH	Ilex virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	38	24"-30"	24"-30"	3 gal., full vigorous, well-rooted & established
MYC	Myrica cerifera	Southern Bayberry	35	24"-30"	24"-30"	7 gal., full vigorous, well-rooted & established
VBD	Viburnum dentatum 'Christom' Blue Muffin	Blue Muffin Arrowwood Viburnum	93	24"-36"	24"-36"	3 gal., full vigorous, well-rooted & established



CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS

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 ESTABLISHED 1945
 IN CORP. ORGANIZED DATE: 1/18/83
 PROFESSIONAL SEAL
 ARON M. WINSON
 Lic. No. 041851
 1/18/83

REVISION APPROVED BY

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