

# SPECIAL USE PERMIT PLAT

## TOMMY'S EXPRESS - 9917 FAIRFAX BLVD

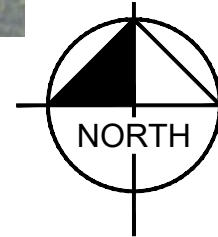
TAX MAP #48-3-13-001  
 9917 FAIRFAX BOULEVARD  
 FAIRFAX, VA 22031  
 06/05/2023

### NOTES

1. THIS APPLICATION IS REQUESTING A SPECIAL USE PERMIT TO ALLOW A CAR WASH INSIDE A COMMERCIAL RETAIL ZONE.
2. THIS APPLICATION INCLUDES THE FOLLOWING SPECIAL USE PERMIT AND SPECIAL EXCEPTION APPLICATIONS:
  - a. SPECIAL USE PERMIT TO ALLOW A CAR WASH SERVICE BAY IN THE CR ZONE.
  - b. SPECIAL EXCEPTION TO SEC. 3.5.4.J.3 OF THE ZONING ORDINANCE TO ALLOW REPAIR OR SERVICE OPERATIONS, INCLUDING WASHING, TO BE CONDUCTED OUTSIDE OF A FULLY-ENCLOSED BUILDING.
  - c. SPECIAL EXCEPTION TO SEC. 4.3.3.B OF THE ZONING ORDINANCE TO WAIVE THE REQUIREMENT OF A CROSS-ACCESS EASEMENT BETWEEN ADJUTING NONRESIDENTIAL LOTS.
3. THE SOURCE OF THE BOUNDARY LINES AND EXISTING IMPROVEMENTS IS AN ALTA SURVEY IS PROVIDED BY GRS GROUP, LLC DATED SEPTEMBER 18, 2020 AND MOST RECENTLY REVISED ON JANUARY 29, 2021.
4. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN IN CONSIDERATION OF FINAL ENGINEERING AND ANY NEW REGULATIONS ADOPTED BY THE CITY OF FAIRFAX SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED GDP/SUP PLAT.
5. THE PROPOSED BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN ON THIS GDP/SUP PLAT ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN IN RESPONSE TO FINAL ENGINEERING, PROVIDED THAT THEY ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED GDP/SUP PLAT.
6. SITE LIGHTING WILL BE DETERMINED AT THE TIME OF SITE PLAN AND WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF FAIRFAX ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL.
7. ALL SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE.
8. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

### VICINITY MAP

SCALE: 1" = 2000'



### SHEET INDEX

| Sheet Number | Sheet Title               |
|--------------|---------------------------|
| 1            | COVER SHEET               |
| 2            | EXISTING CONDITIONS PLAN  |
| 3            | TREE SURVEY               |
| 4            | SPECIAL USE PERMIT PLAT   |
| 5            | CONCEPTUAL LANDSCAPE PLAN |
| 6            | TRUCK TURNING MOVEMENTS   |
| 7            | PRELIMINARY GRADING PLAN  |
| 8            | PRELIMINARY UTILITY PLAN  |
| 9            | PHOTOMETRIC PLAN          |

### PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO DEMOLISH THE EXISTING STRUCTURES ONSITE AND CONSTRUCT A 4,553 SF CAR WASH WITH 16 VEHICLE VACUUM SPACES. THIS PROJECT IS LOCATED AT 9917 FAIRFAX BOULEVARD, WHICH IS AT THE SOUTHEAST CORNER OF THE FAIRFAX BOULEVARD & LION RUN INTERSECTION. THIS PROPOSED USE ALIGNS WITH THE CITY OF FAIRFAX FUTURE LAND USE MAP, WHICH IDENTIFIES THE PROPERTY TO BE IN A COMMERCIAL CORRIDOR.

### PROJECT TEAM

#### CURRENT OWNER

JDC ESPOSITO'S, LLC  
 1760 RESTON PARKWAY, SUITE 210  
 RESTON, VA 20191

#### ENGINEER

CHRIS HOWELL  
 KIMLEY-HORN  
 11400 COMMERCE PARK DRIVE, SUITE 400  
 RESTON, VA 20191  
 (703) 674-1300

#### DEVELOPER/APPLICANT

MICHAEL CIANELLI  
 OLYMPUS PINES, LLC  
 6900 S 900 E, SUITE 250  
 MIDVALE, UT 84047  
 MICHAEL@OLYMPUSPINES.COM

#### AGENT / LAND USE ATTORNEY

ROBERT BRANT  
 WALSH, COLUCCI, LUBELEY & WALSH  
 2200 CLARENDON BOULEVARD, SUITE 1300  
 ARLINGTON, VA 22201  
 (703) 528-4700 (ext 5424)

#### ARCHITECT

ADEL A. NUR  
 BIGNELL WATKINS HASSER ARCHITECTS, PC  
 1934 OLD GALLOWS ROAD, SUITE 350  
 VIENNA, VA 22182  
 (410) 224-2727

**Kimley»Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
 PHONE: 703.674.1300 FAX: 703.674.1350  
 WWW.KIMLEY-HORN.COM



|                     |            |          |             |          |            |
|---------------------|------------|----------|-------------|----------|------------|
| KIMLEY-HORN PROJECT | DATE       | SCALE    | DESIGNED BY | DRAWN BY | CHECKED BY |
| 110730001           | 06/05/2023 | AS SHOWN | CMH         | EPR      | CMH        |

COVER SHEET

TOMMY'S CAR WASH  
 9917 FAIRFAX BLVD  
 PREPARED FOR  
 OLYMPUS PINES  
 CITY OF FAIRFAX

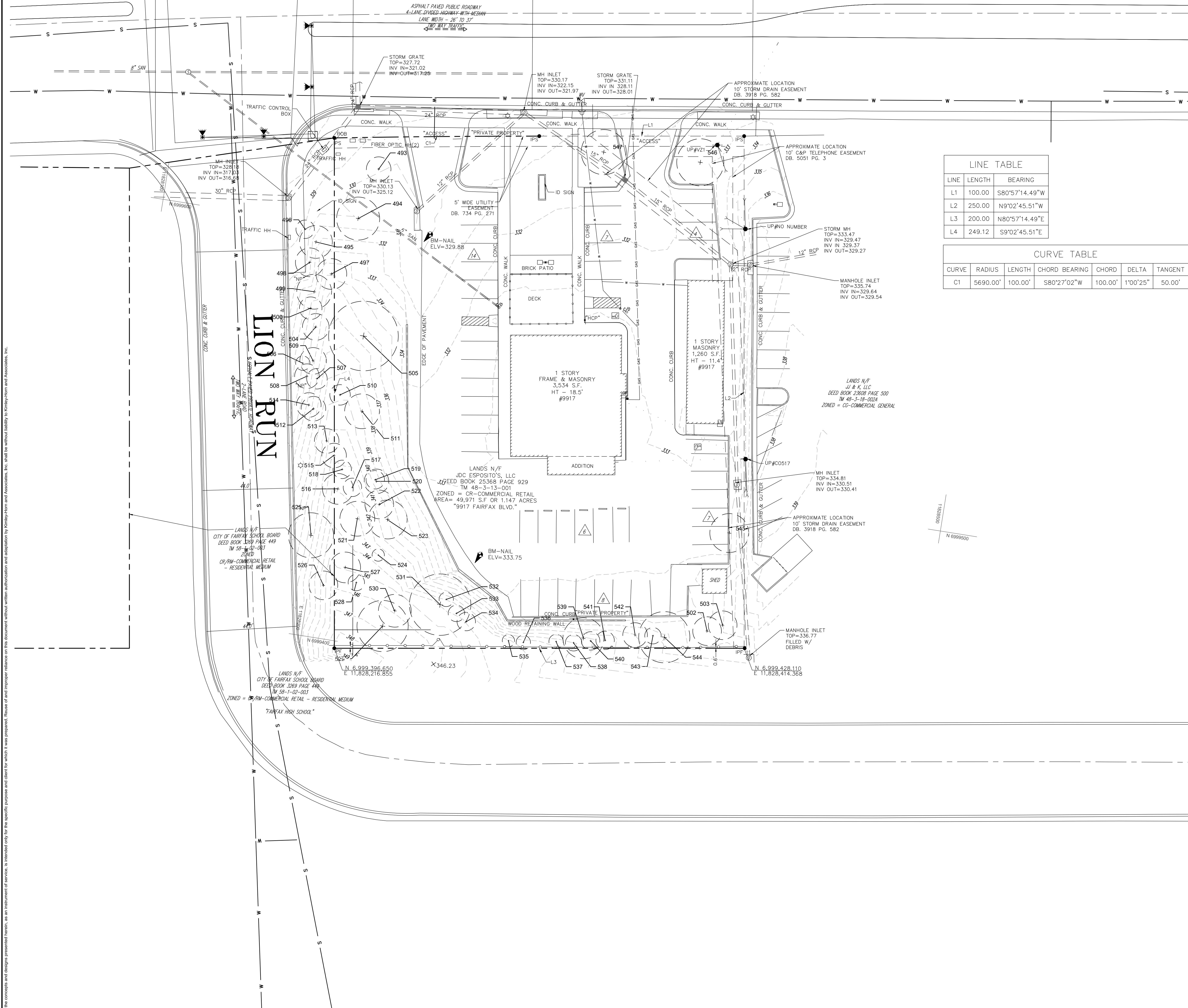
SHEET NUMBER

1

Plotted By: Tommy, Ben | Sheet: 541-01-IMPUS - TOMMY'S | Layout: COVER SHEET | Date: 06/05/2023 | 04:10:09am | K:\VA\_CAD\10759001 | Olympus | Tommy's | Fairfax\_CAD\10759001 | Cover Sheet.dwg  
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared, issued or approved, and is not to be used for any other purpose without the prior written authorization and approval of Kimley-Horn and Associates, Inc.

# FAIRFAX BOULEVARD — U.S. RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY

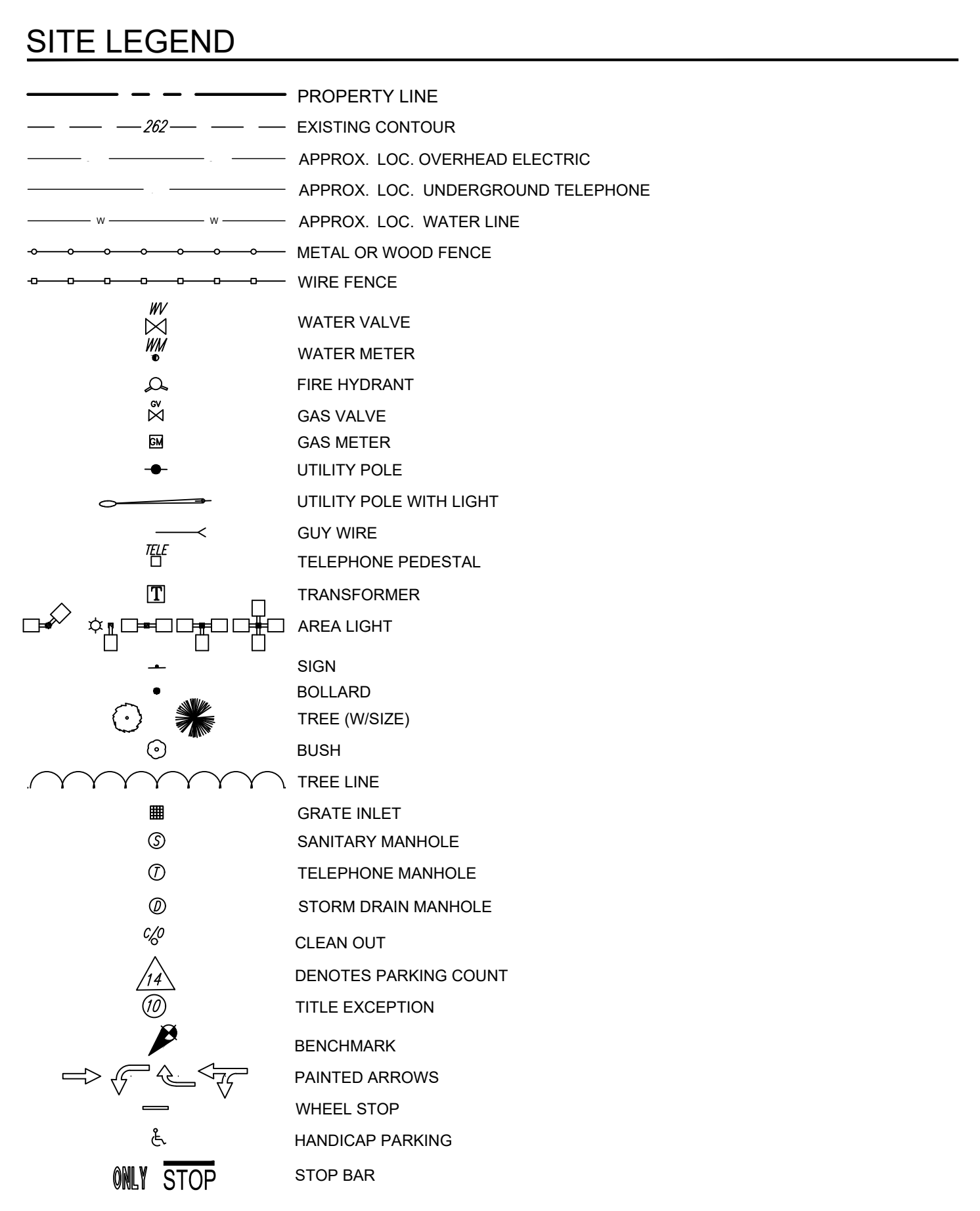


LINE TABLE

| LINE | LENGTH | BEARING        |
|------|--------|----------------|
| L1   | 100.00 | S80°57'14.49"W |
| L2   | 250.00 | N9°02'45.51"W  |
| L3   | 200.00 | N80°57'14.49"E |
| L4   | 249.12 | S9°02'45.51"E  |

CURVE TABLE

| CURVE | RADIUS   | LENGTH  | CHORD BEARING | CHORD   | DELTA    | TANGENT |
|-------|----------|---------|---------------|---------|----------|---------|
| C1    | 5690.00' | 100.00' | S80°27'02"W   | 100.00' | 1°00'25" | 50.00'  |



| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |

**Kimley»Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
 PHONE: 703.674.1300 FAX: 703.674.1350  
 WWW.KIMLEY-HORN.COM

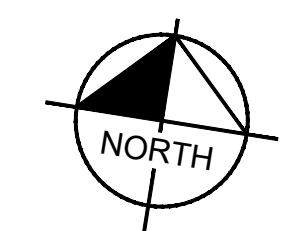
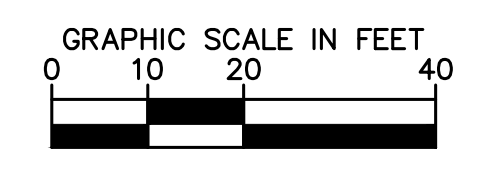


| KHA PROJECT | DATE       | SCALE    | DESIGNED BY | DRAWN BY | CHECKED BY |
|-------------|------------|----------|-------------|----------|------------|
| 110790001   | 06/05/2023 | AS SHOWN | CGT         | CGT      | CMH        |

## EXISTING CONDITIONS PLAN

TOMMY'S CAR WASH  
 9917 FAIRFAX BLVD  
 PREPARED FOR  
 OLYMPUS PINES

CITY OF FAIRFAX  
 VIRGINIA



This document, together with the concepts and designs presented herein, is an instrument of service, intended only for the specific purpose and client for which it was prepared. Reuse of any portion of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

# FAIRFAX BOULEVARD – U.S. RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY  
4-LANE DIVIDED HIGHWAY WITH MEDIAN  
LANE WIDTH = 26' TO 37'  
SIDEWALK WIDTH = 6'

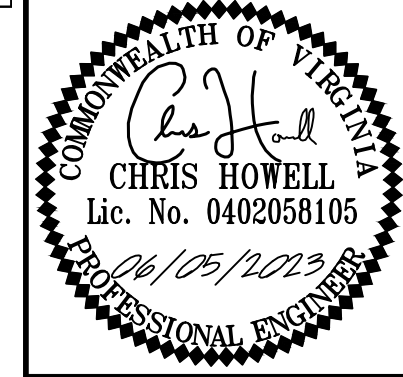


| Existing Tree Condition Inventory & Analysis |     |             |                |                         |                                |                    |                        |       |  |
|--|-----|-------------|----------------|-------------------------|--------------------------------|--------------------|------------------------|-------|--|
| Tree No.                                     | DBH | CTLA Rating | To Be Removed? | Located within Property | Botanical Name                 | Common Name        | Tree Preservation Area | Notes |  |
| 493  | 12" | 94%         |                | ✓                       | <i>Tilia cordata</i>           | Little Leaf Linden |                        |       |  |
| 494  | 21" | 91%         |                | ✓                       | <i>Tilia cordata</i>           | Little Leaf Linden |                        |       |  |
| 495  | 16" | 91%         |                |                         | <i>Pinus virginiana</i>        | Virginia Pine      |                        |       |  |
| 496  | 9"  | 97%         |                |                         | <i>Acer palmatum</i>           | Japanese Maple     |                        |       |  |
| 497  | 15" | 75%         |                |                         | <i>Quercus rubra</i>           | Northern Red Oak   |                        |       |  |
| 498  | 14" | 72%         |                |                         | <i>Quercus rubra</i>           | Northern Red Oak   |                        |       |  |
| 499  | 17" | 81%         |                |                         | <i>Quercus rubra</i>           | Northern Red Oak   |                        |       |  |
| 500  | 11" | 84%         |                |                         | <i>Quercus rubra</i>           | Northern Red Oak   |                        |       |  |
| 502  | 14" | 88%         | x              | ✓                       | <i>Celtis occidentalis</i>     | Hackberry          |                        |       |  |
| 503  | 14" | 94%         | x              | ✓                       | <i>Ulmus rubra</i>             | Slippery Elm       |                        |       |  |
| 504  | 13" | 84%         |                |                         | <i>Quercus rubra</i>           | Northern Red Oak   |                        |       |  |
| 505  | 34" | 84%         |                | ✓                       | <i>Liriodendron tulipifera</i> | Tulip Poplar       | 3,564 SF               |       |  |
| 506  | 7"  | 88%         |                |                         | <i>Gleditsia triacanthos</i>   | Honey Locust       |                        |       |  |
| 507  | 10" | 91%         |                |                         | <i>Pinus virginiana</i>        | Virginia Pine      |                        |       |  |
| 508  | 12" | 84%         |                |                         | <i>Gleditsia triacanthos</i>   | Honey Locust       |                        |       |  |
| 509  | 13" | 88%         |                |                         | <i>Pinus virginiana</i>        | Virginia Pine      |                        |       |  |
| 510  | 10" | 78%         |                |                         | <i>Acer rubrum</i>             | Red Maple          |                        |       |  |
| 511  | 17" | 94%         | x              | ✓                       | <i>Liriodendron tulipifera</i> | Tulip Poplar       | 314 SF                 |       |  |
| 512  | 12" | 84%         |                |                         | <i>Pinus virginiana</i>        | Virginia Pine      |                        |       |  |
| 513  | 12" | 75%         |                |                         | <i>Gleditsia triacanthos</i>   | Honey Locust       |                        |       |  |
| 514  | 12" | 84%         |                |                         | <i>Pinus virginiana</i>        | Virginia Pine      |                        |       |  |
| 515  | 12" | 81%         |                | ✓                       | <i>Gleditsia triacanthos</i>   | Honey Locust       | 452 SF                 |       |  |
| 516  | 15" | 88%         |                | ✓                       | <i>Gleditsia triacanthos</i>   | Honey Locust       | 707 SF                 |       |  |
| 517  | 9"  | 63%         |                | ✓                       | <i>Gleditsia triacanthos</i>   | Honey Locust       | 254 SF                 |       |  |
| 518  | 9"  | 72%         | x              | ✓                       | <i>Gleditsia triacanthos</i>   | Honey Locust       | 254 SF                 |       |  |
| 519  | 9"  | 69%         | x              | ✓                       | <i>Gleditsia triacanthos</i>   | Honey Locust       |                        |       |  |
| 520  | 12" | 88%         | x              | ✓                       | <i>Liriodendron tulipifera</i> | Tulip Poplar       |                        |       |  |
| 521  | 17" | 88%         | x              | ✓                       | <i>Liriodendron tulipifera</i> | Tulip Poplar       |                        |       |  |
| 522  | 14" | 88%         | x              | ✓                       | <i>Gleditsia triacanthos</i>   | Honey Locust       |                        |       |  |
| 523  | 19" | 94%         | x              | ✓                       | <i>Liriodendron tulipifera</i> | Tulip Poplar       |                        |       |  |
| 524  | 6"  | 97%         | x              | ✓                       | <i>Fagus grandiflora</i>       | American Beech     |                        |       |  |
| 525  | 22" | 72%         |                | ✓                       | <i>Gleditsia triacanthos</i>   | Honey Locust       |                        |       |  |
| 528  | 14" | 81%         |                |                         | <i>Gleditsia triacanthos</i>   | Honey Locust       |                        |       |  |
| 527  | 15" | 78%         |                | ✓                       | <i>Liriodendron tulipifera</i> | Tulip Poplar       | 732 SF                 |       |  |
| 528  | 8"  | 91%         |                | ✓                       | <i>Fagus grandiflora</i>       | American Beech     | 201 SF                 |       |  |
| 529  | 25" | 94%         | x              | ✓                       | <i>Fagus grandiflora</i>       | American Beech     |                        |       |  |
| 530  | 16" | 97%         | x              | ✓                       | <i>Fagus grandiflora</i>       | American Beech     |                        |       |  |
| 531  | 30" | 91%         | x              | ✓                       | <i>Fagus grandiflora</i>       | American Beech     |                        |       |  |
| 532  | 7"  | 88%         | x              | ✓                       | <i>Tsuga canadensis</i>        | Eastern Hemlock    |                        |       |  |
| 533  | 8"  | 91%         | x              | ✓                       | <i>Tsuga canadensis</i>        | Eastern Hemlock    |                        |       |  |
| 534  | 9"  | 88%         | x              | ✓                       | <i>Tsuga canadensis</i>        | Eastern Hemlock    |                        |       |  |
| 535  | 6"  | 78%         |                | ✓                       | <i>Tsuga canadensis</i>        | Eastern Hemlock    | 113 SF                 |       |  |
| 536  | 7"  | 78%         |                | ✓                       | <i>Tsuga canadensis</i>        | Eastern Hemlock    | 157 SF                 |       |  |
| 537  | 7"  | 78%         |                | ✓                       | <i>Tsuga canadensis</i>        | Eastern Hemlock    | 163 SF                 |       |  |
| 538  | 8"  | 78%         |                | ✓                       | <i>Tsuga canadensis</i>        | Eastern Hemlock    | 226 SF                 |       |  |
| 539  | 20" | 94%         |                | ✓                       | <i>Liriodendron tulipifera</i> | Tulip Poplar       | 1,256 SF               |       |  |
| 540  | 9"  | 94%         |                | ✓                       | <i>Tsuga canadensis</i>        | Eastern Hemlock    | 229 SF                 |       |  |
| 541  | 9"  | 91%         |                | ✓                       | <i>Tsuga canadensis</i>        | Eastern Hemlock    | 254 SF                 |       |  |
| 542  | 12" | 91%         |                | ✓                       | <i>Tsuga canadensis</i>        | Eastern Hemlock    | 446 SF                 |       |  |
| 543  | 8"  | 91%         |                | ✓                       | <i>Tsuga canadensis</i>        | Eastern Hemlock    | 201 SF                 |       |  |
| 544  | 25" | 88%         |                | ✓                       | <i>Quercus rubra</i>           | Northern Red Oak   | 1,963 SF               |       |  |
| 545  | 19" | 84%         | x              | ✓                       | <i>Morus rubra</i>             | Red Mulberry       |                        |       |  |
| 546  | 23" | 94%         | x              | ✓                       | <i>Tilia cordata</i>           | Little Leaf Linden |                        |       |  |
| 547  | 22" | 94%         | x              | ✓                       | <i>Tilia cordata</i>           | Little Leaf Linden |                        |       |  |

**Note:**  
 1. Per the USDA Forest Service's Forest Inventory and Analysis program manual, the overall DBH for multi-stem trees shall be the square root of the sum of all individual stems DBH's squared.  
 2. The Tree Survey for this site was conducted by Landscape Architect & Arborist W. Davis Walker, PLA, ISA-CA (MA-6373A) on April 26, 2023.

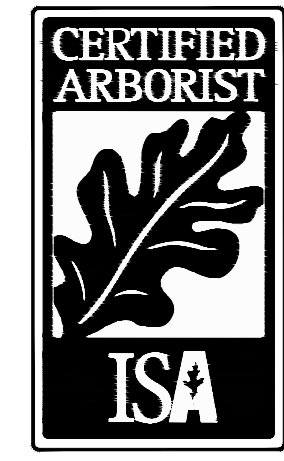
|     |      |    |
|-----|------|----|
| NO. | DATE | BY |
|     |      |    |
|     |      |    |
|     |      |    |
|     |      |    |

**Kimley»Horn**  
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
 PHONE: 703-674-1300 FAX: 703-674-1350  
 WWW.KIMLEY-HORN.COM



|             |            |          |             |          |            |
|-------------|------------|----------|-------------|----------|------------|
| KHA PROJECT | DATE       | SCALE    | DESIGNED BY | DRAWN BY | CHECKED BY |
| 110730001   | 06/05/2023 | AS SHOWN | CMH         | EPR      | CMH        |

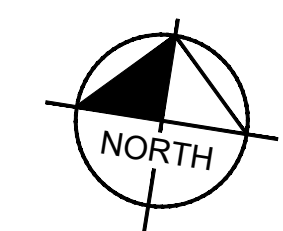
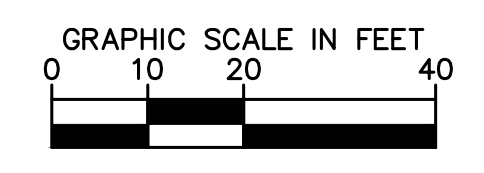
## TREE SURVEY



W. DAVIS WALKER  
 CERTIFIED ARBORIST  
 ISA-CA #MA6373A

**LEGEND**

- (Dashed circle with slash) EXISTING TREE REFER TO TABLE
- (Circle with X) EXISTING TREE TO BE REMOVED



TOMMY'S CAR WASH  
 9917 FAIRFAX BLVD  
 PREPARED FOR  
 OLYMPUS PINES

CITY OF FAIRFAX

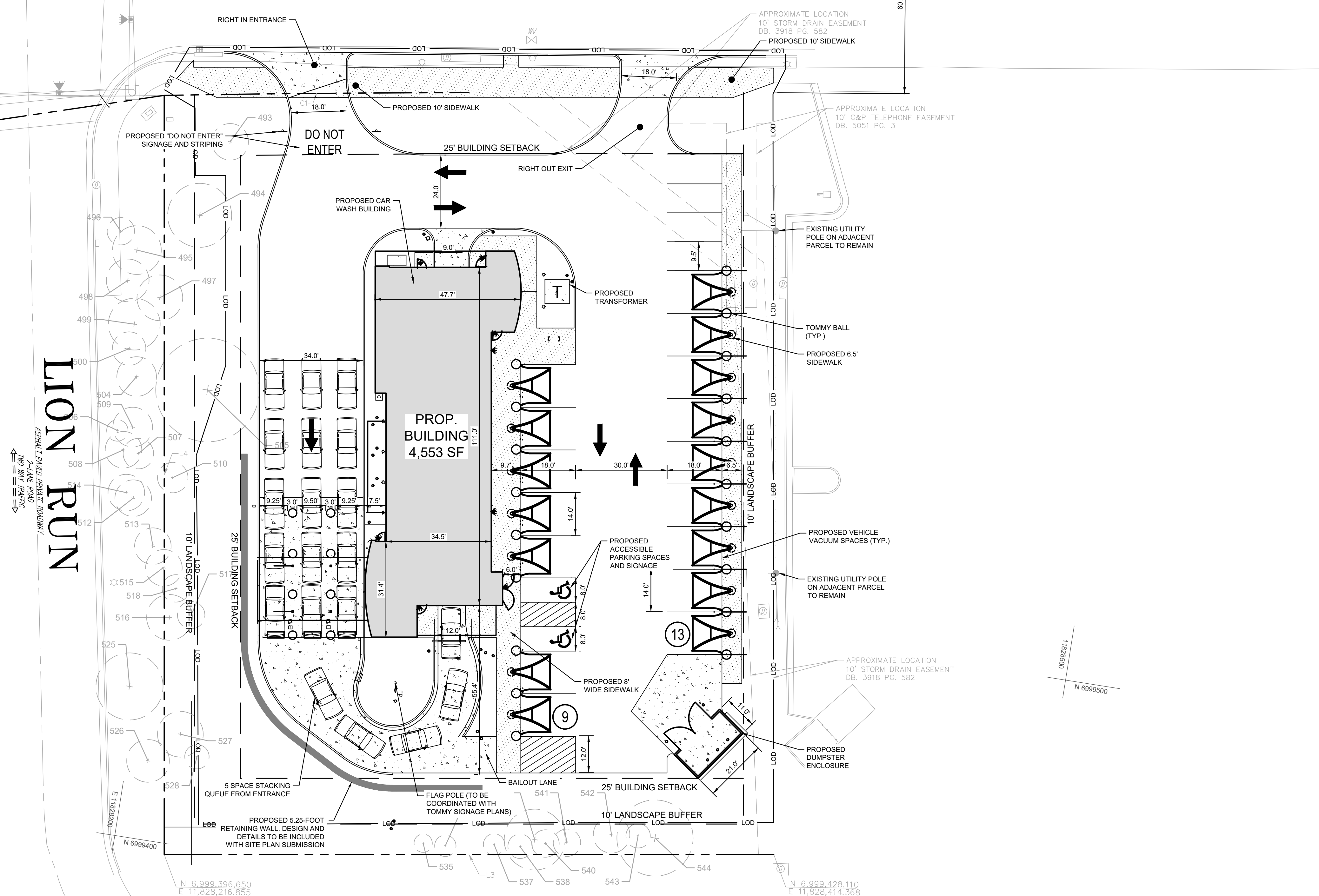
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared, and is not to be used for any other purpose without the written authorization and approval of Kimley-Horn and Associates, Inc. It shall be returned to Kimley-Horn and Associates, Inc. upon completion of the project.

# FAIRFAX BOULEVARD – U.S. RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY  
4-LANE DIVIDED HIGHWAY WITH MEDIAN  
LANE WIDTH - 26' TO 37'  
100' WIDE TRAILER

CENTERLINE



## SITE LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- LOD LIMITS OF DISTURBANCE
- ⊞ PROPOSED CURB
- ⊞ PROPOSED PARKING SPACE COUNTER
- ⊞ PROPOSED SIGN

## PAVEMENT LEGEND

- STANDARD DUTY ASPHALT
- STANDARD DUTY CONCRETE FOR SIDEWALKS
- HEAVY DUTY CONCRETE

## ZONING TABULATIONS

|                     |  |
|---------------------|--|
| TAX MAP NUMBER:     | 48-3-13-001  |
| PROPERTY AREA:      | ±1.15 ACRES  |
| EXISTING ZONING:    | CR (COMMERCIAL RETAIL)                               |
| PROPOSED ZONING:    | CR (COMMERCIAL RETAIL) WITH SUP (SPECIAL USE PERMIT) |
| EXISTING USE:       | RESTAURANT/RETAIL                                    |
| PROPOSED USE:       | CAR WASH   |
| COMP PLAN LAND USE: | CC (COMMERCIAL CORRIDOR)                             |
| BUILDING AREA:      | 4,553 SF   |
| PARKING REQUIRED:   | 1 SPACE PER EMPLOYEE = 5 SPACES                      |
| PARKING PROPOSED:   | 22 SPACES WITH 2 ADA                                 |
| LOADING REQUIRED:   | NONE FOR BUILDINGS UNDER 10,000 SF                   |
| LOADING PROVIDED:   | NONE   |
| STACKING REQUIRED:  | 4 SPACES MEASURED FROM ENTRANCE TO WASH BAY          |
| STACKING PROVIDED:  | 20 SPACES  |

## ZONING COMPLIANCE

|                                | REQUIRED  | PROPOSED                |
|--------------------------------|-----------|-------------------------|
| <b>BUILDING YARDS</b>          |           |                         |
| FRONT (FAIRFAX BLVD)           | 20 FT     | 52.1 FT                 |
| SIDE STREET (LION RUN)         | 25 FT     | 65.2 FT                 |
| SIDE INTERIOR (EAST)           | 10 FT     | 82.0 FT                 |
| SIDE INTERIOR (SOUTH)          | 25 FT     | 69.7 FT                 |
| <b>LANDSCAPE BUFFERS</b>       |           |                         |
| RIGHT-OF-WAY (FAIRFAX BLVD)    | 25 FT     | 25 FT                   |
| RIGHT-OF-WAY (LION RUN, WEST)  | 25 FT     | 25 FT                   |
| RIGHT-OF-WAY (LION RUN, SOUTH) | 25 FT     | 25 FT                   |
| COMMERCIAL (EAST)              | 0 FT      | 10 FT                   |
| <b>BULK REQUIREMENTS</b>       |           |                         |
| MINIMUM LOT AREA               | 20,000 SF | 49,971                  |
| MAXIMUM BUILDING COVERAGE      | 60%       | 9.1% (4,553 / 49,971)   |
| MAXIMUM LOT COVERAGE           | 85%       | 60.0% (29,770 / 49,971) |
| MAXIMUM BUILDING HEIGHT        | 60 FT     | 26.8 FT                 |

## STORMWATER NARRATIVE

IN THE EXISTING CONDITION, THE PROPERTY IS PREDOMINANTLY IMPERVIOUS WITH APPROXIMATELY 28,075 SF OF THE 49,971 SF PROPERTY COVERED BY PAVEMENT OR BUILDINGS (56.2%). GENERALLY THE PROPERTY SLOPES SOUTH TO NORTH OF THE SITE AS LARGE PORTIONS OF THE PARKING LOT SHEET FLOW INTO FAIRFAX BOULEVARD. ULTIMATELY ALL RUNOFF FROM THE PROPERTY IS COLLECTED IN STORM DRAIN INLETS AND CONVEYED WEST ALONG FAIRFAX BOULEVARD.

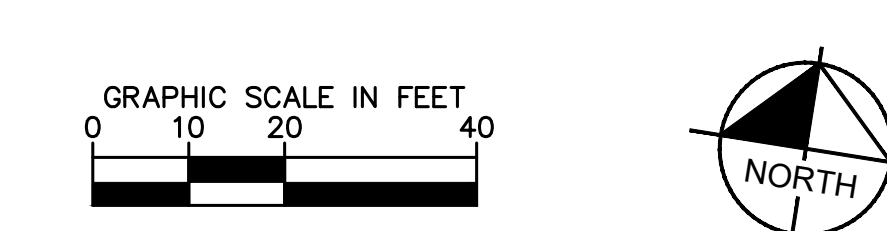
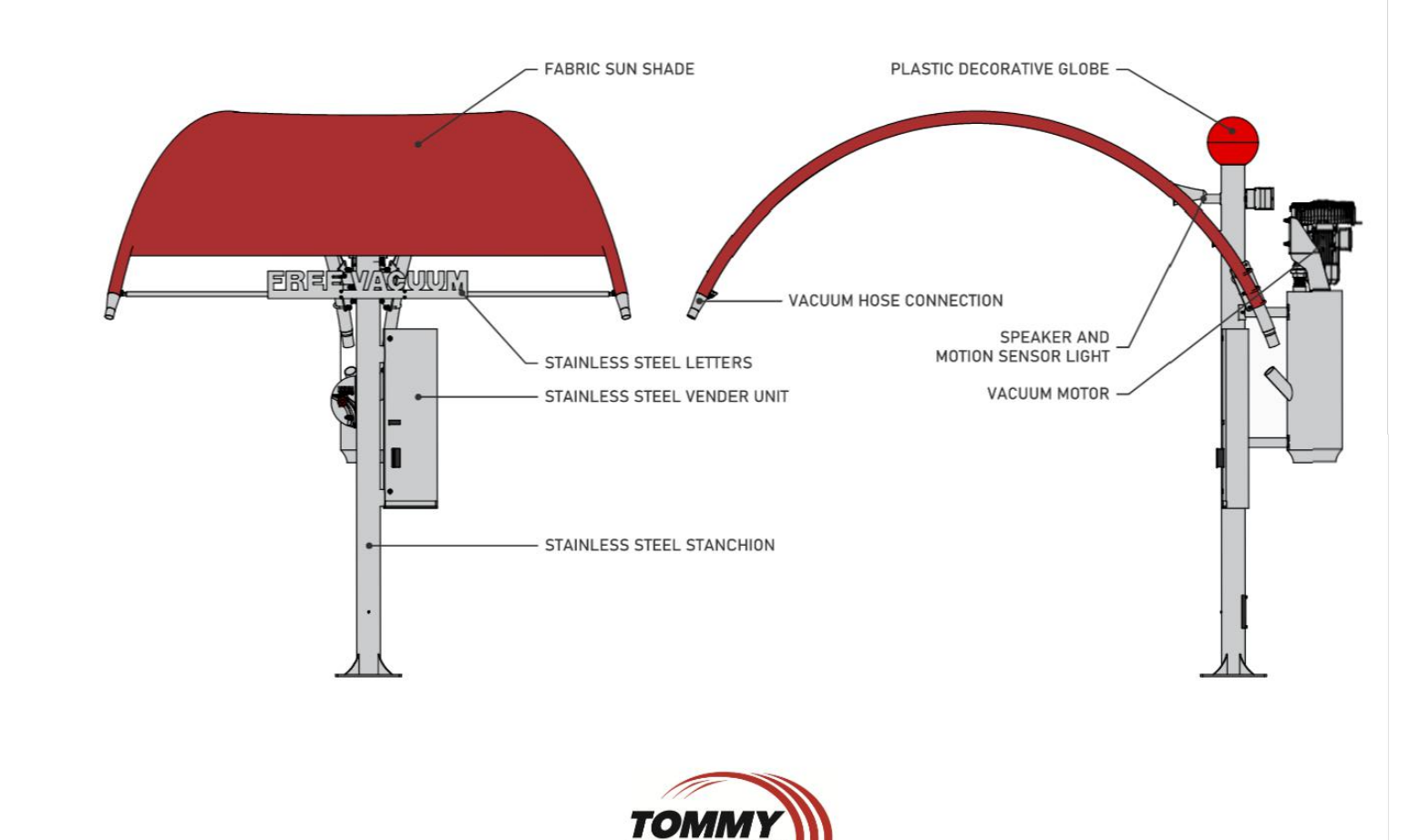
IN THE PROPOSED CONDITION, APPROXIMATELY 700 SF OF IMPERVIOUS COVER WILL BE ADDED, RESULTING IN A PROPOSED LOT COVERAGE OF 60.0%. SITE TOPOGRAPHY WILL REMAIN THE SAME AS THE SITE WILL CONTINUE TO SLOPE TOWARDS FAIRFAX BOULEVARD. A DRAINAGE NETWORK IS PROPOSED ONSITE AND STORMWATER MANAGEMENT WILL BE PROVIDED VIA A PROPOSED UNDERGROUND DETENTION FACILITY.

THE PROPOSED DETENTION BASIN WITH ISOLATOR ROW IS DESIGNED TO MEET CHANNEL PROTECTION, FLOOD PROTECTION, AND WATER QUALITY REQUIREMENTS ESTABLISHED BY VIRGINIA DEQ.

## NOTE

ALL PORTIONS OF EXISTING OR PROPOSED SIDEWALKS ON PRIVATE PROPERTY WILL BE SUBJECT TO A PUBLIC ACCESS EASEMENT.

## TOMMY CAR WASH SYSTEMS - VACCUM ELEVATIONS



NO.
DATE

REVISIONS
BY

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
PHONE: 703-674-1300 FAX: 703-674-1350  
WWW.KIMLEY-HORN.COM

**SPECIAL USE PERMIT PLAT**

VIRGINIA

KHA PROJECT  
110730001

DATE  
06/05/2023

SCALE AS SHOWN

DESIGNED BY CMH

DRAWN BY EFR

CHECKED BY CMH

TOMMY'S CAR WASH  
9917 FAIRFAX BLVD  
PREPARED FOR  
OLYMPUS PINES

CITY OF FAIRFAX

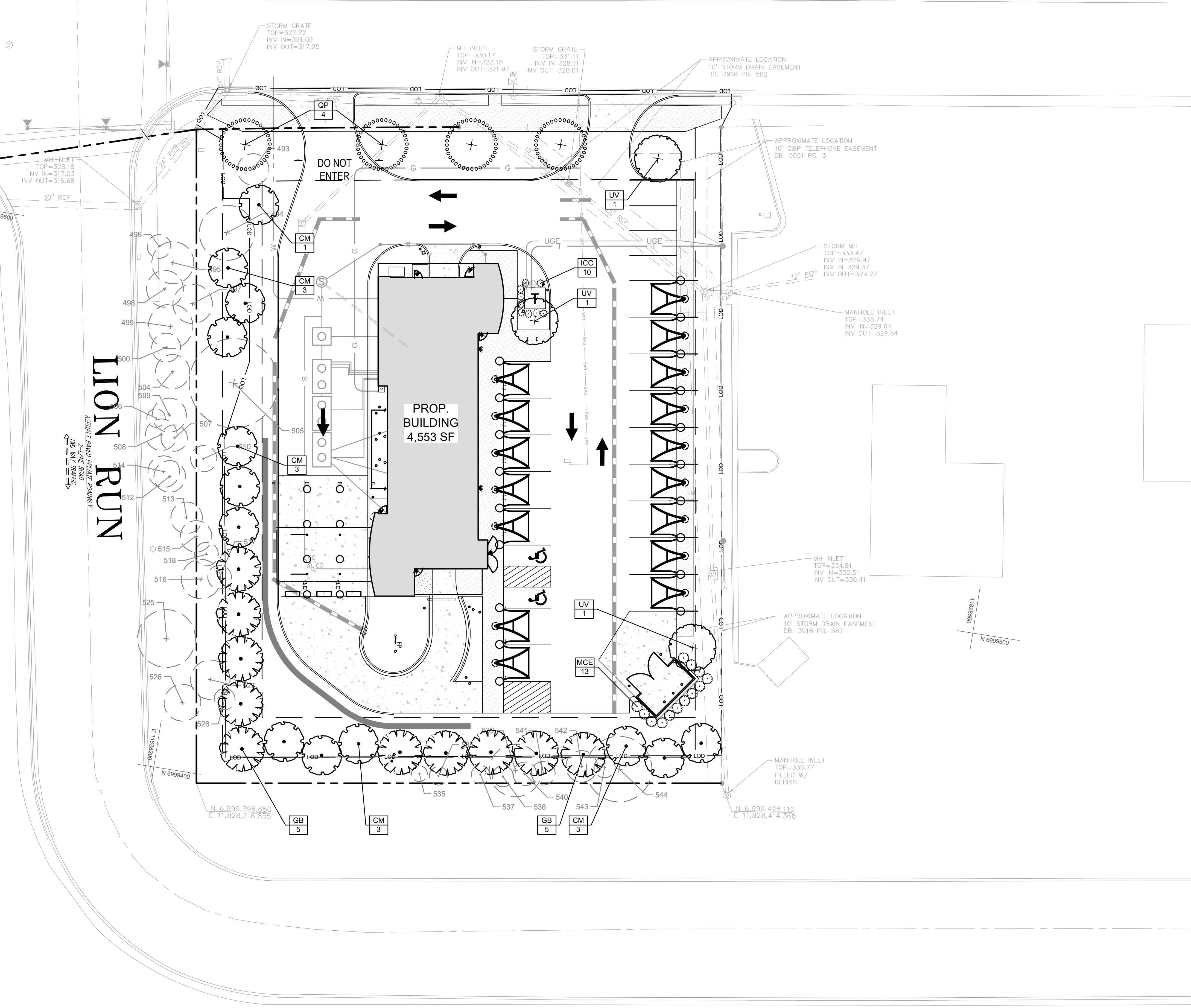
SHEET NUMBER
4

This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, as intended only for the specific purpose and client for which it was prepared. Needs of other persons or entities are not intended. Needs of other persons or entities are not intended. Needs of other persons or entities are not intended.

# FAIRFAX BOULEVARD – U.S. RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY  
4-LANE DIVIDED HIGHWAY WITH MEDIAN  
LANE WIDTH – 26' TO 31'  
SIDEWAY WIDTH – 10'



## PLANT SCHEDULE

| TREES            | CODE | QTY | BOTANICAL NAME                   | COMMON NAME              | CONT  | CAL / HT |
|------------------|------|-----|----------------------------------|--------------------------|-------|----------|
|                  | GB   | 10  | Ginkgo biloba 'Princeton Sentry' | Princeton Sentry Ginkgo  | B & B | 3.5" Cal |
|                  | QP   | 4   | Quercus phellos                  | Willow Oak               | B & B | 3.5" Cal |
|                  | UV   | 3   | Ulmus americana 'Valley Forge'   | American Elm             | B & B | 3.5" Cal |
| UNDERSTORY TREES | CODE | QTY | BOTANICAL NAME                   | COMMON NAME              | CONT  | CAL / HT |
|                  | CM   | 13  | Cornus mas                       | Cornelian Cherry Dogwood | B & B | 2" Cal   |
|                  | ICC  | 10  | Ilex crenata 'Compacta'          | Dwarf Japanese Holly     | Cont. | 30" HT   |
|                  | MCE  | 13  | Morella cerifera 'Fairfax'       | Fairfax Wax Myrtle       | Cont. | 30" HT   |

NOTES:  
1. THIS LANDSCAPE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. THE PLAN MAY NEED TO CHANGE AT TIME OF FINAL ENGINEERING.

## TREE CANOPY TABULATIONS

| Per Zoning Code 4.5.6.A                        |                  |
|--|------------------|
| Site Area                                      | 50,094 SF        |
| Development District: Commercial Retail        |                  |
| Tree Canopy Required (10% required)            | 5,009 SF         |
| Tree Canopy Provided through Tree Preservation | 11,486 SF        |
| Tree Canopy Provided through Planting          | 2,650 SF         |
| <b>Total Canopy Provided</b>                   | <b>14,136 SF</b> |

## TRANSITIONAL YARDS

| Per Zoning Code 4.5.5                            |                               |       |                            |
|--|-------------------------------|-------|----------------------------|
| Proposed Development District: Commercial Retail |                               |       |                            |
| Location   | Adjacent Development District | Width | Transitional Yard Required |
| North Boundary                                   | Commercial Retail             |       | None                       |
| East Boundary                                    | Commercial Retail             |       | None                       |
| South Boundary                                   | Residential Medium (RM)       | 10 LF | Transitional Yard 2        |
| West Boundary                                    | Residential Medium (RM)       | 10 LF | Transitional Yard 2        |

## Buffer Tabulations

| Per Zoning Code 4.5.5 |                         |                   |  |
|-----------------------|-------------------------|-------------------|--|
| South Boundary        |                         |                   |  |
| Buffer Type:          | Residential Medium (RM) | Length = 189 LF   |  |
| Plant Material Type   | Quantity Required       | Quantity Provided |  |
| Canopy Tree           | (3/100 LF) = 6          | 6                 |  |
| Understory Tree       | (3/100 LF) = 6          | 6                 |  |
| West Boundary         |                         |                   |  |
| Buffer Type:          | Residential Medium (RM) | Length = 240 LF   |  |
| Plant Material Type   | Quantity Required       | Quantity Provided |  |
| Canopy Tree           | (3/100 LF) = 7          | 4                 |  |
| Existing Trees        |                         | 3                 |  |
| Understory Tree       | (3/100 LF) = 7          | 7                 |  |

## STREET TREES

| Per Zoning Code 4.5.6.B                       |            |       |
|---|------------|-------|
| Number of Street Trees Required (1 per 40 LF) |            |       |
| Location                                      | Length     | Trees |
| Fairfax Boulevard                             | 150 LF     | 4     |
| Lion Run                                      | 249 LF     | 7     |
| Trees Provided                                | Trees      |       |
| Fairfax Boulevard                             | 4 (Note 1) |       |
| Lion Run                                      | 0 (Note 2) |       |

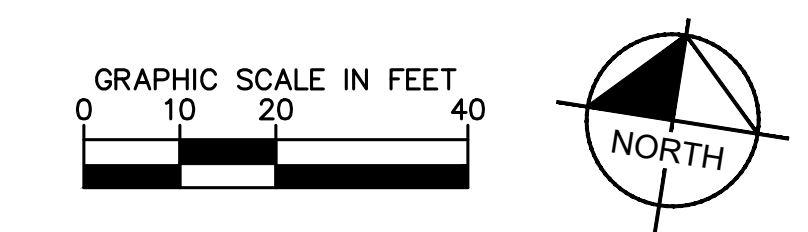
## INTERIOR PARKING LANDSCAPING

| Per Zoning Code 4.5.7.D                  |    |
|--|----|
| Number of Parking Spaces Provided        |    |
| Trees Required (1 per 10 parking spaces) | 22 |
| Trees Provided:                          | 3  |

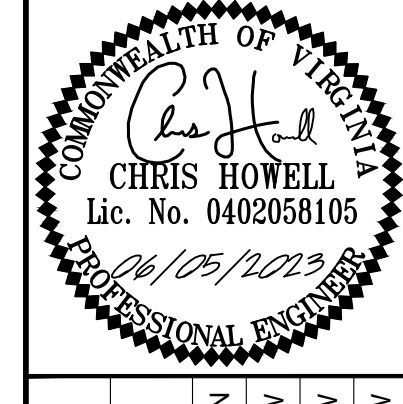
Note:  
1. Street trees along Fairfax Boulevard are located behind the 10' shared use path to maintain safe sight triangles per Sec. 4.5.6.B.2.  
2. Existing Trees along Lion Run to remain undisturbed, therefore Street trees are not provided.

## LANDSCAPE SCHEDULE

| Qty.                          | Key | Botanical Name                   | Common Name             | Size      | Type  | 10 Yr. Canopy |
|-------------------------------|-----|----------------------------------|-------------------------|-----------|-------|---------------|
| Canopy Tree                   |     |                                  |                         |           |       |               |
| 9                             | GB  | Ginkgo biloba 'Princeton Sentry' | Princeton sentry Ginkgo | 3.5" Cal. | B & B | 2,250         |
| 4                             | QP  | Quercus phellos                  | Willow Oak              | 3.5" Cal. | B & B | 1,000         |
| 3                             | UV  | Ulmus americana 'Valley Forge'   | American Elm            | 3.5" Cal. | B & B | 750           |
| Understory Tree               |     |                                  |                         |           |       |               |
| 9                             | GB  | Ginkgo biloba 'Princeton Sentry' | Princeton sentry Ginkgo | 2" Cal.   | B & B | 900           |
| <b>Canopy Trees Subtotal:</b> |     |                                  |                         |           |       | <b>2,650</b>  |
| Shrubs                        |     |                                  |                         |           |       |               |
| 10                            | ICC | Ilex crenata 'Compacta'          | Dwarf Japanese Holly    | 30" Ht.   | Cont. |               |
| 13                            | RDV | Morella cerifera 'Fairfax'       | Fairfax Wax Myrtle      | 30" Ht.   | Cont. |               |
| <b>Total (s.f.)</b>           |     |                                  |                         |           |       | <b>2,650</b>  |



**Kimley»Horn**  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
PHONE: 703.674.1300 FAX: 703.674.1350  
WWW.KIMLEY-HORN.COM



KHA PROJECT: 110790001  
DATE: 06/05/2023  
SCALE: AS SHOWN  
DESIGNED BY: WDW  
DRAWN BY: WDW  
CHECKED BY: WDW

# CONCEPTUAL LANDSCAPE PLAN

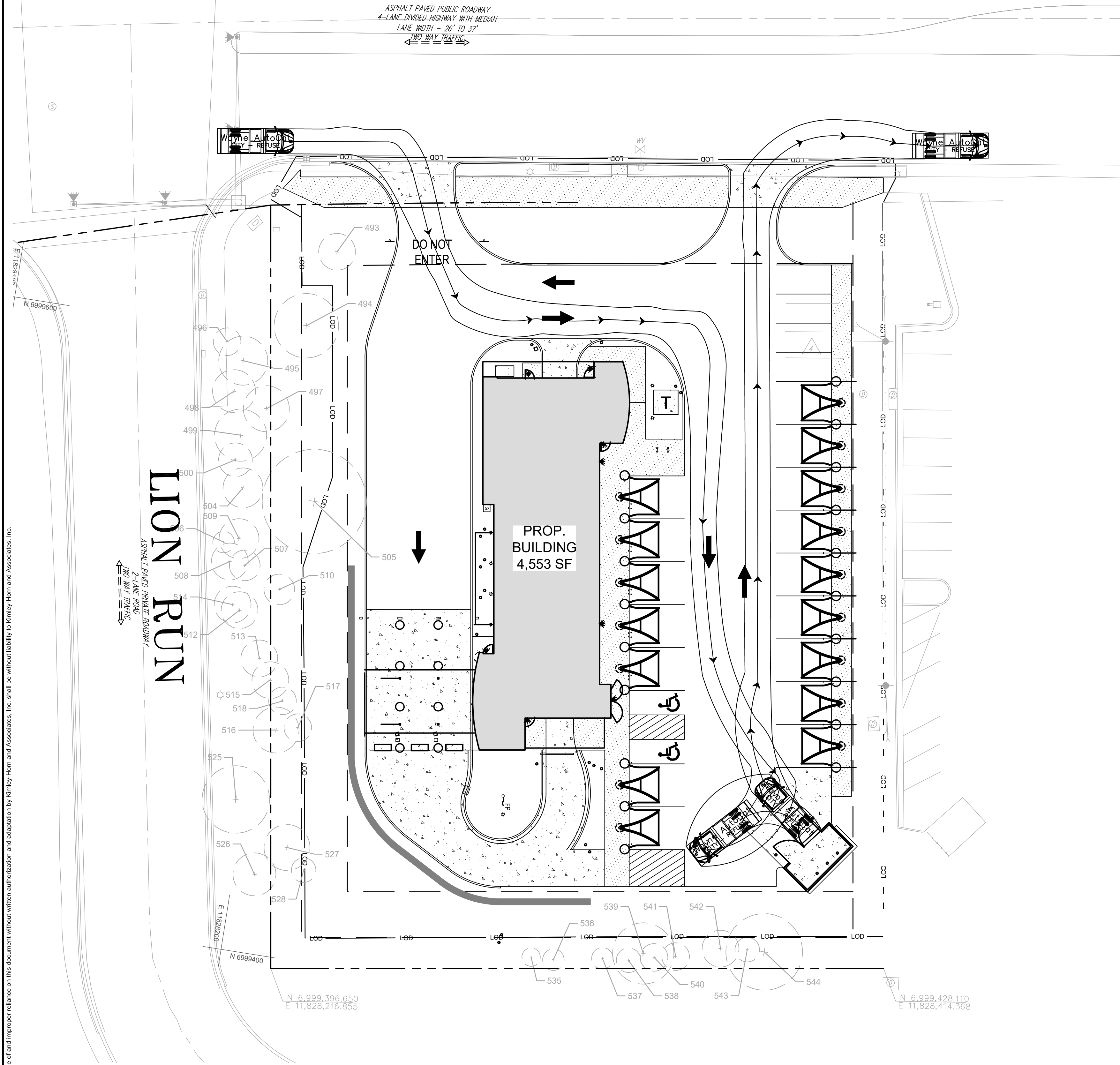
TOMMY'S CAR WASH  
9917 FAIRFAX BLVD  
PREPARED FOR  
OLYMPUS PINES

REFUSE TRUCK TURN MOVEMENTS

FAIRFAX BOULEVARD – U.S. RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY  
4-LANE DIVIDED HIGHWAY WITH MEDIAN  
LANE WIDTH = 26' TO 33'  
TWO WAY TRAFFIC

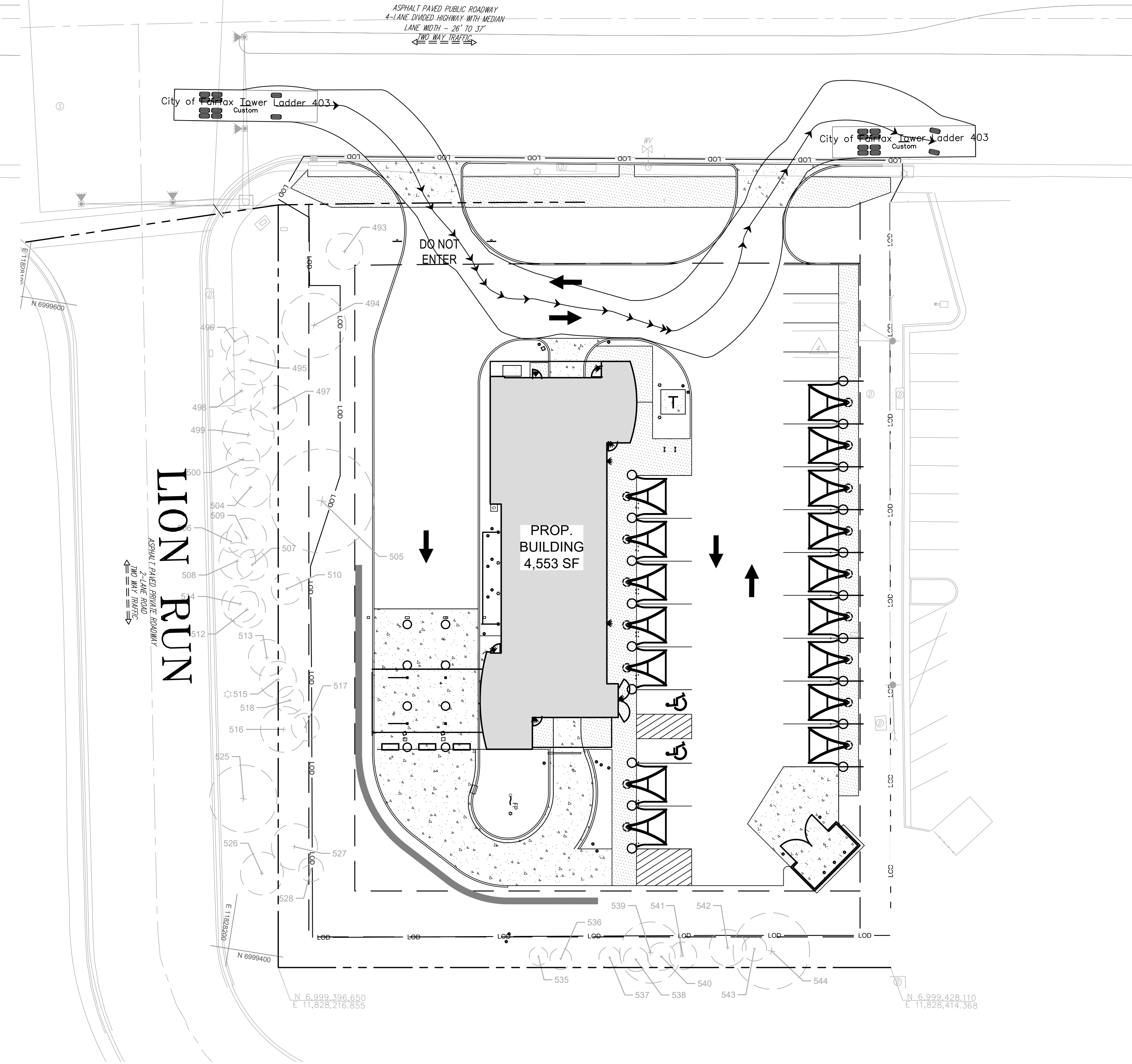


FIRE TRUCK TURN MOVEMENTS

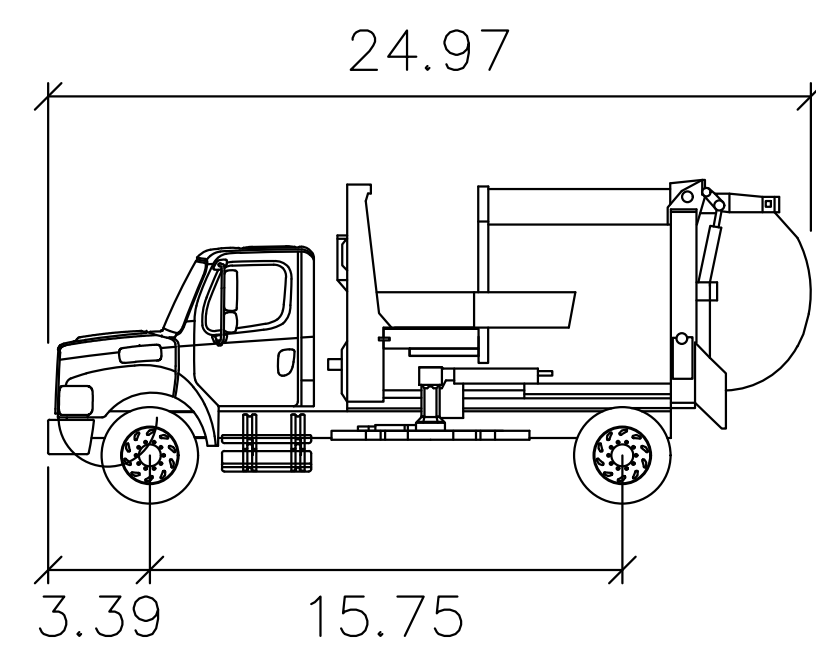
FAIRFAX BOULEVARD – U.S. RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY  
4-LANE DIVIDED HIGHWAY WITH MEDIAN  
LANE WIDTH = 26' TO 33'  
TWO WAY TRAFFIC



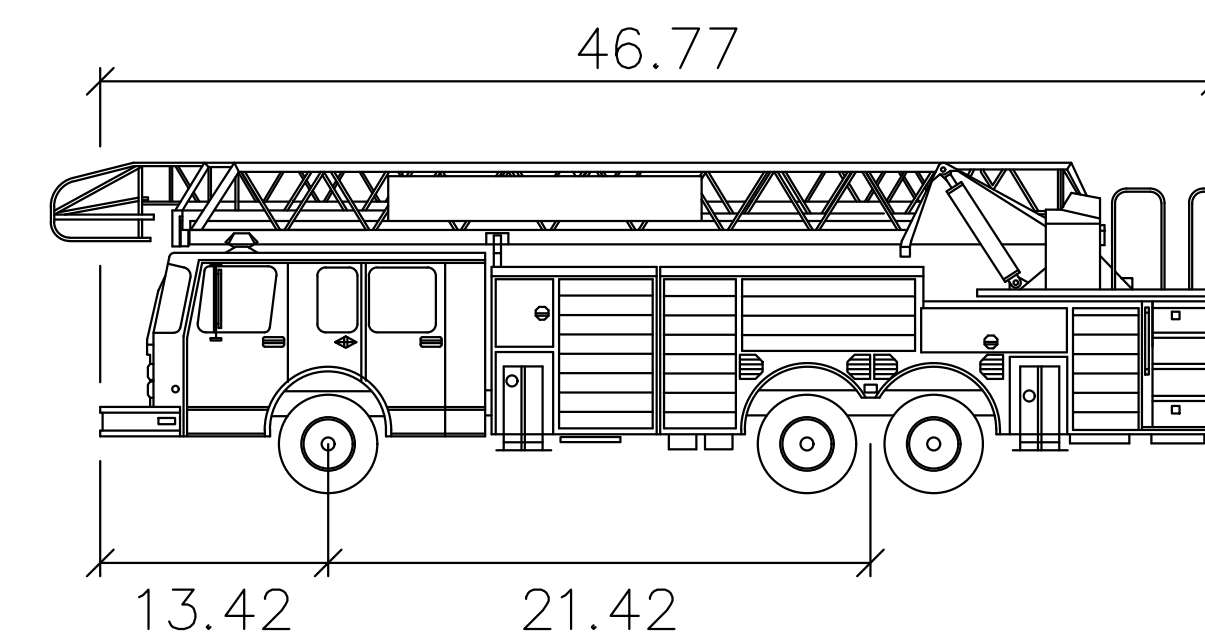
GARBAGE TRUCK DETAIL



Wayne AutoCat

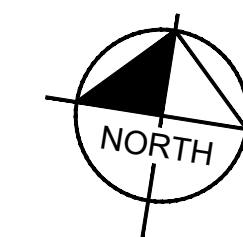
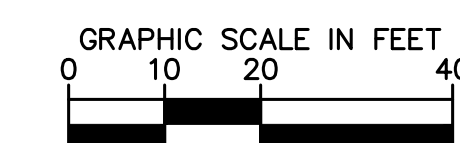
|                   |        |
|-------------------|--------|
|                   | feet   |
| Width             | : 8.17 |
| Track             | : 7.97 |
| Lock to Lock Time | : 6.0  |
| Steering Angle    | : 47.1 |

FIRE TRUCK DETAIL



City of Fairfax Tower Ladder 403

|                   |         |
|-------------------|---------|
|                   | feet    |
| Width             | : 10.17 |
| Track             | : 8.50  |
| Lock to Lock Time | : 6.0   |
| Steering Angle    | : 39.1  |



Prepared by: Tommy's Car Wash, 9917 Fairfax Blvd, Fairfax, VA 22031. This document, together with the concepts and designs presented herein, is an instrument of service, in that it was prepared, issued or modified for the specific purpose and client for which it was prepared. It is intended only for the specific purpose and client for which it was prepared. It is not to be used for any other purpose without the written authorization and approval of Kimley-Horn and Associates, Inc. It shall be without liability to Kimley-Horn and Associates, Inc.

|   |                                       |
|---|---------------------------------------|
| <p>© 2023 KIMLEY-HORN AND ASSOCIATES, INC.<br/>11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191<br/>PHONE: 703.674.1300 FAX: 703.674.1350<br/>WWW.KIMLEY-HORN.COM</p> |                                       |
| <p>KHA PROJECT: 110730001<br/>DATE: 06/05/2023<br/>SCALE: AS SHOWN<br/>DESIGNED BY: AF<br/>DRAWN BY: AF<br/>CHECKED BY: CMH</p>   | <p><b>TRUCK TURNING MOVEMENTS</b></p> |
| <p><b>TOMMY'S CAR WASH</b><br/>9917 FAIRFAX BLVD<br/>PREPARED FOR<br/><b>OLYMPUS PINES</b></p>  | <p>VIRGINIA</p>                       |
| <p>SHEET NUMBER<br/><b>6</b></p>  | <p>CITY OF FAIRFAX</p>                |

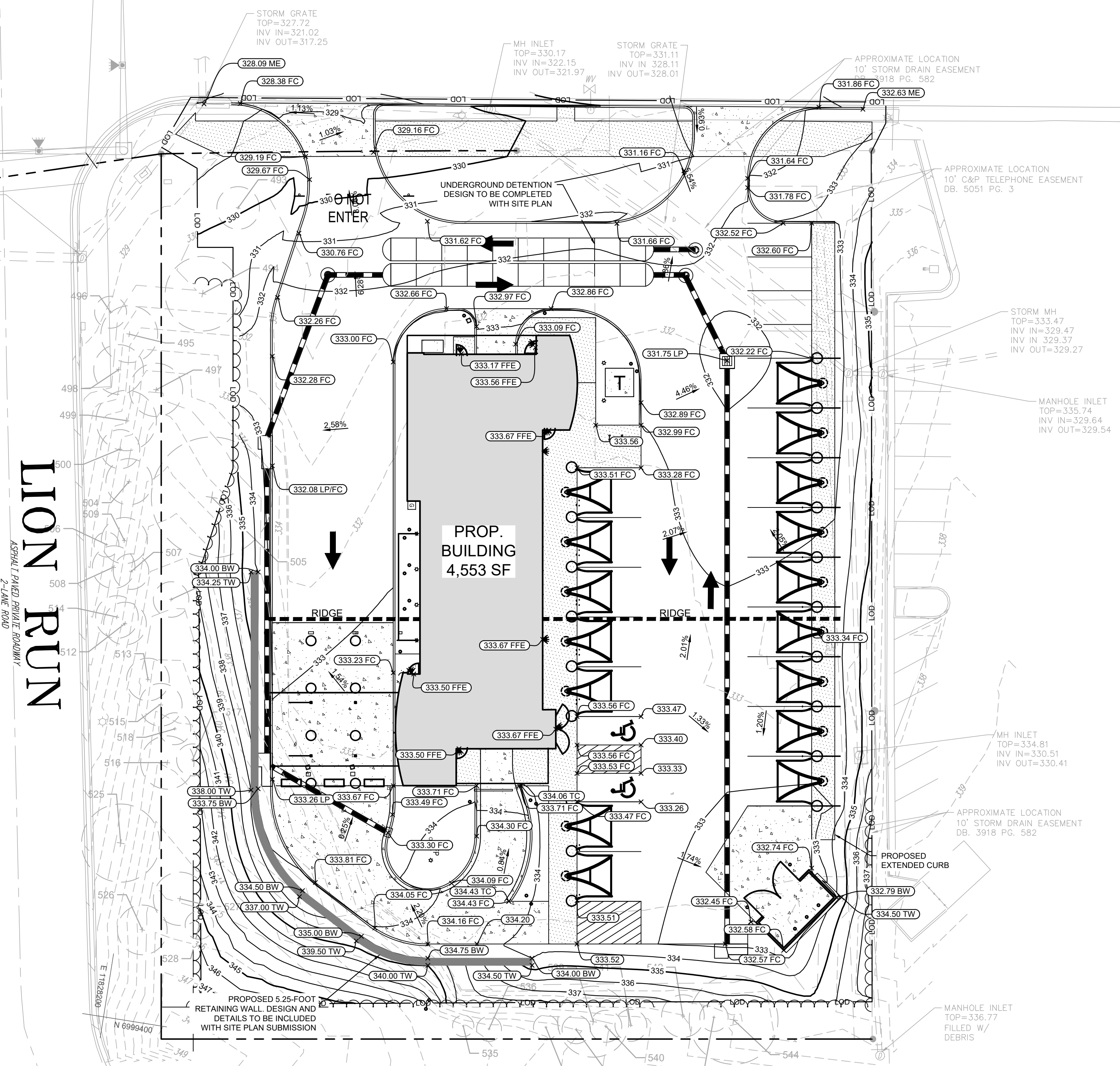
# FAIRFAX BOULEVARD – U.S. RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY  
4-LANE DIVIDED HIGHWAY WITH MEDIAN  
LANE WIDTH = 26' TO 37'  
100' WAY STRIP

LION RUN

PROP. BUILDING  
4,553 SF



### GRADING LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- LOD --- LIMITS OF DISTURBANCE (79,600 SF OR 1.83 ACRES)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- PROPOSED SPOT ELEVATION

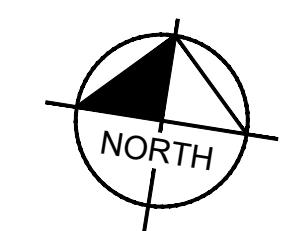
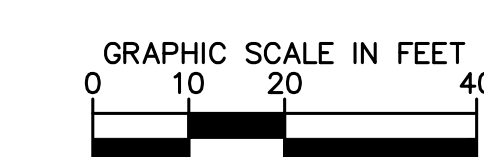
### SPOT ELEVATION LEGEND

- ME MATCH EXISTING
- LP LOW POINT
- TC TOP OF CURB
- FC FACE OF CURB
- FFE FINISHED FLOOR ELEVATION

(UNLABELED SPOT ELEVATIONS ARE ASSUMED TO BE AT THE FLOWLINE)

### NOTE

THIS PRELIMINARY GRADING PLAN REFLECTS THE PROPOSED ROUGH GRADED CONDITIONS FOR THE SITE. IT IS INTENDED TO GIVE A GENERAL INDICATION OF HOW THE SITE WILL INTERACT WITH THE ADJACENT TOPOGRAPHY. IT IS NOT INTENDED TO DEMONSTRATE COMPLIANCE WITH ADA REGULATIONS.



**Kimley»Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
PHONE: 703-674-1300 FAX: 703-674-1350  
WWW.KIMLEY-HORN.COM



|             |            |
|-------------|------------|
| KVA PROJECT | 110790001  |
| DATE        | 06/05/2023 |
| SCALE       | AS SHOWN   |
| DESIGNED BY | CMH        |
| DRAWN BY    | EFR        |
| CHECKED BY  | CMH        |

## PRELIMINARY GRADING PLAN

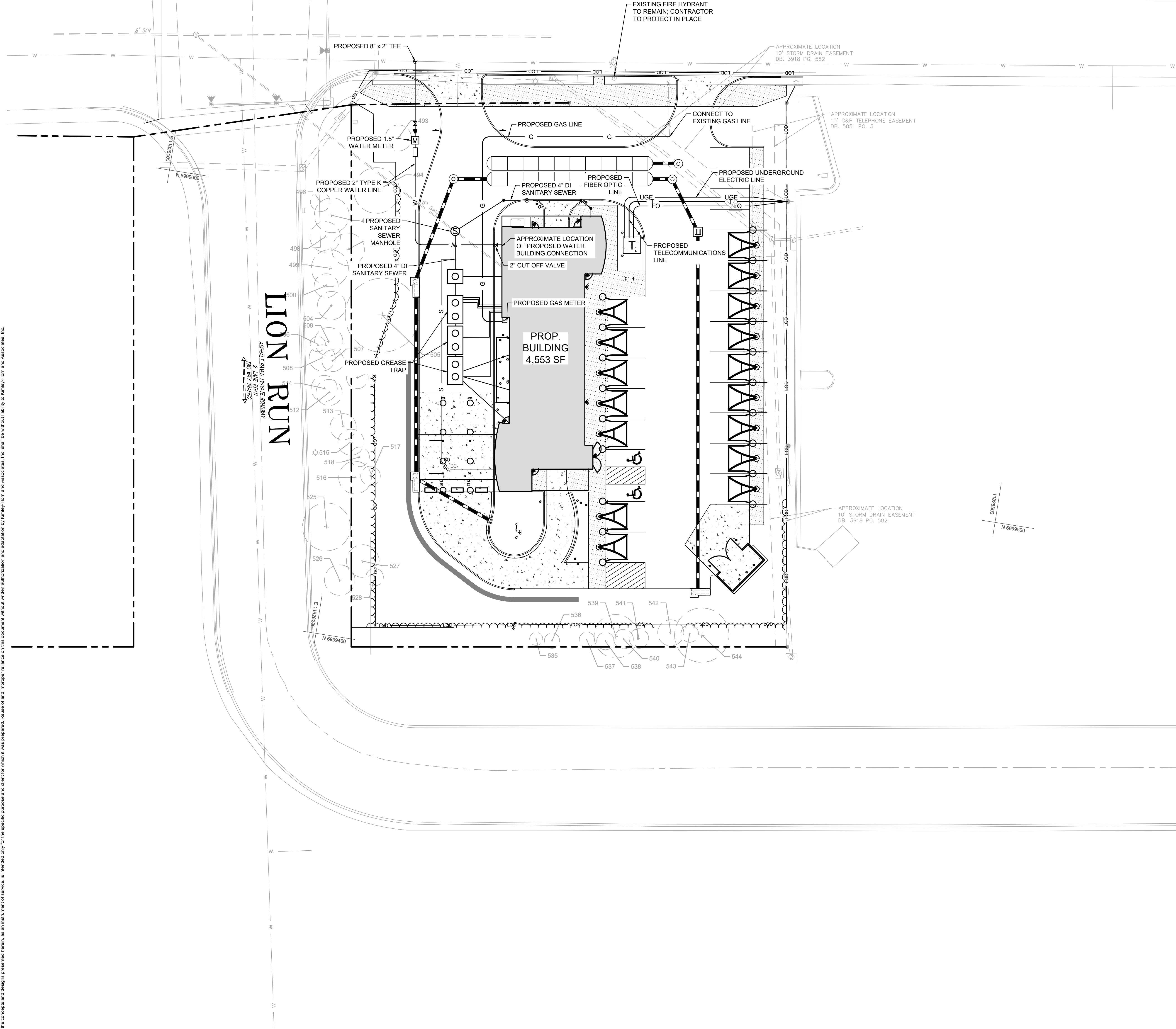
TOMMY'S CAR WASH  
9917 FAIRFAX BLVD  
PREPARED FOR  
OLYMPUS PINES

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared, based on information and conditions provided to Kimley-Horn and Associates, Inc. It shall be used only for the specific purpose and client for which it was prepared. It is not intended to demonstrate compliance with ADA regulations.

# FAIRFAX BOULEVARD – U.S. RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY  
4-LANE DIVIDED HIGHWAY WITH MEDIAN  
LANE WIDTH - 26' TO 37'  
SIDEWAY TRAFFIC

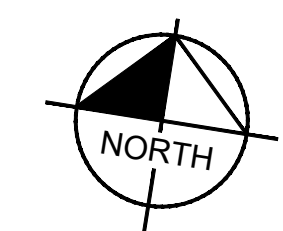
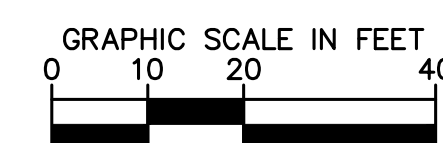


### SITE LEGEND

- PROPERTY LINE
- W WATER LINE
- S SANITARY SEWER LINE
- UGE ELECTRIC
- FO FIBER OPTIC
- G GAS
- T TELECOMMUNICATION
- ☆ LIGHT POLE
- M WATER METER
- SANITARY SEWER CLEANOUT (SSCO)
- ⊙ SANITARY SEWER MANHOLE (SSMH)

### NOTE

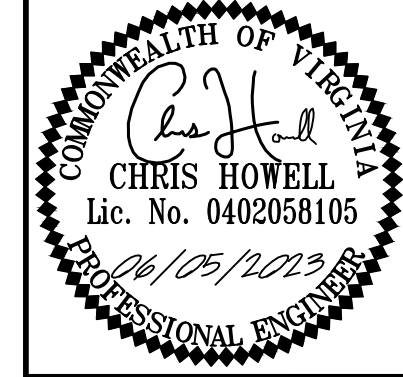
THIS PRELIMINARY UTILITY PLAN REFLECTS THE PROPOSED SCHEMATIC UTILITY DESIGN FOR THE SITE. UTILITY ROUTING AND CONNECTIONS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN.



This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared, based on the information and conditions provided to Kimley-Horn and Associates, Inc. It shall be without liability to Kimley-Horn and Associates, Inc.

| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |

**Kimley»Horn**  
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
 PHONE: 703-674-1300 FAX: 703-674-1350  
 WWW.KIMLEY-HORN.COM



|             |            |
|-------------|------------|
| KVA PROJECT | 110730001  |
| DATE        | 06/05/2023 |
| SCALE       | AS SHOWN   |
| DESIGNED BY | CMH        |
| DRAWN BY    | EFR        |
| CHECKED BY  | CMH        |

## PRELIMINARY UTILITY PLAN

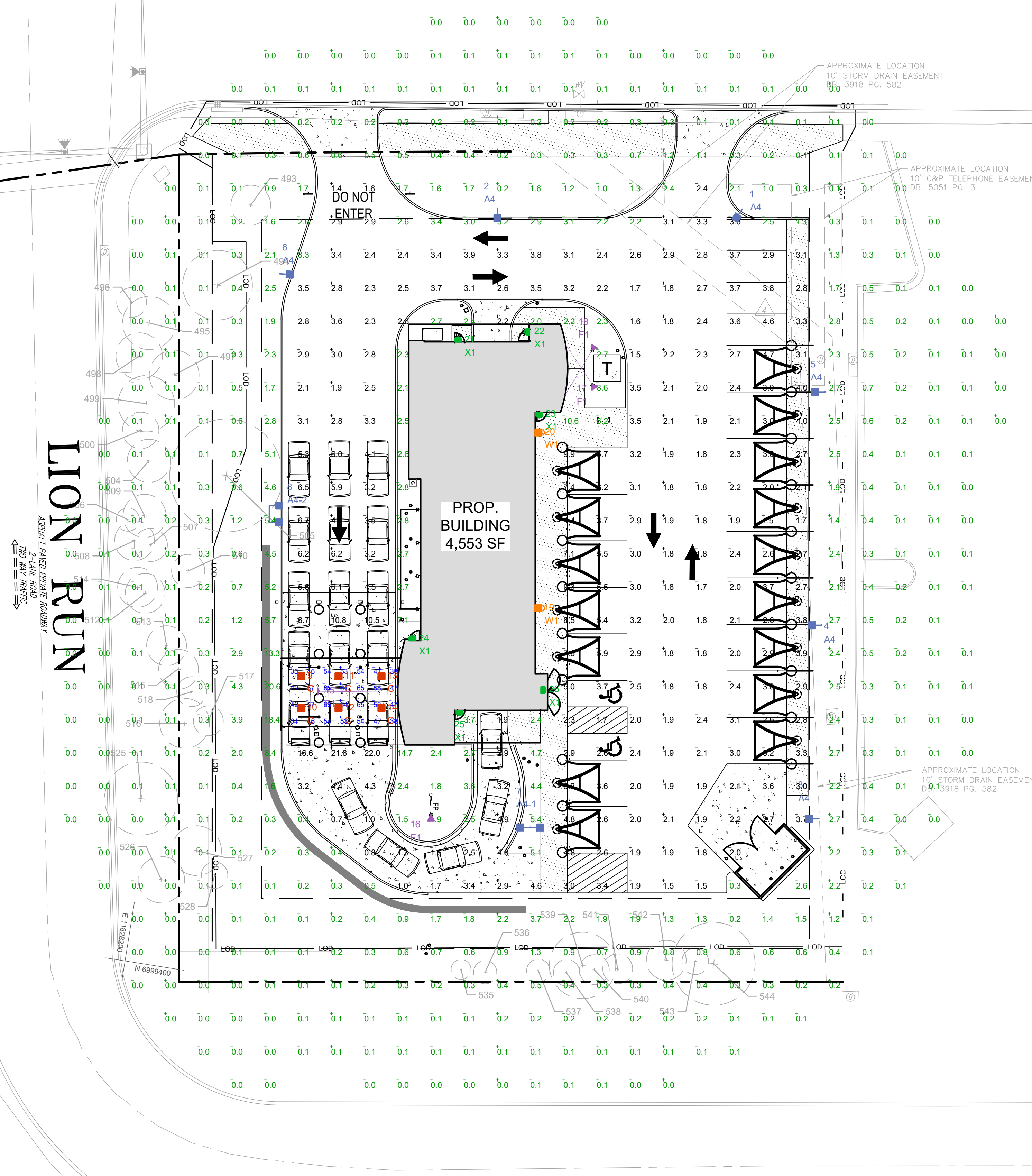
TOMMY'S CAR WASH  
 9917 FAIRFAX BLVD  
 PREPARED FOR  
 OLYMPUS PINES  
 CITY OF FAIRFAX  
 VIRGINIA



# FAIRFAX BOULEVARD – U.S. RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY  
4-LANE DIVIDED HIGHWAY WITH MEDIAN  
LANE WIDTH – 26' TO 37'  
100' WAY GRADE



LINE TABLE

| LINE | LENGTH | BEARING        |
|------|--------|----------------|
| L1   | 100.00 | S80°57'14.49"W |
| L2   | 250.00 | N9°02'45.51"W  |
| L3   | 200.00 | N80°57'14.49"E |
| L4   | 249.12 | S9°02'45.51"E  |

CURVE TABLE

| CURVE | RADIUS   | LENGTH  | CHORD BEARING | CHORD  |
|-------|----------|---------|---------------|--------|
| C1    | 5690.00' | 100.00' | S80°27'02"W   | 100.00 |

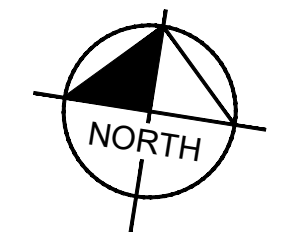
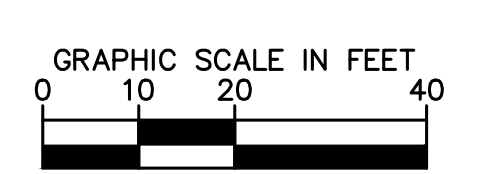
LUMINAIRE LOCATION SUMMARY

| LUM NO. | LABEL | MTG. HT. |
|---------|-------|----------|
| 1       | A4    | 20       |
| 2       | A4    | 20       |
| 3       | A4    | 20       |
| 4       | A4    | 20       |
| 5       | A4    | 20       |
| 6       | A4    | 20       |
| 7       | A4-1  | 20       |
| 8       | A4-2  | 20       |
| 9       | C     | 15       |
| 10      | C     | 15       |
| 11      | C     | 15       |
| 12      | C     | 15       |
| 13      | C     | 15       |
| 14      | C     | 15       |
| 15      | F1    | 18.5     |
| 16      | F1    | 1        |
| 17      | F1    | 1        |
| 18      | F1    | 1        |
| 19      | W1    | 15       |
| 20      | W1    | 15       |
| 21      | X1    | 9        |
| 22      | X1    | 9        |
| 23      | X1    | 9        |
| 24      | X1    | 9        |
| 25      | X1    | 9        |
| 26      | X1    | 9        |

AREA LIGHTS ON NEW 17 FT. POLES MOUNTED ON 3 FT. CONCRETE BASES

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES

| LABEL        | AVG   | MAX  | MIN | AVG/MIN | MAX/MIN |
|--------------|-------|------|-----|---------|---------|
| PAVED AREA   | 3.41  | 22.0 | 0.7 | 4.87    | 31.43   |
| UNDEFINED    | 0.87  | 20.6 | 0.0 | N.A.    | N.A.    |
| UNDER CANOPY | 51.75 | 65   | 34  | 1.52    | 1.91    |



LUMINAIRE SCHEDULE

| SYMBOL | QTY | LABEL | ARRANGEMENT | LUMENS | LLF   | BUG RATING | WATTS/LUMINAIRE | TOTAL WATTS | MANUFACTURER         | CATALOG LOGIC   |
|--------|-----|-------|-------------|--------|-------|------------|-----------------|-------------|----------------------|---|
|        | 6   | A4    | Single      | 8574   | 1.030 | B1-U0-G2   | 72              | 432         | Cree Inc             | OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-Q9 + OSQ-BLSMF |
|        | 1   | A4-1  | Back-Back   | 8574   | 1.030 | B1-U0-G2   | 72              | 144         | Cree Inc             | OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-Q9 + OSQ-BLSMF |
|        | 1   | A4-2  | Twin        | 8574   | 1.030 | B1-U0-G2   | 72              | 144         | Cree Inc             | OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-Q9 + OSQ-BLSMF |
|        | 6   | C     | Single      | 11280  | 1.030 | B3-U0-G0   | 101             | 606         | CREE, INC.           | CAN-304-PS-XX-06-E-UL-XX-525-57K-DIM                        |
|        | 4   | F1    | Single      | 4330   | 1.040 | B2-U0-G0   | 37              | 148         | CREE, INC.           | FLD-EDG-N6-AA-02-E-UL-XX-525-57K                            |
|        | 2   | W1    | Single      | 12678  | 1.030 | B3-U0-G2   | 134             | 268         | Cree Inc.            | SEC-EDG-4M-WM-06-E-UL-XX-700-57K-DIM                        |
|        | 6   | X1    | Single      | 657    | 1.000 | N.A.       | 6               | 36          | BARRON LGHTING GROUP | SLW-15-4K-XX-EM   |

**Kimley»Horn**  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
PHONE: 703-674-1300 FAX: 703-674-1350  
WWW.KIMLEY-HORN.COM



KHA PROJECT: 110730001  
DATE: 06/05/2023  
SCALE: AS SHOWN  
DESIGNED BY: CMH  
DRAWN BY: EFR  
CHECKED BY: CMH

## PHOTOMETRIC PLAN

TOMMY'S CAR WASH  
9917 FAIRFAX BLVD  
PREPARED FOR  
OLYMPUS PINES  
CITY OF FAIRFAX