DATE	REVISION
1-12-05	PER CO. COMMENTS
1-26-05	PER CO. COMMENTS
2-08-05	PER CO. COMMENTS
3-07-05	PER CO. COMMENTS

SPECIAL EXCEPTION PLAT

OURISMAN DODGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES:

1. THE PROPERTY IS CURRENTLY USED AS AN AUTOMOBILE DEALERSHIP WHICH IS REVISING ITS ONSITE FACILITIES TO INCLUDE A FIVE-LEVEL PARKING GARAGE STRUCTURE.
2. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS: 83-2-((1))-2-C. IT IS CURRENTLY ZONED C-8 HIGHWAY COMMERCIAL DISTRICT AND IT WILL REMAIN ZONED C-8 HIGHWAY COMMERCIAL DISTRICT. THE APPROVAL OF THIS SPECIAL EXCEPTION APPLICATION IS REQUESTED FOR CATEGORY 5, VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT.
3. BOUNDARY INFORMATION IS FROM A FIELD SURVEY PREPARED BY CHRISTOPHER CONSULTANTS, LTD. FROM APRIL 20 TO 24, 2004.
4. TOPOGRAPHY INFORMATION IS FROM A FIELD SURVEY SHOWN AT 2 FOOT CONTOUR INTERVALS AND WAS COMPLETED BY CHRISTOPHER CONSULTANTS, LTD. FROM APRIL 20 TO 24, 2004.
5. NO CURRENT TITLE REPORT FURNISHED.
6. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THIS PROPERTY.
8. OFF STREET PARKING AND LOADING IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
9. CONSTRUCTION THIS PROJECT WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS.
10. THIS DEVELOPMENT PROPOSAL IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN RECOMMENDATIONS AND CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED.
11. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS DEVELOPMENT.
12. NOT WITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE FINAL DESIGN CONCEPTS, TO COMPLY WITH NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, AND / OR MODIFICATIONS THAT MAY BE REQUIRED DUE TO CHANGES MADE BY VDOT IN CONJUNCTION WITH THE ON GOING WOODROW WILSON BRIDGE PROJECT, PROVIDED THAT SUCH MODIFICATIONS ARE CONSISTENT WITH THE APPROVED SPECIAL EXCEPTION.
13. BUILDING FOOTPRINTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN. IT SHOULD BE UNDERSTOOD THAT FINAL BUILDING LOCATIONS AND FOOTPRINTS WILL ADHERE TO THE MINIMUM BUILDING SETBACKS AND LIMITS OF CLEARING AND GRADING AS SHOWN HEREON. FINAL DESIGN IS SUBJECT TO MINOR MODIFICATIONS WITH FINAL REQUIREMENTS. ANY REVISIONS TO BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED SPECIAL EXCEPTION.
14. THIS PROPOSED PLAN IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE, AND INTENSITY AND IS IN ACCORDANCE WITH THE FAIFAX COUNTY COMPREHENSIVE PLAN.
15. THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NUMBER 515526 0150 D, DATED MARCH 5, 1990, ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED. THE PROPERTY IS LOCATED IN THE BELLE HAVEN WATERSHED.
16. 100 YEAR FLOODPLAIN IS BASED ON LETTER FROM FEMA TO FAIRFAX COUNTY, .DATED SEPTEMBER 23, 1991, REVISING THE FLOOD ELEVATION TO 11 FEET NGVD, ON FIRM NUMBER 515525, PANEL 0150 D.
17. ALL BUILDING FLOOR ELEVATIONS ARE A MINIMUM OF 18" ABOVE THE FLOODPLAIN.
18. THIS SITE SHALL BE CONSIDERED A RE-DEVELOPMENT OF AN EXISTING SITE WITH NO INCREASE IN IMPERVIOUS AREA. THIS PLAN REQUESTS TO CONSTRUCT THE PARKING GARAGE WITHIN THE RPA, ON THE EXISTING ASPHALT.
19. THIS SITE WAS ADEQUATELY SERVED BY A SAND FILTER (BMP) AS APPROVED AND CONSTRUCTED UNDER PLAN 8006-SP-02. DUE TO THE WOODROW WILSON BRIDGE PROJECT, VDOT HAS REMOVED AND RELOCATED THE BMP VOLUME TO ITS PROPERTY AND THE BMP SHALL NOW BE MAINTAINED BY VDOT. A WQIA WILL BE SUBMITTED AS THE IMPROVEMENTS QUALIFY AS REDEVELOPMENT.
20. ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.
21. NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ON SITE.
22. A FINAL SOILS / GEOTECHNICAL REPORT WILL BE REQUIRED AND PROVIDED UNDER SEPERATE COVER AT TIME OF FINAL SITE PLAN SUBMISSION.
23. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK".
24. NO FLOOD PROOFING OF THE PROPOSED STRUCTURE IS REQUIRED BECAUSE THERE ARE NO PROPOSED INTERIOR SPACES WITHIN THE FLOODPLAIN. THIS IS AN OPEN PARKING GARAGE. ALL ELECTRICAL, MECHANIDCAL, PLUMBING, WATER AND SANITARY FACILITIES WITHIN THE PARKING GARAGE WILL BE OUTSIDE THE FLOODPLAIN. ALL FLOODPROOFING PROPOSED SHALL COMPLY WITH ALL COUNTY, STATE, AND FEDERAL REQUIREMENTS.
25. AN AREA OF 4774.10 SF (0.1096 AC.) WAS TAKEN BY VDOT FROM THE TOTAL SITE AREA OF THE PREVIOUS SPECIAL EXCEPTION PLAT.
26. THERE ARE NO KNOWN UTILITIES HAVING A WIDTH OF 25' OR MORE ON SITE.
27. THE APPLICANT IS AWARE THAT FLOOD INSURANCE MAY BE REQUIRED BY THE APPLICANT'S LENDING INSTITUTION AND THAT FLOOD INSURANCE RATES MAY INCREASE BECAUSE OF INCREASES IN RISKS TO LIFE AND PROPERTY.
28. THE LOCATION OF THE TRAIL ALONG ROUTE 1 AND CAMERON RUN IS SUBJECT TO CHANGE BASED ON COORDINATION WITH NICK NICHOLSON OF VDOT, WOODROW WILSON BRIDGE PROJECT.

REQUESTED WAIVERS AND MODIFICATIONS

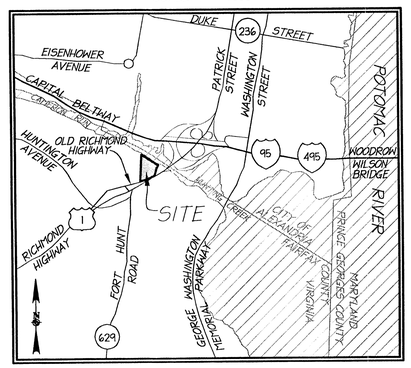
THIS DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE REQUESTED WAIVERS AND MODIFICATIONS BELOW.

1. A MODIFICATION TO DECREASE THE TRAIL WIDTH TO ALLOW FOR A 5' ASPHALT TRAIL.
2. SERVICE DRIVE ALONG RICHMOND HIGHWAY, U.S. ROUTE 1.

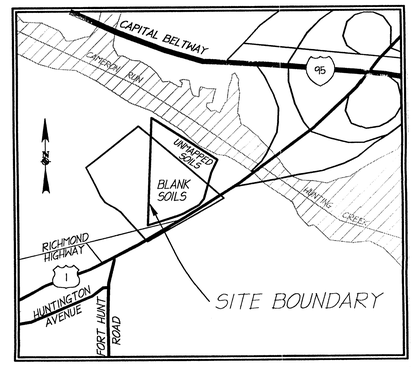
STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES NARRATIVE

THE SPECIAL EXCEPTION PROPOSES A REDUCTION IN IMPERVIOUS AREA FROM THE PREVIOUSLY APPROVED SITE PLAN AND THEREFORE, NO ADDITIONAL STORMWATER MANAGEMENT OR BMP'S ARE PROPOSED. THE SITE IS LOCATED ADJACENT TO CAMERON RUN AND ITS 100-YEAR FLOODPLAIN IS LOCATED ON SITE. ADEQUATE OUTFALLS SHALL BE PROVIDED TO CAMERON RUN, AN ADEQUATE OUTFALL. THE SITE WAS SERVED BY A SAND-FILTER BMP DEVICE. VDOT HAS PROVIDED AN ALTERNATIVE BMP TO SERVE THE SITE, AND HAS CONSEQUENTLY REMOVED THE EXISTING SAND FILTER FROM THIS SITE.

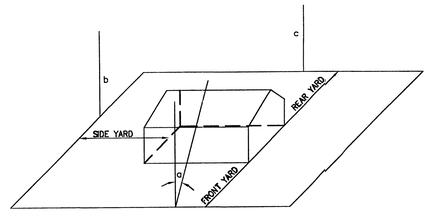
VICINITY MAP
SCALE: 1" = 2000'



SOILS MAP
SCALE: 1" = 500'



ANGLE OF BULK PLANE DETAIL
(From Periphery of Lot Only)



(a) FRONT YARD: 45° ANGLE OF BULK PLANE NOT LESS THAN 40'
(b) SIDE YARD: NO ANGLE OF BULK PLANE AND NO SETBACK REQUIREMENT
(c) REAR YARD: NO ANGLE OF BULK PLANE NOT LESS THAN 20'

SITE DATA AND SITE TABULATIONS

TAX MAP LOCATION:	83-2-((1))-2-C
TOTAL SITE AREA:	225,656 SF OR 5.1603 AC
EXISTING BUILDING AREA:	35,444 SF OR 0.8137 AC
PROPOSED BUILDING AREA: (STRUCTURED PARKING GARAGE)	23,738 SF OR 0.5449 AC
EXISTING ZONING:	C-8 HIGHWAY COMMERCIAL DISTRICT (HIGHWAY CORRIDOR OVERLAY DISTRICT)
PROPOSED ZONING:	C-8 HIGHWAY COMMERCIAL DISTRICT (HIGHWAY CORRIDOR OVERLAY DISTRICT)
	CATEGORY 5 SPECIAL EXCEPTION - VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT

LOT SIZE REQUIREMENTS

MINIMUM LOT AREA REQUIRED:	40,000 SF
LOT AREA PROPOSED:	225,656 SF
MINIMUM LOT WIDTH REQUIRED:	200 FEET
LOT WIDTH PROPOSED:	684 FEET

BULK REGULATIONS

MAXIMUM BUILDING HEIGHT PERMITTED:	50 FEET
MAXIMUM BUILDING HEIGHT PROPOSED:	44 FEET

MINIMUM YARD REQUIREMENTS

FRONT: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET
SIDE: NO REQUIREMENT
REAR: 20 FEET

MINIMUM YARD PROPOSED

FRONT: 126 FEET
SIDE: 0 FEET
REAR: 89 FEET

MAXIMUM FLOOR AREA RATIO PERMITTED:	0.50
MAXIMUM FLOOR AREA PROPOSED:	0.31
OPEN SPACE REQUIRED:	15% (33,848 SF)
OPEN SPACE PROPOSED:	15.6% ± (35,185 SF)

PARKING SCHEDULE

REQUIRED PARKING:	242 SPACES
1 SPACE PER 500 SQUARE FEET OF ENCLOSED SALES/RENTAL FLOOR AREA:	3800 SF / 8 SPACES
1 SPACE PER 2500 SQUARE FEET OF OPEN SALES/RENTAL DISPLAY LOT AREA:	39780 SF / 16 SPACES
2 SPACES PER SERVICE BAY:	49 BAYS / 98 SPACES
1 SPACE PER EMPLOYEE:	120 EMPLOYEES / 120 SPACES
PROPOSED PARKING:	424 SPACES
GARAGE SPACES:	272 SPACES
SURFACE SPACES:	152 SPACES

● DENOTES LOCATION FOR VEHICLE STORAGE/DISPLAY SPACES. DISPLAY SPACES ARE FOR INFORMATION ONLY AND MAY BE ADJUSTED AS NECESSARY BY OWNER TO MEET MARKET DEMAND AND SALES PROMOTIONS.

* DENOTES LOCATION FOR CUSTOMER PARKING SPACES AND MAY BE ADJUSTED AS NECESSARY BY OWNER.

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS/ EXISTING VEGETATION MAP
3. SPECIAL EXCEPTION PLAT
4. LANDSCAPE PLAN
4A. LANDSCAPE DETAILS
5. PARKING GARAGE PLAN VIEWS
6. PARKING GARAGE ELEVATIONS
7. PHOTOMETRIC PLAN

Application No. SE 87-V-106-2 Staff C. Lewis
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 3-17-05
Date of (BOS) (BZA) approval 3-21-05
Sheet 1 of 8

APPLICANT
OURISMAN DODGE INC.
5900 RICHMOND HIGHWAY
ALEXANDRIA, VIRGINIA 22303
(703) 329-1600 FAX: (703) 317-0095

PREPARED BY:
christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
9900 main street (fourth floor) · fairfax, va 22031-3907
703.273.6820 · fax 703.273.7636
www.christopherconsultants.com

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
PROFESSIONAL ENGINEER
3/7/05

RECEIVED
Department of Planning & Zoning
MAR 07 2005
Zoning Evaluation Division

ORIGINAL DATE: SEPTEMBER 23, 2004 REVISED: MARCH 7, 2005

DATE	REVISION
1-12-05	PER CO. COMMENTS

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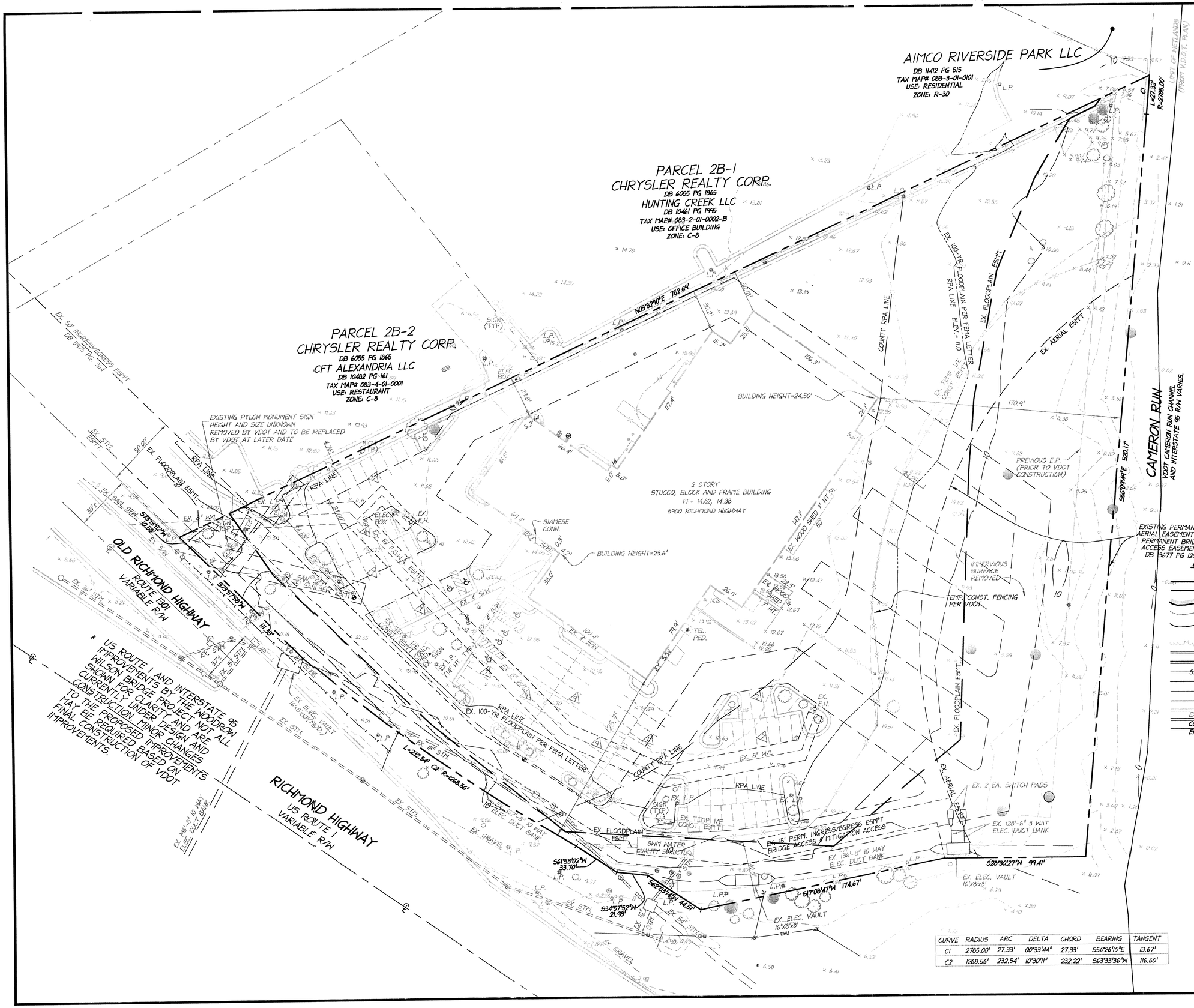
COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
03/7/2005
PROFESSIONAL ENGINEER

Application No. SEA 87-V-102-2 Staff C. Lewis
APPROVED SE / SP PLAN
See Dev Conds Dated 3-17-05
Date of (BOS) (BZA) approval 3-21-05
Sheet 2 of 8



CURVE	RADIUS	ARC	DELTA	CHORD	BEARING	TANGENT
C1	2785.00'	27.33'	00°33'44"	27.33'	S56°26'10"E	13.67'
C2	1268.56'	232.54'	10°30'11"	232.22'	S63°33'36"W	116.60'

LEGEND

- EXISTING RPA
- EXISTING FLOODPLAIN
- LIMITS OF CONSTRUCTION
- EXISTING CONTOUR
- 48 PROPOSED CONTOUR
- 48.3 PROPOSED SPOT ELEVATION
- EXISTING WOODS LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- SS EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- EX CAG EXISTING CURB AND GUTTER
- CG-6 PROPOSED CURB AND GUTTER
- EP EDGE OF PAVEMENT
- WATER VALVE
- FIRE HYDRANT
- STORM MANHOLE
- SANITARY MANHOLE
- MANHOLE
- LIGHT POLE
- POWER POLE
- GUY WIRE
- SIGN
- BOLLARD
- MOTION DETECTOR
- HIGHWAY RAMP SUPPORT COLUMN
- DENOTES CONCRETE SIDEWALK
- NUMBER OF PARKING SPACES
- HANDICAPPED PARKING SPACE
- DENOTES FENCE
- DENOTES ELECTRIC PAINT STRIPING
- DENOTES WATERLINE PAINT STRIPING
- SAN DENOTES SANITARY SEWER LINE
- STW DENOTES STORM SEWER LINE
- OHU DENOTES OVERHEAD UTILITY LINE
- DENOTES CURB & GUTTER

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

EXISTING CONDITIONS/ EXISTING VEGETATION MAP

OURISMAN
SPECIAL EXCEPTION PLAT
MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 015903.00
SCALE: 1"=30'
DATE: SEPT. 2004
DESIGN: JR, MA
DRAWN: DCS
CHECKED:
SHEET No. 2 OF 7

C-4892

NOTE: ● DENOTES LOCATION FOR VEHICLE STORAGE/DISPLAY SPACES. DISPLAY SPACES ARE FOR INFORMATION ONLY AND MAY BE ADJUSTED AS NECESSARY BY OWNER TO MEET MARKET DEMAND AND SALES PROMOTIONS.

★ DENOTES LOCATION FOR CUSTOMER PARKING SPACES AND MAY BE ADJUSTED AS NECESSARY BY OWNER.

THE FIRST FLOOR ELEVATION WILL MATCH THAT OF THE EXISTING SURFACE LOT. THE 2ND LEVEL WILL START AT 23.5'

AIMCO RIVERSIDE PARK LLC
DB 11412 PG 515
TAX MAP# 083-3-01-0101
USE: RESIDENTIAL
ZONE: R-30

PARCEL 2B-1
CHRYSLER REALTY CORP.
DB 6055 PG 1865
HUNTING CREEK LLC
DB 10461 PG 1995
TAX MAP# 083-2-01-0002-B
USE: OFFICE BUILDING
ZONE: C-8

PARCEL 2B-2
CHRYSLER REALTY CORP.
DB 6055 PG 1865
CFT ALEXANDRIA LLC
DB 10482 PG 161
TAX MAP# 083-4-01-0001
USE: RESTAURANT
ZONE: C-8

PROPOSED 4 ELEVATED LEVEL PARKING GARAGE
SEE SHEETS 5 AND 6
HEIGHT= 44'

BUILDING HEIGHT=24.50'

2 STORY
STUCCO, BLOCK AND FRAME BUILDING
FF= 14.62, 14.38
5900 RICHMOND HIGHWAY

BUILDING HEIGHT=23.6'

EXISTING PYLON MONUMENT SIGN HEIGHT AND SIZE UNKNOWN REMOVED BY VDOT AND TO BE REPLACED BY VDOT AT LATER DATE

OLD RICHMOND HIGHWAY
ROUTE 1301
VARIABLE R/W

RICHMOND HIGHWAY
US ROUTE 1
VARIABLE R/W

CAMERON RUN
VDOT CAMERON RUN CHANNEL AND INTERSTATE 95 R/W VARIES.

* US ROUTE 1 AND INTERSTATE 95 IMPROVEMENTS BY THE WOODROW WILSON BRIDGE PROJECT NOT ALL SHOWN FOR CLARITY AND ARE CURRENTLY UNDER DESIGN AND CONSTRUCTION. MINOR CHANGES TO THE PROPOSED IMPROVEMENTS MAY BE REQUIRED BASED ON FINAL CONSTRUCTION OF VDOT IMPROVEMENTS.

CURVE	RADIUS	ARC	DELTA	CHORD	BEARING	TANGENT
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DATE	REVISION
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3-07-05	PER CO. COMMENTS

VIRGINIA STATE GRID NORTH

NOTES:

1. THERE ARE NO PUBLIC UTILITY EASEMENTS IN EXCESS OF 25' ON THIS SITE.
2. THERE ARE NO EXISTING OR ANTICIPATED PROBLEMS OF FLOODING OR EROSION WITHIN THE SITE AREA OR UPSTREAM AND DOWNSTREAM FROM THE PROPERTY.
3. THERE ARE NO ADDITIONAL FEDERAL OR STATE PERMITS REQUIRED FOR THIS PLAT.
4. THERE IS 15CY OF FILL WITHIN THE FLOODPLAIN. TO COMPONSATE THERE WILL BE 30CY OF CUT WITHIN THE FLOODPLAIN.

Application No. SE 97-V-016-2 Staff C. Lewis
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 3-17-05
Date of (BOS) (BZA) approval 3-21-05
Sheet 3 of 8

LEGEND

- EXISTING RPA
- EXISTING FLOODPLAIN
- LIMITS OF CONSTRUCTION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING WOODS LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EX CXG — EXISTING CURB AND GUTTER
- CG-6 — PROPOSED CURB AND GUTTER
- EP — EDGE OF PAVEMENT
- WATER VALVE
- FIRE HYDRANT
- STORM MANHOLE
- SANITARY MANHOLE
- MANHOLE
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- BOLLARD
- MOTION DETECTOR
- HIGHWAY RAMP SUPPORT COLUMN
- DENOTES CONCRETE SIDEWALK
- NUMBER OF PARKING SPACES
- HANDICAPPED PARKING SPACE
- DENOTES FENCE

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
03/7/2005
PROFESSIONAL ENGINEER

SPECIAL EXCEPTION PLAT

OURISMAN
SPECIAL EXCEPTION PLAT
MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 015903.00
SCALE: 1"=30'
DATE: SEPT. 2004
DESIGN: JR, MA
DRAWN: DCS
CHECKED:
SHEET No. 3 OF 7

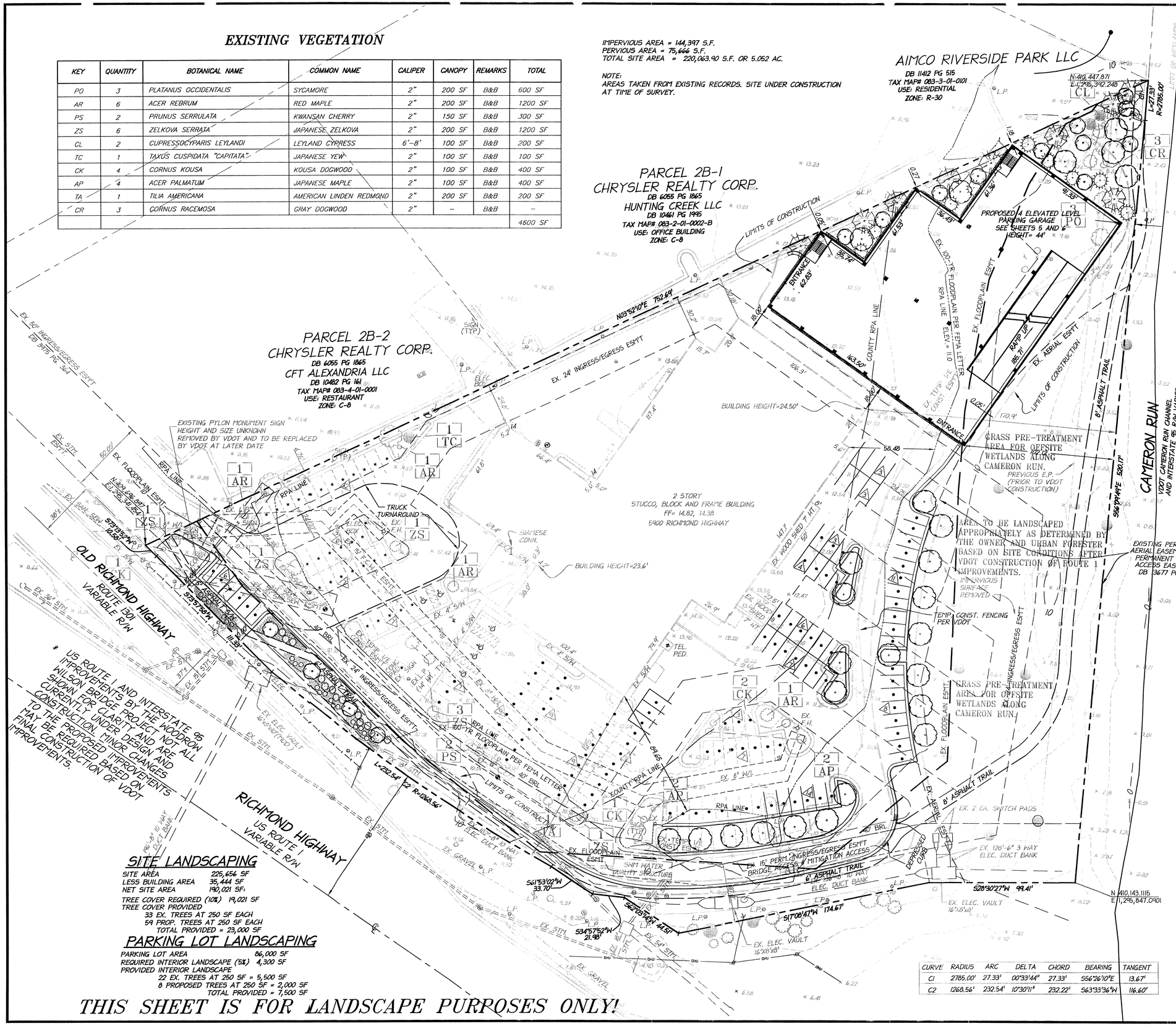
C-4892

EXISTING VEGETATION

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	CANOPY	REMARKS	TOTAL
PO	3	PLATANUS OCCIDENTALIS	SYCAMORE	2"	200 SF	B&B	600 SF
AR	6	ACER REBRUM	RED MAPLE	2"	200 SF	B&B	1200 SF
PS	2	PRUNUS SERRULATA	KWANSAN CHERRY	2"	150 SF	B&B	300 SF
ZS	6	ZELKOVA SERRATA	JAPANESE ZELKOVA	2"	200 SF	B&B	1200 SF
CL	2	CUPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS	6'-8'	100 SF	B&B	200 SF
TC	1	TAXUS CUSPIDATA "CAPITATA"	JAPANESE YEW	2"	100 SF	B&B	100 SF
CK	4	CORNUS KOUSA	KOUSA DOGWOOD	2"	100 SF	B&B	400 SF
AP	4	ACER PALMATUM	JAPANESE MAPLE	2"	100 SF	B&B	400 SF
TA	1	TILIA AMERICANA	AMERICAN LINDEN REDMOND	2"	200 SF	B&B	200 SF
CR	3	CORNUS RACEMOSA	GRAY DOGWOOD	2"	–	B&B	–
							4600 SF

IMPERVIOUS AREA = 144,397 S.F.
PERVIOUS AREA = 75,666 S.F.
TOTAL SITE AREA = 220,063.90 S.F. OR 5.052 AC.

NOTE:
AREAS TAKEN FROM EXISTING RECORDS. SITE UNDER CONSTRUCTION AT TIME OF SURVEY.



US ROUTE 1 AND INTERSTATE 95 IMPROVEMENTS BY THE WOODROW WILSON BRIDGE PROJECT NOT ALL SHOWN FOR CLARITY AND ARE CURRENTLY UNDER DESIGN AND CONSTRUCTION. MINOR CHANGES TO THE PROPOSED IMPROVEMENTS MAY BE REQUIRED BASED ON FINAL CONSTRUCTION OF VDOT IMPROVEMENTS.

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C2	1268.56'	232.54'	10°30'11"	232.22'	S63°33'36"W	116.60'

SITE LANDSCAPING

SITE AREA 225,656 SF
LESS BUILDING AREA 35,444 SF
NET SITE AREA 190,021 SF:
TREE COVER REQUIRED (10%) 19,021 SF
TREE COVER PROVIDED
33 EX. TREES AT 250 SF EACH
59 PROP. TREES AT 250 SF EACH
TOTAL PROVIDED = 23,000 SF

PARKING LOT LANDSCAPING

PARKING LOT AREA 86,000 SF
REQUIRED INTERIOR LANDSCAPE (5%) 4,300 SF
PROVIDED INTERIOR LANDSCAPE
22 EX. TREES AT 250 SF = 5,500 SF
8 PROPOSED TREES AT 250 SF = 2,000 SF
TOTAL PROVIDED = 7,500 SF

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!

DATE	REVISION
1-12-05	PER CO. COMMENTS
2-08-05	LANDCAPING
3-07-05	PER CO. COMMENTS

VIRGINIA STATE GRID NORTH

Application No. SE 98-V-106-2 Staff C. Lewis
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 3-17-05
Date of (BOS) (BZA) approval 3-21-05
Sheet 4 of 7

LEGEND

- LIMITS OF CLEARING AND GRADING
- 48 : EXISTING CONTOUR
- 48 : PROPOSED CONTOUR
- +48.3 : PROPOSED SPOT ELEVATION
- : EXISTING WOODS LINE
- : EXISTING STORM SEWER
- : PROPOSED STORM SEWER
- : EXISTING SANITARY SEWER
- : PROPOSED SANITARY SEWER
- W : EXISTING WATER LINE
- W : PROPOSED WATER LINE
- : EXISTING CURB AND GUTTER
- : PROPOSED CURB AND GUTTER
- E.P. : EDGE OF PAVEMENT
- EDGE OF PAVEMENT
- : PROPOSED DECIDUOUS TREE(MEDIUM)
- : PROPOSED BOUNDARY
- WATER VALVE
- FIRE HYDRANT
- STORM MANHOLE
- SANITARY MANHOLE
- MANHOLE
- LIGHT POLE
- POWER POLE
- GUY WIRE
- SIGN
- BOLLARD
- MOTION DETECTOR
- HIGHWAY RAMP SUPPORT COLUMN
- DENOTES CONCRETE SIDEWALK
- NUMBER OF PARKING SPACES
- HANDICAPPED PARKING SPACE
- DENOTES FENCE
- DENOTES ELECTRIC PAINT STRIPING
- DENOTES WATERLINE PAINT STRIPING
- SAN — DENOTES SANITARY SEWER LINE
- STM — DENOTES STORM SEWER LINE
- OHU — DENOTES OVERHEAD UTILITY LINE
- DENOTES CURB & GUTTER

TREE SYMBOLS

- DECIDUOUS :
- ORNAMENTAL :
- LARGE EVERGREEN :
- MEDIUM EVERGREEN :

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
03/7/2005
PROFESSIONAL ENGINEER

LANDSCAPE PLAN

OURISMAN
SPECIAL EXCEPTION PLAT
MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA

PROJECT No: 015903.00
SCALE: 1"=30'
DATE: SEPT. 2004
DESIGN: JR, MA
DRAWN: DCS
CHECKED:
SHEET No.
4 OF 7

C-4892

Ourisman Dodge
Detail Planting Plan

Scale 1" = 10'

North

Euonymus alatus 'Compactus'

Seasonal bulbs

Juniperus horizontalis

Ilex glabra

Prunus serrulata 'Kwanzan'

Taxus x media

Plant Selection

Ornamental Trees:

Prunus serrulata 'Kwanzan' (Kwanzan cherry)

Shrubs:

Euonymus alatus 'Compactus' (Dwarf burning bush)
Ilex glabra (Compact inkberry)
Taxus x media (Densiformis yew)

Groundcovers:

Juniperus horizontalis (Horizontal juniper)

Annuals/Bulbs:

Seasonal variety of bulbs in mulched planting beds

christopher consultants
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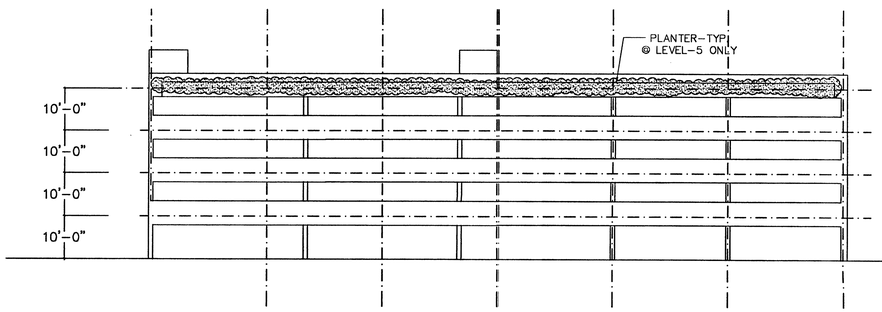
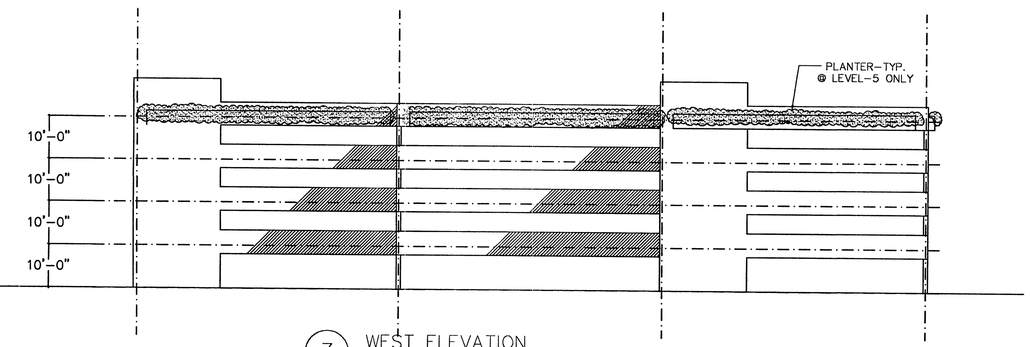
December 2004

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!

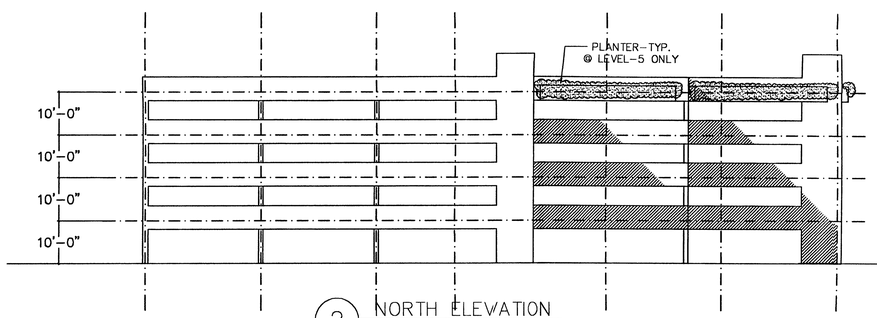
SHEET 4A & 7



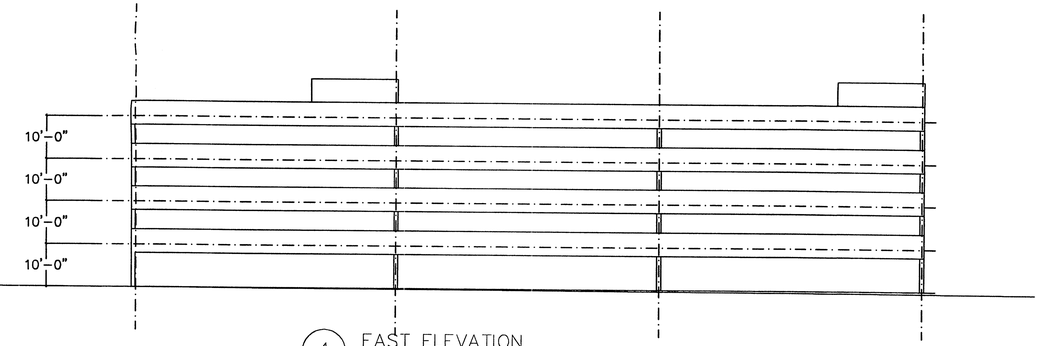
1 SOUTH ELEVATION
1/16"=1'-0"



3 WEST ELEVATION
1/16"=1'-0"



2 NORTH ELEVATION
1/16"=1'-0"



4 EAST ELEVATION
1/16"=1'-0"

...tion No. SEA 87-V-10-2 Staff C. Lino
APPROVED SE / SP PLAN
...EE DEV CONDS DATED 3-17-05
...nts of (BOS) / (BZA) approval 3-21-05
...heet 6 of 8

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
PROFESSIONAL ENGINEER

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CLARK
& COMPANY
DESIGN-BUILD
929 RIVA RIDGE DR. GREAT FALLS, VA. 22066
Tel. (703) 759-0086 Fax (703) 759-2279

Key Plan

PROJECT NO:	001
DRAWN BY:	CPANG
REVIEWED BY:	DAC
REVIEW DATE:	
DATE ISSUED:	
REVISIONS:	

No.	Description	Date
	PERMIT ISSUE	6/20/04

PROJECT TITLE

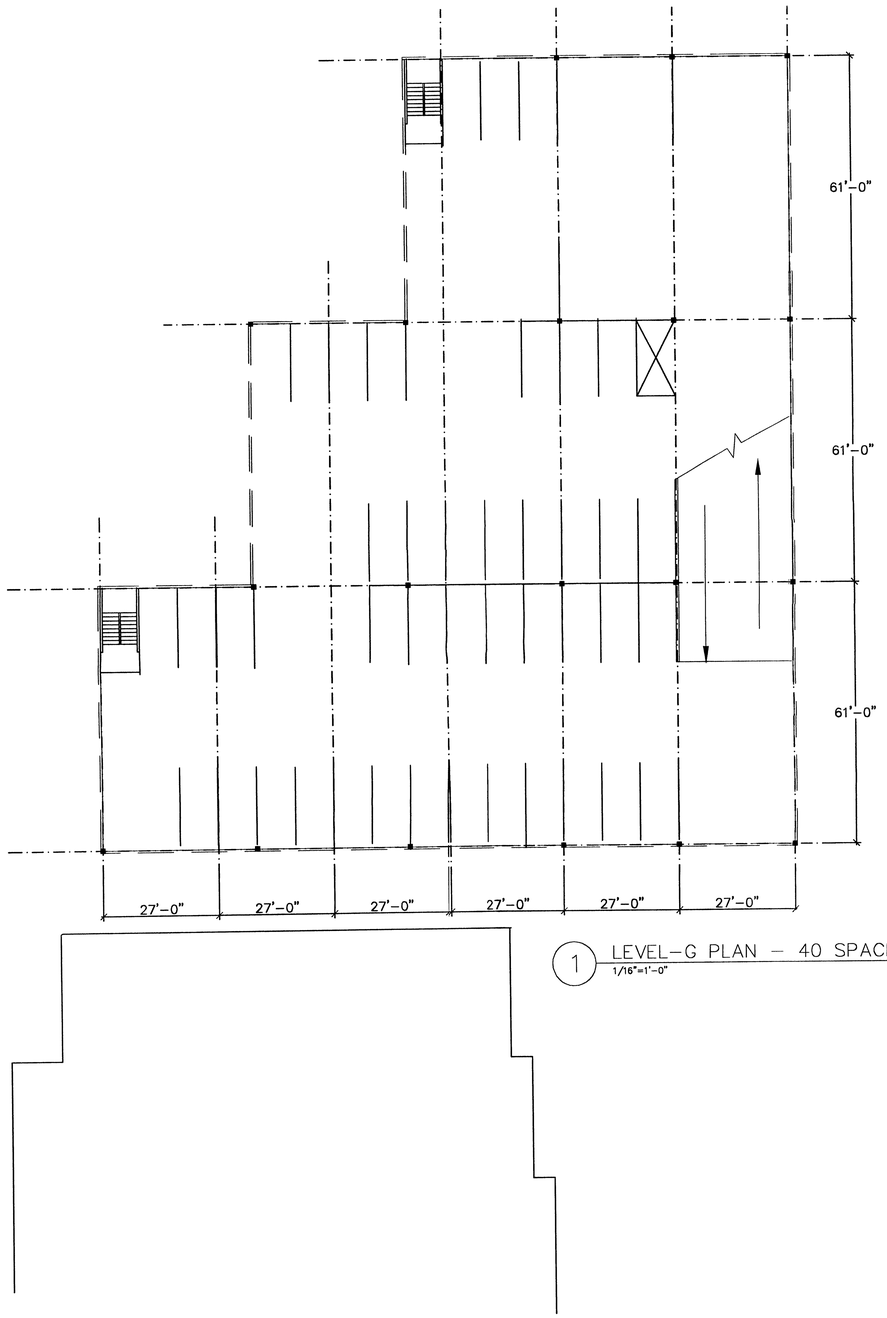
OURISMAN DODGE
STRUCTURED PARKING

DRAWING TITLE

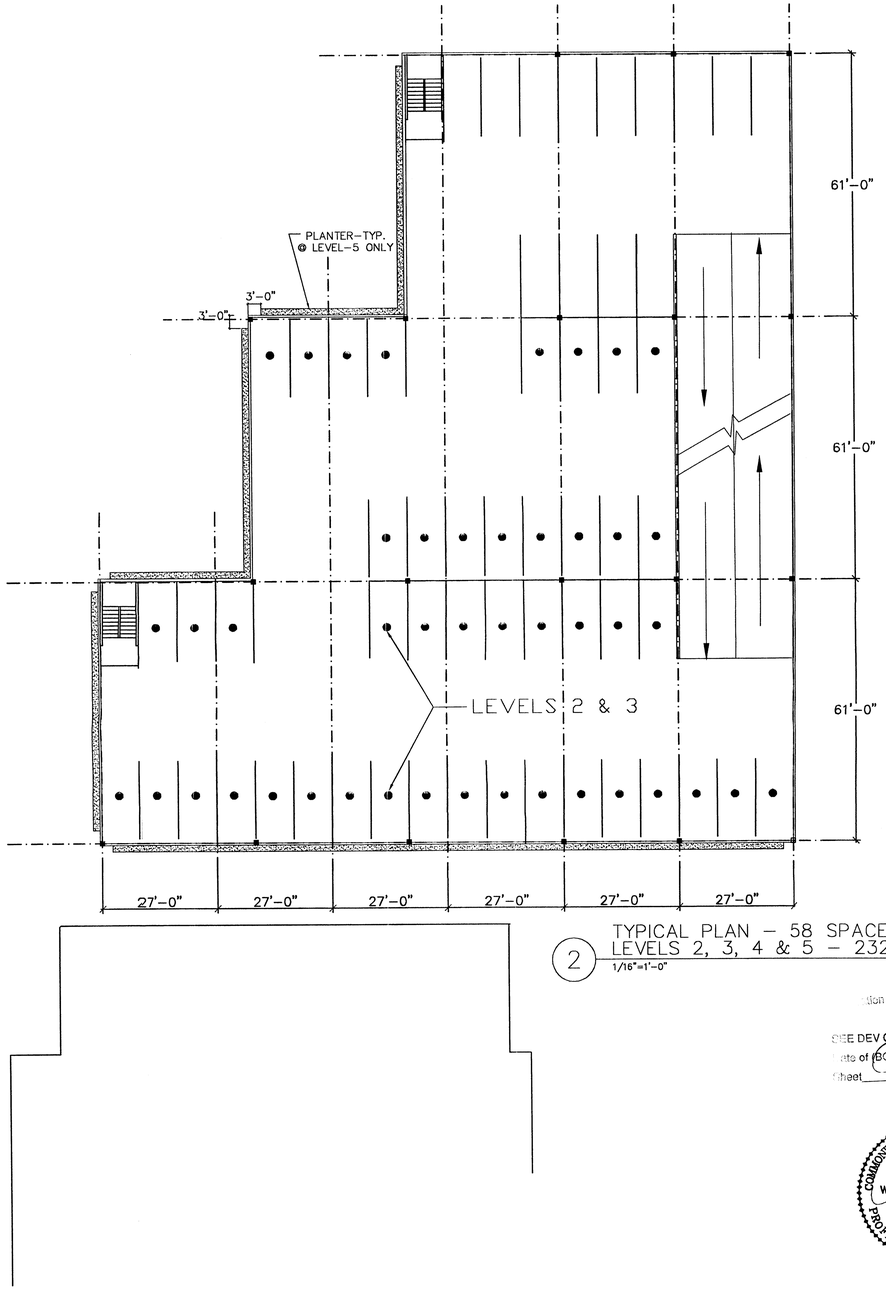
PARKING GARAGE PLAN VIEWS

SHEET NUMBER

5 OF 7 ~~A 1~~



1 LEVEL-G PLAN – 40 SPACES
1/16"=1'-0"



2 TYPICAL PLAN – 58 SPACES EACH
LEVELS 2, 3, 4 & 5 – 232 SPACES TOTAL
1/16"=1'-0"

Action No. SE 87-V-106-2 Staff C. Lewis
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 3-17-05
Date of (BOS) (BZA) approval 3-21-05
Sheet 7 of 8

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OURISMAN DODGE
STRUCTURED PARKING

DRAWING TITLE

PARKING GARAGE ELEVATIONS

SHEET NUMBER

6 OF 7 ~~A 2~~

Luminaire Schedule – Parking Lot						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	6	B	SINGLE	110000	0.720	VRS-G-V-1000MH
	5	Quad 1000w MH Shoebox	GROUP	N.A.	0.720	(4) VRSG-1000MH Type V
	10	C	SINGLE	110000	0.720	MVL-1000H-x6x
	4	D-small wal pack	SINGLE	3060	0.720	NRG-315
	3	A-Twin	GROUP	N.A.	0.720	(2)VRS 400MH TYPE III @ 90
	1	D	SINGLE	33100	0.720	MHSx400H-46x

Numeric Summary							
Project: All Projects							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Car Dealership	Illuminance	Fc	9.58	234	0.0	0.00	0.00

SITE UTILITY PLAN – ELECTRICAL
SCALE: 1" = 30'-0"

Luminaire Schedule – Garage Top Level						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	4	A-Twin	GROUP	N.A.	0.720	(2)VRS-III-250

Numeric Summary							
Project: All Projects							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ceiling	Illuminance	Fc	3.41	7.9	0.3	11.37	26.33

...tion No. SEA-87-V-106-2 Staff C. Lewis
APPROVED SEV SP PLAN
SEE DEV CONDS DATED 3-17-05
...te of (BOS) (BZA) approval 3-21-05
Sheet 8 of 8

THIS PLAN FOR INFORMATION ONLY.

PLAN PREPARED BY WEDGCO ENGINEERING.

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
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03/7/2005
PROFESSIONAL ENGINEER

PHOTOMETRIC PLAN

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SPECIAL EXCEPTION PLAT
MOUNT VERNON DISTRICT,
FAIRFAX COUNTY, VIRGINIA

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7 OF 7

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