GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION PLAT FOR SPRINGFIELD VW

PARCELS 90-2 ((1)) 29 & 30

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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2. GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
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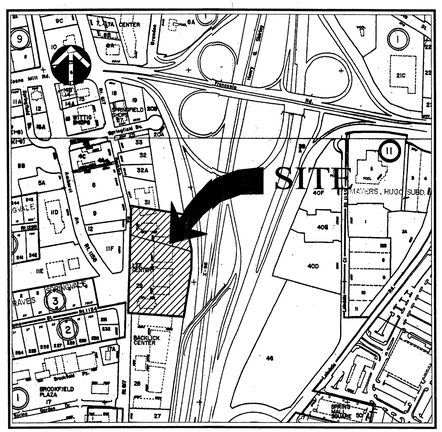
5. FRONT ELEVATION

REV. NOV. 01, 2000
REV. OCT. 24, 2000
REV. SEPT. 18, 2000
REV. JULY 28, 2000

MAY 17, 2000



VICINITY MAP
SCALE: 1"=500'

APPLICANT

1998, LTD. CARE OF:
TRAMMELL CROW AUTOMOTIVE REALTY SERVICES, INC.
3800 HAMLIN ROAD
SIUTE 100
AUBURN HILLS, MICHIGAN 48326-2829
(248)340-5500

ARCHITECTS

JCA ARCHITECTS
1451 DOLLEY MADISON BOULEVARD
SUITE 104
MCLEAN, VIRGINIA 22101
(703)827-4067

Application No. SE 00-L-025 Staff t. Snaglu
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 11-7-00
Date of BOS (BZA) approval 11-20-00
Sheet 1 of 5
Concurrent With RZ 2000-LE-022

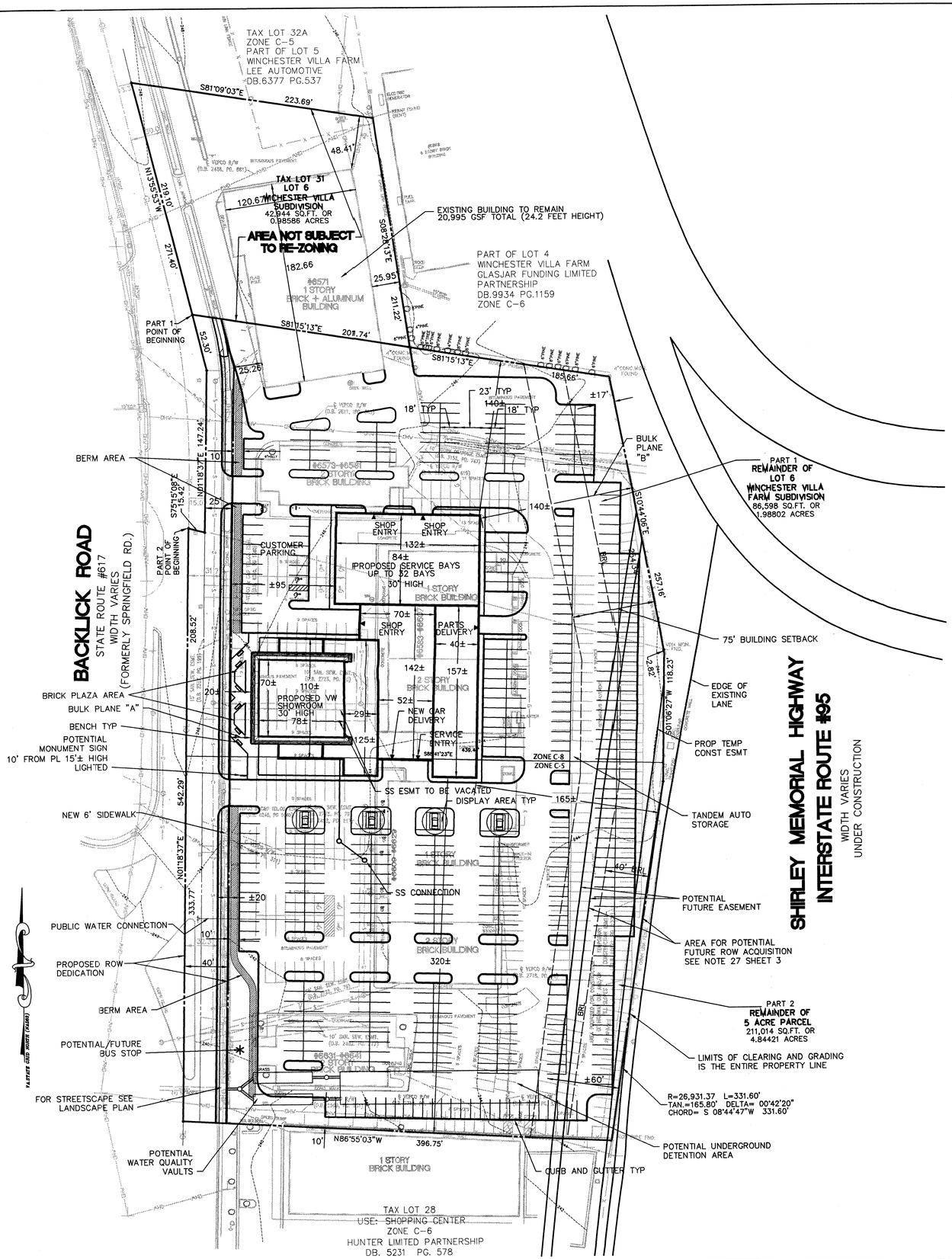
ENGINEER

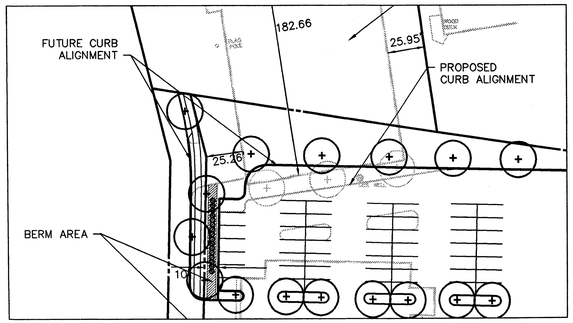
VIKA INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
(703) 442-7800

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 1 2000
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
JOHN P. AMATETTI
No. 11447
11/1/00
PROFESSIONAL ENGINEER

DWG: 6302COV
DATE: 01-11-2000
TIME: 3:00 PM

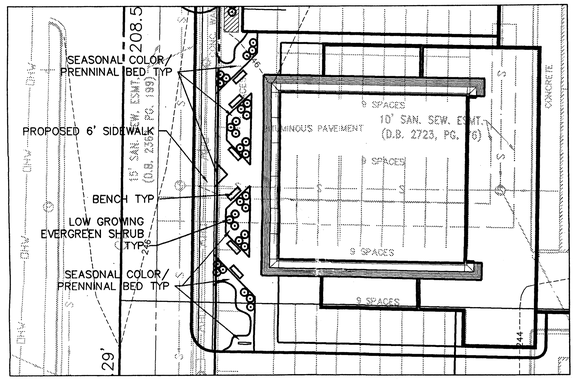




ALTERNATE PARKING LAYOUT

SCALE = 1" = 50'

WITH THE REMOVAL OF THE EXISTING BUILDING



PLAZA AREA DESIGN

SCALE = 1" = 50'

ILLUSTRATIVE ONLY SUBJECT TO CHANGE WITH FINAL ENGINEERING AND SITE DESIGN

LEGEND

- WATER VALVE
- FIRE HYDRANT
- SIGN
- GUY POLE
- WATER MANHOLE
- BOLLARD
- STORM DRAIN MANHOLE
- LIGHT POLE
- SANITARY SEWER MANHOLE
- ELECTRIC MANHOLE
- GAS VALVE
- CLEANOUT
- UTILITY POLE
- TREE
- OHW — OVERHEAD WIRES
- S — SANITARY SEWER LINE
- 24"RCP — STORM DRAIN LINE

Application No. SE 00-L-025 Staff L. Langley

APPROVED (SE) / SP PLAN

SEE DEV CONDS DATED 11-7-00

Date of (BOS) (BZA) approval 11-20-00

Sheet 2 of 5

CONC. W/ RZ 2000-LE-022

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA, INCORPORATED
8180 GREENSBORO DRIVE ■ SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA BETHESDA, MD

SPRINGFIELD VW

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

VIKA REVISIONS

REV. 11-01-00
REV. 10-24-00
REV. 09-18-00
REV. 07-28-00
DATE: 05-17-2000

DES. JFA | DWN. STF

SCALE: 1" = 50'

PROJECT/FILE NO. 6302A

SHEET NO. 2 OF 5

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NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERAL DEVELOPMENT PLAN/SPECIAL EXCEPTION CONSISTS THE PARCEL IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 90-2 ((1)) PARCELS 29 & 30 THE PROPERTY IS CURRENTLY ZONED C-5 AND C-8 AND IS OWNED BY 1998, LTD. (D.B. 5818 PG. 686) THE PROPERTY IS PROPOSED TO BE REZONED TO C-6. THE PURPOSE OF THE SPECIAL EXCEPTION IS TO ALLOW FOR A CATEGORY 5 USE PROPOSED VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT.
2. THE PROPERTY IN THIS APPLICATION IS LOCATED IN LAND UNIT F OF THE SPRINGFIELD COMMUNITY BUSINESS CENTER OF THE SPRINGFILED PLANNING DISTRICT.
3. THE HORIZONTAL AND VERTICAL DATUM IS BASED ON NGS CONTROL POINTS "AA3495" AND "GPS153" (NAD83) AND (NAVD88) AND WAS ESTABLISHED USING GPS EQUIPMENT.
4. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA, INC. APRIL 2, 1999 THE CONTOUR INTERVAL IS TWO (2) FEET.
5. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
6. STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED ON THE SITE IN A UNDERGROUND SYSTEM AND WILL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPW&ES. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED. BMP WILL BE PROVIDED IN ACCORDANCE WITH THE CRITERIA IN THE CBPO.
7. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
8. TO BEST OF OUR KNOWLEDGE NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
9. THIS SITE CURRENTLY HAS 4 STRUCTURES TO BE REMOVED AND 1 TO REMAIN. THE DATES OF CONSTRUCTION ARE UNKNOWN.
10. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTS ON THIS PROPERTY.
11. THERE IS A TRAIL REQUIRED ALONG BACKLICK ROAD.
12. LIMITS OF CLEARING AND GRADING SHOWN ON THE GDP/SE ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF FINAL SITE REVIEW.
13. NO ARCHITECTURAL SKETCHES OF TYPICAL PROPOSED STRUCTURES WERE AVAILABLE AT THE TIME OF SUBMISSION.
14. THE MAXIMUM HEIGHT OF THE BUILDING IS 30 FEET. THE ANGLES OF BULK PLANE ARE INDICATED ON THIS SHEET.
15. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS.
16. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED BELOW.
17. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING, AS LONG AS THE AMOUNT OF LANDSCAPED OPEN SPACE AND THE NUMBER OF PLANTS DOES NOT DIMINISH.
18. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF GFA THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY.
19. ADDITIONAL SITE FEATURES SUCH AS OPEN SPACE DEVELOPMENT, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
20. NO ADDITIONAL IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY ON OR ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.
21. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
22. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA CONSTRUCTED.
23. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING.
24. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE.
25. ELEVATIONS SHOWN IN THE BULK PLANE ILLUSTRATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. THE BULK PLANE ANGLE WILL BE A MINIMUM 30 DEGREES.
26. LOCATION OF LOADING SPACES WILL BE DETERMINED AT FINAL SITE PLAN.
27. APPLICANT RESERVES THE RIGHT TO PROVIDE INTERIM PARKING IN THE AREA RESERVED FOR POTENTIAL FUTURE ROW ACQUISITION.

WAIVERS/MODIFICATIONS REQUESTED

1. A WAIVER OF THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENTS ALONG THE PORTION OF BACKLICK ROAD (SW) THAT IS ADJACENT TO THE EXISTING R-2 ZONE IS REQUESTED PURSUANT TO SECTION 13-304 PARAGRAPH 3 OF THE ZONING ORDINANCE.
2. A WAIVER OF THE BIKE TRAIL REQUIRED ALONG BACKLICK ROAD IS REQUESTED IN CONSIDERATION OF INSTALLATION OF THE SPRINGFIELD STREETSCAPE ELEMENTS.
3. A WAIVER OF THE EVM IS REQUESTED.

SITE TABULATIONS

EXISTING ZONING: C-5, C-8
PROPOSED ZONING: C-6

TOTAL SITE AREA : 297,612 SF OR 6.83223 ACRES
AREA TO BE DEDICATED : 26,542± SF OR .61 ACRES
TOTAL ADJUSTED SITE AREA : 271,070± SF OR 6.22 ACRES

PROPOSED USE: VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT (47,618± SF GFA)
MAXIMUM ALLOWABLE FAR: 0.40
FAR PROVIDED: 52,265 GFA 52,265 GFA/297,612 = 0.18 FAR

BREAKDOWN:

GROSS FLOOR AREA (GFA) ALLOWED:	108,428 SF
PROPOSED FOR NEW BUILDING:	47,618± SF
EXISTING BUILDING TO REMAIN:	4,647± SF
TOTAL GFA PROVIDED:	52,265± SF

MINIMUM LOT WIDTH: 200 FT
MAXIMUM BUILDING HT. ALLOWED: 50 FT (PER CRD DISTRICT)
BUILDING HEIGHT PROPOSED: 30 FT

YARDS REQUIRED:
FRONT: 20' MIN. (PER CRD DISTRICT)
REAR: 20' MIN. (N/A)
SIDE: NO REQUIREMENT

YARDS PROVIDED:
FRONT: 20' / 30° BULK PLANE (SEE SKETCHES) (PER ZO 2-418 CRD DISTRICT)
REAR: 20'
SIDE: NO REQUIREMENT

TOTAL PARKING REQUIRED:
(USE: VEHICLE SALES)

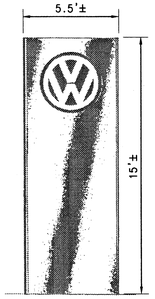
1 SPACE PER 500 SF OF ENCLOSED SALES FLOOR AREA
1X(12,240/500)=24.48 OR 25 SPACES
1 SPACE PER 2500 SF OF LOT DISPLAY AREA
1X(13,100/2500)=5.24 OR 6 SPACES
2 SPACES PER SERVICE BAY
32X2=64 SPACES
1 SPACE PER EMPLOYEE
30X1=30 SPACES

TOTAL REQUIRED SPACES
125 SPACES

TOTAL PARKING PROVIDED: 394 (INCLUDING HANDICAPPED)

BREAKDOWN OF PROVIDED PARKING:
AUTO STORAGE: 269 SPACES
GENERAL: 125 SPACES (INCLUDE 2 HC)
TOTAL: 394 SPACES

OPEN SPACE REQUIRED:	15%
OPEN SPACE PROVIDED:	23% (INCLUDING AREA OF POTENTIAL FUTURE ROW ACQUISTION)
	19% (NOT INCLUDING AREA OF POTENTIAL FUTURE ROW ACQUISTION)
TREE COVER REQUIRED:	10%
TREE COVER PROVIDED:	10%
INTERIOR LANDSCAPING IN PARKING LOT REQUIRED:	5%
INTERIOR LANDSCAPING IN PARKING LOT PROVIDED:	5%



CONCEPTUAL MONUMENT SIGN DETAIL
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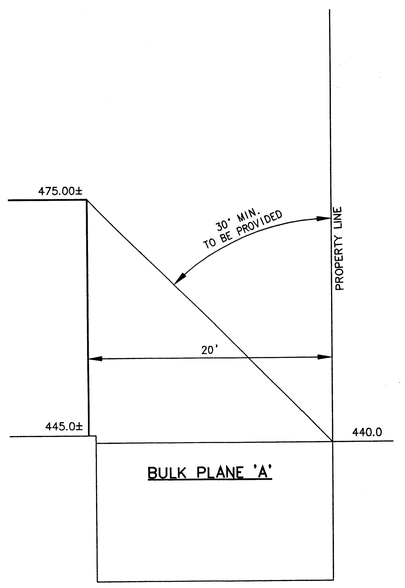
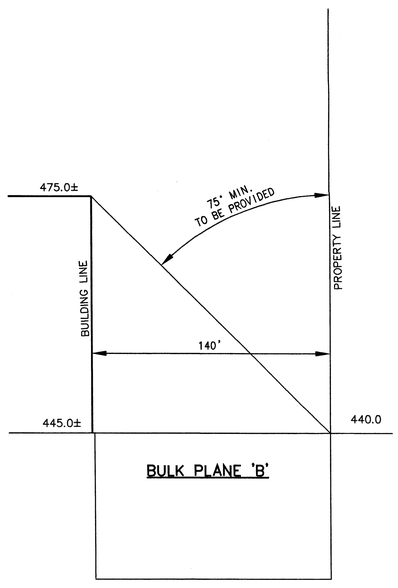


BULK PLANE 'A'



BULK PLANE 'B'

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
PROFESSIONAL ENGINEER

Application No. SE 00-L025 Staff L. Smaglik
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 11-7-00
Date of (BOS) (BZA) approval 11-20-00
Sheet 3 of 5
Conc. w/ RZ 2000-LE-022.

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VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
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(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA BETHESDA, MD

SPRINGFIELD VW
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIKA REVISIONS

REV 11-01-00
REV 10-24-00
REV 09-18-00
REV 07-28-00
DATE: 05-17-2000
DES. JFA | DWN. STF
SCALE: N/A
PROJECT/FILE NO. 6302A
SHEET NO. 3 OF 5

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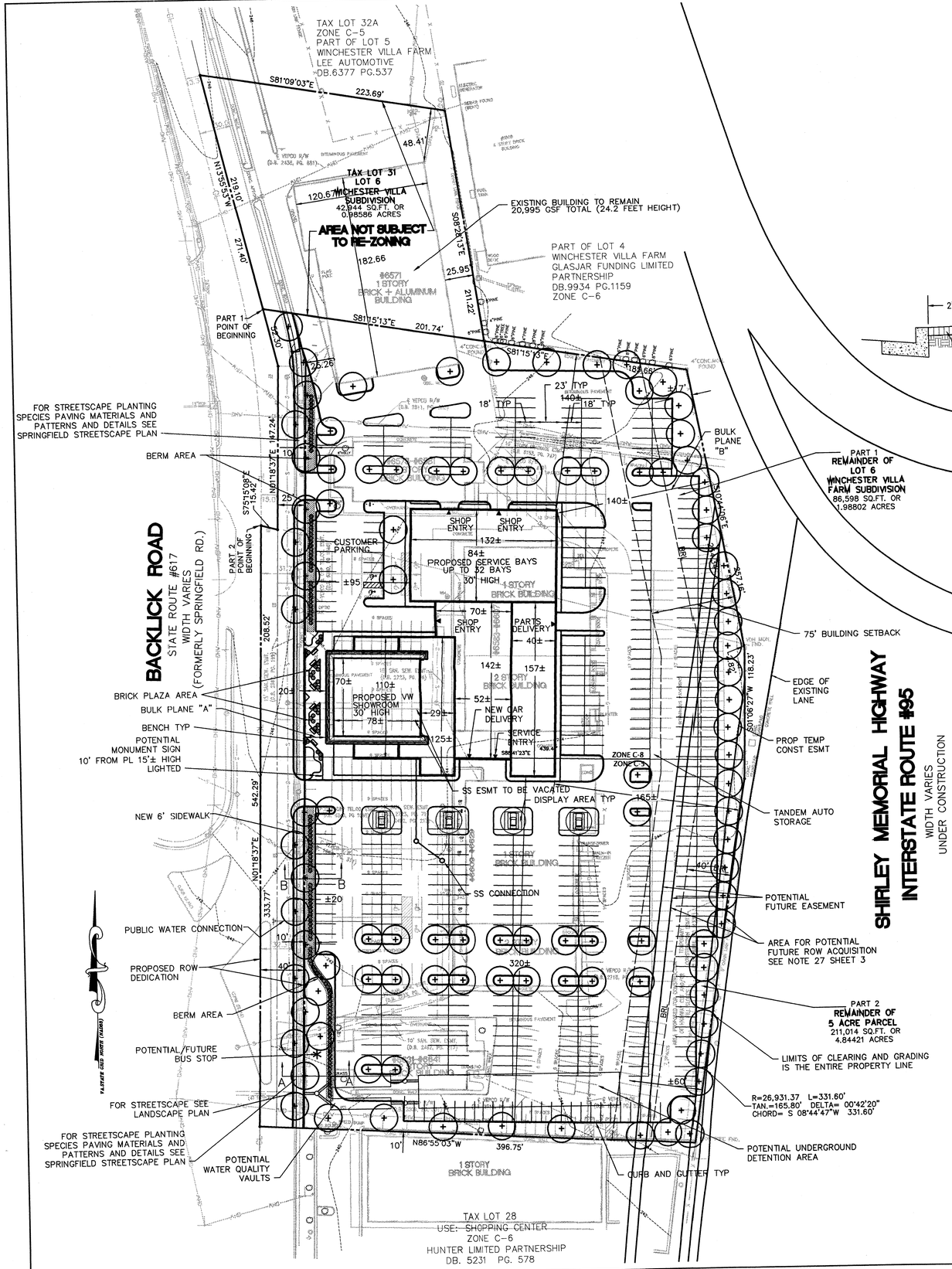
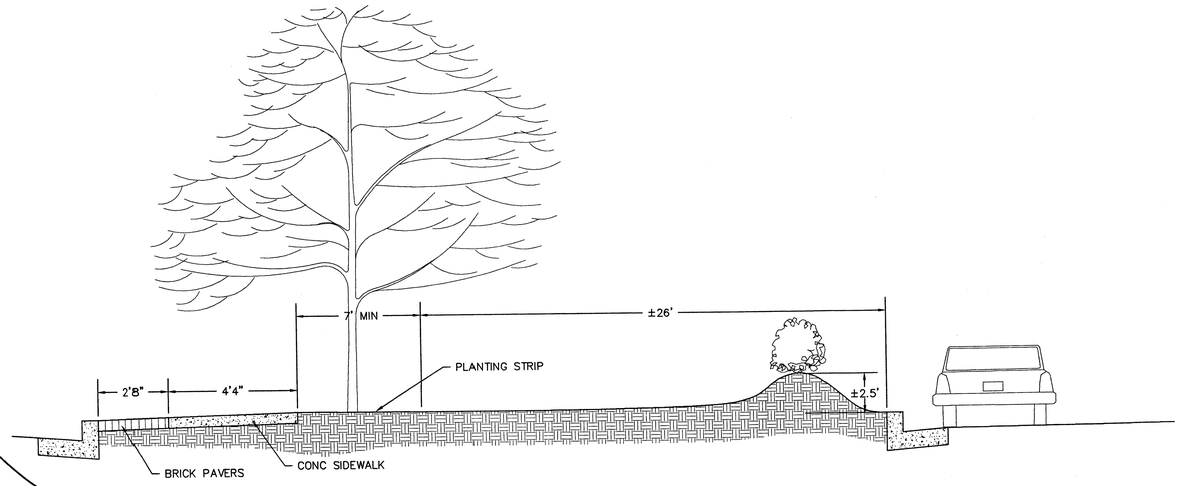
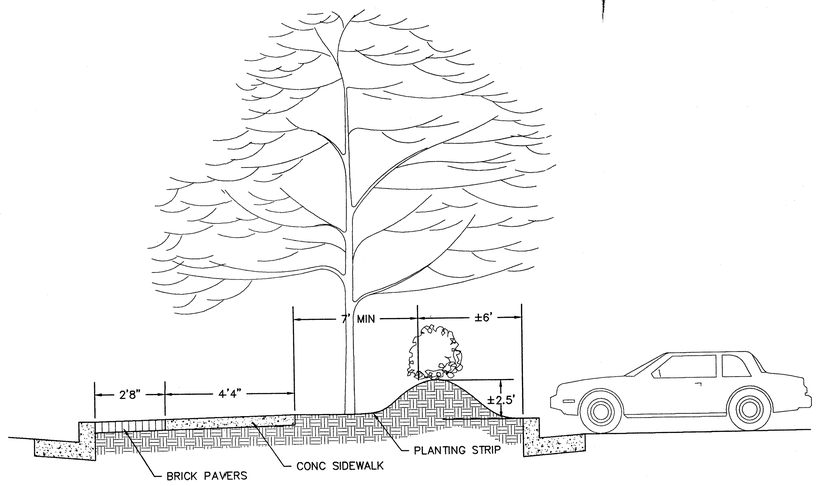




STREETSCAPE SECTION A-A

NOT TO SCALE

(PLANTING IN VDOT ROW SUBJECT TO VDOT APPROVAL)



TYPICAL STREETSCAPE SECTION B-B

NOT TO SCALE

(PLANTING IN VDOT ROW SUBJECT TO VDOT APPROVAL)

LEGEND

(+) PROPOSED MEDIUM DECIDUOUS TREE 2-2.5" CAL. FOR SPECIES AND PLANTING DETAILS SEE SPRINGFIELD STREETSCAPE PLAN

• PROPOSED SHRUB 24-36" FOR SPECIES AND PLANTING DETAILS SEE SPRINGFIELD STREETSCAPE PLAN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
PROFESSIONAL ENGINEER

Application No. SE 00-L-025 Staff J. Strobel
APPROVED (SE) / SP PLAN
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Sheet 4 of 5
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SPRINGFIELD VW

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN

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JFA	STF

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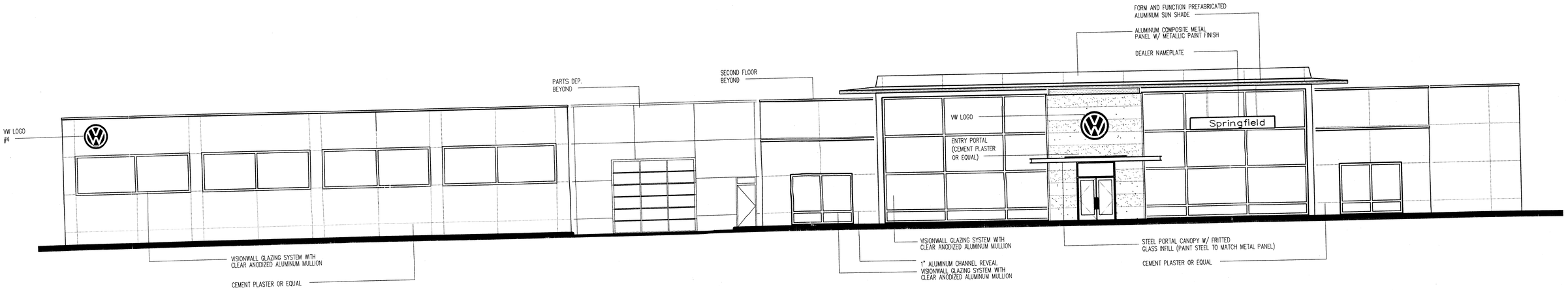

FRONT (WEST) ELEVATION FACING BACKLICK ROAD

Application No. SE 00-L-025 Staff T. Donaghy
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SPRINGFIELD VOLKSWAGEN
SPRINGFIELD VIRGINIA

JCA ARCHITECTS
MCLEAN, VIRGINIA
SEPTEMBER 18, 2000
SHEET 5 OF 5