THE IMPROVEMENTS COVERED BY THIS REVISION CONSISTING OF __/__ SHEETS ARE ESTIMATED TO RESULT IN $__0__ ADDITIONAL COSTS FOR THE BONDED IMPROVEMENTS AND THE COST OF THESE IMPROVEMENTS [ ] WILL, [X] WILL NOT EXCEED BY 10% THE AMOUNT OF THE ORIGINAL ESTIMATE FOR THIS PROJECT DATED 07-09-92 WHICH WAS IN THE AMOUNT OF $ 275,000 . THIS REVISION IS BEING SUBMITTED ON BEHALF OF:
DEVELOPER'S NAME: WILLIAM E. SCHULLING

I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THIS PLAN EXCEPT THOSE PREVIOUSLY APPROVED.

CERTIFYING ENGINEER

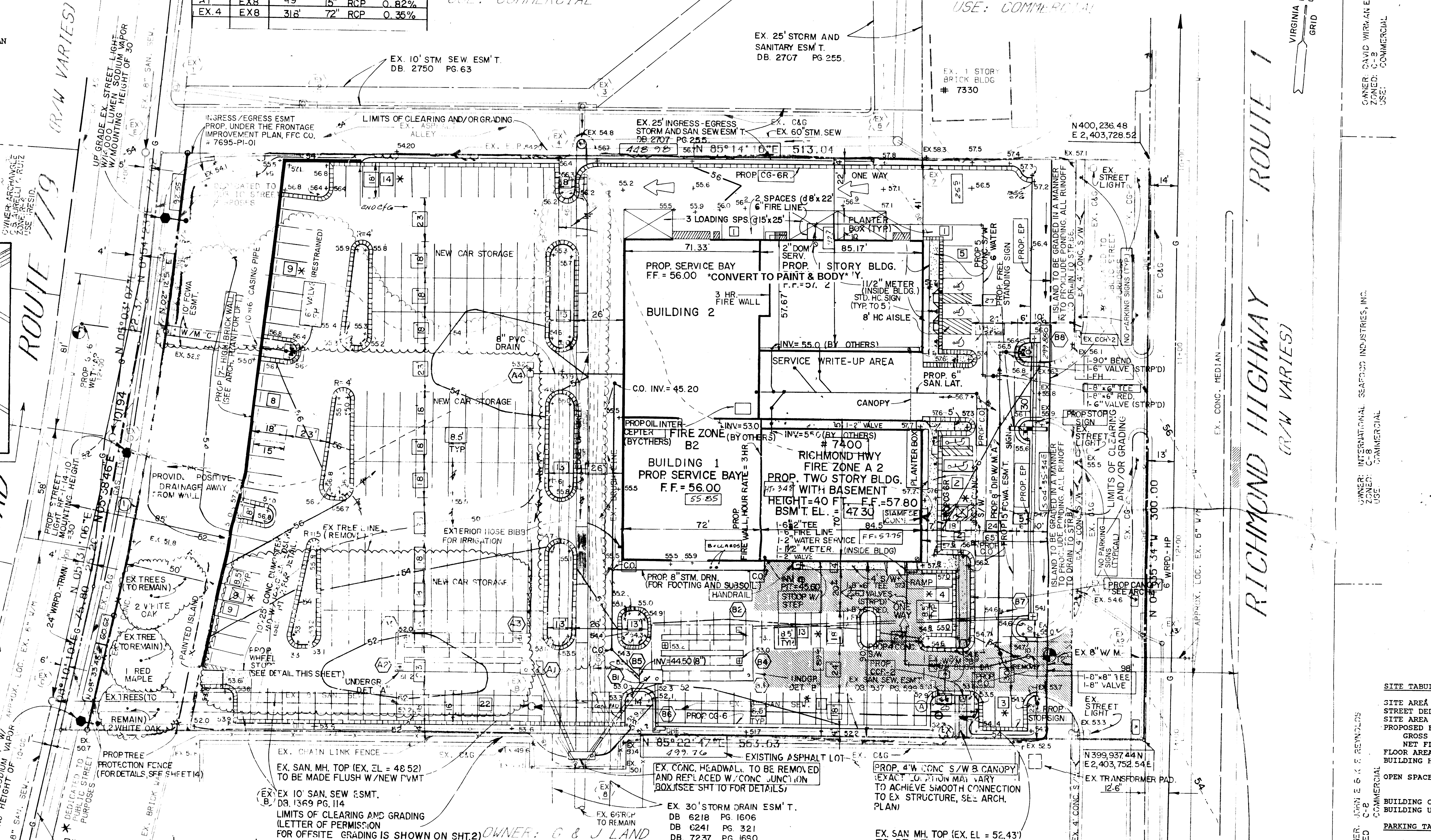
STORM SEWER

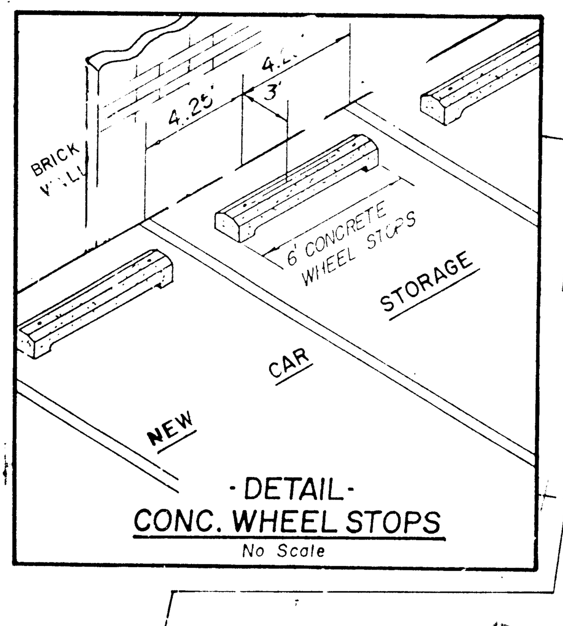
Str. to Str.		Length-Size-Type-Slope			
B4	B3	143	15"	RCP	1.26 %
B3	B2	158'	15"	RCP	2.37 %
B1	EX8	51'	15"	RCP	0.98 %
B5	B1	24'	15"	RCP	8.33 %
A4	A3	136'	15"	RCP	3.46%
A1	EX8	49'	15"	RCP	0.82%
EX.4	EX8	318'	72"	RCP	0.35%

SEWER LATERAL TABLE

Lot No.	MH#	Lateral Length	Inv. Top Of Main	Inv. End Of Lateral	Inv. Top Of Riser	Lateral Size	Grade Of Lateral	Grade At PL	F.F. Elev.
—	—	32.3'	42.67	49.34	—	6"	2.08%	—	57.80

BENCH MARKS:
EX. (A2) TOP OF RIM ELEV.=54.90
EX. (A3) TOP OF RIM ELEV.=54.58

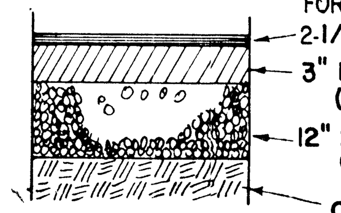




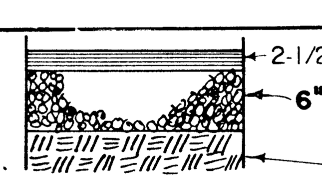
- DETAIL -
CONC. WHEEL STOPS
No Scale

[redacted]

AS-BUILTS NOT SUBMITTED OR APPROVED.



TYPICAL PAVING SECTION
TRUCK ACCESS
N.T.S.



TYPICAL PAVING SECTION
PARKING LOT
N.T.S.

INDICATED PAVEMENT SECTION FOR TRUCK ACCESS TO LOADING SPACES

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	6°20'57"	1354.61'	150.11'	75.13'	N 05°23'19" E	150.03'

PAVEMENT NOTES

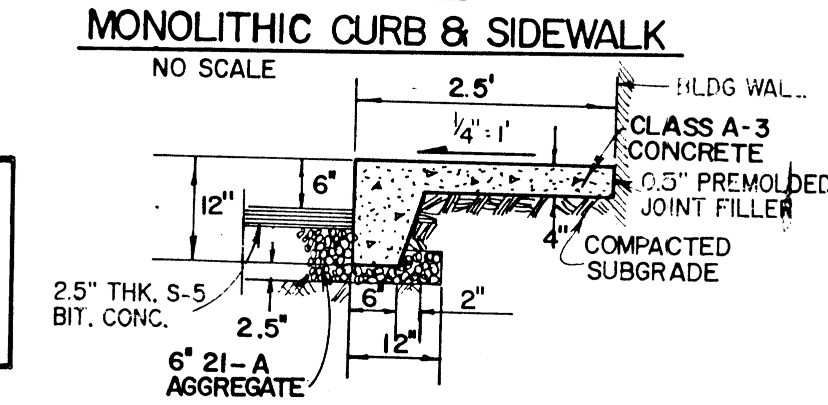
FOR STAGE CONSTRUCTION, THE MINIMUM THICKNESS OF THE BITUMINOUS CONCRETE SURFACE (S-5) SHALL BE 2 1/2", OF THE LOWER LIFT 1 1/2"

* SUBBASE DEPTH APPROXIMATE - BASED ON CBR OF 10. SOILS TEST REQUIRED AT OWNERS OPTION TO DETERMINE ACTUAL DEPTH.

** SUBGRADE TO BE COMPACTED TO 95 % OF THEORETICAL MAXIUM DEINSITY PER ASTM D-698 (AASHTO T-99) AT THE OPTIMUM MOISTURE CONTENT, WITHIN PLUS OR MINUS 2.0 % POINTS OF OPTIMUM

AT OWNER'S/CONTRACTOR'S OPTION ONSITE CURB TO BE CG-6 OR CG-7 AS DETERMINED BY SITE CONDITIONS POSITIVE DRAINAGE MUST BE PROVIDED.

DETAIL
MONOLITHIC CURB & SIDEWALK
NO SCALE



NOTES
1. EXPANSION JOINTS SHALL BE INSTALLED @ 28' INTERVALS.
2. TRAVERSE SCORING, WITH DEPTH OF 1/3 THE THICKNESS OF THE SLAB, TO BE PROVIDED AT INTERVALS EQUAL TO THE WIDTH OF WALK

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO FAIRFAX COUNTY AND/OR VDOT STANDARDS AND SPECIFICATIONS.
- BOUNDARY SURVEY BY PHR&A.
- TOPOGRAPHIC SURVEY BY PHR&A. (MAY, 1988)
- TOPOGRAPHIC DATUM USGS.
- CONTOUR INTERVAL TWO FEET
- BUILDING PERMIT REQUIRED FOR WALLS 2 FEET AND OVER IN HEIGHT.
- EXTERIOR RISER HEIGHT 6 INCHES
- CURB RADIUS = 5 FEET UNLESS OTHERWISE SHOWN.
- STEPS WITH 3 OR MORE RISERS ARE TO HAVE HANDRAILS.
- ALL FINISHED GRADING, PAVING AND PLANTING SHALL BE DONE IN SUCH A MANNER AS TO PRECLUDE THE FORMING OF FALSE GUTTERS OR THE PONDING OF WATER.
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN IN THOSE LOCATIONS SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
- ALL HANDICAPPED SPACES ARE TO HAVE ABOVE GROUND IDENTIFICATION SIGNS.
- ALL SIDEWALKS TO BE 4" THICK CONCRETE UNLESS OTHERWISE SHOWN ON THE PLAN.
- STORM WATER DETENTION FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- DEVELOPER SHALL BE RESPONSIBLE FOR RELOCATING ANY EXISTING UTILITY POLES AS NECESSARY.
- (test hole symbol) DENOTES TEST HOLE REQUIRED TO DETERMINE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF ALL TEST HOLES PRIOR TO BEGINNING ANY CONSTRUCTION ON THE PROJECT. IF CONFLICTS ARE DISCOVERED NOTIFY PHR&A IMMEDIATELY.
- THE SUBJECT PROPERTY LIES WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT, AND THE PROPOSED USE CONFORMS TO THE PROVISIONS OF THE ORDINANCE BY PROVIDING ACCESS TO THE SITE BY A SERVICE DRIVE. ADDITIONALLY, PEDESTRIAN CIRCULATION IS COORDINATED WITH ADJACENT PROPERTIES. (SEE BROWN/MUSOLINO "FRONTAGE IMPROVEMENT" FX. CO. #7695-PI-01)
- "NO PARKING" SIGNS WILL BE PROVIDED ON SERVICE DRIVE. NUMBER AND LOCATION TO BE DETERMINED BY SITE INSPECTOR.
- STORM WATER DETENTION SYSTEM IS TO BE PRIVATELY OWNED AND MAINTAINED.
- PER SE LETTER ITEM #20-THE ADDRESS WILL BE EASILY VISIBLE TO TRAFFIC ON RICHMOND HWY.
- PER SE LETTER ITEM #26-NO OPEN AIR AUTO DISPLAY AREA IS PROPOSED.

LEGEND

* [27] INDICATES PARKING PROVIDED PER PARKING TABULATION BELOW

CANOPY

ZONING TABULATION
OVERLAY DISTRICT - HIGHWAY CORRIDOR
CURRENT ZONE - C-8
PROPOSED USE - VEHICLE SALES ESTABLISMENT
MINIMUM LOT AREA - 40,000 SF
MINIMUM LOT WIDTH - 200 FT
MAXIMUM BUILDING HEIGHT - 40 FT
MINIMUM YARD REQUIREMENTS:
FRONT - CONTROLLED BY A 45 ANGLE OF BULK PLANE BUT NOT LESS THAN 40 FT.
SIDE - NO REQUIREMENT
REAR - 20 FT.
MAXIMUM FLOOR AREA RATIO - 0.7
MINIMUM OPEN SPACE - 15% OF NET SITE AREA

SITE TABULATION

		BLDG. 1	BLDG. 2	TOTAL
SITE AREA (GROSS) -	160,032 SF			
STREET DEDICATION -	15,616 SF			
SITE AREA (NET) -	144,416 SF			
PROPOSED BUILDING:				
GROSS FLOOR AREA		19,425 SF	9,131 SF	28,556 SF
NET FLOOR AREA		15,540 SF	7,500 SF	23,040 SF
FLOOR AREA RATIO				
BUILDING HEIGHT AND STORIES		40 FT. 2 STORIES WITH BASEMENT	23.83 FT	
OPEN SPACE PROVIDED 25,391 / 144,416 = 18%				

BUILDING CONSTRUCTION CLASSIFICATION - 2C
BUILDING USE GROUP CLASSIFICATION - S1

PARKING TABULATION

- PARKING SPACE REQUIRED: (IN ACCORDANCE WITH SECTION 11-104.26 FOR VEHICLE SALES ESTABLISHMENT)

	BLDG. 1	BLDG. 2	TOTAL	SPACES
1 SPACE/500 SF OF ENCLOSED AREA	3,214 SF	2,643 SF	5,857 SF	12
1 SPACE/2,500 SF OF OPEN SALES AREA	8,492 SF	2,018 SF	10,510 SF	5
2 SPACES/SERVICE BAY	12 BAYS	10 BAYS	22 BAYS	44
1 SPACE/EMPLOYEE	23 EMP.	22 EMP.	45 EMP.	45
				106

- HANDICAPPED SPACES REQUIRED PER AMERICANS WITH DISABILITIES ACT 4.1.2(5)(a): 5 SPACES
- PARKING PROVIDED: 112 (INCLUDES 5 HANDICAPPED SPACES, ONE OF WHICH IS VAN ACCESSIBLE).
- LOADING SPACES REQUIRED (ONE SPACE FOR THE FIRST 5,000 SQ. FT. OF GROSS FLOOR AREA, PLUS ONE FOR EACH ADDITIONAL 30,000 SQ):

$$1 + \frac{38,850 - 5,000}{30,000} = 3 \text{ SPACES}$$

LOADING SERVICE PROVIDED = 3 SPACES
- HANDICAPPED SPACES PROVIDED: 5 SPACES [3]
- ~~TOTAL PARKING REQUIRED: 117 SPACES~~
- ~~TOTAL PARKING PROVIDED: 116 SPACES~~ 114
- [7] DENOTES NUMBER OF PARKING SPACES 8.5' WIDE TYPICAL
(THIS DOES NOT INCLUDE NEW CAR STORAGE)

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JAN 17 2002
ZONING EVALUATION DIVISION

PHR&A
Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects
3998 Fair Ridge Drive, PO Box 901
Fairfax, Virginia 22030
703 273-8700

Offices:
Fairfax, VA
Bridgewater, VA
Leesburg, VA
Rockville, MD
Virginia Beach, VA

CLIENT: MID-ATLANTIC CARS, INC.

JOB: BROWN / MUSOLINO
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE: "AS - BUILT"
SITE PLAN

PROFESSIONAL SEAL: COMMONWEALTH OF VIRGINIA, CHARLES J. VINCENT, No. 5083, PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	RVSD BY	REV BY	APPROVED	DATE
4	REV. FIRE LINE TO 6" & SIAM. REM.	7/6/95	JAC			
3	ADD: BLDG. 2	12/13/94	TPM			
2	REMOVED PROP. BLDG. ADD FREE STANDING SIGN	11/25/92	TPM			
1	ADD STOOP, 4'S/W, HANDRAIL & RAMP TO SHOW ROOM. ADJ. C&G REV. PROP. 8" CISP STM. DRN. ADD CURB NOTE	11/20/91	DDP			

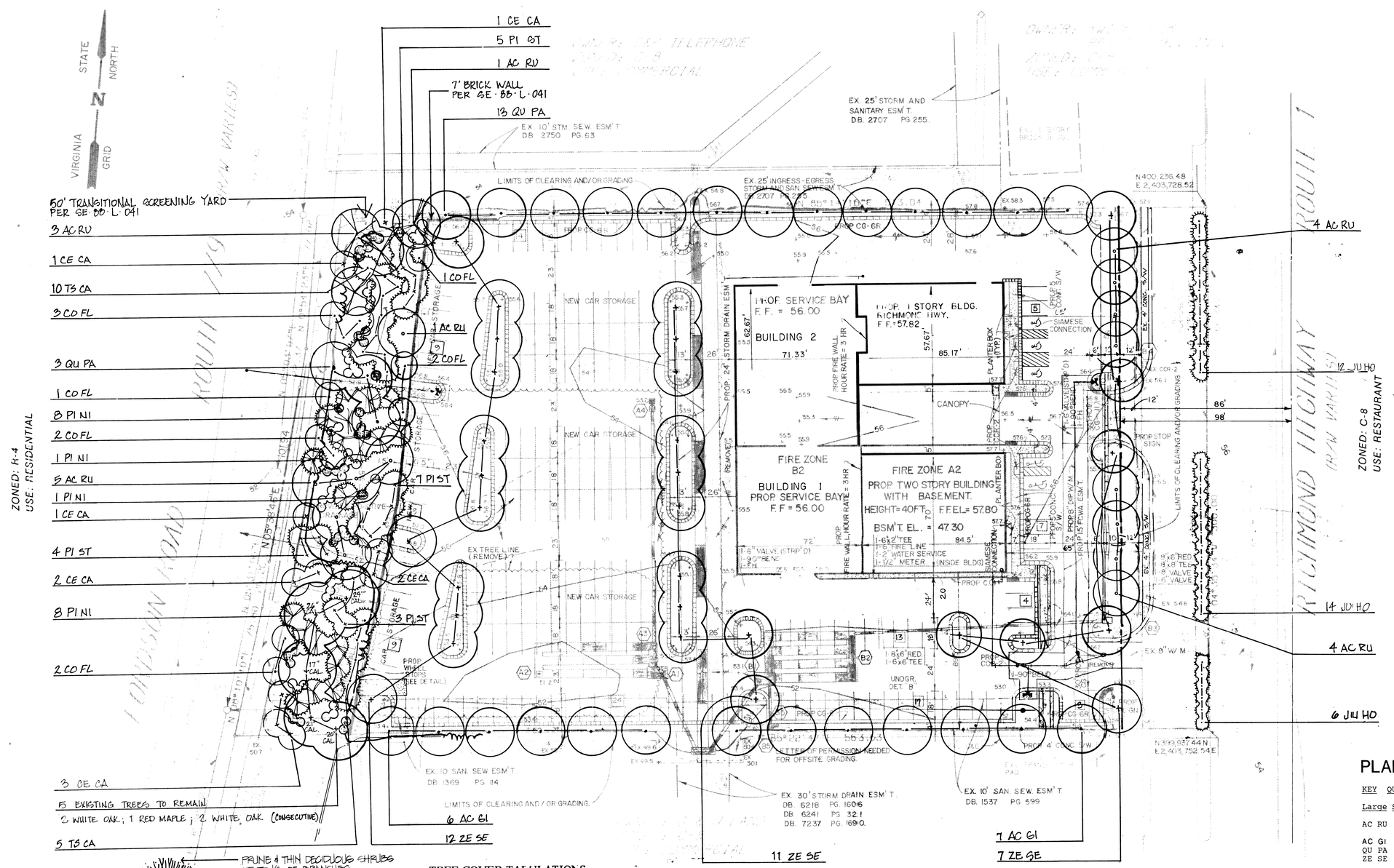
REVISION APPROVED BY

Application No. SEA 88-L-041 Staff C. Lewis
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 5-29-02
Date of (BOS) (BZA) approval 7-1-02
Sheet 1 of 2

SURVEY BY: PHR & A
DESIGN: PG
DRAWN: MSD
CHKD: CJV

FILE NO. 5602-1-0
DATE: APRIL, 1989
SCALE: 1" = 30'
CI: 2'
SHEET 3 OF 6

TCA 301-565-3340



NOTES

1. Backfill trees and shrubs with topsoil and peatmoss (or leaf mold) 3 = 1 ratio by volume.
2. All plant material shall conform with the 1986 edition of "American Standard for Nursery Stock" by the American Association of Nurserymen, Inc.
3. All plant material shall meet or exceed the specifications of Federal, State and County laws requiring inspection for plant disease and insect control.
4. Spray trees and shrubs with anti-desiccant, if foliage is present.
5. All plant material shall be true to name: - one plant of each species shall be tagged with the name and size of the plant in accordance with the standards of practice of the American Association of Nurserymen. Botanical names shall take precedence over common names.
6. Quantities shown in the plant list are given for the contractor's convenience. The contractor shall install all plant material shown on the drawings.
7. The contractor shall remove all dead wood or suckers and all broken or badly bruised branches, in accordance with the American Association of Nurserymen standards, to preserve the natural character of the tree.
8. All planting beds shall receive 4" minimum of topsoil.
9. All landscaped areas are to be seeded unless otherwise noted on plan, at the application rate of four pounds of grass seed per 1,000 square feet at the following mixture:

Grass Species	Percentage by Weight
Baron Kentucky Bluegrass	50%
Jamestown Chewings Fescue	30%
Yorktown 11 Perennial Rye	20%

10. All trees and shrubs to be top dressed with 100% shredded hardwood bark mulch laid 2"-3" thick.
11. No changes to plant schedule unless first approved by the landscape architect and County Arborist.
12. All plan and plant schedules given subject to landscape contractor verification pursuant to bid and contract.
13. All planting holes to be free of rocks, gravel and other debris. Fresh topsoil to be provided for all planting. See details and specifications for planting procedures.
14. Plant Quality: All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and shall be vigorous, healthy, and of good color. All plants shall be sound, free of plant disease or insect eggs and shall have a healthy, normal root system. Plants shall be freshly-dug and not heeled-in stock, nor stock from cold storage. All plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions, unless otherwise specified. Trees shall conform to the American Association of Nurserymen, and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 18" and shall be uniformly well shaped. All plants sizes shall average at least the middle of the range given in the plant list.

PLANT SCHEDULE

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Large Shade Trees					
AC RU	10	Acer rubrum 'October Glory'	October Glory Maple	2-2 1/2" cal.	B&B*
AC GI	13	Acer ginnala	Amur Maple	2-2 1/2" cal.	B&B*
QU PA	16	Quercus palustris	Pin Oak	2-2 1/2" cal.	B&B*
ZE SE	30	Zelkova serrata 'Village Green'	Japanese Zelkova	2-2 1/2" cal.	B&B*

* Remove all lower limbs to 6' on all shade trees to avoid the presence of any obstructive branches.

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Ornamental Deciduous Trees					
CE CA	10	Cercis canadensis	American Redbud	6-7' Ht.	B&B
CO FL	11	Cornus florida	Flowering Dogwood	6-8' Ht.	B&B
Large Evergreen Trees					
PI NI	18	Pinus nigra	Austrian Pine	6-7' Ht.	B&B
PI ST	19	Pinus strobus	White Pine	6-7' Ht.	B&B
TS CA	15	Tsuga canadensis	Canada Hemlock	6-7' Ht.	B&B
Shrubs					
	34	Rhododendron maximum roseum	Rosebay Rhododendron	2 1/2-3' Ht.	Cont. ±3 o/c.
	40	Kalmia latifolia	Mountain Laurel	2 1/2-3' Ht.	Cont. ±4 o/c.
	32	Juniperus horizontalis 'Plumosa Compacta'	Andorra Compact Juniper	18-24" sp.	#3 Cont. 6' o/c.

TREE COVER TABULATIONS

PART I - TREE COVER REQUIRED

Gross Site Area	160,032 SF
Building Footprint	21,626 SF
Adjusted Site Area	138,406 SF
% Tree Cover Required	10%
Tree Cover Required	13,840 SF

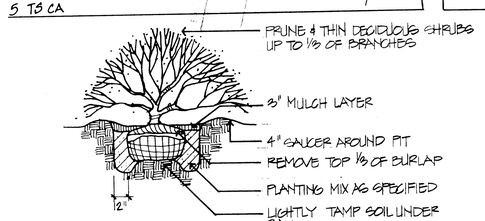
PART II - TREE COVER PROVIDED

Existing Tree Cover 1,610 SF x 1.25	2,012 SF
Tree Cover to be Provide	11,550 SF
Total Tree Cover	13,562 SF
	18%±

SITE TABULATIONS

Gross Site Area	3.67 AC	160,032 SF
Right-of-Way Dedication		15,616 SF
Net Site Area	3.32 AC	144,416 SF
Building Footprints		22,630 SF
Parking Lot		97,384 SF
Interior Parking Lot Landscaping		
Provided (5%)		5,290 SF
Required (5%)		4,870 SF
Open Space		
Provided (20%)		29,852 SF
Required (15%)		21,662 SF

SEE SHEET 15 FOR PLANTING DETAILS AND S.E. APPROVAL LETTER



1/14 Shrub Planting
not to scale

TCA 301-983-3340

PHR&A

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects
3900 Fair Ridge Drive, PO Box 901
Fairfax, Virginia 22030
703 273-8700

Offices:
Fairfax, VA
Bridgewater, VA
Leesburg, VA
Rockville, MD
Virginia Beach, VA

CLIENT: MID-ATLANTIC CARS, INC.

JOB: BROWN / MUSOLINO
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE: LANDSCAPE PLAN
FOR LANDSCAPE PURPOSES ONLY

PROFESSIONAL SEAL: COMMONWEALTH OF VIRGINIA — SHAWN S. WOLFORD No. 293 — CERTIFIED LANDSCAPE ARCHITECT

NO.	DESCRIPTION	DATE	RVSDBY	RFV BY
1	DELETE 4" CAL. TREES	10/3/91		
2	ADD: BLDG. 2	12/13/94	TPM	

APPROVED SE A 88-L-041 Staff date 6/
APPROVED SE / SP PLAN
SE/SP REV CONDS DATED 5-29-02
Date of (BOS) (BZA) approval 7-1-02
Sheet 2 of 2

REVISION APPROVED BY

SURVEY BY	PHR & A
FILE NO	5602-1-0
DESIGN	SHU
DATE	SEPT, 1989
DRAWN	DWP
SCALE	1"=30'
CI	2'
CHKD	SSW
SHEET 14 OF 16	