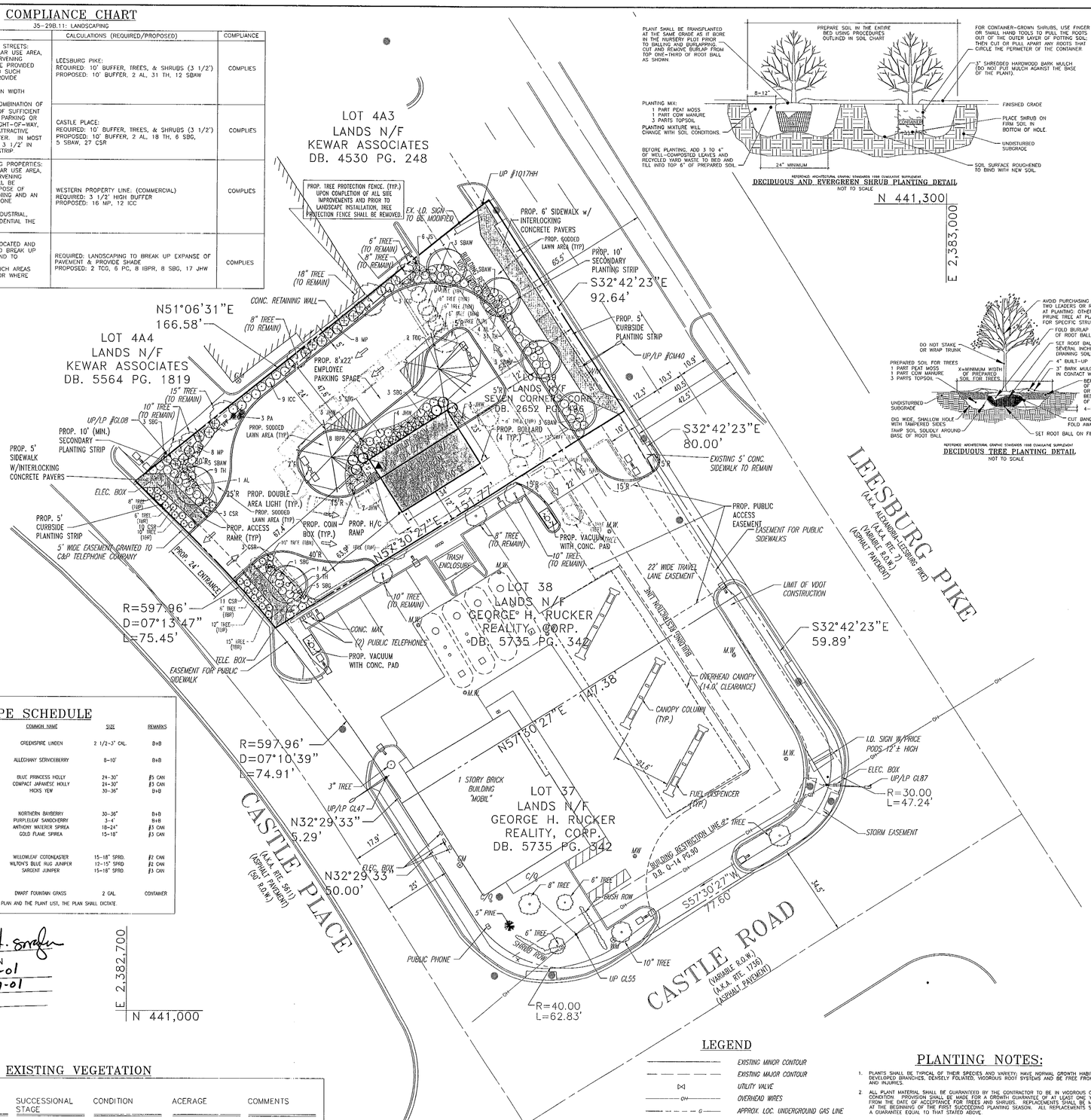
COMPLIANCE CHART

35-29B.11: LANDSCAPING

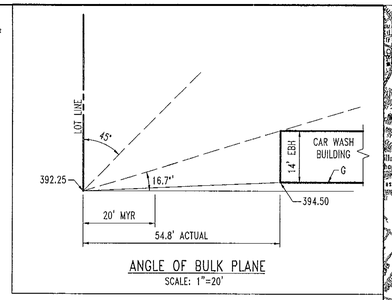
REQUIREMENT	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
D. PERIMETER LANDSCAPING ADJACENT TO PUBLIC STREETS: AN OFF-STREET PARKING AREA OR OTHER VEHICULAR USE AREA, WHERE SUCH AREA IS NOT SCREENED BY AN INTERVENING STRUCTURE FROM ANY ADJACENT STREET, SHALL BE PROVIDED PERIMETER LANDSCAPING BETWEEN SUCH AREA AND SUCH STREET, THE PURPOSE OF WHICH SHALL BE TO PROVIDE APPROPRIATE SCREENING AND STREET TREES. 1. A LANDSCAPED STRIP OF LAND AT LEAST 10' IN WIDTH SHALL BE PROVIDED. 2. SUCH STRIP SHALL BE LANDSCAPED WITH A COMBINATION OF TREES, SHRUBS, FENCES, WALLS AND/OR BERMS OF SUFFICIENT HEIGHT AND DENSITY TO SCREEN ADEQUATELY THE PARKING OR OTHER VEHICULAR USE AREA FROM THE PUBLIC RIGHT-OF-WAY, TO PROVIDE SHADED AREAS AND TO PROVIDE AN ATTRACTIVE APPEARANCE IN KEEPING WITH THE CITY'S CHARACTER. IN MOST INSTANCES, A SOLID LANDSCAPE SCREEN AT LEAST 3 1/2' IN HEIGHT SHALL BE REQUIRED IN THE LANDSCAPED STRIP	LEESBURG PIKE: REQUIRED: 10' BUFFER, TREES, & SHRUBS (3 1/2') PROPOSED: 10' BUFFER, 2 AL, 31 TH, 12 SBAW	COMPLIES
	CASTLE PLACE: REQUIRED: 10' BUFFER, TREES, & SHRUBS (3 1/2') PROPOSED: 10' BUFFER, 2 AL, 18 TH, 6 SBG, 5 SBAW, 27 CSR	COMPLIES
E. PERIMETER LANDSCAPING RELATING TO ABUTTING PROPERTIES: AN OFF-STREET PARKING AREA OR OTHER VEHICULAR USE AREA, WHERE SUCH AREA IS NOT SCREENED BY AN INTERVENING STRUCTURE FROM ANY ABUTTING PROPERTIES, SHALL BE PROVIDED WITH PERIMETER LANDSCAPING, THE PURPOSE OF WHICH SHALL BE TO PROVIDE APPROPRIATE SCREENING AND AN AESTHETICALLY PLEASING VISUAL TRANSITION FROM ONE PROPERTY TO ANOTHER. 1. (IF ADJACENT PROPERTY IS COMMERCIAL OR INDUSTRIAL, THE SCREEN SHALL BE 3 1/2' IN HEIGHT, IF RESIDENTIAL THE SCREEN SHALL BE 5' IN HEIGHT).	WESTERN PROPERTY LINE: (COMMERCIAL) REQUIRED: 3 1/2' HIGH BUFFER PROPOSED: 16 MP, 12 ICC	COMPLIES
F. INTERIOR LANDSCAPING: 1. INTERIOR AND LANDSCAPED AREAS SHALL BE LOCATED AND LANDSCAPED IN SUCH A MANNER AS TO DIVIDE AND BREAK UP THE EXPANSE OF PAVEMENT, TO PROVIDE SHADE AND TO PROVIDE FOR A SAFE MOVEMENT OF VEHICLES AND PEDESTRIANS SIDEWALKS MAY BE PROVIDED IN SUCH AREAS WHERE NECESSARY AS VEHICLE OVERHANG AREAS OR WHERE NEEDED FOR PEDESTRIAN SAFETY.	REQUIRED: LANDSCAPING TO BREAK UP EXPANSE OF PAVEMENT & PROVIDE SHADE PROPOSED: 2 TCG, 6 PC, 8 IBPR, 8 SBG, 17 JHW	COMPLIES



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CONCISE SUPPLEMENT

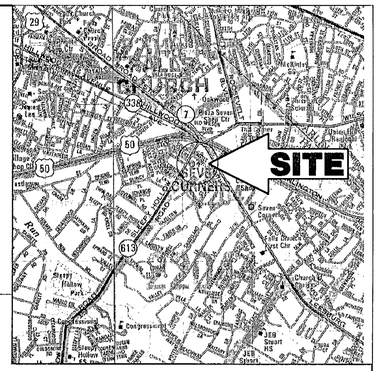
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE



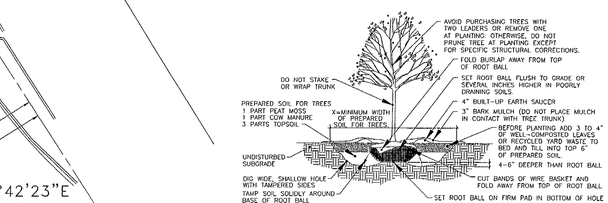
ANGLE OF BULK PLANE

SCALE: 1"=20'



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20694276
SCALE: 1"=2000'



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CONCISE SUPPLEMENT

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

GENERAL NOTES:

1. THE ONE (1) FOOT CONTOUR INTERVAL IS THE RESULT OF A FIELD RUN SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC.
2. THIS PLAN REFERENCES A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY: CONTROL POINT ASSOCIATES, INC. 1120 WELSH ROAD, SUITE 110 NORTH WALES, PA 19454 FILE: #CP00309 DATED: 12/14/00
3. SITE AREA: LOT 39 - 13,231 SQUARE FEET (0.304 AC.)
4. PROPERTY (LOT 39) IS ZONED C-8, HIGHWAY COMMERCIAL PROPERTY IS LOCATED WITHIN A COMMERCIAL REVITALIZATION DISTRICT (SEVEN CORNERS). PROPOSED USE: CAR WASH (PERMITTED BY SPECIAL EXCEPTION)
5. TAX MAP PARCEL NO. 51-3, ((13)), MASON DISTRICT
6. OWNER (LOT 39): SEVEN CORNERS CORPORATION 6309 LEESBURG PIKE FALLS CHURCH, VA 22044
7. ZONING REQUIREMENTS:

	REQUIRED	PROPOSED
A) YARD REQUIREMENTS		
FRONT	45° ANGLE OF BULK PLANE 20' MIN.	54.8'
SIDE	N/A	N/A
REAR	20'	N/A
B) F.A.R.	0.35	0.06
C) OPEN SPACE	15% OF LOT	34%
D) MIN. LOT WIDTH	200'	75.5'
E) MIN LOT AREA	40,000 SF	13,231 SF
F) MAX. BUILDING HEIGHT	50'	14'

8. PARKING REQUIREMENTS:
   AUTOMATED CAR WASH:
   1 SPACE/EMPLOYEE = 1 SPACE REQUIRED
   TOTAL PROVIDED PARKING SPACES = 1
   10 STACKING SPACES/BAY = 10 STACKING SPACES REQUIRED
   TOTAL PROVIDED STACKING SPACES = 10
9. MAXIMUM GROSS FLOOR AREA FOR THE CAR WASH FACILITY IS 782 SF.
10. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
11. NO ADDITIONAL STORMWATER MANAGEMENT FACILITIES ARE PROPOSED WITH THIS PLAN AS THERE WILL BE NO IMPERVIOUS AREA ADDED TO THE SITE.
12. THE SITE IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA OR AN ENVIRONMENTAL QUALITY CORRIDOR.
13. A REVIEW OF THE FEMA MAP FOR FAIRFAX COUNTY SHOWS THAT THIS PROPERTY IS LOCATED OUTSIDE THE 500-YEAR FLOODPLAIN.
14. THERE ARE NO KNOWN UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE AT THIS LOCATION.
15. NO TRAIL REQUIREMENT REQUIRED BY THE ADOPTED COMPREHENSIVE PLAN.
16. THERE ARE NO KNOWN EXISTING GRAVES ON THE SITE.
17. THIS PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE EXISTING OR PROPOSED. SIGNS MUST COMPLY WITH ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
18. A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE EAST PROPERTY LINE PER PARAGRAPH 2, SECTION 13-304 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS REQUESTED WITH THIS APPLICATION.

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE					
TCG	2	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2-3" CAL.	B+B
ORNAMENTAL TREE					
AL	6	AMELANCHIER LAEVIS	ALLEGHANY SERVICEBERRY	8-10'	B+B
EVERGREEN SHRUB					
IBPR	8	ILEX X MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	24-30"	#5 CAN
ICC	12	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24-30"	#3 CAN
TH	49	TAXUS MEDIA 'HICKSII'	HICKS YEW	30-36"	B+B
	89				
DECIDUOUS SHRUB					
MP	16	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	30-36"	B+B
PC	6	PRUNUS CISTENA	PURPLELEAF SANDCHERRY	3-4'	B+B
SBAW	17	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18-24"	#3 CAN
SBG	14	SPIREA X BUMALDA 'GOLDFLAME'	GOLD FLAME SPIREA	15-18"	#3 CAN
	53				
GROUND COVER					
CSR	25	COTONEASTER SALICIFOLIUS 'REPENS'	WILLOWLEAF COTONEASTER	15-18" SPRD.	#2 CAN
JHW	17	JUNIPERUS HORIZONTALIS 'WILTONI'	WILTON'S BLUE RUG JUNIPER	12-15" SPRD	#2 CAN
JS	6	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	15-18" SPRD.	#3 CAN
	48				
PERENNIAL					
PA	3	PENNISETUM ALOPECUROIDES	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER

NOTE: IF ANY DISCREPENCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

...ication No. SE 01-M-013 Staff t. Snaglen
APPROVED (SE)/ SP PLAN
SEE DEV CONDS DATED 7-1-01
Date of (BOS) (BZA) approval 7-9-01
Sheet 1 of 1

EXISTING VEGETATION

REFER TO PLAN VIEW

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACERAGE	COMMENTS
MAINTAINED GRASSLAND	BRADFORD PEAR, JUNIPER, EASTERN RED CEDAR	N/A	POOR TO FAIR	0.304	* SEE CONDITIONS

* THE VEGETATION COVER CONSISTED OF LANDSCAPE TREES AND SHRUBS PLANTED IN THE MEDIANS AND PARKING ISLANDS ON LOT 39 MAP 51-3, (13). THE TREES ARE GENERALLY IN POOR CONDITION DUE TO SITE CONDITIONS.

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- UTILITY VALVE
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND GAS LINE
- APPROX. LOC. UNDERGROUND WATER LINE
- UTILITY POLE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLANTING NOTES:

1. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES; DENSELY FOLIATED; VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
2. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
3. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
4. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
5. ALL EXISTING TREES INDICATED ON THE PLAN ARE TO REMAIN UNLESS NOTED TO BE REMOVED (TBR).

Rev.	Date	Comments	BY
1	04/11/01	REV. PER 04/04/01 COUNTY COMMENTS	R.F.S.

BOHLER ENGINEERING, P.C.
• CIVIL & CONSULTING ENGINEERS • PROJECT MANAGERS • ENVIRONMENTAL & SITE PLANNERS • MUNICIPAL ENGINEERS •
776 MOUNTAIN BOULEVARD WATCHUNG, NEW JERSEY (908) 668-8300
22630 DAVIS DRIVE SUITE 200 STERLING, VIRGINIA 20164 PHONE: (703) 709-9500 FAX: (703) 709-9501
1120 WELSH ROAD, SUITE 200 NORTH WALES, PA 19454 (215) 393-8300

SPECIAL EXCEPTION PLAT SE2001-M-013

PROJECT: SEVEN CORNERS CORPORATION 6301 LEESBURG PIKE FALLS CHURCH (SEVEN CORNERS) FAIRFAX CO., VIRGINIA

TITLE: SITE PLAN

A.J. VOLANTH — PROFESSIONAL ENGINEER VIRGINIA LICENSE No. 0402 034088 MARYLAND LICENSE No. 21324 DISTRICT OF COLUMBIA LICENSE No. 10725 PENNSYLVANIA LICENSE No. 048314-E NEW JERSEY LICENSE No. 40734

D.M. DUKE — PROFESSIONAL ENGINEER VIRGINIA LICENSE No. 0402 034104

SCALE: (H) 1" = 20' (V)	DATE: 04/10/01
DRAWN BY: R.F.S.	PROJECT No: S002000
CHECKED BY: A.J.V.	CAD I.D. #: S02000SS1
CONSTRUCTION CHECK	DATE
SHEET No: 1 OF 1	REV. No. 1

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
APR 25 2001
ZONING EVALUATION DIVISION