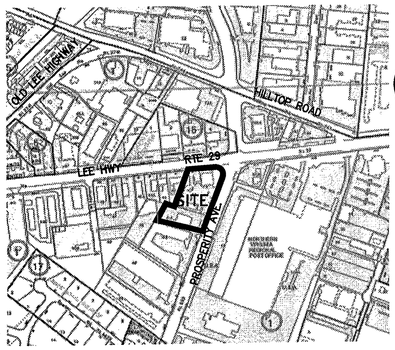
# BMW OF FAIRFAX SHOWROOM

## SPECIAL EXCEPTION APPLICATION

## SE 2006-0045

## PROVIDENCE DISTRICT
## FAIRFAX COUNTY, VIRGINIA

**AUGUST 17, 2006**




VICINITY MAP
SCALE: 1"=500'
TM NO. 49-3 ((1)) 41A & 42

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PROPERTY OWNER

MMR HOLDING LLC, C/O CAPITAL AUTOMOTIVE
REIT SUITE 950
8270 GREENSBORO DR.
McLEAN, VA., 22102

APPLICANT/DEVELOPER

SONIC DEVELOPMENT, LLC
6425 IDLEWILD ROAD
BUILDING 3, SUITE 205
CHAROLTTE, NC 28212
CONTACT: JOHN LEADER
(704) 566-6747

ATTORNEY

LAWSON, TARTER & CHARVET, P.C.
ATTORNEYS AT LAW
6045 WILSON BOULEVARD, SUITE 100
ARLINGTON, VIRGINIA 22205-1546
CONTACT: WILLIAM B. LAWSON
(703) 534-4800

ARCHITECT

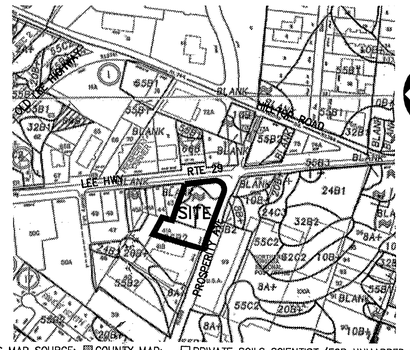
FARRELL McGLYNN
3909 NATIONAL DRIVE
BURTONSVILLE, MARYLAND
CONTACT: DENNIS W. McGLYNN, AIA
(301) 476-9364

ENGINEER

VIKA INC.
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: BOB COCHRAN,LS
(703) 442-7800

LANDSCAPE ARCHITECT

MORTENSEN ASSOCIATES
6843 CHURCHILL ROAD
MCLEAN, VIRGINIA 22101
CONTACT: ROBERT H. MORTENSEN, LA
(703) 917-1515




SOILS MAP SOURCE: ▨ COUNTY MAP; ☐ PRIVATE SOILS SCIENTIST (FOR UNMAPPED SITES)

SOIL MAP
SCALE: 1"=500'
TM NO. 49-3 ((1)) 41A & 42

COMMONWEALTH OF VIRGINIA
LAND SURVEYOR
ROBERT H. COCHRAN
No. 2012
8/17/06

Application No. SE 2006-PR-028 Staff
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 9/20/06
Date of (BOS) (BZA) approval 9/25/06
Sheet 1 of 19

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Department of Planning & Zoning
AUG 17 2006
Zoning Evaluation Division

| VIKA REVISIONS |
|---|
| 3 FEB 06 |
| 21 MAR 06 |
| 14 JULY 06 |
| 15 AUG 06 |

JOB NUMBER 6742
SHEET C1 OF C9

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# A. NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL EXCEPTION IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 049-3 ((1)) 41A & 42. THE PROPERTY IS ZONED C-8 & I-5 AND IS OWNED BY MMR HOLDING,LLC (DB11040, PG 0414).
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.
5. THE PROPERTY IS LOCATED IN PLANNING AREA I, LAND SUB-UNIT E7, OF THE MERRIFIELD SUBURBAN CENTER AREA OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVE THE DEVELOPMENT.
7. STORMWATER MANAGEMENT FACILITIES 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.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THE ENTIRE SUBJECT PROPERTY IS NOT LOCATED WITHIN AN RPA ZONE. THERE IS NO FLOOD PLAIN ASSOCIATED WITH THE SUBJECT PROPERTY.
11. LIMITS OF CLEARING AND GRADING SHOWN ON SHEET 4A & 4B 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.
12. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS.
13. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING, AS LONG AS THE AREA OF LANDSCAPED OPEN SPACE AND THE NUMBER OF PLANTS DOES NOT DIMINISH.
14. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES OUTSIDE AND IN THE STRUCTURES 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.
15. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
16. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE. UNLESS WAIVED OR MODIFIED BY THE BOARD.
17. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
18. PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH Z.O. ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW & ES.
19. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.
20. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS OR EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25') FEET OR MORE.
21. VDOT PLANS FOR LEE HIGHWAY AND PROSPERITY AVENUE SHOWN IN THIS APPLICATION ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISTION OF RIGHT OF WAY.
22. PARKING AREA MAP SHOWN ON SHEET C-2 SUBJECT TO CHANGE AS LONG AS THE MINIMUM NUMBER OF SPACES REQUIRED IS MAINTAINED.
23. PROPOSED LANDSCAPING AS SHOWN IN THE APPLICATION IS SUBJECT TO ALTERATION BY THE APPLICANT OR ITS SUCCESSORS OR ASSIGNS SHOULD FAIRFAX COUNTY REQUEST DEDICATION ALONG LEE HIGHWAY AND/OR PROSPERITY AVENUE. FURTHERMORE, ANY LANDSCAPING SHOWN WITHIN AN EASEMENT IS SUBJECT TO ALTERATION UPON REQUEST BY AN EASEMENT HOLDER.

# B. SITE TABULATIONS

| SITE AREA | ZONE | ACRES | SF OF LAND |
|---|---|---|---|
| TM# 49-3-01-0041A | I-5 | 0.99 | 43,496 |
| TM# 49-3-01-0042 | C-8 | 1.90 | 82,991 |
| TOTAL SITE AREA: | | 2.90 ac | 126,487 |

EXISTING USE: MOTOR VEHICLE SALES AND SERVICE/REPAIR
PROPOSED USE: MOTOR VEHICLE SALES

TOTAL SE AREA———2.90 AC. (126,487.00 S.F.)
EXISTING BLDG AREA——23,341 S.F.
TOTAL BLDG. AREAS AFTER DEMOLITION & EXPANSION——19,000 S.F.

PROPOSED BLDG HT——40' MAX

OPEN SPACE REQ.———15%
OPEN SPACE PROVIDED-16.8% (21,249.81 SF)

INTERIOR LANDSCAPING REQUIRED- 5%
INTERIOR LANDSCAPING PROVIDED- 5.4%

MAXIMUM GFA PROPOSED-27,185 SF
MAXIMUM F.A.R. ALLOWED- 0.50
F.A.R. PROPOSED FOR ALL USES
OTHER THAN RESIDENTIAL- 0.21

# C. PARKING AND LOADING REQUIRED PARKING:

ONE (1) SPACE PER 500 SF OF ENCLOSED SALES/RENTAL FLOOR AREA, PLUS ONE (1) SPACE PER 2500 SF OF OPEN SALES/RENTAL DISPLAY LOT AREA, PLUS TWO (2) SPACES PER SERVICE BAYS, PLUS ONE (1) SPACE PER EMPLOYEE, BUT NEVER LESS THAN FIVE (5) SPACES.

CURRENT EMPLOYEES=130
PROPOSED EMPLOYEES=55

PROPOSED OPEN SALES= 7,998 S.F
PROPOSED ENCLOSED SALES= 8930 S.F.

| | |
|---|---|
| 55 EMPLOYEES @ 1EA. | 55 |
| 7,998 S.F.: OPEN DISPLAY @1 PER 2500 S.F. | 4 |
| 8930 S.F. INDOOR DISPLAY @ 1 PER 500 | 18 |
| TOTAL PARKING REQUIRED= | 77 |

# PARKING PROVIDED:

PARKING PROVIDED WITH FUTURE ADDITION = 198

PARKING PROVIDED WITHOUT FUTURE ADDITION = 201

LOADING SPACE REQ/PROVIDED-1

HANDICAP SPACES REQ/ PROVIDED-4

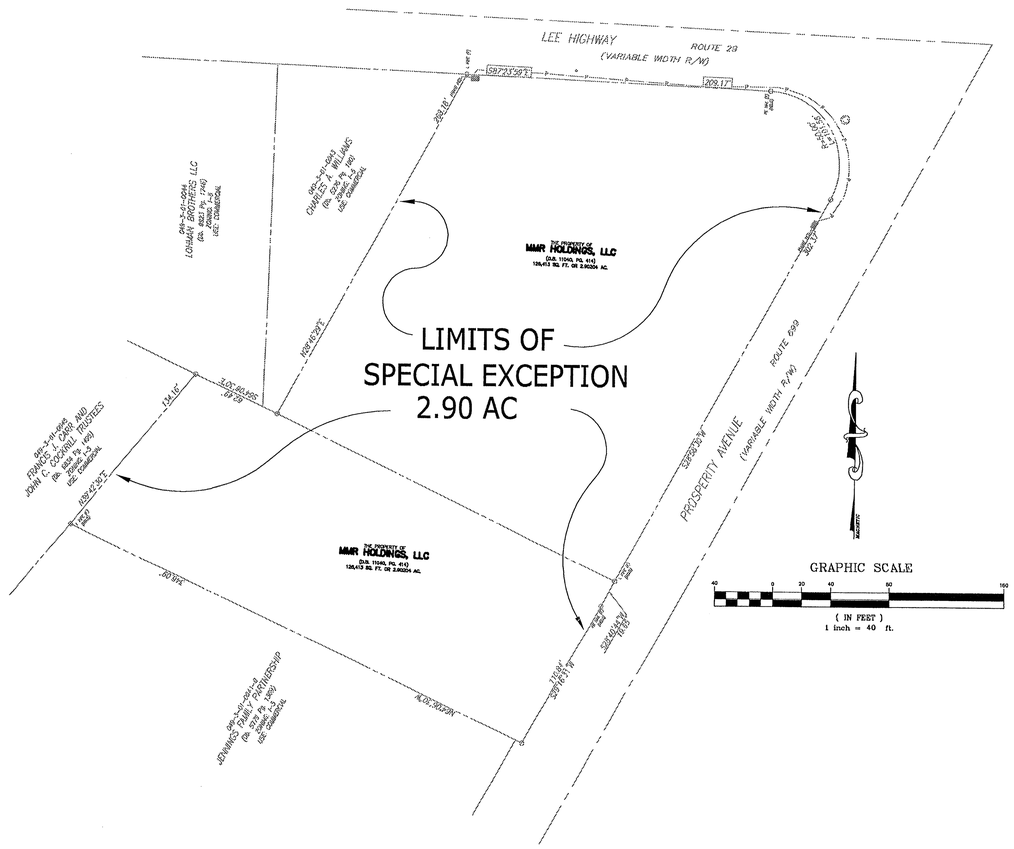
# D. SETBACKS

C-8 REQUIRED/PROVIDED
FRONT: 40'
SIDE: NONE
REAR: 20'

I-5 REQUIRED/PROVIDED
FRONT: 40'
SIDE: NONE
REAR: NONE

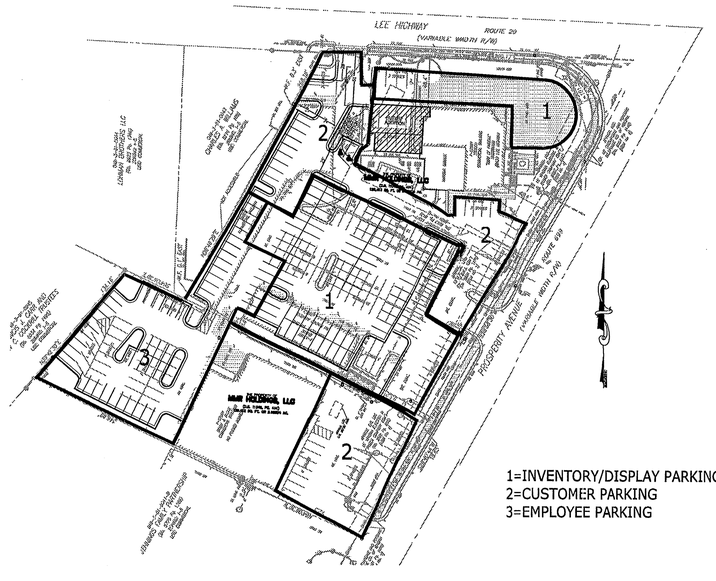
# E. WAIVERS AND MODIFICATIONS

1. MODIFICATIONS OF STREETSCAPE AND SIDEWALK/TRAIL REQUIREMENTS ALONG ROUTE 29 AND PROSPERITY AVENUE.
2. WAIVER OF STORMWATER DETENTION REQUIREMENTS (SEE SHEET 9A)




# SPECIAL EXCEPTION EXHIBIT

SCALE= 1"=40'




1=INVENTORY/DISPLAY PARKING
2=CUSTOMER PARKING
3=EMPLOYEE PARKING

## PARKING AREA MAP NTS

(PARKING AREA SUBJECT TO CHANGE (SEE NOTE 22))

COMMONWEALTH OF VIRGINIA
ROBERT R. COCHRAN
No. 2012
LAND SURVEYOR
8/17/06

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McLEAN, VA (703)442-7800 ■ FAX (703)761-2787
GERMANTOWN, MD LEESBURG, VA

# BMW OF FAIRFAX SHOWROOM
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

# NOTES, TABULATIONS AND DETAILS

VIKA REVISIONS
3 FEB 2006
21 MAR 06
14 JULY 2006
15 AUG 2006

...ation No. SE 2006-PR-008 Staff SP
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 9/20/06
Date of (BOS) (BZA) approval 9/25/06
Sheet 2 of 19

DATE: 15 AUG 06
DES. RO | DWN. JA
SCALE: AS NOTED
PROJECT/FILE NO. 6742
SHEET NO. C2 OF C9

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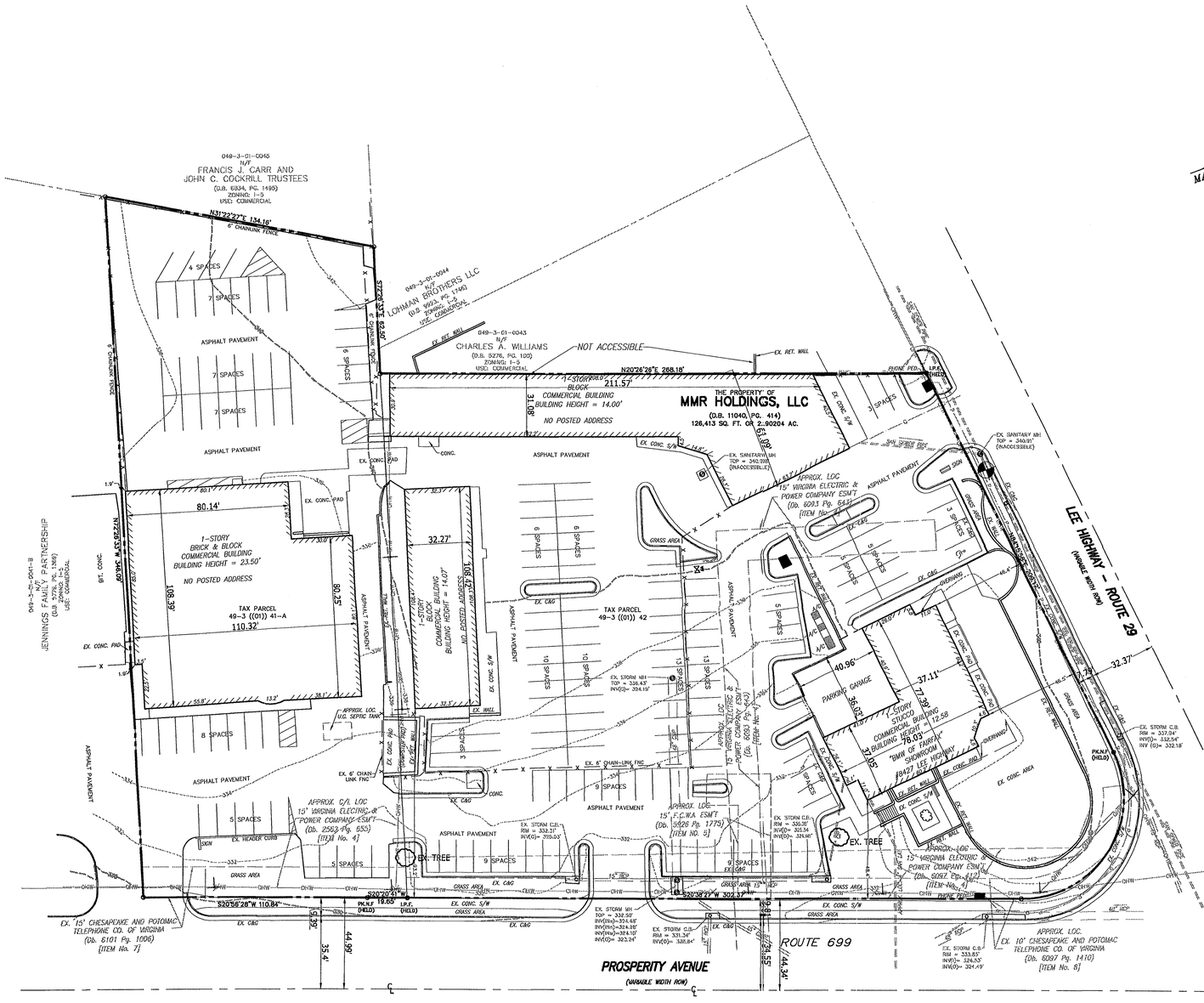


MAGNETIC

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

## LEGEND

| | |
|---|---|
| STORM SEWER MANHOLE | STORM SEWER 15" RCP |
| STORM DRAIN STRUCTURE | SANITARY SEWER 8" SS |
| SANITARY MANHOLE | WATERLINE W |
| WATER MANHOLE | GAS LINE G |
| FIRE HYDRANT | PHONE LINE P |
| VALVE | CABLE TV CATV |
| WATER METER | EDGE OF PAVEMENT |
| ELEC MANHOLE | CURB AND GUTTER |
| UTILITY POLE | HANDICAP RAMP |
| GAS MANHOLE | |
| GAS VALVE | |
| LIGHT POLE | |
| PARKING METER | |
| DRAIN | |

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Sheet 3 of 19

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# BMW OF FAIRFAX SHOWROOM
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

## EXISTING CONDITIONS

VIKA REVISIONS

| |
|---|
| 3 FEB 06 |
| 21 MAR 06 |
| 14 JULY 06 |
| 15 AUG 06 |

DATE: 15 AUG 2006

| DES. | DWN. |
|---|---|
| R.O. | JA |

SCALE: 1"=30'

PROJECT/FILE NO. 6742

SHEET NO. C3 OF C9

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Date of (BOS) (BZA) approval 9/25/06
Sheet 4 of 19

*VDOT DISCLAIMER:
THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY.

ADDITIONAL EASEMENTS FOR UTILITY RELOCATIONS MAY BE REQUIRED BEYOND THE PROPOSED RIGHT-OF-WAY SHOWN ON THESE PLANS.

## LEGEND

| | | | |
|---|---|---|---|
| STORM SEWER MANHOLE | | STORM SEWER | 15" RCP |
| STORM DRAIN STRUCTURE | | SANITARY SEWER | 8" SS |
| SANITARY MANHOLE | | WATERLINE | W |
| WATER MANHOLE | | GAS LINE | 2"G |
| FIRE HYDRANT | | PHONE LINE | P |
| VALVE | | CABLE TV | CATV |
| WATER METER | | EDGE OF PAVEMENT | |
| ELEC MANHOLE | | CURB AND GUTTER | |
| UTILITY POLE | | HANDICAP RAMP | |
| GAS MANHOLE | | | |
| GAS VALVE | | | |
| LIGHT POLE | | | |
| PARKING METER | PM | | |
| DRAIN | DI | | |
| PROPOSED TREE | | | |
| PROPOSED SIDEWALK | | | |

COMMONWEALTH OF VIRGINIA
8/17/06
ROBERT R. COGHRAN
No. 2012
LAND SURVEYOR

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# BMW OF FAIRFAX SHOWROOM
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

# SPECIAL EXCEPTION PLAT WITHOUT FUTURE ADDITION

VIKA REVISIONS
3 FEB 06
21 MAR 06
14 JULY 06
15 AUG 06

DATE: 15 AUG 2006
DES. R.O.
DWN. JA
SCALE: 1"=30'
PROJECT/FILE NO. 6742
SHEET NO. C4A OF C9

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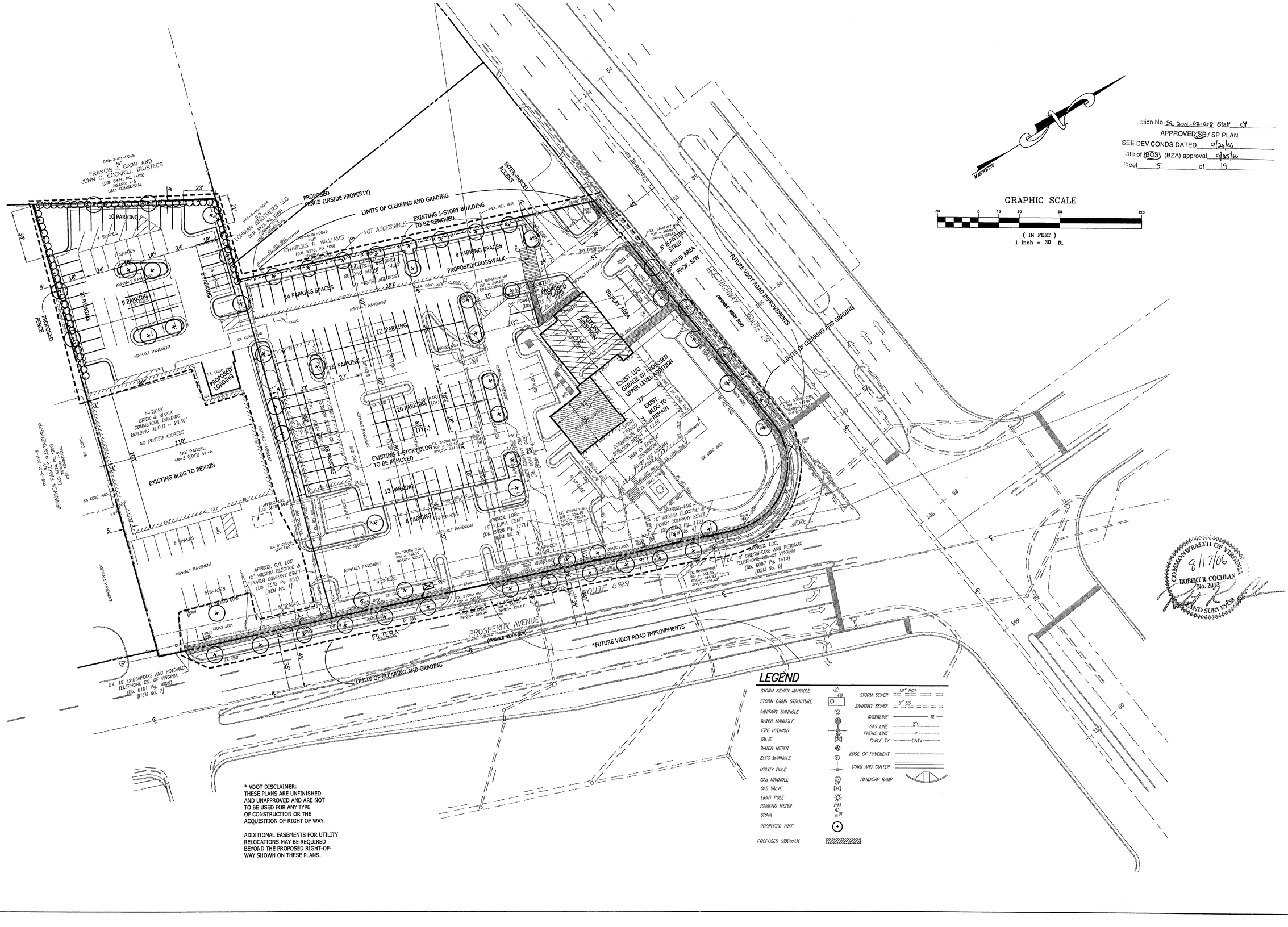


...tion No. SE 2006-PR-028 Staff CH
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SEE DEV CONDS DATED 9/26/06
...ate of BOS (BZA) approval 9/25/06
Sheet 5 of 19



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COMMONWEALTH OF VIRGINIA
8/17/06
ROBERT R. COCHRAN
No. 2032
LAND SURVEYOR

VIKA

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# BMW OF FAIRFAX SHOWROOM
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

# SPECIAL EXCEPTION PLAT WITH FUTURE ADDITION

| VIKA REVISIONS |
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SHEET NO. C4B OF C9

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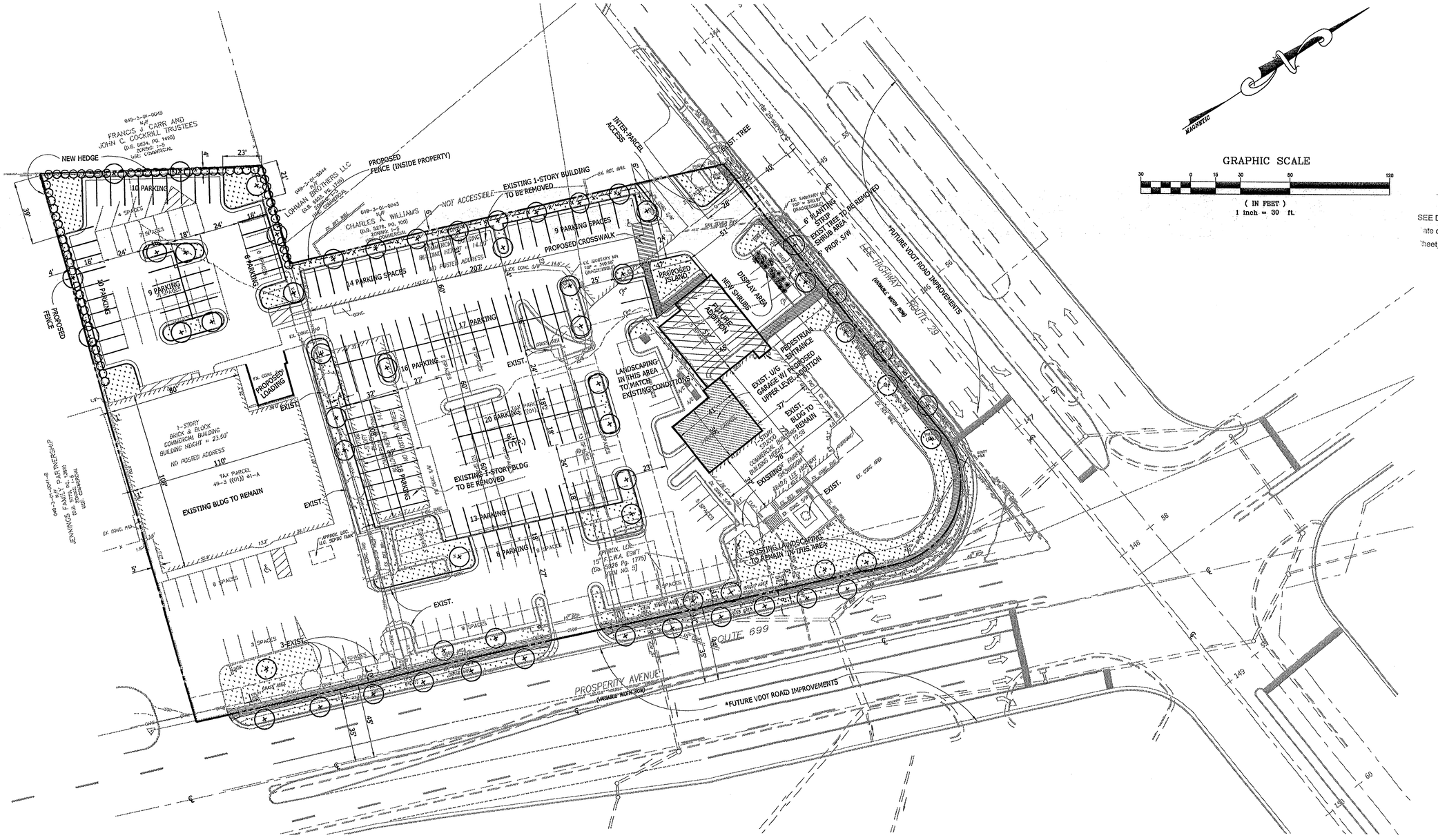


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PROPOSED TREES TO BE PLANTED

| QUAN | TYPE | CAL | CANOPY | |
|---|---|---|---|---|
| 9 | SHADE TREES CATEGORY IV | 3" | 250 | 2,250 |
| 25 | SHADE TREES CATEGORY III | 3" | 175 | 4,375 |
| | | | TOTAL | 6,625 SF |

NOTES:
1. STREETSCAPE TREES NOT INCLUDED IN THESE TOTALS

2. PROPOSED LANDSCAPING AS SHOWN IN THIS APPLICATION IS SUBJECT TO ALTERATIONS SHOULD FAIRFAX COUNTY REQUEST R.O.W. DEDICATION ALONG LEE HIGHWAY AND/OR PROSPERITY AVENUE.

TYPICAL PLANT LIST (TO BE SELECTED)

| BOTANICAL NAME | COMMON NAME |
|---|---|
| ACER BUERGERANUM | TRIDENT MAPLE |
| ACER RUBRUM 'OCTOBER GLORY' | RED MAPLE |
| GLEDITSIA TRAICANTHOS 'SHADEMASTER' | THORNLESS HONEY LOCUST |
| LAGERSTROEMIA INDICA 'TUSKEEGEE' | CRAPE MYRTLE |
| PRUNUS SERRULATA 'KWANZAN' | KWANZAN CHERRY |
| TILIA TOMENTOSUM | LITTLELEAF LINDEN |
| QUERCUS PHELLOS | WILLOW OAK |
| ZELKOVA SERRATA | ZELKOVA |
| PLANTANUS ACERIFOLIA | LONDON PLANETREE |
| CORNUS KOUSA | KOUSA DOGWOOD |
| PRUNUS YEDOENSIS | YOSHINO CHERRY |
| EUONYMUS ALATUS COMPACTA | BURNING BUSH |
| LIGUSTRUM AMURENSE | AMUR PRIVET |

FAIRFAX COUNTY TREE COVER CALCULATIONS

TREE COVER REQUIRED

| | |
|---|---|
| GROSS SITE AREA: | 126,410 SF |
| BUILDING | 19,000 SF |
| NET | 107,409 SF |
| CANOPY REQUIRED 10 % | 10,741 SF |
| CREDIT FOR RETAINED* | 3,339 SF |
| x 1.25 | 4,174 SF |
| NEW CANOPY PROVIDED) | 6,625 SF |
| TOTAL CANOPY: | 10,799 SF |
| TOTAL CANOPY OVER: | 58 SF |

NOTE:
*3 EXISTING RED MAPILES NOT INCLUDED IN THIS TOTAL AS THEY ARE IN THE UTILITY EASEMENT.

LEGEND

STORM SEWER MANHOLE (SM)
STORM DRAIN STRUCTURE
SANITARY MANHOLE
WATER MANHOLE
FIRE HYDRANT
VALVE
WATER METER
ELEC MANHOLE
UTILITY POLE
GAS MANHOLE
GAS VALVE
LIGHT POLE
PARKING METER
DRAIN (D)
PROPOSED TREE
PROPOSED SIDEWALK

STORM SEWER 15" RCP
SANITARY SEWER 8" SS
WATERLINE W
GAS LINE 2"G
PHONE LINE P
CABLE TV CATV
EDGE OF PAVEMENT
CURB AND GUTTER
HANDICAP RAMP
LANDSCAPE AREA

COMMONWEALTH OF VIRGINIA
8/17/06
ROBERT C. JORGENSEN
(LICENSE) No. 000009
REGISTERED LANDSCAPE ARCHITECT

VIKA
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VIKA INCORPORATED
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MCLEAN, VA GERMANTOWN, MD LEESBURG, VA

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PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

## LANDSCAPE PLAN

VIKA REVISIONS
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SHEET NO. C5 OF C9

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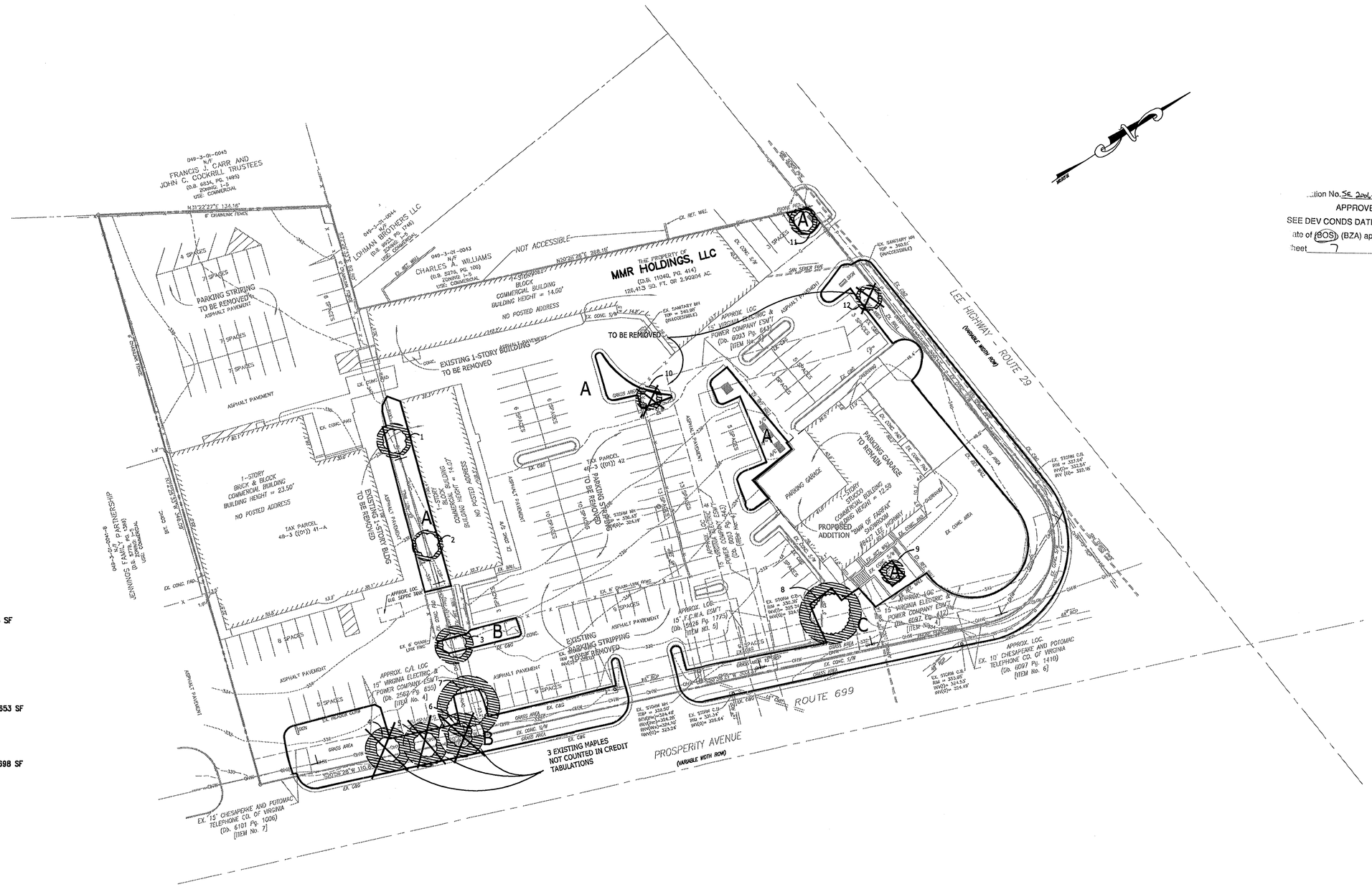


...tion No. SE 2006-PR-003 Staff JP
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 9/20/06
...ate of (BOS) (BZA) approval 9/25/06
Sheet 7 of 19

## CONDITION DESCRIPTIONS

COVER TYPE "A" TOAL 2,698 SF
MULCH MAINTAINED
RED MAPLE
CRAPE MYRTLE
NANDINA
LIRIOPE
TAXUS
ORNAMENTAL CHERRY
JAPANESE MAPLE

COVER TYPE "B" TOTAL 4,653 SF
GRASS SURFACE
ORNAMENTAL CHERRY
RED MAPLE
HOLLY SHRUBS

COVER TYPE "C" TOTAL 8,698 SF
SOME LAWN SURFACE
MULCHED SURFACE
JUNIPER
DOGWOOD
LIRIOPE
ORNAMENTAL GRASSES
PERENNTIALS
ANNUAL FLOWERS
TAXUS
AZALEAS
BARBERRY
ABORVITAE

EXISTING TREE INVENTORY

| KEY | TREE | CALIPER SIZE | DIAMETER SPREAD | CANOPY | CONDITION |
|---|---|---|---|---|---|
| 1 | RED MAPLE | 8" | 20' | 314 | GOOD |
| 2 | RED MAPLE | 6" | 18' | 254 | GOOD |
| 3 | ORNAMENTAL CHERRY | 8" | 22' | 380 | GOOD |
| 4 | RED MAPLE | 5" | 26' | 531 | GOOD |
| 5 | RED MAPLE | 5" | 26' | 531 | GOOD |
| 6 | RED MAPLE | 6" | 26' | 531 | GOOD |
| 7 | ZELKOVA | 16" | 36' | 1018 | GOOD |
| 8 | ZELKOVA | 16" | 36' | 1018 | GOOD |
| 9 | JAPANESE MAPLE | 8" | 14' | 154 | GOOD |
| 10 | ORNAMENTAL CHERRY | 12" | 14' | X | POOR- TO BE REMOVED |
| 11 | CRAPE MAPLE | 8" | 16' | 201 | GOOD |
| 12 | DOGWOOD | 8" | 15' | X | POOR- TO BE REMOVED |
| | | | TOTAL | 4,932 | |

EXISTING VEGETATION TABLE

| EVM INDEX | COVER TYPE | SUCESSIONAL STAGE | COVER CONDITION | PRIMARY SPIECIES | COMMENTS |
|---|---|---|---|---|---|
| A | DEVELOPED MAINTAINED | N/A | GOOD | SEEE DESCRIPTIONS | SEE DESCRIPTIONS |
| B | DEVELOPED MAINTAINED | N/A | GOOD | SEEE DESCRIPTIONS | SEE DESCRIPTIONS |
| C | DEVELOPED MAINTAINED | N/A | GOOD | SEEE DESCRIPTIONS | SEE DESCRIPTIONS |

NARRATIVE:
THIS COMMERCIAL PROPERTY IS A TYPICAL LANDSCAPED BUILDING SITE WITH A VARIETY OF DECIDUOUS TREES, ORNAMENTAL SHRUBS AND GROUNDCOVERS AND LAWN. THE EXISTING TREES TO REMAIN ARE IN GOOD HEALTH AND CONSISTANT WITH THE SHAPE OF THEIR SPECIES. THE SHRUB PLANTINGS AND LAWN ARE WELL MAINTAINED AND WILL, FOR THE MOST PART, BE RETAINED. ANY WALKWAY CONSTRUCTION AND/OR PARKING SURFACE ADJUSTMENTS MAY ADJUST THE AFFECTED PLANTS BUT WILL BE REPLACED IN KIND AND TO FIT IN.

COMMONWEALTH OF VIRGINIA
8/17/06
ROBERT O. RORTENSEN
(LICENSE) No. 000009
CERTIFIED LANDSCAPE ARCHITECT

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

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VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD LEESBURG, VA

# BMW OF FAIRFAX SHOWROOM
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

## EXISTING VEGETATION MAP

VIKA REVISIONS
3 FEB 06
21 MAR 06
14 JULY 06
15 AUG 06

DATE: 15 AUG 2006
DES. R.O. | DWN. JA
SCALE: 1"=30'
PROJECT/FILE NO. 6742
SHEET NO. C6 OF C9

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## LEGEND

* DESTINATION

SIDEWALKS

Application No. SE 2006-PR-008 Staff
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 9/20/06
Date of (BOS) (BZA) approval 9/25/06
Sheet 8 of 19

COMMONWEALTH OF VIRGINIA
8/17/06
ROBERT R. COCHRAN
No. 2012
LAND SURVEYOR

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

SITE SECTION A-A
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'

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# BMW OF FAIRFAX SHOWROOM
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

## PEDESTRIAN PLAN AND SITE SECTION

| VIKA REVISIONS |
|---|
| 3 FEB 06 |
| 21 MAR 06 |
| 14 JULY 06 |
| 15 AUG 06 |

DATE: 15 AUG 2006
DES. R.O. DWN. JA
SCALE: 1"=30'
PROJECT/FILE NO. 6742
SHEET NO. C7 OF C9

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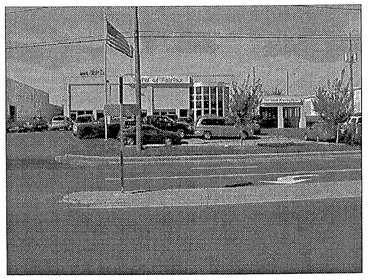
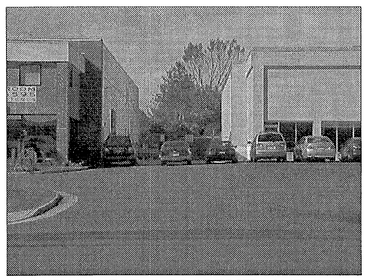
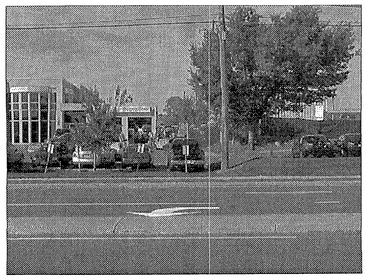


LOOKING WEST- PROSPERITY AVE.
11-04-05

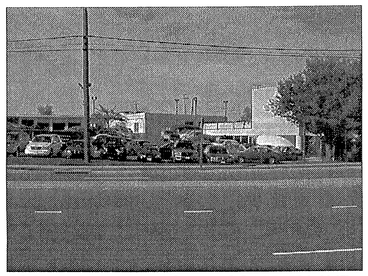


LOOKING WEST @ PROPERITY AVE @
(SOUTH) PROPERTY LINE 11-04-05

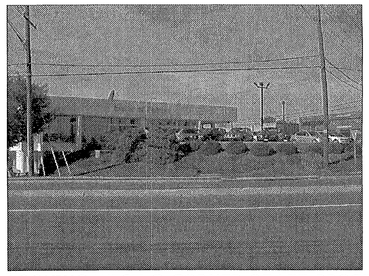


LOOKING N'W FROM PROSPERITY AVE
ALONG COMMON I5-C8 PROPERTY LINE 11-04-05

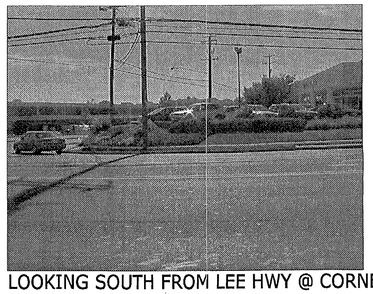
LOOKING NW FROM PROSPERITY AVE @ C8 PROPERTY
11-04-05



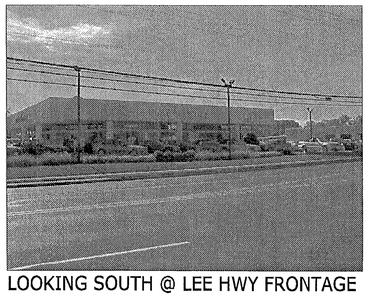
LOOKING WEST FROM PROSPERITY AVE
@ DEALERSHIP 11-04-05



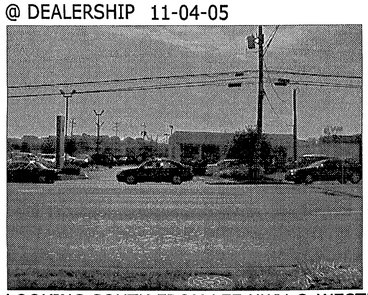
LOOKING WEST @ CORNER OF LEE-PROSPERITY
11-04-05



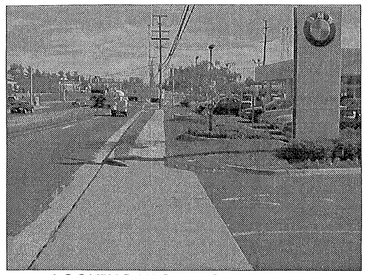
LOOKING SOUTH FROM LEE HWY @ CORNER
OF PROSPERITY AVE. 11-04-05



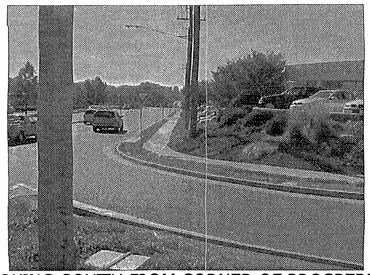
LOOKING SOUTH @ LEE HWY FRONTAGE
11-04-05



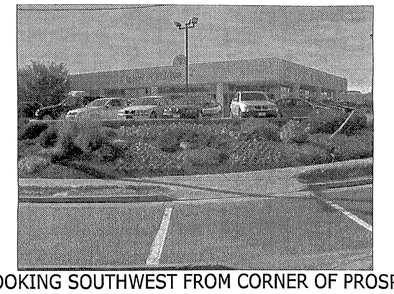
LOOKING SOUTH FROM LEE HWY @ WESTERN
PROPERTY LINE. 11-04-05



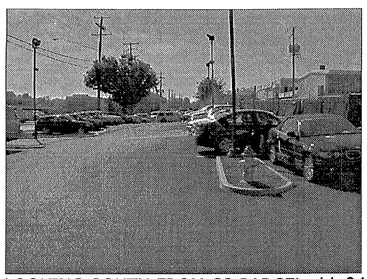
LOOKING EAST ALONG LEE HWY
11-04-05



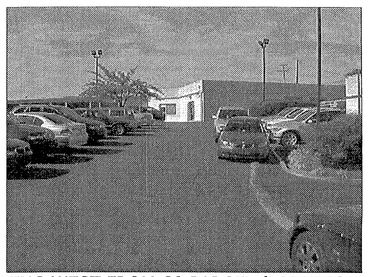
LOOKING SOUTH FROM CORNER OF PROSPERITY AVE
& LEE HWY 11-04-05



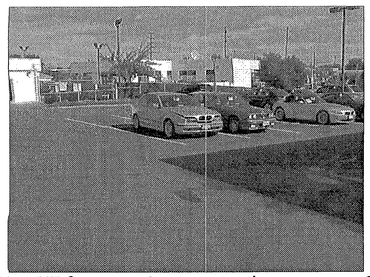
LOOKING SOUTHWEST FROM CORNER OF PROSPERITY AVE
& LEE HWY 11-04-05



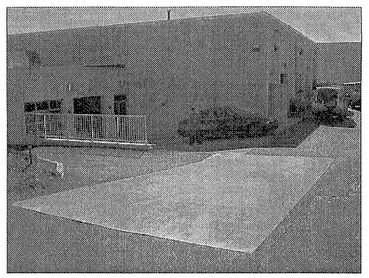
LOOKING SOUTH FROM C8 PARCEL 11-04-05



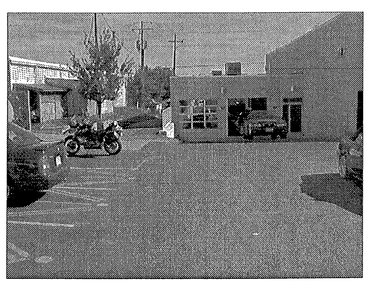
LOOKING WEST FROM C8 PARCEL (PARKING AREA)
11-04-05



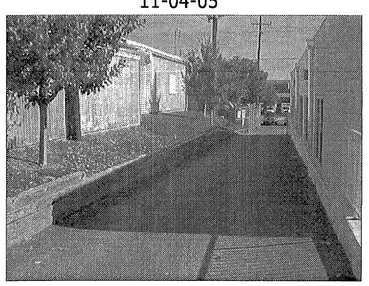
-Looking NE from service area to showroom on C8 parcel
11-04-05



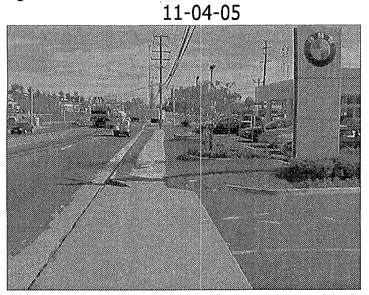
Looking SE at ramps connecting I5 to C8 parcel
11-04-05



Looking E from I5 parcel at common property line with C8 parcel
11-04-05



Looking E a drive that separates C8-I5 parcels
11-04-05



Looking E along Lee Hwy frontage 11-04-05

...ition No. SE 2006-PR-008 Staff
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 9/20/06
...ate of (BOS) (BZA) approval 9/25/06
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ROBERT R. COCHRAN
No. 2012
LAND SURVEYOR
8/17/06

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FAIRFAX COUNTY VIRGINIA

PHOTOGRAPHS OF
SUBJECT PROPERTIES

| VIKA REVISIONS |
|---|
| 3 FEB 06 |
| 21 MAR 06 |
| 14 JULY 06 |
| 15 AUG 06 |

DATE: 15 AUG 2006
DES. R.O. | DWN. JA
SCALE: NTS
PROJECT/FILE NO. 6742
SHEET NO. C8A OF C9

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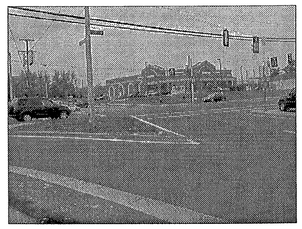
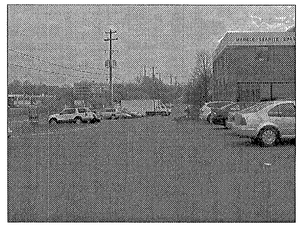
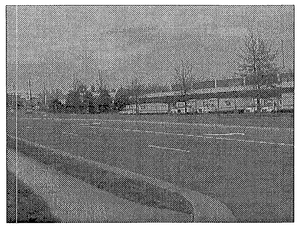


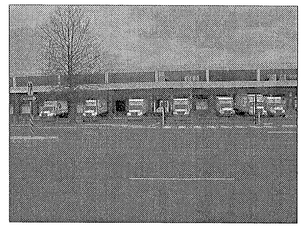
Looking N at Lee-Prosperity intersection 04-03-06



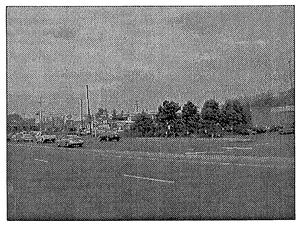
Looking S from I5 parcel along Prosperity Ave 04-03-06



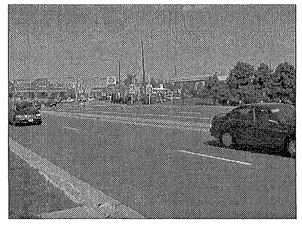
Looking NE along Prosperity Ave from C8 parcel 04-03-06



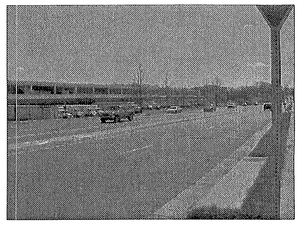
Looking E across Prosperity Ave from C8 parcel 04-03-06



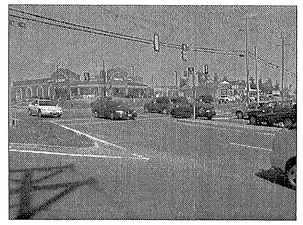
Looking NE along Prosperty Ave approaching intersection with Lee Hwy 04-03-06



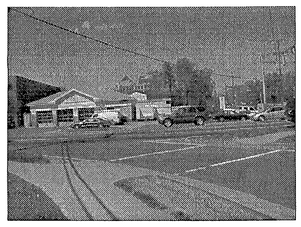
Looking NE along Prosperty Ave approaching intersection with Lee Hwy 04-03-06



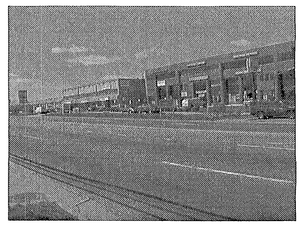
Looking SE along Prosperity Ave from Lee-Prosperity intersection 04-04-06



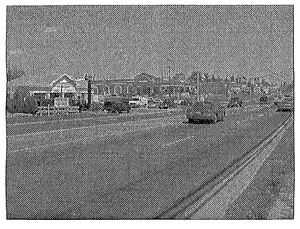
Looking N at corner of Lee-Prosperity intersection 04-04-06



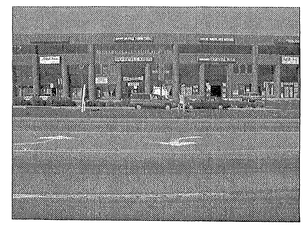
Looking N across Lee Hwy from C8 parcel at Lee-Prosperity intersection 04-04-06.



Looking NW along Lee Hwy from C-8 parcel 04-04-06.

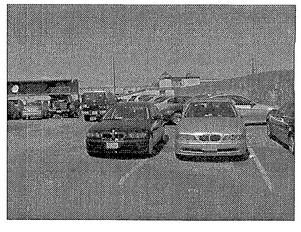


Looking NE along Lee Hwy from NW corner of C8 parcel 04-04-06.

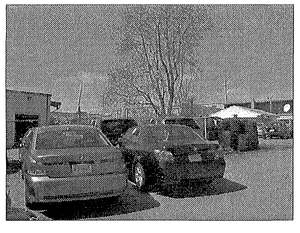


Looking N across Lee Hwy from NW corner of C8 parcel 04-04-06.

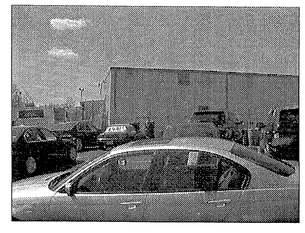
Looking W from NW corner of C8 parcel 04-04-06



Looking N from SW corner of I5 parcel 04-04-06

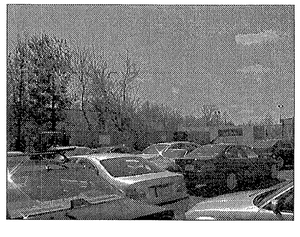


Looking NW from SW corner of I5 parcel 04-04-06



Looking W from SW corner of I5 parcel 04-04-06

Looking SW from SW corner of I-5 parcel 04-04-06



Looking SW from SW corner of I-5 parcel 04-04-06

...tion No. SE 2006-PR-008 Staff GP
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SEE DEV CONDS DATED 9/20/06
...ate of BOS (BZA) approval 9/25/06
Sheet 10 of 19

COMMONWEALTH OF VIRGINIA
ROBERT K. COCHRAN
NO. 2012
LAND SURVEYOR
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BMW OF FAIRFAX
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PHOTOGRAPHS OF
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SHEET NO. C8B OF C9

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### BMP FACILITY DESIGN CALCULATIONS

Plan Name: ____________ Date: ________

Plan Number: ____________ Engineer: SS

**I. WATER QUALITY NARRATIVE**

**THE SITE CONSIST OF 2.90 (AC), WHERE THE EXISTING IMPERVIOUS AREA IS ABOUT 2.57 (AC) OR 89%. THE PROPOSED CONDITIONS WILL DECREASE THE AMOUNT OF IMPERVIOUSNESS TO 2.40 (AC) MAKING THE NEW IMPERVIOUS COVER ABOUT 83% OVER THE ENTIRE SITE. THUS MAKING THE REDEVELOPMENT PHOSPHORUS REMOVAL REQUIREMENT 3.50%.**

**IT IS PROPOSED TO MET SUCH REQUIREMENT THROUGH THE IMPLEMENTATION OF A FILTERA DEVICE WHICH HAS A REMOVAL EFFICIENCY OF 50% GIVING THE SITE A TOTAL PHOSPHORUS REMOVAL OF 10.17%, HENCE MEETING BMP REQUIREMENTS.**

**II. WATERSHED INFORMATION**

**Part 1: List all of the Subareas and "C" factors used in the BMP Computations**

| Subarea Designation (1) | "C" (2) | Acres (3) |
|---|---|---|
| (1) ON SITE UNCONTROLLED | 0.80 | 1.05 |
| (2) ON SITE CONTROLLED | 0.80 | 0.59 |
| (3) ON SITE UNCONTROLLED | 0.80 | 0.83 |
| (4) ON SITE UNCONTROLLED | 0.80 | 0.43 |
| | Total | 2.90 |

**III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"**

**Part 2: Compute the Weighted Average "C" Factor for the Site**

(A) Area of the Site (a) 2.90 acres

| Subarea Designation (1) | "C" (2) | | Acres (3) | | Product (4) |
|---|---|---|---|---|---|
| (1) ON SITE UNCONTROLLED | 0.80 | x | 1.05 | = | 0.84 |
| (2) ON SITE CONTROLLED | 0.80 | x | 0.59 | = | 0.47 |
| (3) ON SITE UNCONTROLLED | 0.80 | x | 0.83 | = | 0.66 |
| (4) ON SITE UNCONTROLLED | 0.80 | x | 0.43 | = | 0.34 |
| | | x | | = | |
| | | x | | = | |
| | 0.00 | x | 0.00 | = | 0.00 |

(b) Total 2.32

(C) Weighted average "C" factor (b)/(a) = (C) 0.80

**Part 3: Compute the Total Phosphorus Removal for the Site**

| Subarea Designation (1) | Removal Efficiency (%) (3) | | Area Ratio (4) | | "C" Ratio (5) | | Product (6) |
|---|---|---|---|---|---|---|---|
| (2) FILTERA | 50 | x | 0.20 | x | 1.00 | = | 10.17 |
| | | x | | x | | = | |
| | | x | | x | | = | 0.00 |
| | | x | | x | | = | 0.00 |
| | | x | | x | | = | 0.00 |
| | | x | | x | | = | 0.00 |

(a) Total 10.17

**Part 4: Determine Compliance with Phosphorus Removal Requirement**

(A) Select Requirement (a) 3.50

Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)

Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.9 x ("I" pre/"I" post)] x 100 = 3.50 %

(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 10.2 >= 3.50

**PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED**

REDEVELOPMENT PHOSPHORUS REMOVAL REQUIREMENTS

[ 1-0.9 ( "I"pre / "I"post) ] x 100 = % P removal
= 3.49

Ipre = **89%**
Ipost = **83%**

Copyright © 2002 by Americast

AMERICAST® A Division of VALLEY BLOX, Inc.

DATE: 06-21-02 | DRWG: FILTERRA01

PRECAST 6'-0 x 6'-0 FILTERRA™ INLET

**X. Sizing Procedure**

**A. Filterra™ Sizing Procedure:**

1. Select desired percentage of annual rainfall volume to be treated (y axis).
2. From that point on the y-axis draw a horizontal line to the curve and a vertical to line to x-axis to find Filter Surface Area (FSA) / Drainage Area (DA) ratio percent.
3. Calculate Filterra™ surface area by using the following formula:

**(FSA/DA %) (DA in acres) x (43,560 sq. ft.) / 100 = Surface Area required (as percent the site drainage)**

**Example:** Desired Annual Volume Treated = 95%
Drainage Area to be treated = 0.5 Acres
From Chart the FSA / DA % = 0.52

(0.5) (0.5) (43,560) / 100 = 100 sq. ft. (Note: Could use one 9'x 12' filter box or three 6'x 6', etc., to reach the needed Filterra surface area required)

**B. Determine Annual Pollutant Removal**

Simply multiply the percent annual volume treated by the maximum pollutant removal percentage for each pollutant from UVA performance Data above.

**Example:** Annual volume treated = 95 %
Maximum TSS Removal = 95% (From Performance Data Above)
Annual Pollutant Removal = (95) (95) / 100 = 90.25% Total Suspended Solids

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L) — Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) — Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L) — PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q) — Amendments (18-202 10F & 10I)

☒ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C-8.

☒ 3. Provide:

| Facility Name/ Type & No. | On-site area served (acres) | Off-site area served (acres) | Drainage area (acres) | Footprint area (sf) | Storage Volume (cf) | If pond, dam height (ft) |
|---|---|---|---|---|---|---|
| (e.g. dry pond A, infil. trench, underground vault, etc.) | | | | | | |
| FilteRA | 0.59 | 0 | 0.59 | | | |
| Totals | | | | | | |

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-3A
Pond inlet and outlet pipe systems are shown on Sheet N/A.

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A.
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet C-4.

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet C-9B.

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet N/A.

☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet N/A.

☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C-2 / C-3A

☒ 11. A submission waiver is requested for Quantity

☒ 12. Stormwater management is not required because Post-development runoff is less than existing

14

...cation No. SE 2006-PR-008 Staff [initials]
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 9/26/06
Date of (BOS) (BZA) approval 9/25/06
Sheet 11 of 19

COMMONWEALTH OF VIRGINIA
8/17/06
ROBERT R. COCHRAN
No. 2012
LAND SURVEYOR

## DESIGN NOTE:

THE DESIGN OF ALL STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICE FACILITIES SHOWN IN THE SUBJECT APPLICATION ARE PRELIMINARY AND BASED ON APPROXIMATE DRAINAGE AREAS AND C-FACTORS. ALL INFORMATION AND DESIGN DATA REGARDING ANY OF THESE FACILITIES IS SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD LEESBURG, VA

# BMW OF FAIRFAX SHOWROOM
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

## STORMWATER MANAGEMENT COMPUTATIONS

VIKA REVISIONS
3 FEB 06
21 MAR 06
14 JULY 06
15 AUG 06

DATE: 15 AUG 2006
DES. SS | DWN. JA
SCALE: 1"=30'
PROJECT/FILE NO. 6742
SHEET NO. C9A OF C9

| Elev. (ft) | POND 10 Volume (ac-ft) |
|---|---|
| 24.0000 | 0.00000 |
| 24.5000 | 0.00084 |
| 25.0000 | 0.00378 |
| 25.5000 | 0.00772 |
| 26.0000 | 0.01214 |
| 26.5000 | 0.01671 |
| 27.0000 | 0.02113 |
| 27.5000 | 0.02507 |
| 28.0000 | 0.02801 |
| 28.5000 | 0.02885 |

## 2YR ROUTING

```
LEVEL POOL ROUTING SUMMARY

HYG Dir          = C:\Documents and Settings\sandoval\Desktop\
Inflow  HYG file = work_pad.hyg - POND 10        IN  2
Outflow HYG file = work_pad.hyg - POND 10        OUT 2

Pond Node    Data = POND 10
Pond Volume Data = POND 10
Pond Outlet Data = Outlet 1

No Infiltration

INITIAL CONDITIONS
-----------------------------------
Starting WS Elev    =    24.00 ft
Starting Volume     =     .000 ac-ft
Starting Outflow    =      .00 cfs
Starting Infiltr.   =      .00 cfs
Starting Total Qout=       .00 cfs
Time Increment      =    .0500 hrs

INFLOW/OUTFLOW HYDROGRAPH SUMMARY
=====================================================
Peak Inflow      =      6.42 cfs    at     .1000 hrs
Peak Outflow     =      5.15 cfs    at     .1500 hrs
-----------------------------------------------------
Peak Elevation   =     26.37 ft
Peak Storage =            .015 ac-ft
=====================================================

MASS BALANCE (ac-ft)
--------------------------
+ Initial Vol  =        .000
+ HYG Vol IN   =        .231
- Infiltration =        .000
- HYG Vol OUT  =        .231
- Retained Vol =        .000
                 ----------
Unrouted Vol =       -.000 ac-ft  (.000% of Inflow Volume)
```

## 10YR ROUTING

```
LEVEL POOL ROUTING SUMMARY

HYG Dir          = C:\Documents and Settings\sandoval\Desktop\
Inflow  HYG file = work_pad.hyg - POND 10        IN  10
Outflow HYG file = work_pad.hyg - POND 10        OUT 10

Pond Node    Data = POND 10
Pond Volume Data = POND 10
Pond Outlet Data = Outlet 1

No Infiltration

INITIAL CONDITIONS
-----------------------------------
Starting WS Elev    =    24.00 ft
Starting Volume     =     .000 ac-ft
Starting Outflow    =      .00 cfs
Starting Infiltr.   =      .00 cfs
Starting Total Qout=       .00 cfs
Time Increment      =    .0500 hrs

INFLOW/OUTFLOW HYDROGRAPH SUMMARY
=====================================================
Peak Inflow      =      8.57 cfs    at     .1000 hrs
Peak Outflow     =      6.45 cfs    at     .1500 hrs
-----------------------------------------------------
Peak Elevation   =     27.42 ft
Peak Storage =            .024 ac-ft
=====================================================

MASS BALANCE (ac-ft)
--------------------------
Initial Vol  =        .000
HYG Vol IN   =        .308
Infiltration =        .000
HYG Vol OUT  =        .308
Retained Vol =        .000
               ----------
Unrouted Vol =        .000 ac-ft  (.000% of Outflow Volume)
```

## QUANTITY CONTROL NARRATIVE

***THE SITE CONSIST OF 2.90 (AC), WHERE THE EXISTING RUNOFF COEFFICIENT IS ABOUT 0.83. THE PROPOSED CONDITIONS WILL ADD ADDITIONAL LANDSPACE TO THE SITE, THUS DECREASING THE RUNOFF COEFFICIENT TO 0.80 AND REDUCING THE ULTIMATE RUNOFF.***
***ACCORDING TO LETTER TO INDUSTRY NUMBER 21-88 THE SITE IS EXEMPT TO PROVIDE A QUANTITY CONTROL STRUCTURE. SEE CALCULATION BELOW FOR DETAILS.***
***HOWEVER EXPANDED STORM WATER DETENTION BEYOND FAIRFAX COUNTY REQUIREMENTS WILL BE IMPLEMENTED IN ORDER TO FURTHER IMPROVE THE DOWN STREAM STORM SYSTEM, ENVIRONMENT AND TO DEMOSTRATE THE INVESTMENT THE APPLICANT IS WILLING TO MAKE IN ORDER TO REDEVELOP THE PROPERTY IN A HIGH QUALITY FASHION. THIS WILL BE ACCOMPLISHED BY ADJUSTING AND MAXIMAZING THE CAPACITY OF THE EXISTING 48" CMP DETENTION PIPE THAT IS CURRENTLY SERVING THE SITE. THIS EXISTING FACILITY HAS AN EXISTING RELEASE RATE OF 6.5 CFS FOR THE 2YR STORM EVENT AND 8 CFS FOR THE 10YR STORM EVENT (PER APPROVED PLAN NUMBER SP-1079 PREPARED BY DEWBERRY & DAVIS, SEE SHEETS 9C-9D) THE NEW RELEASE RATES WILL BE OF 5.15 AND 6.45 CFS (SEE ROUTING COMPUTATIONS ON THIS SHEET). THE NEW RELEASE RATES ARE BASED ON ADJUSTMENTS TO THE EX. ORIFICE OPENING AND ELEVATION OF WEIR WALL.***

## QUANTITY DESIGN CALCULATIONS

| | | | |
|---|---|---|---|
| ***Existing Runoff Coefficient*** | | | |
| Pervious = | 0.330 | * 0.30 = | 0.081 |
| Impervious = | 2.570 | * 0.90 = | 2.313 |
| Total Area (Ac)= | 2.900 | | 2.394 |
| ***"C" value =*** | | | ***0.826*** |
| ***Proposed Runoff Coefficient*** | | | |
| Pervious = | 0.500 | * 0.30 = | 0.150 |
| Impervious = | 2.400 | * 0.90 = | 2.160 |
| Total Area (Ac) = | 2.900 | | 2.310 |
| ***"C" value =*** | | | ***0.797*** |

***PRE-DEVELOPMENT RUNOFF***

| | | | |
|---|---|---|---|
| A= | **2.90** | Ac. | |
| $C_w$= | **0.826** | | |
| Tc= | 5.00 | min. | $I_2$ (in/hr) = 5.45 |
| | | | $I_{10}$ (in/hr) = 7.27 |
| Q= | CIA | cfs | |
| $Q_{2pre}$= | ***13.047*** | cfs | |
| $Q_{10post}$= | ***17.404*** | cfs | |

***POST-DEVELOPMENT RUNOFF***

| | | | |
|---|---|---|---|
| A= | 2.90 | Ac. | |
| $C_w$= | **0.797** | | |
| Tc= | 5.00 | min. | $I_2$ (in/hr) = 5.45 |
| | | | $I_{10}$ (in/hr) = 7.27 |
| Q= | CIA | cfs | |
| $Q_{2post}$= | ***12.590*** | cfs | |
| $Q_{10post}$= | ***16.794*** | cfs | |

## EX. 48" PIPE CAPACITY

**Worksheet for Circular Pipe - 1**

Project Description

| | | |
|---|---|---|
| Friction Method | Manning Formula | |
| Solve For | Full Flow Capacity | |

Input Data

| | | |
|---|---|---|
| Roughness Coefficient | 0.024 | |
| Channel Slope | 0.00500 | ft/ft |
| Normal Depth | 4.00 | ft |
| Diameter | 4.00 | ft |
| Discharge | 55.01 | ft³/s |

Results

| | | |
|---|---|---|
| Discharge | 55.01 | ft³/s |
| Normal Depth | 4.00 | ft |
| Flow Area | 12.57 | ft² |
| Wetted Perimeter | 12.57 | ft |
| Top Width | 0.00 | ft |
| Critical Depth | 2.23 | ft |
| Percent Full | 100.0 | % |
| Critical Slope | 0.01394 | ft/ft |
| Velocity | 4.38 | ft/s |
| Velocity Head | 0.30 | ft |
| Specific Energy | 4.30 | ft |
| Froude Number | 0.00 | |
| Maximum Discharge | 59.18 | ft³/s |
| Discharge Full | 55.01 | ft³/s |
| Slope Full | 0.00500 | ft/ft |
| Flow Type | SubCritical | |

GVF Input Data

| | | |
|---|---|---|
| Downstream Depth | 0.00 | ft |
| Length | 0.00 | ft |
| Number Of Steps | 0 | |

GVF Output Data

| | | |
|---|---|---|
| Upstream Depth | 0.00 | ft |
| Profile Description | | |
| Profile Headloss | 0.00 | ft |
| Average End Depth Over Rise | 0.00 | % |
| Normal Depth Over Rise | 100.00 | % |

Bentley Systems, Inc. Haestad Methods Solution Center Bentley FlowMaster [08.01.066.00]
8/14/06 6:16:05 PM 27 Siemons Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666 Page 1 of 2

## OUTLET STRUCTURE CONFIGURATION

```
REQUESTED POND WS ELEVATIONS:

  Min. Elev.=      24.00 ft
  Increment =        .50 ft
  Max. Elev.=      28.50 ft

*********************************************
             OUTLET CONNECTIVITY
*********************************************

 ---> Forward Flow Only (UpStream to DnStream)
<---  Reverse Flow Only (DnStream to UpStream)
<---> Forward and Reverse Both Allowed

    Structure          No.       Outfall    E1, ft     E2, ft
-----------------     ----       -------   ---------  ---------
Orifice-Circular       O0    --->   TW      24.000     28.500
TW SETUP, DS Channel


OUTLET STRUCTURE INPUT DATA


Structure ID       = O0
Structure Type     = Orifice-Circular
------------------------------------
# of Openings      =         1
Invert Elev.       =     24.00 ft
Diameter           =    1.0000 ft
Orifice Coeff.     =      .600


Structure ID       = TW
Structure Type     = TW SETUP, DS Channel
------------------------------------
FREE OUTFALL CONDITIONS SPECIFIED

CONVERGENCE TOLERANCES...
Maximum Iterations=    40
Min. TW tolerance =    .01 ft
Max. TW tolerance =    .01 ft
Min. HW tolerance =    .01 ft
Max. HW tolerance =    .01 ft
Min.  Q tolerance =    .00 cfs
Max.  Q tolerance =    .00 cfs
```

## OUTFALL NARRATIVE

***THERE ARE FOUR EXISTING DRAINAGE AREAS AND THREE EXISTING OUTFALLS ASSOCIATED WITH THIS SITE. DRAINAGE AREA ONE 1.05(AC) WHICH IS LOCATED ON THE SOUTH SIDE OF THE SITE WILL CONTINUE TO SHEET FLOW INTO PROSPERITY AVE. DRAINAGE AREA TWO AND THREE 0.59(AC) AND 0.83(AC) WILL CONTINUE SHEET FLOW TO EX. CURB INLETS WHICH WILL TIE TO AN EXISTING JUNCTION BOX LOCATED ON THE EAST SIDE OF THE SITE, FROM THERE RUNOFF TRAVELS THROUGH A 15" CMP THAT CROSSES PROSPERITY AVENUE TO THE NORTHERN VIRGINIA REGIONAL POST OFFICE, UNFORTUNATELY FAIRFAX COUNTY RECORDS DON'T HAVE ADDITIONAL INFORMATION ON THE STORM DRAIN SYSTEM ONCE IT HITS THE REGIONAL POST OFFICE.***
***DRAINAGE AREA FOUR 0.43(AC) CURRENTLY SHEETS FLOW TO THE NORTH EAST SIDE OF THE SITE WHERE A CURB INLET COLLECTS RUNOFF AND TIES INTO A 42"RCP THAT CROSSES PROSPERITY AVENUE TO THE NORTHERN VIRGINIA REGIONAL POST OFFICE.***
***IT IS IMPORTANT TO REMEMBER THAT THE PROPOSED CONDITIONS WILL REDUCE THE EX. RUNOFF BY ADDING MORE LANDSCAPE TO THE SITE AND BY PROVIDING ADDITIONAL DETENTION TO THE SITE THUS NOT IMPACTING THE EXISTING DOWN STREAM STORM SEWER SYSTEM. (SEE QUANTITY CONTROL NARRATIVE)***

...ation No. SE 2006-PR-008 Staff SP
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 9/26/06
Date of (BOS) (BZA) approval 9/25/06
Sheet 12 of 19

## DESIGN NOTE:

THE DESIGN OF ALL STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICE FACILITIES SHOWN IN THE SUBJECT APPLICATION ARE PRELIMINARY AND BASED ON APPROXIMATE DRAINAGE AREAS AND C-FACTORS. ALL INFORMATION AND DESIGN DATA REGARDING ANY OF THESE FACILITIES IS SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
August 19, 1988

Telephone (703) 246-2746

21-88

TO: All Architects, Builders, Developers, Engineers and Surveyors Practicing in Fairfax County

SUBJECT: Abbreviated Stormwater Detention Waiver Procedure; Article 6, Part 3 of the Public Facilities Manual

<u>Purpose</u>

To eliminate a formal application for waiver of stormwater detention facility requirements where there is no effect in post development stormwater runoff.

<u>Background/Issue</u>

Section 6-0301, Paragraph 3 of the Public Facilities Manual permits the waiver of stormwater detention facility requirements by the Director of Environmental Management in instances where there is either a decrease or no increase in post development stormwater runoff.

<u>Implementation</u>

Effective October 1, 1988, the Director of Environmental Management may waive detention requirements according to Paragraph 3, Section 6-0301 without a formal application for waiver. However, as evidenced by a detailed drainage analysis, conducted by a consulting engineer, the plan must contain a statement that there is either a decrease or no increase in stormwater runoff. Additionally, the statement must reference that there would be no adverse downstream effects after development.

This procedure does not relieve the applicant from pro rata share payments for off-site drainage improvements or from Best Management Practices as may be required.

Sincerely,

for C. G. Cooper, Director
Department of Environmental Management
The Fairfax Building - 5th Floor
10555 Main Street
Fairfax, Virginia 22030

CGC/dlb/1424/653

*United States Constitution Bicentennial*
*A Bicentennial Community*

COMMONWEALTH OF VIRGINIA
ROBERT R. COCHRAN
No. 2012
LAND SURVEYOR
8/17/06

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD LEESBURG, VA

# BMW OF FAIRFAX SHOWROOM
## PROVIDENCE DISTRICT
## FAIRFAX COUNTY VIRGINIA

# STORMWATER MANAGEMENT COMPUTATIONS

| VIKA REVISIONS |
|---|
| 3 FEB 06 |
| 21 MAR 06 |
| 14 JULY 06 |
| 15 AUG 06 |

DATE: 15 AUG 2006
DES. SS DWN. JA
SCALE: 1"=30'
PROJECT/FILE NO. 6742
SHEET NO. C9B OF C9

## NOTES

1. All construction shall conform to Fairfax County and VDH&T standards and specifications.
2. Topo and boundary prepared by Dewberry & Davis.
3. ▼ denotes curb type transition.
4. ◐ denotes that test pits are required for exact vertical and horizontal locations of existing utilities; the general contractor shall acquire permits as necessary and perform all test pits prior to construction. All information shall be submitted to Dewberry & Davis.
5. All existing utility information shown on this plan for telephone services was provided by the C&P Telephone Company of Virginia and is subject to field inspection and test pits where identified on this plan.
6. All existing gas mains shown on this plan for gas service, was provided by the Washington Gas Light Company of Virginia and is subject to field inspection and test pits where identified on this plan.
7. All existing electric service shown on this plan for these utilities was provided by Virginia Electric and Power Company and is subject to field inspection and test pits where identified on this plan.
8. For all architectural/mechanical/electrical information related to the development of this site please see design drawings prepared by Dewberry & Davis.
9. For details of Prosperity Avenue and Lee Highway improvements, see plans and profiles prepared by Greenhorne & O'Mara, Inc., Department of Public Works Project #6434.
10. The contractor shall be responsible for coordinating work to be performed by the C&P Telephone Company of Virginia and the Virginia Electric and Power Company and the Washington Gas Light Company with regard to the construction of facilities, services, and work to be performed by these utility companies.
11. □-o-□ DENOTES PROP. LIGHT POLES. FOR DETAILS SEE ELECTRICAL PLANS PREPARED BY THE OFFICE OF LEE KENDRICK.

RECD

...ion No. SE 2006-PR-008 Staff JP
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 9/20/06
...ate of (BOS) (BZA) approval 9/25/06
...heet 13 of 19

THIS DOCUMENT WAS MICROFILMED
JUN 14 1984
BY COMMUNICATION DIVISION
MICROGRAPHICS CENTER

## SITE TABULATION

| | |
|---|---|
| EXIST. BLDG. AREA | 11,337 SQ. FT. |
| PROP. BLDG. AREA | 9,100 SQ. FT. |
| TOTAL BLDG. AREA | 20,437 SQ. FT. |
| AREA | 2.160 (TOTAL TRACT) |
| ZONE | C-8 |
| USE | AUTO SALES/SERVICE |
| CONSTRUCTION TYPE | 2 C |
| BUILDING HT. | 16 FT. |
| OPEN SPACE REQ'D. | 15% |
| OPEN SPACE PROV'D. | 15.5% |
| PARKING REQ'D. | 81 |
| PARKING PROV'D. | 91 |
| HANDICAP PARK. REQ'D. | 4 |
| HANDICAP PARK. PROV'D. | 4 |
| LOADING SPACES REQ'D. | 2 |
| LOADING SPACES PROV'D. | 2 |

**TYPICAL ONSITE PAVING SECTION**
NO SCALE

SUB-BASE NOTE:
SUB-BASE DEPTH IS BASED ON A SUB-GRADE CBR VALUE OF 10. WHERE CBR IS LESS THAN 10, ONE INCH OF SUB-GRADE OR BASE MATERIAL SHALL BE ADDED FOR EACH POINT BELOW CBR 10. WHERE CBR IS MORE THAN 10, SUB-BASE MAY BE REDUCED ONE INCH FOR EACH FIVE POINTS ABOVE CBR 10. ALL SPECIAL DESIGNS SUBJECT TO APPROVAL BY DIRECTOR

PRINTED
MAY 17 1984
DEWBERRY & DAVIS

FOR INFORMATION ONLY!!!

COMMONWEALTH OF VIRGINIA
ROBERT R. COCHRAN
No. 2012
LAND SURVEYOR
8/17/06

COMMONWEALTH OF VIRGINIA
RICHARD N. DAVIS
CERT. NO.
PROFESSIONAL ENGINEER

**Dewberry & Davis**
Engineers Architects Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

SITE
**BMW of Fairfax**
Construction Drawings
8427 Lee Highway, Fairfax, Virginia 22031

Scale 1"=25'
Sheet 2 of 9
Date DEC. 21, 1983
File Number SP-1079

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD LEESBURG, VA

BMW OF FAIRFAX
SHOWROOM
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

STORMWATER
MANAGEMENT
COMPUTATIONS

| VIKA REVISIONS |
|---|
| 3 FEB 06 |
| 21 MAR 06 |
| 14 JULY 06 |
| 15 AUG 06 |

DATE: 15 AUG 2006
DES. SS DWN. JA
SCALE: NOT TO SCALE
PROJECT/FILE NO. 6742
SHEET NO. C9C OF C9

A) TOTAL AREA 9.55 Ac. (Altered Area ..only per waiver letter #27 4/84)

Ex. C=0.3 TC= 15 $I_{2yr.}$ = 4.4 $I_{10yr.}$ = 5.9

Ex. $C_2$=0.2

$Q_2$= ( 0.2 )( 4.4 )( 0.55ac)= 0.5 cfs $Q_{10}$=( 0.3 )(5.9 )( 0.55 ac)= 1.0 cfs

B) Prop. Runoff

0.55 ac. @ 0.9 = 0.5 $I_{2yr.}$ = 5.5 $I_{10yr.}$ = 7.3

"C" = 0.9

$C_2$=(0.9 )( 5.5 )( 0.55 ac = 2.7 cfs $Q_{10}$=( 0.9 )( 7.3 )( 0.55 ac ) = 3.6 cfs

C: Peak Red'n. Req'd.

2yr.= 2.7 - 0.5 = 2.2cfs 10yr.= 3.6 - 1. = 2.6

D) : Drainage to the pond @ str. #

"C" = 0.9

$Q_{2yr.}$=(0.9 )( 5.5 )( 1.41 ac)= 7 cfs

$Q_{10yr.}$=(0.9 )( 7.3 )( 1.41 ac)= 9 cfs

E) Release Rate

2yr.= 7 - 0.5 = 6.5 cfs. max.

10yr.= 9 - 1 = 8 cfs. max.

AREA TO CIRCULAR
48" CMP PIPE

1 = 1, 2, 3, 4
2 = 4

| | A/$D^2$ | A = .12 x $D^2$ | 12 Yr. |
|---|---|---|---|
| 1 = 0.25 | 0.154 | 2.46 | 795 |
| 2 = 0.5 | 0.393 | 6.29 | 795 |
| 3 = 0.75 | 0.632 | 10.11 | 1215 |
| 4 = 1.0 | 0.785 | 12.57 | 2190 |

Table 11 Pg 274
HYD. & ENGINR. TABLES
U.S.D. S MCEP.

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

January 9, 1984

File No.: 2794/84

Mr. James J. Whitehead
Project Manager
Dewberry and Davis
8401 Arlington Boulevard
Fairfax, Virginia 22031

Re: Request for Modification of Stormwater Management Requirements at Manhattan Auto, Inc., Tm49-3((1))42

Dear Mr. Whitehead:

This is to respond to your letter of November 22, 1983 requesting a "modification" of normal stormwater management requirements at subject site. If I understand your request correctly, you are asking that the area to be considered for computing storm water management requirements be only that 0.55 acres of the redeveloped site which is being altered to a higher state of imperviousness. The other 0.45 acres being redeveloped, you feel will actually result in a reduction in existing imperviousness and run-off which you request be deleted from the computational analysis.

If my understanding is correct, that is, that only the redevelopment portion of the site which will increase runoff will be analysed for storm water management purposes and not those areas which will be reduced in runoff, as a result of the redevelopment effort, then I hereby grant the requested modification.

This letter of "modification" is not be construed as relieving you of other normal County requirements including storm water management, pro-rata share payments if applicable and adequate outfalls.

If this office can be of further service, please advise.

Very truly yours,

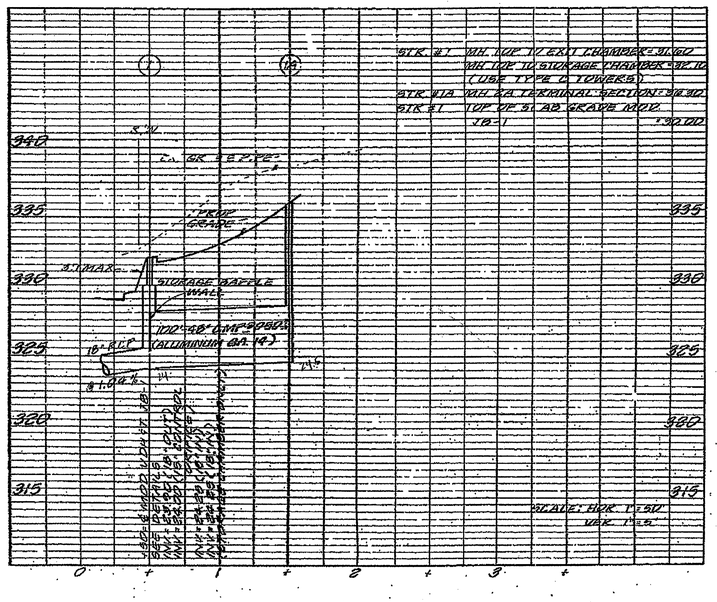
Stuart T. Ferreri
Director of Design Review
10555 Main Street
Fairfax, Virginia 22030

STF:JJW:jcm

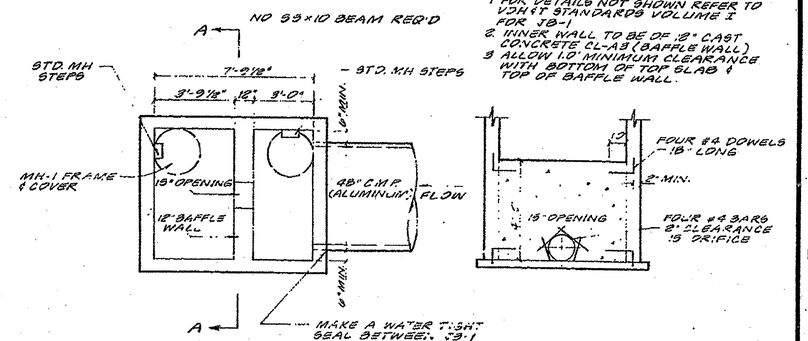
cc: J. Koenig, Chief, Storm Drainage Branch
O. S. Hendrickson, Chief, Site Review Branch
S. P. Kugler, Site Review Branch
Bonds and Agreements Branch

RECEIVED
JAN 10 1984
DEWBERRY & DAVIS

```
SIMPLE INPUT USED
******136, 3 888FLU                                    10:43:28  27-JAN-84 *****
111 MHA  MANHATTAN AUTO  PIPE STORAGE  1 84
111 2YR.
RFA 7 4.7 3.7 2.9 4.4 2 1.9 1.7
RFA 24
STR 24 0 25 4.4 .6 5 27 6.6 28 8 29 9.2
VLT 24 0 25 495 40 755 47 1412 48 1506
RUN 5 0 0 0

MHA  MANHATTAN AUTO  PIPE STORAGE  1 84                    27-JAN-84 10:43:44

TIME  Q  INFLOW  INFLOW  VOLUME  HS  FLEX  CUMFLOW  AVG VOL IN CARRY OVER  AVG STORAGE VOL IN STORAGE  AVG STORAGE EQUAL IN CU.FEET  AVG ELEV.
      CFS  CFS  CFS  CF  FEET  CFS  CFS
Q= 4YR.
                                                                  1.75
 5 300   1.   4.   105%.  25.43  3.51  5.26    52%.   524.   524.  25.5
                                                                  4.52
10 300   5.   6.   175%.  26.29  5.53  9.78   135%.   399.   923.  26.37
                                                                  5.09
15 300   4.   4.   140%.  25.86  4.64  14.42  152%.  -260.   830.  25.74
                                  *** PASSED FEATURE ***

INI ALL
INI MHA  MANHATTAN AUTO  PIPE STORAGE  1 84
INI 10YR.
RFA 9 5.9 4.4 3.5 2.9 2.5 2.2 2
RFA 24
STR 24 0 25 4.4 .6 5 27 6.6 28 8 29 9.2
VLT 24 0 25 495 40 755 47 1412 48 1506
RUN 5 0 0 0

MHA  MANHATTAN AUTO  PIPE STORAGE  1 84                    27-JAN-84 10:43:15

TIME  Q  INFLOW  INFLOW  VOLUME  HS  FLEX  CUMFLOW  AVG VOL IN CARRY OVER  AVG STORAGE VOL IN STORAGE  AVG STORAGE EQUAL IN CU.FEET  AVG ELEV.
      CFS  CFS  CF  FEET  CFS  CFS
Q= 10YR.
                                                                  2.21
 5 300   3.   5.   135%.  25.76  4.42  4.42   663.   687.   687.  25.85
                                                                  5.04
10 300   6.   7.   223%.  27.01  8.61  13.04  1685.   550.  1237.  27.05
                                                                  6.26
15 300   6.   5.   154%.  26.46  5.72  18.76  1875.  -334.   903.  26.32
                                  *** PASSED FEATURE ***
```




NOTES:
1 FOR DETAILS NOT SHOWN REFER TO VDH&T STANDARDS VOLUME I FOR JB-1
2. INNER WALL TO BE OF 12" CAST CONCRETE SLAB (BAFFLE WALL)
3 ALLOW 1.0 MINIMUM CLEARANCE WITH BOTTOM OF TOP SLAB & TOP OF BAFFLE WALL




STR. #1
MODIFIED JB-1
(NO SCALE)

CONDENSED DRAINAGE ANALYSIS
(ON-SITE ONLY)

BMW of FAIRFAX — 5584-SP-01-1
Site Name — County Plan Number

Drainage Shed(s) ACCOTINK CREEK Site Area 0.55 Acre(s)

*Pre Development Peak Runoff (10 year, 2 hour storm = Q10) 1.0 Cubic Feet/Second (c.f.s.)

*Post Development Peak Runoff (10 year, 2 hour storm = Q10) 3.6 [without detention] Cubic Feet/Second (c.f.s.)

Post Development Peak Runoff (10 year, 2 hour storm = Q10) See BELOW* [after detention - if applicable] Cubic Feet/Second (c.f.s.)

**Pre Development Volume Runoff (2 year, 2 hour storm = Vp) 0.0178 Acre Feet (Ac. Ft.)

Post Development Volume Runoff (2 year, 2 hour storm = Vd) 0.089 Acre Feet (Ac. Ft.)

Any Runoff Increase
* Peak Runoff (Q10) NO c.f.s
** Volume Runoff ($\Delta$v= Vd-Vp) 0.071 Ac. Ft.

Prepared by: F. LEGARRETA Date: 3-23-84 Phone: 849-0100

County Plan Reviewer: S. Sook Sanguan

* $\frac{2.6}{3.6}$ x 100 = 72% REDUCTION REQUIRED

$\frac{6.8}{9}$ x 100 = 75% REDUCTION PROVIDED - 3% SURPLUS

Revision No. SE 2006-PR-058 Staff SP
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 9/26/06
ate of (BOS) (BZA) approval 9/25/06
Sheet 14 of 19

| NO. | DESCRIPTION | REVISED BY | APPROVED | DATE |
|---|---|---|---|---|

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

THIS DOCUMENT WAS MICROFILMED
JUN 14 1984
BY COMMUNICATION DIVISION
MICROGRAPHICS CENTER

3-13-84 2284H
FFX CO FFX CO

Dewberry & Davis
Engineers Architects Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

8/17/06
COMMONWEALTH OF VIRGINIA
ROBERT R. COCHRAN
No. 2012
LAND SURVEYOR

STORM WATER MANAGEMENT PLAN
BMW of Fairfax
Construction Drawings
8427 Lee Highway, Fairfax, Virginia 22031

Scale AS SHOWN
Sheet 5 of 9
Date DEC. 21, 1983
File Number SP-1079

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

BMW OF FAIRFAX
SHOWROOM
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

VIKA REVISIONS
3 FEB 06
21 MAR 06
14 JULY 06
15 AUG 06

DATE: 15 AUG 2006
DES. SS | DWN. JA
SCALE: NOT TO SCALE
PROJECT/FILE NO. 6742
SHEET NO. C9.01 OF C9

FOR INFORMATION ONLY!!

# STORM SEWER DESIGN COMPUTATIONS

B.M.W. OF FAIRFAX

5184

tion No. SE 2006-PR-008 Staff
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 9/29/06
ate of (BOS) (BZA) approval 9/25/06
heet 15 of 19

THIS DOCUMENT WAS MICROFILMED
JUN 14 1984
BY COMMUNICATION DIVISION
MICROGRAPHICS CENTER

STORM SEWER CALCULATIONS
PROJECT B.M.W. OF FAIRFAX
ZONING:

DESIGNED BY: J. PENNY/B. JANSEN — DATE: DECEMBER, 1983

| FROM | TO | INC AC. | TOTAL AC | C COEF | TIME OF CONCENTRATION | RUNOFF INTENSITY CI | TO INLET (min.) | IN PIPE | ACCUM TIME | INC Q | ACCUM Q | DESIGN PIPE DIA | DESIGN SLOPE S | DESIGN N | DESIGN MAX Q | DESIGN VEL. FT / SEC | PROFILE LENGTH OF RUN | PROFILE INV UPPER | PROFILE INV LOWER | PROFILE FALL FEET | PROFILE LOSSES | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BLDG | 3 | 0.25 | 0.25 | 0.90 | 7.27 | 6.54 | 5 | — | 5 | 1.64 | 1.64 | 10" | 3.09 | | 3.8 | 6.80 | 43 | | | | | |
| 3 | 1 | 1.09 | 1.34 | 0.90 | 7.27 | 6.54 | 5 | — | 5 | 7.13 | 8.77 | 18" | 1.79 | 0.013 | 14.3 | 8.50 | 70 | | | | | |
| 2 | 1 | 0.07 | 0.07 | 0.90 | 7.27 | 6.54 | 5 | — | 5 | 0.46 | 0.46 | 15" | 4.30 | 0.013 | 13.5 | 2.50 | 50 | | | | | |
| 1 | EX.92 | — | 1.41 | — | — | — | — | — | — | — | 9.23 | 18" | 1.04 | 0.013 | 11.0 | 6.90 | 24 | | | | | |

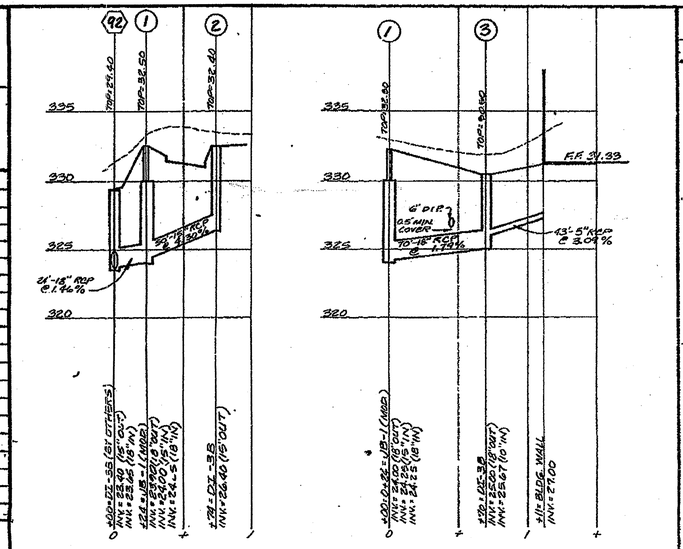
# STORM WATER INLET COMPUTATIONS

BASIS OF DESIGN
IMPERVIOUS AREA — FORMULA Q = C.I.A.
PERVIOUS AREA — DESIGN FREQUENCY 10-YR.

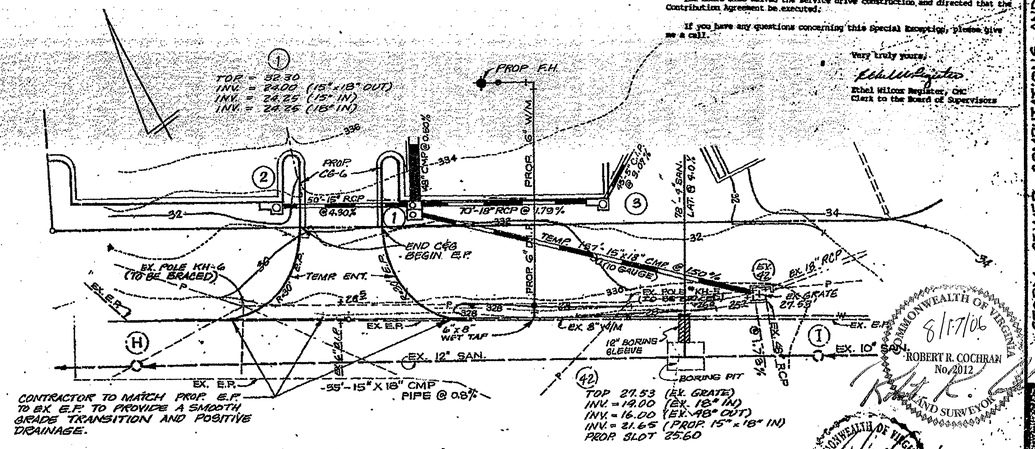
ENGINEERS: DEWBERRY & DAVIS
ADDRESS: 8401 ARLINGTON BLVD., FAIRFAX, VA. 22031
DATE:

SUBDIVISION:
SECTION:
DATE:

| NO. | STD. INLET TYPE | SIDE | STATION | DRAINAGE AREA AC. | C | I | CI | Q | CARRY OVER Q | GUTTER FLOW Qa | STREET SLOPE % | SPREAD | INTERCEPTED % | INTERCEPTED Q | CARRY OVER Q | CARRY OVER TO INLET | INLET CAPACITY Q | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | DI-3B | — | — | 0.07 | 0.90 | 7.27 | 6.54 | 0.46 | — | 0.46 | SUMP | — | 100 | 0.46 | — | — | 5.4 | L=6' |
| 3 | DI-3B | — | — | 1.09 | 0.90 | 7.27 | 6.54 | 7.13 | — | 7.13 | SUMP | — | 100 | 7.13 | — | — | 7.2 | L=8' |




STORM SEWER PROFILES
SCALE: 1" = 5' - VERTICAL
1" = 50' - HORIZONTAL




PRINTED
MAY 17 1984
DEWBERRY & DAVIS

PROSPERITY AVENUE - PHASE II
CONSTRUCTION
SCALE: 1" = 30'

NOTE: CONTRACTOR TO PROVIDE 8" SLOT OPENING IN EXIST. STR. 42 TO PROVIDE POSITIVE DRAINAGE IN ROADSIDE DITCH.

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
10504 MAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

October 4, 1983

Ms. Sarah Reifsnyder
4400 University Drive
Fairfax, Virginia 22030

Re: Special Exception
Number SEA 78-P-110-1

Dear Ms. Reifsnyder:

At a regular meeting of the Board of Supervisors held on September 26, 1983, the Board approved Special Exception Number SEA 78-P-110-1, in the name of Merco Limited Partnership, located on Tax Map 49-3((1))42, to permit the establishment of a vehicle sales, rental and ancillary service establishment, pursuant to Section 4-804 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for the location indicated in the application and is not transferable to other land.
2. This Special Exception is granted for the building and uses indicated on the plats submitted with the application only.
3. A copy of this Special Exception SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit on the property of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
4. A revised site plan shall be submitted for approval in accordance with the provisions of Article 17. This site plan shall satisfy Ordinance requirements for parking, landscaping and screening and shall be in general conformance with the layout design submitted as a preliminary site plan with this application.
5. Lighting of the site shall be directed away from adjacent lots and shall not interfere with driving conditions on adjacent highways.
6. Development of the site shall be in strict conformance with those conditions proffered in conjunction with the Board's approval of Application RZ 78-P-115 with the exception that the requirements of proffered condition Number 3 may be applied as follows:
   - At the developer's option, construction of the proffered road construction may be substituted by a contribution to Fairfax County in the amount of $73,000. This contribution shall satisfy all road construction commitments proffered in Application RZ 78-P-115.
7. Dedication and conveyance of right-of-way along the Prosperity Avenue frontage of the property to 45 feet from centerline.
8. The granting of temporary construction easements, to Fairfax County, along the Prosperity Avenue frontage of the property to accomodate its widening.

Under provisions of Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the effective date of the Special Exception unless construction has commenced, or an extension has been granted by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the granting of this Special Exception. Any request for extension should cite justification for the extension and be filed with the Zoning Administrator not less than thirty (30) days prior to the expiration date.

The Board also waived the service drive construction and directed that the Contribution Agreement be executed.

If you have any questions concerning this Special Exception, please give me a call.

Very truly yours,

Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

COMMONWEALTH OF VIRGINIA
ROBERT R. COCHRAN
No. 2012
LAND SURVEYOR
8/17/06

COMMONWEALTH OF VIRGINIA
PAUL S. DAVIS
No. 7965
CERTIFIED PROFESSIONAL ENGINEER

For Information only!

VIKA

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VIKA INCORPORATED
8180 GREENSBORO DRIVE, MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA — GERMANTOWN, MD — LEESBURG, VA

Dewberry & Davis
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8401 Arlington Blvd., Fairfax, VA 22031
(703) 849-0100

BMW OF FAIRFAX
SHOWROOM
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

STORM SEWER COMPUTATIONS AND DETAILS

VIKA REVISIONS
3 FEB 06
21 MAR 06
14 JULY 06
15 AUG 06

DATE: 15 AUG 2006
DES. SS | DWN. JA
SCALE: NOT TO SCALE
PROJECT/FILE NO. 6742
SHEET NO. C9E OF C9

8/17/06 10:49:38 AM EDT

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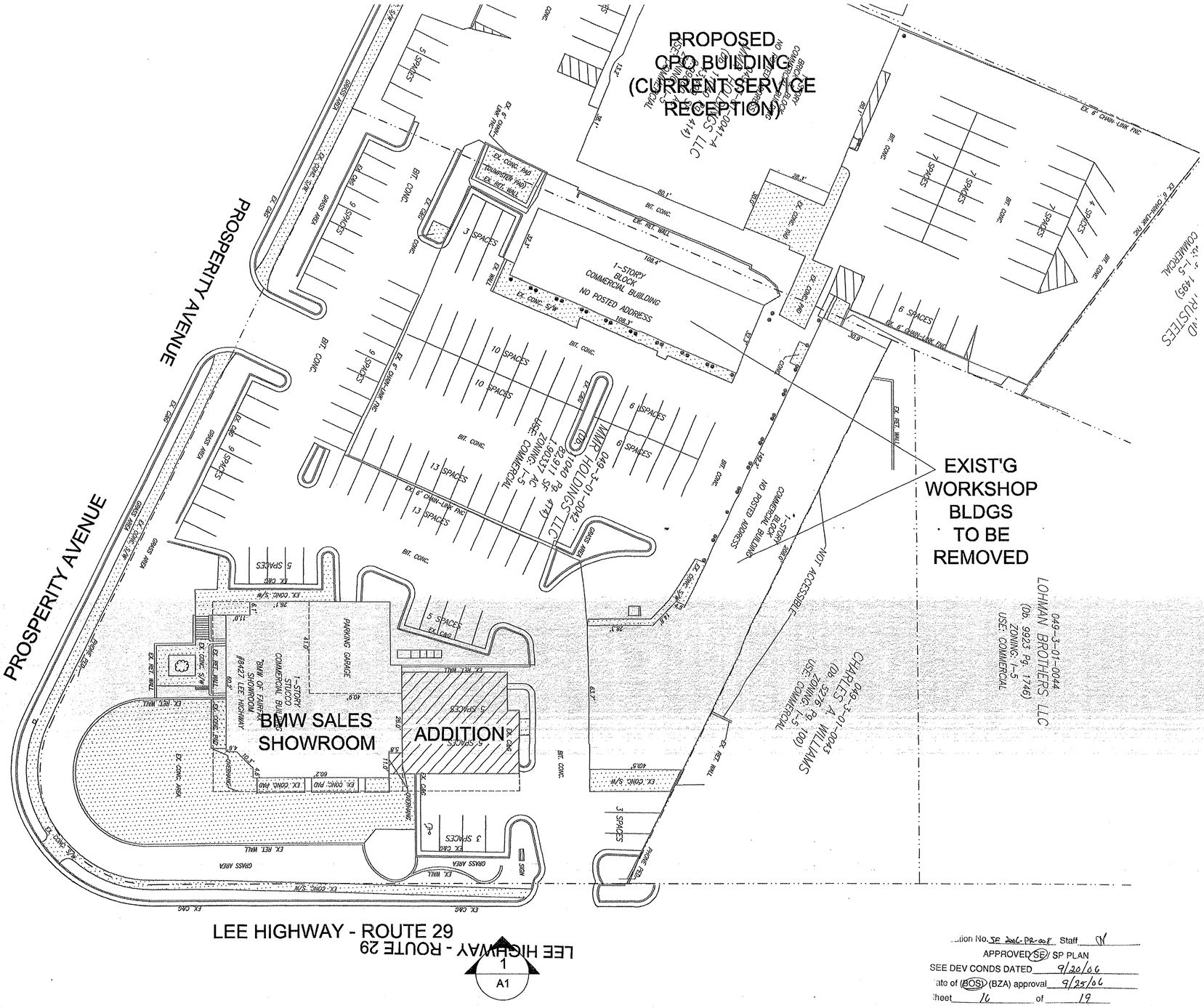


1 SITE PLAN - REVISED - JUNE 3, 2005

0 8' 16' 32'

PLAN NORTH

...tion No. SE 2006-PR-008 Staff JK
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 9/20/06
...ate of (BOS) (BZA) approval 9/25/06
Sheet 16 of 19

## GENERAL NOTES:

1. THESE DRAWINGS ARE FOR AESTHETIC DESIGN INTENT ONLY AND ARE NOT INTENDED TO BE CALCULATED DESIGN DRAWINGS FOR STRUCTURAL, ARCHITECTURAL, OR PLUMBING DESIGN SYSTEMS.

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infra-BW.jpg

RENOVATIONS FOR
BMW of Fairfax
8427 Lee Highway Fairfax, VA 22031

EVERTON OGLESBY ARCHITECTS PLLC / INFRASTRUCTURE INCORPORATED
400 FOURTH AVE. SOUTH NASHVILLE, TN 37201 p. (615)242.4004 f. (615)256.9805

DESIGN INTENT DRAWINGS

SITE PLAN
b-wlogo-block.jpg
A0

JOB # 04-5.22006.1
30 MARCH 2005

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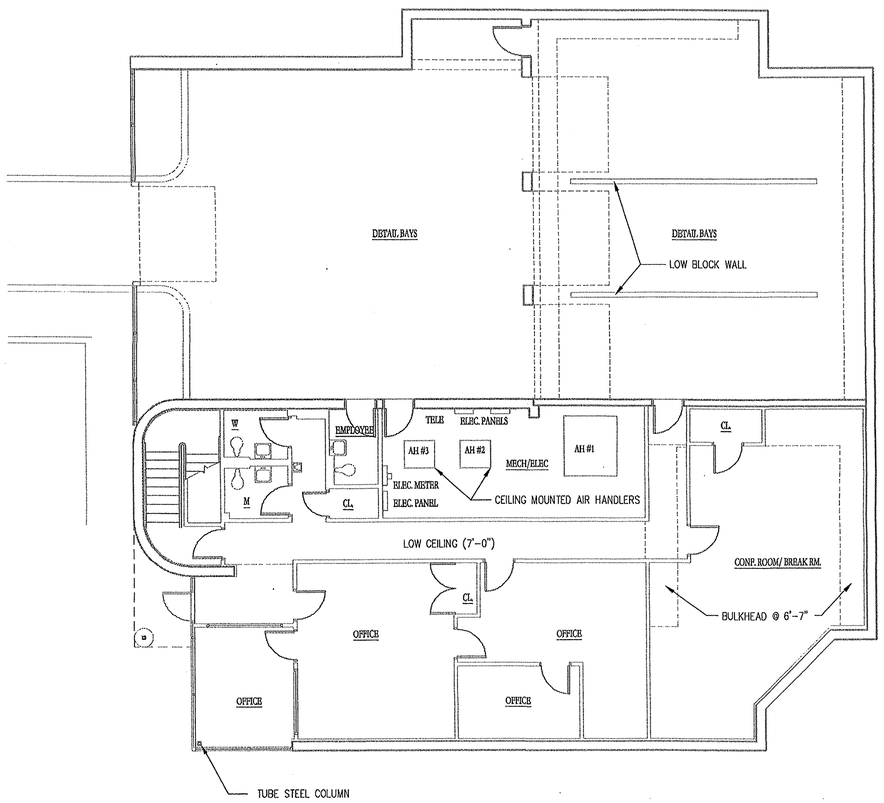


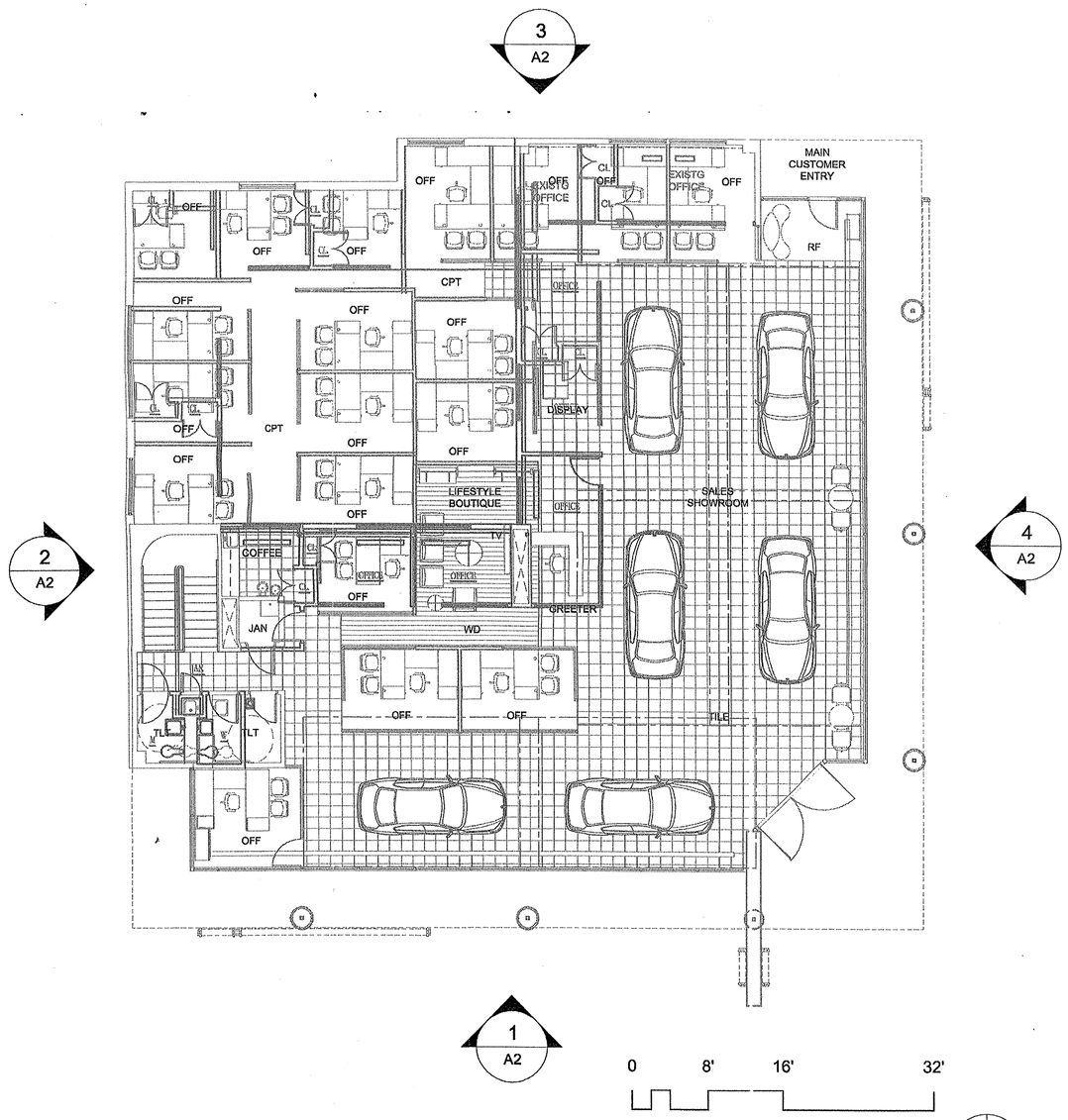


1 PLANS

PLAN NORTH

...tion No. SE 2006-PR-008 Staff JP
APPROVED SE SP PLAN
SEE DEV CONDS DATED 9/20/06
...ate of BOS (BZA) approval 9/25/06
Sheet 17 of 19

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infra-BW.jpg

RENOVATIONS FOR
BMW of Fairfax
8427 Lee Highway Fairfax, VA 22031

EVERTON OGLESBY ARCHITECTS PLLC / INFRASTRUCTURE INCORPORATED
400 FOURTH AVE. SOUTH NASHVILLE, TN 37201 p. (615)242.4004 f. (615)256.9805

DESIGN INTENT DRAWINGS

FLOOR PLAN
b-wlogo-block.jpg
A1
JOB # 04-5.22006.1
30 MARCH 2005

P:\LDD3\Projects\6742\planning\from-arch\04-5-22006 1-FP01.dwg 1/30/2006 1:57:16 PM EST

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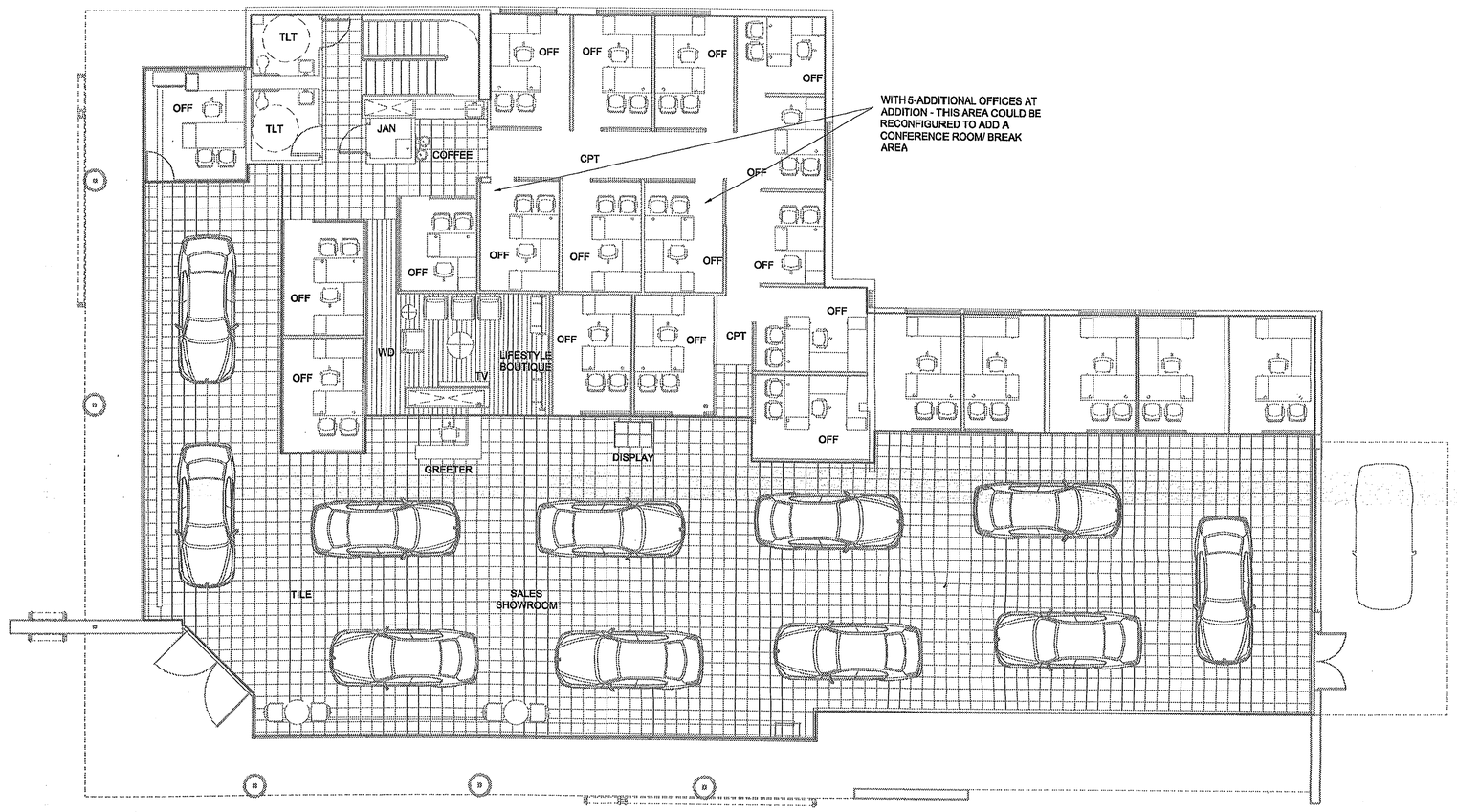
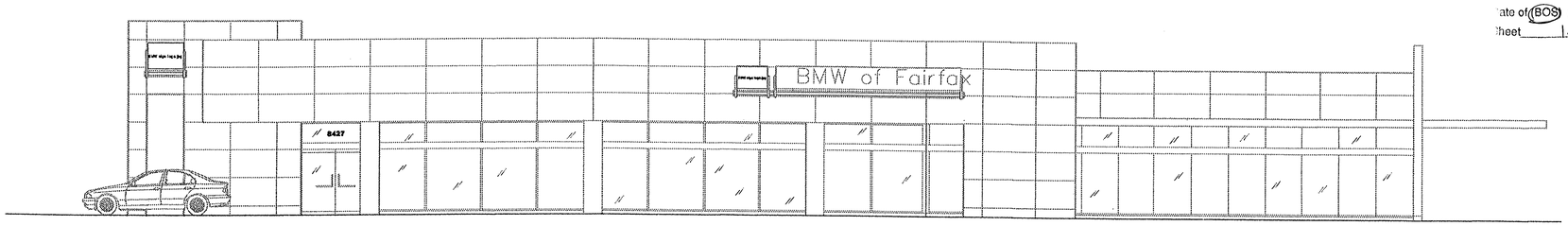



2 SHOWROOM LEVEL PLAN - REVISED - JUNE 3, 2005

...tion No. SE 2006-PR-005 Staff JP
APPROVED SE/ SP PLAN
SEE DEV CONDS DATED 9/20/06
...ate of BOS (BZA) approval 9/25/06
...heet 18 of 19




1 LEE HIGHWAY ELEVATION - REVISED - JUNE 3, 2005

0 8' 16' 32'

PLAN NORTH

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infra-BW.jpg

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DESIGN INTENT DRAWINGS

FLOOR PLAN
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JOB # 04-5.22006.1
30 MARCH 2005

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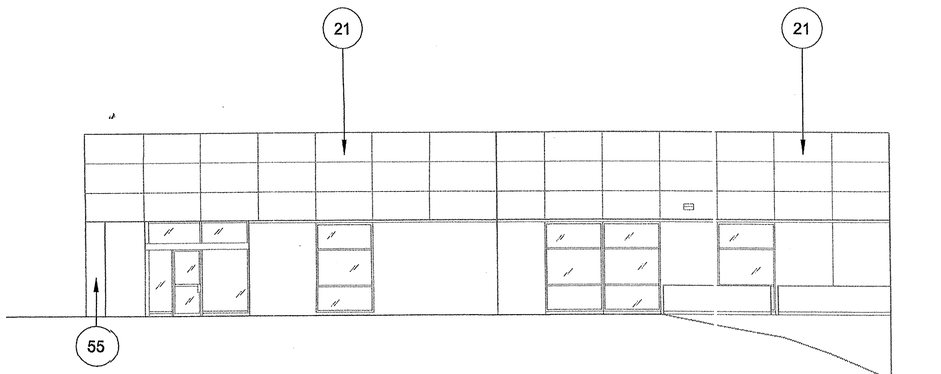
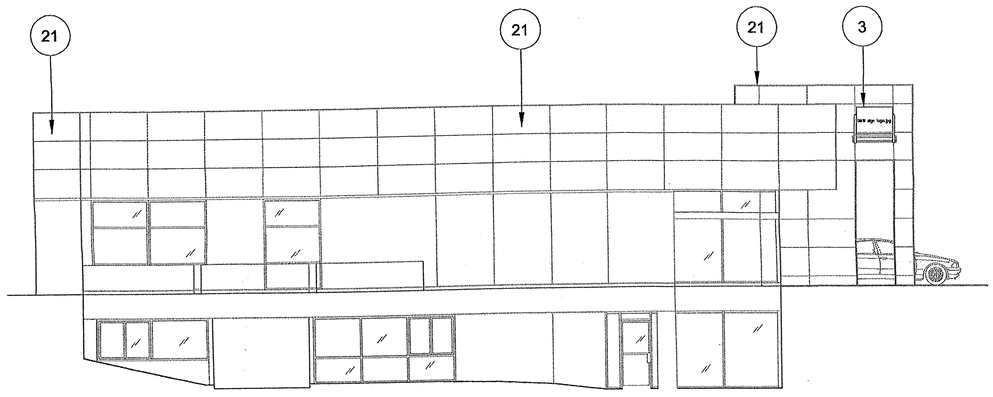
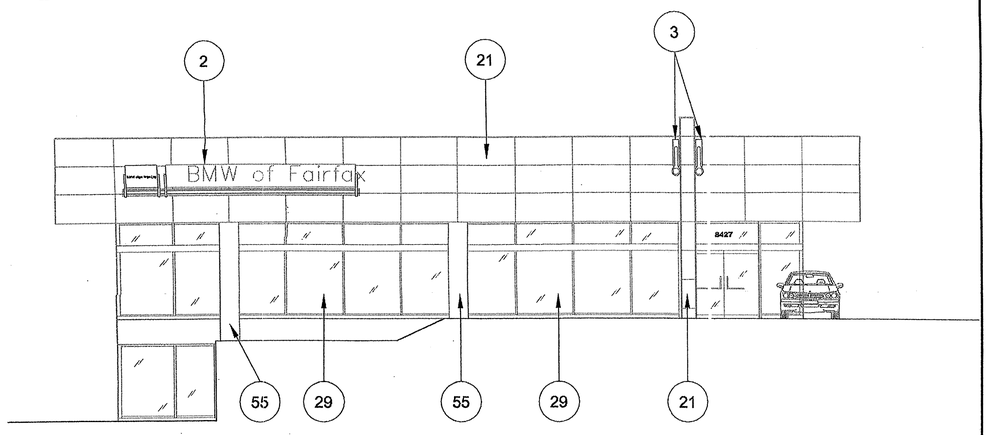
4 NORTH ELEVATION




3 WEST ELEVATION




2 SOUTH ELEVATION




1 EAST ELEVATION

## KEY NOTES:

2 NEW UNITED SIGN SYSTEM BMW OCS BEARING STRUCTURE SIGN WITH BMW LOGO MODULE AND CENTER NAME MODULE: CNM2

3 NEW UNITED SIGN SYSTEM BMW OCS BEARING STRUCTURE SIGN WITH BMW LOGO MODULE: CNM3

21 BUILDING "RAINSCREEN" EXTERIOR PANEL SYSTEM: ALUCOBOND: BONE WHITE ALUMINUM COMPOSITE PANEL WITH DRY JOINT CONNECTION OVER MOISTURE RESISTANT SUBSTRATE WITH WEEP SYSTEM.

55 COLUMNS TO BE WRAPPED IN ROUND PRE-FINISHED ALUMINUM COLUMN COVER. COLOR TO BE BONE WHITE. BOLTS AND/OR ATTACHMENT METHOD AT BASE PLATE OF COLUMN TO BE CONCEALED.

29 WINDOW / DOOR SYSTEM: KAWNEER - 1600 #2 STRUCTURAL BUTT GLAZED SYSTEM. GLASS TO BE TRANSPARENT TEMPERED ANTI-REFLECTIVE LOW IRON AND LOW "E".. ALL EXPOSED STRUCTURE TO BE PAINTED STERLING GRAY.

...tion No. SE 2006-PR-068 Staff [illegible]
APPROVED SE SP PLAN
SEE DEV CONDS DATED 9/20/06
Date of BOS (BZA) approval 9/25/06
Sheet 19 of 19

0 8' 16' 32'

## GENERAL NOTES:

1. THESE DRAWINGS ARE FOR AESTHETIC DESIGN INTENT ONLY AND ARE NOT INTENDED TO BE CALCULATED DESIGN DRAWINGS FOR STRUCTURAL, ARCHITECTURAL, OR PLUMBING DESIGN SYSTEMS.

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ELEVATIONS
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