# Walgreens

# GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

## RICHMOND HIGHWAY AND BOSWELL AVENUE
## FAIRFAX COUNTY, VIRGINIA
## PARCEL ID# 102-1-07-04-26, 28 AND 30

Application No. SE 2006-MV-044 APPROVED SE DATED 11/21/2006 SEE DEV CONDS DATED 11/21/2006 Sheet 1 of 7 Date of BOS hearing 11/21/2006

### LEGEND
FOR ENTIRE PLAN SET
(NOT TO SCALE)

| EXISTING | | PROPOSED |
|---|---|---|
| | ONSITE PROPERTY LINE / R.O.W. LINE | |
| | NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE | |
| | EASEMENT LINE | |
| | SETBACK LINE | |
| | CONCRETE CURB & GUTTER | TYPICAL SPILL TRANSITION DEPRESSED |
| | STORM SEWER | |
| | SANITARY SEWER MAIN | |
| S | SANITARY SEWER LATERAL | S |
| W | UG WATER LINE | W |
| E | UG ELECTRIC LINE | E |
| G | UG GAS LINE | G |
| OH | OVERHEAD WIRE | OH |
| T | UG TELEPHONE LINE | T |
| C | UG CABLE LINE | C |
| TC 516.4 OR 516.4 | SPOT ELEVATIONS | TC 516.00 OR X 51.8 TC 515.00 BC 515.65 |
| 516 | CONTOUR LINE | 123 |
| | HYDRANT | |
| | SANITARY MANHOLE | |
| | STORM MANHOLE | |
| WM | WATER METER | |
| | WATER VALVE | |
| GV | GAS VALVE | |
| GM | GAS METER | |
| | TYPICAL END SECTION | |
| OR | HEADWALL OR ENDWALL | OR |
| | YARD INLET | |
| | CURB INLET | |
| | CLEAN OUT | |
| | SANITARY LABEL | |
| | STORM LABEL | |
| | TYPICAL LIGHT | |
| | ACORN LIGHT | |
| | TRAFFIC LIGHT | |
| | UTILITY POLE | |
| | TYPICAL SIGN | |
| EXISTING NOTE | TYPICAL NOTE TEXT | PROPOSED NOTE |
| # | PARKING COUNTS | # |
| | ELECTRIC MANHOLE | |
| | TELEPHONE MANHOLE | |
| | ELECTRIC BOX | |
| | ELECTRIC PEDESTAL | |
| | MONITORING WELL | |
| TP | TEST PIT | TP |
| | BENCHMARK | |
| | BORING | |
| | UTILITY POLE W/LIGHT | |
| | POLE LIGHT | |

**GENERAL NOTE:**
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

MISS UTILITY

BEFORE YOU DIG CALL 1-800-552-7001 PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

### APPLICANT:
PACE PROPERTIES
8814 CAMFIELD DRIVE
ALEXANDRIA, VA 22308
CONTACT: MARK ROGERS
PHONE: (703)) 901-9898

### PREPARED BY:
# BOHLER ENGINEERING, P.C.
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
(703) 709-9500
CONTACT: MARK JOYCE

### UTILITY CONTACT INFORMATION:

**TELEPHONE**
VERIZON
2980 FAIRVIEW PARK DR.
6TH FLOOR
FALLS CHURCH, VA 22042
CONTACT: MIKE HOOVER
(703) 204-5121

**ELECTRIC**
DOMINION VIRGINIA POWER
11133 MAIN STREET
FAIRFAX, VA 22030
CONTACT: JOEL FUNK
(703) 934-2415

**GAS**
WASHINGTON GAS
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
CONTACT: HEATH KALMANSON
(703) 750-4880

**SEWER**
FAIRFAX COUNTY DPWES
12055 GOVERNMENT CENTER PKWY.
SUITE 358
FAIRFAX, VA 22035
CONTACT: ROBERT CARTER
(703) 324-5015 x45016

**WATER**
FAIRFAX WATER
8560 ARLINGTON BOULEVARD
MERRIFIELD, VA 22116
CONTACT: MIKE JENKINS
(703) 289-6358

**DRAINAGE & STORMWATER**
FAIRFAX COUNTY DPWES
12055 GOVERNMENT CENTER PKWY.
SUITE 358
FAIRFAX, VA 22035

### SHEET INDEX


1 GDP/SE COVER SHEET
2 GDP/SE EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP
3 GDP/SE PLAT
4 GDP/SE LANDSCAPE PLAN
5 GDP/SE STORMWATER MANAGEMENT PLAN
6 GDP/SE BUILDING ELEVATIONS
7 GDP/SE LIGHTING PLAN


RECEIVED
Department of Planning & Zoning
JUL 14 2006
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
MARK R. JOYCE
No. 0402 038523
7-12-06
PROFESSIONAL ENGINEER

**WAIVERS/MODIFICATIONS ARE HEREBY REQUESTED FOR EACH OF THE REQUIREMENTS LISTED BELOW:**

SUMMARY OF WAIVER REQUESTS

| CODE | SECTION | REQUIREMENT | PROVIDED |
|---|---|---|---|
| ZONING ORDINANCE | 13-202.1 | A LANDSCAPING STRIP FOUR (4) FEET IN WIDTH BETWEEN THE PARKING LOT AND ABUTTING PROPERTY LINE WHERE PROPERTY LINE ABUTS LAND NOT IN THE RIGHT-OF-WAY OF A STREET | 0 FEET ALONG THE EAST LOT LINE |
| ZONING ORDINANCE | 13-302.3.C. | A LANDSCAPING STRIP 50 FEET IN WIDTH BETWEEN A DRIVE-THRU PHARMACY AND AN ABUTTING LOT INCLUDING A DETACHED DWELLING | 0 FEET ALONG THE EAST LOT LINE |
| PUBLIC FACILITIES MANUAL | 7-0104.1 | SERVICE DRIVE ALONG FRONTAGE ADJACENT TO A PRIMARY STATE HIGHWAY | EXCLUSION OF A SERVICE DRIVE ALONG RICHMOND HIGHWAY |
| ZONING ORDINANCE | 13-401 | COMMERCIAL SITE SHALL HAVE 10% COVERAGE OF TREE CANOPY | 9.2% TREE CANOPY COVERAGE |
| ZONING ORDINANCE | 4-809 | 15% OF THE GROSS AREA SHALL BE LANDSCAPED OPEN SPACE | 13.0% OPEN SPACE |

Walgreens

M.R. JOYCE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 038523
NEW JERSEY LICENSE No. 24GE

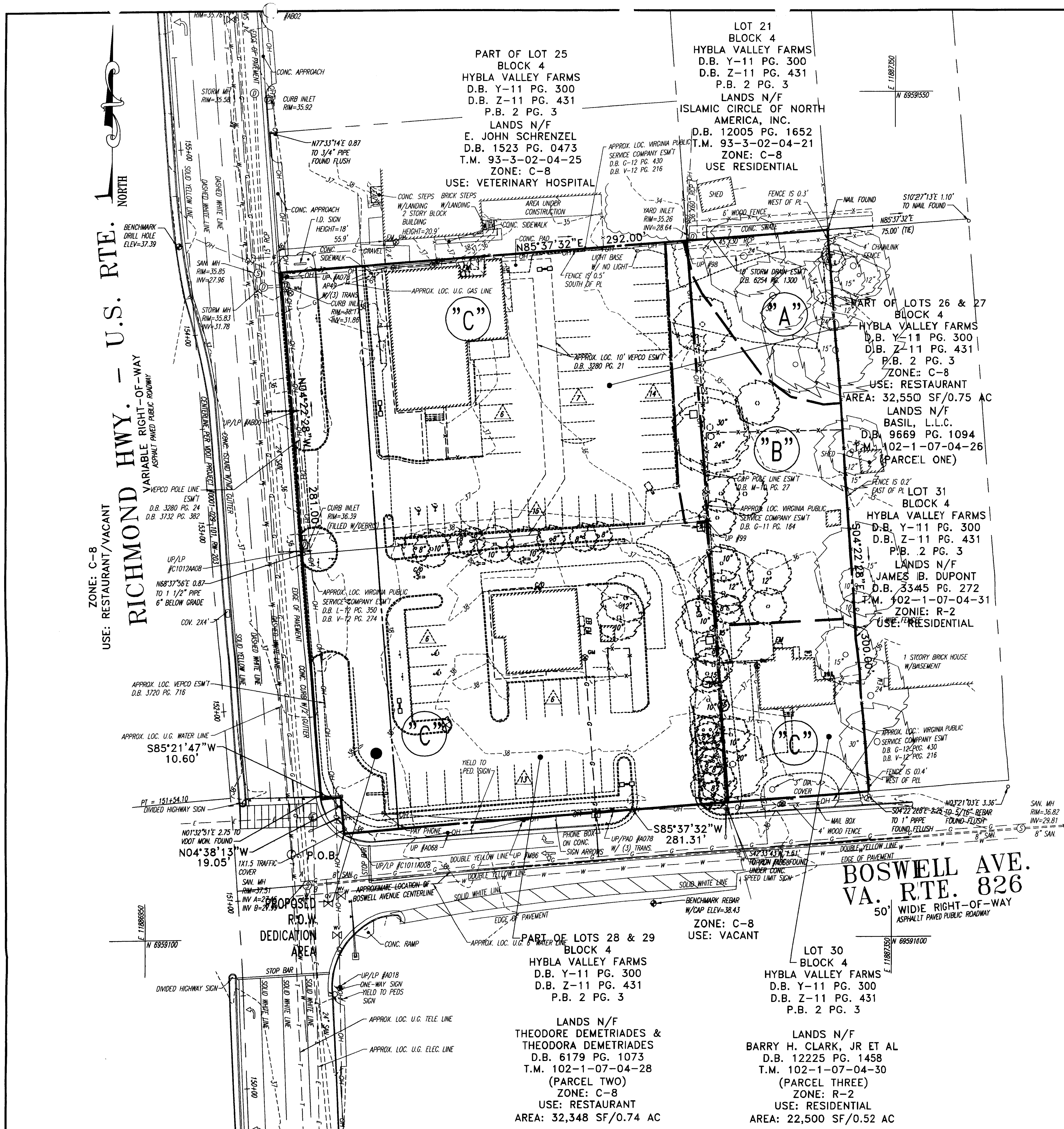
BOHLER ENGINEERING, P.C.
• Professional Engineering Services •
• 22630 Davis Drive, Suite 200 •
• Sterling, Virginia 20164 •
• (703) 709-9500 FAX: (703) 709-9501 | VA@bohlereng.com •

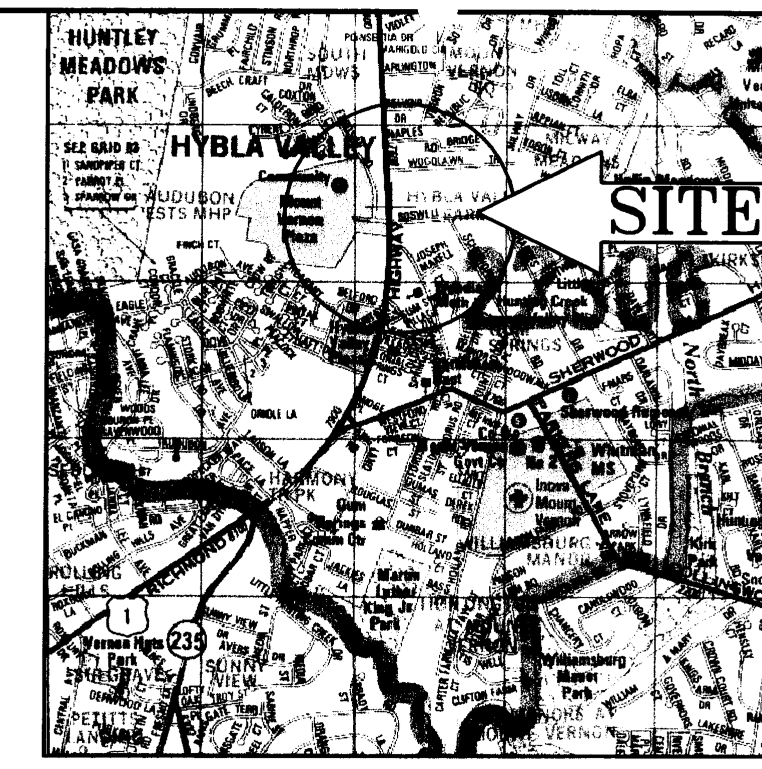
WALGREENS
GDP/SE COVER SHEET
RICHMOND HIGHWAY AND BOSWELL AVENUE
FAIRFAX COUNTY, VIRGINIA

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| 7 | 7/12 | REV.PER COUNTY COMMENTS |
| 6 | 6/19 | REV.PER COUNTY COMMENTS |
| 5 | 6/12 | REV.PER COUNTY COMMENTS |
| 4 | 5/18 | REV.PER COUNTY COMMENTS |
| 3 | 4/21 | REV.PER COUNTY COMMENTS |
| 2 | 3/9 | REV.PER COUNTY COMMENTS |

| | |
|---|---|
| SCALE (H): | N.T.S. |
| (V): | |
| DRAWN BY: | ASF |
| CHECKED BY: | MRJ |
| DATE: | 08/11/05 |
| DRAWING #: | S042119 |
| CAD ID #: | SE11 |

SHEET NUMBER
1 of 7




LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

EXISTING VEGETATION LEGEND:

- - - - - COVER TYPE BOUNDARY
(A) UPLAND FOREST
(B) MAINTAINED GRASSLAND
(C) DEVELOPED

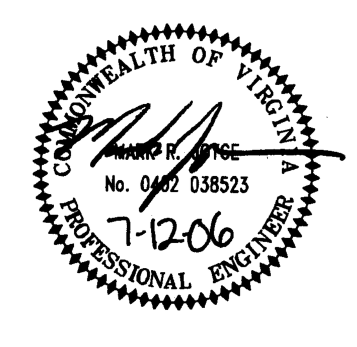
EVM - WALGREENS - Prepared by Shawn Frost, CLSA

| TABLE 1. COVER TYPE SUMMARY TABLE - PARCEL I.D. #102-1-07-04-26, 28 and 30, FAIRFAX, VA = 87,398 SQ. FT. (2.01 ACRES) | | | | | |
|---|---|---|---|---|---|
| | COVER TYPE | PRIMARY SPECIES | SUCCESSIONAL STAGE | ACREAGE | COMMENTS |
| A | UPLAND FOREST | SEE CONDITION | PIONEER, EARLY SUCCESSIONAL OR SUB-CLIMAX | 0.12 AC. | SEE CONDITION |
| B | MAINTAINED GRASSLAND | SEE CONDITION | PIONEER, EARLY SUCCESSIONAL OR SUB-CLIMAX | 0.28 AC. | SEE CONDITION |
| C | DEVELOPED | SEE CONDITION | DEVELOPED | 1.61 AC. | SEE CONDITION |
| D | | | | | |
| E | | | | | |
| F | | | | | |
| G | | | | | |
| TOTAL ACREAGE: 2.01 ACRES | | | | | |
| Condition Descriptions: | | | | | |
| Cover Type A: | UPLAND FOREST: PREDOMINANTLY OAKS | | | | |
| Cover Type B: | MAINTAINED GRASSLANDS: MAINTAINED GRASS | | | | |
| Cover Type C: | DEVELOPED: COMMERCIAL / RESIDENTIAL | | | | |
| Cover Type D: | | | | | |
| Cover Type E: | | | | | |

ALL ITEMS LOCATED ON LOTS 102-1-07-04-26, 102-1-07-04-28, AND 102-1-07-04-30 WHICH ARE DARK AND DASHED ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

| LOT OF BUILDING TO BE DEMOLISHED | YEAR BUILT | AREA OF STRUCTURE |
|---|---|---|
| 102-1-07-04-26 | 1970 | 3,700 SF |
| 102-1-07-04-28 | 1985 | 1,760 SF |
| 102-1-07-04-30 | 1945 | 1,370 SF |

THE EXISTING SIGNAGE IS TO BE REMOVED. THERE ARE NO AVAILABLE RECORDS TO INDICATE THE DATE OF CONSTRUCTION.




MISS UTILITY

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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

Walgreens

M.R. JOYCE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 038523
NEW YORK LICENSE No. 77448
NEW JERSEY LICENSE No. 42439

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• STERLING, VIRGINIA, 20164 •
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WALGREENS
GDP/SE EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP
RICHMOND HIGHWAY AND BOSWELL AVENUE
FAIRFAX COUNTY, VIRGINIA

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| 11 | 7/12 | REV.PER COUNTY COMMENTS |
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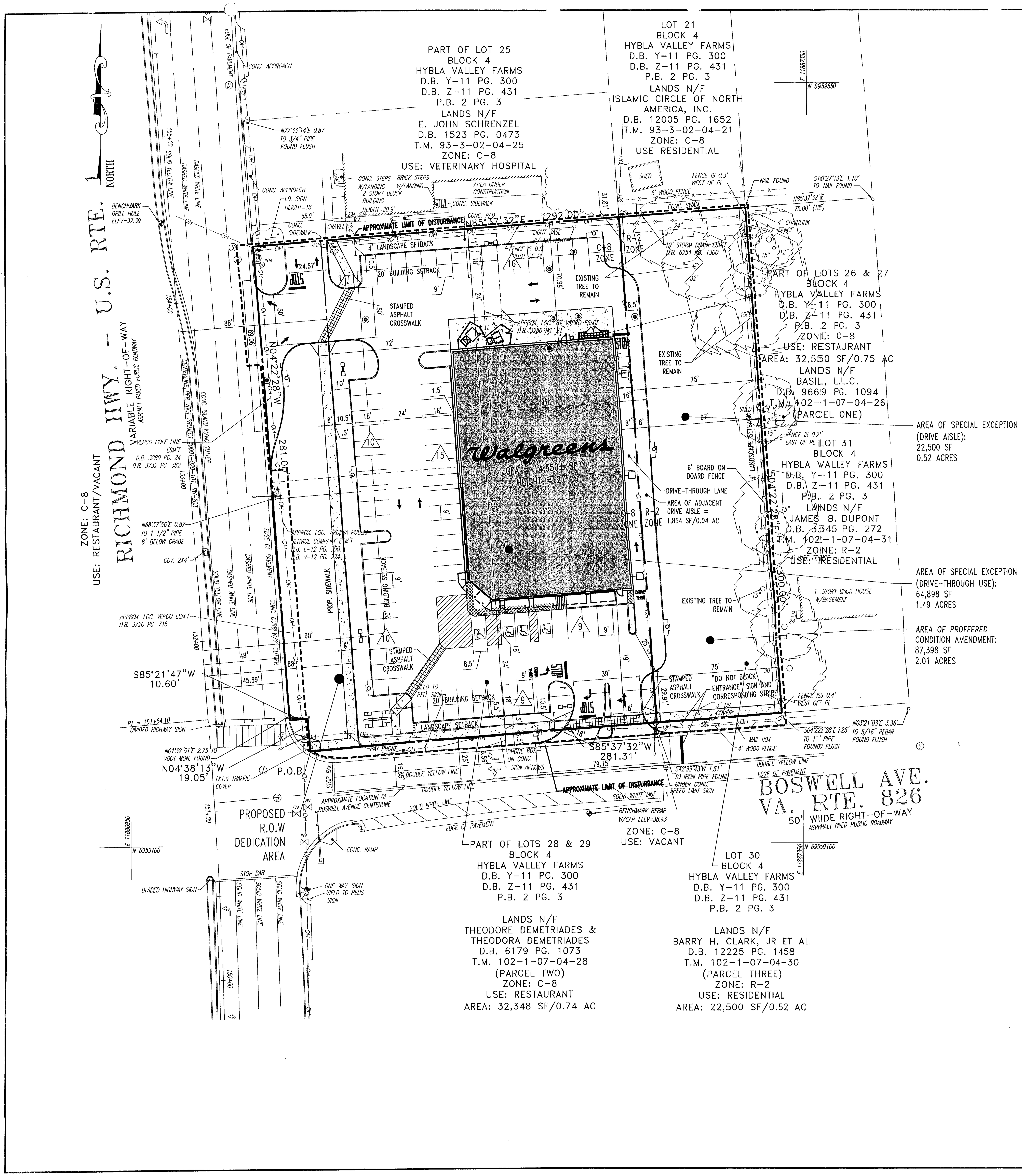
SCALE (H): 1" = 30'
(V):

| | |
|---|---|
| DRAWN BY: | ASF |
| CHECKED BY: | MRJ |
| DATE: | 08/11/05 |
| DRAWING #: | S042119 |
| CAD ID #: | SE11 |

SHEET NUMBER



...ication No. SE 2006-MV-001 Staff ABH
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 11/7/2006
Date of (BOS) (BZA) approval 11/20/2006
Sheet 2 of 7




# STANDARD GENERAL NOTES

1. THIS PLAN REFERENCES A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY:
CONTROL POINT ASSOCIATES, INC.
22630 DAVIS DRIVE, SUITE 200
STERLING, VA 20164
DATED: 7/6/2005 (FILE NO. S042119.SR)

2. THE AREAS OF SPECIAL EXCEPTION INCLUDE TAX MAP PARCELS 102-1-07-04-26, 102-1-07-04-28, AND 102-1-07-04-30. THE AREA OF PROFFERED CONDITION AMENDMENT INCLUDES TAX MAP PARCELS 102-1-07-04-26, 102-1-07-04-28, AND 102-1-07-04-30.

3. THE SPECIAL EXCEPTION APPLICATION TO ALLOW A DRIVE-THROUGH PHARMACY WITHIN THE C-8 ZONING DISTRICT CONSISTS OF A SPECIAL EXCEPTION AREA OF 64,898 SF/1.49 AC (PARCELS 26 AND 28). THE SPECIAL EXCEPTION APPLICATION TO ALLOW A DRIVE AISLE LANE WITHIN THE R-2 DISTRICT CONSISTS OF A SPECIAL EXCEPTION AREA OF 22,500 SF/0.52 AC (PARCEL 30). THE AREA OF PROFFERED CONDITION AMENDMENT IS 87,398 SF (2.01 AC) AND INCLUDES TWO LOTS WITHIN THE C-8 ZONING DISTRICT (PARCELS 26 AND 28) AND ONE LOT WITHIN THE R-2 ZONING DISTRICT (PARCEL 30.)

4. APPLICANT:
PACE PROPERTIES
8814 CAMFIELD DRIVE
ALEXANDRIA, VA 22308
CONTACT: MARK ROGERS
PHONE: (703) 901-9898

5. ZONING DATA: DISTRICT: C-8 (HIGHWAY COMMERCIAL) AND R-2 (RESIDENTIAL)
RICHMOND HIGHWAY REVITILIZATION DISTRICT
HIGHWAY CORRIDOR OVERLAY DISTRICT

6. USES:
EXISTING USES – RETAIL, RESTAURANT AND RESIDENTIAL
PROPOSED USE – DRIVE-THROUGH PHARMACY

7. BULK REQUIREMENTS

| | REQUIRED (C-8 DISTRICT) | PROVIDED (WITHIN COMMERCIAL AREA) | REQUIRED (R-2 DISTRICT) | PROVIDED (WITHIN RESIDENTIAL AREA) |
|---|---|---|---|---|
| A. MIN. LOT AREA | 40,000 SF | 64,898 SF | N/A | N/A |
| B. MAX. FAR | 0.50 | 0.22 | 0.20 | N/A |
| C. MIN. BUILDING SETBACK | | | | |
| FRONT SETBACK (VA RTE 1) | 20'* | 72.00' | (SIDE) 40° ANGLE OF BULK PLAN/15' | N/A |
| FRONT SETBACK (BOSWELL AVE.) | 20'* | 79.00' | (FRONT) 45° ANGLE OF BULK PLANE/35' | N/A |
| SIDE SETBACK (EAST) | 0' | 0' | (SIDE) 40° ANGLE OF BULK PLANE/15' | N/A |
| REAR SETBACK (NORTH) | 20' | 70.99' | (REAR) 40° ANGLE OF BULK PLANE/25' | N/A |
| D. MIN. PARKING SETBACK | | | | |
| FRONT SETBACK (VA RTE 1) | 10' | 10' | 4' | N/A |
| FRONT SETBACK (BOSWELL AVE.) | 5' | 10.50' | 10' | 29.91' |
| SIDE SETBACK (EAST) | 4' | 0'** | 4' | 67' |
| REAR SETBACK (NORTH) | 4' | 10.50' | 4' | 31.81' |
| E. OPEN SPACE | 15% (9,735 SF) | 13.0% (8,443 SF)** | N/A | N/A |
| F. INTERIOR PARKING LOT LANDSCAPING | 5% (1,521 SF) | 5.3% (1,620 SF) | 5% (93 SF) | 20,646 SF |
| G. MAX. BUILDING HT. | 50' | 27' | 60' | N/A |
| H. MIN. LOT WIDTH | 200' | 219.81' | N/A | N/A |

* FRONT YARD REQUIREMENT TAKEN FROM SECTION A7-407-2 OF THE ZONING ORDINANCE

** REFER TO SHEET 1 FOR CORRESPONDING WAIVER/MODIFICATION REQUEST.

8. NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL EXCEPTION/GENERALIZED DEVELOPMENT PLAN AREA.

9. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREA, PANEL 137 OF 150" COMMUNITY PANEL NO. 515525 0137 D, MAP REVISED 3/5/90.

10. NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST.

11. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE. THE ENTIRE SITE EXISTS WITHIN A RESOURCE MANAGEMENT AREA.

12. PARKING REQUIREMENTS:
DRIVE-THROUGH PHARMACY:
1 SPACE PER 200 FEET NET FLOOR AREA FOR THE FIRST 1,000 SQUARE FEET, PLUS 6 SPACES FOR EACH ADDITIONAL 1,000 SQUARE FEET (20 PERCENT REDUCTION ALLOWED IN THE REVITALIZATION DISTRICT)

ASSUMING A NET FLOOR AREA OF NO GREATER THAN 80% OF THE GROSS FLOOR AREA (11,640 SF):

TOTAL PARKING REQUIRED: 56 SPACES***
TOTAL PARKING PROVIDED: 69 SPACES
STACKING SPACE REQUIRED: 8 SPACES
STACKING SPACES PROVIDED: 8 SPACES
LOADING SPACES REQUIRED: 1 SPACE
LOADING SPACES PROVIDED: 1 SPACE

*** ALLOWABLE PARKING REDUCTION FROM SECTION A7-409.3.A OF THE ZONING ORDINANCE HEREBY REQUESTED.

13. THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON PLAN ARE THE RESULT OF A FIELD RUN SURVEY.

14. A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE AVAILABLE FACILITIES IS REQUIRED FOR SANITARY SEWER AND WILL BE PROVIDED AT SITE PLAN REVIEW. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

15. PROPOSED BUILDING UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.

16. THIS APPLICANT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO THE PROPOSED PARKING THROUGHOUT THE SITE PLAN PROCESS.

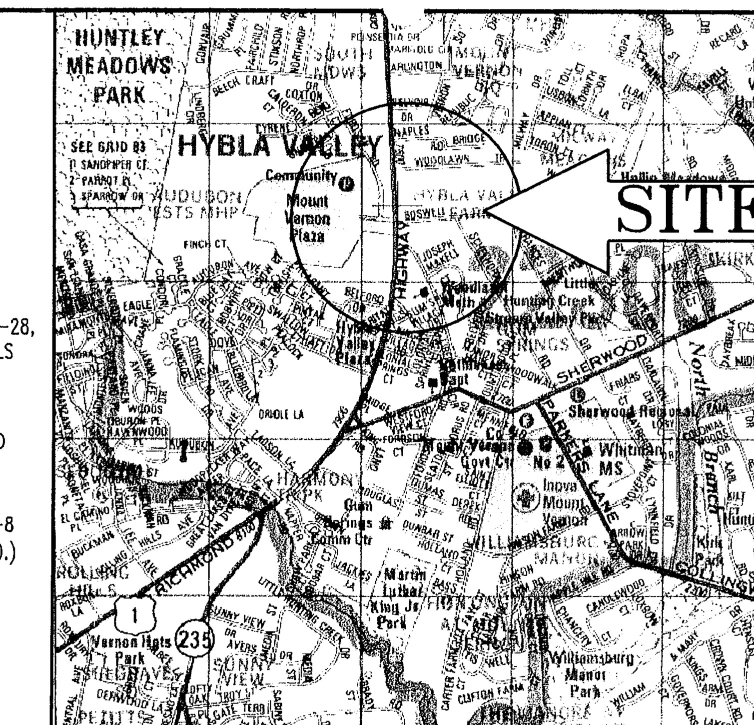
17. STORMWATER MANAGEMENT QUALITY CONTROL FACILITIES SHALL BE PROVIDED BY A PROPOSED STORMFILTER FACILITY AS SHOWN ON THE STORMWATER MANAGEMENT PLAN AND WILL BE REVIEWED BY DPW&ES AS PART OF THE SITE PLAN APPLICATION. THE PROPOSED STORMWATER QUALITY FACILITY WILL CONSIST OF THE USE OF A STORMFILTER STRUCTURE, BIORETENTION OR A COMBINATION THEREOF. STORMWATER QUANTITY CONTROL SHALL BE PROVIDED BY A PROPOSED UNDERGROUND DETENTION BASIN TO REDUCE THE STORMWATER FLOW RATE BY AT LEAST 10% FROM THE RATES PRODUCED BY THE PRE-DEVELOPMENT CONDITION.

18. THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION/GENERALIZED DEVELOPMENT PLAN. PARKING AND INGRESS/EGRESS IS PROVIDED AS SHOWN.

19. SIGNS WILL BE INSTALLED UNDER SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.

20. UPON REQUEST BY THE COUNTY, THE APPLICANT SHALL PROVIDE INTERPARCEL ACCESS TO PARCEL 93-3-02-04-25 IN THE EVENT THAT RICHMOND HIGHWAY IS WIDENED.

21. FINAL DESIGN OF THE PROPOSED RICHMOND HIGHWAY RIGHT TURN TAPER MAY BE MODIFIED OR ELIMINATED WITH APPROVAL BY VDOT.




LOCATION MAP

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COMMONWEALTH OF VIRGINIA
MARK R. JOYCE
No. 0402 038523
7-12-06
PROFESSIONAL ENGINEER

MISS UTILITY

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GRAPHIC SCALE

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( IN FEET )
1 inch = 30 ft.

Walgreens

M.R. JOYCE
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VIRGINIA LICENSE No. 0402 038523
NEW YORK LICENSE No. 77448
NEW JERSEY LICENSE No. 42439

BOHLER ENGINEERING, P.C.
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◆ 22630 DAVIS DRIVE, SUITE 200 ◆
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WALGREENS
GDP/SE PLAT

RICHMOND HIGHWAY AND BOSWELL AVENUE
FAIRFAX COUNTY, VIRGINIA

REVISIONS

| NO. | DATE | DESCRIPTION |
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...ication No. SE 2006-MV-001 Staff ABY
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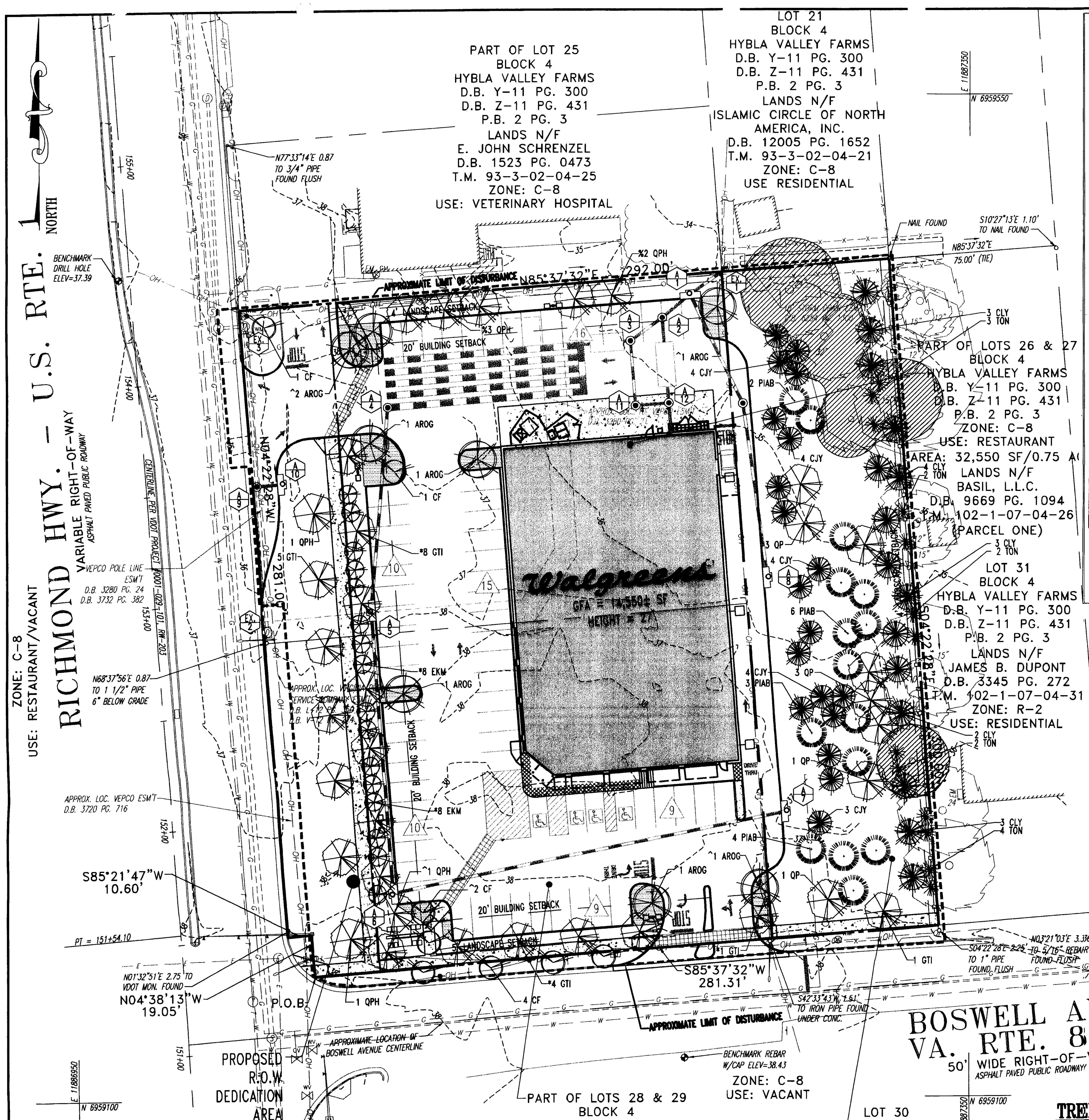
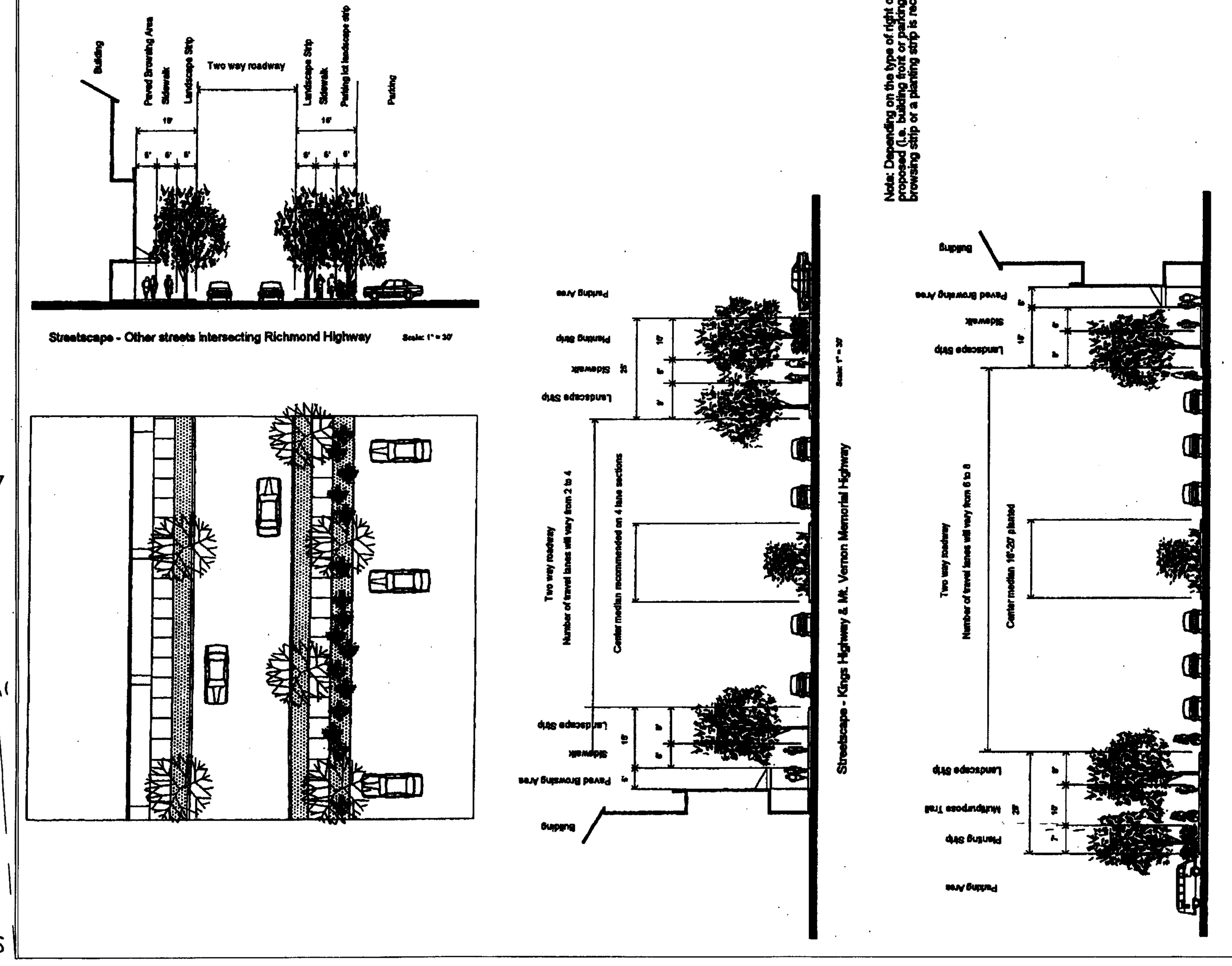
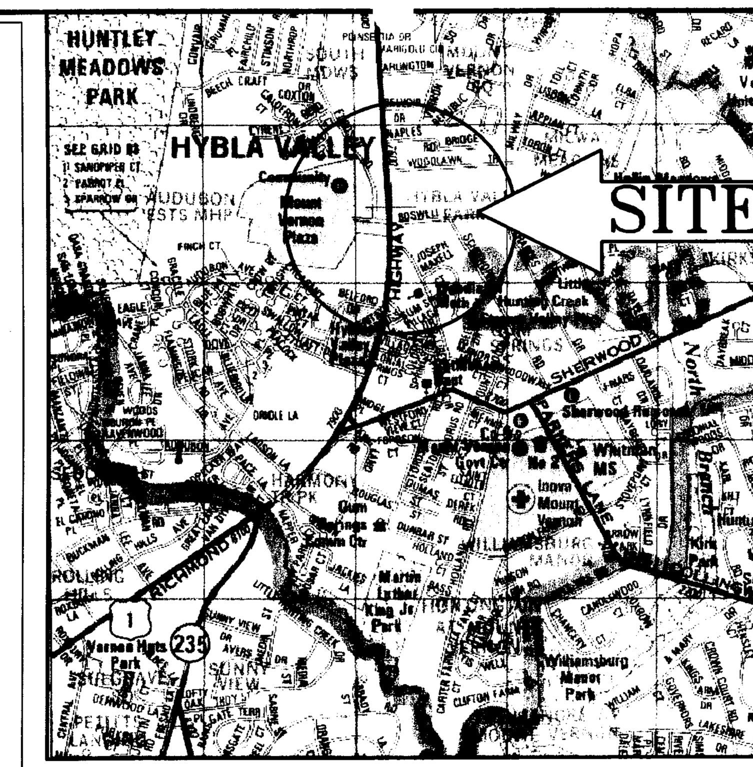
Sheet 3 of 7




# FAIRAX COUNTY COMPREHENSIVE PLAN, 2000 EDITION
## MOUNT VERNON PLANNING DISTRICT
## RICHMOND HIGHWAY CORRIDOR AREA




LOCATION MAP
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PERMIT USE NO. 20602153-5
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## LANDSCAPE SCHEDULE

| SYM | KEY | BOTANICAL NAME | COMMON NAME | QTY | SIZE | ROOT | 10 YR. TREE COVER | TREE COVER SUBTOTAL | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| | AROG | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | 8 | 2 1/2" CAL. | B+B | 200 | 1,200 | SHADE |
| | GTI | GLEDITSIA TRIACANTHOS INERMIS | THORNLESS HONEYLOCUST | 19 | 2 1/2" CAL. | B+B | 150 | 1,950 | SHADE |
| | QP | QUERCUS PALUSTRIS | PIN OAK | 8 | 2 1/2" CAL. | B+B | 200 | -- | SHADE |
| | QPH | QUERCUS PHELLOS | WILLOW OAK | 8 | 2 1/2" CAL. | B+B | 200 | 1,200 | SHADE |
| | | | | 43 | | | | 4,350 | |
| | CJY | CRYPTOMERIA JAPONICA 'YOSHINO' | YOSHINO JAPANESE CEDAR | 19 | 8-10' | B+B | 100 | -- | EVERGREEN |
| | CLY | X CUPRESSOCYPARIS LEYLANDII | LEYLAND CYPRESS | 15 | 6-7' | B+B | 100 | -- | EVERGREEN |
| | PIAB | PICEA ABIES | NORWAY SPRUCE | 15 | 7-8' | B+B | 150 | -- | EVERGREEN |
| | CF | CORNUS FLORIDA | WHITE FLOWERING DOGWOOD | 8 | 2 1/2" CAL. | B+B | 100 | 300 | ORNAMENTAL |
| | TON | THUJA OCCIDENTALIS 'NIGRA' | DARK AMERICAN ARBORVITAE | 13 | 5-6' | B+B | | -- | EVE.SHRUB |
| | EKM | EUONYMUS KIAUTSCHOVIEUS 'MANHATTAN' | MANHATTAN SPREADING EUONYMUS | 16 | 24"-30" | #5 CAN | | | EVE.SHRUB |

TOTAL TREE COVER: 4,650 SF

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

AREA COUNTED TOWARD INTERIOR PARKING LOT LANDSCAPING

## TREE COVER CALCULATIONS

GROSS SITE AREA:

TOTAL = 64,898 S.F.
BLDG. = 14,550 S.F.

NET SITE = 50,348 S.F.

TREE COVER REQUIRED:

50,348 SF. X .10 TREE COVER REQUIRED (COMMERCIAL)=5,035 S.F. REQUIRED

CREDITS:

0

TREE COVER PROVIDED:

4,650 S.F. (9.2%)*

SEE SHEET 1 FOR WAIVER/MODIFICATION REQUEST

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

## COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL

| SECTION | REQUIREMENTS | CALCULATIONS (REQUIRED/PROPOSED) | COMPLIANCE |
|---|---|---|---|
| PLANT MATERIAL SPECIFICATIONS | 12-0701.6 PLANT DIVERSITY. TO CURTAIL THE SPREAD OF DISEASE OR INSECT INFESTATION IN A PLANT SPECIES, NO MORE THAN 70% OF THE TREES REQUIRED TO BE PLANTED ON-SITE SHALL BE OF ONE GENUS. IN ADDITION, WHEN MORE THAN 20 TREES ARE REQUIRED ON A SITE, NO MORE THAN 35% OF THE DECIDUOUS TREES NOR 35% OF THE EVERGREEN TREES SHALL BE OF A SINGLE SPECIES. | PROPOSED: DECIDUOUS TREES: 8 AROG (26.7%) 13 GTI (43.3%) 6 QPH (20.0%) 3 CF (10.0%)<br>PROPOSED EVERGREEN TREES: -- | COMPLIES |
| | 12-0701.9 TREE COVER CALCULATIONS. ALL REQUIRED CALCULATIONS FOR TREE COVER SHALL BE PROVIDED ON THE LANDSCAPE PLAN SHEET IN A TABLE SIMILAR TO TABLE 12.12. | SEE TREE COVER CALCULATION TABLE PROVIDED ON THIS SHEET | COMPLIES |
| | 12-0701.10 INTERIOR PARKING LOT LANDSCAPING. ALL CALCULATIONS AND ILLUSTRATIONS FOR INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED ON THE LANDSCAPE PLAN SHEET. | SEE INTERIOR LANDSCAPING CALCULATIONS TABLE PROVIDED BELOW: SECTION 12-0703.1 | COMPLIES |
| | 12-0701.11A THE LANDSCAPE PLAN SHALL SHOW ALL EXISTING AND PROPOSED EASEMENTS THAT MAY CONFLICT WITH THE TREE PLANTING REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE. | (EASEMENTS DEPICTED ON PLAN) | COMPLIES |
| | 12-0701.11B TREES SHALL NOT BE PLANTED WITHIN ANY EXISTING OR PROPOSED PUBLIC UTILITY EASEMENT THAT IS REQUIRED TO BE DELINEATED ON THE PLAN, OR WITHIN 5' (1.5 M) OF STORM DRAINAGE EASEMENTS THAT CONTAIN PIPES. IN ADDITION, TREES SHALL NOT BE PLANTED IN AN AREA WHICH WILL INTERFERE WITH EXISTING OR PROPOSED UTILITIES OR OBSTRUCT OR INTERFERE WITH ACCESS OF MAINTENANCE PERSONNEL OR EQUIPMENT, AS DETERMINED BY THE DIRECTOR, EXCEPT AS MAY BE ALLOWED IN ACCORDANCE WITH SECTION 12-701.11C. | PROPOSED: NO TREES PLANTED WITHIN EASEMENT OR WITHIN 5' OF STORM DRAINAGE EASEMENTS THAT CONTAIN PIPES | COMPLIES |
| | 12-0701.12 EXISTING VEGETATION OR PROPOSED PLANTINGS IN VDOT RIGHTS-OF-WAY SHALL NOT BE CREDITED TOWARD MEETING THE REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE, EXCEPT AS MAY BE PERMITTED IN A COMMERCIAL REVITALIZATION DISTRICT | NO TREES IN VDOT R.O.W. CREDITED TOWARDS THE REQUIREMENTS OF ARTICLE 13 | N/A |
| INTERIOR PARKING LOT LANDSCAPING | 12-0703.1 AS STATED IN ARTICLE 13 OF THE ZONING ORDINANCE, ALL PARKING LOTS WITH 20 OR MORE SPACES ARE REQUIRED TO PROVIDE INTERIOR PARKING LOT LANDSCAPING THAT COVERS NO LESS THAN 5% OF THE TOTAL AREA OF THE PARKING LOT. | TOTAL PARKING AREA: 32,320 S.F.<br>32,320 S.F. X .05 = 1,616 S.F.<br>PROPOSED: 1,684 SF. (5.2%)<br>AREA COUNTED TOWARD INTERIOR PARKING LOT LANDSCAPING | COMPLIES |
| | 12-0703.4 CALCULATIONS. TO DETERMINE THE AMOUNT OF INTERIOR PARKING LOT LANDSCAPING REQUIRED, A) MULTIPLY THE AREA TO BE COUNTED AS DESCRIBED IN SECTION 12-0703.2 BY 5%; B) BASED ON 10-YEAR TREE COVER, CALCULATE THE TOTAL TREE COVER PROVIDED BY EACH TREE AND/OR THE TOTAL AMOUNT OF PRESERVED VEGETATION THAT PROVIDES SHADE DIRECTLY TO THE PARKING LOT. THE TOTAL TREE COVER PROVIDED MUST EQUAL OR EXCEED THE TOTAL LANDSCAPED AREA REQUIRED. A TABLE SIMILAR TO THAT SHOWN IN TABLE 12.13 SHALL BE PROVIDED ON THE LANDSCAPE SHEET. | TOTAL PARKING AREA: 32,320 S.F.<br>REQUIRED: 32,320 X .05 = 1,616 S.F.<br>PROPOSED: 1,700 S.F. OF TREE COVER 6 AROG @200 S.F.; 1 QPH @200 S.F.; 3 CF @100 S.F.<br>"^" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT | COMPLIES |

## COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

| SECTION | REQUIREMENTS | CALCULATIONS (REQUIRED/PROPOSED) | COMPLIANCE |
|---|---|---|---|
| 13-302 TRANSITIONAL SCREENING REQUIREMENTS | 1. ONE (1) LARGE EVERGREEN EVERY TEN (10) L.F., ONE (1) MEDIUM EVERGREEN TREE EVERY FIVE (5) L.F., ONE (1) LARGE DECIDUOUS TREE EVERY THRITY (30) L.F., AND ONE (1) MEDIUM EVERGREEN SHRUB EVERY FIFTEEN (15) L.F.<br>BARRIER "F" - 6 FT. HIGH SOLID WOOD FENCE. | PROPOSED USE: C-8 DRIVE-THROUGH PHARMACY<br>REQUIRED: R-2 RESIDENTIAL (EAST) TRANSITIONAL SCREENING "3", BARRIER "F"<br>300/10 = 30 LRG. EVE.<br>300/5 = 60 MED. EVE.<br>300/30 = 10 LRG. DEC.<br>300/15 = 20 MED. SHRUBS | DOES NOT COMPLY, SEE SHEET 1 FOR WAIVER/ MODIFICATION REQUEST |
| 13-202 PERIPHERAL PARKING LOT LANDSCAPING | 1. WHEN A PROPERTY LINE ABUTS LAND NOT IN THE R.O.W. OF A STREET: A. A LANDSCAPING STRIP FOUR FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT B. AT LEAST ONE TREE SHALL BE PLANTED FOR EACH FIFTY FEET WITHIN THE LANDSCAPING STRIP | REQUIRED: C-8 VETERINARY HOSPITAL (NORTH) 178 L.F. / 50 = 4<br>PROVIDED: 5 QPH<br>"x" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT | COMPLIES |
| | 2. WHERE A PROPERTY LINE ABUTS THE R.O.W. OF A STREET: A. A LANDSCAPE STRIP 10' IN WIDTH, WHICH SHALL NOT INCLUDE A SIDEWALK OR TRAIL, SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE. B. AT LEAST ONE TREE FOR EVERY 40' SHALL BE PLANTED WITHIN THE LANDSCAPING STRIP. | REQUIRED: 1 LARGE TREE PER 30 FEET OF LANDSCAPE STRIP LENGTH; HEDGE ROW UNDERPLANTINGS.<br>PROVIDED: RICHMOND HWY - *8 TREES, *16 SHRUBS<br>PROVIDED: BOSELL AVE. - *5 TREES<br>"*" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT | N/A |
| 13-303 BARRIER REQUIREMENTS | BARRIERS SHALL BE LOCATED BETWEEN THE REQUIRED TRANSITIONAL SCREENING AND THE USE BEING SCREENED FROM. | A 6' BOARD-ON-BOARD FENCE IS PROPOSED ADJACENT TO THE RESIDENTIAL PARCEL | N/A |
| 13-401 TREE COVER REQUIREMENTS | ZONING DISTRICT: COMMERCIAL SITE SHALL HAVE 10% COVERAGE OF TREE CANOPY | (SEE CHART PROVIDED ON THIS SHEET) | COMPLIES |

EXISTING TREES TO REMAIN

MISS UTILITY
BEFORE YOU DIG CALL 1-800-552-7001
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

COMMONWEALTH OF VIRGINIA
MARK R. JOYCE
No. 0402 038523
7-12-06
PROFESSIONAL ENGINEER

Walgreens

M.R. JOYCE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 038523
NEW YORK LICENSE No. 77448
NEW JERSEY LICENSE No. 42439


BOHLER ENGINEERING, P.C.
PROFESSIONAL ENGINEERING SERVICES
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA, 20164
(703) 709-9500 FAX: (703) 709-9501 | VA@bohlereng.com


WALGREENS
GDP/SE LANDSCAPE PLAN
RICHMOND HIGHWAY AND BOSWELL AVENUE
FAIRFAX COUNTY, VIRGINIA

Application No. ________ Staff ________
APPROVED SE / SP PLAN
SEE DEV CONDS DATED ________
Date of (BOS) (BZA) approval ________
Sheet 4 of 7

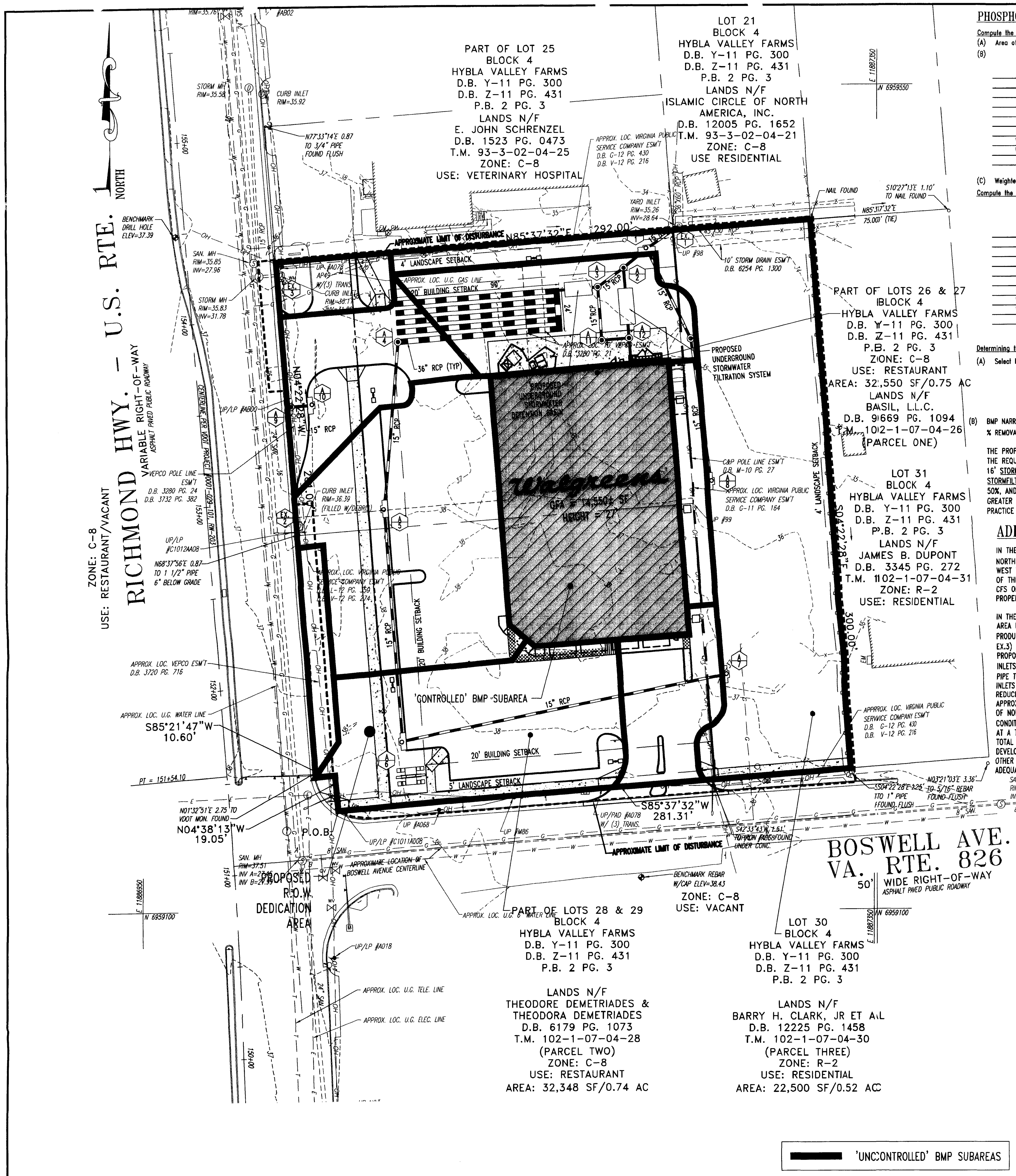
REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 11 | 7/12 | REV.PER COUNTY COMMENTS |
| 10 | 6/19 | REV.PER COUNTY COMMENTS |
| 9 | 6/12 | REV.PER COUNTY COMMENTS |
| 8 | 5/18 | REV.PER COUNTY COMMENTS |
| 7 | 4/21 | REV.PER COUNTY COMMENTS |
| 6 | 3/9 | REV.PER COUNTY COMMENTS |

SCALE (H): 1" = 30'
(V):

| | |
|---|---|
| DRAWN BY: | ASF |
| CHECKED BY: | MRJ |
| DATE: | 08/11/05 |
| DRAWING #: | S042119 |
| CAD ID #: | SE11 |

SHEET NUMBER




## PHOSPHORUS REMOVAL

Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site (drainage areas) (a) 2.01 acres

(B)

| Subarea Designation (1) | "C" (2) | | Acres (3) | | Product (4) |
|---|---|---|---|---|---|
| A1 (UNCONTROLLED) | 0.90 | x | 0.187 | = | 0.17 |
| A5 (UNCONTROLLED) | 0.71 | x | 0.350 | = | 0.25 |
| A6 (UNCONTROLLED) | 0.76 | x | 0.271 | = | 0.21 |
| A7 (UNCONTROLLED) | 0.90 | x | 0.100 | = | 0.09 |
| A8 (UNCONTROLLED) | 0.90 | x | 0.051 | = | 0.05 |
| A10 (UNCONTROLLED) | 0.73 | x | 0.144 | = | 0.11 |
| NORTHEAST (UNCONTROLLED) | 0.35 | x | 0.501 | = | 0.18 |
| WEST SIDE-EX.2 (UNCONTROLLED) | 0.35 | x | 0.028 | = | 0.01 |
| WEST SIDE-EX.3 (UNCONTROLLED) | 0.68 | x | 0.047 | = | 0.03 |
| BUILDING (CONTROLLED) | 0.90 | x | 0.331 | = | 0.30 |
| | | | (b) Total | = | 1.38 |

(C) Weighted average "C" factor (b)/(a) = (c) = 0.69

Compute the Total Phosphorus Removal for the Site

| Subarea Designation (1) | BMP Type (2) | Removal Eff. (%) (3) | | Area Ratio (4) | | "C" Factor Ratio (5) | | Product |
|---|---|---|---|---|---|---|---|---|
| A1 (UNCONTROLLED) | NONE | 0.00 | x | 0.09 | x | 1.31 | = | 0.00 |
| A5 (UNCONTROLLED) | NONE | 0.00 | x | 0.17 | x | 1.04 | = | 0.00 |
| A6 (UNCONTROLLED) | NONE | 0.00 | x | 0.13 | x | 1.11 | = | 0.00 |
| A7 (UNCONTROLLED) | NONE | 0.00 | x | 0.05 | x | 1.31 | = | 0.00 |
| A8 (UNCONTROLLED) | NONE | 0.00 | x | 0.03 | x | 1.31 | = | 0.00 |
| A10 (UNCONTROLLED) | NONE | 0.00 | x | 0.07 | x | 1.06 | = | 0.00 |
| NORTHEAST (UNCONTROLLED) | NONE | 0.00 | x | 0.25 | x | 0.51 | = | 0.00 |
| WEST SIDE-EX.2 (UNCONTROLLED) | NONE | 0.00 | x | 0.01 | x | 0.51 | = | 0.00 |
| WEST SIDE-EX.3 (UNCONTROLLED) | NONE | 0.00 | x | 0.02 | x | 0.99 | = | 0.00 |
| BUILDING (CONTROLLED) | FILTER | 50.00 | x | 0.16 | x | 1.31 | = | 10.80 |
| | | | | | | (c) Total | = | 10.80 |

Determining the Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 4.29% (Redevelopment Condition)

Per the Fairfax County PFM Page 6-13, Section 6-401.2B:

% Removal = [1 - 0.9(I-pre / I-post)] x 100

I-pre = 0.67

I-post = 0.63

% Removal Required= 4.29%

(B) BMP NARRATIVE:

% REMOVAL = [1 - 0.9 (Ipre/Ipost)] x 100

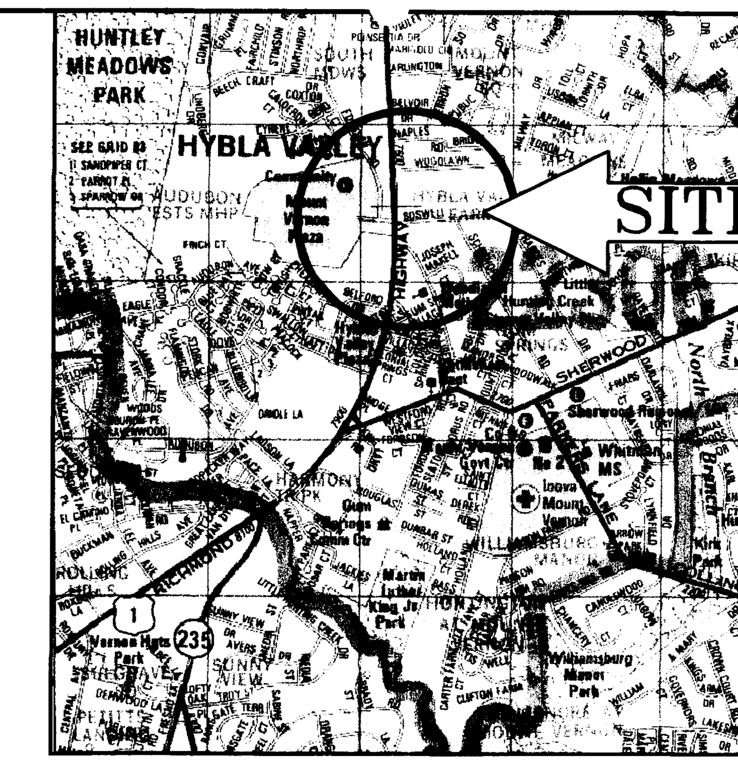
THE PROPOSED PROJECT IS CONSIDERED REDEVELOPMENT IN FAIRFAX COUNTY. PER THE FAIRFAX COUNTY PFM SECTION 6-401.2B, THE REQUIRED PHOSPHORUS REMOVAL IS DETERMINED BY THE FORMULA ABOVE. TO FULFILL THE REMOVAL REQUIREMENT, AN 8' x 16' STORMFILTER (MANUFACTURED BY STORMWATER MANAGEMENT, INC.) WITH NINE CARTRIDGES IS PROVIDED. THE PROPOSED STORMFILTER HAS BEEN SIZED PER THE MANUFACTURERS STANDARDS AND SPECIFICATIONS. BASED ON A REMOVAL EFFICIENCY OF 50%, AND THE PHOSPHOROUS REMOVAL CALCULATIONS ABOVE, THE STORMFILTER ACHIEVES A REMOVAL OF 10.80%, WHICH IS GREATER THAN THE REQUIRED AMOUNT OF 4.29%. THEREFORE, THE PROPOSED DEVELOPMENT FULFILLS THE BEST MANAGEMENT PRACTICE REQUIREMENTS OF FAIRFAX COUNTY.

## ADEQUATE OUTFALL NARRATIVE

IN THE PRE-DEVELOPMENT CONDITION DURING THE 10-YEAR STORM EVENT, APPROXIMATELY 2.45 CFS SHEET FLOWS NORTHEAST TOWARDS AN EXISTING CONCRETE SWALE NORTH OF THE SITE. AN ADDITIONAL APPROXIMATE 2.16 CFS FLOWS WEST TOWARDS THE EXISTING CURB INLET ALONG ROUTE 1 DURING THE 10-YEAR STORM EVENT. THE REMAINING PORTION OF THE SITE CREATES APPROXIMATELY 6.16 CFS OF RUNOFF DURING THE 10-YEAR STORM EVENT, AND APPROXIMATELY 4.62 CFS OF RUNOFF DURING THE TWO-YEAR STORM EVENT, WHICH FLOWS NORTHEAST TO THE EXISTING INLET ALONG THE NORTH PROPERTY LINE.

IN THE POST-DEVELOPMENT CONDITION, THE APPROXIMATE 1.27 CFS PRODUCED THROUGHOUT THE EASTERNMOST DRAINAGE AREA DURING THE 10-YEAR STORM EVENT WILL FLOW TO THE EXISTING CONCRETE SWALE. THE APPROXIMATE 0.30 CFS PRODUCED THROUGHOUT THE TWO WESTERNMOST DRAINAGE AREAS ONSITE WILL FLOW TO THE EXISTING INLETS (EX.2 AND EX.3) ALONG ROUTE 1. THE POST-DEVELOPMENT DESIGN PROPOSES AN ADDITIONAL INLET (A10) WITHIN THE ROUTE 1 PROPOSED ROW DEDICATION AREA WHICH WILL CAPTURE APPROXIMATELY 0.76 CFS OF RUNOFF AS WELL AS FIVE CURB INLETS THROUGHOUT THE SITE WHICH WILL DRAIN RUNOFF FROM THE REMAINING PORTION OF THE SITE THROUGH 15" RCP PIPE TO THE EXISTING INLET (EX.1) NORTH OF THE SITE. THE RUNOFF COLLECTED BY THREE OF THE PROPOSED CURB INLETS WILL BE DETAINED BY AN APPROXIMATE 24-FOOT BY 90-FOOT UNDERGROUND STORMWATER DETENTION BASIN, REDUCING THE RUNOFF TO THE EXISTING INLET TO APPROXIMATELY 4.03 CFS DURING THE 2-YEAR STORM EVENT, AND TO APPROXIMATELY 5.54 CFS DURING THE 10-YEAR STORM EVENT. AS A RESULT, THE PEAK STORM SEWER DISCHARGE RATES OF NON-CONCENTRATED FLOWS WILL BE DECREASED BY AT LEAST 10% FROM THE RATES PRODUCED BY THE EXISTING CONDITIONS. THE SITE HAS BEEN DESIGNED TO DRAIN RUNOFF TO AN EXISTING 36" x 60" RCP HAVING ULTIMATE OUTFALL AT A TRIBUTARY OF LITTLE HUNTING CREEK, APPROXIMATELY 375 FT FROM THE MOST UPSTREAM POINT ONSITE, AND WITH A TOTAL DRAINAGE AREA OF AT LEAST ONE SQUARE MILE. THE OUTFALL FROM THE SUBJECT SITE TO THE CREEK IS DEVELOPED COMMERCIAL AND RESIDENTIAL AREA IN WHICH THERE ARE NO KNOWN EROSION PROBLEMS, INSTABILITY OR OTHER UNSATISFACTORY DRAINAGE CONDITIONS. THE PROPOSED DEVELOPMENT WILL NOT INTERFERE WITH THE CURRENT ADEQUACY OF THE OUTFALL; THEREFORE, ADEQUATE OUTFALL IS ACHIEVED.

NOTE: THE APPLICANT SHALL PROVIDE STORMWATER MANAGEMENT AND BMPs IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL AND SUBJECT TO APPROVAL FROM DPWES. AS OPPOSED TO THAT SHOWN AND DESCRIBED ON THE GDP/SE PLAT, WHICH IS RECOGNIZED AS A PRELIMINARY CONCEPT COMPLETED WITHOUT THE BENEFIT OF A FINAL GRADING PLAN, THE APLICANT RESERVES THE RIGHT TO SATISFY THE STORMWATER MANAGEMENT AND BMP REQUIREMENTS FOR THE PROPERTY WITH AN ALTERNATE PLAN SO LONG AS THE PLAN IS IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL AND SUBJECT TO APPROVAL FROM DPWES




LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

### 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 5.

☐ 3. Provide:

| Facility Name/ Type & No. (e.g. dry pond A, infil. trench, underground vault, etc.) | On-site area served (acres) | Off-site area served (acres) | Drainage area (acres) | Footprint area (sf) | Storage Volume (cf) | If pond, dam height (ft) |
|---|---|---|---|---|---|---|
| DETENTION BASIN | 0.721 | 0 | 0.721 | 2,160 | 4,500 | — |
| STORMFILTER | 0.331 | 0 | 0.331 | 160 | — | — |
| Totals | | | | | | |

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 5. Pond inlet and outlet pipe systems are shown on Sheet N/A.

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

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 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 5.

☑ 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 5.

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 5.

☑ 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 2 + 3.

N/A ☐ 11. A submission waiver is requested for N/A.

N/A ☐ 12. Stormwater management is not required because N/A

## Underground Detention Storage Computations

**Walgreens**
Route 1 and Boswell Avenue
Alexandria, VA (Fairfax Co.)

### Detention Facility Computations:

| | | |
|---|---|---|
| Invert Elevation = | 30.04 | |
| Pipe Diameter (D) = | 36 | inches |
| Total Length of Pipe = | 450.0 | feet |
| Area of Pipe= | 7.069 | sf |
| No. of pipes = | 5 | |
| Stone Area = | 2160 | sf |
| Basin Width | 24 | ft |
| Basin Length | 90 | ft |

Structure 1 is a 3" diameter orifice
Structure 1 Invert = 30.54 FT

Structure 2 is a 0.75' long weir
Structure 2 Invert = 32.24 FT

Q2 = 0.29 CFS
Q10 = 0.55 CFS

### Stage - Storage Chart

| d (ft) | d/D | Elev (ft) | Area of 1 pipe (sf) | Volume of all pipes (cf) | Volume of Voids (cf) | Total Volume (cf) | Total Volume (Ac-ft) | Elevation feet |
|---|---|---|---|---|---|---|---|---|
| 0.00 | 0.00 | 30.04 | 0.00 | 0.000 | 0.000 | 0.00 | 0.0000 | 30.04 |
| 0.30 | 0.10 | 30.34 | 0.368 | 165.546 | 192.982 | 358.53 | 0.0082 | 30.34 |
| 0.60 | 0.20 | 30.64 | 1.006 | 452.880 | 337.248 | 790.13 | 0.0181 | 30.64 |
| 0.90 | 0.30 | 30.94 | 1.784 | 802.575 | 456.570 | 1259.15 | 0.0289 | 30.94 |
| 1.20 | 0.40 | 31.24 | 2.640 | 1188.135 | 561.546 | 1749.68 | 0.0402 | 31.24 |
| 1.50 | 0.50 | 31.54 | 3.534 | 1590.435 | 659.826 | 2250.26 | 0.0517 | 31.54 |
| 1.80 | 0.60 | 31.84 | 4.428 | 1992.728 | 758.109 | 2750.84 | 0.0632 | 31.84 |
| 2.10 | 0.70 | 32.14 | 5.285 | 2378.288 | 863.085 | 3241.37 | 0.0744 | 32.14 |
| 2.40 | 0.80 | 32.44 | 6.062 | 2727.983 | 982.407 | 3710.39 | 0.0852 | 32.44 |
| 2.70 | 0.90 | 32.74 | 6.701 | 3015.317 | 1126.673 | 4141.99 | 0.0951 | 32.74 |
| 3.00 | 1.00 | 33.04 | 7.069 | 3180.863 | 1319.655 | 4500.52 | 0.1033 | 33.04 |

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
MARK R. JOYCE
No. 0402 038523
7-12-06
PROFESSIONAL ENGINEER

MISS UTILITY

DIG WITH C.A.R.E. CALL MISS UTILITY KEEP VIRGINIA SAFE

BEFORE YOU DIG CALL
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Walgreens

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• 22630 DAVIS DRIVE, SUITE 200 •
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• (703) 709-9500 FAX: (703) 709-9501 | VA@bohlereng.com •

WALGREENS
GDP/SE STORMWATER MANAGEMENT PLAN
RICHMOND HIGHWAY AND BOSWELL AVENUE
FAIRFAX COUNTY, VIRGINIA

Application No. SE 2006-MV-002 Staff ABH
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 11/7/2006
Date of (BOS) (BZA) approval 11/20/2006
Sheet 5 of 7

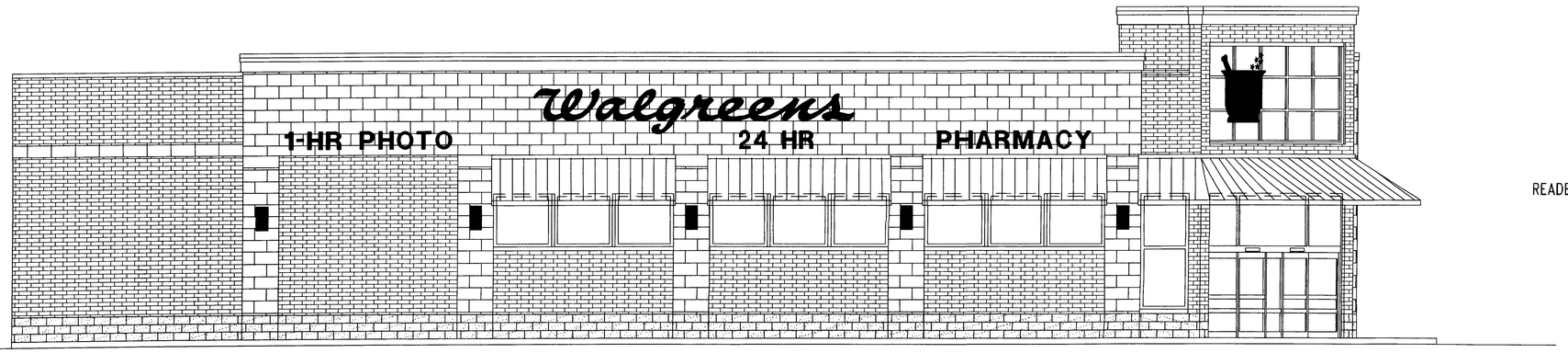
REVISIONS

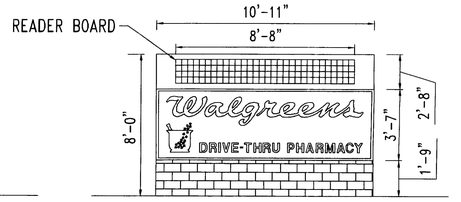
| NO. | DATE | DESCRIPTION |
|---|---|---|
| 11 | 7/12 | REV.PER COUNTY COMMENTS |
| 10 | 6/19 | REV.PER COUNTY COMMENTS |
| 9 | 6/12 | REV.PER COUNTY COMMENTS |
| 8 | 5/18 | REV.PER COUNTY COMMENTS |
| 7 | 4/21 | REV.PER COUNTY COMMENTS |
| 6 | 3/9 | REV.PER COUNTY COMMENTS |

SCALE (H): 1" = 30'
(V):

| | |
|---|---|
| DRAWN BY: | ASF |
| CHECKED BY: | MRJ |
| DATE: | 08/11/05 |
| DRAWING #: | S042119 |
| CAD ID #: | SE11 |

SHEET NUMBER




WALGREENS MONUMENT SIGN WITH READER BOARD

NOTE: THE APPLICANT RETAINS THE RIGHT TO REDIMENSION THE SIGN COMPONENTS, PROVIDED THE OVERALL HEIGHT DOES NOT EXCEED 8' AND THE OVERALL WIDTH DOES NOT EXCEED 12'.

Application No. SE/SP 2005-SU-[illegible]
Staff
APPROVED SE/SP PLAN
SEE DEV. CONDS DATED 11/22/2006
Date of (BOS) (BZA approval 11/22/2006
Sheet 6 of 7

COMMONWEALTH OF VIRGINIA
MARK R. JOYCE
No. 0402 038523
PROFESSIONAL ENGINEER
7-12-06

Walgreens

M.R. JOYCE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 038523
DISTRICT OF COLUMBIA No. [illegible]
NEW JERSEY LICENSE No. 47439

BOHLER ENGINEERING, P.C.
• PROFESSIONAL ENGINEERING SERVICES •
• 22630 DAVIS DRIVE, SUITE 200 •
• STERLING, VIRGINIA 20164 •
• (703) 709-9500 FAX: (703) 709-9501 | VA@bohlereng.com •

WALGREENS
GDP/SE BUILDING ELEVATIONS
RICHMOND HIGHWAY AND BOSWELL AVENUE
FAIRFAX COUNTY, VIRGINIA

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| 7 | 7/12 | REV.PER COUNTY COMMENTS |
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| 3 | 4/21 | REV.PER COUNTY COMMENTS |
| 2 | 3/9 | REV.PER COUNTY COMMENTS |

| | |
|---|---|
| SCALE (H): | N.T.S. |
| (V): | |
| DRAWN BY: | ASF |
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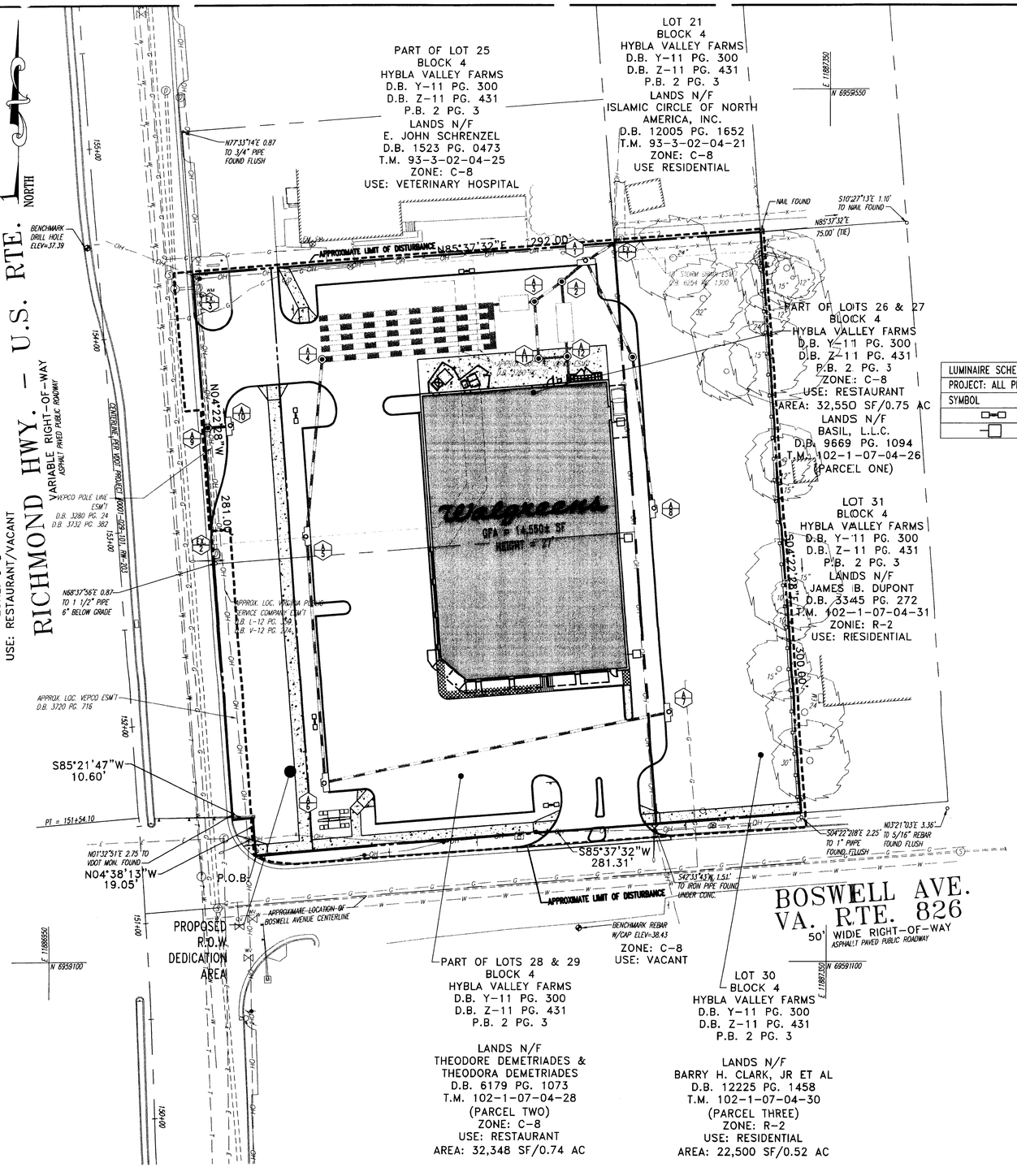
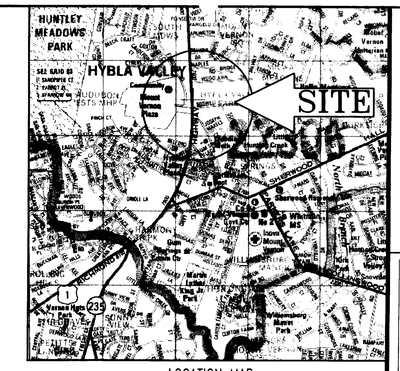
SHEET NUMBER

6 of 7




LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5

SCALE: 1"=2000'

| LUMINAIRE SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| PROJECT: ALL PROJECTS | | | | | | |
| SYMBOL | QTY | LABEL | ARRANGEMENT | LUMENS | LLF | DESCRIPTION |
| | 4 | A | FORWARD-THROW-D180 | 110000 | 0.750 | WLS-FVR-3-1000-MHR-FG 37' POLE 3'BASE |
| | 3 | B | SINGLE | 36000 | 0.750 | WLS-H-S-3-400-MHR-FG 16' MH |

| NUMERIC SUMMARY | | | | | | | |
|---|---|---|---|---|---|---|---|
| PROJECT: ALL PROJECTS | | | | | | | |
| LABEL | CALCTYPE | UNITS | AVG | MAX | MIN | AVG/MIN | MAX/MIN |
| CALCPTS | ILLUMINANCE | FC | 6.21 | 13.7 | 1.5 | 4.14 | 9.13 |

Application No. SE/SP 05-Sp-104
APPROVED SE/SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 11/14/2006
Sheet 1 of 7
Staff

LIGHTING PLAN DESIGNED BY:

WLS LIGHTING SYSTEMS
4150 INTERNATIONAL PLAZA - SUITE 150
FORT WORTH, TX 76109
DATED: 10/26/05
CONTACT: JEFF HOINSKI
PHONE: (800) 633-8711

THIS PLAN IS FOR LIGHTING PURPOSES ONLY

COMMONWEALTH OF VIRGINIA
MARK R. JOYCE
No. 0402 038523
PROFESSIONAL ENGINEER
7-12-06

GRAPHIC SCALE

30 0 15 30 60 120
( IN FEET )
1 inch = 50 ft.

MISS UTILITY
DIG WITH C.A.R.E.
CALL BEFORE YOU DIG
KEEP VIRGINIA SAFE
BEFORE YOU DIG CALL 1-800-552-7001
PROTECT YOURSELF: GIVE TWO WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

Walgreens

M.R. JOYCE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE NO. 0402 038523
NORTH CAROLINA LICENSE NO. 029363
NEW JERSEY LICENSE NO. 47435

BOHLER ENGINEERING, P.C.
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• 900 ROUTE 9 NORTH, SUITE 300 •
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• (703) 709-9500 FAX: (703) 709-9501 | VA@bohlereng.com •

WALGREENS
GDP/SE LIGHTING PLAN
RICHMOND HIGHWAY AND BOSWELL AVENUE
FAIRFAX COUNTY, VIRGINIA

| REVISIONS | | |
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SHEET NUMBER

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