PORTION OF PARCEL 7H

@ EDSALL ROAD

SPECIAL EXCEPTION PLAT

NOTES:

1. OWNER:
   CCP SHIRLEY HIGHWAY, INC.
   SUBSIDIARY OF CAPITAL COMMERICIAL PROPERTIES, INC.
   7188 QUEENSFERRY CI.
   BOCA RATON, FL 33496

   APPLICANTS:
   PETROLEUM MARKETING GROUP, INC.
   10555 MAIN STREET, SUITE 600
   FAIRFAX, VA 22030

   CCP SHIRLEY HIGHWAY, INC.
   SUBSIDIARY OF CAPITAL COMMERICIAL PROPERTIES, INC.
   7188 QUEENSFERRY CI.
   BOCA RATON, FL 33496

2. THIS PROPERTY IS DELINEATED AS PART OF FAIRFAX COUNTY TAX MAP #81-1 ((1)) PARCEL 7H (PART) AND IS CURRENTLY ZONED C-6, COMMUNITY RETAIL COMMERCIAL DISTRICT.

3. THE TOTAL SITE AREA OF PARCEL 7H AND PROPOSED OUTLOT "A" IS ±602,117 SF/±13.82 AC. THE AREA FOR THE LIMITS OF SPECIAL EXCEPTION IS ±82,770 SF/±1.90 AC AND INCLUDES OUTLOT "A".

4. THIS APPLICATION IS FOR A CATEGORY 5 SPECIAL EXCEPTION TO ALLOW THE DEVELOPMENT OF A BANK WITH DRIVE THRU LANES, A SERVICE STATION, A QUICK SERVICE FOOD STORE, FAST FOOD RESTAURANT, AND A CARWASH ON THIS SITE.

5. TOPOGRAPHIC AND EXISTING CONDITIONS TAKEN FROM A FIELD SURVEY DONE BY THIS FIRM. CONTOUR INTERVAL IS TWO (2) FEET.

6. THERE ARE NO PROPOSED SPECIAL AMENITIES FOR THIS PROPERTY.

7. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

8. THERE ARE NO PUBLIC FACILITIES PROPOSED WITH THIS DEVELOPMENT.

9. A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515525 0150 D, REVISED MARCH 5, 1990, SHOWS THE PROPERTY TO LIE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

10. PER FAIRFAX COUNTY MAPPING, THIS SITE LIES OUTSIDE OF THE RESOURCE PROTECTION AREA (RPA). IN ADDITION, THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THE PROPERTY.

11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.

12. TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN.

13. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.

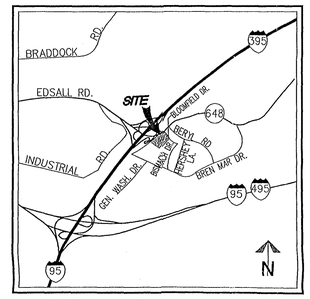
14. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

15. OUTLOT "A" IS TO BE RETAINED BY THE OWNER AND INCLUDED AS PART OF THE LEASE AREA COVERING THE SPECIAL EXCEPTION USE.

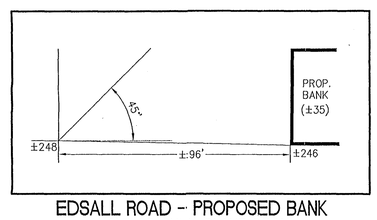
16. ALL EXISTING ON-SITE BUILDINGS/STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.

WAIVER REQUESTED:

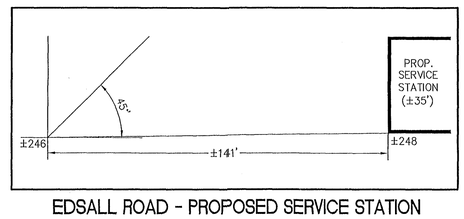
1. A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT IS REQUESTED ALONG VINCENT GATE TERRACE AND BLOOMFIELD DRIVE.



VICINITY MAP SCALE: 1"=2000'



EDSALL ROAD - PROPOSED BANK
ANGLE OF BULK PLANE DETAIL
(SCALE 1"=30')



EDSALL ROAD - PROPOSED SERVICE STATION
ANGLE OF BULK PLANE DETAIL
(SCALE 1"=30')

ZONING TABULATION:

ZONE: C-6, COMMUNITY RETAIL COMMERCIAL DISTRICT
SPECIAL EXCEPTION AREA: ±82,770 SF OR ±1.90 AC

	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 SF	±82,770 SF/±1.90 AC*
MIN. LOT WIDTH	200 FT	±290 FT
MAX. BLD. HT.	40 FT	±35 FT
MIN. YARD REQUIREMENTS		
FRONT	45'ABP,40 FT	±96 FT
SIDE	NONE	±6 FT
REAR	20 FT	±68 FT
MAX. FAR	0.40	±0.11
OPEN SPACE	15%	±20%
INTERIOR PARKING LOT LANDSCAPING	5% (SEE SHEET 4)	5% (SEE SHEET 4)
TREE COVER	10% (SEE SHEET 4)	10% (SEE SHEET 4)

*INCLUDES PROPOSED OUTLOT "A"

PARKING TABULATION

USE: SERVICE STATION/QUICK SERVICE FOOD STORE
RATE: 2 SPACES PER SERVICE BAY PLUS
6.5 SPACES PER 1000 SF OF RETAIL GFA
±2,750 SF OF GFA @ 6.5 SP/1000 = 18 SPACES

USE: FAST FOOD (APPROX. 24% OF SERVICE STATION AREA)
RATE: 1 SPACE PER 60 SF OF NFA (MIN. 10)
±750 GSF OR ±600 NSF/60 = 10

USE: CARWASH
RATE: 1 SPACE PER EMPLOYEE
PLUS 11 STACKING SPACES
1 EMPLOYEE = 1

USE: FINANCIAL INSTITUTION W/ DRIVE THRU
RATE: 4 SPACES PER 1000 SF OF GFA
(PLUS 8 STACKING FOR FIRST WINDOW AND 2 FOR EACH ADDITIONAL WINDOW, OR 5 SPACES FOR THE FIRST TWO WINDOWS, PROVIDED THAT BOTH WINDOWS ARE OPEN AT THE SAME TIME.)
±3,800 SF OR ±3,423 SF OF GFA
±3,423 SF OF GFA @ 4 SP/1000 SF OF GFA
= 14 SPACES

TOTAL REQUIRED = 43 SPACES
TOTAL PROVIDED = 47 SPACES
(INCL. 6 HC)

SEA 81-m-097-4
Application No. _____ Staff T. Strunk
APPROVED SE SP PLAN
SEE DEV CONDS DATED 5-22-07
Date of BOS (BZA) approval June 4, 2007
Sheet 1 of 8

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Department of Planning & Zoning
APR 03 2007
Zoning Evaluation Division

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP
3. SPECIAL EXCEPTION PLAT
4. CONCEPTUAL LANDSCAPE PLAN
5. PRELIMINARY STORMWATER MANAGEMENT PLAN
6. PRELIMINARY OUTFALL PLAN
7. LIGHTING PLAN
8. BUILDING/SIGN ELEVATIONS – FOR INFORMATION ONLY

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 WWW.WLPINC.COM
(703) 532-6163 FAX (703) 533-1301

SCALE: 1" =30' DATE: 07/27/06 REV. 04/03/07 DRAWN: mes

COMMONWEALTH OF VIRGINIA CHARLES F. DUNLAP No. 13088 7/27/06 LAND SURVEYOR

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

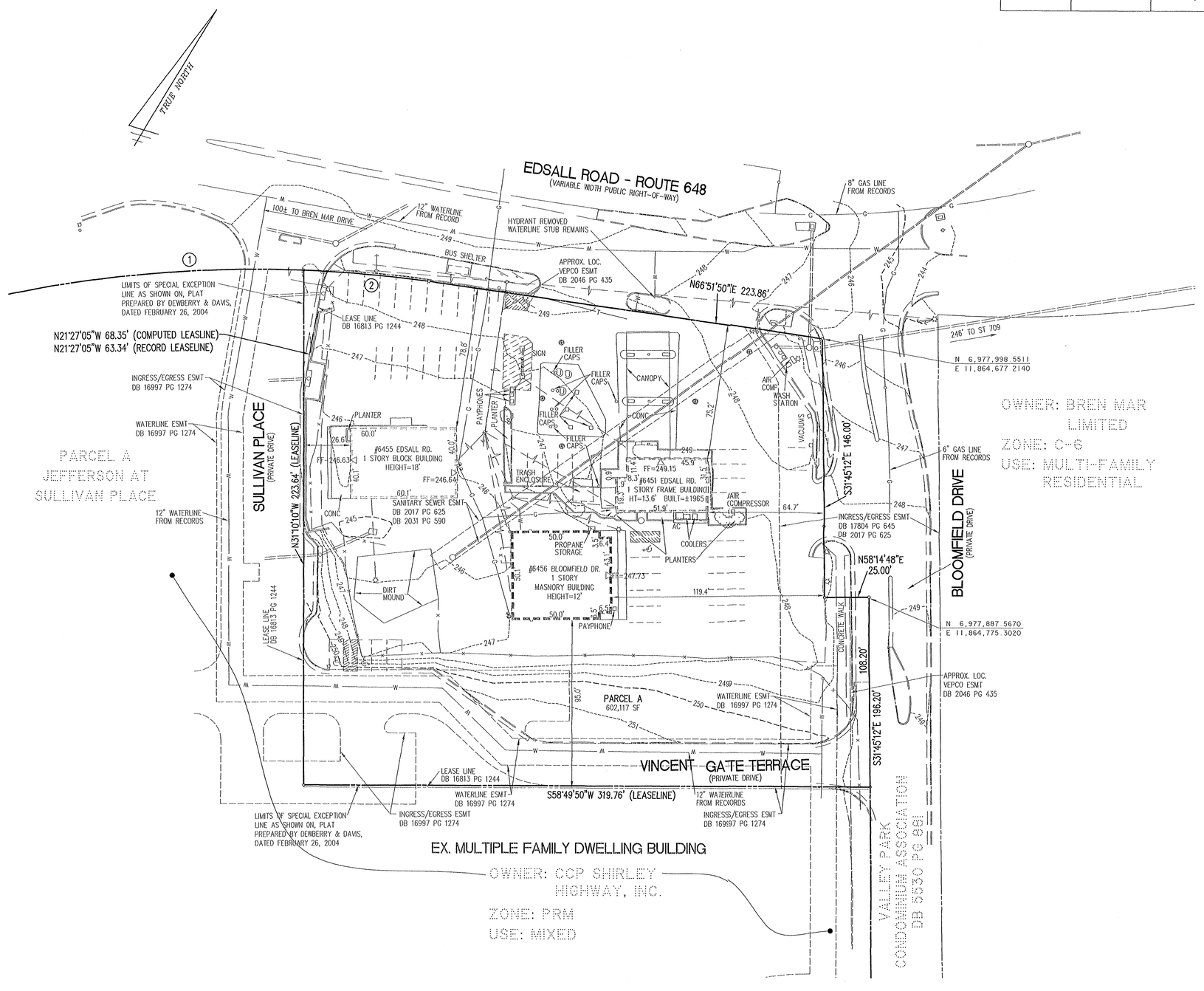
COVER SHEET

PORTION OF PARCEL 7H
AT EDSALL ROAD
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP INFORMATION

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
DEVELOPED	N/A	N/A	N/A	82,770 SF* OR 1.90 AC	EXISTING AREAS OF GRAVEL AND ASPHALT, WALKS AND EXISTING BUILDING

*LIMITS OF SPECIAL EXCEPTION TOTAL AREA
(SEE SHEET 3 FOR SPECIAL EXCEPTION LIMITS)



LEGEND

CATV	CABLE TV BOX
CO	CLEANOUT
CONC	CONCRETE
DB, PG	DEED BOOK, PAGE
DHF, DHS	DRILL HOLE FOUND OR DRILL HOLE SET
[D]	DUMPSTER PAD
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EPAD	ELECTRIC PAD
ESMT	EASEMENT
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FCAP	FILLER CAP
GM	GAS METER
GV	GAS VALVE
IPF	IRON PIN FOUND
IPS	IRON PIN SET
MB	US MAILBOX
MH	MANHOLE
MW	MONITORING WELL
PKF, PKS	PK NAIL FOUND, PK NAIL SET
POB	POINT OF BEGINNING
RD	ROOF DRAIN
SP	SIGN POST
SS	SANITARY SEWER MANHOLE
ST	STORM STRUCTURE
SW	SIDEWALK
[T]	TRANSFORMER PAD
TB	TELEPHONE BOOTH
TCB	TRAFFIC CONTROL BOX
TP	TELEPHONE PEDESTAL
TSP	TRAFFIC SIGNAL POLE
WM	WATER METER
WSP	WATER STAND PIPE
WV	WATER VALVE
♿	HANDICAPPED PARKING SPACE
☼	LIGHT POLE
—/—/—	OVERHEAD WIRES
—W—	WATER LINE
—ST—	STORM SEWER LINE
—S—	SANITARY SEWER LINE
—T—	UNDERGROUND TELEPHONE LINE
—E—	UNDERGROUND ELECTRIC LINE
—>	GUY WIRE
—X—	FENCE

SEA 81-m-097-4
Application No. _____ Staff: T. Strunk
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 5-22-07
Date of (BOS) (BZA) approval June 4 2007
Sheet 2 of 8

0 15 30
(IN FEET)
1 INCH = 30'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	700.00'	262.24'	21°27'53"	132.68'	260.71'	N56°07'53"E
2	700.00'	59.28'	4°51'07"	29.66'	59.26'	N64°26'15"E

WALTER L. PHILLIPS
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REV. 04/03/07
SCALE: 1" =30'

COMMONWEALTH OF VIRGINIA
CHARLES F. DAHLAGE
No. 13098
7/27/06
LAND SURVEYOR

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

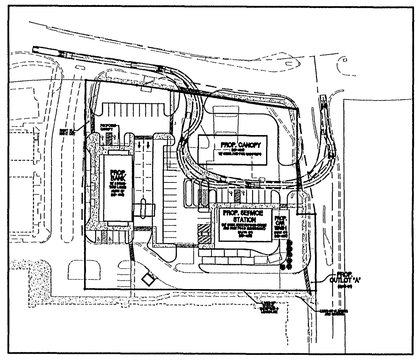
REVISION APPROVED BY

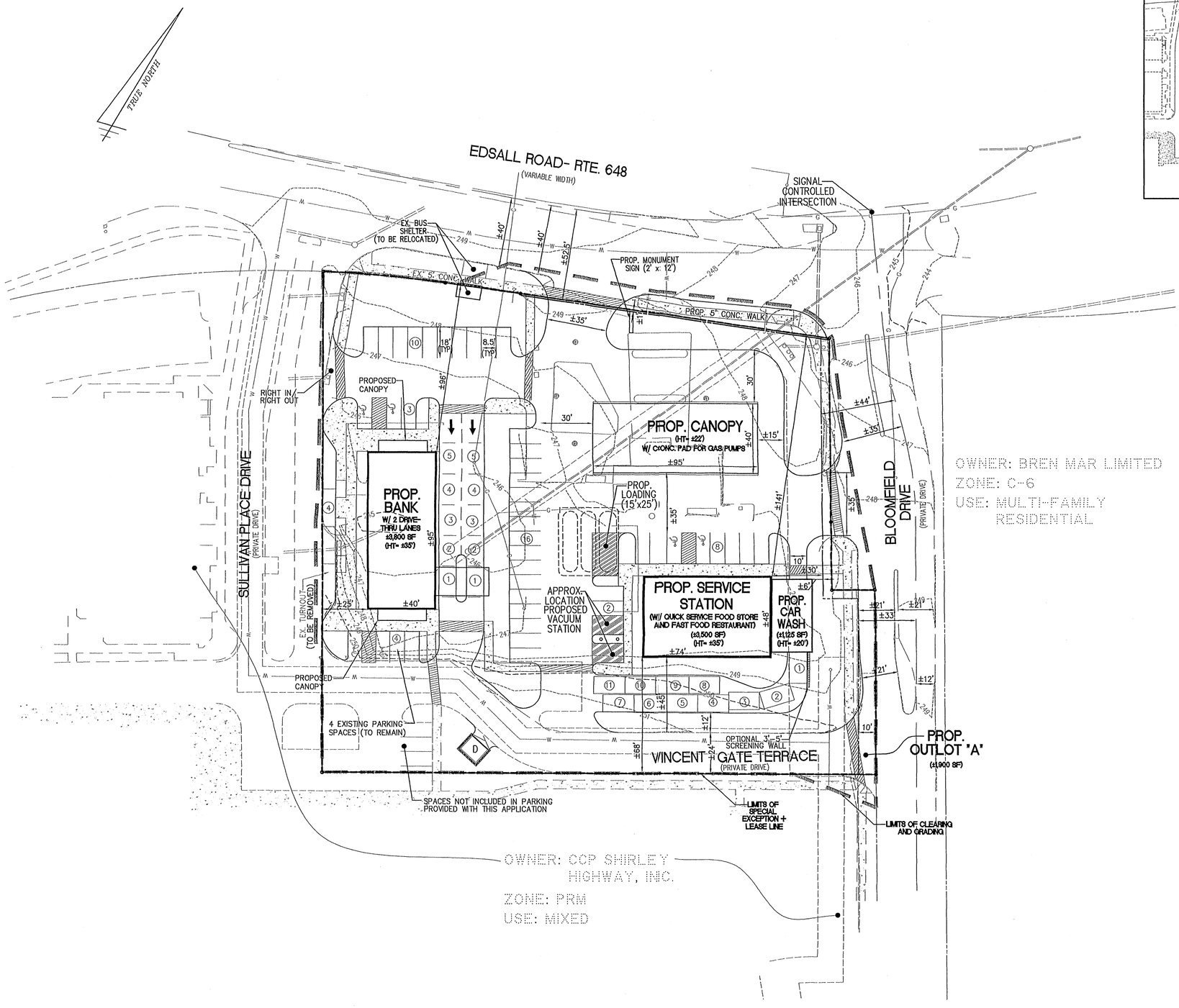
EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP

PORTION OF PARCEL 7H
AT EDSALL ROAD
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRUCK PATH DETAIL

(SCALE: 1"=100')





0 15 30

(IN FEET)
1 INCH = 30'

SEA 81-M-097-4
Application No. _____ Staff J. Strunk
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 5-22-07
Date of (BOS) (BZA) approval June 4, 2007
Sheet 3 of 8

WALTER L. PHILLIPS
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(703) 532-6163 FAX (703) 533-1301

SCALE: 1" =30' DATE: 07/27/06 REV. 04/03/07 DRAWN: JLH

COMMONWEALTH OF VIRGINIA CHARLES F. MUNDAY No. 13098 7/27/06 LAND SURVEYOR

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

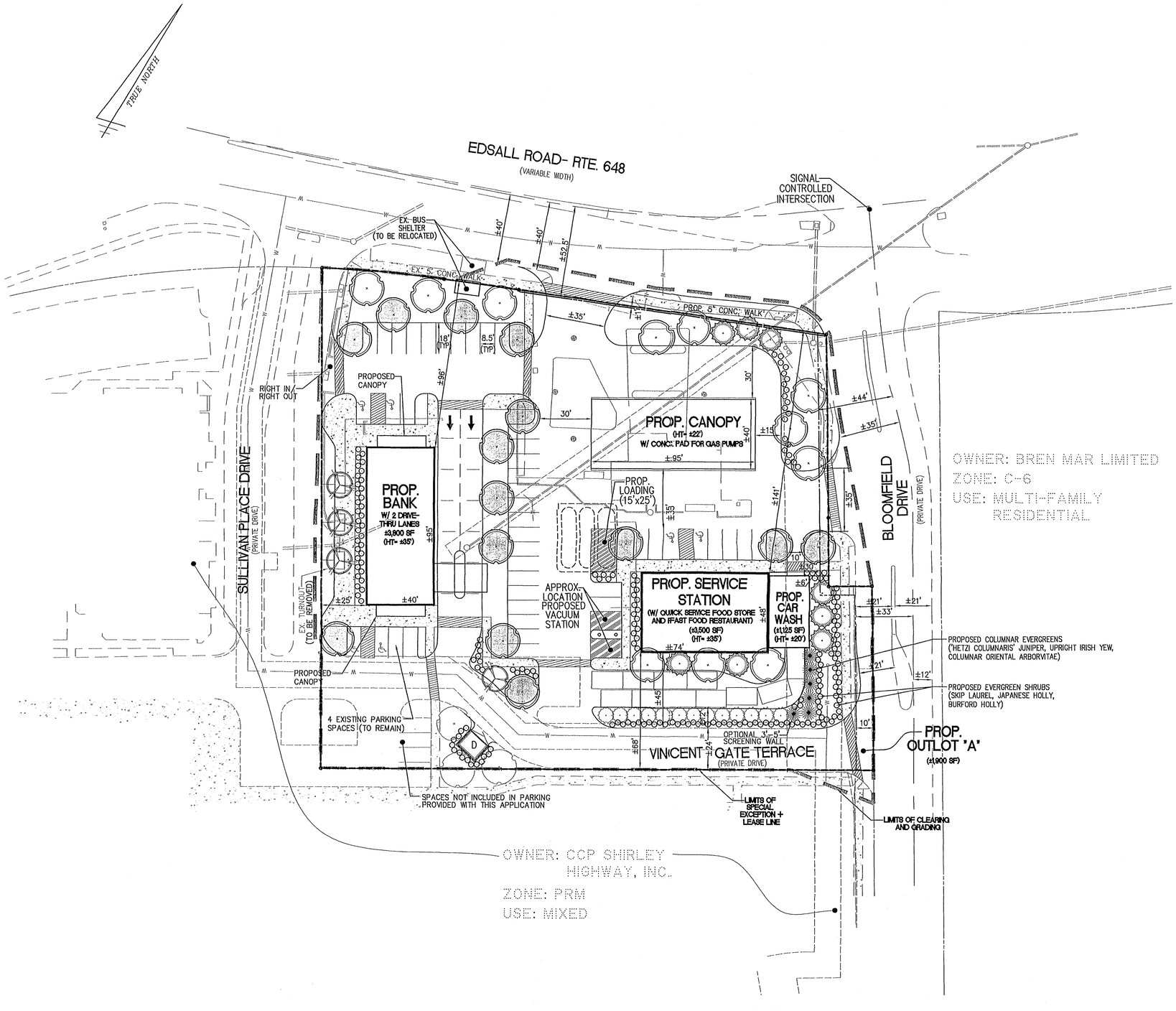
SPECIAL EXCEPTION PLAT

PORTION OF PARCEL 7H

AT EDSALL ROAD

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA



0 15 30
(IN FEET)
1 INCH = 30'

SEA 81-M-097-4
Application No. _____ Staff T. Strunk
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SEE DEV CONDS DATED 5-22-07
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Sheet 4 of 8

TREE COVER CALCULATIONS

TOTAL SITE AREA	±82,770	S.F.
BUILDING FOOTPRINT	– ±8,425	S.F.
ADJUSTED SITE AREA	±74,345	S.F.
PERCENT REQUIRED	X 10	%
TREE COVER REQUIRED	**±7,435**	**S.F.**
TREE COVER PROVIDED (PLANTED)	±7,700	S.F.
EXISTING TREE COVERAGE	+ 0	S.F.
TOTAL TREE COVERAGE PROVIDED	**±7,700**	**S.F. (10%)**

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

TOTAL PARKING AREA	±50,090 S.F.
PERCENT REQUIRED	x 5 % (13 TREES)
REQUIRED	**±2,505 S.F.**
PROPOSED (13 CATEGORY IV TREES @ 200 SF EA.)	**±2,600 S.F.**

LANDSCAPE LEGEND

PROPOSED DECIDIOUS TREES

PROPOSED DECIDIOUS TREES (COUNTED TOWARDS TREE COVER)

PROPOSED EVERGREEN TREES

PROPOSED COLUMNAR EVERGREENS

PROPOSED FLOWERING TREES

PROPOSED SHRUBS

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DATE: 07/27/06
REV. 04/03/07
DRAWN: JLH
SCALE: 1" =30'

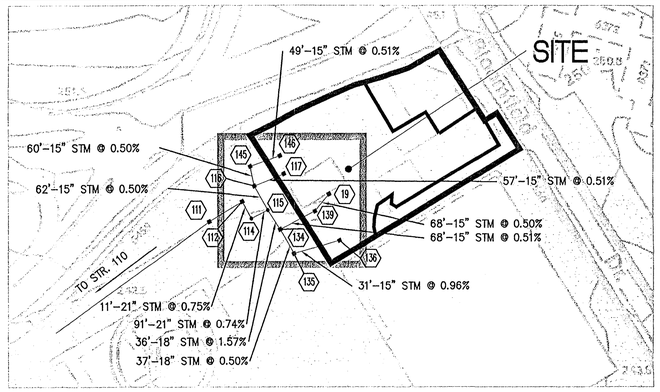
COMMONWEALTH OF VIRGINIA
CHARLES F. GALLAGHER
No. 13098
7/27/06
LAND SURVEYOR

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	DATE	APPROVED	DATE

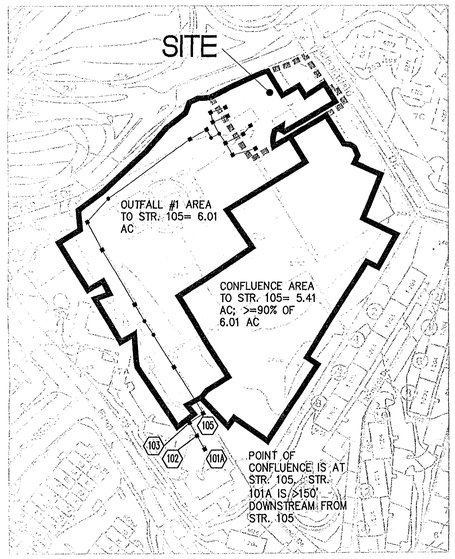
CONCEPTUAL LANDSCAPE PLAN

PORTION OF PARCEL 7H
AT EDSALL ROAD
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA



OUTFALL STORM SEWER MAP DETAIL

1" = 100'

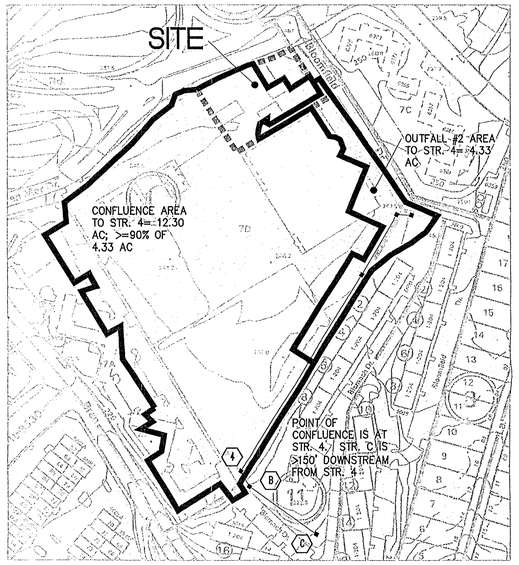


DOWNSTREAM EXTENT OF REVIEW DETAIL- OUTFALL #1

1" = 200'

NOTES: SEE OUTFALL STORM SEWER COMPUTATIONS FOR DRAINAGE AREAS AND C-FACTORS TO INDIVIDUAL STRUCTURES.

DOWNSTREAM EXTENT OF REVIEW PER PFM SECTION 6-0203.2A

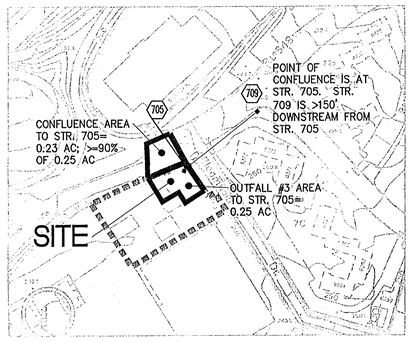


DOWNSTREAM EXTENT OF REVIEW DETAIL- OUTFALL #2

1" = 200'

NOTES: SEE OUTFALL STORM SEWER COMPUTATIONS FOR DRAINAGE AREAS AND C-FACTORS TO INDIVIDUAL STRUCTURES.

DOWNSTREAM EXTENT OF REVIEW PER PFM SECTION 6-0203.2A

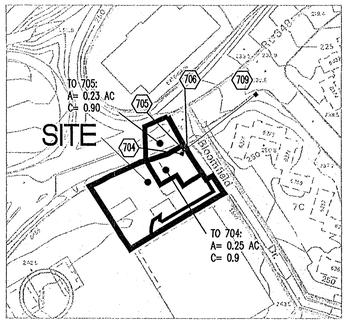


DOWNSTREAM EXTENT OF REVIEW DETAIL- OUTFALL #3

1" = 200'

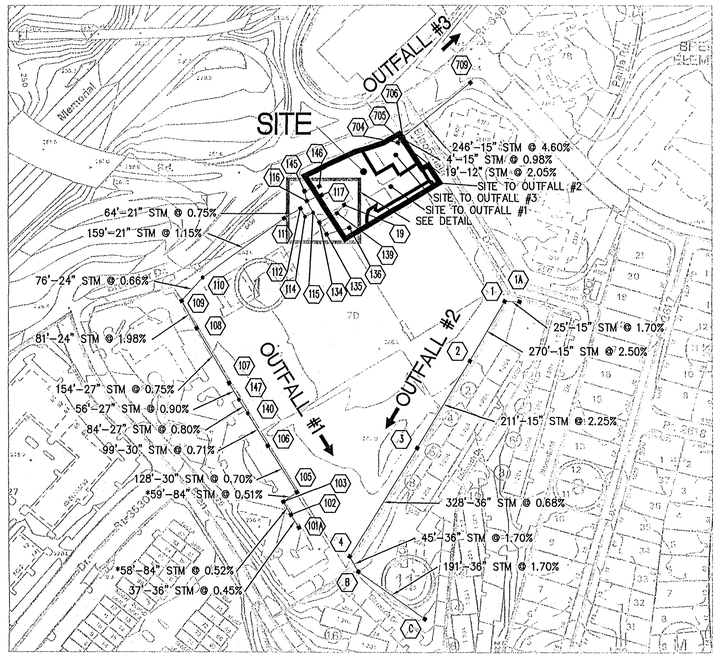
NOTES: SEE OUTFALL DRAINAGE DIVIDE MAP-OUTFALL #3 AND OUTFALL STORM SEWER COMPUTATIONS FOR DRAINAGE AREAS AND C-FACTORS TO INDIVIDUAL STRUCTURES.

DOWNSTREAM EXTENT OF REVIEW PER PFM SECTION 6-0203.2A



OUTFALL DRAINAGE DIVIDE MAP- OUTFALL #3

1" = 200'



OUTFALL STORM SEWER MAP

1" = 200'

NOTES: EXISTING DETENTION STRUCTURE- IMPERVIOUS AREA IS DECREASED WITH THE PROPOSED DEVELOPMENT AND THEREFORE THERE WILL BE NO ADVERSE IMPACT ON THE FUNCTIONALITY OF THE EXISTING DETENTION SYSTEM.

SEA 81-M-097-4
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SEE DEV CONDS DATED 5-22-07
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Sheet 5 of 8

OUTFALL STORM SEWER COMPUTATIONS- OUTFALL #1

from point	to point	area (A) acres	C	CA	inlet time (minutes)	rainfall (in/hr)	runoff (CFS) increment	runoff (CFS) accumulated	length (ft)	slope (ft/ft)	diameter (in)	capacity (CFS)
146	145	0.28	0.84	0.24	5	7.27	1.71	1.71	49	0.0051	15	4.96
145	116	0.05	0.80	0.04	5	7.27	0.29	2.00	60	0.0050	15	4.91
117	116	0.40	0.83	0.33	5	7.27	2.41	2.41	57	0.0051	15	4.96
116	115	0.31	0.80	0.25	5	7.27	1.80	6.21	62	0.0050	15	4.91
19	139	0.48	0.83	0.40	5	7.27	2.90	2.90	68	0.0050	15	4.91
139	134	0.16	0.90	0.14	5	7.27	1.05	3.95	68	0.0051	15	4.96
136	135	0.79	0.88	0.70	5	7.27	5.08	5.08	31	0.0096	15	6.46
135	134	0.21	0.90	0.19	5	7.27	1.37	6.45	37	0.0050	18	7.43
134	115	0.11	0.90	0.10	5	7.27	0.72	11.10	36	0.0157	18	13.29
115	114	-	-	-	5	7.27	-	17.31	91	0.0074	21	13.26
114	112	-	-	-	5	7.27	-	18.03	11	0.0075	21	14.17
112	111	0.21	0.85	0.18	5	7.27	1.30	19.33	64	0.0075	21	14.17
111	110	0.55	0.73	0.40	5	7.27	2.91	22.24	159	0.0115	21	17.36
110	109	0.10	0.90	0.09	5	7.27	0.65	22.89	76	0.0066	24	18.93
109	108	0.48	0.80	0.38	5	7.27	2.79	25.68	81	0.0198	24	31.99
108	107	0.46	0.79	0.36	5	7.27	2.64	28.32	154	0.0075	27	28.85
107	147	0.63	0.85	0.54	5	7.27	3.89	32.21	56	0.0090	27	29.38
147	140	0.29	0.90	0.26	5	7.27	1.90	34.11	84	0.0080	27	27.70
140	106	0.20	0.90	0.18	5	7.27	1.31	35.42	99	0.0071	30	37.18
106	105	0.29	0.75	0.22	5	7.27	1.58	37.00	128	0.0070	30	34.32
105	103	-	-	-	5	7.27	-	64.19	59	0.0051	84	456.22
103	102	-	-	-	5	7.27	-	64.83	58	0.0052	84	460.67
102	101A	-	-	-	5	7.27	-	44.87	37	0.0045	36	47.16

OUTFALL STORM SEWER COMPUTATIONS- OUTFALL #2

from point	to point	area (A) acres	C	CA	inlet time (minutes)	rainfall (in/hr)	runoff (CFS) increment	runoff (CFS) accumulated	length (ft)	slope (ft/ft)	diameter (in)	capacity (CFS)
1A	1	1.00	0.90	0.90	5	7.27	6.54	6.54	25	0.0170	15	8.42
1	2	0.30	0.35	0.11	5	7.27	0.76	7.31	270	0.0250	15	10.21
2	3	0.30	0.35	0.11	5	7.27	0.76	8.07	211	0.0225	15	9.69
3	4	2.73	0.75	2.05	5	7.27	14.89	22.96	328	0.0068	36	55.00
4	B	9.13	0.76	6.94	5	7.27	50.44	73.40	45	0.0170	36	86.96
B	C	-		-	5	7.27	-	73.40	191	0.0170	36	86.96

OUTFALL STORM SEWER COMPUTATIONS- OUTFALL #3

from point	to point	area (A) acres	C	CA	inlet time (minutes)	rainfall (in/hr)	runoff (CFS) increment	runoff (CFS) accumulated	length (ft)	slope (ft/ft)	diameter (in)	capacity (CFS)
704	705	0.25	0.90	0.23	5	7.27	1.64	1.64	19	0.0265	12	5.80
705	706	0.23	0.85	0.20	5	7.27	1.42	3.06	4	0.0098	15	6.39
706	709	0.20	0.85	0.17	5	7.27	1.24	4.29	246	0.0460	15	13.85

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DATE: 07/27/06
REV. 04/03/07
DRAWN: JV
SCALE: AS NOTED

COMMONWEALTH OF VIRGINIA
No. 13098
CHARLES E. DINGMAN
7/27/06
LAND SURVEYOR

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

PRELIMINARY STORMWATER MANAGEMENT PLAN

PORTION OF PARCEL 7H

AT EDSALL ROAD

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

OUTFALL HYDRAULIC GRADELINE COMPUTATIONS- OUTFALL #1

Inlet Station	Structure Type (M,I)	Outlet Water Surface Elevation	D_o (in)	Q_o	L_o	Sf_o	H_f	Junction Loss V_o	H_o	D_i (in)	Q_i	V_i	Q_iV_i	$V_i^2/2g$	H_i	Angle (°)	H_{delta}	Ht	1.3Ht	.5(Ht)	Final H	Inlet Water Surface Elevation	Max Water Surface Elevation	Difference
1*	*	2*	3*	4*	5*	6	7	8	9	*	10*	11	12		13	14*	15	16	17	18	19	20	*	
106	I	230.20	30	37.00	128	0.008	1.04	7.54	0.22	30	35.42	7.22	255.57	0.81	0.08	0	0.00	0.30	0.39	0.20	1.24	231.44	237.70	6.26
140	M	231.44	30	35.42	99	0.007	0.74	7.22	0.20	27	34.11	8.58	292.63	1.14	0.11	0	0.00	0.32	---	0.16	0.90	232.33	239.79	7.46
147	M	232.33	27	34.11	84	0.012	1.02	8.58	0.29	27	32.21	8.10	260.94	1.02	0.10	0	0.00	0.39	---	0.19	1.21	233.55	239.43	5.88
107	I	233.55	27	32.21	56	0.011	0.61	8.10	0.25	27	28.32	7.12	201.72	0.79	0.08	0	0.00	0.33	0.43	0.22	0.82	234.37	238.87	4.50
108	I	234.37	27	28.32	154	0.008	1.29	7.12	0.20	24	25.68	8.17	209.89	1.04	0.10	0	0.00	0.30	0.39	0.20	1.48	235.86	239.05	3.19
109	I	235.86	24	25.68	81	0.013	1.04	8.17	0.26	24	22.89	7.29	166.76	0.82	0.08	60	0.28	0.63	0.81	0.41	1.45	237.31	239.60	2.29
110	M	237.31	24	22.89	76	0.010	0.78	7.29	0.21	21	22.24	9.25	205.66	1.33	0.13	40	0.36	0.70	---	0.35	1.13	238.43	243.30	4.87
111	I	238.43	21	22.24	159	0.020	3.14	9.25	0.33	21	19.33	8.04	155.36	1.00	0.10	0	0.00	0.43	0.56	0.28	3.42	241.85	248.90	7.05
112	I	241.85	21	19.33	64	0.015	0.95	8.04	0.25	21	18.03	7.50	135.17	0.87	0.09	90	0.37	0.70	0.92	0.46	1.41	243.26	248.84	5.58
114	M	243.26	21	18.03	11	0.013	0.14	7.50	0.22	21	17.31	7.20	124.59	0.80	0.08	90	0.34	0.64	---	0.32	0.46	243.72	249.10	5.38
115	M	243.72	21	17.31	91	0.012	1.09	7.20	0.20	18	11.10	6.28	69.73	0.61	0.06	90	0.26	0.52	---	0.26	1.35	245.07	248.90	3.83
116	I	245.07	15	6.21	62	0.009	0.57	5.06	0.10	15	2.41	1.96	4.73	0.06	0.01	90	0.03	0.13	0.17	0.08	0.66	245.73	248.34	2.61
117	I	245.73	15	2.41	57	0.001	0.08	1.96	0.01	-	-	---	---	---	---	-	---	0.01	0.02	0.01	0.09	245.82	248.34	2.52

STORMWATER MANAGEMENT SUMMARY

I. PRE-DEVELOPMENT (EXISTING CONDITIONS):

A. CONTRIBUTING AREAS:

0.09 AC. @ 0.30 (PERVIOUS AREA, ON-SITE)
1.81 AC. @ 0.90 (IMPERVIOUS AREA, ON-SITE)
1.90 AC.

B. WEIGHTED "C":

$$\frac{(0.09)(0.30)+(1.81)(0.90)}{1.90} = 0.87$$

C. TIME OF CONCENTRATION = 5 MIN.

D. RUNOFF: Q2 = (0.87)(5.45)(1.90) = 9.01 CFS
Q10 = (0.87)(7.27)(1.90) = 12.02 CFS

II. POST-DEVELOPMENT (PROPOSED CONDITIONS):

A. CONTRIBUTING AREAS:

0.40 AC. @ 0.30 (PERVIOUS AREA, ON-SITE)
1.50 AC. @ 0.90 (IMPERVIOUS AREA, ON-SITE)
1.90 AC.

B. WEIGHTED "C":

$$\frac{(0.40)(0.30)+(1.50)(0.90)}{1.90} = 0.77$$

C. RUNOFF: Q2 = (0.77)(5.45)(1.90) = 7.97 CFS
Q10 = (0.77)(7.27)(1.90) = 10.64 CFS

DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT 0%

* WATER SUPPLY OVERLAY DISTRICT (OCCOQUAN WATERSHED) = 50 %

* CHESAPEAKE BAY PRESERVATION AREA (NEW DEVELOPMENT) = 40 %

* CHESAPEAKE BAY PRESERVATION AREA (REDEVELOPMENT) =
1–[0.9 x (1.81/1.50] x 100 = –8.61, THEREFORE 0 %

OUTFALL NARRATIVE:

THIS SITE IS LOCATED IN THE CAMERON RUN WATERSHED. THE STORMWATER FROM THIS SITE IS CONVEYED DOWNSTREAM VIA STORM SEWER. THERE ARE THREE SEPARATE OUTFALL PATHS FROM THE SITE. WE HAVE DETERMINED THE EXISTING DRAINAGE DIVIDES, AND VERIFIED THE EXISTING OFFSITE STORM SEWER USING RECORD AS-BUILT INFORMATION AS WELL AS INFORMATION GATHERED IN THE FIELD.

OUTFALL #1:
RUNOFF DRAINS FROM THE SITE TO THE SOUTHWEST VIA EXISTING STORM SEWER. THE DOWNSTREAM EXTENT OF REVIEW FOR THIS SITE IS TO THE POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE (PFM 6-0203.2A). THIS REQUIREMENT IS MET AT STRUCTURE 105, WHERE AN AREA OF 5.41 AC JOINS THE INITIAL RECEIVING AREA OF 6.01 AC.

OUTFALL #2:
RUNOFF DRAINS FROM THE SITE TO THE SOUTHEAST VIA EXISTING STORM SEWER. THE DOWNSTREAM EXTENT OF REVIEW FOR THIS SITE IS TO THE POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE (PFM 6-0203.2A). THIS REQUIREMENT IS MET AT STRUCTURE 4, WHERE AN AREA OF 12.30 AC JOINS THE INITIAL RECEIVING AREA OF 4.33 AC.

OUTFALL #3:
RUNOFF DRAINS FROM THE SITE TO THE NORTHEAST VIA EXISTING STORM SEWER. THE DOWNSTREAM EXTENT OF REVIEW FOR THIS SITE IS TO THE POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE (PFM 6-0203.2A). THIS REQUIREMENT IS MET AT STRUCTURE 705, WHERE AN AREA OF 0.23 AC JOINS THE INITIAL RECEIVING AREA OF 0.25 AC.

THE THREE STORM SEWER SYSTEMS WERE ANALYZED FOR A 5 MINUTE TIME OF CONCENTRATION. THE ENTIRE LENGTH OF STORM SEWER WAS FOUND TO BE ADEQUATE TO CONVEY THE 10 YEAR STORM (SEE OUTFALL STORM SEWER COMPUTATIONS AND OUTFALL HYDRAULIC GRADELINE COMPUTATIONS).

THEREFORE, IT IS IN THE OPINION OF THE SUBMITTING ENGINEER THAT THIS SITE HAS ADEQUATE OUTFALL. THIS OUTFALL ANALYSIS IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND WILL BE REEVALUATED AND VERIFIED WITH FUTURE PLANS.

SWM/BMP NARRATIVE

THE PRE-DEVELOPMENT C-FACTOR FOR THE SITE IS 0.87. POST-DEVELOPMENT, THE C-FACTOR IS REDUCED TO 0.79. THEREFORE, NO STORMWATER MANAGEMENT IS REQUIRED SINCE THERE IS A REDUCTION IN THE AMOUNT OF IMPERVIOUSNESS WITH THE PRE-DEVELOPMENT CONDITION. THE 10 YEAR STORM PEAK RATE OF RUNOFF IS REDUCED TO 10.91 CFS FROM 12.02 CFS WITH THE PROPOSED DEVELOPMENT.

ADDITIONALLY, DUE TO THE LARGE INCREASE IN GREEN SPACE WITH THE PROPOSED DEVELOPMENT, THE PHOSPHOROUS REMOVAL REQUIREMENT BASED ON REDEVELOPMENT CRITERIA IS 0%. ACCORDINGLY, NO BMP'S ARE PROPOSED ON THE SITE WITH THIS DEVELOPMENT. THE USE OF ADDITONAL STRUCTURAL BMP METHODS (IE: FILTERRA WATER QUALITY INLETS, ETC.) WILL BE REVIEWED AT THE TIME OF SITE PLAN AND INCLUDED IF DEEMED FEASIBLE.

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)

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

[X] 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 2.

[X] 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)
N/A (e.g. dry pond A, infil. trench, underground vault, etc.)						
Totals						

[X] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2.
Pond inlet and oulet pipe systems are shown on Sheet 2.

[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.).

[N/A] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet ____.

[X] 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 4.

[X] 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 3,4.

[X] 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 4.

[X] 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 1 & 2.

[N/A] 11. A submission waiver is requested for ________.

[X] 12. Stormwater management is not required because REDEVELOPMENT WILL RESULT IN A SIGNIFICANT DECREASE IN IMPERVIOUS AREA.

Application No. SEA 81-M-097-4 Staff T. Strunk
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 5-22-07
Date of (BOS) (BZA) approval June 4, 2007
Sheet 6 of 8

COMMONWEALTH OF VIRGINIA
CHARLES F. DUNLAP
No. 1309B
7/27/06
LAND SURVEYOR

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301 WWW.WLPINC.COM

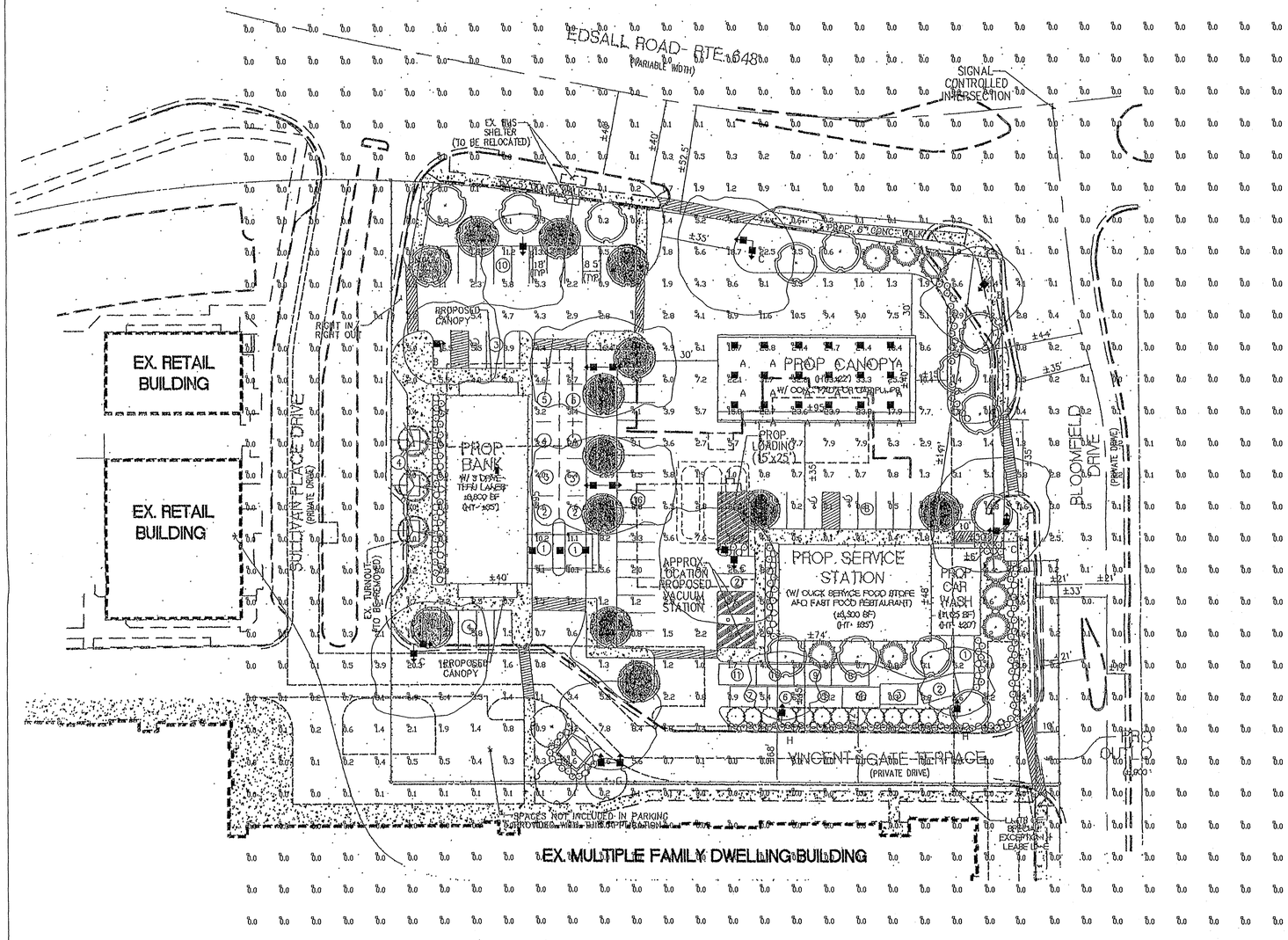
SCALE: AS NOTED
DATE: 07/27/06
REV. 04/03/07
DRAWN: JV

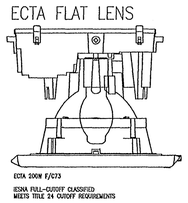
REVISION APPROVED BY

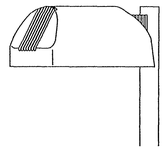
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

PRELIMINARY OUTFALL PLAN
PORTION OF PARCEL 7H AT EDSALL ROAD
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

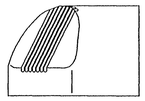
File No. FF-12 Tax Map No. 81-1 Job No. 92-057 Cadd Dwg. File: SE_2006/92057SE_OUTFALL.dwg







CHALLENGER



CHALLENGER WALL SCONCE

SEA 81-M-097-4
Application No. _____ Staff T. Stewart
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 5-22-07
Date of (BOS) (BZA) approval June 4, 2007
Sheet 7 of 8

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	Watts
	18	A	SINGLE	16000	0.720	ECTA S 175 PSMV HT F	210
	3	B	SINGLE	32000	0.720	CHH-FT-320-PSMV-F SINGLE ON 16' POLE	368
	4	C	2 @ 90 DEGREES	32000	0.720	CHH-FT-320-PSMV-F D90 ON 16' POLE	368
	2	D	D180	32000	0.720	CHH-FT-320-PSMV-F D180 ON 16' POLE	368
	3	E	SINGLE	14000	0.720	SDV-RD-175-MH-C73	210
	1	F	SINGLE	12800	0.720	CHWS 3 175 MH HT F	210
	1	G	ROTATED 2 IN 90	32000	0.720	CHH-FT-320-PSMV-F D180-2RTD W/ HSS ON 16' POLE	368
	2	H	SINGLE	32000	0.720	CHH-FT-320-PSMV-F SINGLE W/ 3HSS ON 16' POLE	368

Statistical Area Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
SUMMARY INSIDE CURB	4.24	26.5	0.0	N.A.	N.A.
CANOPY	24.37	33.4	15.8	1.54	2.11

Maintained Footcandle levels.

Drawing scaled or converted from PDF file or scanned / submitted image. Dimensions are approximate.

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

SHEET 7 OF 8

Total Watts = 11620

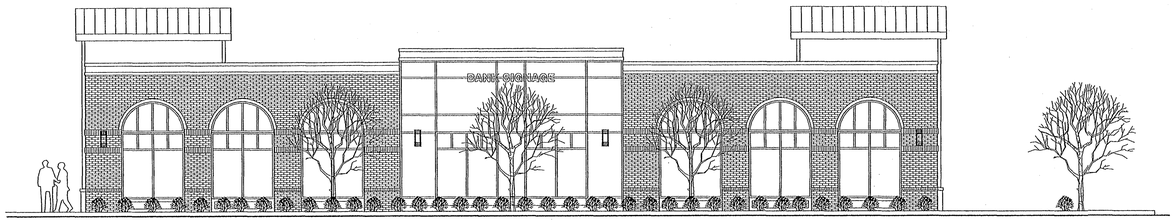
Rev.	Date	By
2	2/20/07	MVE
1	8/15/06	LLS

Revisions

LSI INDUSTRIES™
10500 ALLIANCE RD P.O. BOX 40700 CINCINNATI, OHIO
(513) 793-3200 • FAX (513) 793-0383

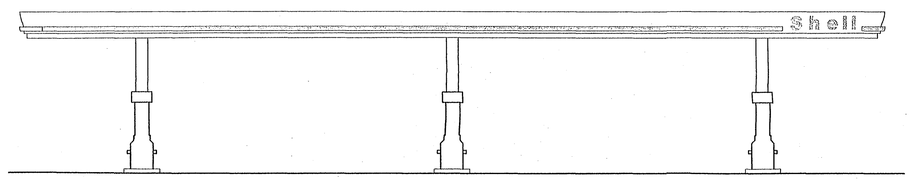
LIGHTING PROPOSAL FOR
SHELL/CARWASH/BANK
EDSALL RD
ALEXANDRIA, VA

SCALE: 1"=30'
DATE: 7/31/06
BY: LLS
LO- 80745-2
SHEET 1 OF 1



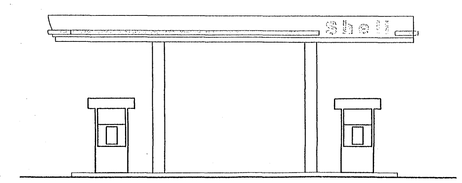
6 / A1.0 BANK RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

5 / A1.0 BANK FRONT ELEVATION
SCALE: 1/8" = 1'-0"



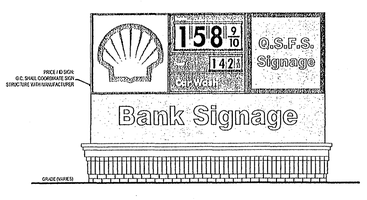
4 / A1.0 CANOPY FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: REAR ELEVATION TO HAVE FLAT FASCIA WITH RED DECAL STRIPE, NO SIGN

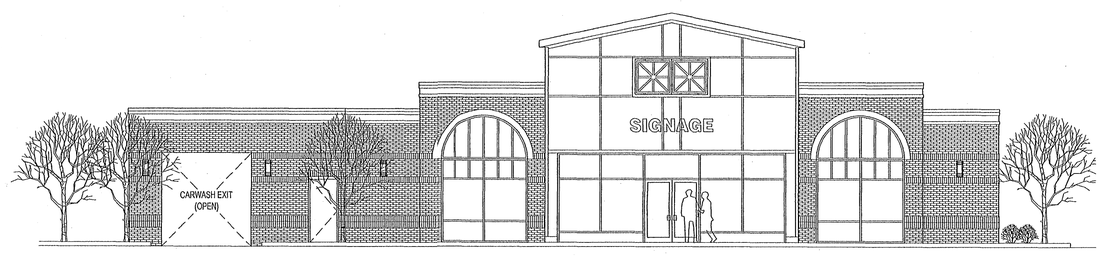


3 / A1.0 CANOPY RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: OPPOSITE SIDE ELEVATION (SIMILAR)



2 / A1.0 MONUMENT SIGN ELEVATION
NOT TO SCALE



1 / A1.0 QUICK SERVICE FOOD STORE FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SEA 81-M-097-4
Application No. _____ Staff T. Steunk
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 5-22-07
Date of (BOS) (BZA) approval June 4, 2007
Sheet 8 of 8

SIGNAGE NOTES

· Building signage will be consistent with commercial signage in the Comprehensive Sign Plan Amendment for Jefferson at Sullivan Place, and will be in accordance with Fairfax County Zoning Ordinance. Number and location of signs, copy, color, font, etc. will be determined based on tenant identity.

· Canopy signage will be in accordance with Fairfax County Zoning Ordinance. Number and location of signs, type, copy, color, font, etc. subject to change depending on brand.

· There will a single freestanding internally illuminated monument sign for the entire ±1.90 acre parcel. The sign will be in accordance with the Fairfax County Zoning Ordinance. The masonry base will be consistent with bases in the Comprehensive Sign Plan Amendment for Jefferson at Sullivan Place. Dimensions, details, copy, color, font, etc. subject to change depending on brand/to be determined based on tenant identity.

FOR INFORMATION PURPOSES ONLY

SHEET 8 OF 8

DunningGroup
architects
a professional limited liability company

9110 RAILROAD DRIVE SUITE 300
MANASSAS PARK, Virginia 20111
Voice: 703-530-1612
Fax: 703-530-1615
Internet http://www.dunninggroup.us

PROJECT:

PORTION OF PARCEL 7H AT EDSALL ROAD

FAIRFAX COUNTY, VIRGINIA

OWNER:

Petroleum Marketing Group, Inc.
AT
10555 Main Street, Suite 600
Fairfax, VA 22030

CLIENT:

CONSULTANTS:

PROFESSIONAL SEAL:

ISSUED	DATE
COUNTY SUBMISSION	2-20-07

NO.	REVISION	DATE

DESIGNED/ DRAWN BY:
REVIEWED/ APPROVED BY:
PROJECT NO: 2007-004
SCALE:

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SHEET TITLE:

CONCEPTUAL ELEVATIONS

SHEET NUMBER:

A1.0