FRANKLIN FARM VILLAGE CENTER – PAD 3

FINAL DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION PLAT

FRANKLIN FARM VILLAGE CENTER
13354 FRANKLIN FARM ROAD
HERNDON, FAIRFAX COUNTY, VIRGINIA
PARCEL ID# 35-1-04-22-2B

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
	UG CABLE LINE	C
TC 516.4 OR 516.4	SPOT ELEVATIONS	X 51 TC 516.00 OR TC 516.00 TC 515.00
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	

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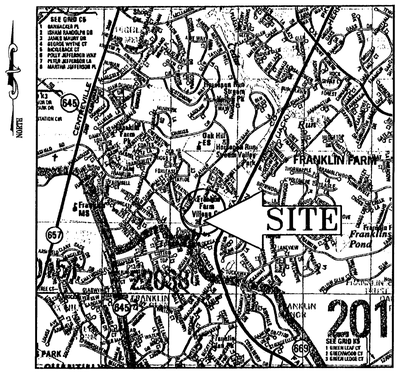

LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

APPLICANT/OWNER:
LB FRANKLIN FARM LLC
C/O RAPPAPORT MANAGEMENT COMPANY
8405 GREENSBORO DRIVE
SUITE 830
MCLEAN, VA 22102

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 COUNTY WATER AUTHORITY
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 COVER SHEET
2 OVERALL SHOPPING CENTER PLAN
3 EXISTING CONDITIONS PLAN
4 FINAL DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION PLAT
5 LANDSCAPE PLAN

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

SUMMARY OF WAIVER/MODIFICATION REQUESTS

CODE	SECTION	REQUIREMENT	PROVIDED
ZONING ORDINANCE	13-202	AT LEAST ON TREE FOR EVERY 40' SHALL BE PLANTED WITHIN THE LANDSCAPE STRIP	0 TREES

RECEIVED
Department of Planning & Zoning
FEB 02 2009
Zoning Evaluation Division

Application No EDPA-78-C-118-17 Staff WO'D
Concurrent w/ SE-2008-SU-032
Approved (SE) (FDPA) (SP) Plan
Sec (FDPA) Dev Conds Dated 2/25/2009
Sec (SE) Dev Conds Dated 4/10/2009
Date of (PC) Approval for FDPA 3/12/2009
Date of (BOS) Approval for SE 4/27/2009
Sheet 1 of 5

MISS UTILITY
BEFORE YOU DIG CALL
811 IN VA
or 1-800-552-7001
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE
CONTRACTOR TO CALL MISS UTILITY TO LOCATE ALL EXISTING UTILITIES WARNED 48 HOURS PRIOR TO ANY CONSTRUCTION.

PREPARED BY:
BOHLER ENGINEERING
22630 DAVIS DRIVE STERLING,
VIRGINIA 20164
PH: (703) 709-9500
FX: (703) 709-9501
CONTACT: AARON BODENSCHATZ, P.E.
www.bohlerengineering.com

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WARRENTON, VA
WILLIAMSBURG, VA
CENTER VALLEY, PA
TAMPA, FL

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REVISIONS

REV:	DATE:	COMMENT:	BY:
1	10/1/08	PER COUNTY COMMENTS	ASF
2	1/7/09	ADD PATIO AND PARKING SPACES	ASF

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S087206
DRAWN BY:	BJS
CHECKED BY:	AB
DATE:	6/24/08
SCALE:	N.T.S.
CAD I.D.:	SP2

PROJECT:
FINAL DEVELOPMENT PLAN AMENDMENT/ SPECIAL EXCEPTION PLAT
FOR
FRANKLIN FARM VILLAGE CENTER PAD #3
HERNDON FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
ADAM J. VOLANTH
LICENSE NO. 0405188
DISTRICT OF COLUMBIA LICENSE No. 912
GEORGIA LICENSE No. 028041
NORTH CAROLINA LICENSE No. 24
PROFESSIONAL ENGINEER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1
OF 5

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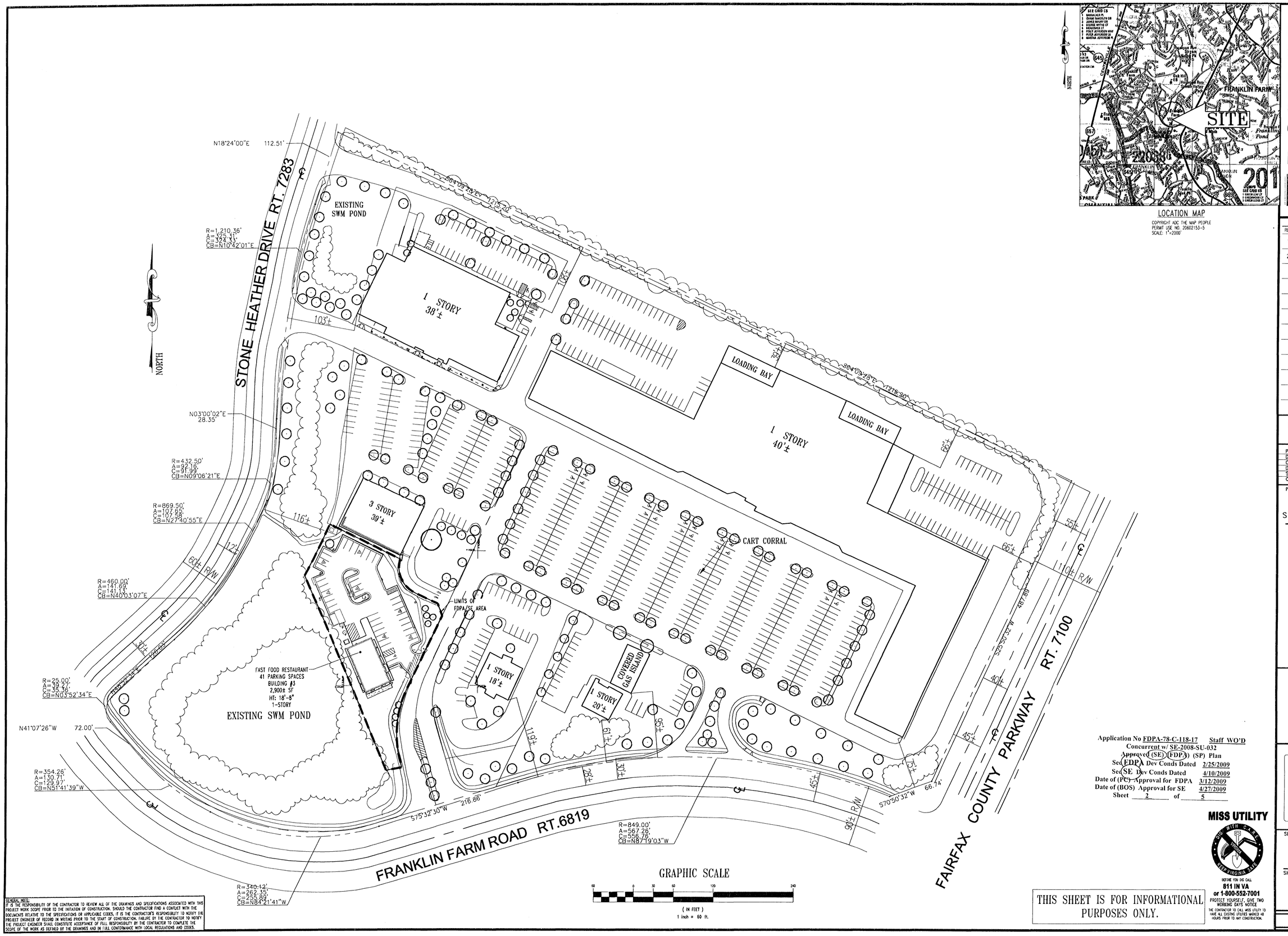

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CHALFONT, PA
STERLING, VA.
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CENTER VALLEY, PA

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FOR

FRANKLIN FARM VILLAGE CENTER

HERNDON
FAIRFAX COUNTY, VIRGINIA

ADAM S. VOLANTH
COMMONWEALTH OF VIRGINIA
LICENSED PROFESSIONAL ENGINEER
DISTRICT OF COLUMBIA LICENSE No.
GEORGIA LICENSE No.
NORTH CAROLINA LICENSE No.
VIRGINIA LICENSE No.

SHEET TITLE:
OVERALL SHOPPING CENTER PLAN

SHEET NUMBER:
2
OF 5

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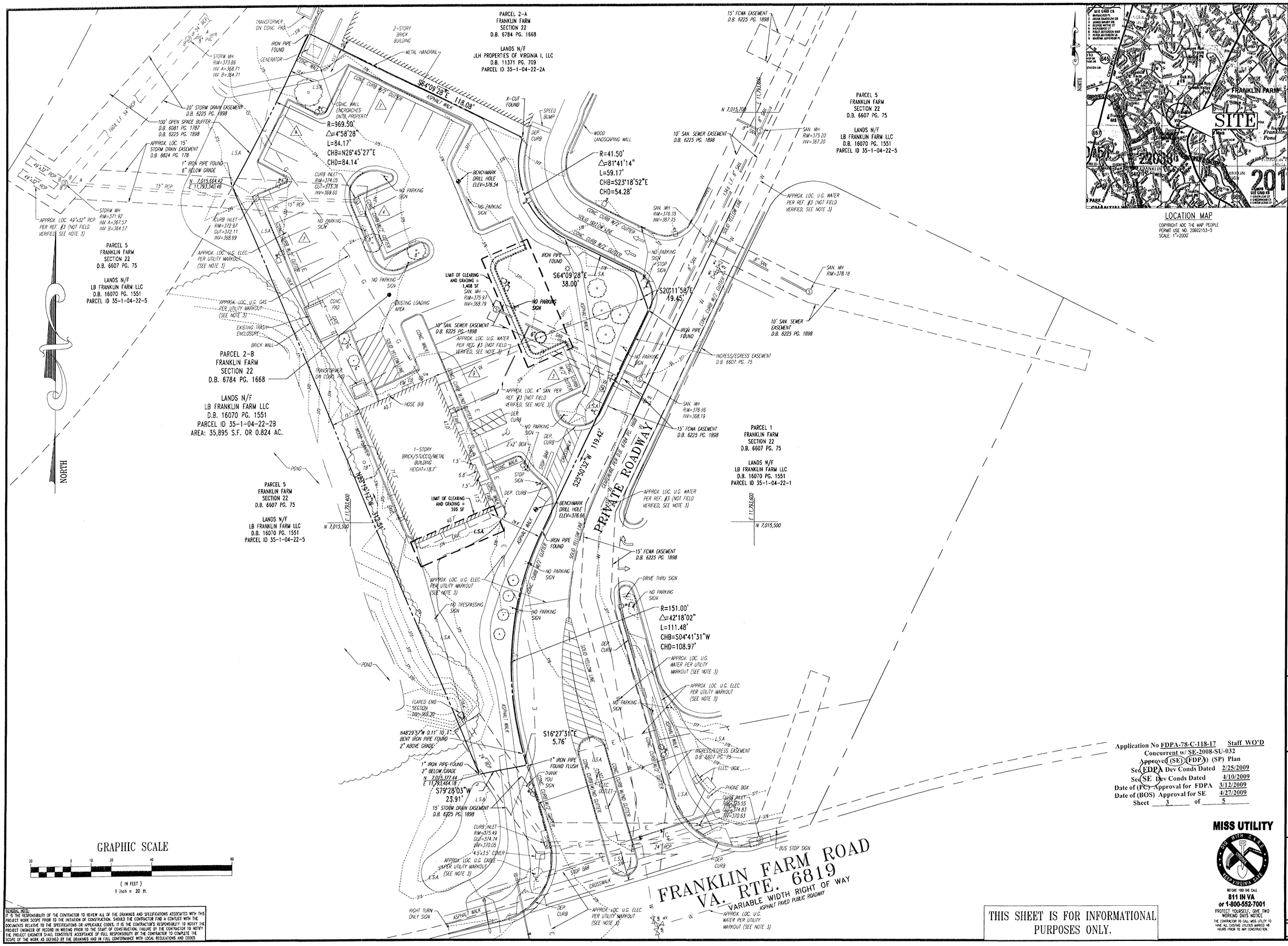

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FOR

FRANKLIN FARM VILLAGE CENTER

HERNDON
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
ADAM E. VOLENTH
Lic. No. 0411.028
3/12/09
DISTRICT OF COLUMBIA LICENSE NO. 410025
GEORGIA LICENSE NO. PE025246
NORTH CAROLINA LICENSE NO. 024848
PROFESSIONAL ENGINEER
PROFESSIONAL SEAL

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
3
OF 5

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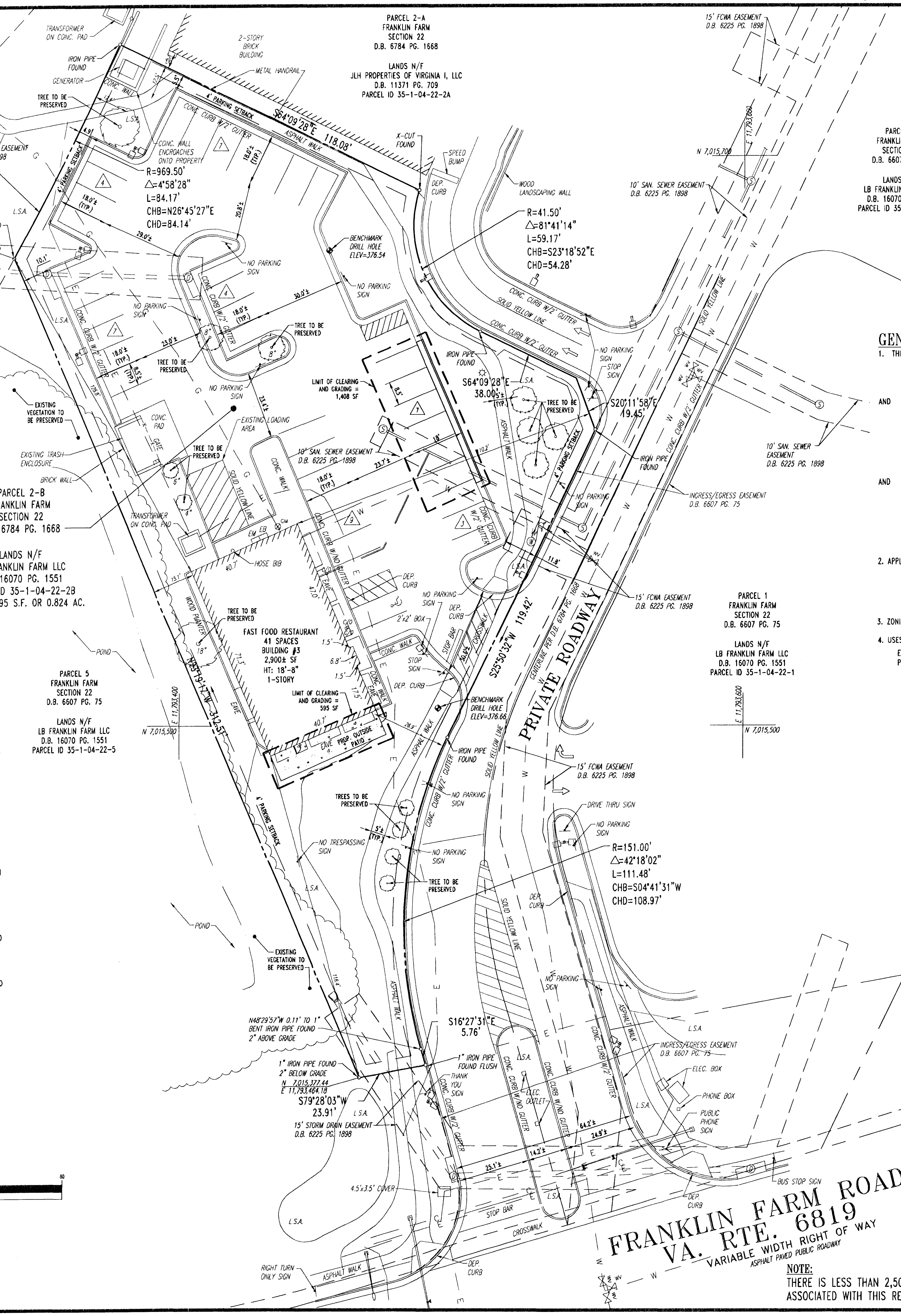
PARCEL 5
FRANKLIN FARM
SECTION 22
D.B. 6607 PG. 75

LANDS N/F
LB FRANKLIN FARM LLC
D.B. 16070 PG. 1551
PARCEL ID 35-1-04-22-5

NORTH



ADEQUATE OUTFALL NARRATIVE

SITE OUTFALL POINTS

ANALYSIS OF THE ONSITE AND SURROUNDING DRAINAGE AREAS INDICATES THAT THE EXISTING STORMSEWER SYSTEM (POINT OF INTEREST #1) ON THE WEST SIDE OF THE SITE RECEIVES 3.73 CFS OF TOTAL RUNOFF (OFFSITE AND ONSITE) IN THE POST DEVELOPMENT CONDITION. THE EXISTING 15" RCP AT 1.18 PERCENT SLOPE HAS A CAPACITY OF 9.20 CFS WHICH IS ADEQUATE TO CONVEY THE 3.73 CFS OF RUNOFF IN THE POST DEVELOPMENT CONDITION. THE SITE OUTFALLS 0.46 CFS TO SWM/BMP POND #11, APPROVED WITH FAIRFAX COUNTY PLAN #3870-PI-01 AS REVISED THROUGH 1986. IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT NO ADVERSE DOWNSTREAM IMPACTS WILL OCCUR AS A RESULT OF THIS DEVELOPMENT.

ULTIMATE OUTFALL POINT

AFTER REACHING THE EXISING INLET (EX1) NEAR THE NORTHWEST CORNER OF THE SITE (POINT OF INTEREST #1), SITE RUNOFF IS CONVEYED WEST APPROXIMATELY 95' THROUGH AN EXISTING 15" RCP TO AN EXISTING MANHOLE STRUCTURE. THE 15" RCP TIES INTO AN EXISTING 54" RCP FROM THE NORTHEAST AT THIS STRUCTURE AND THE FLOW CONTINUES EAST UNDER STONEHEATHER DRIVE THROUGH TWO 49" x 32" CULVERTS. ACROSS STONEHEATHER DRIVE THE RUNOFF DAYLIGHTS INTO A RIP RAP LINED VEGETATED OPEN CHANNEL. THE CHANNEL CONVEYS THE RUNOFF SOUTH TOWARDS A CULVERT UNDER FRANKLIN FARM ROAD. ACROSS FRANKLIN FARM ROAD THE CULVERT DAYLIGHTS TO A RIP RAP LINED VEGETATED CHANNEL. THE CHANNEL CONTINUES EAST TO A CULVERT UNDER OLD DAIRY ROAD WHICH DAYLIGHTS PAST THE ROAD INTO A RIP RAP LINED VEGETATED CHANNEL. THIS CHANNEL CONTINUES SOUTH BETWEEN RESIDENTIAL NEIGHBORHOODS AND CONVERGES WITH ADDITIONAL VEGETATED CHANNELS FROM THE NORTH AND THE EAST TO A STORMWATER MANAGEMENT FACILITY (ID# 0249DP) WITH AN EARTHEN DAM. AN EXISTING RISER AT THE BASE OF THE DAM CONVEYS RUNOFF THROUGH THE DAM TO DAYLIGHT INTO A RIP RAP LINED VEGETATED CHANNEL ON THE SOUTH SIDE OF THE DAM. THIS CHANNEL CONTINUES SOUTH EAST TO A CULVERT UNDER LEES CORNER ROAD WHERE IT DAYLIGHTS TO A RIP RAP LINED VEGETATED CHANNEL AND CONTINUES TO THE ULTIMATE OUTFALL AT CAIN BRANCH. THE DRAINAGE AREA AT CAIN BRANCH IS AT LEAST 100 TIMES THE DRAINAGE AREA OF THE SUBJECT SITE. DUE TO THE DECREASE OF RUNOFF FROM THE SUBJECT SITE AND THE OBSERVATION THAT THE VEGETATED CHANNELS DOWNSTREAM OF THE SITE DO NOT SHOW ANY SIGNS OF EROSION, IT IS THE OPIONION OF THE SUBMITTING ENGINEER THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE EROSION DOWNSTREAM OF THE SITE. THE PROPOSED STORMWATER MANAGEMENT OF THE SUBJECT SITE MEETS THE REQUIREMENTS OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL AND THE AMENDED CBPO EFFECTIVE NOVEMBER 18, 2003.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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NOTE:
THERE IS LESS THAN 2,500 SF OF CLEARING AND GRADING ASSOCIATED WITH THIS REQUEST.

GENERAL NOTES

1. THIS PLAT REFERENCES A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY:
   CONTROL POINT ASSOCIATES, INC.
   22630 DAVIS DRIVE, SUITE 200
   STERLING, VA 20164
   DATED: 10/20/2005 (FILE NO. S052103.SR)

AND

GIANT/FRANKLIN FARM ROAD FINAL DEVELOPMENT PLAN AMENDMENT PREPARED BY:
DEWBERRY & DAVIS LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: (703) 849-0100
DATED: 03/05/03 REVISED: 05/29/03

AND

MINOR SITE PLAN 4819-MSP-01-1 PREPARED BY:
DEWBERRY & DAVIS LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: (703) 849-0100
DATED: 7/7/03

2. APPLICANT:
   LB FRANKLIN FARM LLC
   C/O RAPPAPORT MANAGEMENT COMPANY
   8405 GREENSBORO DRIVE, SUITE 830
   MCLEAN, VA 22102

3. ZONING DATA: DISTRICT: PDH-2 (PLANNED DEVELOPMENT HOUSING DISTRICT) WATER SUPPLY PROTECTION OVERLAY DISTRICT

4. USES:
   EXISTING USE – RETAIL BUILDING (VACANT)
   PROPOSED USE – FAST FOOD RESTAURANT

5. BULK REQUIREMENTS FOR SUBJECT SITE

	REQUIRED	PROVIDED
A. MIN. LOT AREA	NONE	35,895 SF (0.82 AC)
B. MAX. FAR	0.25	0.08
C. MIN. BUILDING SETBACK		
FRONT SETBACK (EAST)	N/A	26.9'
SIDE SETBACK (SOUTH)	N/A	116.4'
SIDE SETBACK (NORTH)	N/A	126.8'
REAR SETBACK (WEST)	N/A	15.1'
MIN. PARKING SETBACK		
FRONT SETBACK (EAST)	4'	11.8'
SIDE SETBACK (SOUTH)	4'	N/A
SIDE SETBACK (NORTH)	4'	4.9'
REAR SETBACK (WEST)	4'	10.1'
D. OPEN SPACE	20% (7,179 SF)	49% (17,376 SF)
E. MAX. BUILDING HT. ANGLE OF BULKPLANE: THERE IS NO ANGLE OF BULKPLANE REQUIREMENT FOR THE PROPOSED BUILDING.	40'	18'-8"
F. TOTAL GROSS FLOOR AREA	N/A	2,900± SF (0.07 AC)

6. BULK REQUIREMENTS FOR OVERALL SHOPPING CENTER

A. TOTAL LAND AREA	20.06 AC
B. EXISTING/PROPOSED ZONING	PDH-2
C. EXISTING GROSS FLOOR AREA	168,043 SF PER APPROVED MSP PREPARED BY DEWBERRY & DAVIS, LLC
D. PROPOSED GROSS FLOOR AREA	168,043 SF
E. PERMITTED GROSS FLOOR AREA	168,500 PER THE APPROVED DEVELOPMENT CONDITIONS
F. PERMITTED FLOOR AREA RATIO	0.25
G. PROPOSED FLOOR AREA RATIO	0.19
H. OPEN SPACE	20% (4.01± AC.) 25% (5.01± AC.)

7. PARKING REQUIREMENTS

	REQUIRED	PROVIDED
FAST FOOD RESTAURANT ONE (1) SPACE PER TWO (2) SEATS FOR TABLE AND/OR COUNTER SEATING, WHETHER SUCH SEATING FACILITIES ARE INSIDE OR OUTSIDE (81 SEATS PROPOSED)	41 SPACES	41 SPACES
LOADING REQUIREMENTS ONE (1) SPACE FOR THE FIRST 10,000 SF OF GROSS FLOOR AREA, PLUS ONE (1) SPACE FOR EACH ADDITIONAL 25,000 SF OR MAJOR FRACTON THEREOF	1	1

8. NO KNOWN BURIAL GROUNDS EXIST WITHIN THE SITE.

9. 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.

10. 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 25 OF 150" COMMUNITY PANEL NO. 515525 0025 D, MAP REVISED 3/5/90.

11. NO UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE ARE KNOWN TO EXIST ON SITE.

12. 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.

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

14. 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.

15. THIS APPLICANT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO THE PROPOSED SITE DESIGN THROUGHOUT THE SITE PLAN PROCESS.

16. THERE ARE NO PROPOSED STORMWATER MANAGEMENT FACILITIES.

17. THE ASPHALT TRAIL WITHIN THE SITE WILL REMAIN.

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

19. NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THIS SITE

20. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF THE FAIRFAX COUNTY ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL. A WAIVER REQUEST HAS BEEN MADE REGARDING THE PERIPHERAL PARKING LOT LANDSCAPE REQUIREMENT – SEE SHEET 5.

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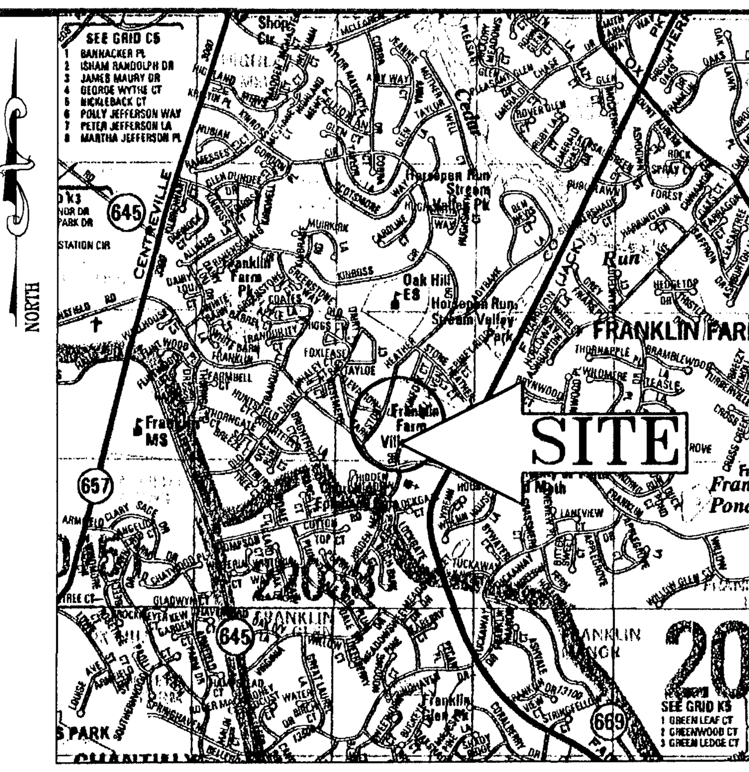
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE
THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.



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

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REVISIONS

REV:	DATE:	COMMENT:	BY:
1	10/1/08	PER COUNTY COMMENTS	ASF
2	1/7/09	ADD PATIO AND PARKING SPACES	ASF

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S087206
DRAWN BY:	BJS
CHECKED BY:	AB
DATE:	6/24/08
SCALE:	1"=20'
CAD I.D.:	SP2

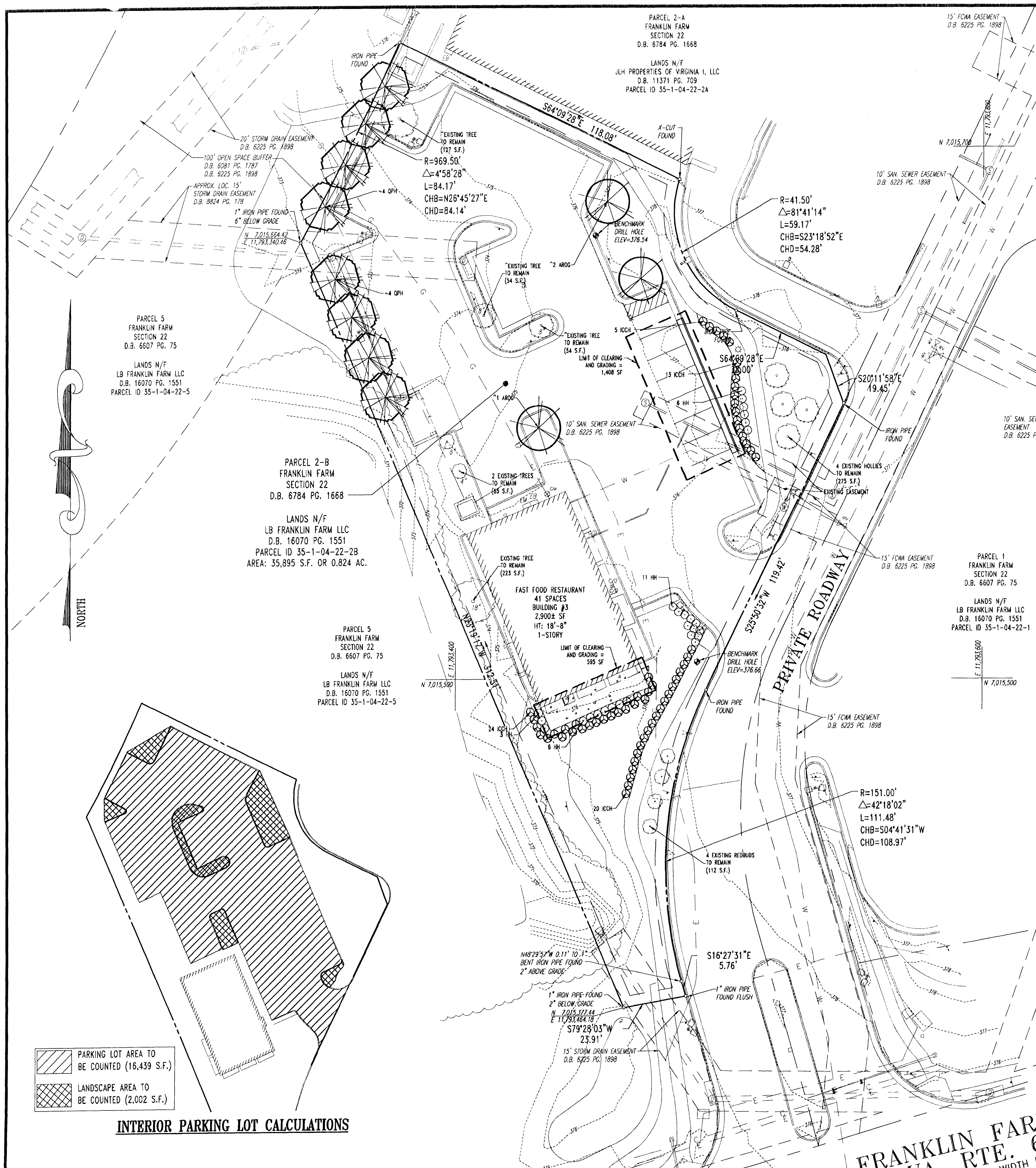
PROJECT:
FINAL DEVELOPMENT PLAN AMENDMENT/ SPECIAL EXCEPTION PLAT
FOR
FRANKLIN FARM VILLAGE CENTER

HERNDON
FAIRFAX COUNTY,
VIRGINIA

A. J. VOLANTH
ADAM J. VOLANTH
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

SHEET TITLE:
FINAL DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION PLAT

SHEET NUMBER:
4
OF 5



INTERIOR PARKING LOT CALCULATIONS

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 CONTRACTOR'S 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.

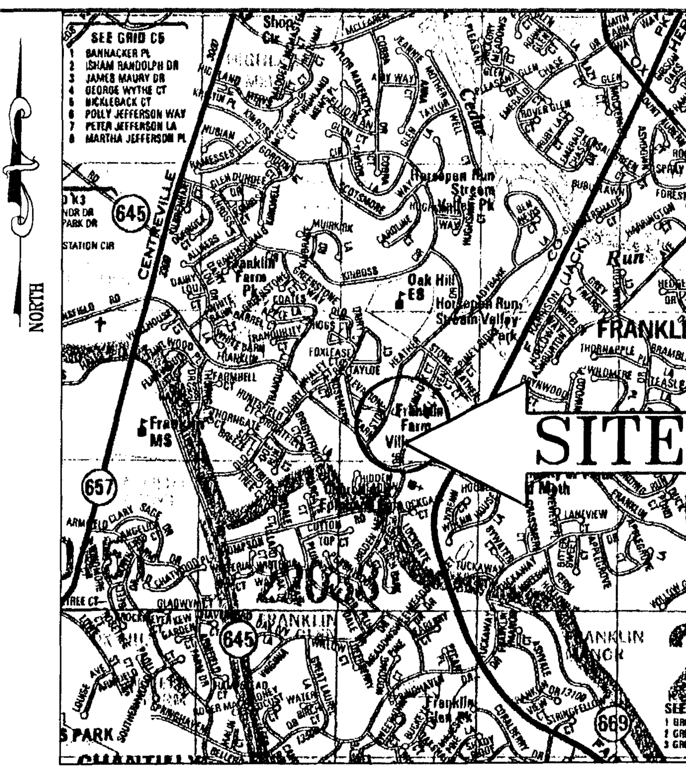
H:\08\Rappaport\S087206\CAD\FDPA-SE\S087206SP2.dwg, 2/2/2009 9:52:41 AM, ntrent

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: THERE ARE ONLY (12) TWELVE TREES REQUIRED ON-SITE.	N/A
	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	N/A
	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	12-0702.2C CALCULATE THE AREA OF TREE COVER PROVIDED THROUGH PRESERVATION OF EXISTING VEGETATION BY USING ONE OR MORE OF THE FOLLOWING METHODS: OPTION A: MULTIPLY THE AREA OF TREES TO BE PRESERVED BY 1.25.	AREA OF TREES TO BE PRESERVED: 910 S.F. 910 X 1.25=1,137 S.F. OF PRESERVED TREE COVER	
	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.	PARKING SPACES PROVIDED: 41 TOTAL AREA OF PARKING LOT: 16,439 S.F. LANDSCAPE AREA REQUIRED: 16,439 x 5% = 822 S.F. LANDSCAPE AREA PROVIDED: 2,002 S.F. SEE INTERIOR PARKING LOT CALCULATIONS ON THIS SHEET	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 AREA OF PARKING LOT: 16,439 S.F. REQUIRED: 16,439 x 5% = 822 S.F. OF 10 YEAR TREE COVER PROVIDED: 3 EXISTING TREES TO REMAIN = 235 S.F. X 1.25= 294 S.F. OF TREE COVER 3 DECIDUOUS TREES (3 AROG) @200 S.F. EACH = 600 S.F. OF TREE COVER 294 S.F. + 600 S.F.= 894 S.F. "^" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	COMPLIES

TREE COVER CALCULATIONS

ADJUSTED GROSS SITE AREA:
35,895 S.F. -2,900 S.F. 32,995 S.F.
TREE COVER REQUIRED:
32,995 SF. X .10 TREE COVER REQUIRED (COMMERCIAL)=3,300 S.F. REQUIRED
CREDITS:
910 S.F.(1.25) = 1,137 S.F.
EQUAL TREE COVER PROVIDED:
PROPOSED TREE COVER: 2,200 S.F. TOTAL TREE COVER: 3,387 S.F. (10.1%)



LOCATION MAP

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SCALE: 1"=2000'

COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-202 PERIPHERAL PARKING LOT LANDSCAPING	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY SECTION 301 AND 302, THEN PERIPHERAL PARKING LOT LANDSCAPING SHALL BE REQUIRED AS FOLLOWS: 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	PROPOSED USE: PDH - FAST-FOOD RESTAURANT ADJACENT USES: PDH WEST PROPERTY LINE REQUIRED: 400'/50'= 8 TREES PROVIDED: 8 DECIDUOUS TREES (8 QPH) "~" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT	COMPLIES
		NORTH PROPERTY LINE REQUIRED: 118'/50'= 2.4 OR 3 TREES PROVIDED: 0 TREES *WAIVER REQUESTED SEE NOTE BELOW	WAIVER REQUESTED
	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: NO LANDSCAPE STRIP IS REQUIRED. THE ROAD ADJACENT TO THE PROPERTY IS A PRIVATE ROAD.	N/A
13-303 BARRIER REQUIREMENTS	BARRIERS SHALL BE LOCATED BETWEEN THE REQUIRED TRANSITIONAL SCREENING AND THE USE BEING SCREENED FROM.		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
6-110 OPEN SPACE REQUIREMENTS	20% OF THE GROSS AREA SHALL BE LANDSCAPED OPEN SPACE	REQUIRED: 35,895 SF x .20% = 7,179 SF PROVIDED: 48.4% (17,376 SF)	COMPLIES

NOTE:

1. THERE IS NO CLEARING OR GRADING ASSOCIATED WITH THIS REQUEST.

WAIVER/MODIFICATION REQUEST

1. A WAIVER OF SECTION 12-202, PERIPHERAL PARKING LOT LANDSCAPING IS HEREBY REQUESTED. NO BUFFER IS PROVIDED DUE TO THE EXISTING ASPHALT SIDEWALK CURRENTLY LOCATED IN THE BUFFER AREA.

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	10 YR. TREE COVER	TREE COVER SUBTOTAL	REMARKS	HEIGHT AT MATURITY
SHADE TREE(S)									
AROG	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B	200	600	SHADE	40'-50'
QPH	8	QUERCUS PHELLOS	WILLOW OAK	2 1/2-3" CAL.	B+B	200	1,600	SHADE	40'-50'
	11						2,200		
EVERGREEN SHRUB(S)									
ICCH	62	ILEX CRENATA 'CHESAPEAKE'	CHESAPEAKE HOLLY	36 - 42"	#3 CAN				
DECIDUOUS SHRUB(S)									
HH	26	HYPERICUM 'HIDCOTE'	ST. JOHNSWORT HIDCOTE	18-24"	#5 CAN				

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

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

Application No FDPA-78-C-118-17 Staff WO'D
Concurrent w/ SE-2008-SU-032
Approved (SE) (FDPA) (SP) Plan
See FDPA Dev Conds Dated 2/25/2009
See SE Dev Conds Dated 4/10/2009
Date of (PC) Approval for FDPA 3/12/2009
Date of (BOS) Approval for SE 4/27/2009
Sheet 5 of 5

MISS UTILITY
DIG WITH C.A.R.E. KEEP VIRGINIA SAFE
BEFORE YOU DIG CALL
811 IN VA
or 1-800-552-7001
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE
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CHECKED BY:	AB
DATE:	6/24/08
SCALE:	1"=20'
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FINAL DEVELOPMENT PLAN AMENDMENT/ SPECIAL EXCEPTION PLAT
FOR
FRANKLIN FARM VILLAGE CENTER
HERNDON
FAIRFAX COUNTY, VIRGINIA

A.J. VOLANTH
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
5
OF 5