



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

January 11, 2012

Lynne Strobel  
Walsh, Colucci, Lubeley, Emrich &  
Walsh, P.C.  
2200 Clarendon Blvd., 13<sup>th</sup> Floor  
Arlington, VA 22201

RE: Rezoning Application RZ 2011-PR-021  
(Concurrent with Special Exception Application SE 2011-PR-007)

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 10, 2012, granting Rezoning Application RZ 2011-PR-021 in the name of Page Annandale Road Associates, L.L.C. The Board's action rezones certain property in the Providence District from the C-5 and HC Districts to the C-8 and HC Districts to permit vehicle sales, rental, and ancillary service establishment with with an overall site Floor Area Ratio (FAR) of 0.35. The subject property is located in the N.E. quadrant of the intersection of Annandale Road and Arlington Boulevard on approximately 23,523 square feet of land [Tax Map 50-4 ((1)) 25], and is subject to the proffers dated December 29, 2011.

**The Board also:**

- Approved a modification of the transitional screening and barrier requirements on the northern property line, in favor of that shown on Generalized Development Plan/Special Exception (GDP/SE) plat and as conditioned.
- Directed the Director of the Department of Public Works and Environmental Services to waive the tree preservation target area requirement.
- Approved the loading space modification to that shown on the GDP/SE plat.

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor Lynda Smyth, Providence District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Barbara Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Denise James, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 10th day of January, 2012, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2011-PR-021**

**WHEREAS**, Page Annandale Road Associates, L.L.C., filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-5 and HC Districts to the C-8 and HC Districts, and

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-8 and HC Districts, and said property is subject to the use regulations of said C-8 and HC Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 10<sup>th</sup> day of January, 2012.



Catherine A. Chianese  
Clerk to the Board of Supervisors



## PROFFERS

### PAGE ANNANDALE ROAD ASSOCIATES, L.L.C.

RZ 2011-PR-021

December 29, 2011

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, and subject to the Board of Supervisors approving a rezoning of the property identified as Tax Map 50-4 ((1)) 25, hereinafter referred to as the ("Application Property"), from the C-5 District to the C-8 District, Page Annandale Road Associates, L.L.C., hereinafter referred to as the ("Applicant") for itself, the owner, and successors and assigns, hereby proffers to the following conditions. If accepted, these proffers shall replace and supersede any previous proffers approved on the Application Property.

#### 1. GENERALIZED DEVELOPMENT PLAN

- a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the generalized development plan/special exception plat ("GDP/SE Plat") consisting of thirteen (13) sheets, prepared by Dewberry & Davis dated June 3, 2011 and revised through December 21, 2011.
- b. Minor modifications to the GDP/SE Plat may be permitted as determined by the Zoning Administrator in accordance with the provisions of Section 18-204 of the Zoning Ordinance. The Applicant reserves the right to modify the layout shown on the GDP/SE Plat at time of site plan based on final engineering and design provided that there is no decrease in the amount or location of open space or landscaping, or distances to peripheral lot lines as shown on the GDP.

#### 2. TRANSPORTATION

- a. As shown on the GDP/SE Plat, the Applicant shall provide interparcel access to the adjacent property identified among the tax map records as 50-4 ((1)) 24 (Parcel 24) at no cost. The final location of the interparcel access shall be determined upon request by the owner of Parcel 24 and shall be within that area identified on the GDP/SE Plat. The Applicant shall grant an ingress-egress easement with the interparcel access, but shall have no obligation to construct any improvements.
- b. Density credit is reserved consistent with Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax

County or the Virginia Department of Transportation (VDOT) pursuant to the Public Facilities Manual (PFM), at or prior to time of site plan approval.

3. LANDSCAPING AND OPEN SPACE

- a. The Applicant shall submit a landscape plan in conjunction with the site plan submitted on the Application Property. Plantings shall be installed in general conformance to the GDP/SE Plat and native species shall be incorporated to the extent feasible.
- b. A park-like feature shall be provided at the intersection of Arlington Boulevard and Annandale Road in a location as generally shown on the GDP/SE Plat. At time of site plan approval, the Applicant shall record a public access easement to this landscaped area. Said easement shall be in a form acceptable to the Fairfax County Attorney's Office and recorded among the land records.

4. SIGN

The Applicant shall install a freestanding sign at the intersection of Arlington Boulevard and Annandale Road in a location as generally shown on the GDP/SE Plat. The sign shall be in accordance with the requirements of Article 12 of the Zoning Ordinance.

5. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicant and its successors and assigns.

6. COUNTERPARTS

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

APPLICANT/AGENT FOR TITLE OWNER OF  
TAX MAP 50-4 ((1)) 25

PAGE ANNANDALE ROAD ASSOCIATES, L.L.C.

By: W. Raymond Page  
Name: W. Raymond Page  
Title: General Manager

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 50-4 ((1)) 25

PAGE 6660 ARLINGTON BLVD, LLC

By: 

Name: Lawrence J. Page

Title: General Manager

[SIGNATURES END]

# BILL PAGE TOYOTA - ANNANDALE ROAD

Providence District      Fairfax County, Virginia

Generalized Development Plan / Special Exception Plat  
RZ 2011-PR-021 / SE 2001-PR-007



VICINITY MAP  
SCALE: 1" = 2,000'

Applicant:  
Bill Page Toyota  
2923 Annandale Road  
Falls Church, VA 22042

### Sheet Index

1. COVER SHEET
2. EXISTING CONDITIONS
3. GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
4. NOTES AND TABLETION
5. EXISTING VEGETATION MAP
6. STORMWATER MANAGEMENT
7. STORMWATER MANAGEMENT
8. STORMWATER MANAGEMENT
9. AUTOTURN ANALYSIS
10. DETAILS
11. ELEVATIONS
12. SIGNAGE
13. PHOTOMETRIC ANALYSIS

Bill Page Toyota - Annandale Road  
Generalized Development Plan /  
Special Exception Plat

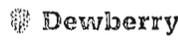
Revised December 21, 2011  
Revised November 10, 2011  
Revised October 26, 2011  
Revised September 30, 2011  
Revised June 30, 2011

June 3, 2011

M-10786



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	18.00	21.23	103.4109	15.19	18.85	104.72705 °



Dewberry & Davis LLC  
 801 LAMAR AVENUE, SUITE 200  
 RICHMOND, VA 23220  
 PHONE: 804.771.2200  
 FAX: 804.771.2202  
 WWW.DDBERRY.COM

BILL PAGE TOYOTA  
 ANNANDALE ROAD  
 GENERALIZED DEVELOPMENT PLAN /  
 SPECIAL EXCEPTION PLAN  
 PROVIDENCE DISTRICT  
 HANOVER COUNTY, VIRGINIA



KEY PLAN



REV.	DATE	BY	Description
5	12.21.11	ARC	
4	11.16.11	ARC	
3	10.26.11	ARC	
2	09.30.11	ARC	
1	08.26.11	ARC	

DESIGNED BY: ARC  
 APPROVED BY: PCY  
 CHECKED BY: PST  
 DATE: June 3, 2011

TITLE  
 Bill Page Toyota  
 Annandale Road  
 EXISTING CONDITIONS

PROJECT NO.

Dewberry & Davis LLC  
 1400 W. 10TH BLVD  
 SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.8800  
 FAX: 303.733.8801  
 WWW.DEWBERRY.COM

BILL PAGE TOYOTA  
 ANNANDALE ROAD  
 GENERALIZED DEVELOPMENT PLAN /  
 SPECIAL EXCEPTION PLAN  
 PROVIDENCE DISTRICT  
 PARK COUNTY, NEBRASKA



KEY PLAN

SCALE  
 0' 30' 60'

No.	DATE	BY	Description
3	12.21.11	ARC	
4	11.18.11	ARC	
2	10.26.11	ARC	
1	09.30.11	ARC	
1	06.30.11	ARC	

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	June 3, 2011	ARC	

Bill Page Toyota  
 Annandale Road  
 GENERALIZED DEVELOPMENT  
 PLAN / SPECIAL EXCEPTION PLAN

PROJECT NO.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	12.00'	21.72'	103°44'09"	15.37'	18.85'	N117°22'00"W

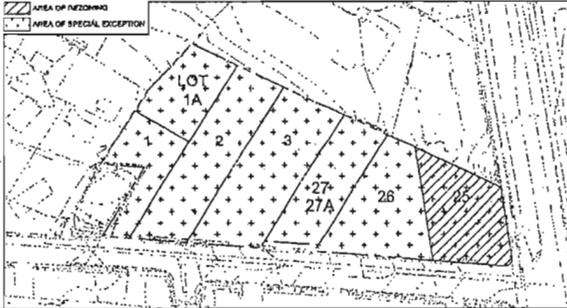
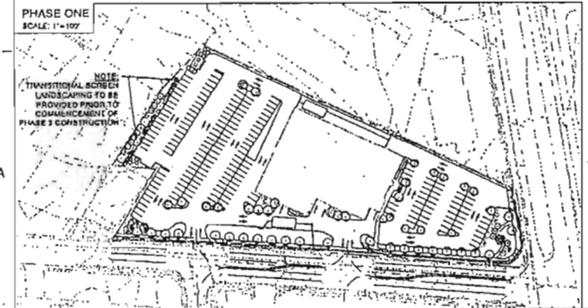
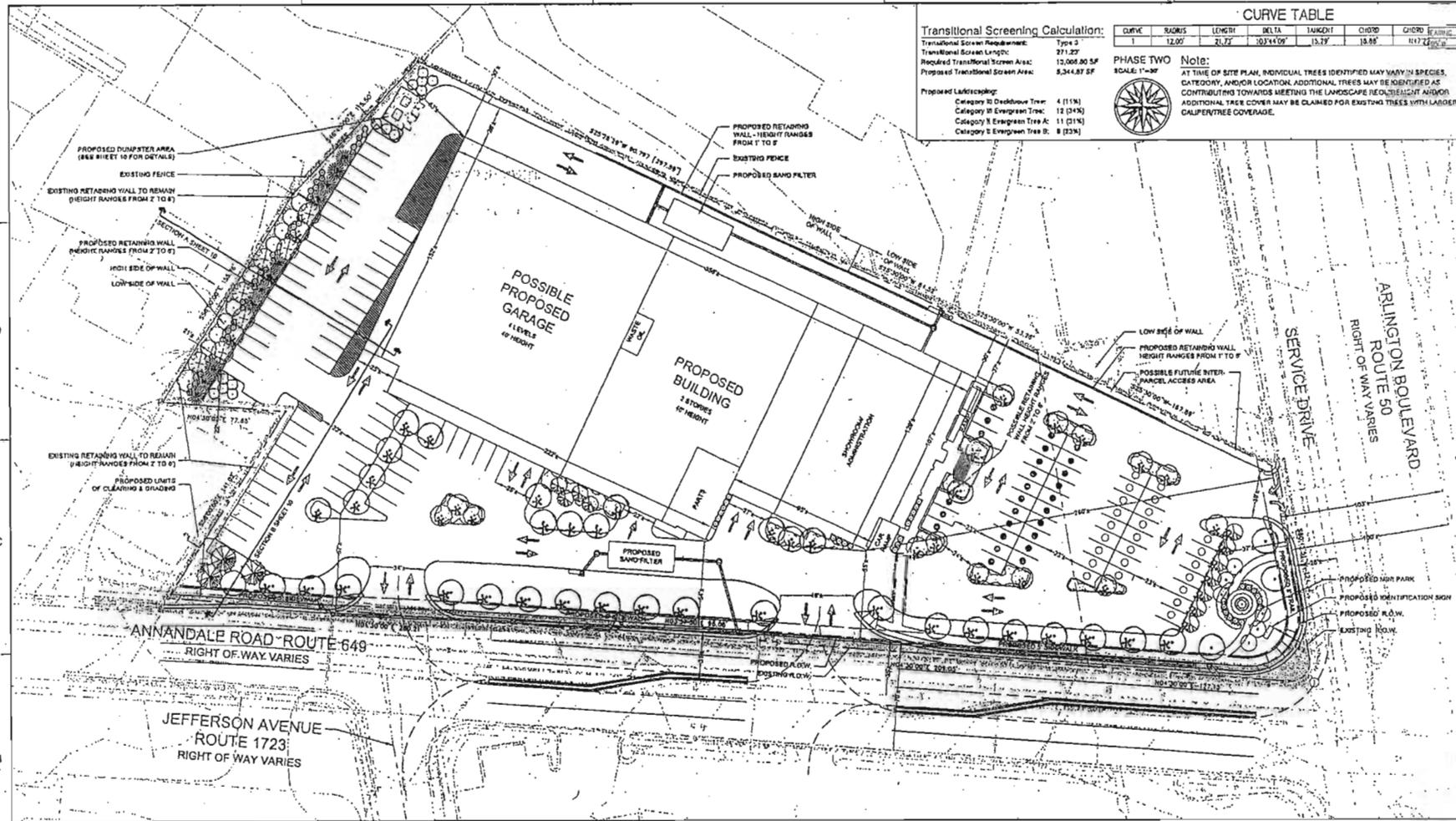
**Transitional Screening Calculation:**  
 Transitional Screen Requirement: Type 3  
 Transitional Screen Length: 271.22'  
 Required Transitional Screen Area: 13,065.80 SF  
 Proposed Transitional Screen Area: 9,344.87 SF

**Proposed Landscaping:**  
 Category 1 Deciduous Tree: 4 (11%)  
 Category 2 Evergreen Tree: 12 (34%)  
 Category 3 Evergreen Tree A: 11 (31%)  
 Category 3 Evergreen Tree B: 8 (22%)

**PHASE TWO**  
 SCALE: 1"=50'



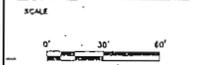
**Note:**  
 AT TIME OF SITE PLAN, INDIVIDUAL TREES IDENTIFIED MAY VARY IN SPECIES, CATEGORY, AND/OR LOCATION. ADDITIONAL TREES MAY BE IDENTIFIED AS CONTRIBUTING TOWARDS MEETING THE LANDSCAPE REQUIREMENT AND/OR ADDITIONAL TREE COVER MAY BE CLAIMED FOR EXISTING TREES WITH LARGER CALIPER/TREE COVERAGE.





Dewberry & Davis LLP  
 1000 North 17th Street, Suite 1000  
 Phoenix, AZ 85006  
 Tel: 602.498.1000  
 Fax: 602.498.1001  
 www.dewberry.com

BILL PAGE TOYOTA  
 ANNANDALE ROAD  
 GENERALIZED DEVELOPMENT PLAN /  
 SPECIAL EXCEPTION FLAT  
 PHOENIX DISTRICT  
 MARICOPA COUNTY, ARIZONA



NO.	DATE	BY	Description
1	08.20.13	ARC	
2	12.21.11	ARC	
3	11.18.11	ARC	
4	10.26.11	ARC	
5	09.30.11	ARC	

DESIGNED BY: ARC  
 APPROVED BY: PCY  
 CHECKED BY: PCY  
 DATE: June 3, 2011

TITLE: Bill Page Toyota Annandale Road

EXISTING VEGETATION MAP

PROJECT NO.



**10-year Tree Canopy Calculation Worksheet**

**A. Tree Preservation Target and Statement**

B1	Identify gross site area =	166,226 SF
B2	Subtract area dedicated to park, road, bridge, and	4,190 SF
B3	Subtract area of exemptions =	4,190 SF
B4	Adjusted gross site area (B1-B2) =	161,936 SF
B5	Identify site's existing and/or new	Commercial
B6	Percentage of 10-year tree canopy required =	10%
B7	Area of 10-year tree canopy required (B4 x B5) =	16,193 SF
B8	Modification of 10-year Tree Canopy Requirements	NO
B9	If B8 is yes, then the plan (show where modification request) is located	NA

**C. Tree Preservation**

C1	Tree Preservation Target Area =	0
C2	Total canopy area meeting standards of 12-0403 =	0
C3	Total canopy area meeting standards of 12-0403 =	0
C4	Total canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0
C5	Canopy of trees within Resource Protection Areas and 100-year floodplains =	0
C6	Total of C3, C4, C5, C7 and C8 =	0

**D. Tree Planting**

D1	Area of canopy to be lost through tree planting (B7-C1) =	16,193 SF
D2	Area of canopy planted for air quality benefits =	0
D3	Area of canopy planted for energy conservation =	0
D4	Area of canopy planted for utility benefits =	0
D5	Area of canopy planted for water quality benefits =	0
D6	Area of canopy planted for wildlife benefits =	0
D7	Area of canopy provided by native trees =	0
D8	Area of canopy provided by improved existing and	0
D9	Area of canopy provided through tree plantings =	0
D10	Area of canopy provided through native shrubs or woody	0
D11	Percentage of D14 areas saved by D15 =	0
D12	Total of canopy area provided through tree planting =	16,193 SF
D13	Is an arbor planting need requested? =	NO
D14	Canopy area to be replaced to be provided through	NA
D15	Amount to be deposited into the Tree Preservation and	NA

**E. Total of 10-year Tree Canopy Provided**

E1	Total of canopy area provided through tree preservation (C1-D1) =	0
E2	Total of canopy area provided through tree planting (D12) =	16,193 SF
E3	Total of canopy area provided through other preservation (D14) =	0
E4	Total of 10-year Tree Canopy Provided =	16,193 SF

**Dewberry**  
 1000 North 17th Street, Suite 1000  
 Phoenix, AZ 85006  
 Tel: 602.498.1000  
 Fax: 602.498.1001  
 www.dewberry.com

**EXISTING VEGETATION INVENTORY**

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGES	CONDITION	ACREAGE	COMMENTS
[Symbol]	DEVELOPED LAND	NA	NA	NA	161,887 SF 3.78± AC	AREA CONSISTS OF PRIMARY BUILDINGS AND PARKING
[Symbol]	MAINTAINED GRASSLANDS	RED SHALE WHITE PINE	SUB-CULMAX	FAIR	4,328 SF 0.10± AC	MAINTAINED LANDSCAPE AREAS AND BORDER EVERGREEN
				TOTAL ACREAGE:	3.88 AC	

**PRELIMINARY TREE PRESERVATION TARGET CALCULATION**

A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	0.16 AC
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	2.6%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR NET SITE AREA = (NET SITE AREA: 3.88 AC + 0.098 AC = 3.78 AC)	10% (0.38 AC)
D	PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	2.6% (0.01 AC)
E	PRELIMINARY PERCENTAGE OF CANOPY REQUIREMENT THAT MAY BE MET THROUGH TREE PRESERVATION (SEE SHEET 2 FOR REFERENCE) =	0%
F	WILL THE TREE PRESERVATION TARGET MINIMUM BE MET?	NO
G	IF AT TIME OF SITE PLAN PREPARATION IT IS CONCLUSIVELY ESTABLISHED THAT A REQUEST IS NEEDED TO DEVIATE FROM THE TREE PRESERVATION TARGET, A LETTER WILL BE FILED WITH THE DIRECTOR IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTS. 12-0508 OF THE PUBLIC UTILITIES MANUAL	

**A** The 10-year tree canopy requirement is based on the number of trees lost. It does not take into account the size of the trees or the quality of the canopy. The 10-year tree canopy requirement is based on the number of trees lost. It does not take into account the size of the trees or the quality of the canopy. The 10-year tree canopy requirement is based on the number of trees lost. It does not take into account the size of the trees or the quality of the canopy.

**PRE-DEVELOPMENT CONDITIONS**

**2-YEAR STORM**

OUTFALL	DRAINAGE AREA (AC)	C <sub>D</sub> COEFFICIENT	CA	TIME TO INLET (MIN)	T <sub>EM</sub> (HRS)	T <sub>DM</sub> (HRS)	ACCUMULATED "D" (FT)
1	1.934	0.878	1.694	8.0	7.37	8.21	1.33
2	1.013	0.850	0.850	8.0	7.21	8.18	4.81
3	0.933	0.857	0.798	8.0	7.21	8.18	4.14
<b>Total</b>	<b>3.88</b>						<b>16.28</b>

**10-YEAR STORM**

OUTFALL	DRAINAGE AREA (AC)	C <sub>D</sub> COEFFICIENT	CA	TIME TO INLET (MIN)	T <sub>EM</sub> (HRS)	T <sub>DM</sub> (HRS)	ACCUMULATED "D" (FT)
1	1.934	0.878	1.694	8.0	7.37	8.21	1.33
2	1.013	0.850	0.850	8.0	7.21	8.18	4.81
3	0.933	0.857	0.798	8.0	7.21	8.18	4.14
<b>Total</b>	<b>3.88</b>						<b>16.28</b>

**STORMWATER MANAGEMENT NARRATIVE**

THE 3.88 AC PRE-DEVELOPMENT (PRE-EXISTING) PROJECT SITE IS LOCATED IN THE CAUTION ZONE INTERSECTION. IN EXISTING CONDITIONS, THE SITE CONSISTS OF BUILDINGS, A GAS STATION WITH ASSOCIATED FUEL CRANKS, AND SURFACE PARKING. THE PROJECT SITE HAS 3 OUTFALL POINTS, ALL OF WHICH ARE MAINTAINED IN PROPOSED CONDITIONS.

**OUTFALL #1:** THE NORTHEASTERN PORTION OF THE MAIN PROJECT SITE IS COLLECTED IN AN EXISTING STORM SEWER SYSTEM ALONG THE EASTERN SIDE OF THE PROPERTY. THE UNDERGROUND SYSTEM CONTINUES EAST THROUGH THE ADJACENT PARCEL AND ULTIMATELY OUTFALLS TO THE EXISTING STORM SEWER SYSTEM LOCATED ON THE NORTH SIDE OF ARLINGTON BOULEVARD (ROUTE 50).

**OUTFALL #2:** DRAINAGE FROM THE WESTERN PORTION OF THE MAIN PROJECT SITE IS COLLECTED IN AN EXISTING STORM SEWER SYSTEM LOCATED ALONG THE EAST SIDE OF ANNANDALE ROAD. DRAINAGE CONTINUES SOUTH THROUGH THIS UNDERGROUND SYSTEM UNTIL IT CONVERGES WITH THE EXISTING STORM SEWER SYSTEM LOCATED ON THE NORTH SIDE OF ARLINGTON BOULEVARD (ROUTE 50).

**OUTFALL #3:** THE SOUTHEASTERN PORTION OF THE MAIN PROJECT SITE IS COLLECTED IN AN EXISTING STORM SEWER SYSTEM LOCATED AT THE SOUTH SIDE OF THE PROPERTY. DRAINAGE CONTINUES SOUTH THROUGH THIS UNDERGROUND SYSTEM UNTIL IT CONVERGES WITH THE EXISTING STORM SEWER SYSTEM LOCATED ON THE NORTH SIDE OF ARLINGTON BOULEVARD (ROUTE 50).

**POST-DEVELOPMENT CONDITIONS**

**2-YEAR STORM**

OUTFALL	DRAINAGE AREA (AC)	C <sub>D</sub> COEFFICIENT	CA	TIME TO INLET (MIN)	T <sub>EM</sub> (HRS)	T <sub>DM</sub> (HRS)	ACCUMULATED "D" (FT)
1	1.883	0.810	1.519	8.0	6.45	8.21	0.81
2	1.296	0.725	0.940	8.0	6.45	8.18	3.11
3	0.921	0.718	0.661	8.0	6.45	8.18	2.33
<b>Total</b>	<b>4.10</b>						<b>6.25</b>

**10-YEAR STORM**

OUTFALL	DRAINAGE AREA (AC)	C <sub>D</sub> COEFFICIENT	CA	TIME TO INLET (MIN)	T <sub>EM</sub> (HRS)	T <sub>DM</sub> (HRS)	ACCUMULATED "D" (FT)
1	1.883	0.810	1.519	8.0	6.45	8.21	0.81
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<b>Total</b>	<b>4.10</b>						<b>6.25</b>

**STORMWATER MANAGEMENT NARRATIVE**

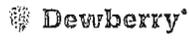
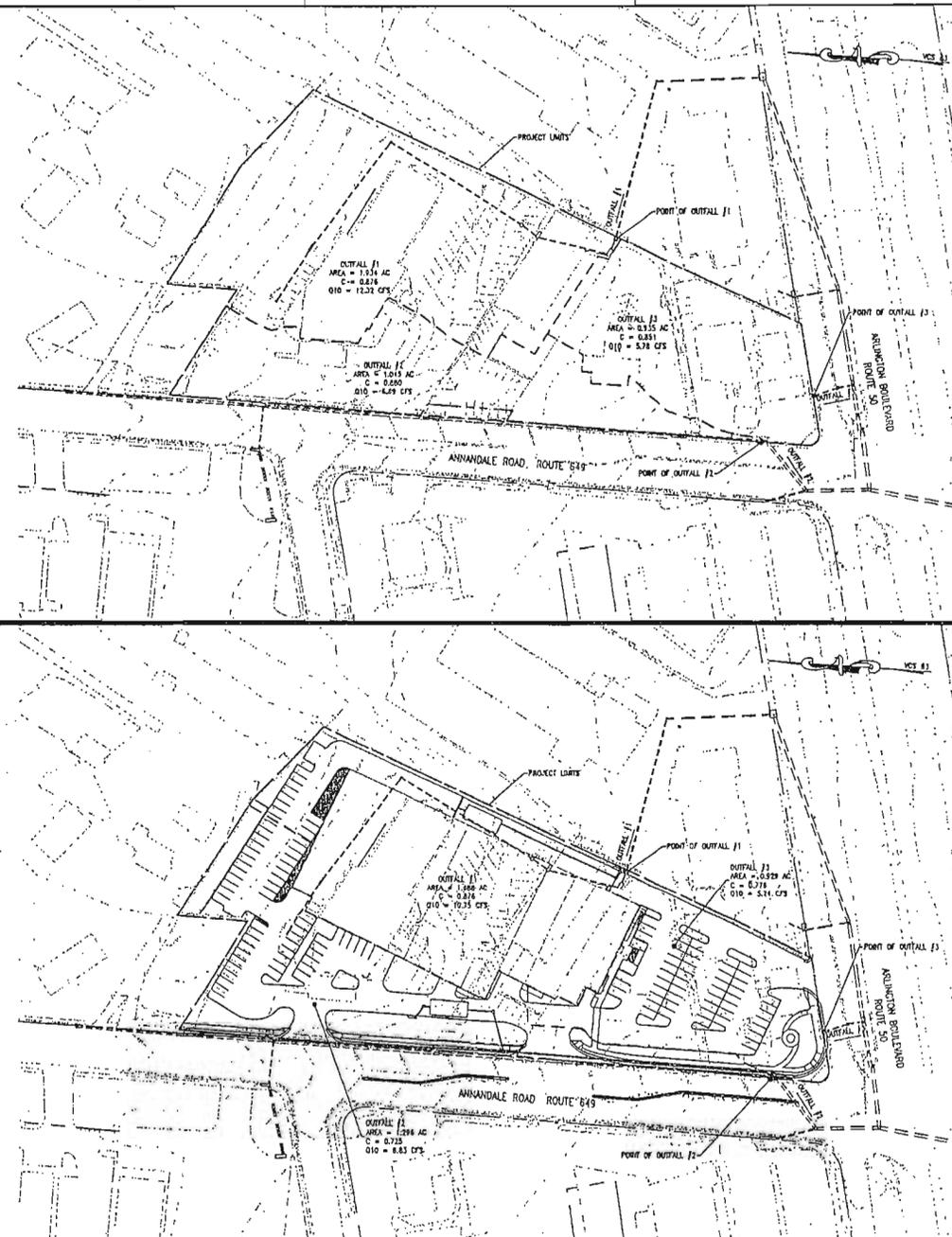
THE REDEVELOPMENT OF THE MAIN PROJECT SITE PROPOSES THE CONSTRUCTION OF A COMMERCIAL BUILDING WITH ASSOCIATED SURFACE PARKING.

**OUTFALL #1:** RUNOFF FROM THE NORTHEASTERN PORTION OF THE MAIN PROJECT SITE WILL CONTINUE TO OUTFALL TO THE EXISTING STORM SEWER SYSTEM LOCATED ON THE ADJACENT PARCEL TO THE EAST. FOR PROPOSED CONDITIONS, THE DRAINAGE AREA TO OUTFALL #1 IS DECREASED WHICH REDUCES THE 2 AND 10 YEAR STORM RATES.

**OUTFALL #2:** RUNOFF FROM THE WESTERN PORTION OF THE PROJECT SITE WILL CONTINUE TO OUTFALL TO THE EXISTING STORM SEWER SYSTEM LOCATED ALONG THE EAST SIDE OF ANNANDALE ROAD. THE DRAINAGE AREA TO OUTFALL #2 INCREASES, HOWEVER THE IMPROVEMENTS OVERLOOKS WHICH CREATES AN OVERALL INCREASE OF LESS THAN 0.5 CFS FOR THE 2 AND 10 YEAR STORMS.

**OUTFALL #3:** RUNOFF FROM THE SOUTHERN PORTION OF THE PROJECT SITE WILL CONTINUE TO OUTFALL TO THE EXISTING STORM SEWER SYSTEM LOCATED AT THE SOUTH SIDE OF THE PROPERTY. THE DRAINAGE AREA TO OUTFALL #3 IS DECREASED WHICH REDUCES THE 2 AND 10 YEAR STORM RATES.

RUNOFF FROM ALL OUTFALLS ULTIMATELY CONVERGE AT THE TRIPPS RUN FLOODWAY. POST-DEVELOPMENT CONDITIONS REDUCE THE OVERALL IMPERVIOUS AREA WITHIN THE SITE PLAN LIMITS WHICH CREATES AN OVERALL DECREASE OF RUNOFF FOR THE SITE. GIVEN THE REDUCTION OF SITE RUNOFF AS A RESULT OF THE PROPOSED SITE IMPROVEMENTS, DISPER STORMWATER DETENTION IS NOT REQUIRED.

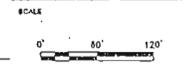


Dewberry & Davis LLC  
 4400 ANNANDALE ROAD, SUITE 100  
 ANNANDALE, VA 22028  
 PHONE: 703.442.9900  
 FAX: 703.442.9901  
 WWW.DEBERRY.COM

BILL PAGE TOYOTA  
 ANNANDALE ROAD  
 GENERALIZED DEVELOPMENT PLAN /  
 SPECIAL EXCEPTION PLAT  
 PROVIDENCE DISTRICT  
 PARTIAL COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
1	08.30.11	ARC	
2	09.30.11	ARC	
3	10.26.11	ARC	
4	11.18.11	ARC	
5	12.21.11	ARC	

DRAWN BY: ARC  
 APPROVED BY: PCY  
 CHECKED BY: PCY  
 DATE: June 3, 2013

TITLE: Bill Page Toyota Annandale Road

STORMWATER MANAGEMENT

PROJECT NO.:

NO.	DATE	BY	Description
5	12.21.11	ARC	
4	11.18.11	ARC	
3	10.26.11	ARC	
2	09.20.11	ARC	
1	08.30.11	ARC	

REVISIONS

NO.	DATE	BY	Description

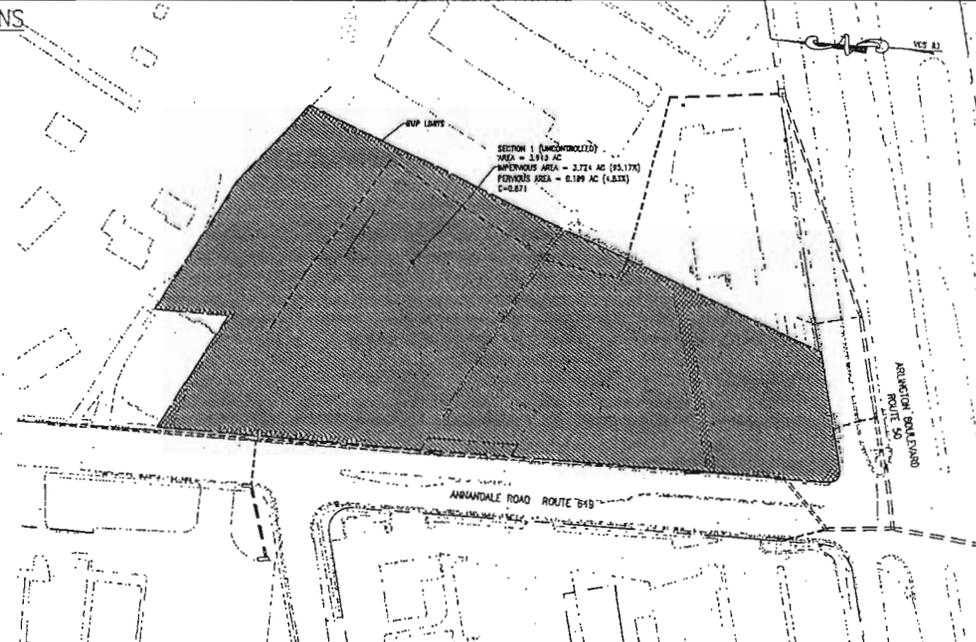
DESIGNED BY: ARC  
 APPROVED BY: PCY  
 CHECKED BY: PCY  
 DATE: APR 3, 2011

TITLE  
 Bill Page Toyota  
 Annandale Road

STORMWATER MANAGEMENT

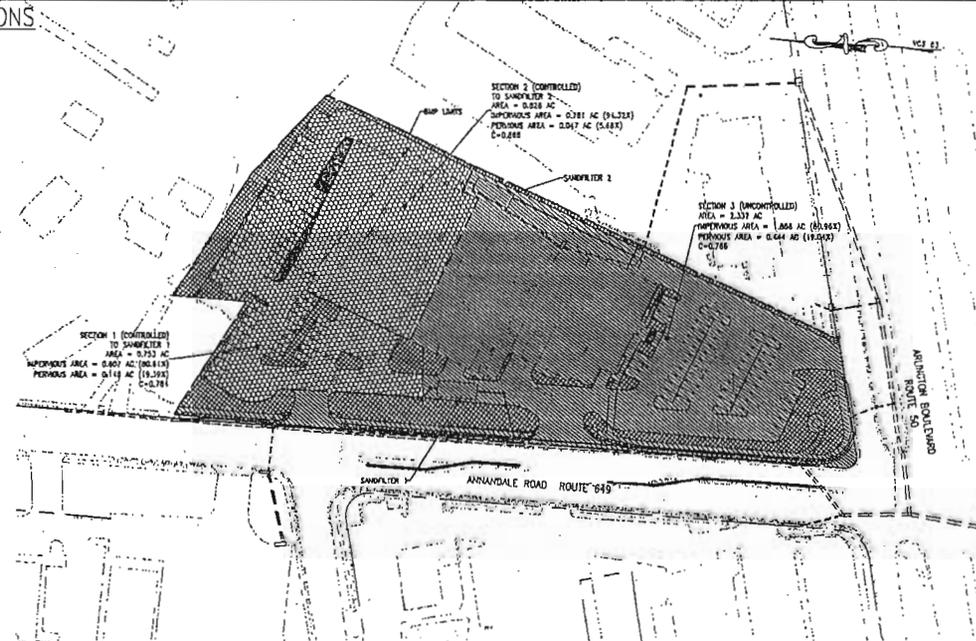
PRE-DEVELOPMENT CONDITIONS

LEGEND:  
 EXISTING SUPERVIOUS AREA (UNCONTROLLED)  
 EXISTING CREEK AREA (PVIOUS AREA)



POST-DEVELOPMENT CONDITIONS

LEGEND:  
 ORITE UNCONTROLLED (SUPERVIOUS AREA)  
 ORITE CONTROLLED (SWP PROVIDED BY SANDFILTER)  
 CREEK AREA (PVIOUS AREA)



SWP PHOSPHORUS REMOVAL REQUIREMENT  
 THE FOLLOWING ANALYSIS IS PROVIDED TO DETERMINE THE ANNUAL PHOSPHORUS REMOVAL REQUIREMENT FOR THE BILL PAGE TOYOTA PROJECT.  
 PER FPL 8-401.2  
 R REMOVAL = 10% (PER REDEVELOPMENT'S STANDARD)  
 $R_{10} = 0.012$   
 $R_{90} = 0.137$

PRE-DEVELOPMENT SUPERVIOUS AREA = 3.724 ACRES  
 POST-DEVELOPMENT SUPERVIOUS AREA = 3.878 ACRES  
 NET DECREASE OF SUPERVIOUS AREA = 15.07%

SWP FACTOR DESIGN CALCULATION

1. EXISTING WATERSHED INFORMATION  
 PART 1 - LIST ALL WATERSHEDS OF THE SITE AND THE SUPERVIOUS AREA USED IN THE SWP COMPUTATIONS

AREA	C FACTOR (C <sub>1</sub> )	ACRES (A)
SECTION 1 (UNCONTROLLED)	0.871	2.813

PART 2 - COMPUTE THE WEIGHTED PVIOUS AREA FOR THE SITE  
 A. AREA OF THE SITE

WATERSHED (SECTION)	C FACTOR	ACRES (A)	PRODUCT (CA)
SECTION 1 (UNCONTROLLED)	0.871	2.813	2.434
TOTAL (A)		2.813	

C. WEIGHTED C FACTOR (C<sub>w</sub>)

0.871

2. PROPOSED DEVELOPMENT INFORMATION  
 PART 1 - LIST ALL WATERSHEDS OF THE SITE AND THE SUPERVIOUS AREA USED IN THE SWP COMPUTATIONS

AREA	C FACTOR	ACRES (A)
SECTION 1 (UNCONTROLLED)	0.871	0.733
SECTION 2 (CONTROLLED)	0.244	0.818
SECTION 3 (UNCONTROLLED)	0.744	2.337

PART 2 - COMPUTE TOTAL PVIOUS REMOVAL FOR THE SITE  
 A. AREA OF THE SITE

WATERSHED (SECTION)	C FACTOR	WATERSHED AREA (A)	PRODUCT
SECTION 1 (UNCONTROLLED)	0.871	0.733	0.637
SECTION 2 (CONTROLLED)	0.244	0.818	0.200
SECTION 3 (UNCONTROLLED)	0.744	2.337	1.720
TOTAL (CA)		3.888	

C. WEIGHTED C FACTOR (C<sub>w</sub>)

0.493

PART 3 - DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL PLAN

SWP TYPE	SWP TYPE	REMOVAL R	AREA (A)	C FACTOR (C <sub>w</sub> )	PRODUCT
SECTION 1 (UNCONTROLLED)	SANDFILTER	0.01	0.733	0.01	0.007
SECTION 2 (CONTROLLED)	SANDFILTER	0.01	0.818	0.01	0.008
SECTION 3 (UNCONTROLLED)	UNCONTROLLED	0.14	2.337	0.01	0.003
TOTAL (CA)			3.888		0.018

PART 4 - DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL PLAN

SWP TYPE	SWP TYPE	REMOVAL R	AREA (A)	C FACTOR (C <sub>w</sub> )	PRODUCT
SECTION 1 (UNCONTROLLED)	SANDFILTER	0.01	0.733	0.01	0.007
SECTION 2 (CONTROLLED)	SANDFILTER	0.01	0.818	0.01	0.008
SECTION 3 (UNCONTROLLED)	UNCONTROLLED	0.14	2.337	0.01	0.003
TOTAL (CA)			3.888		0.018

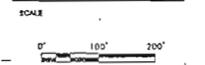
WATER QUALITY HARBORAGE  
 THE 3.81 ACRE PROJECT LOTS IS LOCATED IN THE CAMERON RUN WATERSHED. THE PROPOSED DEVELOPMENT CHANGES UNDER THE "PRE-DEVELOPMENT" CRITERIA FOR BEST MANAGEMENT PRACTICES UNDER THE PROPOSED PLAN WILL DECREASE SUPERVIOUS AREA WITHIN AN INTENDED DEVELOPED USE. SWP REQUIREMENTS FOR THE NEW DEVELOPMENT WILL BE BASED UPON THE USE OF TWO PROPOSED SANDFILTERS. A DRAINAGE AREA OF 1340 ACRES OF THE TOTAL 3.81 ACRES WILL BE TREATED FOR PHOSPHORUS REMOVAL. THIS WILL RESULT IN 21.83% PHOSPHORUS REMOVAL, WHICH IS GREATER THAN THE ANNUAL REQUIREMENT OF 10% PER THE REDEVELOPMENT STANDARD. THE PROPOSED SANDFILTERS WILL BE INSTALLED AND MAINTAINED.

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**BILL PAGE TOYOTA**  
**ANNANDALE ROAD**  
 GENERALIZED DEVELOPMENT PLAN/  
 SPECIAL EXCEPTION PLAT  
 PROVIDENCE DISTRICT  
 FARMAS COUNTY, VIRGINIA



KEY PLAN



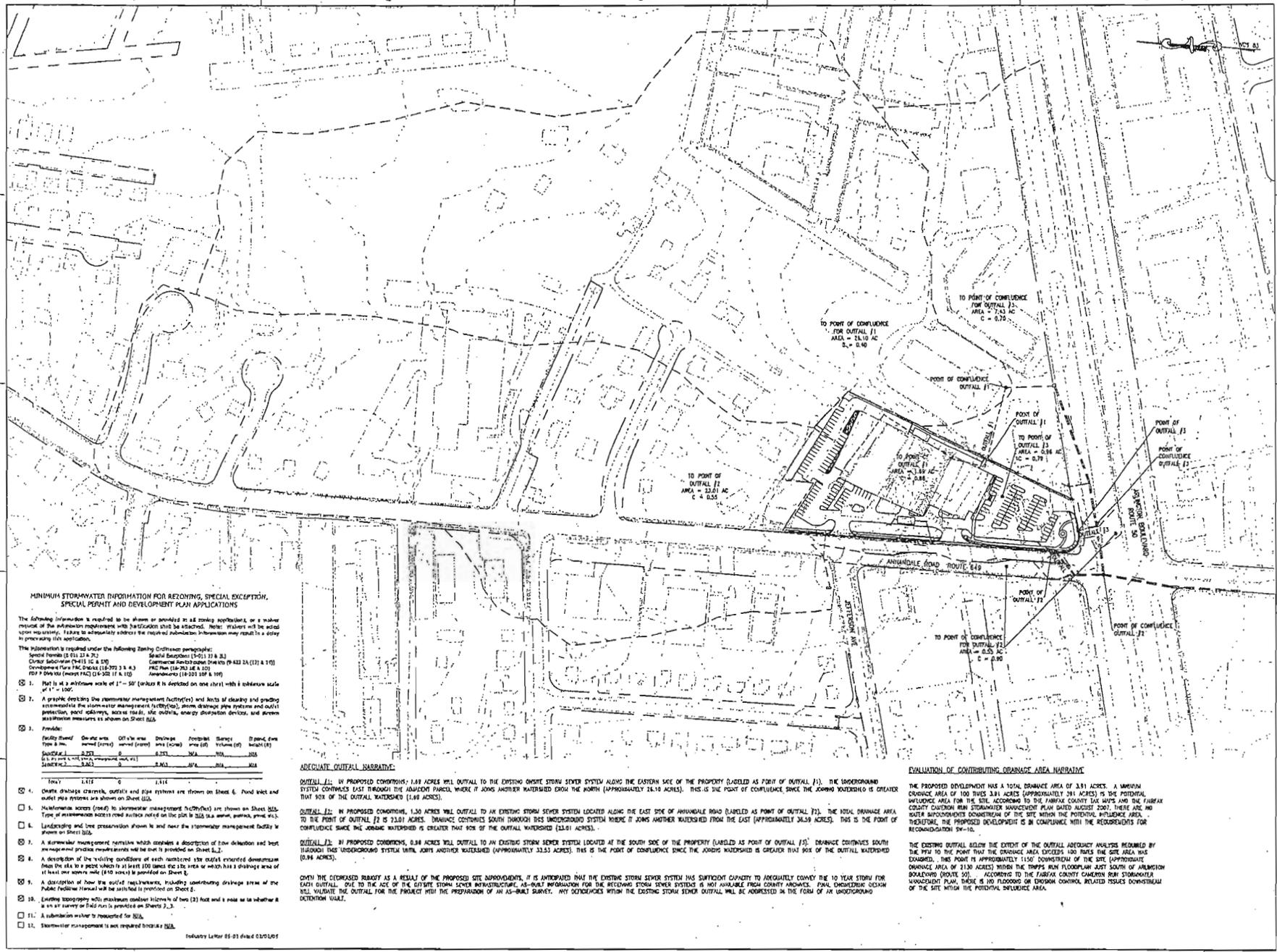
No.	DATE	BY	Description
1	09.30.11	PCY	REVISED

DESIGNED BY: PCY  
 APPROVED BY: PCY  
 CHECKED BY: PCY  
 DATE: June 3, 2011

Bill Page Toyota  
 Annandale Road

STORMWATER MANAGEMENT

PROJECT NO.



**MINIMUM STORMWATER INFORMATION FOR REVISIONS, 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 information requirements with justification shall be attached. Note: Waivers will be acted upon upon request. Failure to adequately address the request information information may result in a delay in processing site application.

The information is required under the following zoning Ordinance paragraphs:  
 Special Exception § 911.22 & 912  
 Central Subdivision § 411.1 C & 107  
 Comprehensive Plan § 16-273.3 & 4  
 § 16-274 (except § 16-274.11 & 102)  
 Special Exception § 911.22 & 912  
 Central Subdivision § 411.1 C & 107  
 Comprehensive Plan § 16-273.3 & 4  
 § 16-274 (except § 16-274.11 & 102)

- 1. Map is at a minimum scale of 1" = 50' (unless it is developed on one sheet with a minimum scale of 1" = 100').
- 2. A graphic depicts the stormwater management facilities and limits of clearing and grading, stormwater management facilities, storm drainage pipe systems and outlet protection, inlet addresses, storm tanks, lift stations, energy dissipation devices, and storm water storage structures as shown on Sheet 005.
- 3. Provide:

Facility Name	Drainage Area	Off-site area	Drainage	Proposed Storage	Storage Volume	Storage Time
Stormwater Pond	2.273	0	0.273	N/A	N/A	300
Stormwater Pond	2.273	0	0.273	N/A	N/A	300
Stormwater Pond	2.273	0	0.273	N/A	N/A	300

- 4. Stormwater storage tanks, outfalls and flow systems are shown on Sheet 6. Pond inlet and outlet pipe systems are shown on Sheet 005.
- 5. Stormwater storage tanks (road) to stormwater management facilities are shown on Sheet 005. Type of stormwater storage tank facility used on the site is 300 gal. storm, pond, pond #1-3.
- 6. A description of the existing conditions of each unimproved site street including dimensions from the AS to a point which is at least 100 yards from the AS to a drainage area of at least one acre, mile (AS) shown on Sheet 2.
- 7. A description of how the outfall requirements, including contributing drainage area of the Public Facilities Manual will be satisfied is provided on Sheet 2.
- 8. Existing topography with maximum elevation intervals of two (2) feet and a note as to whether it is an AS or water of AS is provided on Sheet 2.
- 9. A submission waiver is requested for SD1.
- 10. Stormwater management is not required for SD1.

Industry Letter 05-01 dated 03/05/05

**ADEQUATE OUTFALL CAPACITY:**

**OUTFALL #1:** IN PROPOSED CONDITIONS, 1.68 ACRES WILL OUTFALL TO THE EXISTING STORM SEWER SYSTEM ALONG THE EASTERN SIDE OF THE PROPERTY (LABELED AS POINT OF OUTFALL #1). THE UNDERGROUND SYSTEM CONTIGUES EAST THROUGH THE ADJACENT PARCEL, WHERE IT JOINS ANOTHER WATERSHED FROM THE NORTH (APPROXIMATELY 24.10 ACRES). THIS IS THE POINT OF COMPLIANCE SINCE THE JOINTING WATERSHED IS GREATER THAN 50% OF THE OUTFALL WATERSHED (1.68 ACRES).

**OUTFALL #2:** IN PROPOSED CONDITIONS, 1.30 ACRES WILL OUTFALL TO AN EXISTING STORM SEWER SYSTEM LOCATED ALONG THE EAST SIDE OF ANNANDALE ROAD (LABELED AS POINT OF OUTFALL #2). THE TOTAL DRAINAGE AREA TO THE POINT OF OUTFALL #2 IS 23.81 ACRES. DRAINAGE CONTIGUES SOUTH THROUGH THIS UNDERGROUND SYSTEM WHERE IT JOINS ANOTHER WATERSHED FROM THE EAST (APPROXIMATELY 34.59 ACRES). THIS IS THE POINT OF COMPLIANCE SINCE THE JOINTING WATERSHED IS GREATER THAN 50% OF THE OUTFALL WATERSHED (23.81 ACRES).

**OUTFALL #3:** IN PROPOSED CONDITIONS, 0.84 ACRES WILL OUTFALL TO AN EXISTING STORM SEWER SYSTEM LOCATED AT THE SOUTH SIDE OF THE PROPERTY (LABELED AS POINT OF OUTFALL #3). DRAINAGE CONTIGUES SOUTH THROUGH THIS UNDERGROUND SYSTEM UNTIL JOINS ANOTHER WATERSHED (APPROXIMATELY 23.53 ACRES). THIS IS THE POINT OF COMPLIANCE SINCE THE JOINTING WATERSHED IS GREATER THAN 50% OF THE OUTFALL WATERSHED (0.84 ACRES).

DUE TO THE DECREASED RAINFALL AS A RESULT OF THE PROPOSED SITE IMPROVEMENTS, IT IS ANTICIPATED THAT THE EXISTING STORM SEWER SYSTEM HAS SUFFICIENT CAPACITY TO ADEQUATELY CONVEY THE 10 YEAR STORM FOR EACH OUTFALL. DUE TO THE AGE OF THE EXISTING STORM SEWER INFRASTRUCTURE, AS-WAS INFORMATION FOR THE RECEIVING STORM SEWER SYSTEMS IS NOT AVAILABLE FROM COUNTY ARCHIVES. FINAL ENGINEERING DESIGN WILL VALIDATE THE OUTFALL FOR THE PROJECT WITH THE PREPARATION OF AN AS-WAS SURVEY. ANY CONCERNS WITH THE EXISTING STORM SEWER OUTFALL WILL BE ADDRESSED IN THE FORM OF AN UNDERGROUND DETENTION VALVE.

**EVALUATION OF CONTRIBUTING DRAINAGE AREA INFORMATION:**

THE PROPOSED DEVELOPMENT HAS A TOTAL DRAINAGE AREA OF 3.81 ACRES. A WATERSHED DRAINAGE AREA OF 100 DRAINS 3.81 ACRES (APPROXIMATELY 20% ACRES) IS THE POTENTIAL WATERSHED AREA FOR THE SITE, ACCORDING TO THE FARMAS COUNTY LAM MAPS AND THE FARMAS COUNTY CATCHMENT RUN STORMWATER MANAGEMENT PLAN DATED AUGUST 2007. THESE ARE NO WETTER SUBSEQUENT DOWNSTREAM OF THE SITE WITHIN THE POTENTIAL WATERSHED AREA. THEREFORE, THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS FOR RECONSTRUCTION 99-10.

THE EXISTING OUTFALL BEYOND THE EXTENT OF THE OUTFALL ADEQUACY ANALYSIS REQUIRED BY THE PFM TO THE POINT THAT THE DRAINAGE AREA EXCEEDS 100 TIMES THE SITE AREA HAS BEEN EXAMINED. THIS POINT IS APPROXIMATELY 1150' DOWNSTREAM OF THE SITE (APPROXIMATE DRAINAGE AREA OF 2130 ACRES) WITHIN THE TRIMPS RUN FLOODPLAIN JUST SOUTH OF ARLINGTON BOULEVARD (ROUTE 20). ACCORDING TO THE FARMAS COUNTY CATCHMENT RUN STORMWATER MANAGEMENT PLAN, THERE IS NO FLOODING OR DOWNSTREAM RELATED ISSUES DOWNSTREAM OF THE SITE WITHIN THE POTENTIAL WATERSHED AREA.



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**BILL PAGE TOYOTA  
 ANNANDALE ROAD**  
 GENERALIZED DEVELOPMENT PLAN /  
 SPECIAL EXCEPTION PLAT  
 PRINCIPAL OFFICE: ANNANDALE, VIRGINIA  
 PRINCIPAL COUNTY: VIRGINIA



KEY PLAN

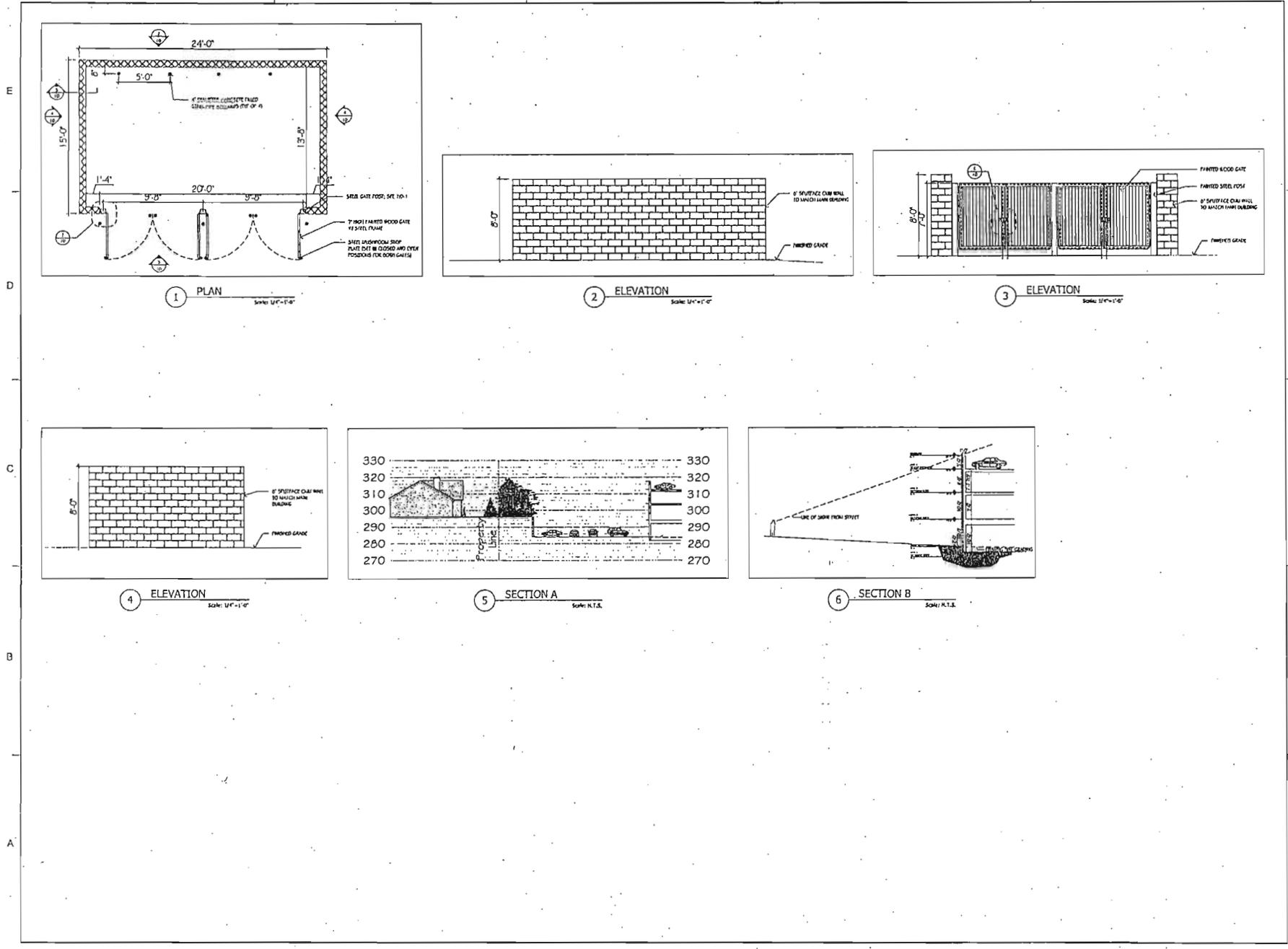
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NO.	DATE	BY	REVISION
3	12-21-11	ARC	
2	11-16-11	ARC	
1	10-26-11	ARC	NEW SHEET

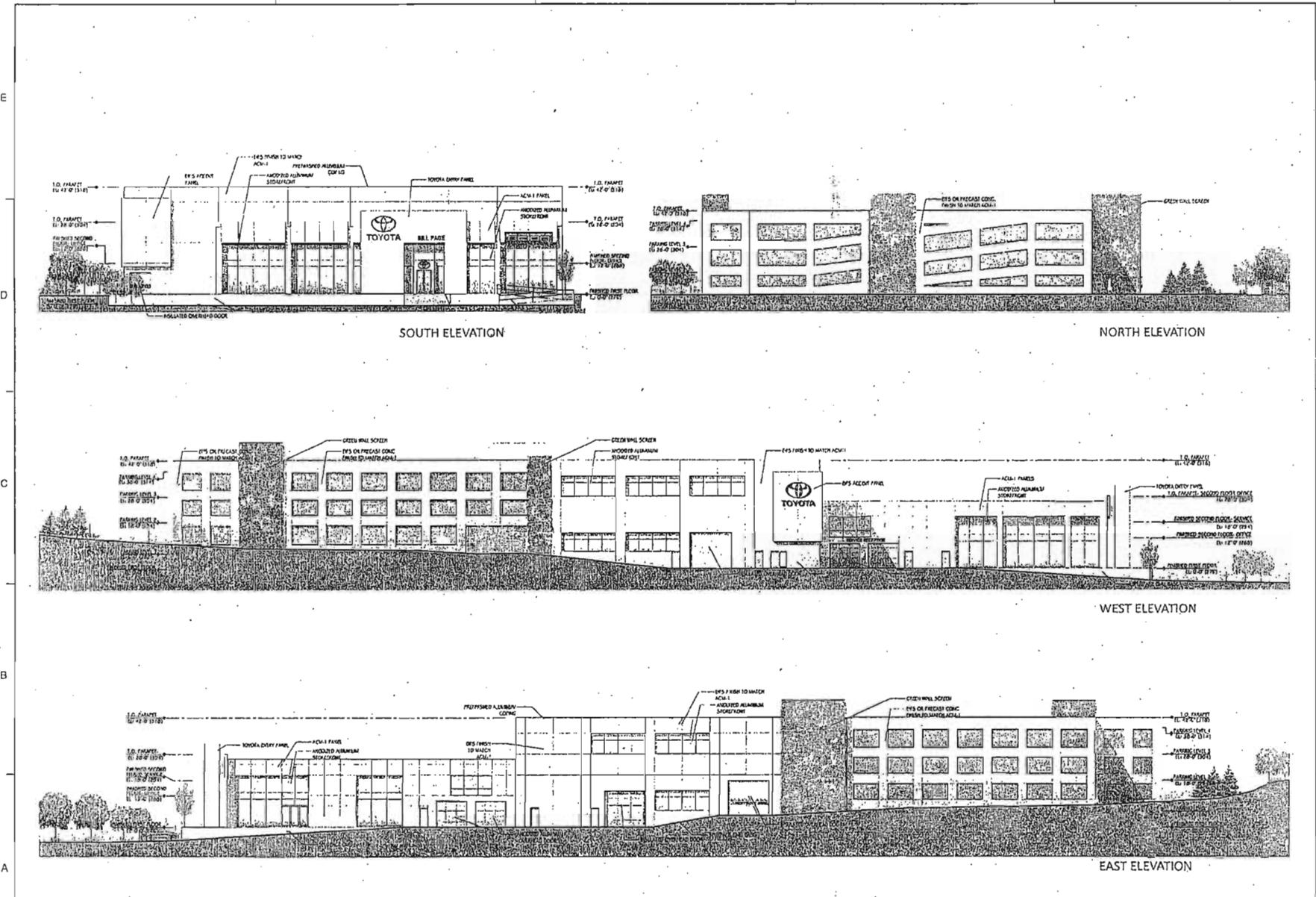
DESIGNED BY: ARC  
 APPROVED BY: PCT  
 CHECKED BY: PCY  
 DATE: JUNE 3, 2011

TITLE  
**Bill Page Toyota  
 Annandale Road**  
 DETAILS

PROJECT NO.



Dewberry & Davis LLC  
 10000 W. 10th Avenue, Suite 100  
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BILL PAGE TOYOTA  
 ANNANDALE ROAD  
 GENERALIZED DEVELOPMENT PLAN  
 SPECIAL EXCEPTION PLAT  
 PROVIDENCE DISTRICT  
 FAYATX COUNTY, WISCONSIN



KEY PLAN

SCALE

NO.	DATE	BY	DESCRIPTION
2	12.21.11	ARC	REVISED SHEET
1	11.18.11	ARC	NEW SHEET
1	11.18.11	ARC	NEW SHEET

DESIGNED BY: ARC  
 APPROVED BY: PDV  
 CHECKED BY: PDV  
 DATE: June 3, 2011

TITLE  
 Bill Page Toyota  
 Annandale Road

ELEVATIONS  
 PROJECT NO.

NOTE: THE ELEVATIONS PRESENTED ON THIS SHEET ARE ILLUSTRATIVE, AND ARE SHOWN TO DEMONSTRATE THE GENERAL CHARACTER OF THE PROPOSED FACILITIES. THEY ARE SUBJECT TO MINOR MODIFICATION WITH FINAL ARCHITECTURAL DESIGN.



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**BILL PAGE TOYOTA**  
**ANNANDALE ROAD**  
 GENERALIZED DEVELOPMENT PLAN  
 SPECIAL EXCEPTION PLAT  
 PROVIDENCE DISTRICT  
 FANNING COUNTY, VIRGINIA



KEY PLAN

SCALE

LINE	DATE	BY	DESCRIPTION
5	12.31.11	ARC	
4	11.18.11	ARC	
3	10.26.11	ARC	
2	09.30.11	ARC	
1	08.29.11	ARC	HOW STREET

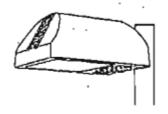
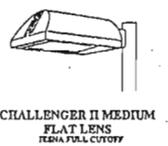
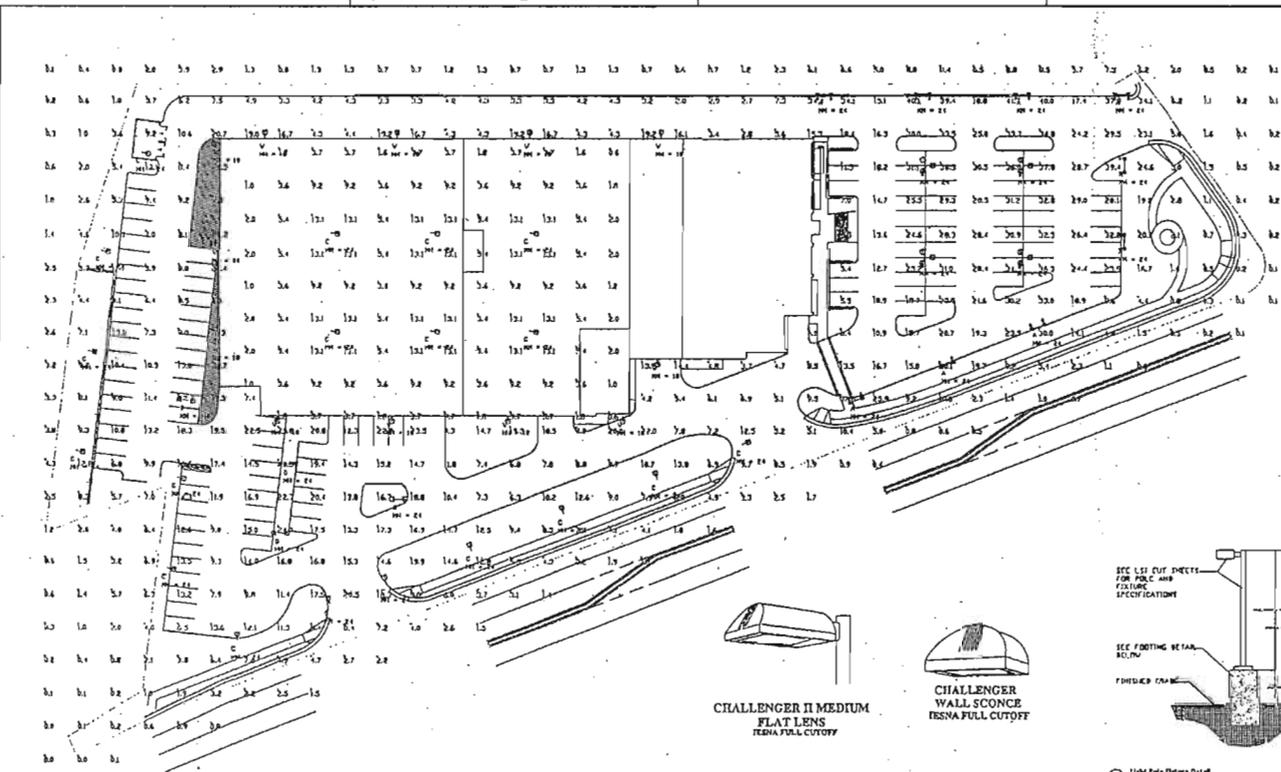
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 CHECKED BY: PCT  
 DATE: June 3, 2011  
 TITLE:

Bill Page Toyota  
 Annandale Road

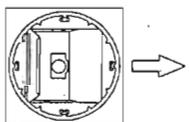
PHOTOMETRIC ANALYSIS

PROJECT NO.

Total Project Watts: 16525  
 Total Watts: 16525

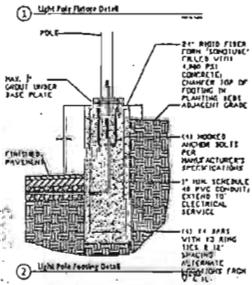
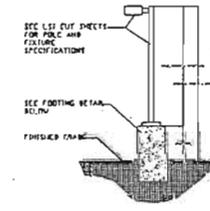


**IMPORTANT**



NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.

EXAMPLE OF DIRECTIONAL ARROW



- GENERAL NOTES:**
- FOR PARKING LOT LIGHTS, TOP OF FOOTING TO EXTEND 2'-0" ABOVE FINISHED GRADE WHICH PLACES CENTERLINE OF LIGHT FOOTING IN PLANTING AREA. CENTERLINE OF LIGHT FOOTING SHALL BE LOCATED 2'-0" BEYOND FACE OF CURB (STANDARD CONDITION). TOP OF FOOTING TO EXCEED A MINIMUM 3" ABOVE FINISH GRADE OF PLANTING AREA WHICH PLACES MORE THAN 5'-0" BEYOND FACE OF CURB.
  - CENTERLINE OF ISOLATOR TO BE SET 3'-0" FROM FACE OF CURB (STANDARD CONDITION).
  - FINAL FOOTING DESIGN TO BE BASED ON MANUFACTURER'S VIBR LADING REQUIREMENTS AND LOCAL SOIL CONDITIONS.
  - ALL REINFORCING STEEL SHALL HAVE A YIELD STRENGTH OF 60,000 AND PASS WITH A MINIMUM 3" CLEARANCE FROM SURFACE.

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 site 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 luminaire and other variable field conditions. Calculations do not include obstructions such as columns, curbs, landscaping, or any other architectural elements unless noted.

Maintained Footcandle levels at grade.

Calculation Summary	Units	Avg.	Max.	Min.	Avg./ft <sup>2</sup>	Max./ft <sup>2</sup>	Min./ft <sup>2</sup>
ALL EXIST. GRD	Footcandle	19.24	22.7	8.8	NA	NA	NA

Symbol	Qty	Label	Arrangement	Description	LUF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
[Symbol]	7	A	GRID MOUNTED	CHI-1-775-NVP/SHW-F-24" HIG HI	0.900	60000	63078	1670
[Symbol]	4	B	3 X 120 DEGREES	CHI-5-775-NVP/SHW-F-24" HIG HI	0.900	60000	111678	2555
[Symbol]	13	C	SINGLE	CHI-3-775-NVP/SHW-F-24" HIG HI	0.900	60000	336822	845
[Symbol]	1	B	GRID	CHI-5-775-NVP/SHW-F-24" HIG HI	0.900	60000	74452	1670
[Symbol]	12	W	SINGLE	CHI-3-775-NVP/SHW-F-WALL MOUNTED HI HIG HI	0.900	60000	336822	845

