

6500 LITTLE RIVER TURNPIKE

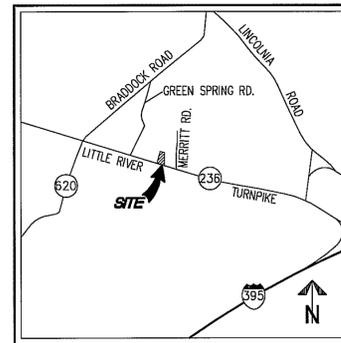
MASON DISTRICT, FAIRFAX COUNTY SPECIAL EXCEPTION PLAT

NOTES

- OWNER/APPLICANT:
PAGE LITTLE RIVER TURNPIKE LLC.
2923 ANNANDALE ROAD
FALLS CHURCH, VA 22042
- THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 072-1-01-0023A. THE PROPERTY IS APPROXIMATELY 231,369 SQUARE FEET OR 5.3115 ACRES.
- THE SITE IS CURRENTLY ZONED C-6, COMMUNITY RETAIL COMMERCIAL DISTRICT AND IS LOCATED WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT. A SPECIAL EXCEPTION IS REQUESTED TO ALLOW FOR A VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM FIELD RUN SURVEY BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS TWO (2) FEET. THE TRELLINE SHOWN ON THIS PLAN WAS TAKEN FROM RECORD INFORMATION AND HAS NOT BEEN FIELD LOCATED.
- IT IS ANTICIPATED THAT DEVELOPMENT OF THIS PROJECT WILL OCCUR IMMEDIATELY FOLLOWING COUNTY APPROVAL.
- THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS DEVELOPMENT.
- THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBERS 515525 0089 D, EFFECTIVE DATE MARCH 5, 1990, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
- THIS PROPOSED DEVELOPMENT COMPLIES WITH THE CURRENT COMPREHENSIVE PLAN RECOMMENDATION.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.
- THE PROPOSED APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED WAIVERS/MODIFICATIONS SECTION.
- ALL EXISTING STRUCTURES ONSITE ARE TO REMAIN.
- THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(5), AS PART OF THE FINAL DESIGN AND SITE PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
- THERE IS LESS THAN 2,500 SF OF LAND DISTURBANCE; THEREFORE, A STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES PLAN, AND OUTFALL ANALYSIS ARE NOT REQUIRED.
- THE APPLICANT PROPOSES NO LOUDSPEAKERS WITH THIS APPLICATION.
- THERE IS NO EXISTING SIGNAGE ONSITE. ANY PROPOSED SIGNAGE WILL CONFORM WITH ARTICLE 12 OF THE ZONING ORDINANCE.

WAIVERS/MODIFICATION REQUESTED

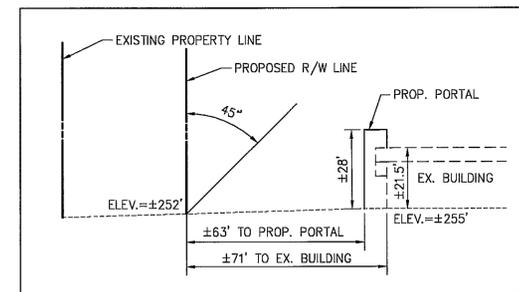
- MODIFICATION OF TRANSITIONAL SCREENING ALONG THE EASTERN PROPERTY LINE IN FAVOR OF EXISTING CONDITIONS. THE EXISTING VEGETATION AND BARRIER HAVE BEEN DESIGNED TO MINIMIZE ADVERSE IMPACT. NO ADDITIONAL BUFFER IS NEEDED BECAUSE BUILDINGS PROPOSED AND APPROVED BY SE 96-M-026 WERE NOT CONSTRUCTED. ADDITIONAL SHRUBS AS NOTED ON THE CONCEPTUAL LANDSCAPE PLAN WILL SUPPLEMENT THE EXISTING VEGETATION ALONG THE EASTERN PROPERTY LINE. (FX CO ZONING ORDINANCE 13-303 (3)(B)).
- MODIFICATION OF TRANSITIONAL SCREENING ALONG THE NORTHERN PROPERTY LINE IN FAVOR OF EXISTING CONDITIONS AS THE EXISTING VEGETATION AND BARRIER HAVE BEEN DESIGNED TO MINIMIZE ADVERSE IMPACT. NO SCREENING IS REQUIRED PER THE ZONING ORDINANCE; HOWEVER ADDITIONAL DECIDUOUS TREES HAVE BEEN PROPOSED IN AREAS WHERE SCREENING DOES NOT CURRENTLY EXIST.
- A WAIVER IS REQUESTED FOR THE MAJOR PAVED TRAIL REQUIREMENT ALONG ROUTE 236. (FX CO ZONING ORDINANCE 17-201 (2))
- A WAIVER IS REQUESTED FOR THE ON-ROAD BIKE ROUTE REQUIREMENT ALONG ROUTE 236. (FX CO ZONING ORDINANCE 17-201 (2))
- A WAIVER IS REQUESTED FOR THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT. ADDITIONAL TREES HAVE BEEN PROPOSED IN LOCATIONS THAT DO NOT CAUSE DISTURBANCE BUT WORK TOWARD MEETING THE INTENT OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT. (FX CO ZONING ORDINANCE 13-202 (1))



VICINITY MAP SCALE: 1"=2000'

FRONT YARD - ANGLE OF BULK PLANE

SCALE: 1"=30'



AREA TABULATION

EXISTING SITE AREA = ±231,369 SF
R/W DEDICATION = ±19,840 SF
POST DEDICATION SITE AREA = ±211,529 SF

EXISTING BUILDING AREA
EX. MAIN BLDG = ±38,280 SF
EX. ACCESSORY BLDG/SHED = ±640 SF
TOTAL EXISTING BLDG AREA = ±38,920 SF
FAR = ±0.17 (BASED ON PRE-DEDICATION)

ZONING TABULATION

EXISTING ZONE: C-6, COMMUNITY RETAIL COMMERCIAL DISTRICT
EXISTING SITE AREA: 231,369 SF OR 5.3115 ACRES

	REQUIRED	PROVIDED
MIN LOT AREA	40,000 SF	231,369 SF OR 5.3115 AC*
MIN LOT WIDTH	200 FT	±451 FT
MAX BLD HT	40 FT	±21.5 FT (EX. BUILDING) ±28 FT (PROP. PORTAL)
MIN YARD REQUIREMENTS		
FRONT	45° ABP, BUT NOT LESS THAN 40 FT	±71 FT (EX. BUILDING) ±63 FT (PROP. PORTAL)
SIDE	NONE	N/A
REAR	20 FT	±256 FT
MAX FAR	0.40	±0.17
OPEN SPACE	15%	15.4%

* AREA IS PRE R/W DEDICATION

PARKING TABULATION

REQUIRED PARKING

USE: VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT
RATE: 1 SPACE/500 SF OF ENCLOSED SALES FLOOR AREA,
PLUS 1 SPACE/2500 SF OF OPEN SALES DISPLAY LOT AREA,
PLUS 2 SPACES/SERVICE BAY, PLUS 1 SPACE/ EMPLOYEE

±3,500 SF OF ENCLOSED SALES FLOOR AREA = 7 SPACES
±2,800 SF OF OPEN SALES DISPLAY LOT AREA = 2 SPACES
±32 SERVICE BAYS = 64 SPACES
±50 EMPLOYEES = 50 SPACES

TOTAL PARKING REQUIRED = 123 SPACES

PROPOSED PARKING

PARKING PROVIDED = 132 PARKING SPACES (INCL. 6 HC) *

* THE 132 PARKING SPACES PROVIDED DOES NOT INCLUDE THE PARKING SPACES DESIGNATED FOR VEHICLE STORAGE AND THE PARKING SPACES DESIGNATED FOR VEHICLE DISPLAY.

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) Cluster Subdivision (9-615 1G & 1N) Development Plans PRC District (16-302 2 & 4L) FDP P Districts (except PRC) 916-502 1F & 1Q
Special Exceptions (9-011 2J & 2L) Commercial Revitalization Districts (9-622 2A (12)&(14)) PRC Plan (16-303 1E & 10) Amendments (18-202 10F & 10I)

- Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodates 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 N/A.
- 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.)
<u>N/A</u>						
Totals						
- Onsite drainage channels, outfalls and pipe systems are shown on Sheet N/A.
- Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet N/A.
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet N/A.
- A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet N/A.
- A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet N/A.
- 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 AND 2.
- A submission waiver is requested for N/A.
- Stormwater management is not required because THERE IS LESS THAN 2,500 SF OF DISTURBANCE.

Engineers • Surveyors • Planners
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207 PARK AVENUE
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(703) 532-8163 Fax (703) 533-1301
www.WLPHINC.com

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 10/24/11; REV. 10/24/11; 12/28/11; 12/28/11; 01/23/12; 05/01/12
SCALE: 1"=40'



NO.	DESCRIPTION	REVISION APPROVED BY		DATE	
		REV. BY	APPROVED	DATE	APPROVED

COVER SHEET
6500 LITTLE RIVER TURNPIKE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET INDEX

- COVER SHEET
- EXISTING VEGETATION MAP
- SPECIAL EXCEPTION PLAT
- CONCEPTUAL LANDSCAPE PLAN
- PHOTOMETRIC PLAN

Application No. SE 2011-MA-013 Staff M.B.

APPROVED (SE) (SP) PLAN
SEE DEV CONDS DATED Mar 17, 2012
Date of (BOS) (PC) Approval Mar 20, 2012

Sheet 1 of 5



PARCEL: 72-1-01-24
 OWNER: FAIRFAX COUNTY
 PARK AUTHORITY
 ZONE: R-2
 USE: RECREATION PARKS

PARCEL: 72-1-01-27
 OWNER: UNKNOWN
 ZONE: R-2
 USE: SINGLE-FAMILY,
 DETACHED

PARCEL: 72-1-25-22
 OWNER: NICHOLE VASQUEZ
 ZONE: R-5
 USE: SINGLE-FAMILY,
 DETACHED

PARCEL: 72-1-25-A
 OWNER: AUTUMN GLEN
 HOMEOWNERS ASSOC.
 ZONE: R-5
 USE: OPEN SPACE

PARCEL: 72-1-25-4
 OWNER: EMMANUEL ASARE
 ZONE: R-5
 USE: TOWNHOME

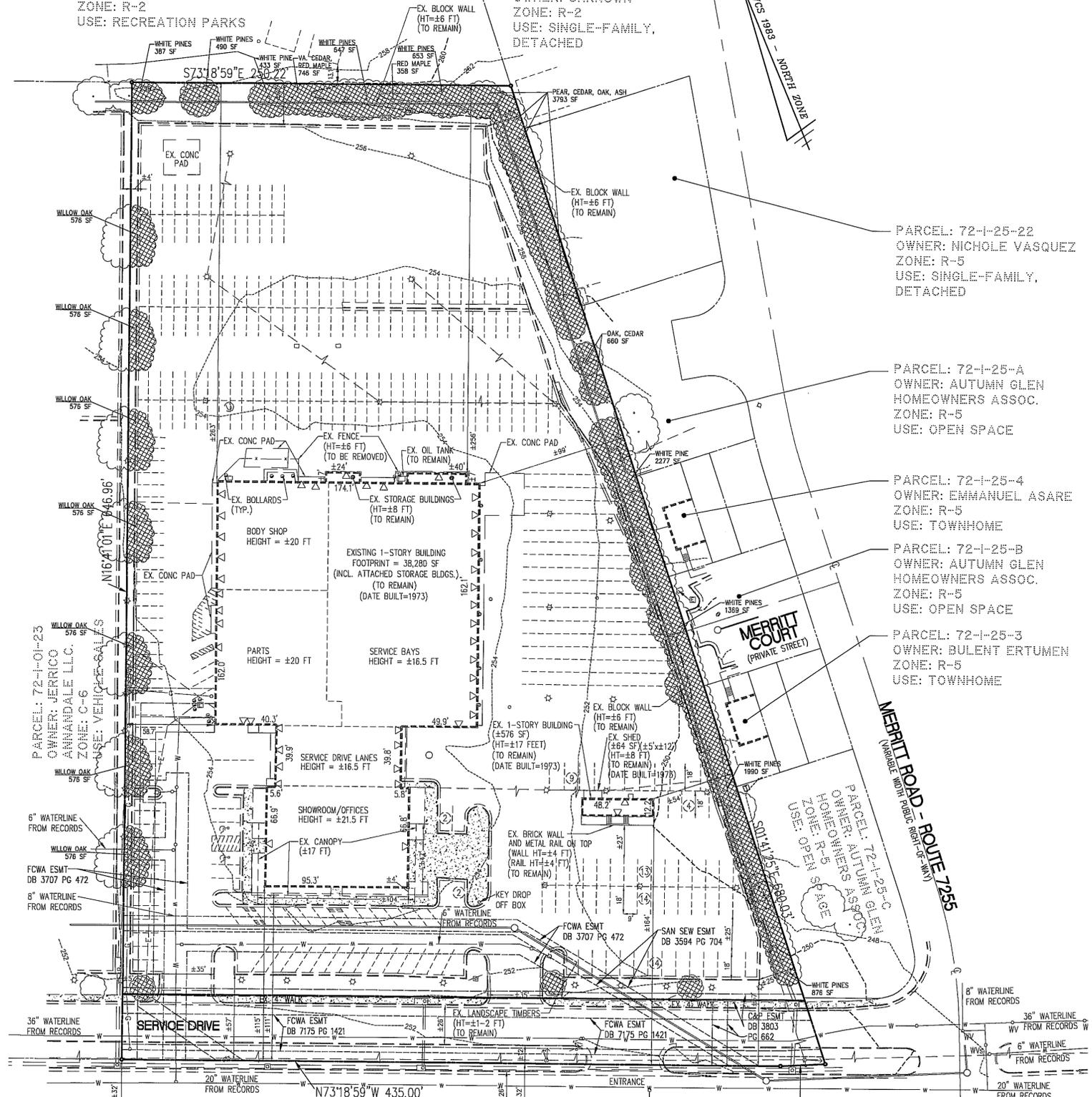
PARCEL: 72-1-25-B
 OWNER: AUTUMN GLEN
 HOMEOWNERS ASSOC.
 ZONE: R-5
 USE: OPEN SPACE

PARCEL: 72-1-25-3
 OWNER: BULENT ERTUMEN
 ZONE: R-5
 USE: TOWNHOME

TABLE 12.3

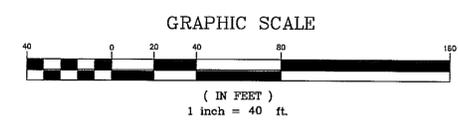
TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

- PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM): 19,106 SF
- PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 0.2 %
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10%
(23,361 SF) (TOTAL SITE AREA = 233,361 SF)
- PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: (23,361 x .002) 0.2% = 1,847 SF
- PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 18,711,847 = 486% 78.2 %
- HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? YES



EXISTING VEGETATION MAP INFORMATION

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
[Hatched Box]	LANDSCAPED TREE CANOPY	WHITE PINE, OAK, CEDAR		FAIR	18,711 SF .43 AC	LANDSCAPED TREES; SOME PINES HAVE BEEN PRUNED NEAR POWER LINES.
[Solid Box]	DEVELOPED LAND				212,650 SF 4.86 AC	EXISTING BUILDINGS, PARKING LOT, ASPHALT
TOTAL:					231,361 SF 5.31 AC	



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 (703) 532-6168 Fax (703) 533-1301
 www.WLPINC.com
 I. N. C. O. R. P. O. R. A. T. E. D.
 ESTABLISHED 1945
 SCALE: 1" = 40'
 DATE: 10/24/11; REV. 10/24/11; 12/29/11; 01/23/12; 1/30/12
 DRAWN: JMW
 CHECKED: JS



REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

EXISTING VEGETATION MAP

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 MASON DISTRICT
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APPROVED (SE) (SP) PLAN
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Sheet 2 of 5

PARCEL: 72-1-01-24
 OWNER: FAIRFAX COUNTY
 PARK AUTHORITY
 ZONE: R-2
 USE: RECREATION PARKS

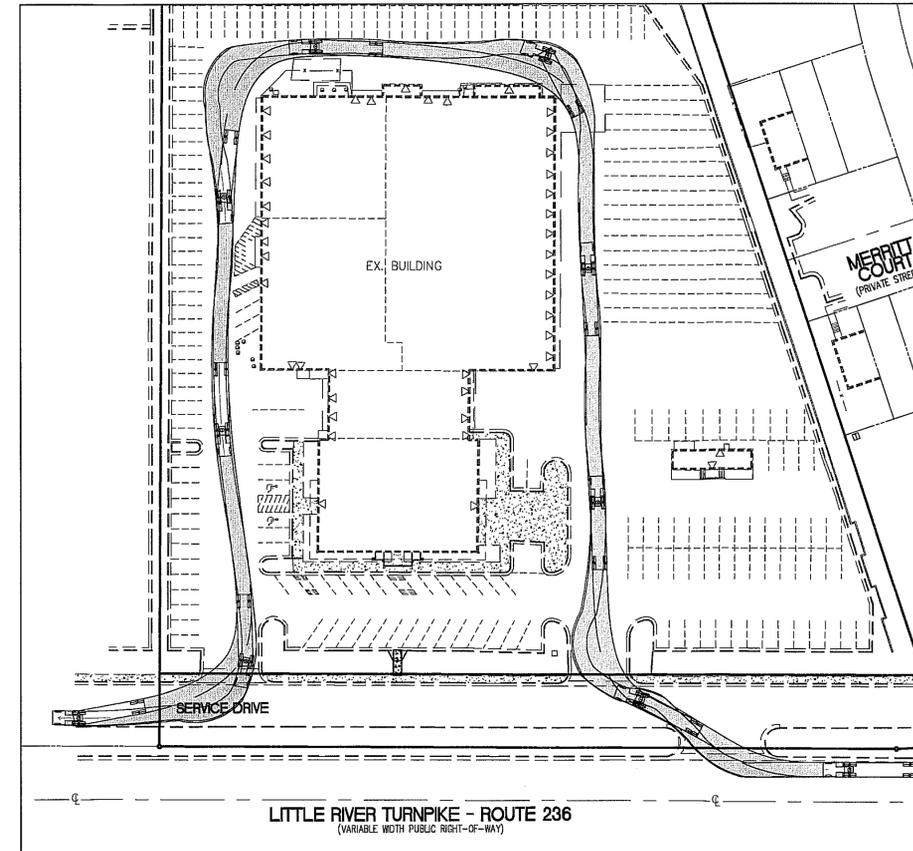
PARCEL: 72-1-01-27
 OWNER: UNKNOWN
 ZONE: R-2
 USE: SINGLE-FAMILY,
 DETACHED

VEHICLE LEGEND

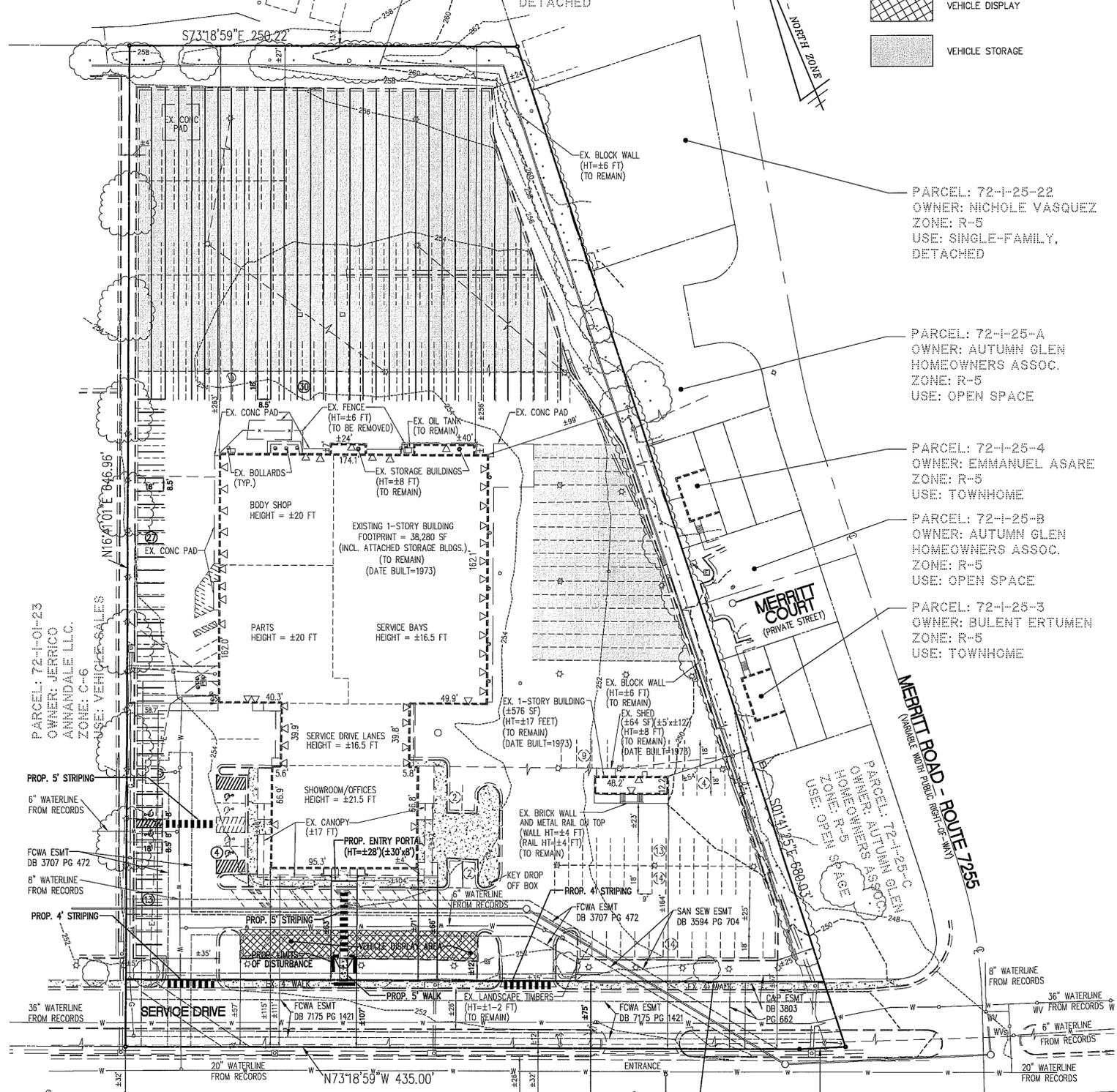
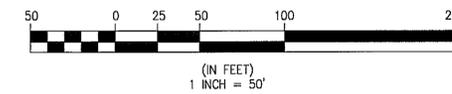
-  VEHICLE DISPLAY
-  VEHICLE STORAGE

TRUCK MOVEMENT DETAIL

SCALE: 1"=50'

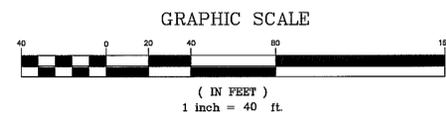


LITTLE RIVER TURNPIKE - ROUTE 236
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



LITTLE RIVER TURNPIKE - ROUTE 236
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

N76°23'59"W
 29.62'



SPECIAL EXCEPTION PLAT

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 MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

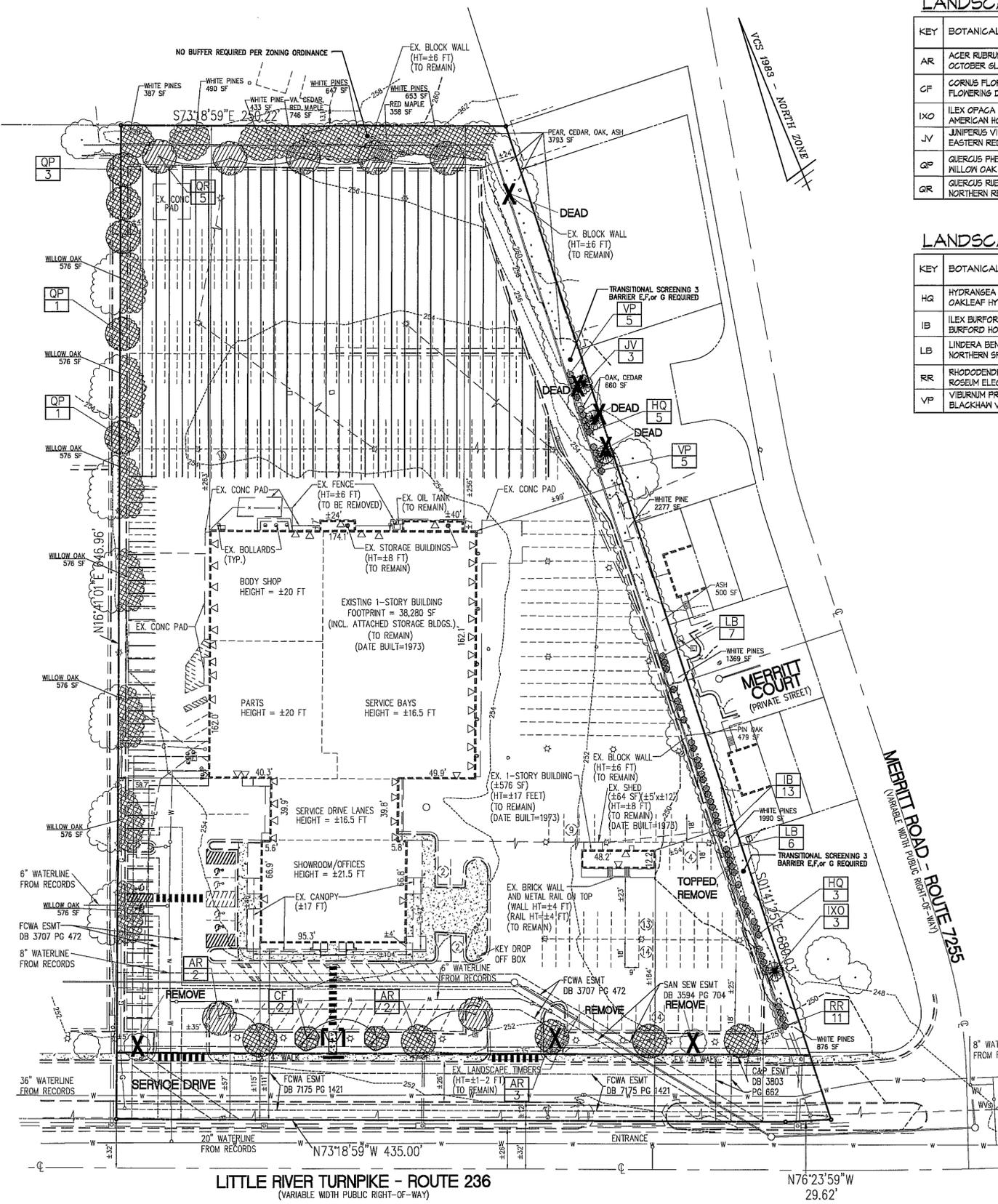
WALTER L. PHILLIPS
 L.N.C. PROFESSIONAL ENGINEER
 1/30/12
 JEFFREY A. STICHEL
 LIC. NO. 031215
 PROFESSIONAL SEAL

Engineers • Surveyors • Planners
 Landscape Architects • Arborists
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 WWW.WLPINC.COM

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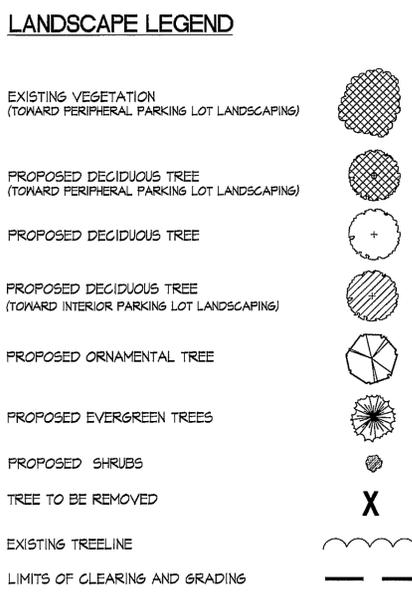
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 Sheet **3** of **5**

Table 12.12 10-year Tree Canopy Calculation Worksheet			
Step	Totals	Reference	
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3 (THIS SHEET)	see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	231,369 SF	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0510.1B
B3	Subtract area of exemptions =	0	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 - B2) =	231,369 SF	
B5	Identify site's zoning and/or use	C-6	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	23,136 SF	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	1,897 SF	SEE TABLE 12.3 (D)
C2	Total canopy area meeting standards of § 12-0200 =	16,711 SF	
C3	W. PINE = 9,122 (9) = 4,561 + 9,589 (1,29) = 16,547 SF C2 x 1.25 =	16,547 SF	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	Total canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0	§ 12-0509.3B(1)
C6	Total canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0	
C7	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0	§ 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0	
C9	Total of C3, C5, C7 and C9 =	16,547 SF	§ 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	16,547 SF	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	6,589	
D2	Area of canopy planted for air quality benefits =	0	
D3	Area of canopy planted for energy conservation =	0	§ 12-0509.4B(1)
D4	Area of canopy planted for water quality benefits =	0	§ 12-0509.4B(2)
D5	Area of canopy planted for wildlife benefits =	4,250	§ 12-0509.4B(3)
D6	Area of canopy provided by native trees =	0	§ 12-0509.4B(4)
D7	Area of canopy provided by improved cultivars and varieties =	0	§ 12-0509.4B(5)
D8	Area of canopy provided through tree seedlings =	0	§ 12-0509.4B(6)
D9	Area of canopy provided through native shrubs or woody seed mix =	0	§ 12-0509.4D(1)(a)
D10	Area of canopy provided through native shrubs or woody seed mix =	0	§ 12-0509.4D(1)(a)
D11	Percentage of D14 represented by D15 =		Must not exceed 33% of D14
D12	Total canopy area provided through tree planting =	6,975	
D13	Is an offsite planting relief requested?	NO	Yes or No
D14	Tree Bank or Tree Fund?	N/A	§ 12-0511
D15	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D16	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	16,547 SF	
E2	Total of canopy area provided through tree planting (D17) =	6,975 SF	
E3	Total of canopy area provided through offsite mechanism (D19) =	0	
E4	Total of 10-year Tree Canopy Provided =	23,522 SF	Total of E1 through E3. Area should meet or exceed area in B6



LANDSCAPE SCHEDULE - TREES						
KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS	COVERAGE	
					UNIT	TOTAL
AR	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	3-3.5' CAL. B4B	7	DENSE, WELL BRANCHED	250	1,750
CF	CORNUS FLORIDA FLOWERING DOGWOOD	2-2.5' CAL. B4B	2	DENSE, WELL BRANCHED	100	200*
IXO	ILEX OPAGA AMERICAN HOLLY	8-10' HT. B4B	3	DENSE, WELL BRANCHED	100	300*
JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	8-10' HT. B4B	1	DENSE, WELL BRANCHED	100	100*
QP	QUERCUS PHELLOS WILLOW OAK	3-3.5' CAL. B4B	5	DENSE, WELL BRANCHED	250	1,250
QR	QUERCUS RUBRA NORTHERN RED OAK	3-3.5' CAL. B4B	5	DENSE, WELL BRANCHED	250	1,250
*NOT INCLUDED IN D-8 AND D-9 (TABLE 12.12)						4,250 SF

LANDSCAPE SCHEDULE - SHRUBS						
KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS	COVERAGE	
					UNIT	TOTAL
HQ	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	24-30" B4B	8	DENSE, WELL BRANCHED		
IB	ILEX BURFORDII BURFORD HOLLY	24-30" B4B	13	DENSE, WELL BRANCHED		
LB	LINDERA BENZONI NORTHERN SPICEBUSH	24-30" B4B	13	DENSE, WELL BRANCHED		
RR	RHODODENDRON 'ROSEUM ELEGANS' / ROSEUM ELEGANS RHODODENDRON	24-30" B4B	12	DENSE, WELL BRANCHED		
VP	VIBURNUM PRUNIFOLIUM BLACKHAW VIBURNUM	24-30" B4B	10	DENSE, WELL BRANCHED		



TRANSITIONAL SCREENING - EAST SIDE
 AREA OF TRANSITIONAL SCREENING = 13,034 S.F.
 15% OF TRANSITIONAL AREA = 1,955 S.F.
 TREE CANOPY PROVIDED IN TRANSITIONAL AREA = 11,512 S.F.
 (AT LEAST 10% EVERGREEN TREES)

PERIPHERAL PARKING LOT SCREENING - NORTH SIDE
 LENGTH OF PARKING AREA = 224 FT.
 ONE TREE PER 50' REQUIRED = 5 TREES
 NUMBER OF TREES PROVIDED = 5 TREES

PERIPHERAL PARKING LOT SCREENING - WEST SIDE
 LENGTH OF PARKING AREA = 561 FT.
 ONE TREE PER 50' REQUIRED = 12 TREES
 NUMBER OF TREES PROVIDED: 7 EXISTING OAKS (21" TO 24" DBH)
 + 5 PROPOSED DECIDUOUS SHADE TREES
 = 12 TOTAL TREES

PERIPHERAL PARKING LOT SCREENING - SOUTH SIDE
 LENGTH OF PARKING AREA = 341 FT.
 ONE TREE PER 50' REQUIRED = 7 TREES
 NUMBER OF TREES PROVIDED = 7 TREES

INTERIOR PARKING LOT LANDSCAPING CALCULATION		
TOTAL PARKING AREA		138,577 S.F.
PERCENT REQUIRED	x 5%	6,929 S.F.
REQUIRED		6,929 S.F.
PROPOSED 7 CATEGORY IV TREES @ 250 SF		1,750 S.F.
EXISTING TREES		0 S.F.
PROVIDED		1,750 S.F.

CONCEPTUAL LANDSCAPE PLAN
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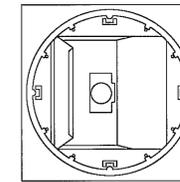
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 ESTABLISHED 1945
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 CHECKED: MFW
 DRAWN: MFW

PARCEL: 72-1-01-24
 OWNER: FAIRFAX COUNTY PARK AUTHORITY
 ZONE: R-2
 USE: RECREATION PARKS

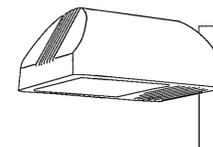
PARCEL: 72-1-01-27
 OWNER: UNKNOWN
 ZONE: R-2
 USE: SINGLE-FAMILY, DETACHED

IMPORTANT



ROTATED REFLECTOR

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

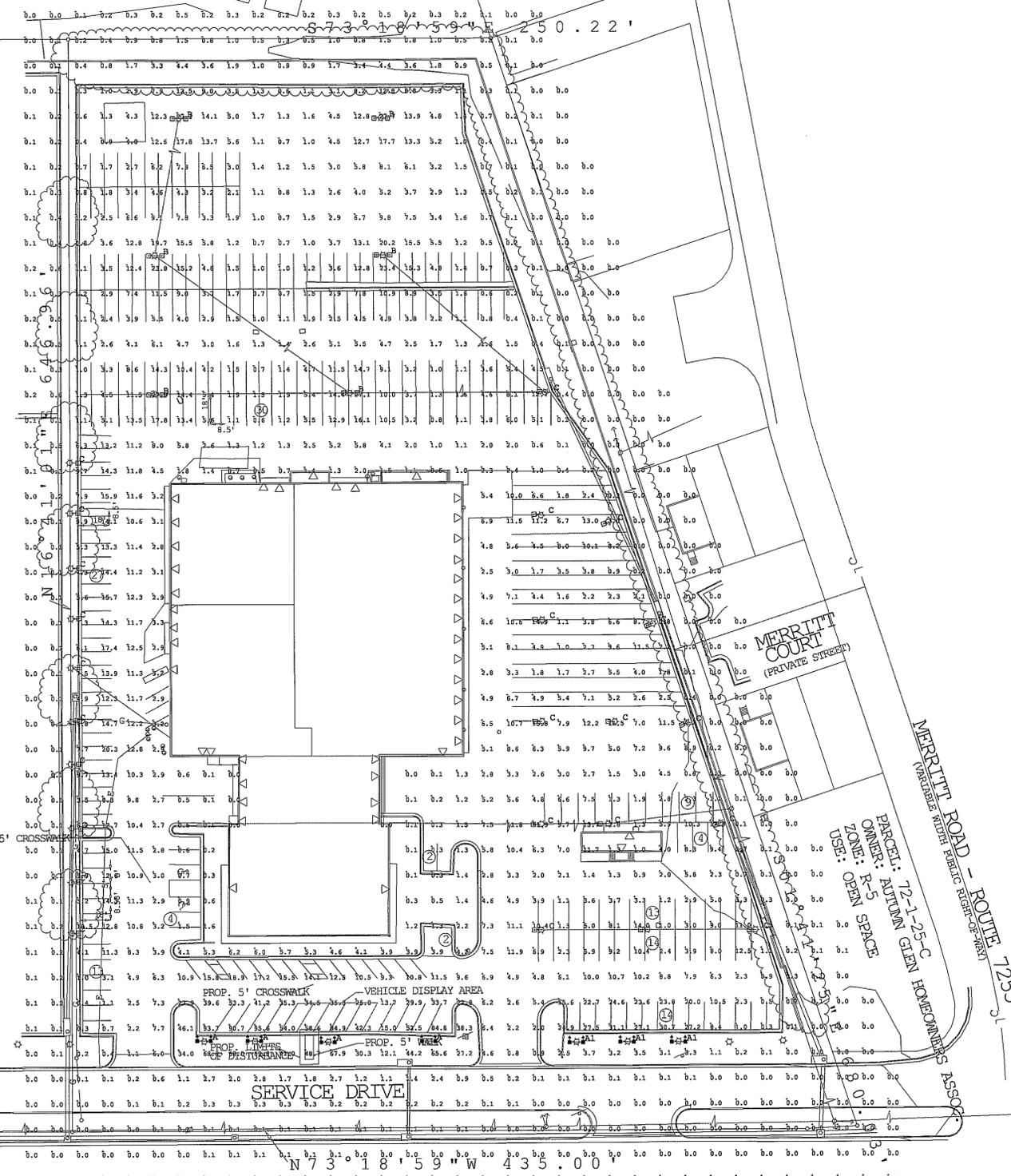


**CHALLENGER
 FLAT LENS
 IESNA FULL CUTOFF**

PARCEL: 72-1-01-23
 OWNER: JERRICO ANNANDALE LLC.
 ZONE: C-6
 USE: VEHICLE SALES

PARCEL: 72-1-01-25-C
 OWNER: ATLANTIC GEN. INVESTMENTS
 ZONE: R-5
 USE: OPEN SPACE

PROP. 5' CROSSWALK



Application No. SE 2011-MA-013 Staff M.B.
 APPROVED (SE) (SP) PLAN
 SEE DEV CONDS DATED Mar 17, 2012
 Date of (BOS) (PC) Approval Mar 20, 2012
 Sheet 5 of 5

Initial Footcandle levels at 3' Above Grade

Calculation Summary	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Label	illumination	Fc	4.86	95.6	0.0	N.A.	N.A.
CalcPts							

Total Project Watts 1
 Total Watts = 27544

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. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
⊕	4	A	D180 ROTATED	CHH-FT-1000-PSMH-F-20' MTG HT	1.000	107800	124096	2140
⊕	3	A1	D180 ROTATED	CHH-FT-400-PSMH-F-HSS-20' MTG HT	1.000	40000	32146	904
⊕	6	B	D180	CHH-5-400-PSMH-F-20' MTG HT	1.000	40000	51218	904
⊕	24	C	SINGLE	CHH-FT-400-PSMH-F-HSS-20' MTG HT	1.000	40000	16073	452

LI INDUSTRIES™
 LIGHTING PROPOSAL FOR
 BILL PAGE
 DEALERSHIP
 SCALE: 1"=40'
 DATE: 1/12/2012
 SHEET 5 of 5