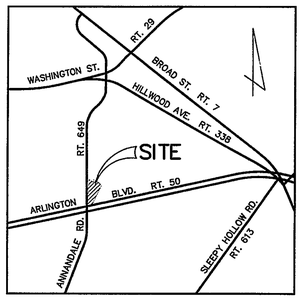
BILL PAGE TOYOTA - ANNANDALE ROAD

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

Application No. SE 2011-PR-007 Staff S.Z.
Concur w/ RZ 2011-PR-021
Approved (SE) (SP) Plan
SEE DEV CONDS DATED 12-21-2011
Date of (BOS) (BZA) approval 1-10-2012

Sheet 1 of 13

Sheet Index

1. COVER SHEET
2. EXISTING CONDITIONS
3. GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
4. NOTES AND TABULATION
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

RECEIVED
Department of Planning & Zoning
DEC 20 2011
Zoning Evaluation Division

Dewberry
Dewberry & Davis LLC
8401 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0118

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEITON
Lic. No. 20112
12.21.2011
PROFESSIONAL ENGINEER

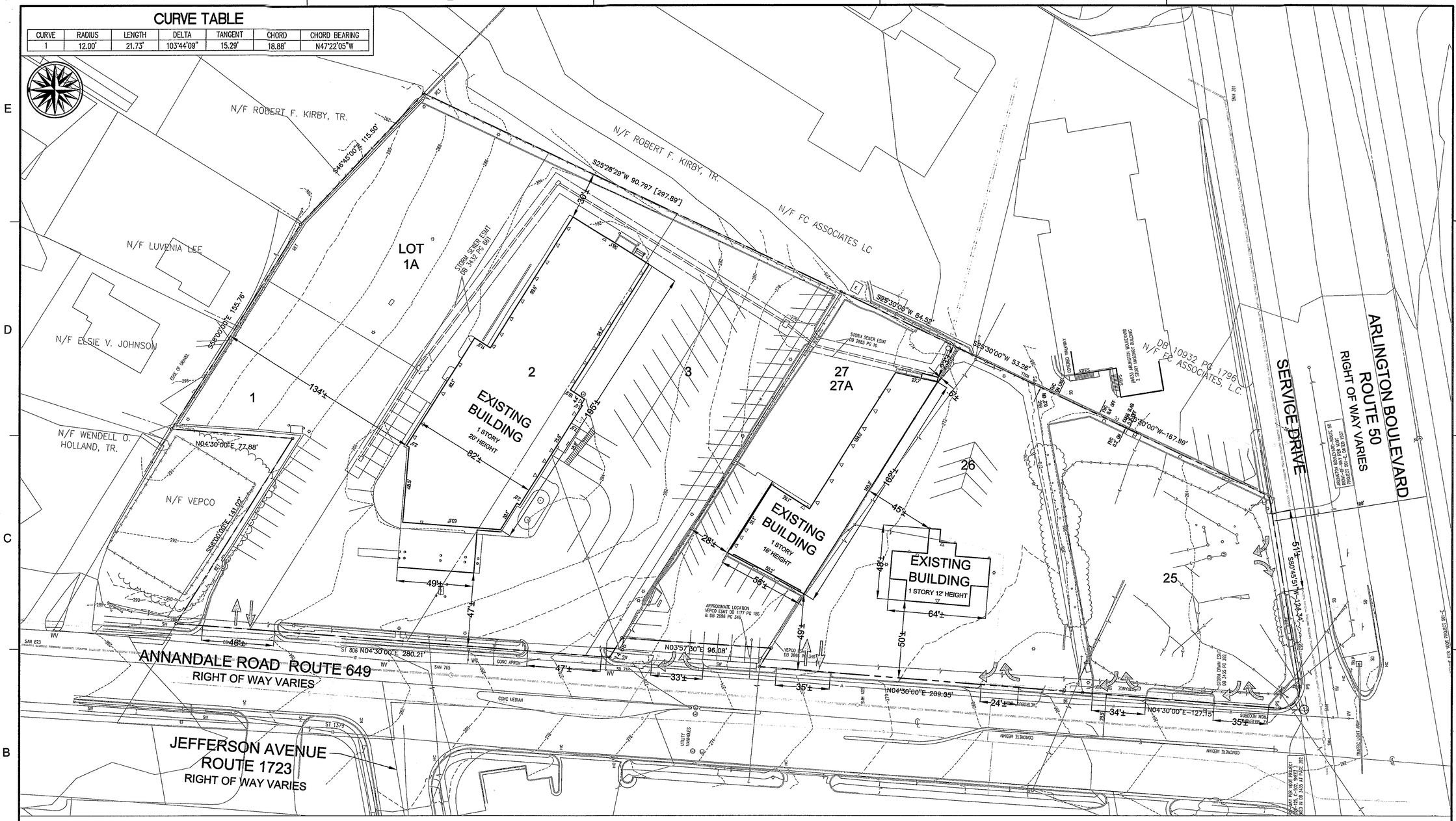
Revised December 21, 2011
Revised November 18, 2011
Revised October 26, 2011
Revised September 30, 2011
Revised June 30, 2011

June 3, 2011

M-10786

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	12.00'	21.73'	103°44'09"	15.29'	18.88'	N47°22'05"W



Application No. SE 2011-PR-007 Staff S.Z.
Concur w/ RZ 2011-PR-021
Approved (SE) (SP) Plan
SEE DEV CONDS DATED 12-21-2011
Date of (BOS) (BZA) approval 1-10-2012

Sheet 2 of 13

Dewberry

Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

BILL PAGE TOYOTA ANNANDALE ROAD

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEYTON
Lic. No. 20112
12.21.2011
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

0' 30' 60'

No.	DATE	BY	Description
5	12.21.11	ARC	
4	11.18.11	ARC	
3	10.26.11	ARC	
2	09.30.11	ARC	
1	06.30.11	ARC	

REVISIONS

DRAWN BY ARC
APPROVED BY PGY
CHECKED BY PGY
DATE June 3, 2011

TITLE

Bill Page Toyota
Annandale Road

EXISTING CONDITIONS

PROJECT NO.

2

SHEET NO. 2 OF 13

M-10786

Transitional Screening Calculation:

Transitional Screen Requirement:	Type 3
Transitional Screen Length:	271.23'
Required Transitional Screen Area:	13,066.80 SF
Proposed Transitional Screen Area:	5,344.87 SF

Proposed Landscaping:

Category III Deciduous Tree:	4 (11%)
Category III Evergreen Tree:	12 (34%)
Category II Evergreen Tree A:	11 (31%)
Category II Evergreen Tree B:	8 (23%)

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	12.00'	21.73'	103°44'09"	15.29'	18.88'	N47°22'05"W

PHASE TWO
SCALE: 1"=30'

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.

PROPOSED DUMPSTER AREA (SEE SHEET 10 FOR DETAILS)
EXISTING FENCE
EXISTING RETAINING WALL TO REMAIN (HEIGHT RANGES FROM 2' TO 6')
PROPOSED RETAINING WALL (HEIGHT RANGES FROM 2' TO 6')
HIGH SIDE OF WALL
LOW SIDE OF WALL
EXISTING RETAINING WALL TO REMAIN (HEIGHT RANGES FROM 2' TO 6')
PROPOSED LIMITS OF CLEARING & GRADING
SECTION A SHEET 10
SECTION B SHEET 10
PROPOSED RETAINING WALL - HEIGHT RANGES FROM 1' TO 6'
EXISTING FENCE
PROPOSED SAND FILTER
HIGH SIDE OF WALL
LOW SIDE OF WALL
S25°30'00"W 84.52'
S25°30'00"W 53.26'
LOW SIDE OF WALL
PROPOSED RETAINING WALL HEIGHT RANGES FROM 1' TO 6'
POSSIBLE FUTURE INTER-PARCEL ACCESS AREA
S25°30'00"W-167.89'
POSSIBLE PROPOSED GARAGE 4 LEVELS 40' HEIGHT
PROPOSED BUILDING 2 STORIES 40' HEIGHT
WASTE OIL
SHOWROOM/ ADMINISTRATION
PARTS
RAMP
CAR RAMP
POSSIBLE RETAINING WALL HEIGHT RANGES FROM 2' TO 6'
PROPOSED SAND FILTER
S25°28'29"W 90.797 [297.89']
S65°00'00"E 141.02'
N04°30'00"E 77.88'
S39°30'00"E 155.76'
N46°30'00"E 155.50'
N04°30'00"E 280.21'
N03°57'50"E 96.08'
N04°30'00"E 209.05'
N04°30'00"E-127.15'
PROPOSED 5' SIDEWALK
PROPOSED R.O.W.
EXISTING R.O.W.
PROPOSED 8' TRAIL
PROPOSED MINI PARK
PROPOSED IDENTIFICATION SIGN
PROPOSED R.O.W.
EXISTING R.O.W.
ANNANDALE ROAD ROUTE 649
RIGHT OF WAY VARIES
JEFFERSON AVENUE ROUTE 1723
RIGHT OF WAY VARIES
ARLINGTON BOULEVARD ROUTE 50
RIGHT OF WAY VARIES
SERVICE DRIVE

Application No. SE 2011-PR-007 Staff S.Z.
Concur w/ RZ 2011-PR-021
Approved (SE) (SP) Plan
SEE DEV CONDS DATED 12-21-2011
Date of (ROS) (BZA) approval 1-10-2012

Sheet 3 of 13

PHASE ONE
SCALE: 1"=100'

NOTE:
TRANSITIONAL SCREEN LANDSCAPING TO BE PROVIDED PRIOR TO COMMENCEMENT OF PHASE 2 CONSTRUCTION

AREA OF REZONING
AREA OF SPECIAL EXCEPTION

LOT 1A
1
2
3
27
27A
26
25

Preliminary Tree Cover Tabulation *

GROSS SITE AREA	(3.88 AC) 169,226 SF±
SUBTRACTION - ROAD DEDICATION	(0.10 AC) 4,190 SF±
NET SITE AREA	(3.71 AC) 165,036 SF±
TREE COVER REQUIRED (10% FOR COMMERCIAL)	16,503 SF±
PRELIMINARY AREA OF EXISTING TREES TO REMAIN	0 SF±
PRELIMINARY AREA OF PROPOSED LANDSCAPING	16,600 SF±

41 PROPOSED TREES @ AVG. 200 SF EA = 8,200 SF;
34 PROPOSED TREES @ AVG. 150 SF EA = 5,100 SF;
20 PROPOSED TREES @ AVG. 100 SF EA = 2,000 SF;
28 PROPOSED TREES @ AVG. 50 SF EA = 1,300 SF

TOTAL PRELIMINARY TREE COVER PROPOSED (10%) 16,600 SF±

Preliminary Parking Lot Landscaping Tabulation *

PRELIMINARY PARKING LOT AREA	101,528 SF±
PRELIMINARY PARKING LOT LANDSCAPING REQUIRED (5%)	5,076 SF±
PRELIMINARY PARKING LOT LANDSCAPING PROPOSED (10.3%)	10,500 SF±

35 PROPOSED TREES @ AVG. 200 SF EA = 7,000 SF
16 PROPOSED TREES @ AVG. 175 SF EA = 2,800 SF
7 PROPOSED TREES @ AVG. 175 SF EA = 700 SF

LEGEND

- PROPOSED CATEGORY IV DECIDUOUS TREE
- PROPOSED CATEGORY III DECIDUOUS TREE
- PROPOSED CATEGORY II DECIDUOUS TREE
- PROPOSED CATEGORY I DECIDUOUS TREE
- PROPOSED CATEGORY IV EVERGREEN TREE
- PROPOSED CATEGORY III EVERGREEN TREE
- PROPOSED CATEGORY II EVERGREEN TREE
- PROPOSED CATEGORY I EVERGREEN TREE
- PROPOSED SHRUB MASS / PERENNIALS /
- * TREE COUNTED TOWARD PARKING LOT LANDSCAPING REQUIREMENT
- AREA OF PROPOSED ROAD DEDICATION
- CUSTOMER PARKING SPACES
- DISPLAY PARKING SPACES

Dewberry

Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0518
www.dewberry.com

BILL PAGE TOYOTA ANNANDALE ROAD

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEITON
Lic. No. 20112
12.21.2011
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
0' 30' 60'

No.	DATE	BY	Description
5	12.21.11	ARC	
4	11.18.11	ARC	
3	10.26.11	ARC	
2	09.30.11	ARC	
1	06.30.11	ARC	

REVISIONS

DRAWN BY	ARC
APPROVED BY	PGY
CHECKED BY	PGY
DATE	June 3, 2011

TITLE

Bill Page Toyota
Annandale Road

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLA

PROJECT NO.

3

SHEET NO. 3 OF 13

M-10786

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN (GDP) AND SPECIAL EXCEPTION (SE) PLAT IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 50-4 ((1)) 25, 26, 27, 27A AND ((12)) 1, 1A, 2 AND 3. LOT 25 IS CURRENTLY ZONED TO THE C-5 DISTRICT. ALL OF THE OTHER LOTS ARE ZONED TO THE C-8 DISTRICT.

   THE GDP ACCOMPANIES A REZONING APPLICATION THAT HAS BEEN FILED TO REZONE LOT 25 TO THE C-8 DISTRICT. LOT 25 CONTAINS 0.54 ACRES.

   GIVEN THAT LOT 25 IS AN EXISTING LOT OF RECORD AND THE PROPOSED DEVELOPMENT PROGRAM ON THE LOT WILL BE A PORTION OF THE TOTAL DEVELOPMENT PROGRAM PROPOSED ON THE ADJACENT LOTS 26, 27, 27A, 1, 1A, 2 AND 3 THAT ARE ALL THE SUBJECT OF A COMPANION SE APPLICATION, REQUEST IS HEREBY MADE FOR A WAIVER OF THE MINIMUM LOT AREA AND THE MINIMUM LOT WIDTH REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 9-610 OF THE ZONING ORDINANCE. THE MINIMUM LOT AREA REQUIREMENT IS 40,000 SF. THE AREA OF LOT 25 IS 23,523 SF. THE MINIMUM LOT WIDTH REQUIREMENT IS 200 FEET. THE MINIMUM LOT WIDTH OF LOT 25 IS 157 FEET.

   GIVEN THAT THE PROPOSED DEVELOPMENT PROGRAM ON LOT 25 IS A PORTION OF THE TOTAL DEVELOPMENT PROGRAM PROPOSED ON THE ADJACENT LOTS THAT ARE THE SUBJECT OF A COMPANION SE APPLICATION, A MORE COMPREHENSIVE AN INDIVIDUAL TABULATION CANNOT BE IS NOT PROVIDED FOR THE AREA OF THE GDP.

   THE SE PLAT ACCOMPANIES A SPECIAL EXCEPTION APPLICATION THAT HAS BEEN FILED TO REDEVELOP THE EXISTING VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT THAT IS CURRENTLY LOCATED ON LOTS 26, 27, 27A, 1, 1A, 2 AND 3 AS REFERENCED ABOVE.

2. THE EIGHT (8) LOTS THAT ARE THE SUBJECT OF THE RELATED SE APPLICATION HAVE A COMBINED LAND AREA OF 3.88 ACRES. THERE WAS A SERVICE STATION ON LOT 25 THAT WAS RECENTLY DEMOLISHED. ACCORDING TO THE FAIRFAX COUNTY ASSESSMENT RECORDS, THE SERVICE STATION BUILDING WAS BUILT IN 1954.

   LOT 26 HAS A LAND AREA OF 0.63 AC, AND INCLUDES AN EXISTING BUILDING. BASED ON THE FAIRFAX COUNTY ASSESSMENT RECORD, IT WAS BUILT IN 1962 AND IT CONTAINS 1,842 SQUARE FEET OF GROSS FLOOR AREA. THE BUILDING CURRENTLY SERVES AS THE USED CAR SALES COMPONENT OF THE EXISTING BILL PAGE TOYOTA DEALERSHIP. THE EXISTING BUILDING WILL BE DEMOLISHED UPON THE APPROVAL OF CONSTRUCTION OF THE IMPROVEMENTS CONTEMPLATED WITH THE SUBJECT APPLICATIONS.

   LOTS 27 AND 27A, HAVE A COMBINED LAND AREA OF 0.56 ACRES. THE LOTS ARE CURRENTLY DEVELOPED WITH THE SERVICE DEPARTMENT COMPONENT OF THE EXISTING BILL PAGE TOYOTA DEALERSHIP. ACCORDING TO THE FAIRFAX COUNTY ASSESSMENT RECORDS, THE EXISTING BUILDING/USE WAS ESTABLISHED IN 1966. IT CONTAINS A TOTAL OF 5,406 SQUARE FEET OF GROSS FLOOR AREA. THE EXISTING BUILDING WILL BE DEMOLISHED UPON THE APPROVAL OF CONSTRUCTION OF THE IMPROVEMENTS CONTEMPLATED WITH THE SUBJECT APPLICATIONS.

   LOTS 1, 1A, 2, AND 3 HAVE A COMBINED LAND AREA OF 2.15 ACRES. THE LOTS ARE CURRENTLY DEVELOPED WITH COMPONENTS OF THE EXISTING BILL PAGE TOYOTA DEALERSHIP. ACCORDING TO THE FAIRFAX COUNTY ASSESSMENT RECORDS, THE EXISTING BUILDING WAS CONSTRUCTED IN 1969 AND CONTAINS 15,231 SQUARE FEET OF GROSS FLOOR AREA. THE EXISTING BUILDING WILL BE DEMOLISHED UPON THE APPROVAL OF CONSTRUCTION OF THE IMPROVEMENTS CONTEMPLATED WITH THE SUBJECT APPLICATIONS.

   IT IS NOTED THAT LOTS 1, 1A, 2 AND 3 WERE THE SUBJECT OF THREE PRIOR APPROVED SPECIAL EXCEPTION APPLICATIONS. SE 78-P-203 WAS APPROVED IN 1978 TO ADD A PAINT AND BODY SHOP IN A SEPARATE BUILDING ON SITE. THE BUILDING WAS NEVER CONSTRUCTED AND THE SPECIAL EXCEPTION EXPIRED.

   AN APPLICATION SEA 78-P-203 WAS APPROVED IN 1989 FOR SUBSTANTIAL BUILDING ADDITIONS AND SITE MODIFICATIONS INCLUDING A PARKING DECK. THE SEA CONTAINED SEVERAL DEVELOPMENT CONDITIONS. THESE MODIFICATIONS WERE NEVER CONSTRUCTED AND THIS SEA ALSO EXPIRED.

   AN ADDITIONAL APPLICATION SE 98-P-052 WAS APPROVED IN JANUARY 1999 TO PERMIT THE ENCLOSURE OF AN EXISTING CANOPY AT THE FRONT OF THE BUILDING THAT WOULD ADD 2,200 SQUARE FEET OF GROSS FLOOR AREA TO THE EXISTING BUILDING. ACCORDING TO THE FAIRFAX COUNTY FILES, AN ADDITION OF ONLY 498 SQUARE FEET WAS CONSTRUCTED AND OCCUPIED IN EARLY 2001.

3. THE BOUNDARY INFORMATION SHOWN ON THE GDP/SE PLAT HAS BEEN PREPARED BY DEWBERRY & DAVIS. IT IS FROM EXISTING RECORDS.

4. THE TOPOGRAPHY SHOWN ON THE GDP/SE PLAT IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM COUNTY RECORDS AND A PLAT PREPARED BY WALTER L. PHILLIPS, INC. ITS ORIGINAL SOURCE, WHETHER FROM AN AERIAL OR A FIELD SURVEY, IS UNKNOWN.

5. THE EXISTING BUILDING INFORMATION IS TAKEN FROM A PLAT PREPARED BY WALTER L. PHILLIPS, INC.

6. THE EXISTING AND PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY IS/WILL BE SERVED BY PUBLIC WATER AND SEWER THAT IS CURRENTLY LOCATED ON SITE.

7. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE FOR THE C-8 DISTRICT ARE AS FOLLOWS:

   FRONT YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET

   SIDE YARD: NO REQUIREMENT

   REAR YARD: 20 FEET

8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

9. THE EXISTING AND PROPOSED VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT USE ON THE SUBJECT PROPERTY DOES UTILIZE, STORE, TREAT AND DISPOSE OF HAZARDOUS AND TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672_10_10 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING, ALL SUCH SUBSTANCES THAT ARE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE EXISTING/PROPOSED USE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

10. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY LOCATED ON THE SUBJECT PROPERTY. IN ADDITION, THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE PROPERTY.

11. A STATEMENT DESCRIBING THE PROPOSED USE AND RELATED PERTINENT DATA, AND A STATEMENT CONFIRMING THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IN THE PROPERTY ARE PROVIDED IN A SEPARATE DOCUMENT.

12. THE SUBJECT PROPERTY IS LOCATED IN THE J1 HILLWOOD COMMUNITY PLANNING SECTOR, IN THE JEFFERSON PLANNING DISTRICT, IN AREA I OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDS THAT THE BOUNDARY OF THE EXISTING COMMERCIAL AREA ALONG ANNANDALE ROAD NORTH OF ROUTE 50 AND FRONTING ON THE NORTH SIDE OF ROUTE 50 BE MAINTAINED. IT RECOMMENDS THAT THE AREA BE PLANNED FOR COMMUNITY-SERVING RETAIL USES UP TO .35 FAR WITH SUBSTANTIAL BUFFERING BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES. REDEVELOPMENT/REVITALIZATION OF THE AREA SHOULD PROVIDE FOR SUBSTANTIAL BUFFERING TO THE ADJACENT RESIDENTIAL NEIGHBORHOODS. THE PROPOSED USE IS IN HARMONY WITH THESE RECOMMENDATIONS.

13. THE COMPREHENSIVE PLAN RECOMMENDS A MAJOR PAVED TRAIL, 8 FEET OR MORE IN WIDTH, ALONG THE WEST SIDE OF ANNANDALE ROAD AND ALONG BOTH SIDES OF ARLINGTON BOULEVARD, ROUTE 50, IN THE VICINITY OF THE SUBJECT PROPERTY. PROPOSED TRAILS REPRESENTED ON THE GRAPHIC.

14. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, NOR ARE THERE ANY EXISTING OR MAJOR UNDERGROUND UTILITIES LOCATED ON THE SUBJECT PROPERTY.

15. THERE IS NO TRANSITIONAL SCREENING YARD (TSY) OR BARRIER REQUIREMENT ALONG THE EASTERN, SOUTHERN OR WESTERN BOUNDARIES OF THE SUBJECT PROPERTY. THERE IS A TSY 3 REQUIREMENT ALONG THE NORTHERN BOUNDARY OF LOTS 1 AND 1A WHERE THEY SHARE A COMMON BOUNDARY WITH SINGLE FAMILY DETACHED DWELLINGS.

    A REQUEST IS HEREBY MADE FOR A MODIFICATION OF THE TSY 3 REQUIREMENT IN ACCORD WITH THE PROVISION SET FORTH IN PAR. 3 OF SECT. 13-305 OF THE ZONING ORDINANCE IN FAVOR OF THE BARRIER AND REDUCED TSY REPRESENTED ON THE GRAPHIC. IN REFERENCE TO THIS REQUEST FOR A MODIFICATION, IT IS NOTED THAT IN ITS APPROVAL OF SE 98-P-052 FOR THE PORTION OF THE EXISTING VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT THAT IS LOCATED ON LOTS 1, 1A, 2 AND 3, THE BOARD OF SUPERVISORS WAIVED THE TRANSITIONAL SCREENING REQUIREMENT.

    INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 13 OF THE ZONING ORDINANCE, AND TREE PRESERVATION WILL BE PROVIDED AS REQUIRED BY CHAPTER 122 OF THE CODE AND THE PUBLIC FACILITIES MANUAL.

    IT IS TO BE UNDERSTOOD THAT THE PROPOSED LANDSCAPING REPRESENTED ON THE GRAPHIC HAS BEEN LOCATED BASED ON A CURRENT KNOWLEDGE AND UNDERSTANDING OF THE EXISTING AND PROPOSED UTILITIES ON THE SUBJECT PROPERTY. THE EXACT LOCATION OF THE LANDSCAPING MATERIAL IS SUBJECT TO CHANGE WITH THE BENEFIT OF FINAL SURVEY AND ENGINEERING DATA.

    THE PRELIMINARY TREE COVER TABULATION, PRELIMINARY PARKING LOT LANDSCAPING TABULATION AND THE PRELIMINARY TREE PRESERVATION TARGET CALCULATION PRESENTED ON SHEETS 2 AND 4 ARE ALL BASED ON PRELIMINARY SURVEY AND ENGINEERING DATA, AND ARE SUBJECT TO REFINEMENT AND CHANGE WHEN FINAL ENGINEERING IS PERFORMED AT SITE PLAN PREPARATION.

16. PARKING SPACES WILL BE PROVIDED FOR THE PROPOSED USE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AND THE REPRESENTATIONS IN THE TABULATION AND ON THE GRAPHIC.

    THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE TOTAL NUMBER OF REQUIRED PARKING SPACES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 11-102 OF THE ZONING ORDINANCE. IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT MORE PARKING SPACES THAN THOSE REPRESENTED ON THE GRAPHIC OR IN THE TABULATION WITH THE UNDERSTANDING THAT NEITHER THE MINIMUM DISTANCES TO THE PERIPHERAL LOT LINES AS REPRESENTED ON THE GRAPHIC NOR THE AMOUNT OF OPEN SPACE AS REPRESENTED IN THE TABULATION WILL BE DIMINISHED.

    LASTLY, THE APPLICANT RESERVES THE RIGHT TO REDUCE THE TOTAL NUMBER OF PARKING SPACES ON THE SITE WITHOUT A GDPAPCA/SEA OR ADMINISTRATIVE INTERPRETATION TO ALLOW FOR MINOR ENGINEERING ISSUES SUCH AS, BUT NOT LIMITED TO, RESTRIPING PARKING LOTS, STORAGE, CONSTRUCTION EQUIPMENT/TRAILERS AND STAGING AREAS, ETC. IN NO EVENT, HOWEVER, WILL THE TOTAL NUMBER OF PARKING SPACES ON THE ENTIRE SITE BE REDUCED TO LESS THAN THAT NUMBER THAT IS REQUIRED BY ARTICLE 11 OF THE ZONING ORDINANCE FOR THE EXISTING USE ON THE SITE AT THAT POINT IN TIME. FURTHERMORE, IT IS UNDERSTOOD THAT THE NUMBER OF PARKING SPACES MAY BE REDUCED TO ACCOMMODATE FUTURE EXPANSION/ADDITIONS TO THE USE, AS MAY BE APPROVED WITH FUTURE GDPA PCA OR SEA APPLICATIONS, AS LONG AS IT CAN BE DEMONSTRATED THAT ADEQUATE PARKING IS PROVIDED.

    THE APPLICANT HEREBY REQUESTS THE APPROVAL OF A MODIFICATION OF THE LOADING SPACE REQUIREMENT FOR THE PROPOSED USE. THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE SUGGESTS A TOTAL REQUIREMENT FOR THREE (3) LOADING SPACES. EXPERIENCE FOR THE EXISTING/PROPOSED USE THAT WILL BE LOCATED ON THE SUBJECT PROPERTY SUGGESTS THAT ONLY RECEIVING FACILITIES AS PERMITTED BY PROVISION SET FORTH IN PAR. 14 OF SECT. 11-202 OF THE ZONING ORDINANCE ARE NECESSARY. ON A RELATED MATTER, IT IS NOTED THAT ALL LOADING AND UNLOADING OF VEHICLES ON TRANSPORT CARRIERS WILL TAKE PLACE ON SITE.

17. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FOR THE PROPOSED DEVELOPMENT PROGRAM WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS SET FORTH IN THE PUBLIC FACILITIES MANUAL AND CHAPTER 118 OF THE CODE OF THE COUNTY OF FAIRFAX, THE CHESAPEAKE BAY PRESERVATION ORDINANCE. THE PROPOSED SWM AND BMP FACILITIES ARE REPRESENTED ON SHEETS 5 THROUGH 7.

    PRELIMINARY ENGINEERING SUGGESTS POST-DEVELOPEMENT CONDITIONS REDUCE THE OVERALL IMPERVIOUS AREA WITHIN THE PROJECT LIMITS WHICH GENERATES AN OVERALL DECREASE OF RUNOFF FOR THE SITE. GIVEN THE REDUCTION OF SITE RUNOFF AS A RESULT OF THE PROPOSED SITE IMPROVEMENTS, ONSITE STORMWATER DETENTION IS NOT REQUIRED. THE PROPOSED DEVELOPMENT QUALIFIES UNDER THE REDEVELOPMENT CRITERIA. SINCE THE PROPOSED PLAN WILL DECREASE IMPERVIOUS AREA WITHIN AN INTENSELY DEVELOPED SITE, THE MINIMUM PHOSPHOROUS REMOVAL REQUIREMENT OF 10% PER THE REDEVELOPMENT STANDARD WILL BE SATISFIED THROUGH THE USE OF TWO PROPOSED SANDFILTERS.

18. IT IS TO BE UNDERSTOOD THAT THE FLOOR AREA RATIO RELATED TO ALL POSSIBLE FUTURE DEDICATIONS IS RESERVED FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 2-308 OF THE ZONING ORDINANCE.

19. THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT PROGRAM IMPROVEMENTS MAY OCCUR IN PHASES. IT IS TO BE UNDERSTOOD THAT CONSTRUCTION OF ALL PHASES OF THE PROPOSED DEVELOPMENT PROGRAM MAY NOT COMMENCE WITHIN THE THIRTY (30) MONTHS FROM THE DATE OF APPROVAL OF THE SPECIAL EXCEPTION AS PRESCRIBED BY THE PROVISION SET FORTH IN SECT. 9-015 OF THE ZONING ORDINANCE. THE IMPLEMENTATION OF THE FIRST PHASE IS INTENDED TO SATISFY THE REQUIREMENT TO COMMENCE CONSTRUCTION WITHIN THIRTY (30) MONTHS OF APPROVAL.

    IF THE PROPOSED DEVELOPMENT PROGRAM IS CONSTRUCTED IN PHASES, THE PROPOSED USE, A VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT, WILL CONTINUE TO OPERATE DURING THE CONSTRUCTION. OF THE SUBSEQUENT PHASE(S). ALL MINIMUM ZONING ORDINANCE REQUIREMENTS WILL BE SATISFIED WITH EACH PHASE OF DEVELOPMENT.

    IT IS TO BE FURTHER UNDERSTOOD THAT AS PART OF THE POSSIBLE PHASING OF DEVELOPMENT, INTERIM PARKING AREAS MAY BE REQUIRED AND THEY MAY BE LOCATED IN AREAS THAT ARE NOT IN STRICT ACCORDANCE WITH THE FINAL DEVELOPMENT PROGRAM REPRESENTED ON THE GRAPHIC SO LONG AS SUCH AREAS DO NOT ENCROACH WITHIN REQUIRED SETBACKS OR BUFFER AREAS.

20. THE FLOOR AREA REPRESENTED IN THE TABULATION IS GROSS FLOOR AREA AS DEFINED IN THE ZONING ORDINANCE. IT IS UNDERSTOOD THAT THE PROPOSED BUILDING OR A PORTION THEREOF MAY HAVE CELLAR SPACE WHICH SPACE WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 25 OF SECT. 11-102 OF THE ZONING ORDINANCE.

21. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING FOOTPRINT SHOWN ON THE GRAPHIC IS PRELIMINARY AND SCHEMATIC AND IS NOT TO BE CONSIDERED FINAL. IT IS SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS IT REMAINS IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATION ON THE GRAPHIC. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE OPEN SPACE AS REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES AS REPRESENTED ON THE GRAPHIC ARE TO BE CONSIDERED MINIMUMS WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC AND ALL MEASUREMENTS REPRESENTED IN THE TABULATION ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 9-004 OF THE ZONING ORDINANCE.

    THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA THAN THE TOTAL REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT AND THE ADJACENT PARKING BAYS MAY BE REDUCED/MODIFIED ACCORDINGLY. THE APPLICANT RESERVES THE FURTHER RIGHT TO PROVIDE ADDITIONAL PARKING SPACES WHERE THE BUILDING FOOTPRINT IS REDUCED, SHIFTED OR MODIFIED SO LONG AS THE PARKING SPACES DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.

    LASTLY, THE APPLICANT RESERVES THE RIGHT TO INCREASE THE NUMBER OF SERVICE BAYS IN THE SERVICE DEPARTMENT FROM THE 34 THAT ARE REPRESENTED IN THE TABULATION TO A MAXIMUM TOTAL OF 40 SERVICE BAYS WITH THE UNDERSTANDING THAT ADDITIONAL PARKING SPACES WILL BE MADE AVAILABLE ON SITE FOR THE INCREASED NUMBER OF SERVICE BAYS IN ACCORDANCE WITH THE STANDARD SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

22. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, ICONS, BUS SHELTERS, FLAGPOLES, TRELLISES, SIGNS, SIDEWALKS/TRAILS, PASSIVE AND ACTIVE RECREATION FACILITIES, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.

    ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE. THE PROPOSED FREESTANDING IDENTIFICATION SIGN AT THE CORNER OF ARLINGTON BOULEVARD (RT. 50) AND ANNANDALE ROAD WILL HAVE A MAXIMUM HEIGHT OF TWENTY (20) FEET AND A MAXIMUM SIZE OF EIGHTY (80) SQUARE FEET. THIS WILL BE LIT IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS.

    ALL PROPOSED LIGHT STANDARDS WILL BE SHIELDED AND LOCATED IN SUCH A MANNER AS TO REDUCE GLARE ON ADJACENT PROPERTIES IN ACCORDANCE WITH THE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.

    IT IS ALSO UNDERSTOOD THAT MOBILE AND LAND BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-514 OF THE ZONING ORDINANCE.

23. THERE ARE NO PARTICULAR SCENIC AREAS OR NATURAL FEATURES ON OR IN THE VICINITY OF THE SUBJECT PROPERTY THAT ARE DESERVING OF PROTECTION AND PRESERVATION.

24. GIVEN THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY THAT WILL UPGRADE AND ENHANCE THE EXISTING DEVELOPMENT ON THE SITE, IT IS OUR JUDGMENT THERE WILL BE NO ADVERSE EFFECTS FROM THE PROPOSED IMPROVEMENTS ON NEIGHBORING PROPERTIES.

25. IN ADDITION TO THE PROPOSED UPGRADE AND ENHANCEMENT OF THE EXISTING DEVELOPMENT ON THE SITE, THERE WILL BE A SPECIAL AMENITY PARK FEATURE LOCATED AT THE CORNER OF ARLINGTON BOULEVARD AND ANNANDALE ROAD.

26. THERE ARE NO PUBLIC IMPROVEMENTS, EITHER ON OR OFF-SITE, PROPOSED WITH THE PLANNED DEVELOPMENT PROGRAM.

27. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS QUALIFIED ABOVE.

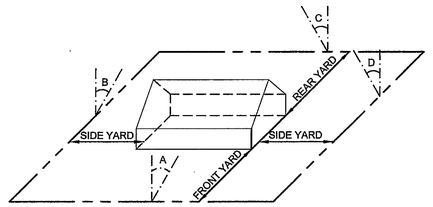
TABULATION: FOR AREA OF SPECIAL EXCEPTION

EXISTING ZONING	
LOT 25 – (0.54 ACRES)	C-5
LOT 26, 27, 27A, 1, 1A, 2 AND 3 – (3.34 ACRES)	C-8
PROPOSED ZONING (LOT 25)	C-8
LAND AREA OF SPECIAL EXCEPTION (169,012 SF) (LOTS 25, 26, 27, 27A, 1, 1A, 2 AND 3)	3.88 AC
FLOOR AREA RATIO (FAR)	
PERMITTED-C-8 DISTRICT	0.50
PROPOSED	0.35
GROSS FLOOR AREA (GFA) PROPOSED	58,985± SF
OPEN SPACE	
REQUIRED (15%)	25,351± SF
PROPOSED (19%)	31,500± SF
BUILDING HEIGHT	
PERMITTED	40 FT
PROPOSED	40 FT
PARKING SPACES REQUIRED	164
ENCLOSED SALES AREA: 9,900 SF ÷ 500 SF x 1	20 SPACES
OPEN SALES AREA: 2,200 SF ÷ 2500 SF x 1	1 SPACES
SERVICE BAYS: 34 Bays x 2	68 SPACES *
MAXIMUM EMPLOYEES AT ANY ONE TIME: 75 x 1	75 SPACES
PARKING SPACES PROPOSED	
FIRST PHASE – SURFACE	208 SPACES
EMPLOYEE/CUSTOMER	174 SPACES
DISPLAY/STORAGE	34 SPACES
SECOND PHASE	416 SPACES
SURFACE	121 SPACES
STRUCTURE	295 SPACES
EMPLOYEE/CUSTOMER	174 SPACES
DISPLAY/STORAGE	242 SPACES

* SEE NOTE 21

TABULATION: FOR AREA OF GENERALIZED DEVELOPMENT PLAN

SUBJECT PROPERTY	50-4 ((1)) 25
EXISTING ZONING	C-5
PROPOSED ZONING	C-8
LAND AREA (23,523 SF)	0.54 AC
FLOOR AREA RATIO (FAR)	0 – SEE NOTE 1
GROSS FLOOR AREA (GFA) PROPOSED	0 – SEE NOTE 1
OPEN SPACE	
REQUIRED (15%)	3,528± SF
PROPOSED (30%)	7,058± SF SEE NOTE 1
BUILDING HEIGHT	
PERMITTED	40 FT
PROPOSED	NONE – SEE NOTE 1
PARKING SPACES REQUIRED/PROPOSED	25 – SEE NOTE 1



FRONT YARD : ∠ A — 45° WITH A BUILDING HEIGHT OF 40', THE FRONT YARD = 40' BUT NOT LESS THAN 40'

SIDE YARD : ∠ B — NO REQUIREMENT

REAR YARD : ∠ C — 45° WITH A BUILDING HEIGHT OF 40', THE REAR YARD = 20' BUT NOT LESS THAN 20'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 40' HEIGHT - C-8 DISTRICT

Application No. SE 2011-PR-007 Staff S.Z.
Concur w/ RZ 2011-PR-021
Approved (SE) (SP) Plan
SEE DEV CONDS DATED 12-21-2011
Date of (BOS) (BZA) approval 1-10-2012

Sheet 4 of 13

Dewberry®

Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

BILL PAGE TOYOTA
ANNANDALE ROAD

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEITON
Lic. No. 20112
12.21.2011
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

No.	DATE	BY	Description
5	12.21.11	ARC	
4	11.18.11	ARC	
3	10.26.11	ARC	
2	09.30.11	ARC	
1	06.30.11	ARC	

REVISIONS

DRAWN BY ARC
APPROVED BY PGY
CHECKED BY PGY
DATE June 3, 2011

TITLE

Bill Page Toyota
Annandale Road

NOTES AND TABULATION

PROJECT NO.

4

SHEET NO. 4 OF 13

M-10786

10-year Tree Canopy Calculation Worksheet		
A. Tree Preservation Target and Statement		
B. Tree Canopy Requirement		
B1	Identify gross site area =	169,226 SF
B2	Subtract area dedicated to parks, road frontage, and	4,190 SF
B3	Subtract area of exemptions =	4,190 SF
B4	Adjusted gross site area (B1-B2) =	165,036 SF
B5	Identify site's zoning and/or use	Commercial
B6	Percentage of 10-year tree canopy required =	10%
B7	Area of 10-year tree canopy required (B4 x B6) =	16,503 SF
B8	Modification of 10-year Tree Canopy Requirements requested?	NO
B9	If B8 is yes, then list plan sheet where modification request is located	NA
C. Tree Preservation		
C1	Tree Preservation Target Area =	0
C2	Total canopy area meeting standards of 12-0400 =	0
C3	C2 x 1.25 =	NA
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0
C5	C4 x 1.5 =	NA
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0
C7	C6 x 1.5 to 3.0 =	NA
C8	Canopy of trees within Resource Protection Areas and 100-year floodplains	0
C9	C8 x 1.0 =	NA
C10	Total of C3, C5, C7 and C9 =	0
D. Tree Planting		
D1	Area of canopy to be met through tree planting (B7-C10) =	16,503 SF
D2	Area of canopy planted for air quality benefits =	0
D3	x 1.5 =	NA
D4	Area of canopy planted for energy conservation =	0
D5	x 1.5 =	NA
D6	Area of canopy planted for water quality benefits =	0
D7	x 1.25 =	NA
D8	Area of canopy planted for wildlife benefits =	0
D9	x 1.5 =	NA
D10	Area of canopy provided by native trees =	0
D11	x 1.5 =	NA
D12	Area of canopy provided by improved cultivars and varieties =	0
D13	x 1.25 =	NA
D14	Area of canopy provided through tree seedlings =	0
D15	x 1.0 = Area of canopy provided through native shrubs or woody seed mix =	NA 0
D16	x 1.0 = Percentage of D14 represented by D15 =	NA 0
D17	Total of canopy area provided through tree planting =	16,600 SF
D18	Is an offsite planting relief requested?	NO
D19	Tree Bank or Tree Fund?	NA
D20	Canopy area to be requested to be provided through offsite banking or tree fund	NA
D21	Amount to be deposited into the Tree Preservation and Planting Fund	NA
E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10) =	0
E2	Total of canopy area provided through tree planting (D17) =	16,600 SF
E3	Total of canopy area provided through offsite mechanism (D19) =	0
E4	Total of 10-year Tree Canopy Provided =	16,600 SF

Dewberry

Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, VA 22031-4666
703.849.0100
703.849.0118 fax
www.dewberry.com

September 30, 2011

Jimmie D. Jenkins, Director
Fairfax County Department of Public Works and Environmental Services
12055 Government Center Parkway
Suite 659
Fairfax VA 22035

RE: Request for a Tree Preservation Target Deviation
Bill Page Toyota, Annandale Road; RZ 2011-PR-021

Dear Mr. Jenkins:

May this letter serve as a request for a deviation from the Tree Preservation Target as provided for in the provisions set forth in Sect. 12-0508.3 of the Public Facilities Manual (PFM). The proposed development program at issue is located on the property referenced as 50-4 ((1)) 25, 26, 27, 27A and ((12)) 1, 1A, 2 and 3. It is located on the north side of Arlington Boulevard (Route 50) and to the east of Annandale Road (Route 649). It is the subject of a pending zoning application – Generalized Development Plan / Special Exception Plat RZ 2011-PR-021.

Based on the provisions set forth in Sect. 12-0508 of the PFM and more particularly the calculations set forth in Table 12.3, copy attached, 0.01 AC (430± square feet) is the requisite Tree Preservation Target.

A deviation from the Tree Preservation Target requirement is requested under the condition set forth Sect. 12-0508.3A(1) of the PFM, for as demonstrated by the attached copy of the proposed development program, the clearing and grading, provision of utilities, and the provision of requisite loading and parking spaces for the development program will preclude the accommodation of the Tree Preservation Target. It is our judgement that the proposed development program is a reasonable development program for the subject property which is zoned to the C-8 District. In reference to this request, it is noted that the 10-year Tree Canopy Requirements will be met through the planting of trees on site.

We trust that this statement is sufficient to support our request for a deviation from the Tree Preservation Target for the development program proposed for the subject property. Should you have any questions or the need for additional information, please contact me at 703-849-0250 or acrossett@dewberry.com.

Sincerely,

Andrea Crossett
Landscape Architect

EXISTING VEGETATION INVENTORY

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGES	CONDITION	ACREAGE	COMMENTS
A	DEVELOPED LAND	NA	NA	NA	164,897 SF 3.79± AC	AREA CONSISTS OF PRIMARILY BUILDINGS AND PARKING
B	MAINTAINED GRASSLANDS	RED MAPLE, WHITE PINE,	SUB-CLIMAX	FAIR	4,329 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) =	0.10 AC
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY = (0.10 AC / 3.88 AC)	2.6%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR NET SITE AREA = (NET SITE AREA: 3.88 AC - 0.096 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 AC	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 FACILITIES MANUAL.	

Dewberry

Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

BILL PAGE TOYOTA
ANNANDALE ROAD

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEITON
Lic. No. 20112
12-21-2011
PROFESSIONAL ENGINEER

Application No. SE 2011-PR-007 Staff S.Z.
Concur w/ RZ 2011-PR-021
Approved (SE) (SP) Plan
SEE DEV CONDS DATED 12-21-2011
Date of (BOS) (BZA) approval 1-10-2012

Sheet 5 of 13

SCALE

0' 30' 60'

No.	DATE	BY	Description
5	12.21.11	ARC	
4	11.18.11	ARC	
3	10.26.11	ARC	
2	09.30.11	ARC	
1	06.30.11	ARC	

REVISIONS

DRAWN BY ARC
APPROVED BY PGY
CHECKED BY PGY
DATE June 3, 2011

TITLE

Bill Page Toyota
Annandale Road

EXISTING VEGETATION MAP

PROJECT NO.

5

SHEET NO. 5 OF 13

M-10786

PRE-DEVELOPMENT CONDITIONS

2-YEAR STORM

OUTFALL	DRAINAGE AREA (AC)	"C" COEFFICIENT	CA	TIME TO INLET (MIN)	"I" (IN/HR)	ACCUMULATED "Q" (CFS)
1	1.934	0.876	1.694	5.0	5.45	9.23
2	1.045	0.880	0.920	5.0	5.45	5.01
3	0.935	0.851	0.796	5.0	5.45	4.34
Total	3.91					18.58

10-YEAR STORM

OUTFALL	DRAINAGE AREA (AC)	"C" COEFFICIENT	CA	TIME TO INLET (MIN)	"I" (IN/HR)	ACCUMULATED "Q" (CFS)
1	1.934	0.876	1.694	5.0	7.27	12.32
2	1.045	0.880	0.920	5.0	7.27	6.69
3	0.935	0.851	0.796	5.0	7.27	5.78
Total	3.91					24.79

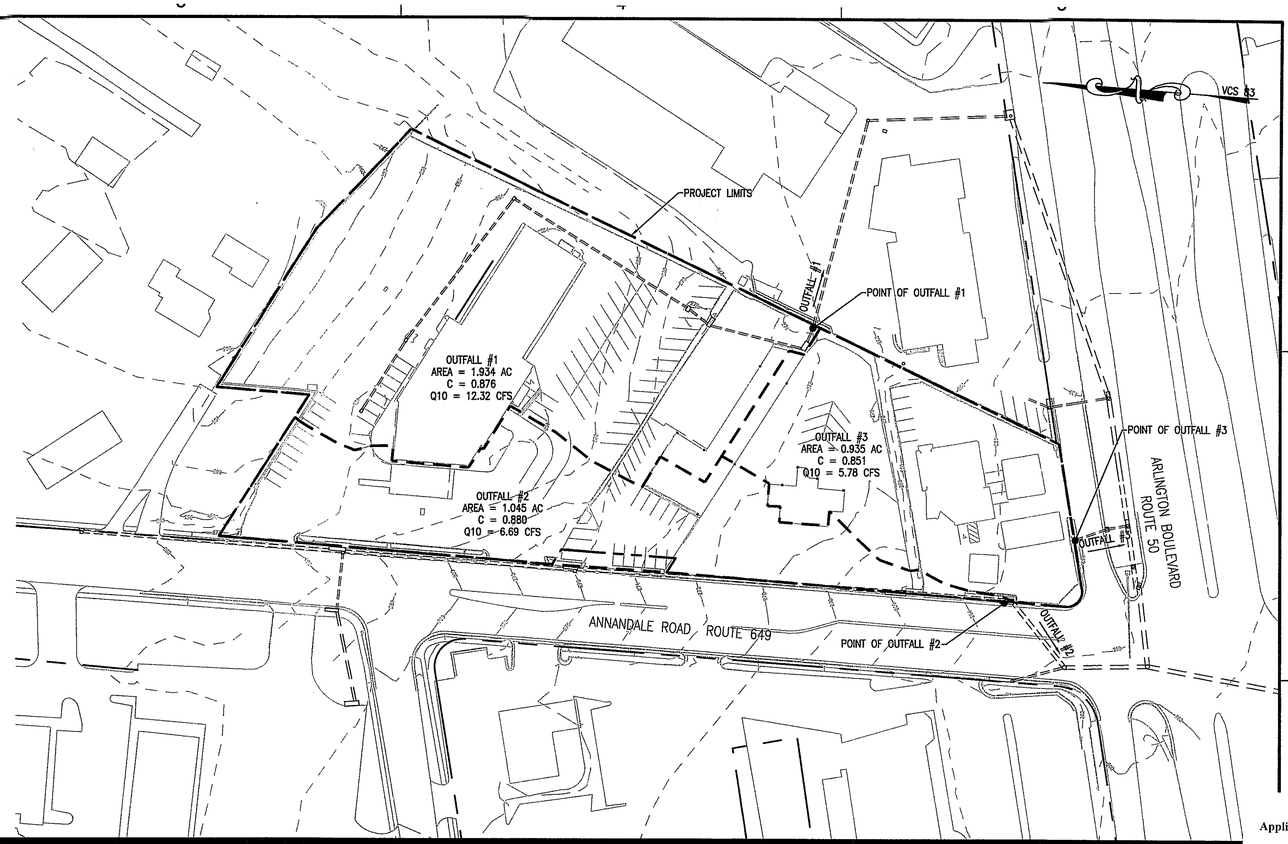
STORMWATER MANAGEMENT NARRATIVE

THE 3.91 ACRE PROJECT LIMITS (WHICH DIFFERS FROM THE 3.88 SITE APPLICATION LIMITS) IS LOCATED IN THE CAMERON RUN WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF BUILDINGS, A GAS STATION WITH ASSOCIATED FUEL ISLANDS, 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 ONSITE 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 COMBINES 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 COMBINES 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" COEFFICIENT	CA	TIME TO INLET (MIN)	"I" (IN/HR)	ACCUMULATED "Q" (CFS)
1	1.688	0.876	1.479	5.0	5.45	8.06
2	1.296	0.725	0.940	5.0	5.45	5.12
3	0.929	0.776	0.721	5.0	5.45	3.93
Total	3.91					17.11

10-YEAR STORM

OUTFALL	DRAINAGE AREA (AC)	"C" COEFFICIENT	CA	TIME TO INLET (MIN)	"I" (IN/HR)	ACCUMULATED "Q" (CFS)
1	1.688	0.876	1.479	5.0	7.27	10.75
2	1.296	0.725	0.940	5.0	7.27	6.83
3	0.929	0.776	0.721	5.0	7.27	5.24
Total	3.91					22.82

STORMWATER MANAGEMENT NARRATIVE

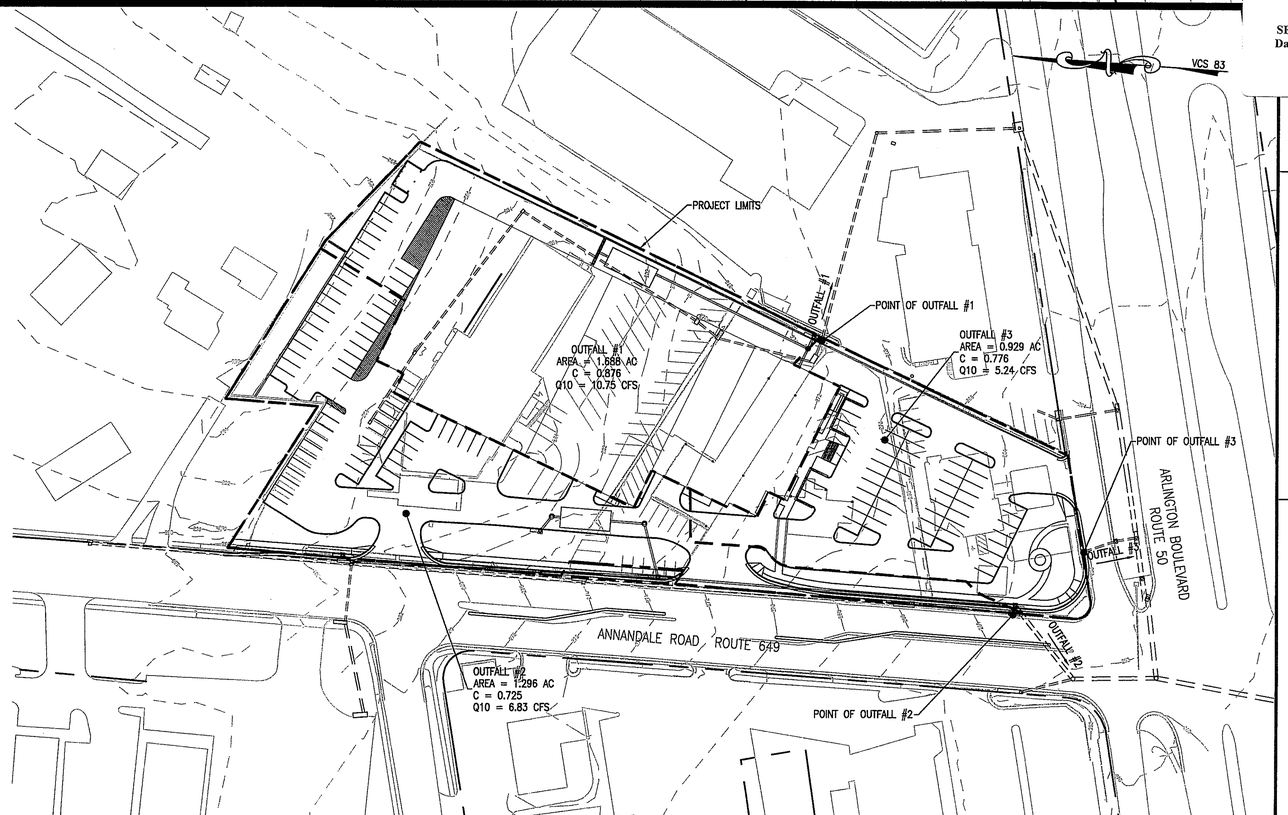
THE REDEVELOPMENT OF THE MAIN PROJECT SITE PROPOSES THE CONSTRUCTION OF A COMMERCIAL BUILDING WITH ASSOCIATED SURFACE PARKING.

OUTFALL #1: RUNOFF FROM THE NORTHEASTERN PORTION OF THE MAIN PROJECT SITE WILL CONTINUE TO OUTFALL TO THE EXISTING STORM SYSTEM 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 IMPERVIOUSNESS DECREASES 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 FLOODPLAIN. POST-DEVELOPEMENT CONDITIONS REDUCE THE OVERALL IMPERVIOUS AREA WITHIN THE SITE PLAN LIMITS WHICH GENERATES AN OVERALL DECREASE OF RUNOFF FOR THE SITE. GIVEN THE REDUCTION OF SITE RUNOFF AS A RESULT OF THE PROPOSED SITE IMPROVEMENTS, ONSITE STORMWATER DETENTION IS NOT REQUIRED.



Dewberry

Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

BILL PAGE TOYOTA
ANNANDALE ROAD

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEITON
Lic. No. 20112
12·21·2011
PROFESSIONAL ENGINEER

Application No. SE 2011-PR-007 Staff S.Z.
Concur w/ RZ 2011-PR-021
Approved (SE) (SP) Plan
SEE DEV CONDS DATED 12-21-2011
Date of (BOS) (BZA) approval 1-10-2012

Sheet 6 of 13

SCALE

0' 60' 120'

No.	DATE	BY	Description
5	12.21.11	ARC	
4	11.18.11	ARC	
3	10.26.11	ARC	
2	09.30.11	ARC	
1	06.30.11	ARC	

REVISIONS

DRAWN BY ARC
APPROVED BY PGY
CHECKED BY PGY
DATE June 3, 2011

TITLE

Bill Page Toyota
Annandale Road

STORMWATER MANAGEMENT

PROJECT NO.

6

SHEET NO. 6 OF 13

M-10786

BMP PHOSPHORUS REMOVAL REQUIREMENT

THE FOLLOWING ANALYSIS IS PROVIDED TO DETERMINE THE MINIMUM PHOSPHORUS REMOVAL REQUIREMENT FOR THE BILL PAGE TOYOTA PROJECT:

PER PFM 6-0401.2:

% REMOVAL = 10% (PER REDEVELOPMENT STANDARD)

I_{PRE} = 0.952
I_{POST} = 0.837

PRE-DEVELOPMENT IMPERVIOUS AREA = 3.724 ACRES

POST-DEVELOPMENT IMPERVIOUS AREA = 3.276 ACRES

NET **DECREASE** OF IMPERVIOUS AREA = 12.03%

BMP FACILITY DESIGN CALCULATIONS

I. EXISTING WATERSHED INFORMATION
PART I - LIST ALL SUBAREAS OF THE SITE AND THE IMPERVIOUS AREA USED IN THE BMP COMPUTATIONS

AREA	C FACTOR (2)	ACRES (3)
SECTION 1 (UNCONTROLLED)	0.871	3.913

PART 2 - COMPUTE THE WEIGHTED IMPERVIOUS AREA FOR THE SITE
A. AREA OF THE SITE 3.913 (a)

B. SUBAREA DESIGNATION (1)	C FACTOR	ACRES (3)	PRODUCT (4)
SECTION 1 (UNCONTROLLED)	0.871	3.913	3.408
		TOTAL (b)	3.408

C. WEIGHTED C FACTOR (C_{pre}) 0.871

II. PROPOSED WATERSHED INFORMATION
PART I - LIST ALL SUBAREAS OF THE SITE AND THE IMPERVIOUS AREA USED IN THE BMP COMPUTATIONS

AREA	C FACTOR	TOT ACRES
SECTION 1 (TO SANDFILTER 1)	0.784	0.753
SECTION 2 (TO SANDFILTER 2)	0.866	0.828
SECTION 3 (UNCONTROLLED)	0.786	2.332

PART 2 - PHOSPHOROUS REMOVAL
A. AREA OF THE SITE 3.913

B. SUBAREA DESIGNATION	C FACTOR	TOT ACRES	PRODUCT
SECTION 1 (TO SANDFILTER 1)	0.784	0.753	0.59
SECTION 2 (TO SANDFILTER 2)	0.866	0.828	0.72
SECTION 3 (UNCONTROLLED)	0.786	2.332	1.83
		TOTAL (b)	3.140

C. WEIGHTED C FACTOR (C_{post}) 0.803

PART 3 - COMPUTE TOTAL PHOSPHOROUS REMOVAL FOR THE SITE

SUBAREA	BMP TYPE	REM EFF %	AREA RATIO	C FACTOR RATIO	PRODUCT
SECTION 1 (TO SANDFILTER 1)	SANDFILTER	60%	0.192	0.977	11.28%
SECTION 2 (TO SANDFILTER 2)	SANDFILTER	60%	0.212	1.079	13.70%
SECTION 3 (UNCONTROLLED)	UNCONTROLLED	0%	0.596	0.979	0.00%
				A. TOTAL	24.98%

PART 4 - DETERMINE COMPLIANCE WITH PHOSPHOROUS REMOVAL REQ.
A. SELECT REQUIREMENT (A) REM REQ = 10%
I, pre = 0.952
I, post = 0.837
REM REQ = 10.00%

IF LINE 3A (24.98%) > LINE 4A (10%), THEN PHOSPHOROUS REMOVAL REQUIREMENT IS SATISFIED.

WATER QUALITY NARRATIVE

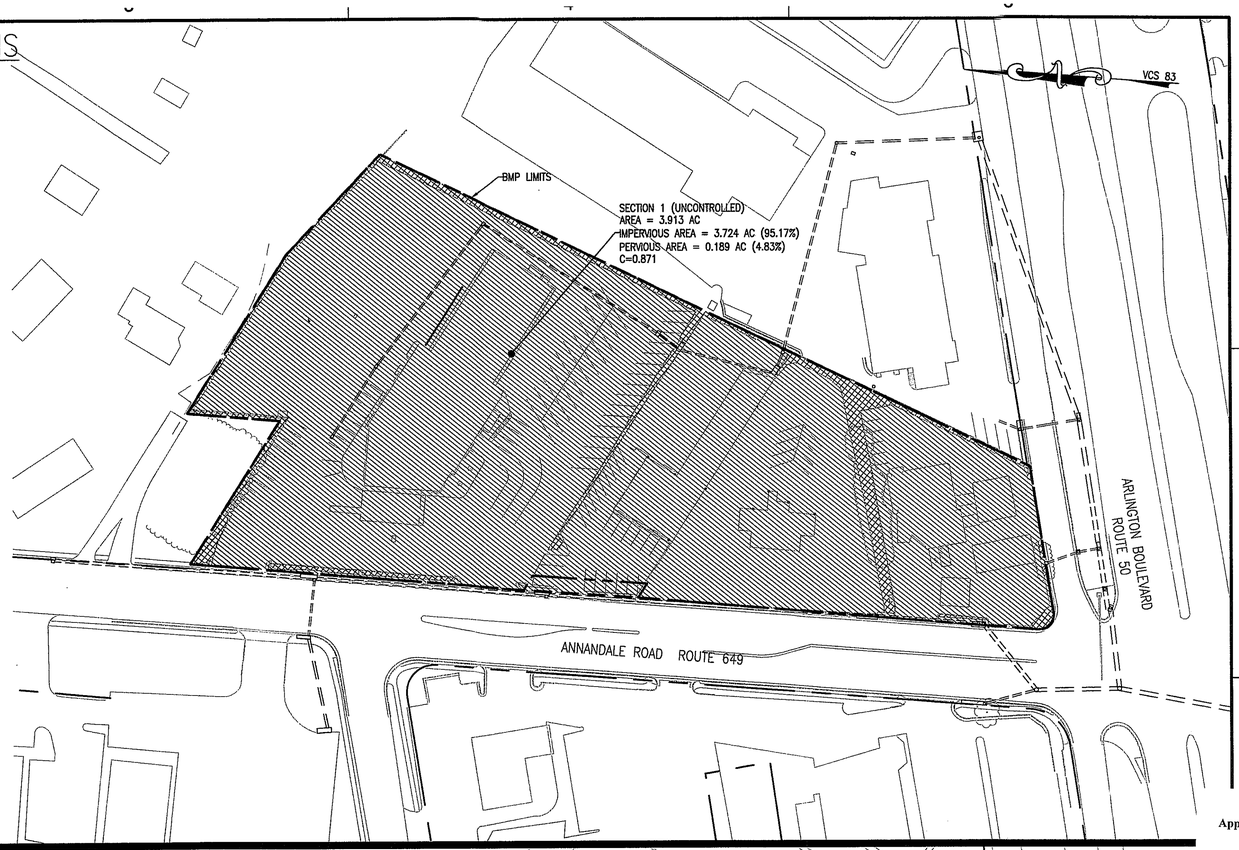
THE 3.91 ACRE PROJECT LIMITS IS LOCATED IN THE CAMERON RUN WATERSHED. THE PROPOSED DEVELOPMENT QUALIFIES UNDER THE "RE-DEVELOPMENT" CRITERIA FOR BEST MANAGEMENT PRACTICES SINCE THE PROPOSED PLAN WILL DECREASE IMPERVIOUS AREA WITHIN AN INTENSELY DEVELOPED SITE. BMP REQUIREMENTS FOR THE NEW DEVELOPMENT WILL BE SATISFIED THROUGH THE USE OF TWO PROPOSED SANDFILTERS. A DRAINAGE AREA OF 1.58 ACRES OF THE TOTAL 3.91 ACRES WILL BE TREATED FOR PHOSPHOROUS REMOVAL. THIS WILL RESULT IN 24.98% PHOSPHOROUS REMOVAL WHICH IS GREATER THAN THE MINIMUM REQUIREMENT OF 10% PER THE REDEVELOPMENT STANDARD. THE PROPOSED SANDFILTERS WILL BE PRIVATELY OWNED AND MAINTAINED.

PRE-DEVELOPMENT CONDITIONS

LEGEND:

EXISTING IMPERVIOUS AREA (UNCONTROLLED)

EXISTING GREEN AREA (PERVIOUS AREA)



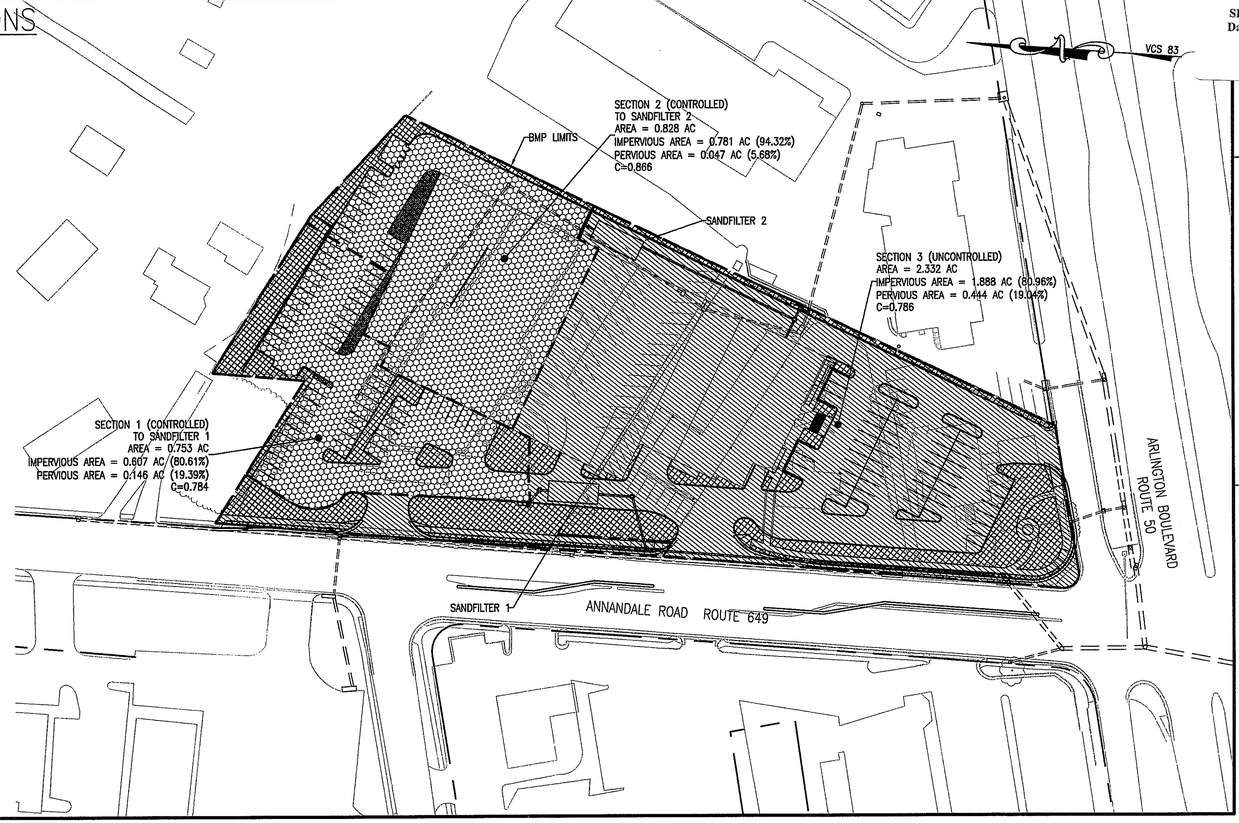
POST-DEVELOPMENT CONDITIONS

LEGEND:

ONSITE UNCONTROLLED (IMPERVIOUS AREA)

ONSITE CONTROLLED (BMP PROVIDED BY SANDFILTER)

GREEN AREA (PERVIOUS AREA)



Dewberry

Dewberry & Davis LLC
8401 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

BILL PAGE TOYOTA
ANNANDALE ROAD

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLETON
Lic. No. 20112
12-21-2011
PROFESSIONAL ENGINEER

Application No. SE 2011-PR-007 Staff S.Z.
Concur w/ RZ 2011-PR-021
Approved (SE) (SP) Plan
SEE DEV CONDS DATED 12-21-2011
Date of (BOS) (BZA) approval 1-10-2012

Sheet 7 of 13

SCALE

0' 60' 120'

No.	DATE	BY	Description
5	12.21.11	ARC	
4	11.18.11	ARC	
3	10.26.11	ARC	
2	09.30.11	ARC	
1	06.30.11	ARC	

REVISIONS

DRAWN BY ARC
APPROVED BY PGY
CHECKED BY PGY
DATE June 3, 2011

TITLE

Bill Page Toyota
Annandale Road

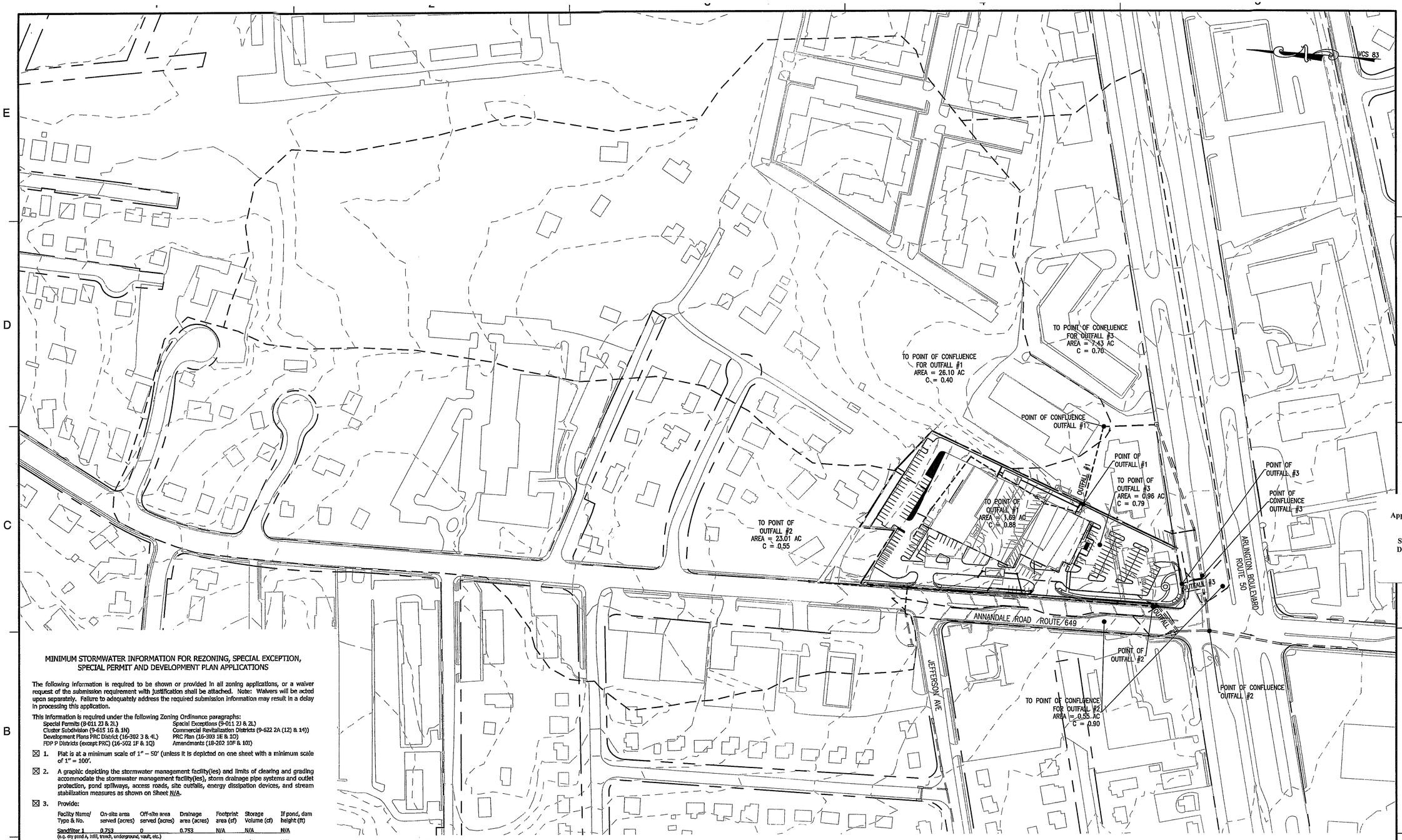
STORMWATER MANAGEMENT

PROJECT NO.

7

SHEET NO. 7 OF 13

M-10786



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 3 & 4L)
PDH P Districts (except PRC) (16-302 1F & 1Q)
Special Exceptions (9-011 2J & 2L)
Commercial Revitalization Districts (9-622 2A (12) & 14))
PRC Plan (16-303 1E & 1Q)
Amendments (18-202 10F & 10I)

☒ 1. Plat is at a minimum scale of 1" – 50' (unless it is depicted on one sheet with a minimum scale of 1" = 100'.

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet N/A.

☒ 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)
Sandfilter 1	0.753	0	0.753	N/A	N/A	N/A
(e.g. dry pond A, infil, trench, underground, vault, etc.)						
Sandfilter 2	0.863	0	0.863	N/A	N/A	N/A
Totals	1.616	0	1.616	-	-	-

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 6. Pond inlet and outlet pipe systems are shown on Sheet N/A.

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

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

☒ 7. A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet 6, 7.

☒ 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 8.

☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 8.

☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2, 3.

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

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

Industry Letter 05-03 dated 02/02/05

ADEQUATE OUTFALL NARRATIVE:

OUTFALL #1: IN PROPOSED CONDITIONS, 1.69 ACRES WILL OUTFALL TO THE EXISTING ONSITE STORM SEWER SYSTEM ALONG THE EASTERN SIDE OF THE PROPERTY (LABELED AS POINT OF OUTFALL #1). THE UNDERGROUND SYSTEM CONTINUES EAST THROUGH THE ADJACENT PARCEL WHERE IT JOINS ANOTHER WATERSHED FROM THE NORTH (APPROXIMATELY 26.10 ACRES). THIS IS THE POINT OF CONFLUENCE SINCE THE JOINING WATERSHED IS GREATER THAT 90% OF THE OUTFALL WATERSHED (1.69 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 23.01 ACRES. DRAINAGE CONTINUES SOUTH THROUGH THIS UNDERGROUND SYSTEM WHERE IT JOINS ANOTHER WATERSHED FROM THE EAST (APPROXIMATELY 36.59 ACRES). THIS IS THE POINT OF CONFLUENCE SINCE THE JOINING WATERSHED IS GREATER THAT 90% OF THE OUTFALL WATERSHED (23.01 ACRES).

OUTFALL #3: IN PROPOSED CONDITIONS, 0.96 ACRES WILL OUTFALL TO AN EXISTING STORM SEWER SYSTEM LOCATED AT THE SOUTH SIDE OF THE PROPERTY (LABELED AS POINT OF OUTFALL #3). DRAINAGE CONTINUES SOUTH THROUGH THIS UNDERGROUND SYSTEM UNTIL JOINS ANOTHER WATERSHED (APPROXIMATELY 33.53 ACRES). THIS IS THE POINT OF CONFLUENCE SINCE THE JOINING WATERSHED IS GREATER THAT 90% OF THE OUTFALL WATERSHED (0.96 ACRES).

GIVEN THE DECREASED RUNOFF 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 OFFSITE STORM SEWER INFRASTRUCTURE, AS-BUILT 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-BUILT SURVEY. ANY DEFICIENCIES WITHIN THE EXISTING STORM SEWER OUTFALL WILL BE ADDRESSED IN THE FORM OF AN UNDERGROUND DETENTION VAULT.

EVALUATION OF CONTRIBUTING DRAINAGE AREA NARRATIVE

THE PROPOSED DEVELOPMENT HAS A TOTAL DRAINAGE AREA OF 3.91 ACRES. A MINIMUM DRAINAGE AREA OF 100 TIMES 3.91 ACRES (APPROXIMATELY 391 ACRES) IS THE POTENTIAL INFLUENCE AREA FOR THE SITE. ACCORDING TO THE FAIRFAX COUNTY TAX MAPS AND THE FAIRFAX COUNTY CAMERON RUN STORMWATER MANAGEMENT PLAN DATED AUGUST 2007, THERE ARE NO WATER IMPOUNDMENTS DOWNSTREAM OF THE SITE WITHIN THE POTENTIAL INFLUENCE AREA. THEREFORE, THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS FOR RECOMMENDATION SW-10.

THE EXISTING OUTFALL BELOW THE EXTENT OF THE OUTFALL ADEQUACY ANALYSIS REQUIRED BY THE PFM TO THE POINT THAT THE DRAINAGE AREA EXCEEDS 100 TIMES THE SITE AREA WAS EXAMINED. THIS POINT IS APPROXIMATELY 1150' DOWNSTREAM OF THE SITE (APPROXIMATE DRAINAGE AREA OF 2130 ACRES) WITHIN THE TRIPPS RUN FLOODPLAIN JUST SOUTH OF ARLINGTON BOULEVARD (ROUTE 50). ACCORDING TO THE FAIRFAX COUNTY CAMERON RUN STORMWATER MANAGEMENT PLAN, THERE IS NO FLOODING OR EROSION CONTROL RELATED ISSUES DOWNSTREAM OF THE SITE WITHIN THE POTENTIAL INFLUENCE AREA.

Dewberry®

Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

BILL PAGE TOYOTA ANNANDALE ROAD

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLETON
Lic. No. 20112
12.21.2011
PROFESSIONAL ENGINEER

Application No. SE 2011-PR-007 Staff S.Z.
Concur w/ RZ 2011-PR-021
Approved (SE) (SP) Plan
SEE DEV CONDS DATED 12-21-2011
Date of (BOS) (BZA) approval 1-10-2012

Sheet 8 of 13

SCALE

0' 100' 200'

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

REVISIONS

DRAWN BY ARC
APPROVED BY PGY
CHECKED BY PGY
DATE June 3, 2011

TITLE

Bill Page Toyota
Annandale Road

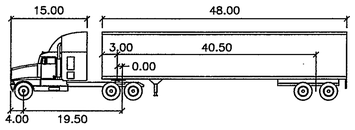
STORMWATER MANAGEMENT

PROJECT NO.

8

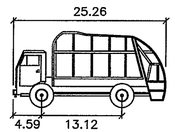
SHEET NO. 8 OF 13

M-10786



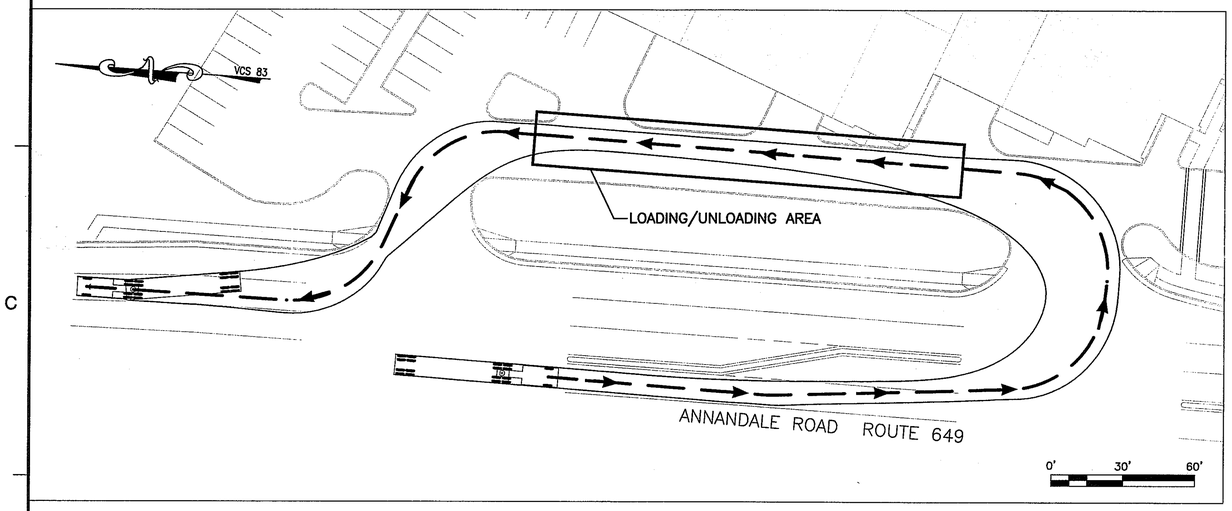
WB–62 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

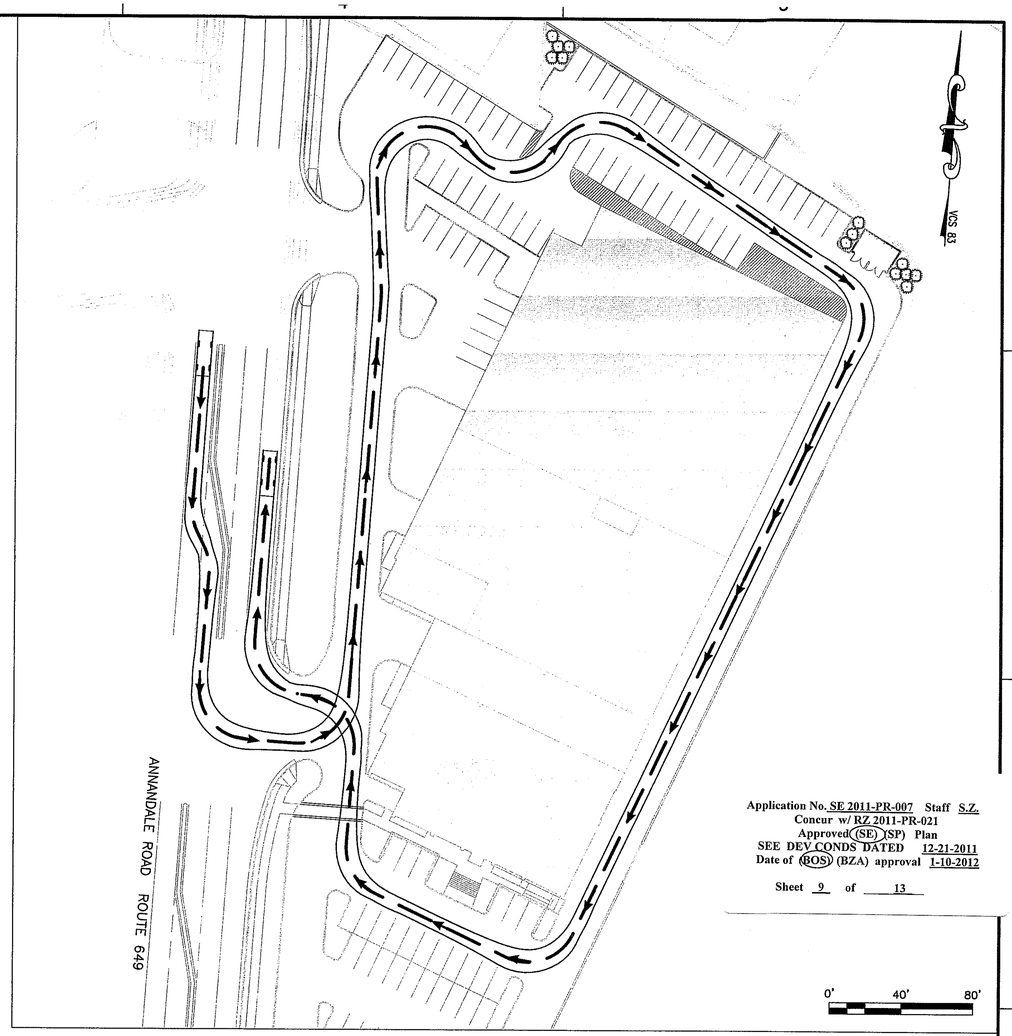


REFUSE feet

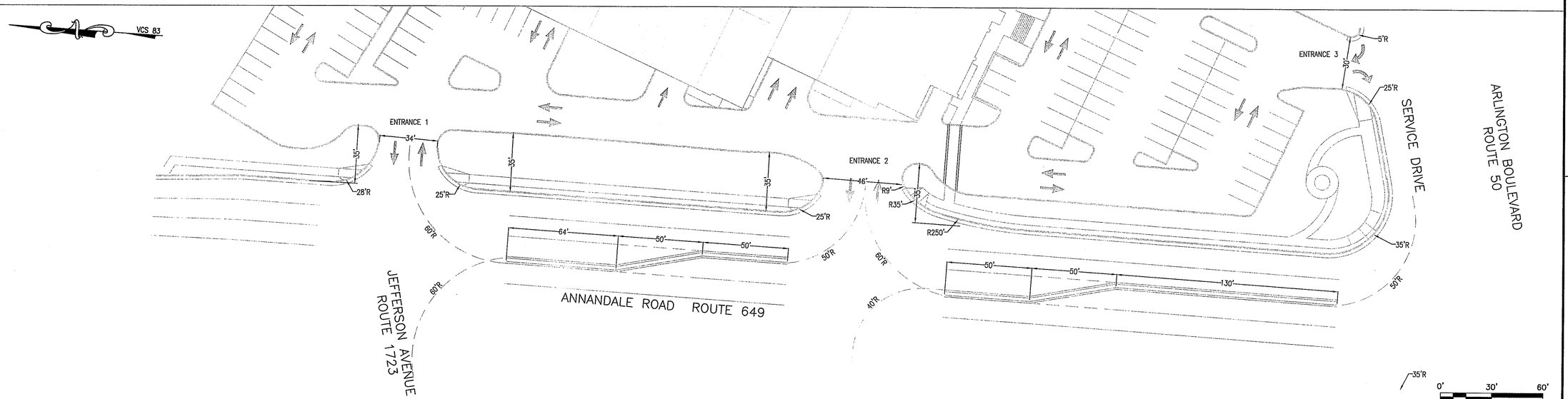
Width	: 7.87
Track	: 7.87
Lock to Lock Time	: 6.0
Steering Angle	: 28.1



WB–62 AUTOTURN ANALYSIS



REFUSE TRUCK AUTOTURN ANALYSIS



Application No. SE 2011-PR-007 Staff S.Z.
Concur w/ RZ 2011-PR-021
Approved (SE) (SP) Plan
SEE DEV CONDS DATED 12-21-2011
Date of (BOS) (BZA) approval 1-10-2012

Sheet 9 of 13

Dewberry

Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

BILL PAGE TOYOTA ANNANDALE ROAD

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEITON
Lic. No. 20112
12.21.2011
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

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

REVISIONS

DRAWN BY ARC
APPROVED BY PGY
CHECKED BY PGY
DATE June 3, 2011

TITLE

Bill Page Toyota
Annandale Road

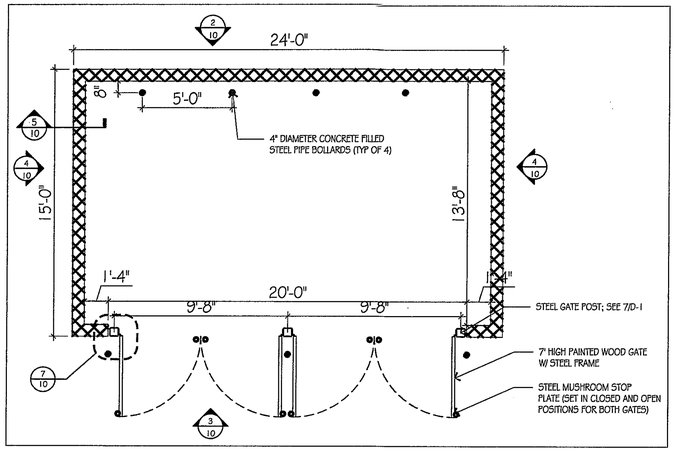
AUTOTURN ANALYSIS

PROJECT NO.

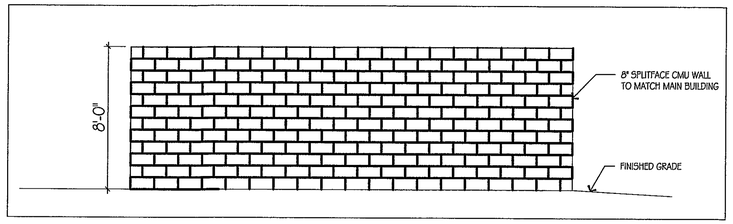
9

SHEET NO. 9 OF 13

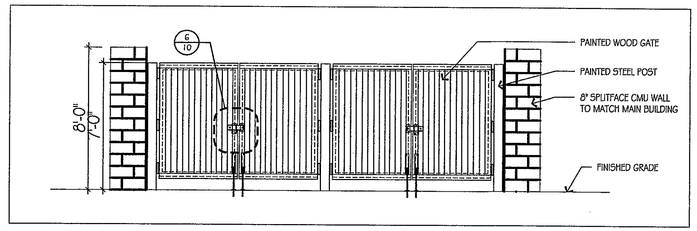
M-10786



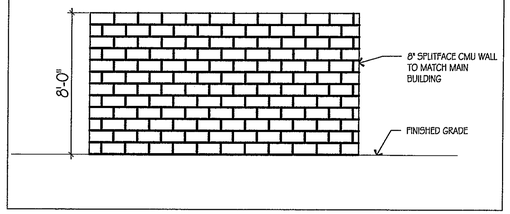
1 PLAN
Scale: 1/4"=1'-0"



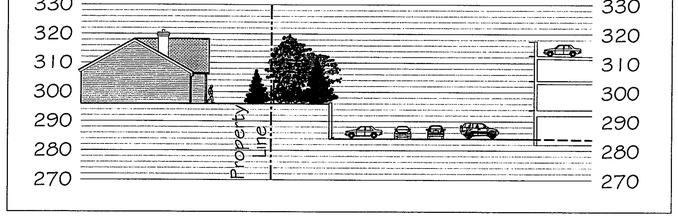
2 ELEVATION
Scale: 1/4"=1'-0"



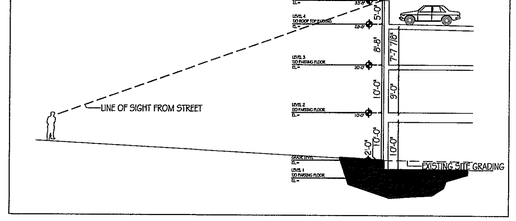
3 ELEVATION
Scale: 1/4"=1'-0"



4 ELEVATION
Scale: 1/4"=1'-0"



5 SECTION A
Scale: N.T.S.



6 SECTION B
Scale: N.T.S.

Application No. SE 2011-PR-007 Staff S.Z.
Concur w/ RZ 2011-PR-021
Approved (SE) (SP) Plan
SEE DEV CONDS DATED 12-21-2011
Date of (BOS) (BZA) approval 1-10-2012

Sheet 10 of 13

Dewberry®

Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

BILL PAGE TOYOTA
ANNANDALE ROAD

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLETON
Lic. No. 20112
12.21.2011
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

No.	DATE	BY	Description
3	12.21.11	ARC	
2	11.18.11	ARC	
1	10.26.11	ARC	NEW SHEET

REVISIONS

DRAWN BY ARC
APPROVED BY PGY
CHECKED BY PGY
DATE June 3, 2011

TITLE

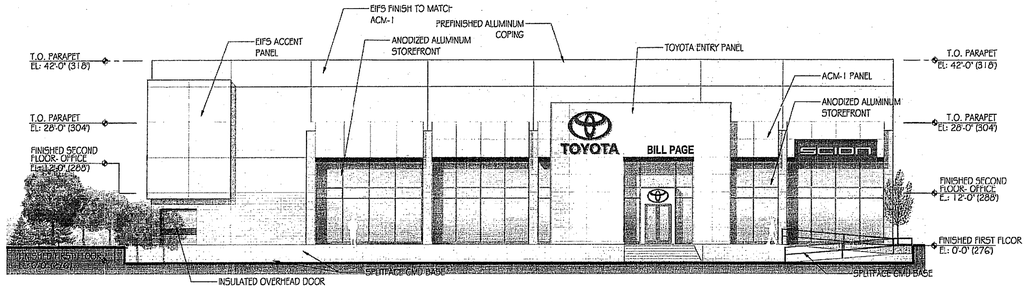
Bill Page Toyota
Annandale Road

DETAILS

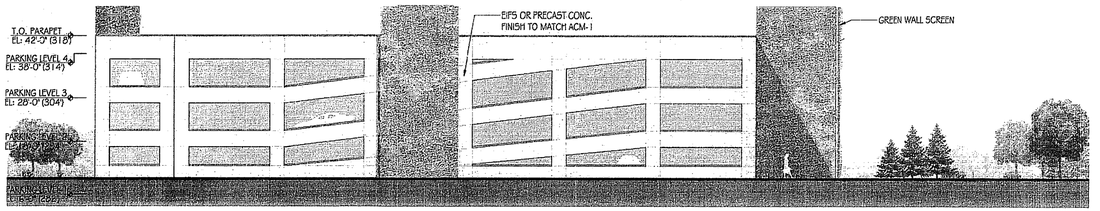
PROJECT NO.

10

SHEET NO. 10 OF 13

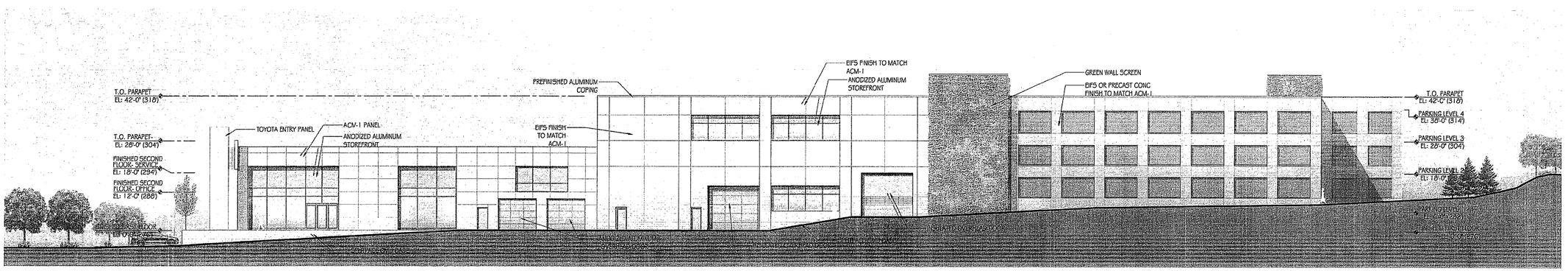


SOUTH ELEVATION



NORTH ELEVATION

WEST ELEVATION



EAST ELEVATION

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.

Dewberry

Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

BILL PAGE TOYOTA
ANNANDALE ROAD

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLETON
Lic. No. 20112
12-21-2011
PROFESSIONAL ENGINEER

KEY PLAN

Application No. SE 2011-PR-007 Staff S.Z.
Concur w/ RZ 2011-PR-021
Approved (SE) (SP) Plan
SEE DEV CONDS DATED 12-21-2011
Date of (BOS) (BZA) approval 1-10-2012

Sheet 11 of 13

No.	DATE	BY	Description
2	12.21.11	ARC	
1	11.18.11	ARC	NEW SHEET

REVISIONS

DRAWN BY ARC
APPROVED BY PGY
CHECKED BY PGY
DATE June 3, 2011

TITLE

Bill Page Toyota
Annandale Road

ELEVATIONS

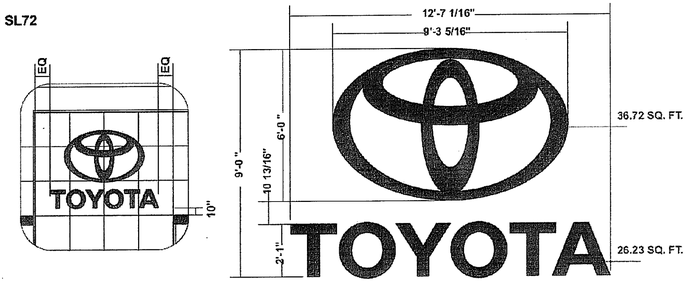
PROJECT NO.

11

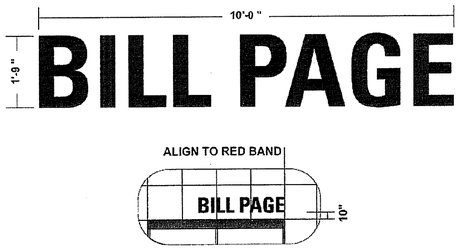
SHEET NO. 11 OF 13

M-10786

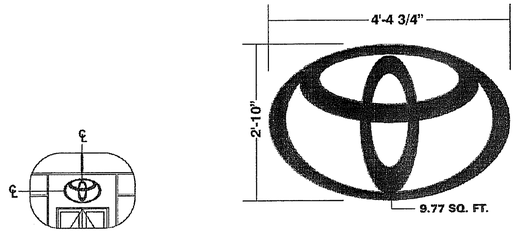
1 SL72



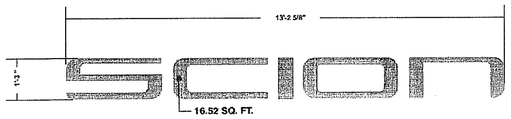
2 PDNN21



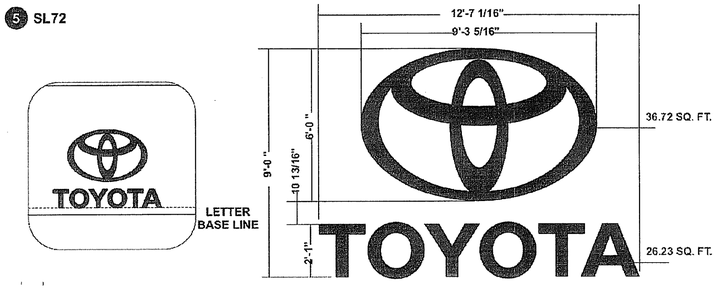
3 TOY3-NI



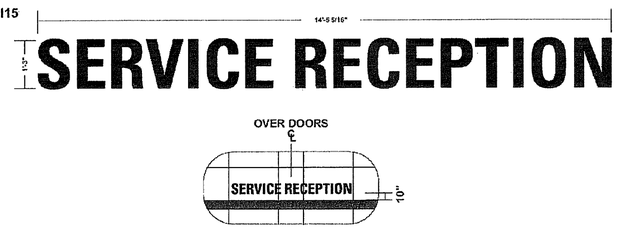
4 SBL15



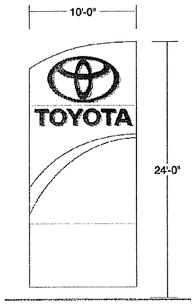
5 SL72



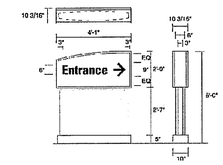
6 SI15



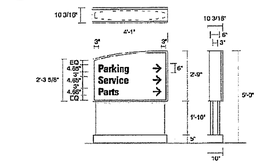
9 1024 PYLON

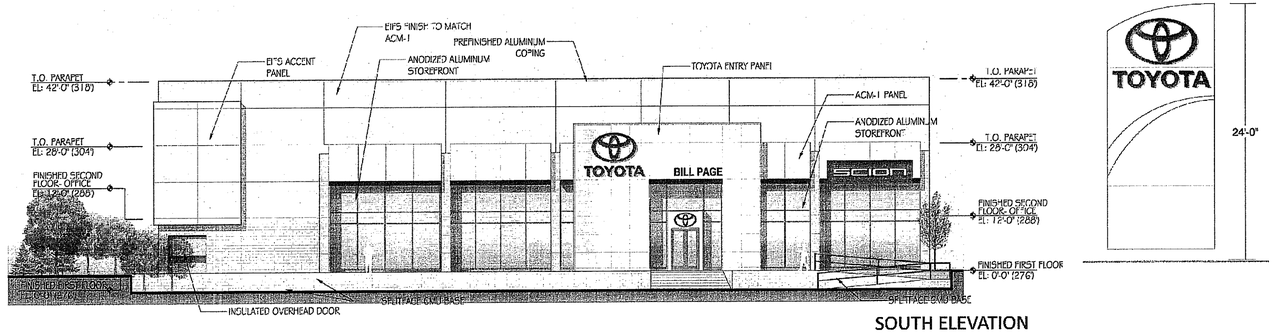


8 D45-1 DIRECTIONAL

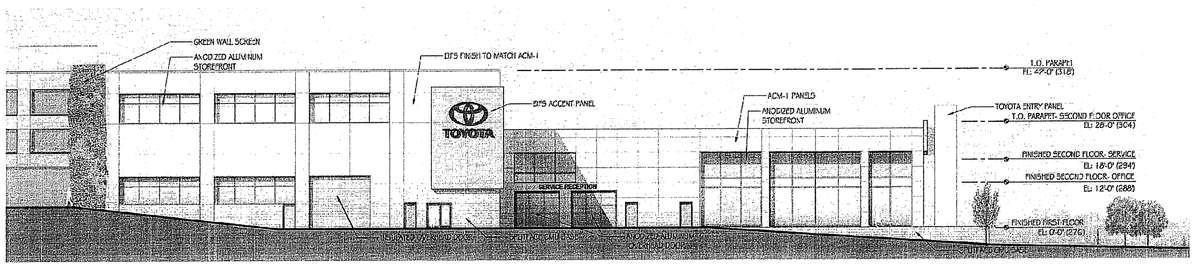


7 D45-3 DIRECTIONAL



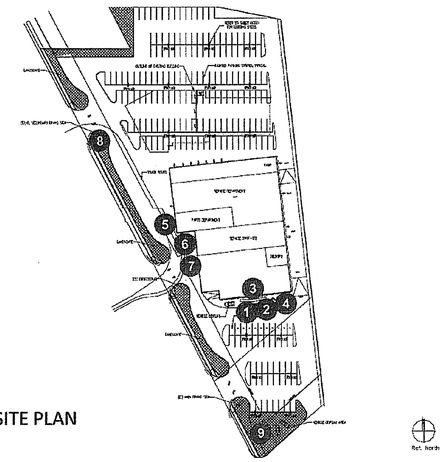


SOUTH ELEVATION



WEST ELEVATION

1. SL72
2. PDNN21
3. TOY3-NI
4. SBL15
5. SL72
6. SI15
7. D45-3 DIRECTIONAL
8. D45-1 DIRECTIONAL
9. 1024 PYLON



SITE PLAN

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

Dewberry

Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

BILL PAGE TOYOTA
ANNANDALE ROAD

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEITON
Lic. No. 20112
12.21.2011
PROFESSIONAL ENGINEER

KEY PLAN

Application No. SE 2011-PR-007 Staff S.Z.
Concur w/ RZ 2011-PR-021
Approved (SE) (SP) Plan
SEE DEV CONDS DATED 12-21-2011
Date of (BOS) (BZA) approval 1-10-2012

Sheet 12 of 13

No.	DATE	BY	Description
1	11.18.11	ARC	NEW SHEET

REVISIONS

DRAWN BY	ARC
APPROVED BY	PGY
CHECKED BY	PGY
DATE	June 3, 2011

TITLE

Bill Page Toyota
Annandale Road

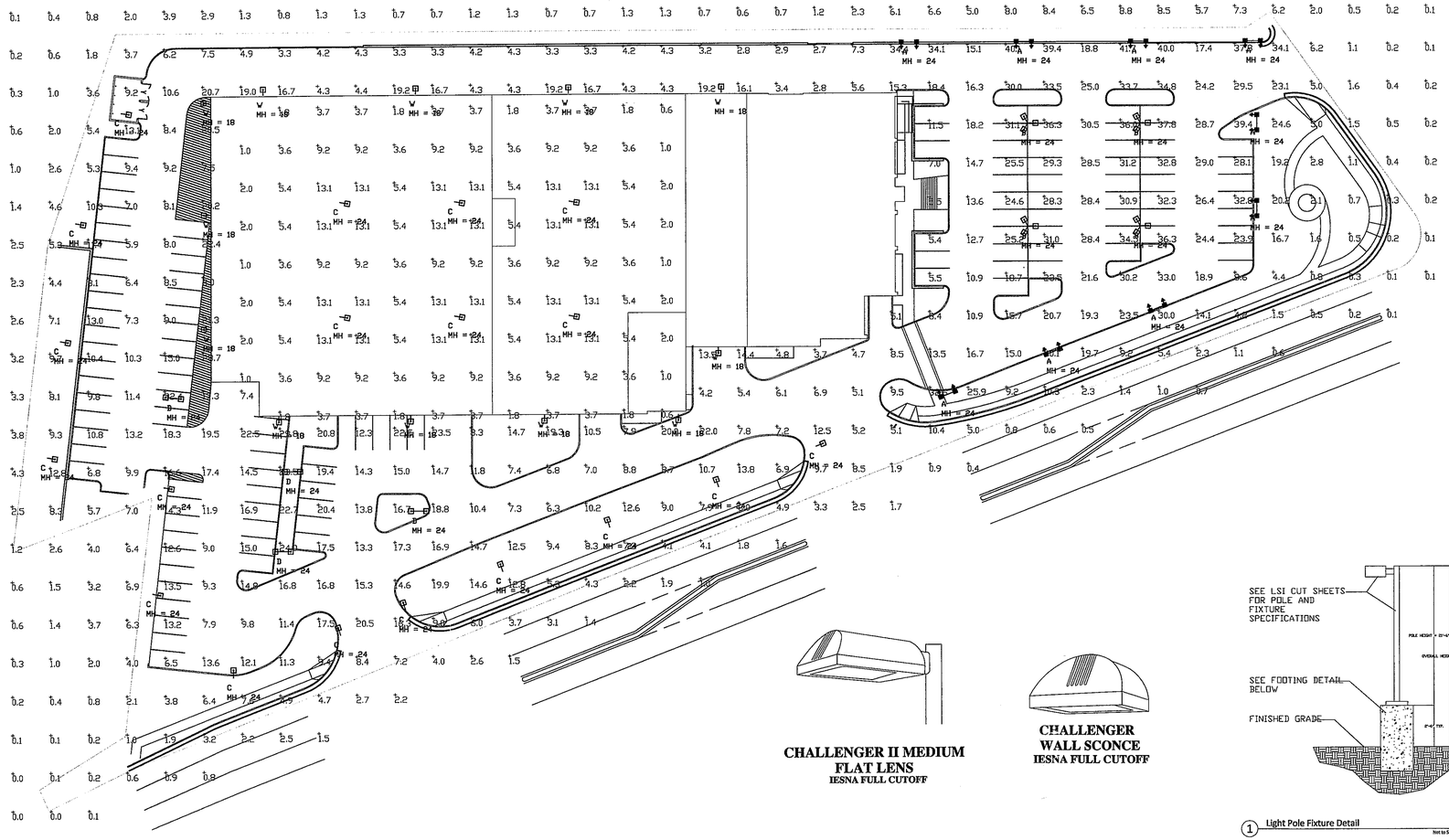
SIGNAGE

PROJECT NO.

12

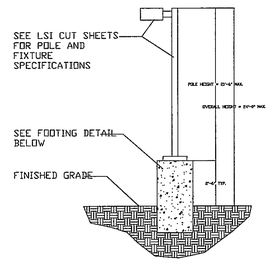
SHEET NO. 12 OF 13

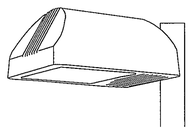
M-10786



CHALLENGER II MEDIUM FLAT LENS
IESNA FULL CUTOFF

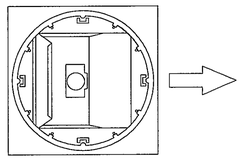
CHALLENGER WALL SCONCE
IESNA FULL CUTOFF





CHALLENGER FLAT LENS
IESNA FULL CUTOFF

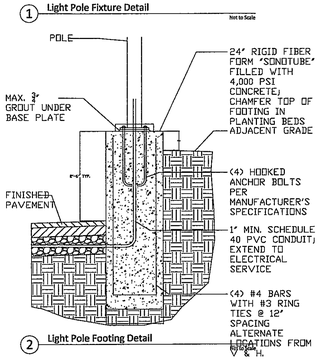
IMPORTANT



ROTATED REFLECTOR

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



1 Light Pole Fixture Detail — Not to Scale

2 Light Pole Footing Detail

GENERAL NOTES:
1. FOR PARKING LOT LIGHTS, TOP OF FOOTING TO EXTEND 2'-6" ABOVE FINISHED GRADE WHEN PLACED WITHIN THE PARKING LOT; FOR LIGHTS LOCATED AROUND THE PERIMETER OF THE PARKING LOT, CENTERLINE OF LIGHT FOOTING SHALL BE LOCATED 3'-0" BEHIND FACE OF CURB (STANDARD CONDITION).
2. TOP OF FOOTING TO EXTEND A MAXIMUM 3' ABOVE FINISH GRADE OF PLANTING AREAS WHEN PLACED MORE THAN 5'-0" BEHIND FACE OF CURB.
3. CENTERLINE OF SONOTUBE TO BE SET 3'-0" FROM FACE OF CURB (TYP.).
4. FINAL FOOTING DESIGN TO BE BASED ON MANUFACTURER'S WIND LOADING REQUIREMENTS AND LOCAL SOIL CONDITIONS.
5. ALL REINFORCING STEEL SHALL HAVE A YIELD STRENGTH OF 60ksi AND MAINTAIN A MINIMUM 3" CLEARANCE FROM SURFACES.

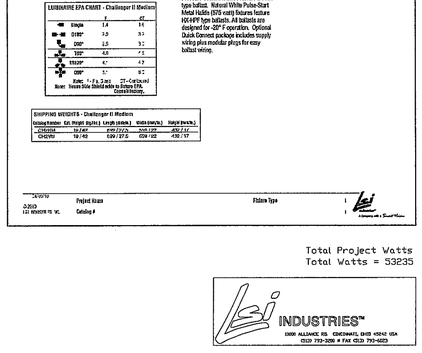
Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

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.

Maintained Footcandle levels at grade.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC GRID	Illuminance	Fc	10.34	41.7	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	9	A	D180 ROTATED	CHH-FT-775-NWPSMH-F-24' MTG HT	0.900	60000	69070	1690
	4	B	3 @ 120 DEGREES	CHH-5-775-NWPSMH-F-24' MTG HT	0.900	60000	111678	2535
	13	C	SINGLE	CHH-3-775-NWPSMH-F-24' MTG HT	0.900	60000	35622	845
	4	D	D180	CHH-5-775-NWPSMH-F-24' MTG HT	0.900	60000	74452	1690
	12	W	SINGLE	CHH-3-775-NWPSMH-F-WALL MOUNTED 18' MTG HT	0.900	60000	35622	845



Total Project Watts
Total Watts = 53235

LSI INDUSTRIES™
10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 # FAX (513) 793-4023

Dewberry®
Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703.849.0100
FAX: 703.849.0519
www.dewberry.com

BILL PAGE TOYOTA ANNANDALE ROAD

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLETON
Lic. No. 20112
12.21.2011
PROFESSIONAL ENGINEER

KEY PLAN

Application No. SE 2011-PR-007 Staff S.Z.
Concur w/ RZ 2011-PR-021
Approved (SE) (SP) Plan
SEE DEV CONDS DATED 12-21-2011
Date of (BOS) (BZA) approval 1-10-2012

Sheet 13 of 13

No.	DATE	BY	Description
5	12.21.11	ARC	
4	11.18.11	ARC	
3	10.26.11	ARC	
2	09.30.11	ARC	
1	06.30.11	ARC	NEW SHEET

REVISIONS

DRAWN BY ARC
APPROVED BY PGY
CHECKED BY PGY
DATE June 3, 2011

TITLE

Bill Page Toyota
Annandale Road

PHOTOMETRIC ANALYSIS

PROJECT NO.

13

SHEET NO. 13 OF 13

M-10786