County of Fairfax, Virginia

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

January 30, 2013

Mr. Keith C. Martin
Tramonte, Yeonas, Roberts & Martin, PLLC
8245 Boone Boulevard, Suite 400
Vienna, Virginia 22182

RE: Proffered Condition Amendment Application PCA 92-M-038
(Concurrent with Special Exception Application SE 2008-MA-019)

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 29, 2013, approving Proffered Condition Amendment Application PCA 92-M-038 in the name of Paolozzi Investments, Inc., to amend the proffers for Rezoning Application RZ 92-M-038 previously approved for commercial development and site modifications to permit a car wash with an overall Floor Area Ratio (FAR) of 0.16, located on the south side of Columbia Pike, approximately 300 feet north of Lacy Boulevard, Tax Map 61-2 ((1)) 117, on approximately 1.08 acres of land zoned C-5, CRD, HC and SC, in the Mason District subject to the proffers dated January 15, 2013.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bosclerk

Cc: Chairman Sharon Bulova
Supervisor Penny Gross, Mason
Tim Shirocky, Acting Director, Real Estate Division. Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
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 29th day of January, 2013, the following ordinance was adopted.

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 92-M-038
(Concurrent with Special Exception Application SE 2008-MA-019)

WHEREAS, Paolozzi Investments, Inc, filed in the proper form an application to amend the proffers for RZ 92-M-038 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), 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 Mason District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 parcels.

GIVEN under my hand this 29th day of January, 2013.

Catherine A. Chianese
Clerk to the Board of Supervisors

PCA 92-M-038
PAOLOZZI INVESTMENTS, INC.
PROFFER

January 15, 2013

Pursuant of §15.2-2303(A) of the Code of Virginia (1950 as amended) and §18-203 of the Zoning Ordinance of Fairfax County (1978 as amended) the property owner, Kamar Aysha Ahmed ("Property Owner") and Applicant, Paolozzi Investments, Inc. ("Paolozzi"), for itself and its successors assigns, (hereinafter collectively referred to as the "Applicant") proffers that the development of the parcel under consideration identified on the Fairfax County Tax Maps as Tax Map Reference 61-2((1))117 (hereinafter referred to as the "Property"), will be in accordance with the following conditions, if and only if, the application, known as PCA 92-M-038 is granted.

1. a. The Property shall be developed in substantial conformance with the Generalized Development Plan/Special Exception Plat ("GDP/SE Plat") dated April 19, 2012 and revised through December 11, 2012, prepared by Tri-TEK Engineering, Inc.

b. Sole means of access to the Property shall be from the existing section of service drive in front of Tax Map 61-2((1))115A as shown on the GDP/SE Plat.

c. If vehicular access from the application property to the Service Drive for Columbia Pike is permanently removed, blocked, or made inaccessible, whether by government or private action, an alternate entrance shall be developed in substantial conformance with the overall layout shown on the GDP/SE Plat. If such an entrance cannot be developed in substantial conformance with the GDP/SE Plat, a Special Exception Amendment shall be required.

2. Minor Modifications. Prior to Site Plan approval, the Applicant shall obtain and record a public access easement across the existing section of service drive in front of Tax Map 61-2((1))115A to provide access to Columbia Pike. Subject to the provisions of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP and these proffers may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to modify the layout shown on the GDP, including building footprint adjustments, at the time of site plan based on final engineering and design so long as the minimum required open space identified on the GDP tabulations and the minimum dimensions to the lot lines are not significantly diminished, and the minimum setback requirements continue to be met. In no event shall any adjustments to the design of the access point from the service drive in front of Tax Map 61-2((1))115A be deemed a minor modification.

3. a. Prior to issuance of the NON-RUP, the Applicant shall construct a left turn lane along Columbia Pike to a standard as required by VDOT.

b. Columbia Pike Right of Way Reservation. Subject to Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall reserve right-of-way up to a width of 25 (twenty-five) feet along the application property's Columbia Pike

(VA Route 244) frontage as shown on the GDP/SE Plat. Dedication of this reservation shall be upon demand by Fairfax County or VDOT at such time as there is a project for this improvement. The applicant may utilize land within the area of reservation as indicated on the GDP/SE plat; however, at the time of dedication, any plantings or other site improvements located in the areas reserved for this purpose shall be removed by the applicant at his expense.

c. Courtland Drive Right of Way Reservation. Subject to Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall reserve right-of-way up to a maximum width of 39 (thirty-nine) feet along the application property's boundary line with Lot 115A (Tax Map 61-2((1))115A) to the east to accommodate the future extension of Courtland Drive (VA Route 7556) as depicted in the Comprehensive Plan and as generally shown on the GDP/SE Plat. Dedication of this reservation shall be upon demand of Fairfax County or VDOT at such time as there is a project for this improvement. The applicant may utilize land within the area of reservation as indicated on the GDP/SE plat; however, at the time of dedication, any plantings or other site improvements located in the areas reserved for this purpose shall be removed by the applicant at his expense.

d. Prior to issuance of the Non-RUP, the Applicant shall construct a segment of a 4 (four) foot wide sidewalk within the right-of-way along the Property's frontage of the cul-de-sac of Courtland Drive as shown on the GDP/SE Plat.

4. Architecture. The architectural design of the buildings shall be in substantial conformance with the character of the elevations shown on Sheet 5 of the GDP/SE Plat. The elevations may be refined or modified as a result of final design and engineering so long as the character and materials of the buildings remain in substantial conformance with those shown.

5. Landscaping. Landscaping shall be provided in general as shown on Sheet 2 of the GDP/SE Plat. The exact number, size and spacing of trees and other plant materials shall be submitted concurrent with site plan review and shall be subject to the review and approval of the Urban Forest Management Division ("UFMD"), Department of Public Works and Environmental Services ("DPWES"). The Applicant shall provide maintenance and replacement of landscaping as necessary.

6. Native and Other Tree Species. To the extent possible, the Applicant shall incorporate native species and other tree species beneficial for wildlife, air quality and/or energy conservation into the landscape plan that is submitted in conjunction with the site plan, subject to review and approval by UFMD.

7. Outdoor Lighting. Parking lot or exterior lighting located on the Property shall be directed inward and/or downward and designed with shielded fixtures in order to minimize glare onto adjacent properties and in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. The outdoor display areas shall not exceed a maximum maintained lighting level of thirty (30) foot candles, as measured horizontally at grade.

8. Green Building Construction Practices. The Applicant shall incorporate into the design and implement the items listed on the Green Building Construction Practices checklist attached as Exhibit A ("Sustainability Checklist"). The Sustainability Checklist will reflect the

sustainable elements the Applicant agrees to incorporate into the Property. In addition, the Applicant shall, at the time of site plan review and building plan review, provide, from a LEED-accredited professional ("LEED-AP") either under the direction of or as a professional engineer or licensed architect, a certification statement confirming the Sustainability Checklist elements shall be incorporated into the design and construction of the Property ("Design Certification"). The Design Certification shall also confirm that the sustainable elements would be sufficient to generate significant energy savings and meet sustainability objectives as detailed in Exhibit A.

Prior to building plan approval for the Property, the Applicant shall execute a separate agreement and post a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the PFM. The amount of the escrow shall be $2.00 per square foot of gross floor area of the building then being proposed (because the buildings depicted on the GDP for the Property may be developed in phases). The green building escrow shall be in addition to and separate from other bond requirements. This escrow shall be released once the following conditions have been met:

- Receipt, prior to final construction bond release, of a certification statement, including supporting documentation, from the Applicant's LEED-AP confirming that the Sustainability Checklist elements (or such alternative elements approved in advance by the Chief of the Environment and Development Review Branch ("EDRB") of the Department of Planning and Zoning ("DPZ") after consultation with the Applicant's LEED-AP) were incorporated into the design and construction of the Property ("Construction Certification"); and

- Concurrence and acceptance of the Applicant's LEED-AP's Construction Certification by the EDRB.

If the Chief of EDRB does not concur or accept the Construction Certification and determines that the Sustainability Checklist elements have not been constructed or have not been implemented as agreed, the Chief of EDRB shall so notify the Applicant's LEED-AP. The Applicant's LEED-AP and the Chief of EDRB shall meet to discuss the alleged deficiencies and to develop appropriate resolutions, which may include substitute techniques or elements that achieve the same intended sustainability or energy conservation benefit. Thereafter, if the Applicant fails to take necessary corrective or curative actions and submit a revised Construction Certification within ninety (90) days, then the entirety of the green building escrow for the Property shall be released to Fairfax County and shall be posted to a fund within the county budget supporting implementation of county environmental initiatives; provided, however, that if such corrective and curative actions cannot reasonably be completed within said ninety (90) days, and the Applicant has commenced such actions, the time period may be extended as determined appropriate by the Zoning Administrator, an release of escrowed funds shall be made to the Applicant or to the county during the extension.

9. Signage. All signage on the Property shall conform to Article 12 of the Zoning Ordinance, In addition, pursuant to Section 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.

10. Indemnification. Paolozzi shall indemnify, defend and hold Property Owner harmless from any and all actions, demands, penalties, settlements, losses, damages, costs, expenses, liabilities, obligations and claims of any kind (including, without limitation, reasonable attorney fees, consultants and expert witness fees, investigation and laboratory fees, court costs litigation expenses and other legal costs and expenses) relating to, or arising from the development of the aforementioned parcel and any modifications of the parcel in accordance with this Proffer.

APPLICANT/CONTRACT PURCHASER

Paolozzi Investments, Inc.

By: Guy A. Paolozzi
Title: President

PROPERTY OWNER:

By: Kamar Aysha Ahmed

Exhibit A

Green Building Construction Practices – Checklist

The following is a list of the green building construction practices the Applicant proposes at the Property. The Applicant shall consider alternative techniques and practices to those contained in this list if there are technological advances and proven performance results that demonstrate at least the same amount of sustainability or energy conservation.

Proof of installation is understood as a signed and sealed letter from the LEED-AP and Architect of Record (if not one and the same) acknowledging the installation of each of the Checklist items.

1. The Applicant shall provide bicycle racks and/or storage for 5 bicycles within 200 yards of a building entrance. The Applicant shall provide proof of installation and plan location.

2. The Applicant shall provide one shower and changing facility for employees within 200 yards of a building entrance. The Applicant shall provide proof of installation, plan location and manufacturers' product data for the showerhead.

3. The Applicant shall provide preferred one parking space for low-emissions vehicles. The location of the space shall be labeled on the site plan and the spaces shall be demarked with Reserved for Low-Emissions Vehicle Parking sign. The Applicant shall provide proof of installation and plan location.

4. The Applicant shall provide a light pollution reduction strategy for interior and exterior lighting as listed in items 1 and 2 below. (Current energy codes do not require either item). The Applicant shall provide proof of installation and plan locations.

    - Interior Lighting - The input power of interior lighting shall be reduced (by automatic device of) below the interior lighting power maximum allowances per International Energy Conservation Code (IECC) Table 505.5.2 for all nonemergency interior luminaries with a direct line of sight to any openings in the envelope (translucent or transparent) between 11 p.m. and 5 a.m. After-hours override may be provided by a manual or occupant-sensing device provided the override lasts no more than 30 minutes.

    - Exterior Lighting - The input power of exterior lighting shall be reduced (by automatic device of) by 60% starting 30 minutes after closing (approximately 11:30 p.m.) to 5 a.m. (The Zoning Ordinance currently requires a minimum of 50% reduction of exterior lighting within 30 minutes of closing time).

5. The Applicant shall install a carwash as depicted on the site plan and building plan that shall capture and re-use an optimum of 90% and a minimum of 60% of the graywater generated from carwash operations, unless a more stringent recycling level is required per County code. The Applicant shall provide proof of installation and manufacturers' product data including water usage calculations for the anticipated water usage as well as the reclaimed water usage.

6. The Applicant shall install a roofing membrane with a Solar Reflectance Index (SRI) equal to or greater than 78 for a minimum of 75% of the total roof area of the lobby/office portion of the building. The Applicant shall provide proof of installation, roof area calculations and manufacturers' product data.

7. The Applicant shall install motion sensor faucets and flush valves and ultra-low-flow plumbing fixtures that have a maximum water usage as listed below. The Applicant shall provide proof of installation and manufacturers' product data.

Water Closet (gallons per flush, gpf)	1.28
Urinal (gpf)	0.5
Showerheads (gallons per minute, gpm*)	2.0
Lavatory faucets (gpm**)	1.5
Kitchen and janitor sink faucets	2.20
Metering faucets	0.25

* When measured at a flowing water pressure of 80 pounds per square inch (psi).
** When measured at a flowing water pressure of 60 pounds per square inch (psi).

8. The landscaping shall be irrigated from reclaimed water from the car wash.

9. The Applicant shall install dual (passive infrared and ultrasonic) technology occupancy sensors in all bathrooms, offices, break room, general office, conference room, training room, and storage areas. The Applicant shall provide proof of installation, plan locations and projected energy saving data from the manufacturer (if available).

10. The Applicant shall install daylight sensors that shall provide automatic dimming of the lighting in the perimeter offices, lobby and break room. The Applicant shall provide proof of installation, plan locations and projected energy saving data from the manufacturer (if available).

11. The Applicant shall install only LED or fluorescent lamps in all interior building lighting fixtures. The Applicant shall provide a maximum lighting power allowance of 1.25 watts/square foot (code maximum is 1.5 watts/square foot for retail area and 0.9 watts/per square foot for the service department area). The Applicant shall provide proof of installation, energy usage calculations and manufacturers' product data.

12. If applicable, the Applicant shall install Energy Star appliances and equipment for all refrigerators, dishwashers, water heaters, computers, monitors, televisions, vending machines, water coolers, and other appliances and office equipment (if available). The Applicant shall provide proof of installation, installation locations, and manufacturers' product data, including the Energy Star energy guide.

13. The Applicant shall install at least one 5 foot or larger industrial ceiling fans to increase air movement. The Applicant shall provide proof of installation, installation locations, manufacturers' product data and projected energy savings data from the manufacturer (if available).

14. The Applicant shall increase the R-value of thermal insulation for the roof to R-24 (minimum code requires R-20) and for the cavity walls to R-30 (minimum code requires R-20.5) to reduce heat loss/gain. The Applicant shall provide proof of installation and manufacturers' product data (not applicable for wet tunnel or detail bays).

15. The Applicant shall recycle all trash. The Applicant shall provide proof of installation, installation locations and a copy of the Applicant's recycling hauling contract.

16. The Applicant shall use finish products that include a minimum of 10% of total recycled content (combined pre-consumer and post-consumer recycled content) for floor and wall tiles and wall coverings. The Applicant shall use carpet and ceiling tiles that include a minimum of 40% of total recycled content (combined pre-consumer and post-consumer recycled content). The Applicant shall provide proof of installation and the manufacturers' product data indicating the recycled content.

17. The Applicant shall provide natural lighting through the use of windows and/or skylights to a minimum of 75% of the spaces. Areas excluded are the mechanical room and parts storage. The Applicant shall provide proof of installation, installation locations on the architectural plans and installation area calculation indicating 75% of the building area.

18. The Applicant shall prohibit smoking from inside the buildings and shall designate tobacco use areas a minimum of 50 feet away from building entries, outdoor air intakes and operable windows. The Applicant shall provide signage to allow smoking in designated areas and prohibit smoking in all other locations. The Applicant shall provide proof of installation and site locations.

19. The Applicant shall install HVAC unit filters with a minimum efficiency reporting value (MERV) rating of 8. (There is no known code minimum, but MERV ratings start at 1 as the lowest efficiency). The Applicant shall provide proof of installation and the manufacturers' product data.

20. The Applicant shall comply with volatile organic compound (VOC) limits established by the following list below. The Applicant shall provide proof of installation and the manufacturers' product data for finish adhesives, paint and coatings.

Application	(VOC Limit g/L less water)
Carpet Adhesive	50
Rubber floor adhesive	60
Ceramic tile adhesive	65
Anti-corrosive/ anti-rust paint	250
Clear wood finishes	350
Dry-fog coatings	400
Paint (flat, semi, and gloss)	250
Concrete curing compounds	350
Floor coatings	420
Primers	350
Stains, interior	250

21. The Applicant shall install carpet and carpet padding that shall meet the testing and product requirements of the Carpet and Rug Institute Green Label Plus Program. The Applicant shall provide proof of installation and the manufacturers' product data.

22. The Applicant shall install vinyl composition tile and rubber tile flooring that shall meet the requirements of the FloorScore certification program. The Applicant shall provide proof of installation and the manufacturers' product data and certification letter.

23. The Applicant shall not use any particle board, medium density fiberboard (MDF), plywood, wheatboard, strawboard, or panel substrates on the interior of the building which contain urea formaldehyde resins. Materials considered fixtures, furniture and equipment (FF&E) are not considered base building elements and are not included. The Applicant shall provide proof of installation and the manufacturers' product data.

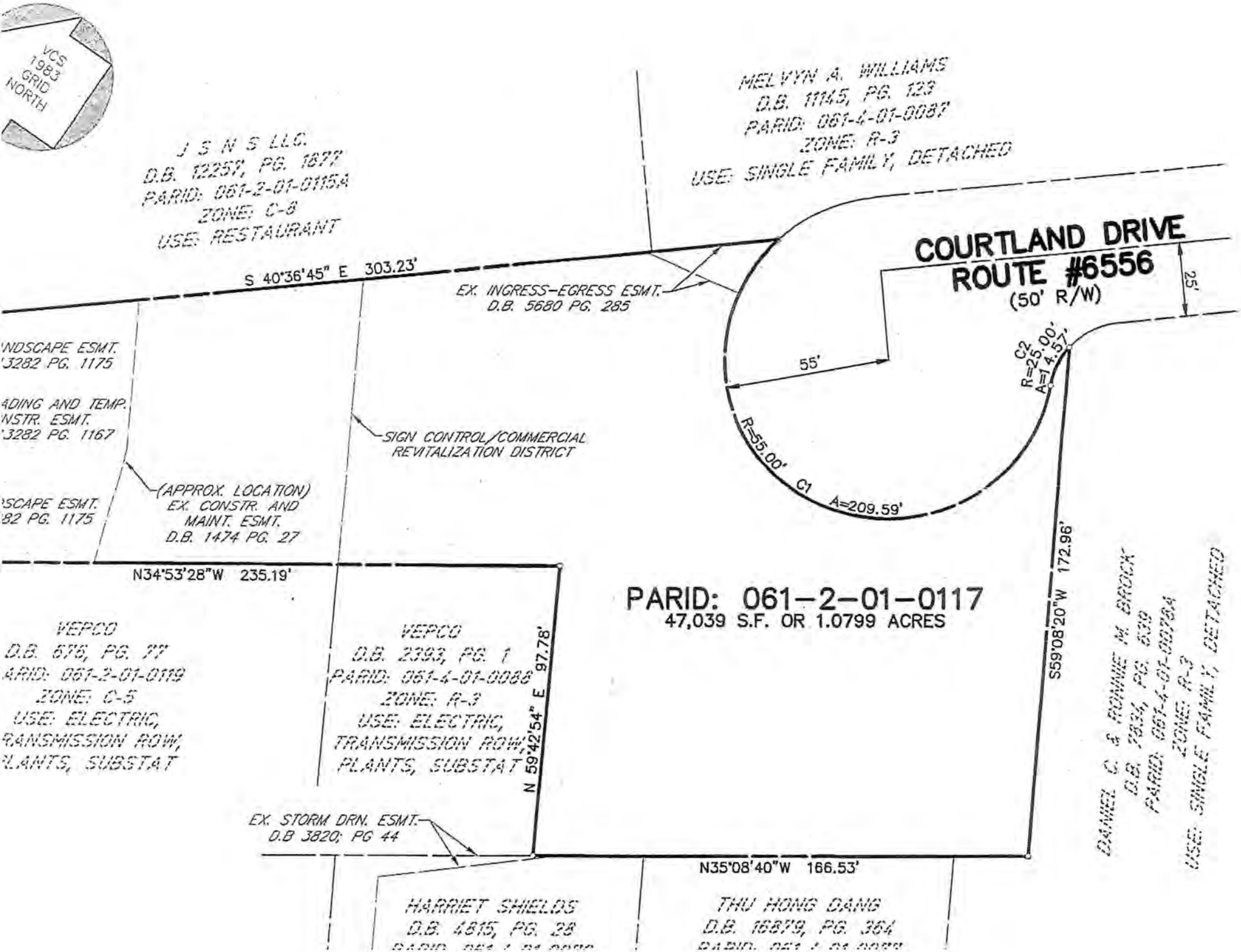
24. The Applicant shall install regional and locally sourced asphalt and concrete materials from local providers. The Applicant shall provide proof of installation and invoice receipts.

25. The Applicant shall have a construction waste management plan that consists of hiring a waste removal and diversion company to process all construction waste at a recycling center. The Applicant shall provide a copy of the waste removal contract as proof of compliance.

Green Operating Practices

In addition to the items on the Checklist above, the Applicant shall, to the extent practicable and in good faith, incorporate the following green operating practices into the business:

1. recycle computer equipment, printers, cartridges, etc.;
2. use "green" cleaning products for janitorial services;
3. use environmentally friendly refrigerants for the HVAC system to minimize global warming gasses released into the atmosphere;
4. provide vampire load management;
5. hibernate or turn off computer and office equipment.


VCS 1983 GRID NORTH
J S N S LLC.
D.B. 12257, PG. 1877
PARID: 061-2-01-0115A
ZONE: C-8
USE: RESTAURANT
MELVYN A. WILLIAMS
D.B. 11145, PG. 123
PARID: 061-4-01-0087
ZONE: R-3
USE: SINGLE FAMILY, DETACHED
COURTLAND DRIVE
ROUTE #6556
(50' R/W)
25'
S 40°36'45" E 303.23'
EX. INGRESS-EGRESS ESMT.
D.B. 5680 PG. 285
NDSCAPE ESMT.
3282 PG. 1175
ADING AND TEMP.
NSTR. ESMT.
3282 PG. 1167
SCAPE ESMT.
82 PG. 1175
(APPROX. LOCATION)
EX. CONSTR. AND
MAINT. ESMT.
D.B. 1474 PG. 27
SIGN CONTROL/COMMERCIAL
REVITALIZATION DISTRICT
55'
R=55.00'
C1
A=209.59'
C2
R=25.00'
A=14.57'
N34°53'28"W 235.19'
VEPCO
D.B. 676, PG. 77
ARID: 061-2-01-0119
ZONE: C-5
USE: ELECTRIC,
RANSMISSION ROW,
LANTS, SUBSTAT
VEPCO
D.B. 2393, PG. 1
PARID: 061-4-01-0088
ZONE: R-3
USE: ELECTRIC,
TRANSMISSION ROW,
PLANTS, SUBSTAT
N 59°42'54" E 97.78'
PARID: 061-2-01-0117
47,039 S.F. OR 1.0799 ACRES
S59°08'20"W 172.96'
DANIEL C. & RONNIE M. BROCK
D.B. 7834, PG. 839
PARID: 061-4-01-0078A
ZONE: R-3
USE: SINGLE FAMILY, DETACHED
EX. STORM DRN. ESMT.
D.B 3820; PG 44
N35°08'40"W 166.53'
HARRIET SHIELDS
D.B. 4815, PG. 28
THU HONG DANG
D.B. 16879, PG. 364

PROFFERED CONDITION AMENDMENT (PCA 92-M-038-1) AND SPECIAL EXCEPTION PLAT

VICINITY MAP
SCALE: 1"=500'

BAILEY'S CAR WASH

APRIL 19, 2012
REV.: DEC. 11, 2012

PROJECT TEAM

OWNER

KAMAR AYSHA AHMED
6010 COLUMBIA PIKE
FALLS CHRUCH, VA. 22041

APPLICANT

PAOLOZZI INVESTMENTS, INC.
ATTN. GUY PAOLOZZI
129 PARK STREET, NE
UNIT 12F
VIENNA, VA. 22180
PHONE: (703) 960-3413

LAND USE ATTORNEY

TRAMONTE, YEONAS, ROBERTS & MARTIN PLLC
ATTN. KEITH MARTIN
8221 OLD COURTHOUSE ROAD
SUITE 300
VIENNA, VA. 22182
PHONE: (703) 734-4800
FAX: (703) 442-9532

CIVIL ENGINEER

TRI-TEK ENGINEERING, INC.
ATTN. TED BRITT
690 CENTER STREET
SUITE 300
HERNDON, VA. 20170
PHONE: (703) 481-5900
FAX: (703) 481-5901

SHEET INDEX

1) COVER SHEET
2) NOTES & DETAILS
3) SPECIAL EXCEPTION PLAT
4) STORMWATER MANAGEMENT
5) EXISTING CONDITIONS & VEGETATION MAP
6) BUILDING ELEVATIONS
7) BUILDING ELEVATIONS

RECEIVED
Department of Planning & Zoning
DEC 14 2012
Zoning Evaluation Division

TRI-TEK ENGINEERING
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690 Center Street
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COMMONWEALTH OF VIRGINIA
TEDDY S. BRITT
LIC. NO. 14800
12-14-12
PROFESSIONAL ENGINEER

BAILEY'S CAR WASH
FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT

COVER SHEET

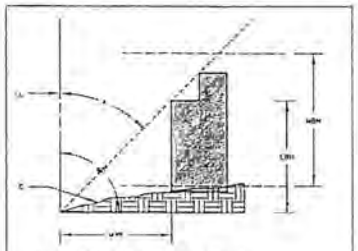
DATE	REVISION
10/15/12	PER COUNTY COMMENTS
10/26/12	PER COUNTY COMMENTS
09/04/12	PER COUNTY COMMENTS
09/13/12	ADDED BUILDING ELEVATIONS
12/11/12	PER COUNTY COMMENTS

FN: 2DE SCALE: NONE
PF: 2DE DATE: 04/19/12
CD: 2DE SHEET 1 OF 7

T-2433

GENERAL NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT CONTAINS 1.07926 ACRES (47,039± S.F.) AND IS LOCATED ON FAIRFAX COUNTY TAX MAP 51-4-((1))-117. THE PROPERTY IS ZONED C-5 (PROFFERED PER BZ 92-M-038) AND IS CURRENTLY USED AS A RESIDENCE.
2. THIS SPECIAL EXCEPTION REQUEST IS SUBMITTED FOR APPROVAL AS A CATEGORY 6 SPECIAL EXCEPTION FOR A CAR WASH.
3. BOUNDARY INFORMATION IS BASED ON A FIELD RUN SURVEY BY TRI-TEK ENGINEERING (JAN., 2006). NO TITLE REPORT HAS BEEN FURNISHED.
4. TOPOGRAPHY INFORMATION SHOWN HEREON IS AT 2 FT. CONTOUR INTERVALS BASED ON A FIELD SURVEY BY TRI-TEK ENGINEERING (JAN., 2006).
5. THE PROPERTY DELINEATED ON THIS PLAT IS NOW IN THE NAME OF RAMAR AYSHA AHMED AS RECORDED IN DEED BOOK 18714 AT PAGE 1383 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
6. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
7. OFF STREET PARKING AND LOADING IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE MODIFIED AS PERMITTED UNDER SECTION 6-7-2.
8. THIS PLAN IS COMPATIBLE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY AND ADJACENT DEVELOPMENT.
9. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE DOES NOT ADVERSELY AFFECT ADJACENT OR NEIGHBORING PROPERTIES.
10. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GENERAL AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
11. THIS SITE DOES NOT HAVE AREA SUBJECT TO 100 YEAR FLOODING OR EQC CAMPUNA AND NO RPA EXISTS ON THE PROPERTY.
12. PROPOSED CONSTRUCTION WILL ADD IMPERVIOUS AREA TO THE SITE. DEVELOPMENT IS THEREFORE ANTICIPATED TO INCREASE STORMWATER RUNOFF AND IS PROPOSED TO BE CONTROLLED BY AN UNDERGROUND AND/OR STORM TECH TYPE SYSTEM AND WATER QUALITY CONTROLS PROVIDED BY STORM FILTER DEVICES AND/OR OTHER STRUCTURAL CONTROLS.
13. DEVELOPMENT REQUIRED FOR THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER.
14. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL.
15. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES THAT ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE OTHER THAN THOSE CONSISTENT WITH THE USE OF THE PROPERTY.
16. ALL NEW SIGNAGE AND NEW OUTDOOR LIGHTING FIXTURES ONSITE SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH BY THE COUNTY OF FAIRFAX.
17. THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION SHALL BE DEVELOPED IN ACCORDANCE WITH THIS PLAT PREPARED BY TRI-TEK ENGINEERING, INC. PROVIDED THAT MINOR MODIFICATIONS SHALL BE PERMITTED PURSUANT TO THE PROVISIONS OF SEC. 9-004. MODIFICATIONS WILL BE DETERMINED AS PART OF THE FINAL ENGINEERING AND SITE PLAN REVIEW BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES).
18. SITE ACCESS WILL BE FROM COLUMBIA PIKE (ROUTE 244). NO ACCESS IS CURRENTLY PROPOSED TO COURTLAND DRIVE (ROUTE 7558).
19. THE EXISTING BUILDING ON THE SITE WAS CONSTRUCTED IN 1930 AND IS APPROXIMATELY 1,088 S.F.
20. THERE ARE NO EXISTING UTILITY EASEMENTS IN EXCESS OF TWENTY FIVE (25) FT. WIDE AND NO MAJOR UNDERGROUND UTILITY LOCATED ON THE PROPERTY.
21. A WAIVER OF PFM SECT. 7-0104.3 WILL BE APPLIED FOR AT THE TIME OF SITE PLAN TO WAIVE THE REQUIREMENT TO PROVIDE A SERVICE DRIVE.



A = ANGLE OF BULK PLANE = 45 (RADS)
LL = LOT LINE
WYR = MINIMUM YARD REQUIREMENT = 40' FRONT
= 0' SIDE
= 20' REAR
EBH = EFFECTIVE BUILDING HEIGHT = 27.5'
MBH = MAXIMUM BUILDING HEIGHT = 35 FT.
C = GRADE (FINISHED) = 8231 (AVG)

WYR = EBH (or A)

EBH = WYR / (or A)

	ANGLE PROVIDED	SETBACK REQUIRED	EFFECTIVE BLDG. HT.
FRONT	45	20 ft	27 ft
SIDE	n/a	15	n/a
REAR	n/a	n/a	n/a

USE: CAR WASH
CURRENT ZONING: C-5

ANGLE OF BULK PLANE
(NOT TO SCALE)

SITE DATA

- TAX MAP LOCATION: 51-4-((1))-117
- SITE ADDRESS: 3801 COLUMBIA PIKE
- TOTAL SITE AREA: 1.07926 ACRES OR 47,039± S.F.
- RESERVATION FOR FUTURE ROW: 44,329 S.F.
- ZONING: C-5
  - PORTION SC (SIGN CONTROL OVERLAY DISTRICT)
  - PORTION CRD (COMMERCIAL REVITALIZATION DISTRICT)
  - HC (HIGHWAY CORRIDOR OVERLAY DISTRICT)
- PROPOSED USE: CAR WASH

SITE TABULATIONS

	REQUIRED	PROPOSED
• LOT SIZE REQUIREMENTS(*):		
LOT AREA:	40,000 SF	47,039 SF
LOT WIDTH:	200 LF	82 LF (SEE WAIVER)
• BULK REGULATIONS(*):		
BUILDING HEIGHT:	40 FT.	30 FT.
YARD REQUIREMENTS:		
FRONT:	20 FT.	20± FT.
SIDE:	NONE	14 FT.
REAR:	20 FT.	N/A
F.A.R.:	0.30	0.16

- PARKING SCHEDULE:

  REQUIRED: FOUR (4) SPACES PER BAY/STALL PLUS ONE (1) SPACE PER EMPLOYEE FOR A SELF SERVICE ESTABLISHMENT, OR ONE (1) SPACE PER EMPLOYEE, PLUS SUFFICIENT AREA FOR TEN (10) STACKING SPACES PER BAY/STALL FOR AN AUTOMATED ESTABLISHMENT.

  2 BAYS (4 SPACES PER BAY) + 14 EMPLOYEES (1 SPACE PER EMPLOYEE) = 22 SPACES

  PROVIDED: 16 PARKING SPACES (SEE MODIFICATION & 10 STACKING SPACES)

- OPEN SPACE: 16,700 S.F. OR 36%

MODIFICATIONS/WAIVERS

THE SITE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY, EXCEPT THE FOLLOWING:

1. MODIFICATION OF THE REQUIREMENT TO PROVIDE TRANSITIONAL SCREENING ALONG THE SOUTHEAST BOUNDARY ADJACENT TO COURTLAND DRIVE, PARCEL 78A AND THE SOUTHWEST BOUNDARY ADJACENT TO PARCEL 78.77 IN FAVOR OF THAT SHOWN ON THE PLAT. SCREENING YARD WIDTH AND PLANTING REQUIREMENTS HAVE BEEN REDUCED AND A 5' MASONRY WALL HAS BEEN PROVIDED TO MITIGATE THE REDUCED WIDTH (PER ZO 13-305.4).
2. MODIFICATION OF SECTION 6-7-2.3 TO PERMIT A 20% REDUCTION IN THE OFF-STREET PARKING REQUIREMENT AS SHOWN ON THE PLAN.
3. MODIFICATION OF THE REQUIREMENT TO PROVIDE PERIPHERAL PARKING LOT LANDSCAPING ALONG THE NORTHWEST BOUNDARY ADJACENT TO LOT 119 AND LOT 58, IN FAVOR OF THAT SHOWN ON THE PLAT. FULL SCREENING PLANTING REQUIREMENTS CANNOT BE MET DUE TO OFFSITE EVERGREEN TREES THAT OVERHANG INTO THE PROPERTY. THESE EVERGREENS PROVIDE AN EFFECTIVE SCREEN AND ONLY SUPPLEMENT SHRUBS ARE PROPOSED ONSITE.
4. MODIFICATION OF THE REQUIREMENT TO PROVIDE TREE SAVE AREAS MEETING THE TREE PRESERVATION TARGET. THIS DEVIATION REQUEST IS THE RESULT OF THE ONLY POTENTIAL TREE SAVES BEING LOCATED ALONG THE BOUNDARIES OF LOTS 78, 77, & 78A AND THE EXISTING VEGETATION IN THOSE AREAS HAVE BEEN IDENTIFIED AS INVASIVE SPECIES AND THOSE KNOWN TO HAVE PROBLEMS AFTER PRESERVATION. NO TREES ONSITE ARE PROPOSED TO BE SAVED.

TREE COVER CALCULATIONS:

(FOR ADDITIONAL INFORMATION, SEE TREE PRESERVATION TARGET CALCULATIONS ON SHEET 5)

SITE AREA:	47,039 SF
TREE COVER REQ'D (10%):	4,704 SF
EXISTING TREE COVER TO REMAIN:	0 SF
PROPOSED TREE COVER:	±15,100 SF
TOTAL TREE COVER:	±15,100 SF

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS:

(SEE SHEET 3 FOR TREE LOCATIONS)

PARKING LOT AREA:	20,700 SF
INTERIOR LANDSCAPING REQ'D (5%):	1,035 SF
TOTAL SHADE TREE COVER PROVIDED:	1,800 SF
(6 SHADE TREES X 300 SF)	

PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS:

(SEE SHEET 3 FOR TREE LOCATIONS)

	REQUIRED	PROVIDED
213' NORTHEAST (1 TREE/30 LF)	5	5
109' NORTHWEST (1 TREE/30 LF)	3	0*

*SEE MODIFICATION REQUEST, THIS SHEET

TRANSITIONAL SCREENING CALCULATIONS:

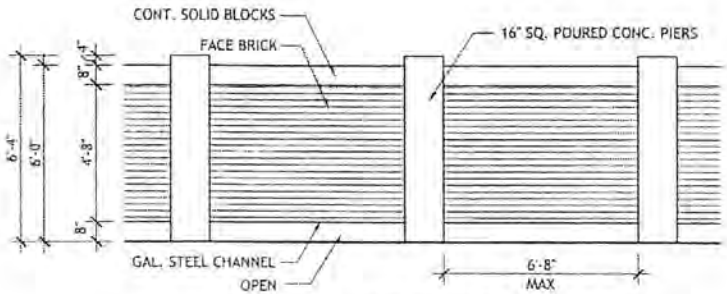
(TYPE 3 SCREENING REQ'D - 50' WIDTH)
TYPE "C" BARRIER PROVIDED

	S.E. P/L ADJACENT TO COURTLAND DR.	S.E. P/L ADJACENT TO LOT 78A	S.E. P/L ADJACENT TO LOTS 78 & 77
WIDTH	25'	50'	18.5'*
LENGTH ALONG PROPERTY LINE	224'	153'**	117'***
SCREENING YARD AREA	4,480 SF	7,650 SF	1,831 SF
10-YR. CANOPY FOR 25% COVERAGE	3,360 SF	5,738 SF	1,149 SF
LARGE DECIDUOUS PROVIDED (300 SF)	4	7	1
LARGE EVERGREEN PROVIDED (200 SF)	7	13	5
MEDIUM EVERGREEN PROVIDED (100 SF)	25	18	8
TOTAL 10-YR. CANOPY PROVIDED	4,700 SF	5,800 SF	1,800 SF
EVERGREEN SHRUBS REQ'D (3/10 LF P/L)	68	46	28
EVERGREEN SHRUBS PROVIDED	47	46	0*

*SEE MODIFICATIONS, THIS SHEET

**21' OF THE 173' BOUNDARY ALONG LOT 78A IS BEING COUNTED BY THE TRANSITIONAL SCREENING YARD ALONG COURTLAND DRIVE.

***55' OF THE 187' BOUNDARY ALONG LOTS 78 & 77 IS BEING COUNTED BY THE TRANSITIONAL SCREENING YARD ALONG LOT 78A.



MASONRY SCREENING WALL DETAIL
(NOT TO SCALE)

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BAILEY'S CAR WASH

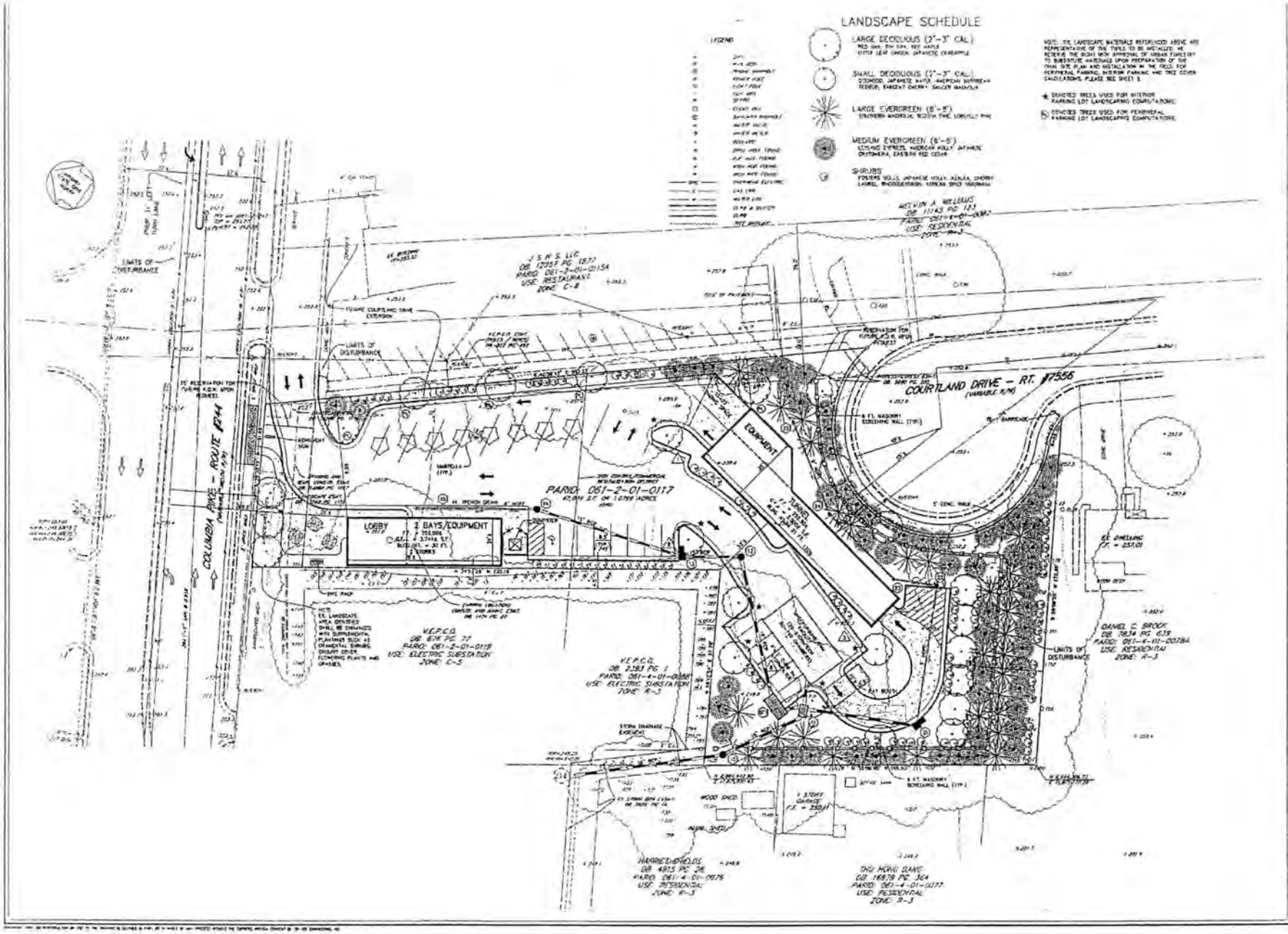
FAIRFAX COUNTY, VIRGINIA

MASON DISTRICT

NOTES & DETAILS

REVISION	DATE
PER COUNTY COMMENTS	9/17/12
PER COUNTY COMMENTS	10/8/12
PER COUNTY COMMENTS	11/5/12
ADDED BUILDING ELEVATIONS	12/13/12
PER COUNTY COMMENTS	1/11/13

PM: TSB SCALE: NONE
PE: SSB DATE: 3/14/13
CD: MSG SHEET 2 OF 2



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BAILEY'S CAR WASH

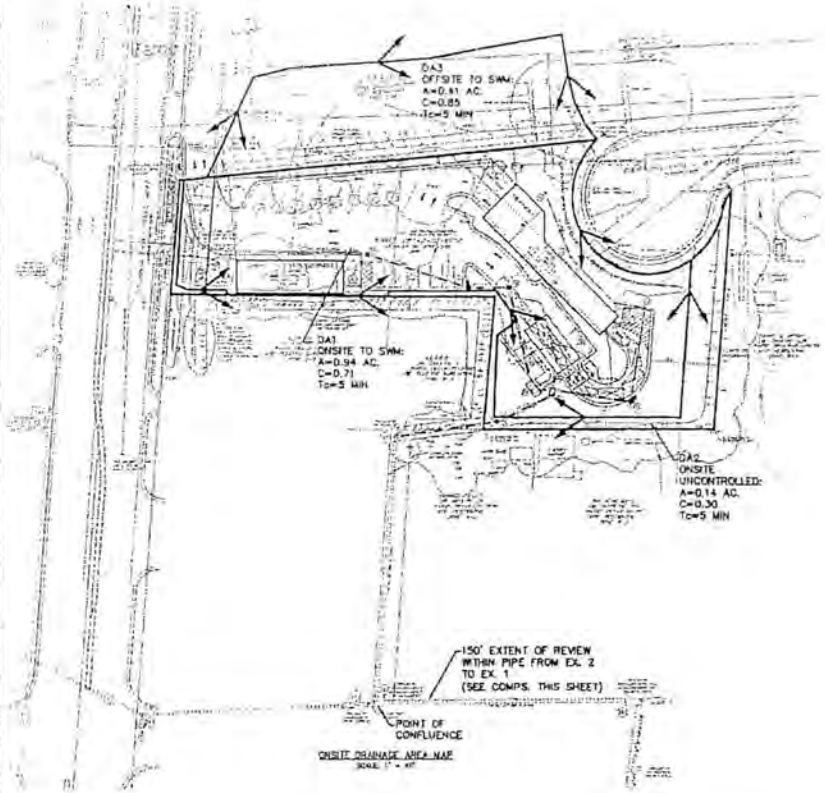
MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAT

DATE	REVISION
07.18.12	PER COUNTY COMMENTS
08.08.12	PER COUNTY COMMENTS
09.04.12	PER COUNTY COMMENTS
09.13.12	ADDED BUILDING ELEVATIONS
13.11.12	PER COUNTY COMMENTS

PM: TDR SCALE: 1"=20'
PF: TDR DATE: 24.15.12
CO: WSD SHEET: 1 OF 1



ONSITE DRAINAGE AREA MAP
SCALE: 1" = 40'

OFFSITE DRAINAGE AREA MAP
SCALE: 1" = 200'

WQ-18 NARRATIVE

A) ANALYSIS SHALL BE MADE TO A POINT AT LEAST 100 FEET DOWNSTREAM OF THE POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 80% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE.
-POINT OF CONFLUENCE PROVIDED ON THIS SHEET.

B) NATURAL CHANNEL SHALL BE ANALYZED USING TWO YEAR STORM FOR OVERTOPPING AND EROSIVE VELOCITY.
-SITE DOES NOT OUTFALL TO A NATURAL CHANNEL.

C) PROVIDE A DETAILED SITE SPECIFIC OUTFALL NARRATIVE.
-OUTFALL NARRATIVE PROVIDED ON THIS SHEET.

D) PROVIDE OUTFALL LOCATION MAP(S) AND ALL DETAILED OUTFALL ANALYSIS COMPUTATIONS.
-SEE THIS SHEET FOR OUTFALL COMPUTATIONS AND OUTFALL MAP

E) AT LEAST 3 TO 5 CROSS SECTIONS, SELECTED AT CRITICAL LOCATIONS SHALL BE USED TO VERIFY THE ADEQUACY OF OUTFALL CROSS SECTION MUST BE BASED ON FIELD SURVEY DATA OR 2 FT CONTOUR INTERVALS.
-THE OUTFALL HAS BEEN ANALYZED. SEE THIS SHEET FOR COMPUTATIONS OF THE EXISTING PIPE SYSTEM.

F) CROSS SECTIONS MUST HAVE SAME VERTICAL AND HORIZONTAL SCALE TO GIVE CLEAR PICTURE OF BED & BANKS
-CROSS SECTIONS WILL BE PROVIDED AT SAME VERTICAL AND HORIZONTAL SCALE.

G) OUTFALL VELOCITIES SHALL BE COMPARED WITH EROSIVE VELOCITIES OF EXISTING CHANNEL.
-OUTFALL VELOCITIES HAVE BEEN ANALYZED AND ARE NON-EROSIVE FOR THE REINFORCED CONCRETE PIPE. THE OUTFALL POINT WILL BE FURTHER ANALYZED FOR THE ABOVE CRITERIA IN FINAL ENGINEERING PLANS

H) THE USE OF 1-HR EXTENDED DETENTION IS RECOMMENDED TO REMEDY EXISTING DOWNSTREAM CHANNEL EROSION PROBLEMS.
-IF VELOCITIES ARE FOUND TO BE EROSIVE, METHODS WILL BE EMPLOYED DURING FINAL ENGINEERING DESIGN TO REMEDY EROSION PROBLEMS.

BMP COMPUTATIONS

1. [illegible]

Part I - [illegible] Subarea Meet 10% Requirement in the BMP Checklisting

Subarea Designation and Description (1)	"C" (2)	Acres (3)
DA1: ONSITE CONTROLLED	0.71	0.94
DA2: ONSITE UNCONTROLLED	0.30	0.14
DA3: OFFSITE UNCONTROLLED	0.85	0.81

NOTE: Runoff coefficients "C" factors are those from the general planning manual, Appendix A, or a 3 depending on the location of the BMP leaving Fairfax County. Further, refer to Chart 16, 17 or 18 in the Virginia Erosion Control Design and Construction Standards Manual, Section 3.

Part II - Compute the Weighted Average "C" Factor for the Site

(A) Area of the site: (a) 1.08 Acres

(B) Subarea Designation (1)	"C" (2)	Acres (3)	Product (4)
DA1: ONSITE CONTROLLED	0.71	0.94	0.67
DA2: ONSITE UNCONTROLLED	0.30	0.14	0.04
		(b) Total =	0.71

(C) Weighted average "C" factor: (d) (b)÷(a) = 0.65

Part III - Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal % (%) (3)	Area Ratio (4)	"C" Factor Ratio (5)	Product (6)
DA1: STORMFILTER	SQ	0.65	0.94/1.08 = 0.87	(0.71/0.65) = 1.09	47.0
				(e) Total =	47.0 %

Part IV - Determine Compliance with Phosphorus Removal Requirement

(A) Site Requirement: (a) 40

- Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)
- Chesapeake Bay Preservation Area (Non-Development) = 40% (Fairfax County), 50% (Prince William County)
- Chesapeake Bay Preservation Area (Redevelopment) = ((1-0.9 x (Tp/x)^1)/(x+1)) x 100 = %

(B) If line (a) 47.0 (e) line (d) 40.00 then Phosphorus removal requirement is satisfied.

THEREFORE, BMP REQUIREMENTS FOR THIS SITE HAVE BEEN MET

IMPERVIOUS AREA TABULATION	EXISTING	PROPOSED
BUILDINGS & OVERHANGS	1,324 SF	4,932 SF
ASPHALT PAVEMENT/CURB & GUTTER	–	18,783 SF
GRAVEL DRIVES	5,607 SF	–
CONC. WALKS/PADS	–	3,861 SF
PORCHES/STOOPS/AREAWAYS	187 SF	–
SCREENING WALLS	–	523 SF
TOTAL	7,088 SF	28,116 SF

STORMWATER MANAGEMENT COMPUTATIONS:

PREDEVELOPMENT RUNOFF: Q=CIA

C = ((0.19*0.9)+(0.52*0.3))/1.08 = 0.38

Q2 =[illegible] = 0.38 x 5.45 IN/HR x 1.08 AC = 2.24 CFS

Q10 =[illegible] = 0.38 x 7.27 IN/HR x 1.08 AC = 2.98 CFS

V2 =[illegible] = 0.38 x 2"/12" x 1.08 AC = 0.0684 AC-FT

POST-DEVELOPMENT RUNOFF: Q=CIA

C = ((0.84*0.9)+(0.44*0.3))/1.08 = 0.68

Q2 =[illegible] = 0.68 x 5.45 IN/HR x 1.08 AC = 3.86 CFS

Q10 =[illegible] = 0.68 x 7.27 IN/HR x 1.08 AC = 5.15 CFS

V2 =[illegible] = 0.68 x 2"/12" x 1.08 AC = 0.1188 AC-FT

INCREASE DUE TO DEVELOPMENT:

Q2 =[illegible] = 3.86 CFS - 2.24 CFS = 1.64 CFS

Q10 =[illegible] = 5.15 CFS - 2.98 CFS = 2.17 CFS

V2 =[illegible] = 0.1188 AC-FT - 0.0684 AC-FT = 0.0504 AC-FT

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 requested or the submission deferred with justification shall be attached. Plans will not be acted upon, regardless of time, submission requirements with justification shall be attached. Failure to adequately address the required submission information may result in a delay in processing the application.

This information is required under the following Zoning Ordinance participation:

Special Permits (9-011 2,3 & 3L)	Special Exceptions (9-011 2,3 & 3L)
Cluster Subdivision (9-615 1G & 1H)	Commercial Revitalization Districts (9-622 F4 (1) & (14))
Development Plans PRC District (16-307 2 & 4L)	PRC Plan (16-303 1E & 1O)
FDP in Conversion PRC (16-902 1F & 1O)	Amendments (16-902 1BF & 1M)

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

[X] 2. A graphic depicting the stormwater management facilities and limits of clearing and grading with enough the minimum man-against facility(ies), storm drainage pipe systems and outfall protection, pond spillways, access roads, silt outlets, energy dissipation devices, and erosion stabilization measures as shown on Sheet 3

[X] 3. Provide

Facility Name/ Type & No.	On site area served (acres)	Off site area served (acres)	Drainage area (acres)	Footprint area (SF)	Storage Volume (cf)	Approx. dam height (ft)
[illegible]	0.94 AC	0.81 AC	1.24 AC	800 SF	1885 CF	N/A
Totals	0.94 AC	0.81 AC	1.24 AC	800 SF	1885 CF	

[X] 4. Onsite drainage channels, outlets and pipe systems are shown on Sheet 4
Pond inlet and outlet pipe systems are shown on Sheet 4

[X] 5. Maintenance access roads to stormwater management facilities are shown on Sheet 3
Type of maintenance access road surface noted on the plan is asphalt (asphalt, gravel, etc.)

[X] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3

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

[X] 8. A delineation of the existing conditions of each numbered site outfall (channel or pipe) from the site to a point which is at least 100 times the site area in which has a drainage area of at least one square mile (640 acres) is provided on Sheet 4

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

[X] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an as survey or field run is provided on Sheets 1

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

[ ] 12. Stormwater state payment is not required because N/A

STORM DRAINAGE NARRATIVE:

DRAINAGE FROM THE EXISTING SITE PRINCIPALLY FLOWS IN A SOUTHWESTERLY DIRECTION TO AN EXISTING OFFSITE YARD INLET (STRUCTURE EX. #3). THE YARD INLET CONNECTS TO AN EXISTING CLOSED CONDUIT STORM DRAIN SYSTEM ALONG LACY BOULEVARD. A SMALL PORTION OF THE SITE FLOWS WEST TO THE STORM DRAIN SYSTEM ALONG COLUMBIA PIKE AND EVENTUALLY REACHES THE SYSTEM ALONG LACY BOULEVARD. THE PIPED OUTFALL CONTINUES TO FLOW SOUTHEAST APPROXIMATELY 180 FEET THROUGH A 27" STORM DRAIN BEFORE MAKING A 90 DEGREE TURN ACROSS LACY BOULEVARD. THE SYSTEM EVENTUALLY DISCHARGES INTO AN UNNAMED TRIBUTARY TO HOMES RUN. THE PROPOSED IMPROVEMENTS WILL NOT ALTER THIS EXISTING FLOW PATTERN

STORMWATER OUTFALL NARRATIVE:

STORMWATER RUNOFF FROM THE SITE IS COLLECTED IN AN ONSITE STORM SEWER SYSTEM AND CONVEYED TO AN UNDERGROUND RETENTION FACILITY ONSITE. THIS FACILITY OUTFALLS INTO A PROPOSED STORM SEWER THAT CONNECTS TO THE EXISTING STORM SEWER AT STRUCTURE EX. #. THE SYSTEM CONTINUES APPROXIMATELY 180 FEET SOUTHWEST TO STRUCTURE EX. 2. THIS IS THE POINT OF CONFLUENCE. AS THE DRAINAGE AREA TO THIS STRUCTURE FROM THE NORTHWEST IS GREATER THAN 80 PERCENT OF THE DRAINAGE AREA OF THE SYSTEM THIS SITE OUTFALLS INTO. BELOW THE POINT OF CONFLUENCE IS A 27" RCP STORM DRAIN THAT IS 131 FEET LONG. THIS PIPE EXTENDS AT LEAST 100 FEET BEYOND THE POINT OF CONFLUENCE AND HAS SUFFICIENT CAPACITY TO CARRY THE 10-YEAR STORM WITHOUT SURCHARGING THE INLET UPSTREAM. SEE THIS SHEET FOR DRAINAGE MAPPING AND STORM SEWER CAPACITY CALCULATIONS.

AS THE PIPE DOWNSTREAM OF THE POINT OF CONFLUENCE HAS SUFFICIENT CAPACITY FOR THE DESIGN STORMS, IT IS OUR OPINION THAT THIS OUTFALL IS ADEQUATE.

STORMWATER MANAGEMENT NARRATIVE:

CALCULATIONS OF THE PRE- AND POST-DEVELOPMENT SITE RESULT IN A NET INCREASE IN RUNOFF DUE TO THIS DEVELOPMENT (SEE COMPUTATIONS THIS SHEET). STORMWATER DETENTION WILL BE PROVIDED ONSITE (IN A STORMTECH SYSTEM) TO OFFSET THE INCREASE IN RUNOFF DUE TO THE DEVELOPMENT OF THIS SITE. STORAGE WILL BE PROVIDED UNDERGROUND AND THE RELEASE RATES CONTROLLED BY A CONTROL STRUCTURE TO REDUCE THE 2- AND 10-YEAR DISCHARGES TO PRE-DEVELOPMENT LEVELS.

AS ONSITE STORMWATER MANAGEMENT IS PROVIDED TO OBTAIN SITE RUNOFF AND RELEASE AT PRE-DEVELOPMENT LEVELS, IT IS OUR OPINION THAT STORMWATER MANAGEMENT REQUIREMENTS FOR THE SITE HAVE BEEN MET.

WE RESERVE THE RIGHT TO SUBSTITUTE BMP FACILITIES AT FINAL ENGINEERING SHOULD SITE CONSTRAINTS PROHIBIT THE USE OF THE DOCUMENTED FACILITIES.

BMP NARRATIVE:

THE PROPOSED DEVELOPMENT WILL INCREASE IMPERVIOUS AREAS ON THE SITE. IN ORDER TO MEET BMP REQUIREMENTS (A 40% PHOSPHOROUS REMOVAL RATE), A CURB INLET STORMFILTER WILL BE INSTALLED TO TREAT THE MAJORITY OF THE SITE AREA. THE PROPOSED STORMFILTER ACHIEVES A 47.0% PHOSPHOROUS REMOVAL RATE, THUS MEETING THE NECESSARY BMP REQUIREMENTS.

AS THE PROPOSED BMP FACILITY WILL PROVIDE A GREATER PHOSPHORUS REMOVAL PERCENTAGE THAN THE MINIMUM 40% REQUIRED, IT IS OUR OPINION THAT BMP REQUIREMENTS FOR THE SITE HAVE BEEN MET.

WE RESERVE THE RIGHT TO SUBSTITUTE BMP FACILITIES AT FINAL ENGINEERING SHOULD SITE CONSTRAINTS PROHIBIT THE USE OF THE DOCUMENTED FACILITIES.

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12-8-11
PROFESSIONAL ENGINEER

BAILEY'S CAR WASH

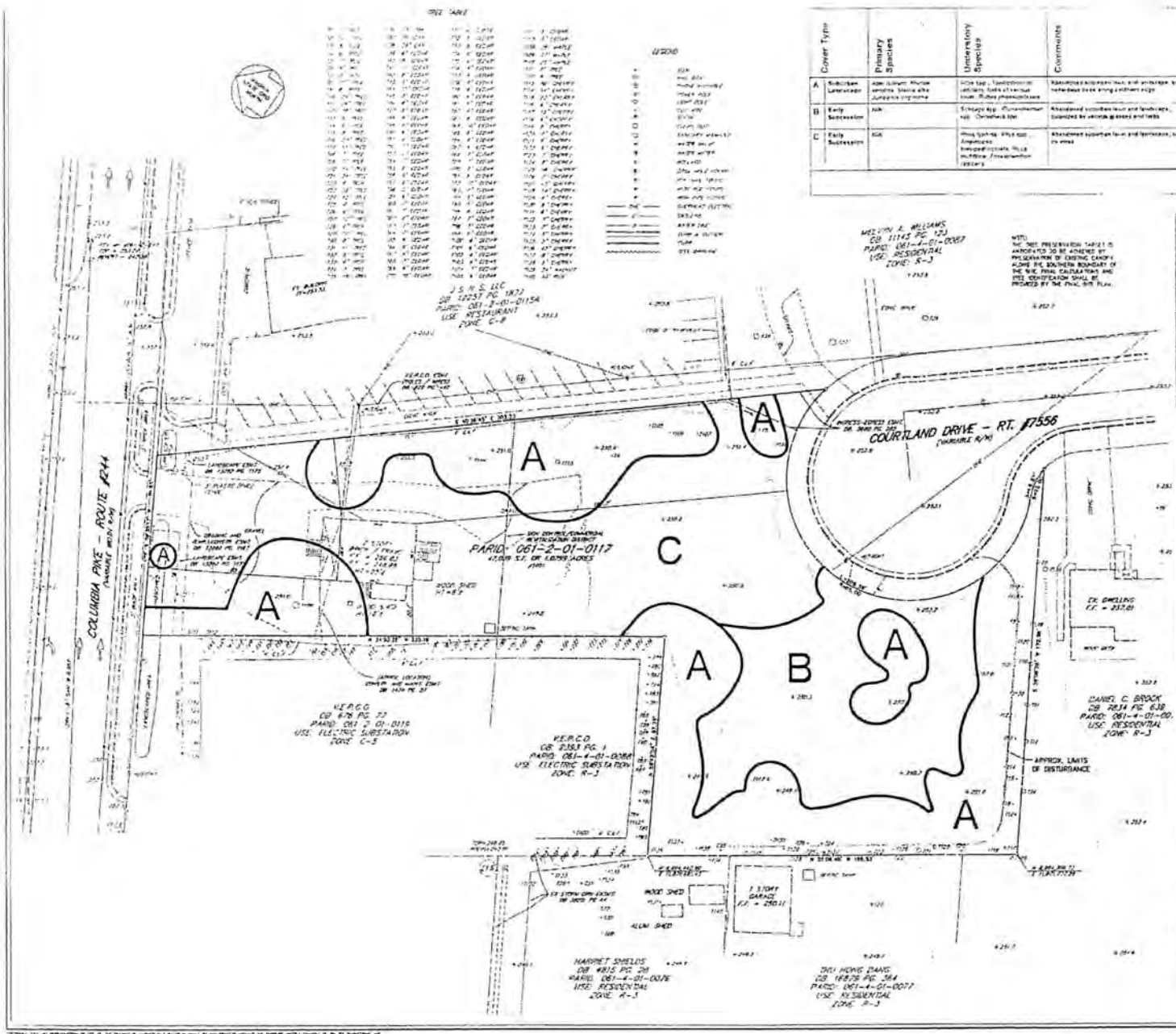
FAIRFAX COUNTY, VIRGINIA

MASON DISTRICT

STORMWATER MANAGEMENT

REVISION		
01	10-18-12	PER COUNTY COMMENTS
02	11-14-12	PER COUNTY COMMENTS
03	12-04-12	PER COUNTY COMMENTS
04	12-12-12	ADDED BUILDING ELEVATIONS
05	12-11-12	PER COUNTY COMMENTS

PM: SAB SCALE: AS SHOWN
RE: SAB DATE: 08/23/12
CD: MBE SHEET: 3 OF 3



Cover Type		Primary Species	Understory Species	Comments	Successional Stage	Condition	Area	Canopy Area
A	Suburban Landscape	[illegible]	[illegible]	[illegible]	Sub-climax	Fair to good	3.45 AC	12,503 SF
B	Early Succession	N/A	[illegible]	Abandoned succeeding field and landscape, bounded by vehicle grassed and fields	Early succession	N/A	0.19 AC	0 SF
C	Early Succession	N/A	[illegible]	Abandoned succeeding field and landscape, bounded by vehicle grassed and fields	Early succession	N/A	0.44 AC	0 SF
						Total Area	1.08 AC	12,503 SF

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BAILEY'S CAR WASH

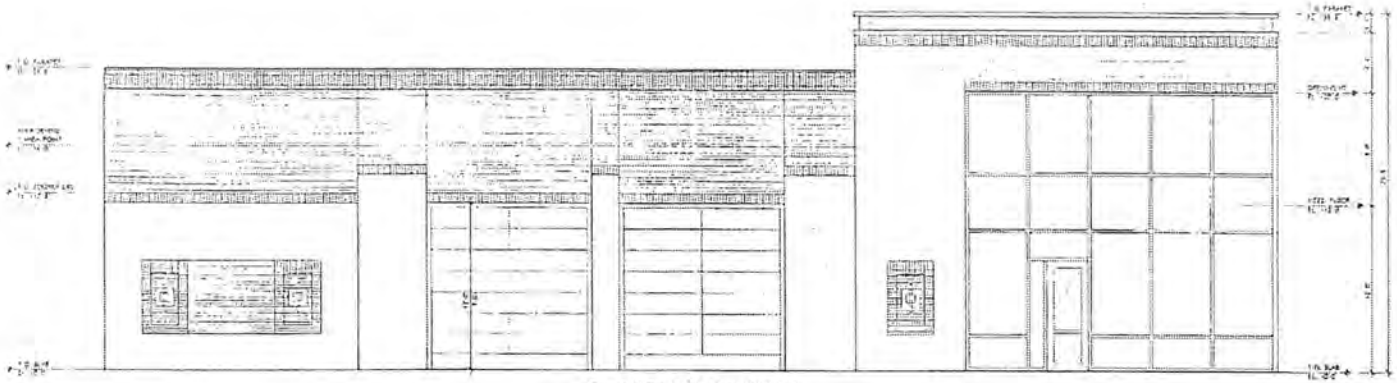
MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

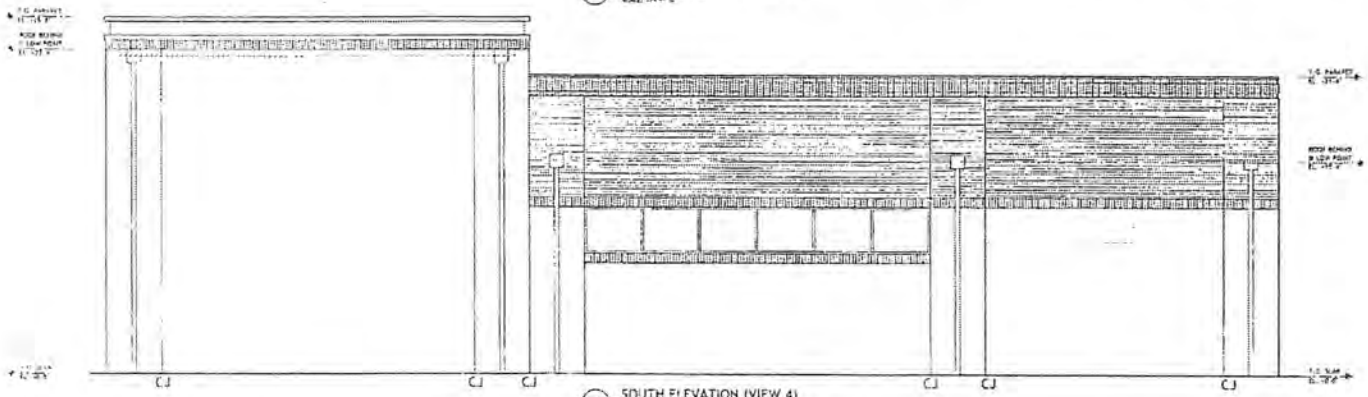
EXISTING CONDITIONS & VEGETATION MAP

REVISION	
08.26.11	PER COUNTY COMMENTS
07.28.11	PER COUNTY COMMENTS
06.01.11	PER COUNTY COMMENTS
04.12.11	ADDED BUILDING ELEVATIONS
03.11.11	PER COUNTY COMMENTS

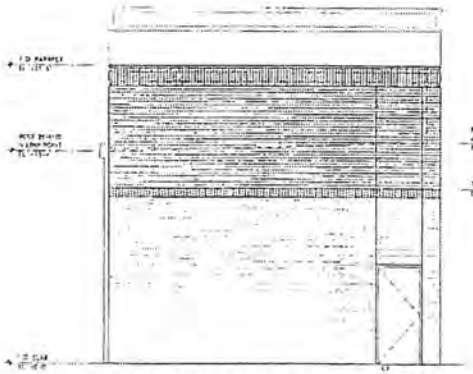
FN: 278 SCALE: 1"=30'
PE: 278 DATE: 04.12.11
CD: 9922 SHEET: 2 OF 2



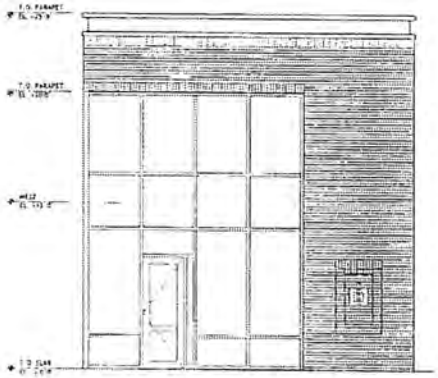
1 NORTH ELEVATION (VIEW 2)



2 SOUTH ELEVATION (VIEW 4)



3 EAST ELEVATION (VIEW 3)



2 WEST ELEVATION (VIEW 1)

NOTE:
BUILDING HEIGHTS SHOWN ARE APPROXIMATE AND MAY VARY UPON FINAL DESIGN.

TRI-TEK ENGINEERING

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COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
12-11-12

BAILEY'S CAR WASH

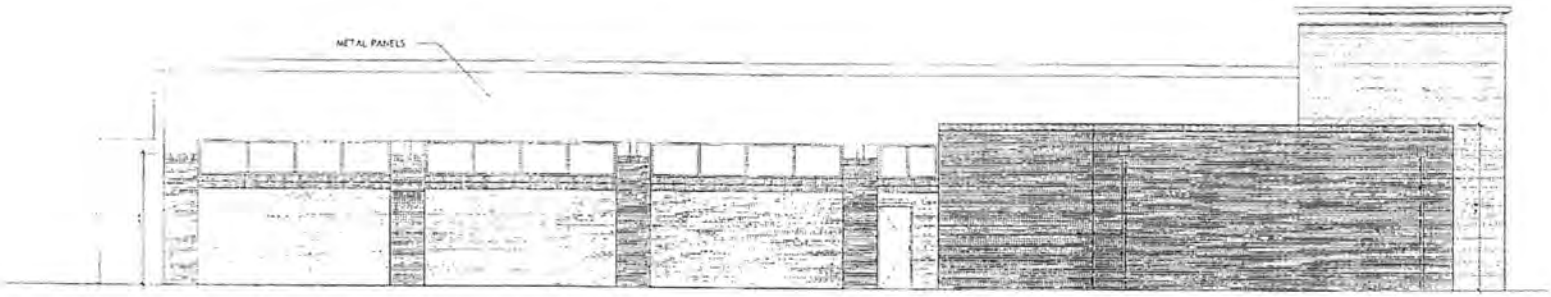
MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

BUILDING ELEVATIONS

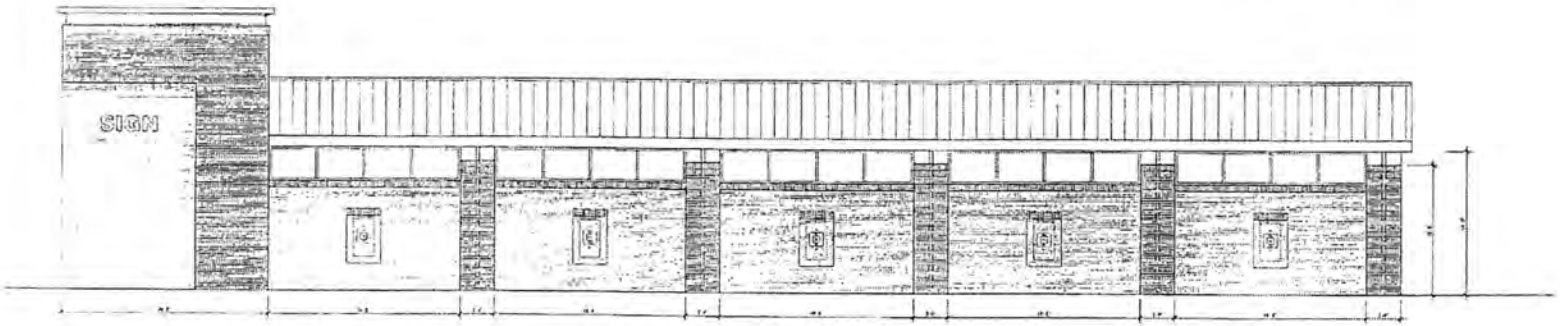
DATE	REVISION
07.18.12	PER COUNTY COMMENTS
08.08.12	PER COUNTY COMMENTS
09.06.12	PER COUNTY COMMENTS
09.13.12	ADDED BUILDING ELEVATIONS
12.11.12	PER COUNTY COMMENTS

PM TDB SCALE AS SHOWN
PE TDB DATE 04.13.12
CD MSD SHEET 8 OF 7

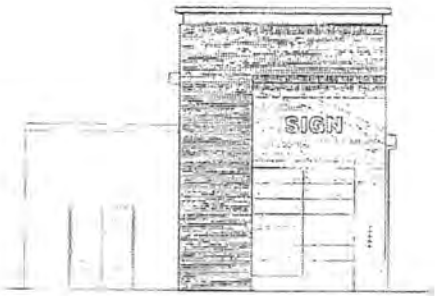
F-2455



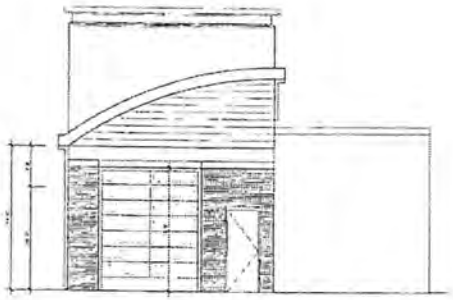
8 EAST ELEVATION



5 WEST ELEVATION



6 ELEVATION



7 ELEVATION

NOTE:
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TRI-TEK ENGINEERING

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SURVEYING

BAILEY'S CAR WASH

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

BUILDING ELEVATIONS

DATE	REVISION
07.18.12	PER COUNTY COMMENTS
08.08.12	PER COUNTY COMMENTS
09.04.12	PER COUNTY COMMENTS
09.13.12	MODED BUILDING ELEVATIONS
12.11.12	PER COUNTY COMMENTS

FW: TBR SCALE: AS SHOWN
PD: TBR DATE: 04.18.12
CO: MSD SHEET 2 OF 2