

# SPECIAL EXCEPTION PLAT

## 4119 HUMMER ROAD

### SE 2012-MA-004

Application No. SE 2012-MA-004 Sheet: MB

**APPROVED BY PLAN**

DEVELOPER DATED: 10.15.12

DATE OF (BOS) (BZA) APPROVAL: 10.16.12

COMMENTS: Sheet: 1 of 7

**GENERAL NOTES:**

- THE PROPERTY DELINEATED ON THIS SPECIAL EXCEPTION PLAT (SE PLAT) IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP # 0594-06-0020B. THE PROPERTY IS ZONED R-2.  
  
THE PROPERTY IS IN THE NAME OF " JOOAN PEACE INC. " UNDER DEED BOOK 21375 BOOK 1394 RECORDED IN FAIRFAX COUNTY, VA.  
  
DEVELOPER: JOOAN PEACE INC.  
4119 HUMMER RD.  
ANNANDALE  
VA 22003
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON DEEDS AND INFORMATION OF PUBLIC RECORDS. NO TITLE REPORT WAS FURNISHED.
- THE CONTOUR INTERVAL AS SHOWN ON THE PLAT IS 2 FEET BASED ON THE FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY DOMINION ENGINEERS INC., IN FEBRUARY 2011 .
- THE PROPERTY DELINEATED ON THIS SPECIAL PERMIT PLAT IS IN THE MASON MAGISTERIAL DISTRICT AND ACCOTINK CREEK WATERSHED.
- THE FAIRFAX COUNTY COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AT A DENSITY OF 2 RESIDENTIAL UNITS PER 1 AC.
- A POTENTIAL LOCATION FOR A SWM FACILITY HAS BEEN SHOWN ON THE PLAN, SEE SHEET 3 FOR ADDITIONAL INFORMATION AND SPECIFIC DETAILS CONCERNING THE SWM FACILITY. ANY EXCAVATION OR BLASTING REQUIRED FOR A SWM FACILITY SHALL STRICTLY ADHERE TO THE STANDARD AND REGULATIONS AS SET FORTH BY FAIRFAX COUNTY AND THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES). THE PROJECT ADDRESSES BOTH SWM QUALITY CONTROL REQUIREMENTS AND SWM QUANTITY CONTROL REQUIREMENTS USING A POROUS ASPHALT AND A GRAVEL STORAGE UNDERNEATH IT. A TREE BOX FILTER HAS ALSO BEEN PROPOSED TO MEET THE BMP REQUIREMENTS. AN ADEQUATE OUTFALL ANALYSIS HAS BEEN SHOWN ON SHEET 4 OF THE PLAN SET.
- AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED AS A PART OF THE SITE PLAN TO FAIRFAX COUNTY FOR REVIEW AND APPROVAL.
- TO THE BEST OF OUR KNOWLEDGE, AND WITHOUT BENEFIT OF A TITLE REPORT, THERE ARE NO EASEMENTS EQUAL TO OR GREATER THAN 25' ON THE SITE.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUCH SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAW.
- THE DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWAGE DISPOSAL SYSTEM.
- ALL PROPOSED PUBLIC UTILITIES WILL BE PLACED UNDERGROUND. THE UTILITY LAYOUT SHOWN HEREON IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON THE FINAL ENGINEERING. ALL NECESSARY PUBLIC UTILITIES, IF READILY ACCESSIBLE TO THE SITE, WILL BE EXTENDED BY THE DEVELOPER AND/OR UTILITY COMPANY.
- AS PER THE FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA MAP, THE SITE IS OUTSIDE RESOURCE PROTECTION AREA (RPA) .
- PARKING LOT LIGHTING SHALL BE FULL CUT-OFF, NON-GLARE, DOWNWARD FOCUSING, AND WITH A MAXIMUM HEIGHT OF 12 FEET. ALL OUTDOOR LIGHTING SHALL CONFORM TO THE ARTICLE 14 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- A SIGN PERMIT SHALL BE OBTAINED FOR THE PROPOSED SIGN AND SHALL MEET THE REQUIREMENTS OF ARTICLE 12 SEC. 12-208 (j) OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- THE SUBJECT PROPERTY LIES OUTSIDE THE ANNANDALE REVITALIZATION OVERLAY DISTRICT.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN CEMETERIES OR BURIALS LOCATED ON THE SITE.
- AS PER FEMA FIRM PANEL #51059C0280E, THIS PROPERTY LIES IN ZONE X WHICH IS OUTSIDE THE 500-YR FLOOD PLAIN LIMIT.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN ARE APPROXIMATE. THESE LIMITS ARE SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING AND ENGINEERING.
- ANY AND ALL OFF-SITE GRADING, R.O.W. PARKING ACCESS AND UTILITY CROSSINGS SHALL BE ALLOWED WITH PERMISSION OF THE ADJACENT OWNER.
- PRIVATE STREETS, DRIVE AISLES AND PARKING SPACES SHALL CONFORM TO THE STANDARDS SET FORTH BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (UNLESS A WAIVER OR MODIFICATION OF THESE STANDARDS IS REQUESTED FROM DPW&ES).
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL NUMBER OF SEATS PROVIDED. THE NUMBER OF PARKING SPACES WILL ONLY BE REDUCED IF A LESSER NUMBER OF SEATS ARE CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECTURAL PLANS. THE REDUCTION IN PARKING SPACES WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING BUT NO MORE THAN SHOWN ON THE PLAN.
- IN ACCORDANCE WITH ARTICLE 8, SECTION 8-004, PARAGRAPH 4 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSION, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, LOADING SPACES, SIDEWALKS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE PERIPHERAL LOT LINE DIMENSION ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA THAN THAT NUMBER REPRESENTED HEREON AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY (SEE GENERAL NOTE 16 ABOVE).
- THE DISTANCE FROM THE BUILDING(S) TO AN INDIVIDUAL PROPERTY LINE HAS BEEN SHOWN ON THE PLAN.

- PROPOSED LANDSCAPING SHALL MEET OR EXCEED (UNLESS WAIVED OR MODIFIED) MINIMUM COUNTY REQUIREMENTS INCLUDING INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING.
- ADDITIONAL SITE FEATURES SUCH AS ENTRANCE SIGNS, LIGHTS, AND/OR WALLS IF REPRESENTED HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY. HOWEVER, THE FINAL FEATURES WILL BE IN SUBSTANTIAL CONFORMANCE WITH THOSE SHOWN.
- THIS DEVELOPMENT PROPOSES PUBLIC ACCESS EASEMENT THROUGH LOT # 20A TO ACCESS THE PROPOSED PARKING FACILITY ON LOT # 20B. THIS ACCESS EASEMENT SHALL BE PAVED PER THE STANDARDS SET FORTH BY THE PFM AND SHALL BE USED FOR SWM ACCESS PURPOSES.
- THE DISTURBED AREA FOR THIS PROJECT IS 33,814 SF (0.77 AC.)
- AS PER FAIRFAX COUNTY "COUNTY-WIDE TRAIL PLAN" THERE IS A MAJOR PAVED TRAIL (ASPHALT OR CONCRETE) 8' OR MORE IN WIDTH PLANNED ALONG THE WEST SIDE (OPPOSITE SIDE OF SUBJECT PROPERTY) OF HUMMER ROAD.

**ZONING REQUIREMENTS:**

TAX MAP # 0594-06-0020B		
R-2		
	REQUIRED	PROVIDED
MIN. LOT AREA	18,000 SF	26,939 SF
MAX. BUILDING HEIGHT	60'	N/A
MIN. YARD REQUIREMENTS:		
FRONT	35'	N/A
SIDE	15'	N/A
REAR	25'	N/A
MAXIMUM FAR	0.20	N/A

**TRANSITIONAL SCREENING WAIVER:**

THIS APPLICATION SEEKS TO APPLY FOR A MODIFICATION OF TRANSITIONAL SCREENING ALONG ITS NORTHERN AND ITS WESTERN BOUNDARY, AND A WAIVER OF A TRANSITIONAL SCREEN BARRIER ALONG ITS WESTERN BOUNDARY. JUSTIFICATION FOR THE APPLICATION FOLLOWS:

- Modification: Transitional Screening - Northern Boundary**  
Per Zoning Ordinance Article 13-304.2, this application seeks approval of a transitional screening modification along the northern property line to reduce the width of the transitional screening from 35 feet to 25 feet. A full transitional screening of 35 feet will result in an undue hardship by eliminating 14 parking spaces and will preclude a reasonable use of the lot for its intended purpose. Instead, the Applicant proposes to retain and protect the existing quality canopy trees in the proposed 25 foot buffer while removing the undesirable and nonnative species, install a board on board wood fence as a visual barrier, and install a dense planting of new deciduous and evergreen trees that are more compatible with an urbanizing area.
- Modification: Transitional Screening - Western Boundary**  
Per Zoning Ordinance Article 13-304.2, this application seeks approval of a transitional screening modification along the western property line to reduce the width of the transitional screening from 35 feet to approximately 21.5 feet. Based upon the need for a vehicular access to this site and the existing layout constraints of the adjacent site, a continuous transitional screen cannot be provided along the western boundary. Previous design concepts to resolve this site design issue proved to be infeasible as it would shift the travel lane further east resulting in non-alignment with the travel lanes for the parking proposed for Parcel 1 (the Seven-Eleven Parcel). As a result, a full transitional screening of 35 feet will preclude the use of the site for its intended purpose. Instead, the Applicant proposes to modify the proposed buffer to approximately 21.5 feet and install a dense entry planting of new deciduous evergreen trees and medium size shrubs that will make for both an attractive urban streetscape entrance in a rapidly urbanizing area and a transitional buffer to the residential area across the street.
- Waiver: Transitional Barrier - Western Boundary**  
Per Zoning Ordinance Article 13-304.2, this application seeks approval of a waiver of a transitional barrier along the western property line. Currently, the residential area across the street from this property is protected by an existing 6 foot high wood fence and attractive landscape planting along the western side of Hummer Road. As noted in the request for a modification to transitional screening for the western boundary (Note # 2 above), a continuous transitional screen and barrier cannot be provided along the western boundary due to the need for vehicular access to the lot and the existing layout constraints of the adjacent site (the Seven-Eleven Parcel). In addition, it has been noted that this commercial land use is in an area that is rapidly changing and becoming more urbanized. As noted by many urban planners, there is a need for more, and better, pedestrian access and streetscape amenities in these urbanizing areas. Many residents and customers have also noted that barriers and other visual obstructions to commercial and semi-public areas may encourage potential crime activity and may hinder crime prevention. Finally, it is well known that commercial owners like to have unobstructed visual access to their property between a height of 18" -24" and the lower branches of canopy trees. As a result, the Applicant is proposing that a more urban designed streetscape will better serve this changing area and will increase property values. The Applicant requests that a waiver to the transitional barrier be granted in lieu of a more urban streetscape design that incorporates hardscape paving, lighting, and landscape planting that allows pedestrian visibility into the adjacent commercial area while other landscape planting screens the required vehicular access to the lot. The Applicant believes that this design solution will better serve this rapidly changing and urbanizing area.

**SITE TABULATIONS:**

USE:  
PREVIOUS: HOME OFFICE (UNDER SPECIAL PERMIT # SP2004-MA-024)  
EXISTING: VACANT  
PROPOSED: PARKING IN R-DISTRICT, EXISTING BUILDING VACANT  
GROSS SITE AREA (G.S.A.): 26,939 S.F.  
EXISTING ZONE: R-2, 2DU/AC  
GROSS FLOOR AREA (G.F.A.): 1,459 S.F. (EXISTING)  
OVERLAY DISTRICT: HC

**PROPOSED STRUCTURES:**

PROPOSED BUILDING: N/A  
MAXIMUM FLOOR AREA RATIO (F.A.R) ALLOWED: 0.20  
PROPOSED FAR (BASED ON G.S.A.): N/A  
MAXIMUM BUILDING HEIGHT ALLOWED: 60 FEET  
MAXIMUM BUILDING HEIGHT PROVIDED: N/A  
APPROXIMATE YEAR OF CONSTRUCTION FOR EXISTING STRUCTURES: YEAR HEIGHT  
BUILDING : 1949 17.0 FEET  
GARAGE : 1949 16.0 FEET  
OPEN SPACE REQUIRED : N/A  
OPEN SPACE PROVIDED (%± OF G.S.A.): 44.31 %

**PARKING TABULATION:**

**TOTAL PARKING REQUIRED FOR YECHON RESTAURANT**  
NO OF SEATS : 104  
NO OF EMPLOYEES: 25  
PARKING FOR VISITORS/PATRONS @1PER 4 SEATS : 26  
PARKING FOR EMPLOYEES @1PER EMPLOYEE : 25  
TOTAL PARKING REQUIRED : 51

**TOTAL PARKING REQUIRED FOR BREEZE BAKERY CAFETERIA:**  
NO OF SEATS : 100  
NO OF EMPLOYEES: 7  
PARKING FOR VISITORS/PATRONS @1PER 4 SEATS : 25  
PARKING FOR EMPLOYEES @1PER EMPLOYEE : 7  
TOTAL PARKING REQUIRED : 32

GRAND TOTAL OF PARKING REQUIRED : 83  
TOTAL HC PARKING REQUIRED : 4

**TOTAL PARKING PROVIDED:**  
TOTAL ONSITE PARKING PROVIDED (THIS APPLICATION): 49  
TOTAL OFFSITE PARKING PROVIDED : 50  
GRAND TOTAL OF THE PARKING PROVIDED : 99  
TOTAL HC PARKING PROVIDED : 4

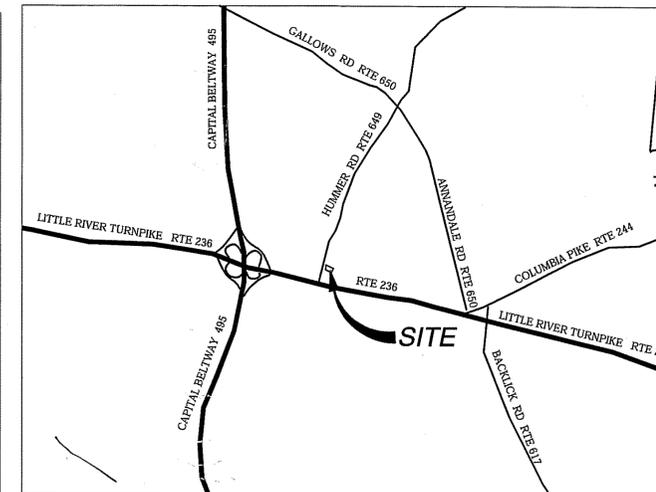
**TREE COVER CALCULATIONS:**

GROSS SITE AREA (G.S.A.): 26,939 S.F.  
TREE COVER REQUIRED (30% OF G.S.A.): 8,079 S.F.  
EXISTING TREE COVER: 12,873 S.F.  
EXISTING TREE COVER (%): 47.79 %  
TREE PRESERVATION TARGET : 30%±47.79% 14.34%  
TREE PRESERVATION TARGET : SF 14.34% \* 26939 = 3864 SF  
TREE SAVE AREA (ESTIMATED)\*: 6,902 SF (OVERALL CANOPY); 3,903 SF (WITHIN LOD AREA)  
TREE SAVE AREA WITH TREE SAVE CREDIT: 3,903 \* 1.00 = 3,903 SF (vs 6,902 POSSIBLE)  
TREE PRESERVATION PROPOSED (SF): 3,903 SF >3,864 SF (TREE PRESERVATION TARGET IS MET)  
TREE CANOPY BUFFER - NORTHERN SIDE 5,550 SF  
- WESTERN SIDE 1,150 SF  
- TOTAL BUFFER 6,700 SF  
TREE CANOPY ( INTERIOR PARKING) 1,000 SF  
TOTAL TREE CANOPY PROVIDED 11,730 SF  
> 8,079 SF (TREE CANOPY REQUIREMENT IS MET)

\*PROPOSED TREE SAVE AREA IS APPROXIMATE ONLY. ACTUAL TREE SAVE AREA TO BE DETERMINED IN COORDINATION WITH FAIRFAX COUNTY URBAN FOREST MANAGEMENT DIVISION AT THE TIME OF FINAL SITE PLAN.

**LOADING SPACE:**

LOADING SPACES REQUIRED (AS SET FORTH IN SECTION 11-200)  
REQUIRED LOADING SPACE : 1 NOS.  
PROVIDED LOADING SPACE : 1 NOS.



VICINITY MAP

1" = 500'



SOILS MAP

SCALE: 1" = 250'

SOILS DATA									
SOILS NO.	SOILS NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	SEPTIC DRAINFIELDS	INFILTRATION TRENCHES	EROSION POTENTIAL	OTHER NOTES	
105B	WEATON-GLENELG COMPLEX	IVB	GOOD	GOOD	GOOD	GOOD	HIGH	AS**	
78B	MEADOWVILLE LOAM	II	FAIR-W,B	MARGINAL-W	MARGINAL-W	MARGINAL-W	MEDIUM	AS**	
96	URBAN LAND-BARKERS CROSSROADS COMPLEX	IVB	GOOD	FAIR-S	POOR-S	MARGINAL-S	MEDIUM		

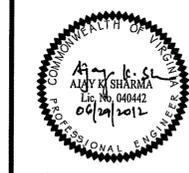
RECEIVED  
Department of Planning & Zoning  
JUN 29 2012  
Zoning Evaluation Division

**SHEET INDEX:**

- COVER SHEET
- SPECIAL EXCEPTION PLAT
- SWM/BMP PLAN AND COMPUTATION & CHECKLIST
- OUTFALL DRAINAGE AREA MAP, COMPUTATIONS & NARRATIVE
- STREETSCAPE PLAN & DETAILS
- EXISTING CONDITION, DEMOLITION PLAN AND VEGETATION MAP
- CIRCULATION AND LANDSCAPING PLAN

**Dominion Engineers, Inc.**  
Planners \* Civil Engineers \* Landscape Architects \* Land Surveyors  
14950 HOPEWELLS LANDING DRIVE, GAINESVILLE, VA 20155  
TEL: 703-291-1700 Fax: 703-291-1265

COVER SHEET  
4119 HUMMER ROAD  
FAIRFAX COUNTY, VIRGINIA  
MASON DISTRICT.



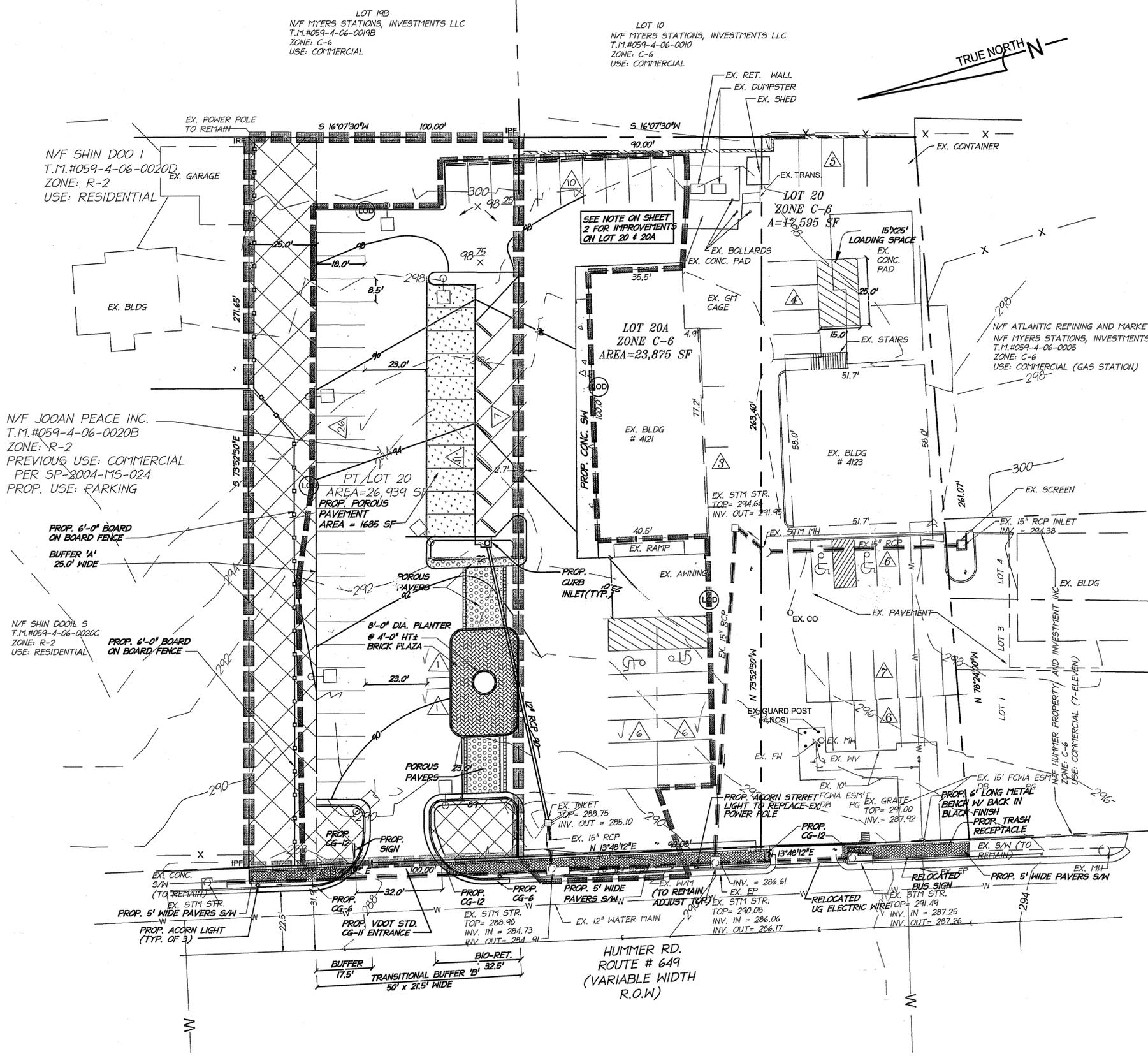
NO.	BY	DATE	REVISION
1	AS	09/11/12	COUNTY COMMENTS DATED 04/17/12
2	AS	06/19/12	VERIFY FOOTING AND URBAN FORESTER COMMENTS
3	AS	08/22/12	VERIFY FOOTING AND URBAN FORESTER COMMENTS

DESIGN	DRAWN	CHECKED	SCALE	DATE
AS	RB	AS	AS NOTED	08/22/2011

PROJ No.	FILE NAME	SHEET
10-01-016HUM	4119 HUMMER ROAD	1 OF 7



**LEGEND:**

— 298 —	EXISTING CONTOUR MINOR	— 334 —	PROPOSED CONTOUR
— 300 —	EXISTING CONTOUR MAJOR	— W —	PROPOSED WATER LINE
---	PROPERTY LINE	— S —	PROPOSED STORM DRAIN
---	EXISTING BUILDING STRUCTURE	— X —	PROPOSED PARKING LOT LIGHT
---	EXISTING EDGE OF PAVEMENT	—	BUILDING RESTRICTION LINE
— W —	EXISTING WATER LINE	—	PROPOSED WATER METER
— S —	EXISTING SANITARY SEWER	—	PROPOSED CONCRETE
— X —	EXISTING FENCE (CHAIN LINK)	—	ACCESS POINT TO THE PROPOSED BUILDING
—	EXISTING FENCE (BOARD ON BOARD)	—	TRANSITIONAL BUFFER A & B
---	LIMITS OF CLEARING & GRADING	---	LIMITS OF SPECIAL EXCEPTION PLAT
---	TO BE RELOCATED	---	EXISTING STORM DRAIN
---	TO BE DEMOLISHED	---	EXISTING STORM IDENTIFIER
---	EXISTING TREE LINE	---	
---	EXISTING SWALE CENTER LINE	---	
---	LIMIT OF RPA	---	
---	PARKING COUNT	---	
---	TRAFFIC DIRECTION	---	
---	EXISTING FIRE HYDRANT	---	
---	EXISTING WATER METER	---	
---	EXISTING PARKING STRIPING	---	
---	PROPOSED PARKING STRIPING	---	

**NOTE:**  
 1. PROPOSED IMPROVEMENTS SHOWN ON LOTS 20 & LOT 20A TO BE PERFORMED UNDER A SEPARATE STRIPING/SITE PLAN AND ARE NOT A PART OF THIS SPECIAL EXCEPTION APPLICATION.  
 2. PROPOSED SIGN TO CONFORM TO FAIRFAX COUNTY ZONING ARTICLE 12. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SIGN.

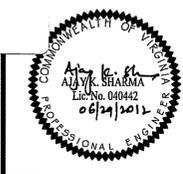
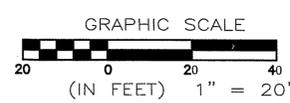
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Application No SE-2012-MA-004 Staff MB  
 APPROVED (SE) PLAN  
 See Dev. Conds Dated 10-15-2012  
 Date of (BOS) (PC) Approval 10-16-2012  
 Sheet 2 of 7

**PROPOSED LAYOUT**  
 SCALE: 1" = 20'



NO.	DESIGN	SCALE	DATE	BY	DATE
1	COUNTY COMMENTS DATED 04/17/12	AS	02/17/12	AS	
2	LOCAL GOVT AND URBAN FORESTER COMMENTS DATED 06/19/12	AS	06/19/12	AS	
3	URBAN FORESTER & FOOT COMMENTS DATED 06/29/12	AS	06/29/12	AS	

DESIGN: AS NOTED DATE: 08/22/2011  
 PROJ No: 10-01-016HUM  
 FILE NAME: 4119 HUMMER ROAD

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TOTAL DA(A1) TO  
POROUS PVMT/ TREE BOX FILTER  
A = 0.27 AC  
C= 0.63  
ONSITE AREA = 0.24 AC  
OFFSITE AREA = 0.03 AC

TOTAL DA(A3) TO  
BIO-RETENTION /POROUS PAVERS  
A = 0.33 AC  
C= 0.72  
ONSITE AREA = 0.24 AC  
OFFSITE AREA (LOT #20B) = 0.03 AC  
OFFSITE AREA (LOT #20A) = 0.05 AC

TOTAL DA(A4) TO  
UNCONTROLLED  
A = 0.09 AC  
C= 0.43

TOTAL DA(A2) TO  
UNCONTROLLED  
A = 0.26 AC  
C= 0.79  
ONSITE AREA = 0.07 AC  
OFFSITE AREA = 0.19 AC

LOT 19B  
N/F MYERS STATIONS, INVESTMENTS LLC  
T.M.#059-4-06-0019B  
ZONE: C-6  
USE: COMMERCIAL

LOT 10  
N/F MYERS STATIONS, INVESTMENTS LLC  
T.M.#059-4-06-0010  
ZONE: C-6  
USE: COMMERCIAL

N/F SHIN DOO I  
T.M.#059-4-06-0020D  
ZONE: R-2  
USE: RESIDENTIAL

N/F JOOAN PEACE INC.  
T.M.#059-4-06-0020B  
ZONE: R-2  
PREVIOUS USE: COMMERCIAL  
PER SP-2004-M5-024  
PROP. USE: PARKING

N/F SHIN DOO I S  
T.M.#059-4-06-0020C  
ZONE: R-2  
USE: RESIDENTIAL

LOT 20  
ZONE C-6  
A=17,595 SF

SEE NOTE ON SHEET 2 FOR IMPROVEMENTS ON LOT 20 & 20A

LOT 20A  
ZONE C-6  
AREA=21,875 SF

N/F ATLANTIC REFINING AND MARKETING  
N/F MYERS STATIONS, INVESTMENTS LLC  
T.M.#059-4-06-0005  
ZONE: C-6  
USE: COMMERCIAL (GAS STATION)

PRELIMINARY BMP NARRATIVE:  
THE PROJECT PROPOSES CONSTRUCTION OF AN OFF-SITE PARKING LOT IN A R DISTRICT AND LIES IN ACCONTEEK CREEK WATERSHED. THE PRE-DEVELOPED "C" FACTOR FOR THE SITE IS 0.46 WHILE THE POST-DEVELOPED "C" FACTOR FOR THE SITE IS 0.67. THE SITE FALLS UNDER CHESAPEAKE BAY PRESERVATION AREA AND HENCE REQUIRES THAT THE PHOSPHOROUS LOADING FROM THE SITE BE REDUCED BY 40%. WATER QUALITY REQUIREMENT FOR THE PROJECT WILL BE MET BY PROPOSED BIO-RETENTION AND POROUS ASPHALT WHICH HAS BEEN DESIGNED TO DETAIN 1" OF RAINFALL FROM ITS DRAINAGE AREA. THE DEVELOPMENT WILL ACHIEVE A TOTAL PHOSPHOROUS REMOVAL EFFICIENCY OF 51.29% WHICH IS IN EXCESS OF THE REQUIRED 40% PHOSPHOROUS REMOVAL EFFICIENCY AND HENCE SATISFIES SECTION 7-808(1) OF THE FAIRFAX COUNTY ZONING ORDINANCE.

**BMP COMPUTATIONS:**

**PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS**

Subarea Designation and Description	"C" Factor	Acres
Onsite Controlled-A1	0.67	0.24
Onsite Uncontrolled-A2	0.72	0.07
Onsite Controlled-A3	0.70	0.24
Onsite Uncontrolled-A4	0.43	0.09

**PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE**

2A. TOTAL AREA OF THE SITE	(a) =	0.64 ac	
2B. Subarea Designation	"C"	Acres	Product
Onsite Controlled-A1	0.67	0.24	0.16
Onsite Uncontrolled-A2	0.72	0.07	0.05
Onsite Controlled-A3	0.70	0.24	0.17
Onsite Uncontrolled-A4	0.43	0.09	0.04
		(b) Total =	0.42
2C. Weighted Average "C" Factor	(b)/(a) = (c)	0.65	

**PART 3: COMPUTE THE TOTAL PHOSPHOROUS REMOVAL FOR THE SITE**

Subarea Designation	BMP TYPE	REMOVAL EFF. (%)**	AREA RATIO	"C" FACTOR RATIO	PRODUCT	
Onsite Controlled-A1	POROUS PVMT.	50	0.38	1.02	19	
Onsite Uncontrolled-A2	UNCONTROLLED	0	0.10	1.07	0	
Onsite Controlled-A3	BIO-RETENTION	50	0.38	1.07	20	
Onsite Uncontrolled-A4	UNCONTROLLED	0	0.14	0.66	0	
					(a) TOTAL =	40

**PART 4: DETERMINE COMPLIANCE WITH PHOSPHOROUS REMOVAL REQUIREMENT**

(A) SELECT REQUIREMENT (a) 40%

\*Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)

\*Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County)

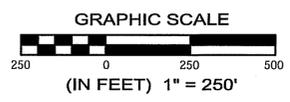
\*Chesapeake Bay Preservation Area (Redevelopment) = 50% (Prince William County)

(B) If Line 3(a) 40% >= Line 4(a) 40% then Phosphorous removal requirement is satisfied.

**PRELIMINARY STORMWATER MANAGEMENT NARRATIVE**  
THE SITE CONTAINS AN EXISTING BUILDING, A DETACHED GARAGE, A SHED AND AN ASSOCIATED DRIVEWAY. THE PRE-DEVELOPED "C" FACTOR FOR THE SITE IS 0.43. THIS PROJECT PROPOSES TO CONSTRUCT A PARKING FACILITY ON THE LOT AND INTENDS TO REMOVE EXISTING BUILDINGS, SIDEWALK AND THE DRIVEWAY. THE POST-DEVELOPED "C" FACTOR FOR THE SITE IS 0.67. THE DEVELOPMENT WILL RESULT IN AN INCREASE IN THE 10-YR POST-DEVELOPED PEAK RATE OF DISCHARGE BY 1.43 CFS. THE PROJECT PROPOSES BIO-RETENTION FACILITIES AND UNDERGROUND GRAVEL STORAGE TO ADDRESS SWM AND BMP REQUIREMENTS FOR THE DEVELOPMENT. PRELIMINARY DESIGN CALCULATIONS FOR SWM AND BMP HAVE BEEN PROVIDED ON THIS SHEET.

**POROUS PAVEMENT CONCEPTUAL DESIGN:**  
Total Drainage Area = 10484 sf  
"C" factor = 0.67  
Total Impervious Drainage Area to Porous Asphalt = 6452 sf  
Water Quality Volume = (6452/43560) x 1815 = 269 cf  
Area of porous asphalt pavement = 5.455 x WQV = 1467 SF  
Area of Porous Asphalt Provided = 1685 SF

**BMP DIVIDES MAP**  
SCALE 1:20  
DISTURBED AREA = 33,381 SF OR 0.77 AC.



**PRELIMINARY STORMWATER MANAGEMENT COMPUTATIONS:**  
Total Site Area = 0.61 ac  
Pre-developed "C" factor = 0.43  
Post Developed "C" factor = 0.67  
Time of Concentration (pre) = 10 minutes  
Times of Concentration (post) = 5 minutes  
10-yr Peak Rate of Discharge (pre) = 0.43 x 0.61 x 5.91 = 1.55 cfs  
10-yr Peak Rate of Discharge (post) = 0.67 x 0.61 x 7.27 = 2.97 cfs  
Detention Volume required = 0.5 x (2.97 - 1.55) x 2 x 60 x 60 = 5112 cf  
Water Quality Volume of Bio-retention = 875 CF  
Remaining Volume required for underground storage = 5112 - 875 = 4237 CF  
Detention Storage Volume Required = 10-yr storage - Ks x As x 1/12 - 3600 x Qu x tu = 4237 - 0.5 x 1467 x 2/12 - 0 = 4115 CF  
Surface Area of Gravel underground Recharge = 3300 SF  
Depth of Underground Storage = 4115/(3300 \* 0.4) = 3.1 feet  
Provide 3.1 feet deep gravel storage layer.

NOTE:  
IF REQUIRED, A BIO-RETENTION MAY BE PROVIDED INSIDE THE BRICK PLAZA TO ADDRESS SWM/BMP REQUIREMENTS.

**MINIMUM STORMWATER INFORMATION FOR ZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS**  
The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.  
This information is required under the following Zoning Ordinance paragraphs:  
Special Permits (8-011 2J & 2L) Cluster Subdivision (9-615 1G & 1N) Development Plans PRC District (16-302 2 & 4L) FDP P Districts (except PRC) 916-502 1F & 1Q)  
Special Exceptions (9-011 2J & 2L) Commercial Revitalization Districts (9-622 2A (12)&(14)) PRC Plan (16-303 1E & 10) Amendments (18-202 10F & 10I)

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
3. Provide:  
Facility Name/ Type & No. On-Site area served (acres) Off-Site area served (acres) Drainage area (acres) Footprint area (sf) Storage Volumes (cf) If pond, dam height (ft.)  
E.g. My Pond #1, 1000 sq ft, 1000 gal, etc.  
Porous Asphalt 0.24 0.27 1685 510 269 N/A  
Bio-Retention 0.27 0.21 510 510 N/A  
Totals
4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2, 3
5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet 2
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 practices requirements will be met is provided on Sheet 2
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 4
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
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 1
11. A submission waiver is requested for N/A
12. Stormwater management is not required because N/A

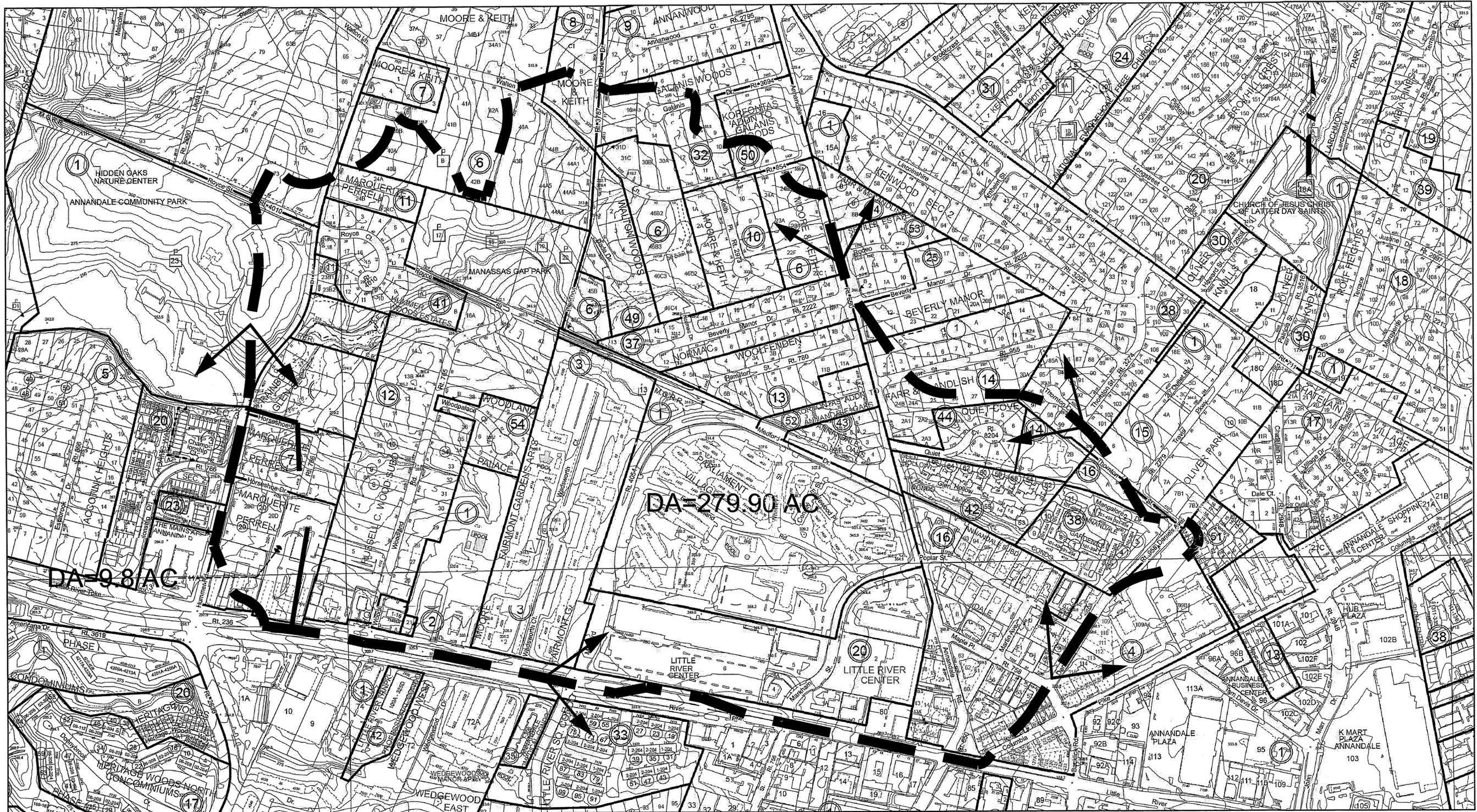
**Dominion Engineers, Inc.**   
Planners \* Civil Engineers \* Landscape Architects \* Land Surveyors  
14960 HOPEWELLS LANDING DRIVE, GAINESVILLE, VA 20155  
TEL: 703-291-1700 Fax: 703-291-1265

**SWM/BMP PLAN AND COMPUTATIONS & CHECKLIST**   
4119 HUMMER ROAD  
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA



REVISION	DATE	BY
1	COUNTRY COMMENTS DATED 04/17/12	AS
2	LOCAL GOVT AND URBAN FORESTER	AS
3	URBAN FORESTER & FOOT COMMENTS	AS

DESIGN AS DRAW AS CHECKED AS  
SCALE AS NOTED DATE 08/22/2011  
PROJ No. 10-01-016HUM  
FILE NAME. 4119 HUMMER ROAD  
3 OF 7



**DA-279.90 AC**

**DA-9.8 AC**

**DRAINAGE AREA MAP**

SCALE 1:250

IMPERVIOUS ACREAGE ANALYSIS				
	DEVELOPMENT LEVEL		IMPERVIOUS AC. COMPS	
	PRE	POST	PRE	POST
SITE AREA (ac)	A	A	0.618	0.618
COMPOSITE RATIONAL "C" FACTOR	C1	C2	0.43	0.67
FRACTIONAL IMPERVIOUSNESS	I1	I2	0.22	0.62
TOTAL IMPERVIOUS AREA (ac)	11x A	12 x A	0.14	0.39
INCREASE IN IMPERVIOUS AREAS	(12 x A - 11 x A) = 0.25 ac			

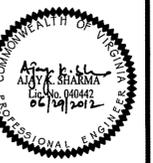
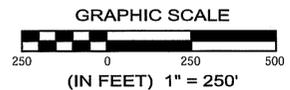
PERCENT IMPERVIOUS COVER CALCULATIONS:				
TOTAL SITE AREA =	26939			
IMPERVIOUS AREA COMPONENTS	PRE-DEVELOPMENT (SF)	POST-DEVELOPMENT (SF)		
BUILDING+GARAGE	2014	0		
SHED	98	0		
DRIVEWAY	3516	0		
PARKING/TRAVELWAY	0	16488		11998
SIDEWALK/SLOOP	313	310		
TOTAL	5941	16798		
% IMPERVIOUSNESS	22.05%	62.36%		
		> 18% (HENCE, BMP REQUIRED)		

**PRELIMINARY OUTFALL NARRATIVE**

THE SITE POTFALLS INTO AN EXISTING 18" RCP CLOSED CONDUIT SYSTEM WHICH FINALLY OUTFALLS INTO AN OPEN CHANNEL (COON BRANCH CREEK) AFTER TRAVERSING FOR ALMOST 500' NORTH OF THE SITE. THE CHANNEL, AT THE POINT OF OUTFALL, HAS A TOTAL DRAINAGE AREA OF 279.90 AC WHICH IS MORE THAN 100 TIMES THE AREA OF THE SITE (0.62 AC) AND ALSO HAPPENS TO BE MORE THAN 90% OF THE DRAINAGE AREA OF THE MAIN 24" PIPE CARRYING RUN-OFF FROM THE PROJECT SITE HAVING A DRAINAGE AREA OF 9.80 AC.

THEREFORE, IT IS OUR PROFESSIONAL OPINION THAT THE PROJECT OUTFALL STUDY WILL BE LIMITED TO 300' DOWNSTREAM OF THIS POINT. A VISUAL INSPECTION OF THE OUTFALL REVEALS A HEALTHY VEGETATION ALONG THE BANKS OF THE SWALE WITH NO SIGN OF ANY DISTRESS. A DETAILED STUDY WILL BE PERFORMED AT THE TIME OF FINAL SITE PLAN FOR THIS PROJECT.

Application No SE-2012-MA-004 Staff MB  
 APPROVED (SE) (SP) PLAN  
 See Dev. Conds Dated 10-15-2012  
 Date of (BOS) (PC) Approval 10-16-2012  
 Sheet 4 of 7



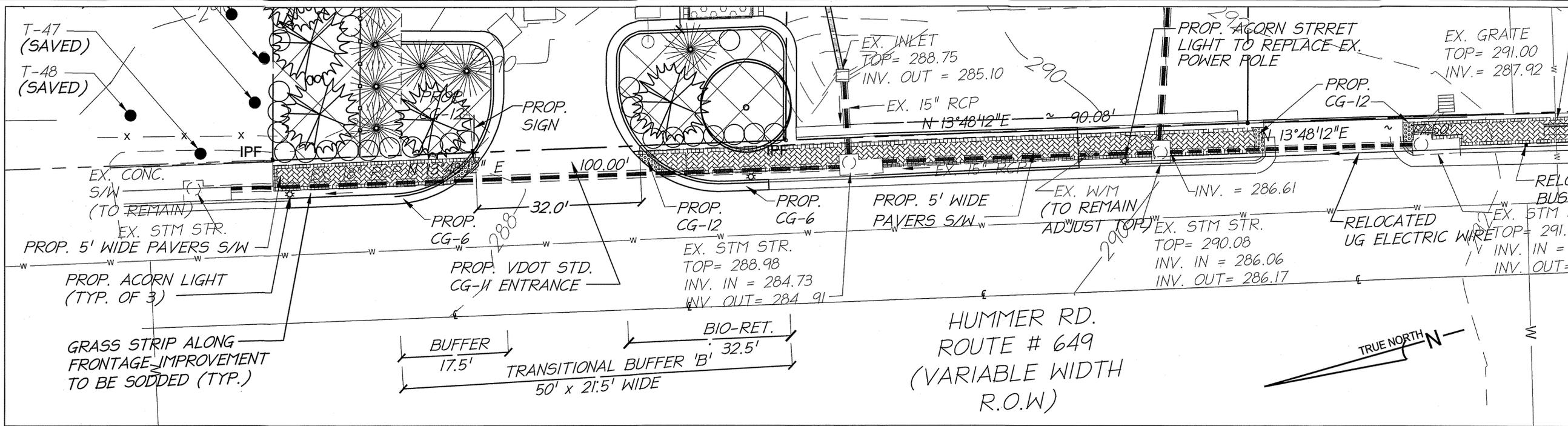
REVISION	DATE	BY
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2	09/11/12	AS
3	08/29/12	AS/BS

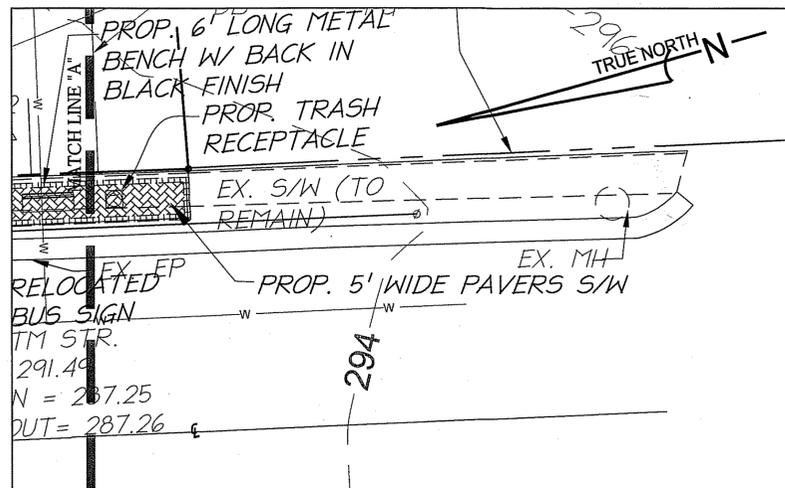
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1	AS NOTED		08/22/2011

PROJ No. 10-01-016HUM  
 FILE NAME: 4119 HUMMER ROAD

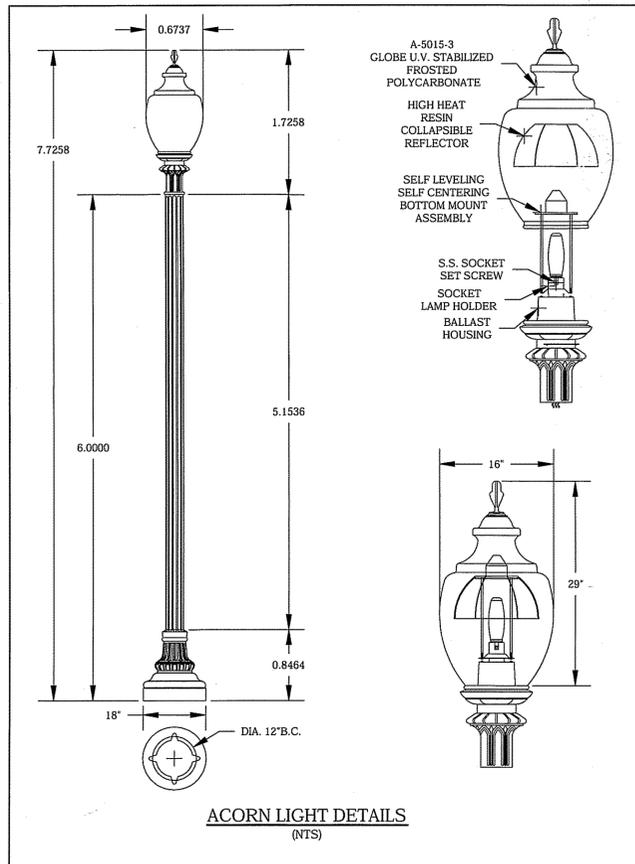
**4 OF 7**



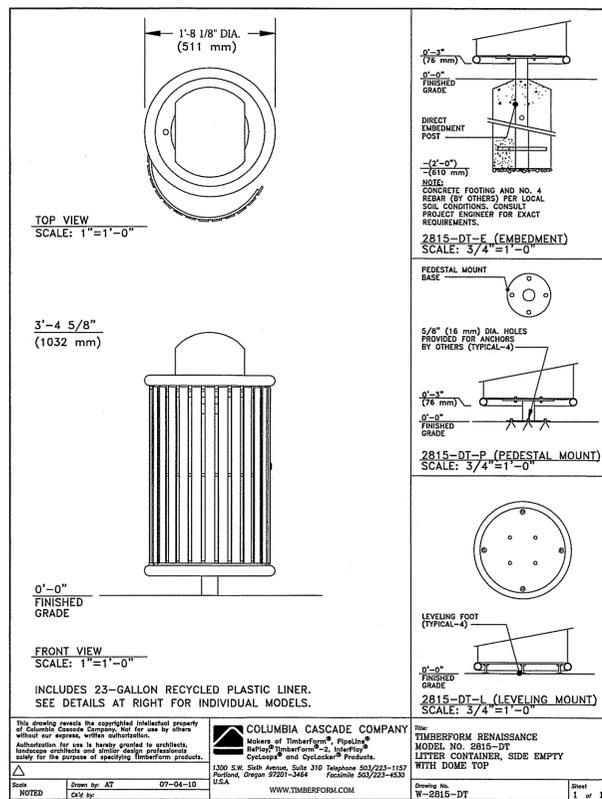
STREETSCAPE PLAN  
(1"=10')



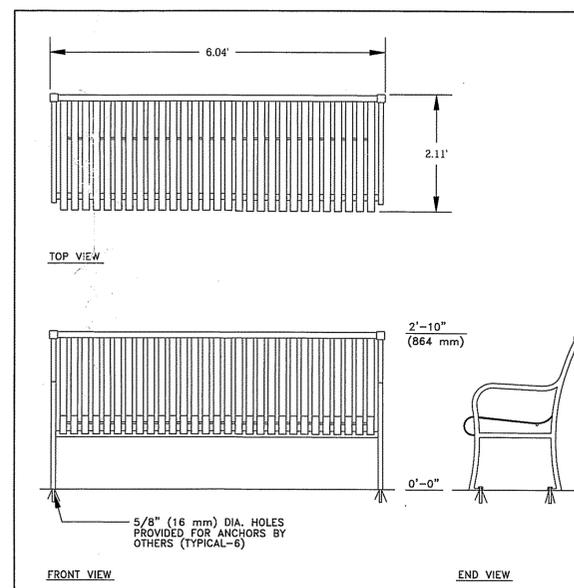
STREETSCAPE PLAN  
(1"=10')



ACORN LIGHT DETAILS  
(NTS)

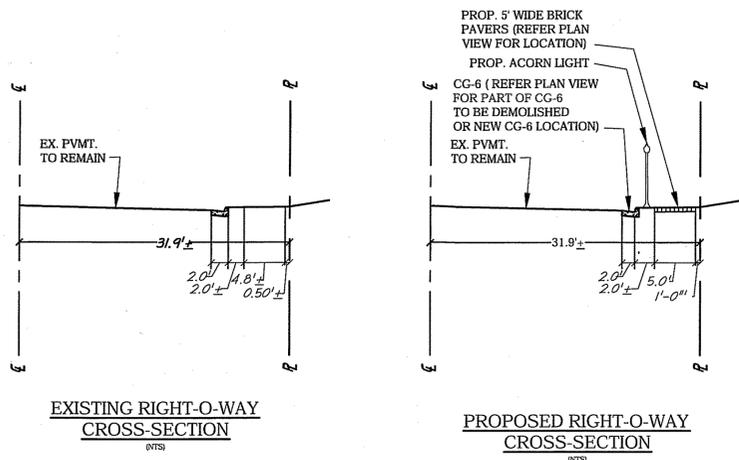


COLUMBIA CASCADE COMPANY  
Model No. 2815-DT  
LITTER CONTAINER, SIDE EMPTY WITH DOME TOP  
Drawing No. W-2815-DT  
Sheet 1 of 1



AVAILABLE IN 2', 3', 4', 5', 6' (SHOWN), 7' AND 8' NOMINAL LENGTHS. OTHER LENGTHS AVAILABLE UPON REQUEST.

COLUMBIA CASCADE COMPANY  
Model No. 2806-B  
BENCH WITH ARMRESTS  
Drawing No. W-2806-B  
Sheet 1 of 1



EXISTING RIGHT-O-WAY  
CROSS-SECTION  
(NTS)

PROPOSED RIGHT-O-WAY  
CROSS-SECTION  
(NTS)

- NOTES
- PROPOSED BENCH AND TRASH RECEPTACLE AT THE BUS STOP TO BE MAINTAINED BY THE OWNER.
  - PROPOSED PUBLIC IMPROVEMENTS SHOWN HEREON TO BE CO-ORDINATED WITH VDOT FOR MAINTENANCE RESPONSIBILITY WITH THE OWNER AT THE TIME OF FINAL SITE PLAN.

Application No SE-2012-MA-004 Staff MB  
APPROVED (SE) (SP) PLAN  
See Dev. Conds Dated 10-15-2012  
Date of (BOS) (PC) Approval 10-16-2012  
Sheet 6 of 7

**Dominion Engineers, Inc.**  
Planners \* Civil Engineers \* Landscape Architects \* Land Surveyors  
14960 HOPEWELLS LANDING DRIVE, GAINESVILLE, VA 20155  
TEL: 703-291-1700 Fax: 703-291-1285

HUMMER ROAD STREETSCAPE PLAN & DETAILS  
4119 HUMMER ROAD  
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA



REVISION	DATE	BY
1	09/11/12	AS
2	06/19/12	AS
3	06/29/12	AS/CD

NO.	DESIGN	DRAWN	CHECKED
AS	RB	AS	

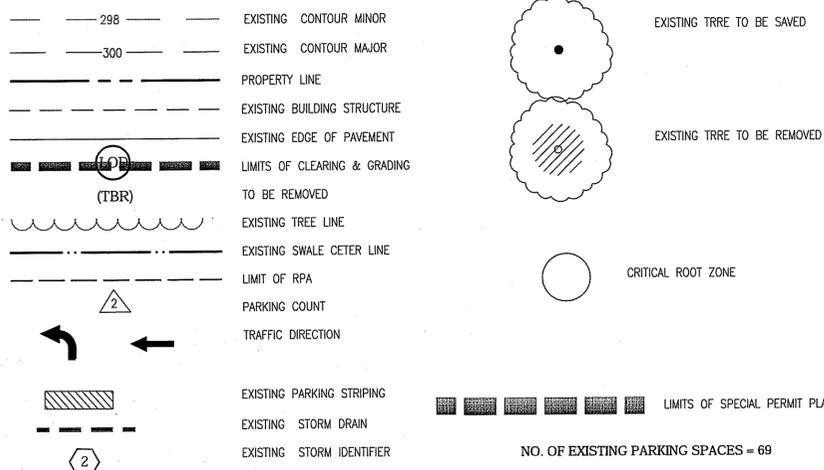
  

SCALE	DATE
AS NOTED	08/22/2011

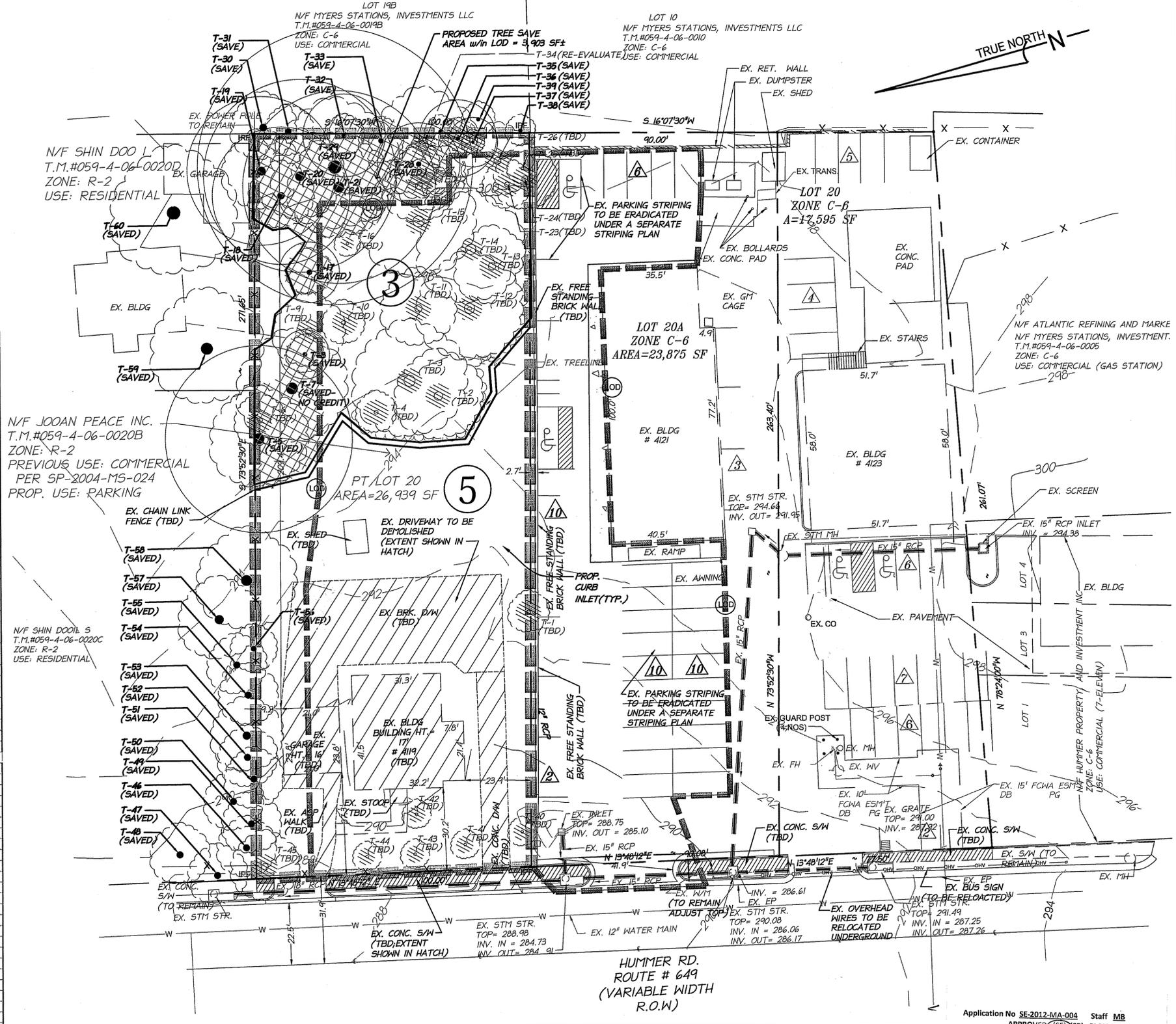
  

PROJ. NO.	FILE NAME
10-01-016HUM	4119 HUMMER ROAD

**LEGEND:**



TREE PRESERVATION CALCULATIONS:								
PLAN ID#	SPECIES	CALIPER SIZE (IN)*	CRZ (FT) R	AVERAGE CANOPY SPREAD DIA (FT)	EX. CANOPY COVERAGE ONSITE (SF)	CANOPY COVERAGE SAVED TREE (SF)	REMARKS	ACTION TO BE TAKEN
T-1	MULBERRY	15	15	15	177		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-2	MAPLE	28	28	28	616		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-3	MAPLE	30	30	30	707		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-4	POPLAR	12	12	15	177		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-5	POPLAR	34	34	34	908	908	ONSITE TREE; QUALITY TREE - TO BE SAVED	PRUNE CANOPY AND MULCH
T-6	CHERRY	18	18	18	254		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-7	POPLAR	38	38	38	1134	1134	ONSITE TREE; QUALITY TREE - TO BE SAVED	PRUNE CANOPY AND MULCH
T-8	MAPLE	9	9	9	64	64	ONSITE TREE; QUALITY TREE - TO BE SAVED	PRUNE CANOPY AND MULCH
T-9	CHERRY	26	26	26	531		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-10	CHERRY	15	15	15	177		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-11	MAPLE	26	26	26	531		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-12	POPLAR	36	36	36	1018		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-13	POPLAR	27	27	27	573		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-14	CHERRY	38	38	38	1134		DEAD TREE STUMP	TO BE REMOVED
T-15	POPLAR	40	40	40	1257		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-16	MAPLE	6	6	6	28		ONSITE TREE; QUALITY TREE - TO BE SAVED	TO BE REMOVED
T-17	MAPLE	11	11	11	95	95	ONSITE TREE; QUALITY TREE - TO BE SAVED	PRUNE CANOPY AND MULCH
T-18	CHERRY	25	25	25	491	491	ONSITE TREE; POOR QUALITY TREE	TO BE SAVED
T-19	CHERRY	27	27	27	573	573	ONSITE TREE; POOR QUALITY TREE	TO BE SAVED
T-20	MAPLE	35	35	35	962	962	ONSITE TREE; QUALITY TREE - TO BE SAVED	PRUNE CANOPY AND MULCH
T-21	MAPLE	35	35	35	962	962	ONSITE TREE; QUALITY TREE - TO BE SAVED	PRUNE CANOPY AND MULCH
T-22	CHERRY	26	26	26	531		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-23	MAPLE	22	22	22	380		DEAD TREE	TO BE REMOVED
T-24	CHERRY	22	22	22	380		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-25	CHERRY	7	7	7	38		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-26	CHERRY	25	25	25	491		DEAD TREE	TO BE REMOVED
T-27	MAPLE	26	26	26	531	531	ONSITE TREE; GOOD QUALITY - TO BE SAVED	PRUNE CANOPY AND MULCH
T-28	MAPLE	15	15	15	177	177	ONSITE TREE; GOOD QUALITY - TO BE SAVED	PRUNE CANOPY AND MULCH
T-29	MAPLE	50	50	50	1963	1963	ONSITE TREE; QUALITY TREE - TO BE SAVED	PRUNE CANOPY AND MULCH
T-30	CHERRY	24	24	24	452		OFFSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-31	MULBERRY	15	15	15	177		OFFSITE TREE; POOR QUALITY TREE	TO BE SAVED
T-32	POPLAR	15	15	15	177	177	ONSITE TREE; QUALITY TREE - TO BE SAVED	PRUNE CANOPY AND MULCH
T-33	CHERRY	16	16	16	201		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-34	MULBERRY	39	39	39	1195		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-35	POPLAR	11	11	11	95		OFFSITE TREE; QUALITY TREE - TO BE SAVED	PRUNE CANOPY AND MULCH
T-36	CHERRY	14	14	14	154		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-37	CHERRY	9	9	9	64		ONSITE TREE; POOR QUALITY TREE	TO BE REMOVED
T-38	CHERRY	11	11	11	95		OFFSITE TREE; POOR QUALITY TREE	TO BE SAVED
T-39	CHERRY	12	12	12	113		OFFSITE TREE; POOR QUALITY TREE	TO BE SAVED
T-40	GINKGO	4	4	4	13		ONSITE TREE; GOOD CONDITION	TO BE REMOVED
T-41	CHERRY	4	4	4	13		ONSITE TREE; FAIR CONDITION	TO BE REMOVED
T-42	MAGNOLIA	6	6	6	28		ONSITE TREE; GOOD CONDITION	TO BE REMOVED
T-43	CHERRY	4	4	4	13		ONSITE TREE; FAIR CONDITION	TO BE REMOVED
T-44	MAGNOLIA	6	6	6	28		ONSITE TREE; GOOD CONDITION	TO BE REMOVED
T-45	CHERRY	16	16	16	201		ONSITE TREE; POOR CONDITION	TO BE REMOVED
T-46	MAPLE	16	16	16	201		OFFSITE TREE; AVERAGE CONDITION	TO BE SAVED
T-47	CHERRY	14	14	14	154		OFFSITE TREE; AVERAGE CONDITION	TO BE SAVED
T-48	CHERRY	18	18	18	254		OFFSITE TREE; AVERAGE CONDITION	TO BE SAVED
T-49	POPLAR	10	10	10	79		OFFSITE TREE; AVERAGE CONDITION	TO BE SAVED
T-50	CHERRY	12	12	12	113		OFFSITE TREE; AVERAGE CONDITION	TO BE SAVED
T-51	POPLAR	10	10	10	79		OFFSITE TREE; AVERAGE CONDITION	TO BE SAVED
T-52	SASSAFRAS	12	12	12	113		OFFSITE TREE; AVERAGE CONDITION	TO BE SAVED
T-53	CHERRY	18	18	18	254		OFFSITE TREE; AVERAGE CONDITION	TO BE SAVED
T-54	MAPLE	20	20	20	314		OFFSITE TREE; AVERAGE CONDITION	TO BE SAVED
T-55	MAPLE	8	8	8	50		OFFSITE TREE; AVERAGE CONDITION	TO BE SAVED
T-56	CHERRY	18	18	18	254		OFFSITE TREE; AVERAGE CONDITION	TO BE SAVED
T-57	MAPLE	18	18	18	254		OFFSITE TREE; AVERAGE CONDITION	TO BE SAVED
T-58	POPLAR	20	20	20	314		OFFSITE TREE; AVERAGE CONDITION	TO BE SAVED
T-59	MAPLE	36	36	36	1018		OFFSITE TREE; AVERAGE CONDITION	TO BE SAVED
T-60	MAPLE	48	48	48	1810		OFFSITE TREE; AVERAGE CONDITION	TO BE SAVED
* DIAMETER AT BREAST HEIGHT					TOTAL EXISTING TREE SAVE CANOPY (SF):	5931		

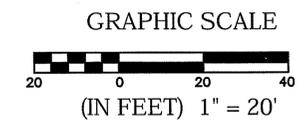


**NOTE:**  
TREES IDENTIFIED TO BE SAVED ON THIS SHEET TO MEET THE TREE PRESERVATION TARGET ARE PRELIMINARY IN NATURE AND SHOWS THE TREES WITH POTENTIAL TO BE SAVED TO MEET THE TREE PRESERVATION TARGET. EXACT LOCATION, SPECIES, CONDITIONS AND TREE SAVE CANOPY TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN IN CONSULTATION WITH THE FAIRFAX COUNTY URBAN FORESTRY MANAGEMENT DIVISION.

Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
3 Upland Forest	Hardwoods in the form of Oak, Poplar, Maple & some evergreens in the form of Pine	Sub-Climax	Fair	0.23 ac.	This Cover Type exists as primarily large canopy hardwood trees with many volunteer species and groundcover.
5 Developed	Ornamental plantings.	N/A	Fair	0.39 ac.	This Cover Type exists as lawn area around homesites as well as areas currently being used for parking and driveway. There are a few scattered ornamental trees present at the property boundary and front of house.
				Total acreage	0.62 ac.

**NOTE:**  
1. ANY EXISTING TREES THAT ARE PROPOSED TO BE REMOVED SHALL BE SELECTIVELY AND CAREFULLY REMOVED IN SECTIONS.

Application No SE-2012-MA-004 Staff MB  
 APPROVED (SE) (SP) PLAN  
 See Dev. Conds Dated 10-15-2012  
 Date of (BOS) (PC) Approval 10-16-2012  
 Sheet 6 of 7



**DOMINION ENGINEERS, Inc.**  
 Planners \* Civil Engineers \* Landscape Architects \* Land Surveyors  
 14960 HOPEWELLS LANDING DRIVE, GAINESVILLE, VA 20155  
 TEL: 703-291-1700 FAX: 703-291-1285

EXISTING CONDITION, DEMOLITION PLAN AND VEGETATION MAP  
**4119 HUMMER ROAD**  
 MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

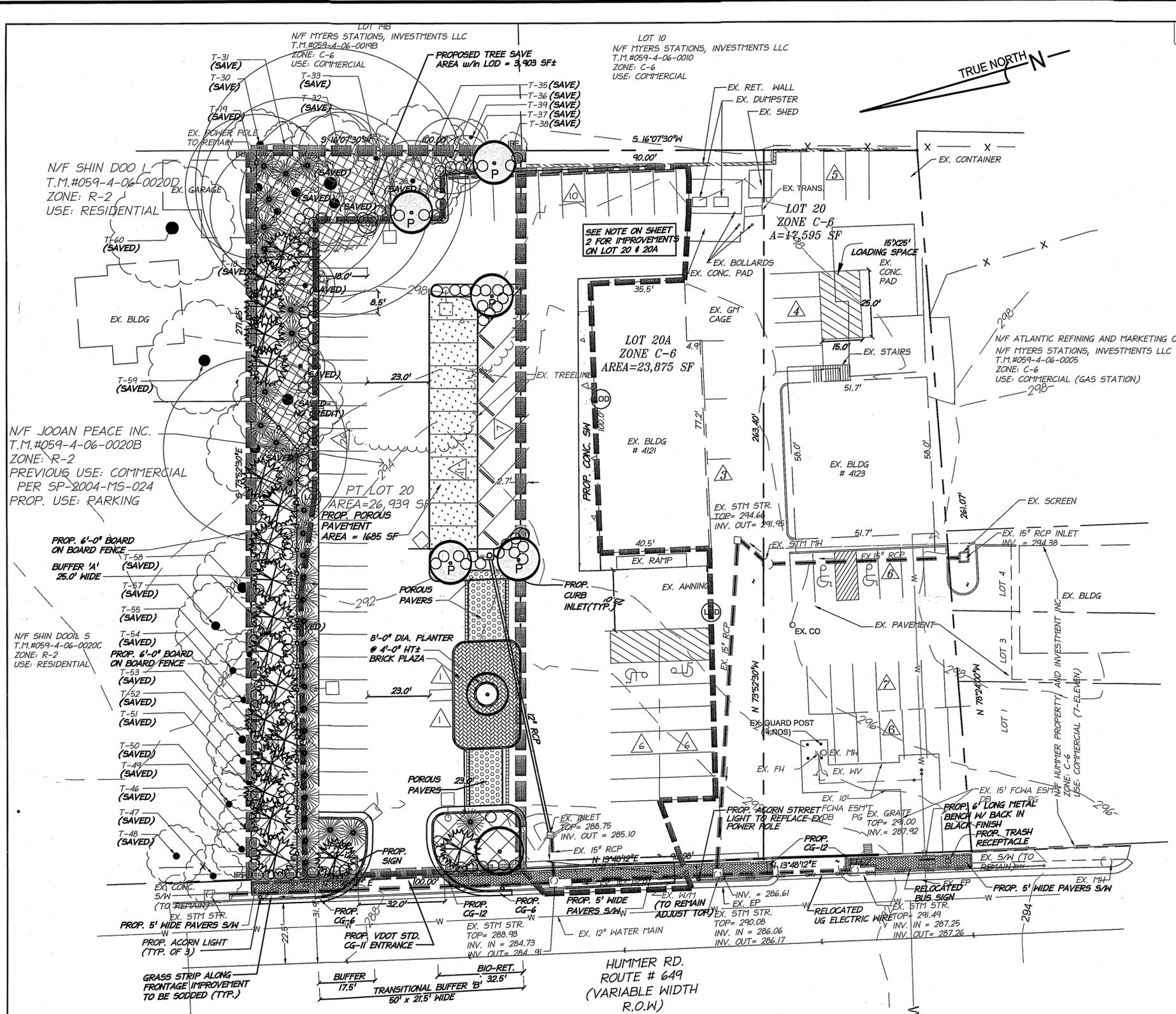
COMMONWEALTH OF VIRGINIA  
 AIAA # 6151  
 L.S. # 6842  
 6/6/19/2012  
 PROFESSIONAL ENGINEER

NO.	DATE	REVISION
1	02/11/12	AS
2	06/19/12	AS
3	06/29/12	AS/05

DESIGN: AS  
 DRAWN: RB  
 CHECKED: AS

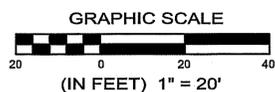
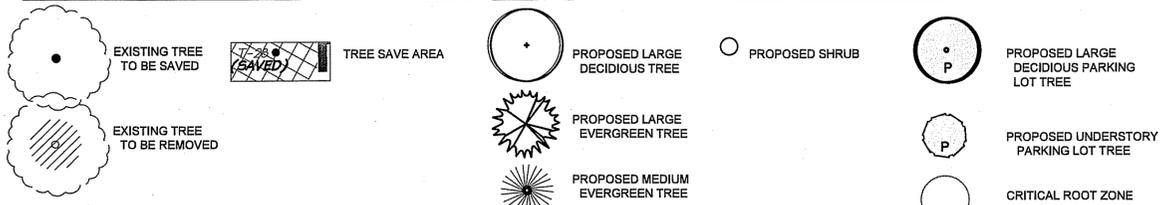
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 DATE: 08/22/2011  
 PROJ NO.: 10-01-016HUM  
 FILE NAME: 4119 HUMMER ROAD

**6 OF 7**



LANDSCAPE PLAN

LEGEND:



TREE COVER CALCULATIONS:

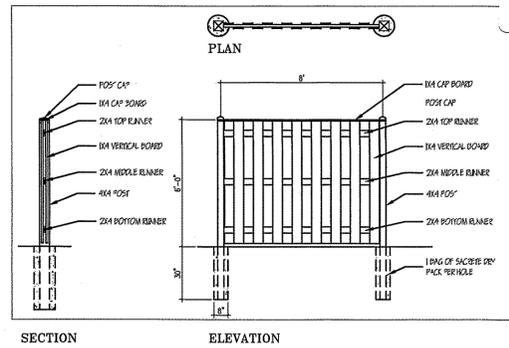
TRANSITIONAL SCREEN LANDSCAPE BUFFER 'A' - at NORTH PROPERTY LINE										
ADJACENT USE: RESIDENTIAL TRANSITIONAL SCREENING TYPE-II										
PER FAIRFAX COUNTY ZONING ARTICLE 13-303-3.A, TYPE II TRANSITIONAL SCREENING REQUIRED ALONG THIS PROPERTY LINE (35FT); HOWEVER, MODIFICATION TO TYPE II TRANSITIONAL SCREEN (25FT) REQUESTED ALONG THIS PROPERTY LINE. SEE SHEET 1 (COVER SHEET) AND SHEET 2 (SE PLAT) FOR EXPLANATION AND JUSTIFICATION										
PROPOSED TYPE II TRANSITIONAL SCREEN DIMENSIONS: WIDTH = 25.0', LENGTH = 271.65'										
PLANT TYPE	CATEGORY	NUMBER REQUIRED	CALIPER AT PLANTING	10-YR CANOPY	TOTAL NUMBER REQUIRED	EXISTING PLANTS TO REMAIN	EXISTING CANOPY TO REMAIN	NEW PLANTS PROPOSED	TOTAL NUMBER PROVIDED	APPROX CANOPY (SF)
LARGE DECIDUOUS TREES	IV	-	3 IN	250	6	6 (5 FOR CREDIT)	2,131	0	7	2131
LARGE EVERGREEN	III	-	6-7 FT/2 IN	150	18	0	0	18	18	2700
MEDIUM EVERGREEN TREES	II	-	6-7 FT/2 IN	200	24	0	0	30	30	3000
SHRUBS		3 PER 10'			82				82	
						Sub-Total =	2131 SF			7831 SF
TOTAL BUFFER PLANTING AREA AVAILABLE:					6792.5					
PERCENTAGE OF BUFFER PLANTING PROVIDED AT 10-YR CANOPY:					115.25%					
					>=75%, O.K.					
PERCENTAGE OF BUFFER CANOPY WITH EVERGREEN TREES:					72.79%					
					>=70%, O.K.					
TRANSITIONAL SCREEN LANDSCAPE BUFFER 'B' - at WESTERN PROPERTY LINE										
ADJACENT USE: RESIDENTIAL TRANSITIONAL SCREENING TYPE-II										
PER FAIRFAX COUNTY ZONING ARTICLE 13-303-3.A, TYPE II TRANSITIONAL SCREENING REQUIRED ALONG THIS PROPERTY LINE (35FT); HOWEVER, MODIFICATION TO TYPE II TRANSITIONAL SCREEN (25FT) REQUESTED ALONG THIS PROPERTY LINE. SEE SHEET 1 (COVER SHEET) AND SHEET 2 (SE PLAT) FOR EXPLANATION AND JUSTIFICATION										
PROPOSED TYPE II TRANSITIONAL SCREEN DIMENSIONS: WIDTH = 21.5', LENGTH = 75' - 25' Pavement = 50'										
PLANT TYPE	CATEGORY	REQD. AREA	CALIPER AT PLANTING	10-YR CANOPY	TOTAL NUMBER PROVIDED	EXISTING PLANTS TO REMAIN	EXISTING CANOPY TO REMAIN	NEW PLANTS PROPOSED	TOTAL NUMBER PROVIDED	APPROX CANOPY (SF)
LARGE DECIDUOUS TREES	IV	-	3 IN	250	1	0	0	1	1	250
LARGE EVERGREEN	III	-	6-7 FT/2 IN	150	2	0	0	2	2	300
MEDIUM EVERGREEN TREES	II	-	6-7 FT/2 IN	200	3	0	0	3	3	300
SHRUBS		3 PER 10'			15				15	
						Sub-Total =	0 SF			850 SF
TOTAL BUFFER PLANTING AREA AVAILABLE:					1081					
PERCENTAGE OF BUFFER PLANTING PROVIDED AT 10-YR CANOPY:					78.63%					
					>=75%, O.K.					
PERCENTAGE OF BUFFER CANOPY WITH EVERGREEN TREES:					70.59%					
					>=70%, O.K.					
INTERIOR PARKING LOT PLANTING										
PARKING LOT AREA:					16089 SF					
REQUIRED PLANTING AREA:					804 SF					
PLANT TYPE	CATEGORY	REQD. AREA	CALIPER AT PLANTING	10-YR CANOPY	TOTAL NUMBER PROVIDED	EXISTING PLANTS TO REMAIN	EXISTING CANOPY TO REMAIN	NEW PLANTS PROPOSED	TOTAL NUMBER PROVIDED	APPROX CANOPY (SF)
UNDERSTORY TREE	II	-	1 IN	75 SF	4	0	0	4	4	300
LARGE DECIDUOUS TREES	IV	804 SF	3 IN	225 SF	2	0	0	2	2	450
						TOTAL				750
PERIPHERAL LANDSCAPE CANOPY REQUIREMENT										
WIDTH: 100.0'										
PLANT TYPE	TOTAL NUMBER REQ'D.	EXISTING PLANTS TO REMAIN	NEW PLANTS PROPOSED	TOTAL NUMBER PROVIDED	APPROX CANOPY (SF)					
LARGE DECIDUOUS TREES	2	4	1	5	250					
					TOTAL	250				

TREE COVER CALCULATIONS:

GROSS SITE AREA (G.S.A.):	26,939 S.F.
TREE COVER REQUIRED (30% OF G.S.A.):	8,079 S.F.
EXISTING TREE COVER:	12,873 S.F.
EXISTING TREE COVER (%):	47.79 %
TREE PRESERVATION TARGET : 30% X 47.79%	14.34%
TREE PRESERVATION TARGET : SF	14.34% x 26939 = 3864 SF
TREE SAVE AREA (ESTIMATED):	6,902 SF (OVERALL CANOPY); 3,903 SF (WITHIN LOD AREA)
TREE SAVE AREA WITH TREE SAVE CREDIT:	3,903 * 1.00 = 3,903 SF (vs 6,902 POSSIBLE)
TREE PRESERVATION PROPOSED (SF):	3,903 SF > 3,864 SF (TREE PRESERVATION TARGET IS MET)
TREE CANOPY BUFFER - NORTHERN SIDE	5,550 SF
- WESTERN SIDE	1,150 SF
- TOTAL BUFFER	6,700 SF
TREE CANOPY ( INTERIOR PARKING)	1,000 SF
TOTAL TREE CANOPY PROVIDED	11,730 SF
	> 8,079 SF (TREE CANOPY REQUIREMENT IS MET)

\*PROPOSED TREE SAVE AREA IS APPROXIMATE ONLY. ACTUAL TREE SAVE AREA TO BE DETERMINED IN COORDINATION WITH FAIRFAX COUNTY URBAN FOREST MANAGEMENT DIVISION AT THE TIME OF FINAL SITE PLAN.

FENCE DETAIL:



FENCE TO BE BOARD ON BOARD WOOD FENCE WITH THE FOLLOWING CHARACTERISTICS:  
 HEIGHT: 6'±  
 POSTS: 8'± ON CENTER  
 LAYOUT: AS SHOWN ON PLAN

Application No SE-2012-MA-004 Staff MB  
 APPROVED (SE) (SP) PLAN  
 See Dev. Conds Dated 10-15-2012  
 Date of (BOS) (PC) Approval 10-16-2012

Sheet 7 of 7

RECEIVED  
 Department of Planning & Zoning  
 JUN 29 2012  
 Zoning Evaluation Division

**Dominion Engineers, Inc.**  
 Planners \* Civil Engineers \* Landscape Architects \* Land Surveyors  
 14860 HOPEWELLS LANDING DRIVE, GAINESVILLE, VA 20155  
 TEL: 703-291-1700 Fax: 703-291-1265

CIRCULATION AND LANDSCAPING PLAN  
**4119 HUMMER ROAD**  
 MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA



NO.	DATE	REVISION
1	09/21/12	COUNTY COMMENTS DATED 04/17/12
2	06/19/12	VOOT, FODDY AND URBAN FORESTRY COMMENTS
3	06/29/12	URBAN FORESTRY & FOOT COMMENTS

DESIGN	DRAWN	CHECKED
AS/DS	RB/DS	AS/DS
SCALE	DATE	
AS NOTED	08/22/2011	
PROJ NO.	FILE NAME:	
10-01-016HUM	4119 HUMMER ROAD	

7 OF 7  
SHEET