



County of Fairfax, Virginia

MEMORANDUM

DATE: 12/18/2019

TO: Distribution List

FROM: Tracy D. Strunk, AICP
Director, Zoning Evaluation Division
Department of Planning and Development

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. RZ 2019-SU-021 Con. W/ SE 2019-SU-022 (Blue Knob Investors, LLC)

Case Information

Staff Coordinator: **Emma Estes**
Pre-Staffing: **1/20/2020** Staffing: **3/19/2020**
Tentative PC: **5/20/2020** Tentative BOS: **TBD**

Memo Includes Full-Size Development Plans for Noted (①) Addressees: Yes ☐ No ☐

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by **(1/15/2020)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

- ③ DPD Planning Division
Chief, Env. & Dev. Review Br.
Attn: Denise James
- ③ DPWES Site and Addressing
Attn: Lori Ramsey
- ① DPWES Sanitary-Sewer
Attn: Sharad Regmi
- ① VDOT
Attn: David Jordan
- ① Fire Prevention Div
Plans Review Section
Attn: Mike Paruti
- ① Fairfax County Public Schools
Facilities & Transportation Svcs
Facilities Planning Svcs
Attn: Jessica Gillis
- ① Dept. of Transportation
Transportation Planning
Chief, Site Analyst Section
Attn: Jeff Hermann
- ① Dept. of Housing & Comm. Dev.
Housing Development Div.
Housing Development Officer
Attn: Abdirazak Hamud

- ① Fairfax County Park Authority
Planning & Development Div.
Plan Review Coordinator
Attn: Lynne Johnson 4th fl.
- ① Northern Va Soil and Water
Conservation District
Attn: Willie Woode
- ① Planning Commission
Board of Supervisors
Sully District
- ① DPD-Community Revitalization
Attn: Elizabeth Hagg
CRD/CRA only
- ① DPD-Urban Centers Section
Attn: Chris Caperton
Reston or Tysons only
- ① Fairfax County Water Authority
Planning & Engineering Div.
Manger, Planning Dept.
Attn: Greg Prelewicz
Attn: Ross Stilling
- Dept. of Tax Administration
Real Estate Division Director
Attn: Thomas Reed
- Dept. of Health
Div. of Environmental Health

Technical Review and
Information Resources
Attn: Kevin Wastler

Fairfax County Public Schools
Facilities & Transportation Svcs
Office of Design & Construction
Services
Attn: Eric Brunner

Fire & Rescue Dept.
Information & Technology
Attn: Eric Fisher

DPWES Site and Dev Svcs
Chief, Urban Forestry Branch
Attn: Craig Herwig

Information Addressees

- ① Economic Dev. Authority
Director, Real Estate Services
Attn: Curtis Hoffman
- ① Planning Commission
Executive Director
Attn: Jill Cooper
- Clerk to Board of Supervisors
Attn: Cathy Chianese
- DPD-ZED Division Director
Attn: Tracy Strunk, AICP

DPD-ZED Asst. Director
Attn: William Mayland

DPD-ZED
Attn: Branch Chiefs

DPD-ZED
Conformance Review &
Acceptance Branch
Attn: Suzanne Wright

DPD-ZED
Admin. Asst., Legal Notices
Attn: Rachael Pendergraph

DPD Chief Zoning Inspector
Attn: Mavis Stanfield

Dept. of Information Technology
Technology Infrastructure Div.
Attn: Steve Brundage

Dept. of Family Services
Adult Aging Services
AAA, B-3-708
Attn: Jacquie Woodruff

Southeast Fairfax Dev. Corp.
Attn: Tony Fontana
MV or LEE only



PLANNING & DEVELOPMENT

Department of Planning and Development
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia, 22035-5509
Phone: 703 324-1290 / Fax: 703 324-3924
www.fairfaxcounty.gov/planning-development/



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290 TTY 711
<https://www.fairfaxcounty.gov/planning-zoning/zoning/application-packages>

APPLICATION #:

Concurrent
with
SE 2019-SU-022

RZ 2019-SU-021

(Staff will assign)

ZONING APPLICATION

RECEIVED
Dept of Planning & Development

SEP 19 2019

APPLICATION TYPE(S):	RZ	<input checked="" type="checkbox"/> PCA	<input type="checkbox"/> FDP	<input type="checkbox"/> CDPA	<input type="checkbox"/> FDPA	<input type="checkbox"/> DPA	<input type="checkbox"/> CP	<input type="checkbox"/>
	CPA	<input type="checkbox"/> PRC	<input type="checkbox"/> PRCA	<input type="checkbox"/> CSP	<input type="checkbox"/> CSPA	<input type="checkbox"/> AA	<input type="checkbox"/> AF	<input type="checkbox"/> AR

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

Zoning Evaluation Division

☒ (We), Blue Knob Investors, LLC the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the I-3, H-C, WS and AN District to the C-8, H-C, WS and AN District.

☐ (PCA) This application proposes to amend the proffers approved pursuant to _____ (case) in order to permit _____

Is this a partial PCA? _____ (Y/N) If Yes, please identify affected acreage: _____

TAX MAP PARCEL(S):

033-2 ((01)) 0006 (part)

TOTAL ACREAGE: 12.06 acres (525,428 SF) CURRENT ZONING DISTRICT: I-3, H-C, WS and AN

LEGAL DESCRIPTION: Deed Book: 22747 Page No.: 1306

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

[No Number Assigned] Lee Jackson Memorial Highway, Chantilly, VA 20151

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

South side of Lee Jackson Memorial Highway approx. 1,200 west of its intersection with Stonecroft Boulevard

EXISTING USE:	Vacant	PROPOSED USE:	Vehicle sale, rental & ancillary service estab.
MAGISTERIAL DISTRICT:	Sully	OVERLAY DISTRICT(S):	H-C, WS and AN

Waiver/Modification of Submission Requirements Requested: ☐

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name:			Agent Name:		
Craig Kazanjian c/o Kaz Brothers, L.C.			David S. Houston, c/o Bean, Kinney & Korman, P.C.		
Address:			Address:		
Street: 14660 Rothgeb Drive, Suite 201			Street: 2311 Wilson Boulevard, Suite 500		
City: Rockville	State: MD	Zip: 20860	City: Arlington	State: VA	Zip: 22201
Phone Number:			Phone Number:		
(W): 301-438-2211	(C):		(W): 703-284-7245	(C): 703-915-7300	
E-mail:			E-mail:		
craig@kazbrothers.com			dhouston@beankinney.com		

Signature:

Date: 9-19-19

DO NOT WRITE IN THIS SPACE

RZ 2019-0268

Date Application Accepted: December 9, 2019

Application Fee Paid: \$ 39,110.00



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2019-SU-022

*concurrent
with
RZ 2019-SU-021*

(Staff will assign)

RECEIVED
Dept of Planning & Development

SEP 19 2019

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME	Blue Knob Investors, LLC	
	MAILING ADDRESS	c/o Kaz Brothers, L.C. 14660 Rothgeb Drive, Suite 201, Rockville, MD 20850	
	PHONE HOME ()	WORK (301) 438-2211	
	PHONE MOBILE ()		
PROPERTY INFORMATION	PROPERTY ADDRESS	[No Number Assigned] Lee Jackson Memorial Highway Chantilly, VA 20151	
	TAX MAP NO.	SIZE (ACRES/SQ FT)	
	033-2 ((01)) 0006 (part)	12.06 acres (525,428 SF)	
	ZONING DISTRICT	MAGISTERIAL DISTRICT	
	I-3, H-C, WS and AN	Sully	
SPECIAL EXCEPTION REQUEST INFORMATION	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: C-8, H-C, WS and AN		
	ZONING ORDINANCE SECTION 4-804(4)(W) and 9-518		
AGENT/CONTACT INFORMATION	PROPOSED USE Vehicle sale, rental and ancillary service establishment(s)		
	NAME	David S. Houston, c/o Bean, Kinney & Korman, P.C.	
	MAILING ADDRESS	2311 Wilson Boulevard, Suite 500 Arlington, VA 22201	
	PHONE HOME ()	WORK (703) 284-7245	
	PHONE MOBILE (703)	915-7300	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact		
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>David S. Houston / Agent</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT</p> <p>SIGNATURE OF APPLICANT/AGENT</p> <p><i>David S. Houston</i></p> <p>SE 2019-0269</p>			

DO NOT WRITE IN THIS SPACE

Date Application accepted: December 9, 2019

Application Fee Paid: \$ 16,375.00

STATEMENT OF JUSTIFICATION

BLUE KNOB INVESTORS, LLC

REZONING AND SPECIAL EXCEPTION APPLICATIONS

Revised October 25, 2019

RECEIVED
Dept of Planning & Development

NOV 07 2019

I. INTRODUCTION AND BACKGROUND

Zoning Evaluation Division

Blue Knob Investors, LLC ("Applicant") is the contract purchaser of 12.06 acres located on the south side of Lee Jackson Memorial Highway (Route 50), 1,200 west of Stonecroft Boulevard in Chantilly, and identified on the Fairfax County Tax Map as 33-2 ((1)) 0006 (part)¹ ("Property"). The Applicant requests approval of a rezoning and a special exception for the entire Property to allow for the development of new vehicle sale, rental and ancillary service establishments.

The Property is currently located in the I-3 (Light Industrial) zoning district and is also within three overlay zoning districts: the Highway Corridor Overlay District ("HC"), the Airport Noise Impact Overlay District ("AN") and the Water Supply Protection Overlay District ("WSPOD"). The rezoning request will change the zoning to the C-8 (Highway Commercial) zoning district with the same overlay districts.

The photograph below depicts the existing conditions on the Property (vacant) and the surrounding vicinity.



¹ Tax Map 33-2 ((1)) 0006 is a total of 79.03 acres. The Applicant is the contract purchaser for the entire parcel but is only requesting to rezone a 12.06-acre portion of the parcel. The remaining 67 acres will remain vacant and undeveloped. Such acreage is currently zoned I-3 (Light Industrial).

II. PROPOSED DEVELOPMENT AND CHANGES

Through this application, the Applicant proposes to develop up to three buildings on the Property with up to approximately 95,000 square feet of gross floor area. The details for these improvements are depicted on the Generalized Development Plan – Special Exception Plat, prepared by Urban Ltd., dated September 20, 2019, submitted with this application (“Development Plan”). The approximate location and dimensions of all proposed structures and uses are depicted on Sheet 8 of the Development Plan.

III. COMPREHENSIVE PLAN

The Property is located within Land Unit H of the Dulles Suburban Center portion of the Comprehensive Plan. Most of the existing development in the Dulles Suburban Center is categorized as industrial and office use. Land Unit H contains approximately 935 acres and has a mix of auto dealerships, warehousing and storage facilities, industrial/flex space, office, public facilities and a mobile home park.

The base recommendation for Land Unit H is for industrial, research and development, and industrial/flex uses at an intensity up to a maximum of .35 FAR. The specific plan text for the Property, however, is as follows:

2. An auto park may be appropriate as an optional use on Parcels 33-2 ((1)) 6, 33-2((5)) B, C, D, E, F, J and 33-4((5)) A, G, H if the conditions listed below are met. An auto park is defined as a large tract of land that accommodates two or more dealers engaged in automobile sales and service, as well as related ancillary services.

Conditions:

- The primary uses in the auto sales park are all related to vehicle sales and service. Ancillary uses to serve customers may also be considered;
- Substantial setbacks and a landscaped berm should be provided along Route 50 to screen view of the use from the road. A single freestanding sign to identify the auto park may be visible from Route 50; and
- Development should be oriented to Stonecroft Boulevard, preferably with building placement designed to screen outside display and storage facilities from Route 50. Substantial setbacks, screening and landscaping should be provided along Stonecroft Boulevard to establish a campus-style setting. Signage at the auto park entrance(s) may be appropriate.

Also applicable is Appendix 7 of the Policy Plan entitled “Guidelines for Clustering of Automobile-Oriented Commercial Uses” which encourages such clustering to achieve higher quality design, increased landscaping and open space, increased

vehicular safety and increased energy efficiency. If approved, the Property will contain automobile dealerships or ancillary uses that operate in a coordinated manner with the remainder of the existing Auto Park.

The proposed automobile dealerships or uses will be in conformance with the uses and FAR envisioned by the Dulles Suburban Center plan for Land Unit H at the Property. The proposed FAR is 0.18 which is approximately 48% less than the 0.35 planned maximum amount. The height of the buildings shall be limited to 40 feet. A landscaped berm is depicted on the Development Plan along Route 50 to screen view of the use from the road.

The Applicant has submitted a photometric plan as part of the Development Plan showing the proposed lighting levels for the site. This proposed lighting level will meet the lighting policies of the Comprehensive Plan because light emissions will be minimized to those necessary and consistent with general safety of the customers and the business operation and will not interfere with visual acuity. All light will be directed downward and not light up the dark sky.

IV. ZONING

A. C-8 Zoning District.

The C-8 District was established to provide locations on the heavily traveled collector and arterial highways for those commercial and service uses which are oriented to the automobile, or are uses which may require large land areas and good access, and do not depend upon adjoining uses for reasons of comparison shopping or pedestrian trade. Vehicle sale, rental and ancillary service establishments in the County are primarily located within this District.

The Applicant's proposed development on the 12.06-acre site results in an overall density of 0.18 FAR (approximately 95,000 total square feet of gross floor area). Therefore, the Property will not exceed the maximum FAR of 0.50 permitted for C-8 in the Zoning Ordinance nor will it exceed the recommended planned density of 0.35 FAR.

B. Overlay Districts.

As noted previously, the Property is located within the Highway Corridor, the Airport Noise and the Water Supply Protection Overlay Districts. The HC Overlay District puts additional restrictions on certain automobile-oriented uses, including fast food restaurants, drive-in financial institutions, quick service food stores, service stations and service station/mini-marts. The provisions of the HC Overlay District do not apply, however, to vehicle sale, rental and ancillary service establishments.

The Airport Noise Impact Overlay District was established to control conflicts between certain land uses and the noise generated by aircraft. The Property is currently mapped within a noise contour level of up to 65 dBA. As such, the proposed uses are permitted without any additional acoustical treatment requirements for building interiors.

Finally, the Property currently conforms to WSPOD and the proposed improvements will also comply, as noted in the Preliminary Stormwater Management Narrative on Sheet 12 of the Development Plan. Stormwater management for the Property will be met with facilities consisting of either a private dry pond or a private underground detention system, and several bioretention facilities. These will be finalized at the time of site plan review.

V. CONFORMANCE WITH ZONING ORDINANCE REGULATIONS

The following information, as requested by Part 7 of Section 9-011 of the Zoning Ordinance, provides specific details about the proposed vehicle sale, rental and ancillary service establishment, vehicle major service establishment, and waiver of certain sign regulations.

A. Type of Operation.

Vehicle sale, rental and ancillary service establishments.

B. Hours of Operation.

The Applicant is proposing the typical hours of operation for automobile dealerships and ancillary service establishments, which means the vehicle service and parts departments would be open for customer business seven days a week between the maximum hours of 5:30 a.m. to 12:00 a.m. The hours for vehicle sales would typically be from 9:00 a.m. to 9:00 p.m., Monday through Friday, 9:00 a.m. to 6:00 p.m. on Saturdays, and 11:00 a.m. to 4:00 p.m. on Sundays. These hours may be adjusted based on customer demand and use.

C. Estimated number of patrons/clients/patients/pupils/etc.

Based on the existing automobile dealerships operating near the Property, the Applicant estimates that the number of purchasers, prospective purchasers and automobile service customers will average approximately 375 per day. This is consistent with the major changes that have occurred in the automobile sales industry. With internet online shopping and comparisons, the number of physical customers visiting the business to purchase or lease a vehicle is about one-third of what it was prior to the internet. Also, due to advances in technology in automobile parts, the number of times that a vehicle must be serviced has dropped by approximately 50%.

D. Proposed number of employees/attendants/teachers/etc.

The Applicant estimates that the proposed dealerships and ancillary service establishments may employ up to approximately 200 full-time on-site employees and approximately 30 part-time on-site employees, but the maximum number of employees on-site at any one time at the Property is estimated to be no more than 200. This amount includes service facility employees, sales staff, managers and executives.

- E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.

A trip generation analysis was prepared for this proposed development based on standard Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition rates/equations. Based on this analysis, the site at build-out is forecasted to generate 2,692 weekday average daily trips, with an estimated 204 AM peak hour trips and 252 PM peak hour trips. As noted in the application materials, this analysis has been provided to FCDOT and staff has concurred that the forecasted trips do not require the submission of a Chapter 870 compliant traffic study.

- F. Vicinity or general area to be served by the use.

The Applicant expects to draw most of its customers from the immediate Chantilly, Centreville, Fairfax, Herndon and Reston areas, as well as Loudoun County.

- G. Description of building facade and architecture of proposed new buildings or additions.

The architectural elements of the proposed buildings will be designed to blend and be harmonious with those existing buildings located in the abutting Dulles Auto Park. Building materials for the buildings may include brick and other masonry products, split face concrete block, EIFS and other synthetic stucco products, and metal panels.

- H. A listing, if known, of all hazardous or toxic substances as set forth in applicable County, State and Federal Regulations.

To the best of the Applicant's knowledge, the Property is currently vacant and does not contain any hazardous or toxic substances. A Phase I Environmental Site Assessment was prepared for the Applicant on July 30, 2019 by ECS Mid-Atlantic, LLC and concluded that there was no evidence of recognized environmental conditions in connection with the Property.

Upon development of the automobile dealerships and ancillary service establishments, the following materials may be located or stored on the Property, as are typically found and stored at similar uses: motor oil, lubricants and transmission fluids; spent solvents; spent caustic parts washing solution; parts cleaning tank sludge; other sludge; paints and thinners; tires; used antifreeze; used break shoes; and used batteries. All such materials will be properly managed, stored, disposed of or recycled in accordance with County, State and Federal environmental laws. No such materials will be manufactured.

- I. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, standards or conditions.

To the best of the Applicant's knowledge, the proposed development will comply with all applicable standards, ordinances and regulations.

VI. SPECIAL EXCEPTION CRITERIA

A. General Standards (Section 9-006).

1. The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.

See above information on harmony of the proposed development with the Comprehensive Plan, and the specific text for Land Unit H.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

See above information on the description of the proposed uses.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties.

The proposed uses will not adversely affect neighboring properties and will be harmonious with the surrounding commercial, institutional and residential uses, and the other abutting and nearby uses and properties. As proposed, the development will not adversely impact the development or value of the adjacent properties.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The site layout permits safe pedestrian and vehicular circulation, as indicated on the Development Plan.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13 of the Zoning Ordinance.

The application will meet the landscaping and screening requirements of the Zoning Ordinance, as noted on the Development Plan. As noted below, the Applicant's Development Plan will meet or exceed the open space, tree cover and interior parking lot landscaping requirements for the C-8 District.

The proposed construction shall include a tree preservation and planting plan to ensure the 10-year canopy is achieved. The plan shall include such elements as demolition in the least disruptive manner practical and approved by UFMD, flagging the approved limits of clearing and grading, retaining the services of a certified arborist or registered consulting arborist and conducting a landscape planting pre-installation meeting with UFMD. The location of

proposed tree plantings shall be in areas that allow for healthy tree growth. During the site plan processing, the Applicant shall provide to UFMD notes and details how any soils shall be established for the long-term survival of the proposed landscape plants.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

The Applicant proposes to provide a minimum of 15% open space (at least 73,728 square feet). The C-8 District minimum requirement is 15%. The remainder of Parcel 6 (approximately 67 acres) will remain undeveloped open space. Proposed tree cover and interior parking lot landscaping will meet or exceed the zoning requirements.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.

The necessary utilities, drainage, parking and loading will be provided on the Property. These details are depicted and described on the Development Plan.

8. Signs shall be regulated by the provisions of Article 12.

All signs shall be regulated by the provisions of Article 12.

B. Standards for all Category 5 Special Exception Uses.

A vehicle sale, rental and ancillary service establishment is a Category 5 Special Exception uses. As such, the following additional standards are applied pursuant to the Zoning Ordinance.

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.

The Property meets the lot size and bulk regulations of the C-8 District.

2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.

A photometric plan has been included as Sheet 13 of the Development Plan. Section 14-903(2) of the Zoning Ordinance requires outdoor display area lighting used in conjunction with vehicle sale, rental and ancillary service establishments not exceed a maximum maintained lighting level of 30 footcandles as measured horizontally at grade. However, a higher maintained lighting level, not to exceed 50 footcandles, may be specifically approved by the Board of

Supervisors in conjunction with a zoning application. In this instance, the Applicant requests Board approval to permit certain areas near the buildings to be illuminated up to 50 footcandles. The areas of highest illumination are adjacent to Lee Jackson Memorial Highway or are in the rear of the property adjacent to wooded open space or other automotive dealership uses. There would be no adverse impact on the surrounding uses.

3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

The Applicant will adhere to the provisions of Article 17, Site Plans. The Applicant intends to immediately process any required site plan approvals for the proposed improvements, although actual construction may be phased based on demand.

- C. Additional Standards for Vehicle Sale, Rental and Ancillary Service Establishments (Section 9-518).

As part of the Special Exception review process, the Zoning Ordinance includes additional standards for vehicle sale, rental and ancillary service establishments.

1. Outdoor storage, parking and display areas shall be permitted only on the same lot with and ancillary to a sales room, rental office or service facility, which shall be entirely closed on all sides.

Parking and storage will be provided on site generally as indicated on the Development Plan. Parking and storage will be provided in such areas of the Property that they may be incorporated to serve and complement the operation of the existing dealerships in the Dulles Auto Park.

2. The outdoor area devoted to storage, loading, parking and display of goods shall be limited to that area so designated on an approved special exception plat. Such areas shall not be used for the storage or display of vehicles that are not in operating condition.

Storage, parking and display areas are labeled on the Development Plan. In addition to these areas, provisions for trash containers, trash compactors, recycling containers and containers used to store recycled goods, parts and tires shall be identified at the time of site plan review.

3. Notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard but not nearer to any front lot line than ten (10) feet, except as may be qualified by the provisions of Article 13. All structures shall be subject to the bulk regulations of the zoning district in which

located, except structures which are completely underground may be located in any required yard, but not closer than one (1) foot to any lot line.

No structure or surface parking area is proposed to be closer than 10 feet to any property line. Structures that will be completely underground, if any, will not be closer than one foot to any lot line.

4. All proposed uses shall be provided with safe and convenient access to a street.

Ingress and egress will be provided from a single access point on Lee Jackson Memorial Highway. The Applicant may also seek a secondary point of access from the abutting Dulles Auto Park.

5. All outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with Par. 11 of Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual.

The construction standards of the Public Facilities Manual will be followed during the construction of any improvements on the Property. The Applicant will be required to demonstrate that this requirement is met at the time of site plan review.

6. All lighting fixtures used to illuminate such outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.

The Applicant will comply with Part 9 of Article 14 of the Zoning Ordinance. As noted previously, a photometric plan is included as Sheet 13 of the Development Plan.

7. In the C-3, C-4, I-3, I-4, I-5, and PRC Districts, only vehicle rental establishment may be allowed and such use shall be subject to Paragraphs 1 through 6 above, and other additional requirements.

Because the Property is proposed to be rezoned to the C-8 district, this standard is not applicable.

8. In the PTC District, vehicle sale, rental and ancillary service establishments may only be permitted in accordance with the provisions of Sect. 6-505.

Because the Property is proposed to be rezoned to the C-8 district, this standard is not applicable.

9. In the PDC and PRM Districts, vehicle sale, rental and ancillary service establishments shall only be permitted when specifically identified on an approved final development plan and provided there shall be no outside display or storage of vehicles. All vehicle display or storage shall occur within an enclosed building or parking garage and any ancillary service establishment use shall occur within a completely enclosed building.

Because the Property is proposed to be rezoned to the C-8 district, this standard is not applicable.

VII. SUMMARY

The proposed rezoning and special exception applications will allow the Applicant to develop high-quality vehicle sale, rental and ancillary service establishments. These improvements are also in conformance with the site-specific recommendations of the Comprehensive Plan. The Applicant respectfully requests favorable consideration by Staff, the Planning Commission and the Board of Supervisors.

Respectfully submitted,



By:

David S. Houston
Attorney/Agent for Applicant

Special Exception

SE 2019-SU-022

Applicant: BLUE KNOB INVESTORS, LLC
Accepted: 12/09/2019
Proposed: VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT

Area: 12.06 AC; DISTRICT - SULLY
Zoning Dist Sect: 04-0804
Located: VACANT LAND - SOUTH SIDE OF LEE JACKSON MEMORIAL HIGHWAY APPROXIMATELY 1,200 WEST OF ITS INTERSECTION WITH STONECROFT BOULEVARD

Zoning: C- 8
Plan Area: 3,
Overlay Dist: WS AN HC
Map Ref Num: 033-2- /01/ /0006 (pt.)

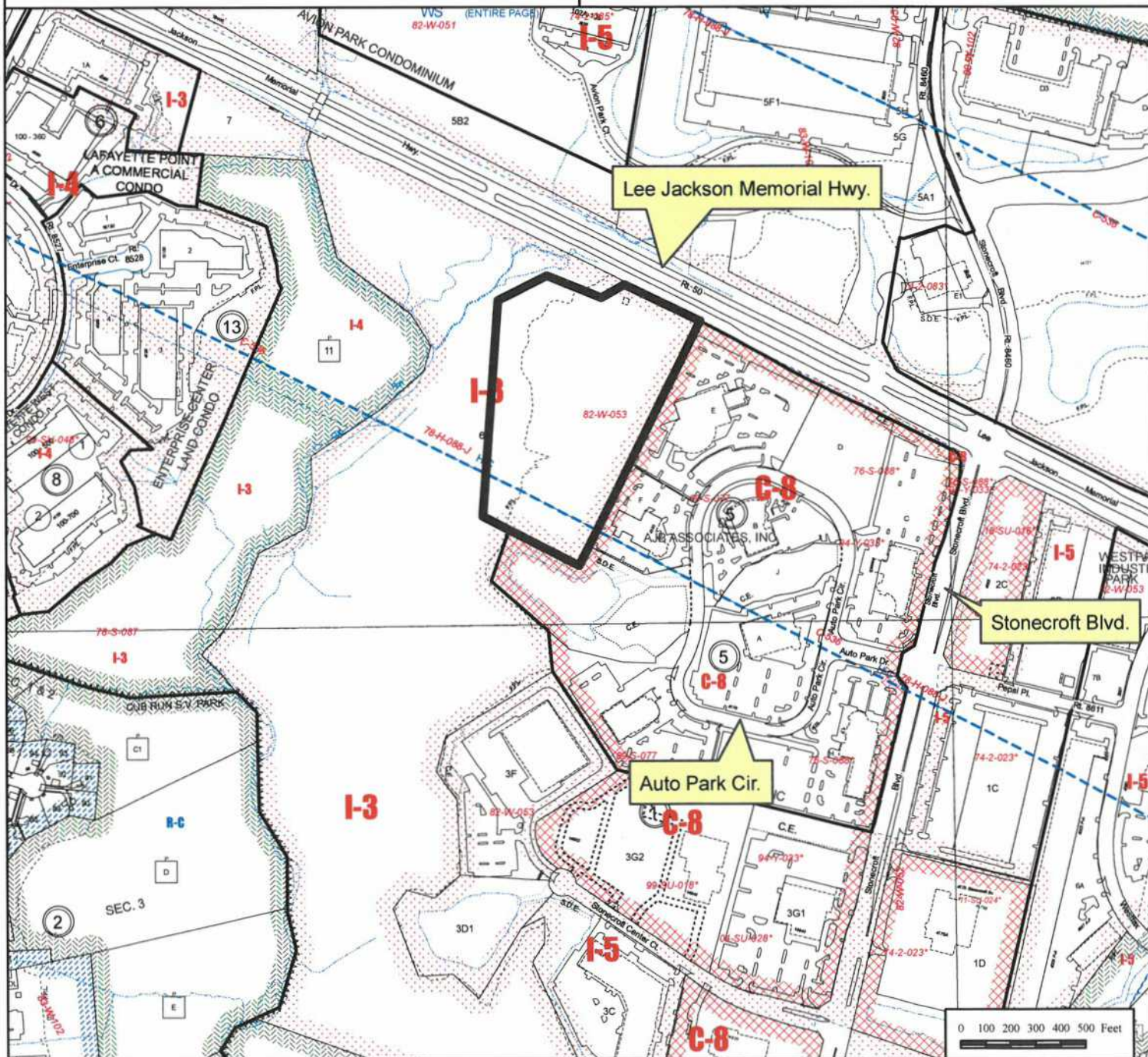
Rezoning Application

RZ 2019-SU-021

Applicant: BLUE KNOB INVESTORS, LLC
Accepted: 12/09/2019
Proposed: VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT

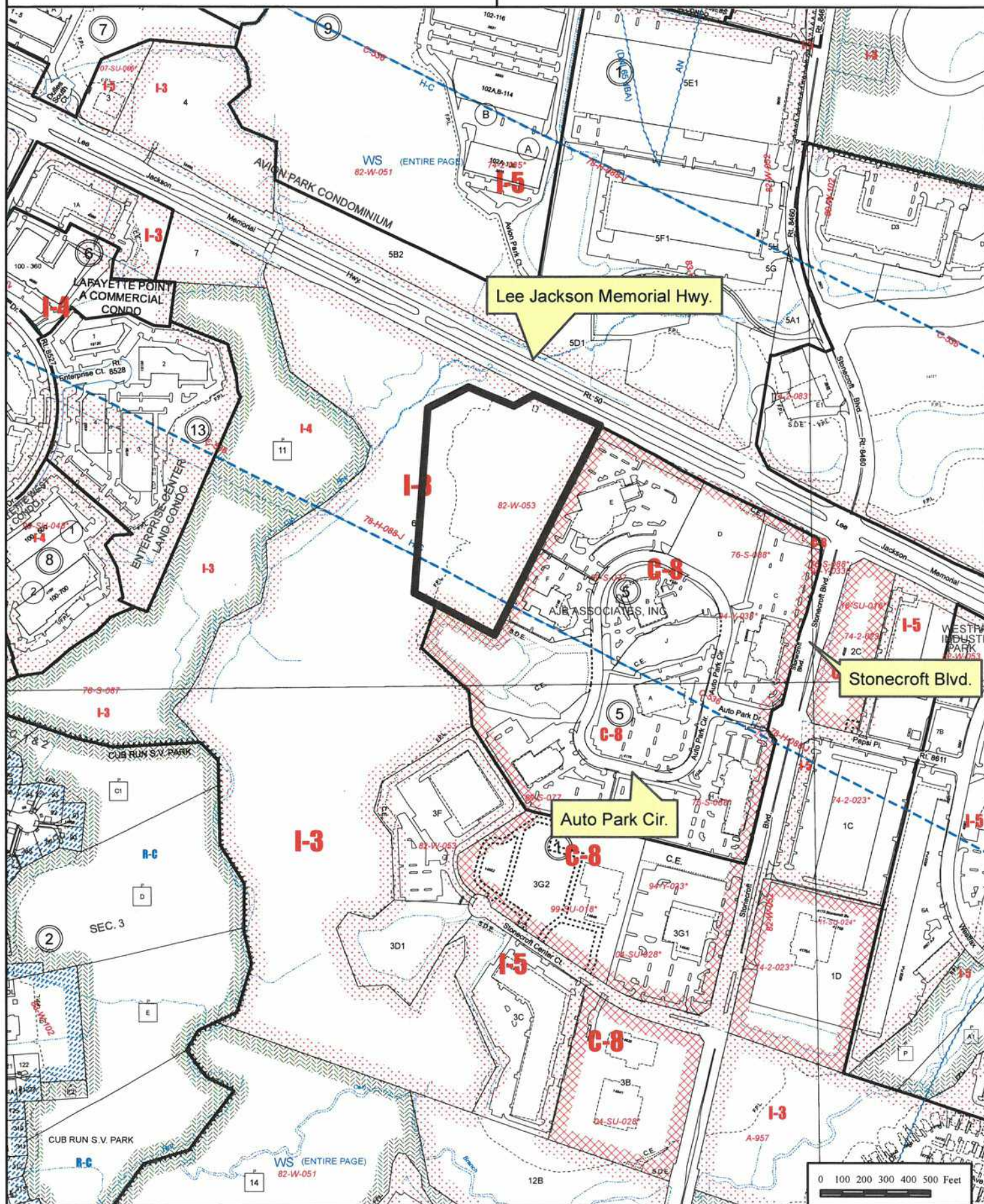
Area: 12.06 AC; DISTRICT - SULLY
Zoning Dist Sect:
Located: SOUTH SIDE OF LEE JACKSON MEMORIAL HIGHWAY APPROXIMATELY 1,200 WEST OF ITS INTERSECTION WITH STONECROFT BOULEVARD

Zoning: FROM I- 3 TO C- 8
Overlay Dist: WS AN HC
Map Ref Num: 033-2- /01/ /0006 (pt.)



BLUE KNOB INVESTORS, LLC

BLUE KNOB INVESTORS, LLC



GERMAIN PROPERTY

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAN

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

OWNER
GERMAIN EVERETT WILLIAM TR
14002 WESTBROOK PL
CHANTILLY, VA 20151

APPLICANT
BLUE KNOB INVESTORS, LLC
14660 ROTHGEB DRIVE, STE 201
ROCKVILLE, MD 20850

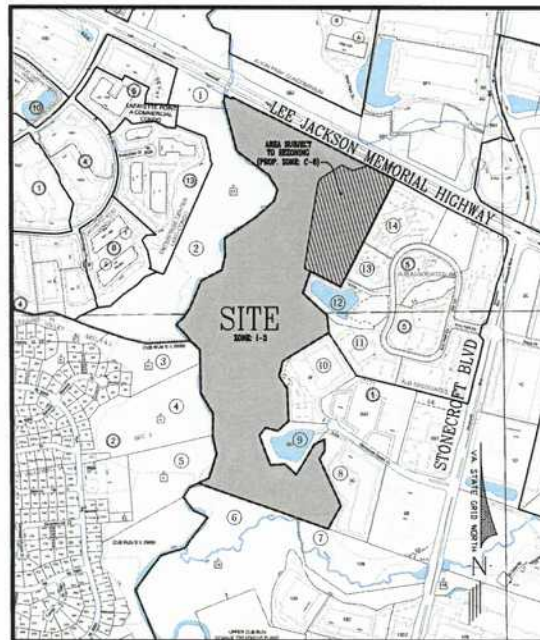
ATTORNEY
BEANKINNEY & KORMAN P.C.
2311 WILSON BLVD, STE 500
ARLINGTON, VA 22201

CIVIL ENGINEER



urban
Urban Design, Landscape Architecture, Land Services

Urban, Ltd.
7712 Little River Turnpike
Arlington, Virginia 22203
Tel: 703.542.8800
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VICINITY MAP
SCALE: 1" = 500'

ADJACENT PARCEL OWNERS

PARCEL	OWNER	PARCEL	OWNER	PARCEL	OWNER	PARCEL	OWNER	PARCEL	OWNER
1	TW 0332-(001)-0007 DON RUSSELL PRESORGE ZONED I-3 USE: VACANT	4	TW 0334-(001)-0 FAIRFAX COUNTY PARK AUTHORITY ZONED RC USE: RECREATIONAL	7	TW 0334-(001)-0003B ROSENTHAL STONECROFT FAMILY LLC ZONED I-5 USE: VACANT	10	TW 0334-(001)-0003F STONECROFT CENTER LLC ZONED C-8 USE: FREIGHT TRANSPORTATION	13	TW 0332-(001)-F SHEEHY CHANTILLY PROPERTY ZONED C-8 USE: VEHICLE SALES
2	TW 0332-(001)-0011 FAIRFAX COUNTY PARK AUTHORITY ZONED MRLD USE: VACANT	5	TW 0334-(001)-C FAIRFAX COUNTY PARK AUTHORITY ZONED RC USE: RECREATIONAL	8	TW 0334-(001)-0003B STONECROFT LLC ZONED I-5 USE: WAREHOUSING	11	TW 0334-(001)-C A&B ASSOCIATES INC ZONED C-8 USE: VEHICLE SALES	14	TW 0332-(001)-E PARCEL E LLC DAILES AUTO PARK ZONED C-8 USE: VEHICLE SALES
3	TW 0334-(001)-C1 FAIRFAX COUNTY PARK AUTHORITY ZONED RC USE: RECREATIONAL	6	TW 0334-(001)-0014 FAIRFAX COUNTY PARK AUTHORITY ZONED I-5 USE: VACANT	9	TW 0334-(001)-0003H STONECROFT CENTER OWNERS ASSOCIATION INC ZONED I-5 USE: VACANT	12	TW 0334-(001)-J A&B ASSOCIATES INC ZONED C-8 USE: VACANT		

SHEET INDEX

1. COVER SHEET
2. SITE TABULATIONS AND NOTES
- 3-4. EXISTING CONDITIONS MAP
- 5-6. EXISTING VEGETATION MAP
7. GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAN
8. LANDSCAPE PLAN
9. LANDSCAPE COMPUTATIONS
10. CIRCULATION PLAN
11. PRELIMINARY STORMWATER MANAGEMENT PLAN & NARRATIVE
12. PHOTOMETRIC PLAN

RECEIVED
Dept of Planning & Development

DEC 06 2019

Zoning Evaluation Division



7712 Little River Turnpike
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Client
BLUE KNOB INVESTORS, LLC
14660 ROTHGEB DRIVE, STE 201
ROCKVILLE, MD 20850

Revision / Issue
No. Description Date

Issue
Date Description
05/10/2019 1st Submission
11/06/2019 2nd Submission
11/20/2019 3rd Submission
12/06/2019 4th Submission

Project Name
GERMAIN
PROPERTY

GDP/SE

Sully District
Fairfax County, Virginia

Drawn By: JAA Checked By: RGD

Project No: 2419

Date: Dec 05, 2019

Drawing Title
COVER
SHEET

Scale: AS NOTED

Drawing Number
1
Sheet 1 of 12

GENERAL NOTES

- ALL REFERENCES HEREIN TO ZONING ORDINANCE SHALL REFER TO THE FAIRFAX COUNTY ZONING ORDINANCE.
- THE SUBJECT PROPERTY IS LOCATED IN THE BULLY DIST. #2 RT 28 TRANSPORTATION DISTRICT, ON FAIRFAX COUNTY TAX MAP 0322-0010 PARCELS 6, 7. THE SUBJECT PROPERTY IS CURRENTLY ZONED I-3, AND A PORTION OF WHICH IS PROPOSED TO BE REZONED TO THE C-8 DISTRICT.
- THE SUBJECT PROPERTY IS OWNED BY GREGORY WILLIAM GERMAN, TRUSTEE OF THE EVERETT G. GERMAN, JR. IRREVOCABLE TRUST.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ALTA SURVEY PREPARED BY URBAN, LTD., DATED JULY 2019.
- THE TOPOGRAPHY SHOWN HEREON IS AT TWO FOOT CONTOUR INTERVAL, BASED WITH FIELD RUN TOPOGRAPHY BY URBAN, LTD. IN JUNE 2019 AND IS REFERENCED TO THE NGVD1929 VERTICAL DATUM AND THE NAD 1983 HORIZONTAL DATUM.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER. SANITARY SEWER WILL CONNECT TO EXISTING MAIN AS SHOWN ON PLAN.
- INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED AT TIME OF SITE PLAN REVIEW.
- A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA) DATED 07-30-19, WAS PERFORMED BY ECS MID-ATLANTIC, LLC. THE SUBJECT PROPERTY CONSISTS OF UNDEVELOPED, WOODED WATER AND SEWER SERVICES ARE AVAILABLE IN THE VICINITY OF THE SUBJECT PROPERTY THROUGH FAIRFAX WATER. EVIDENCE OF STRUCTURES ASSOCIATED WITH THE SUBJECT PROPERTY WERE NOT NOTED WITH THE EXCEPTION OF A LARGE CONCRETE SLO. ECS DID NOT IDENTIFY ENVIRONMENTAL ISSUES AT ADJACENT OR NEARBY PROPERTIES THAT ARE BELIEVED TO PRESENT A RECOGNIZED ENVIRONMENTAL CONDITION (REIC) AT THE SUBJECT PROPERTY.
- THE BOUNDARIES OF JURISDICTIONAL WETLANDS AND OTHERS WATERS OF THE US (WUOS) ON THE SUBJECT PROPERTY WERE DELINEATED BY ANNA ADKINS AND WILLIAM NEVILLE, WPI, FROM WETLAND STUDIES AND SOLUTION IN DECEMBER 2018. A JURISDICTIONAL DETERMINATION (JD) (WMAO-2018-02282) WAS ISSUED BY THE U.S. ARMY CORP OF ENGINEERS ON FEBRUARY 28, 2019. THE WETLAND BOUNDARIES WERE SURVEYED BY WSSI.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH FEDERAL CODE AND/OR VIRGINIA DEQ REGULATIONS.
- UPON DEVELOPMENT OF THE AUTOMOBILE DEALERSHIPS AND ANCILLARY SERVICE ESTABLISHMENTS, THE FOLLOWING MATERIALS MAY BE LOCATED OR STORED ON THE PROPERTY: MOTOR OIL, LUBRICANTS, TRANSMISSION FLUIDS, SPENT SOLVENTS, SPENT CHLORIC PARTS, WASHING SOLUTIONS, PAINTS, CLEANING, TANK SLUDGE, PAINTS, AND THINNERS, TIRES, OTHER SLUDGE, USED ANTIFREEZE, USED BRAKE SHOES, AND USED BATTERIES. ALL SUCH MATERIALS WILL BE PROPERTY MANAGED, STORED, DISPOSED OF OR RECYCLED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL ENVIRONMENTAL LAWS. NO SUCH MATERIALS WILL BE MANUFACTURED ON THE PREMISES.
- THERE ARE NO KNOWN GRAVE OR BURIAL SITES ON THIS PARCEL.
- THERE IS 100 YEAR FLOOD PLAIN LIMITS, RPA (RESOURCE PROTECTION AREA) AS DEFINED BY THE CHESAPEAKE BAY ORDINANCE ON THE SUBJECT PROPERTY PER FAIRFAX PLAN 000312-RPA-003. THE PROPERTY SHOWN HEREON IS LOCATED IN "OTHER AREAS" ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE OF FLOODPLAIN, AND "SPECIAL FLOOD HAZARD AREAS" SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT. BASE FLOOD ELEVATION HAVE BEEN DETERMINED BY FLOODPLAIN DELINEATION FOR CUB RUN BASIN (OPEN FILE #79-17, DATED 1978), PREPARED BY USGS AND FIELD VERIFIED BY WSSI AUGUST OF 2019.
- ALL EXISTING STRUCTURES LOCATED ON SITE ARE TO BE REMOVED WITH THE DEVELOPMENT OF THIS PROPERTY.
- ALL PROPOSED STRUCTURES ON THE SUBJECT PROPERTY ARE LOCATED OUTSIDE OF THE 100 YEAR FLOOD PLAIN LIMITS AND ALL BUILDING LOWEST FLOOR ELEVATION SHALL BE LOCATED 1 FT OR MORE ABOVE THE BASE FLOOD ELEVATION IN ACCORDANCE TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MINIMUM ELEVATION REQUIREMENT AND THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM).
- THERE IS A MAJOR PAVED TRAIL EXISTING ALONG THE NORTHERN BOUNDARY OF THE SUBJECT PROPERTY. THE PAVED TRAILS RUNS EAST TO WEST AND IT IS INTENDED TO BE RELOCATED ALONG THE PROPOSED PUBLIC IMPROVEMENT ASSOCIATED WITH THIS DEVELOPMENT.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL GSF. USES CONSTRUCTED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING AS LONG AS THE AMOUNT OF OPEN SPACE REQUIRED IS NOT DIMINISHED AND THE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE GDP. A FINAL TABULATION OF PARKING SPACES AND LOADING SPACES WILL BE DETERMINED AT TIME OF FINAL ENGINEERING.
- BUILDINGS AND ASSOCIATED PARKING AREAS MAY BE ADJUSTED WITHIN THE OVERALL DEVELOPMENT ENVELOPE DEPICTED ON THE GENERALIZED DEVELOPMENT PLAN AS LONG AS THE MAXIMUM GROSS FLOOR AREA OF 95,000 SQUARE FEET IS NOT EXCEEDED AND AT LEAST THE MINIMUM NUMBER OF COOL PARKING SPACES IS PROVIDED.
- THE BUILDING FOOTPRINTS AND AREAS REPRESENTED ARE APPROXIMATE. THE SIZE OF THE BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE REQUIRED AMOUNT OF OPEN SPACE AND REQUIRED MINIMUM SETBACKS ARE NOT DIMINISHED.
- THE PROPOSED USES WITHIN EACH BUILDING MAY BE ADJUSTED AS LONG AS THE TOTAL SQUARE FOOT AREA PROPOSED IS NOT EXCEEDED AND THE REQUIRED AMOUNT OF PARKING IS PROVIDED.
- THE LIMITS OF CLEARING AND GRADING AND LOCATION OF LANDSCAPE MATERIAL SHOWN ON THE PLANS ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL DESIGN AND ENGINEERING.
- THE FOLLOWING UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY ARE 25 FEET OR MORE IN WIDTH:
 - VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT (D.B. 22810 PG. 206)
 - VARIABLE WIDTH STORM DRAINAGE EASEMENT (D.B. 12003 PG. 83)
 - 40' PERMANENT VDOT UTILITY EASEMENT
- THE INDICATED HEIGHTS OF STRUCTURES ARE APPROXIMATE AND MAY BE REVISED.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THE SUBJECT PROPERTY OTHER THAN RPA PER FAIRFAX PLAN 312-RPA-003-1 & CUB RUN AS SHOWN ON SHEET 7. A WATER QUALITY IMPACT ASSESSMENT WILL BE COMPLETED AT THE TIME OF FINAL ENGINEERING DESIGN AS WELL AS A TREE PRESERVATION PLAN.
- SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES.
- THE DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN (DULLES ROUTE 28 CORRIDOR) SUBURBAN CENTER) WHICH DESIGNATES THIS AREA AS APPROPRIATE FOR MIX USE AND INDUSTRIAL USES.
- THE PROPERTY IS LOCATED WITHIN THE HIGHWAY CORRIDOR, THE AIRPORT NOISE, AND THE WATER SUPPLY PROTECTION OVERLAY DISTRICTS.
- THIS DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT UNLESS SPECIFICALLY REQUESTED WITH THIS APPLICATION.
- THE COMPREHENSIVE COUNTYWIDE TRAILS PLAN A PLANNED STREAM VALLEY TRAIL ALONG THE EASTERN BANK OF CUB RUN. THE APPLICANT SHALL PROVIDE AN EASEMENT AT COUNTY REQUEST FOR CONSTRUCTION/INSTALLATION OF TRAIL AS SHOWN ON SHEET 7.
- POSSIBLE PUBLIC IMPROVEMENTS ARE PROPOSED WITH ALONG LEE JACKSON MEMORIAL HIGHWAY (RT. 50) ON THE NORTHERN PORTION OF THE PROPERTY AS SHOWN ON SHEET 7. TIMING AND CONSTRUCTION IS SUBJECT TO MARKET CONDITIONS.
- THERE ARE TWO MONUMENT SIGNS BEING PROPOSED WITH THIS DEVELOPMENT. ONE IS LOCATED ALONG LEE JACKSON MEMORIAL HIGHWAY AND ANOTHER WILL BE LOCATED NEAR THE POSSIBLE FUTURE INTER-PARCEL ACCESS AS SHOWN ON SHEET 7. OWNER RESERVES THE RIGHT TO MODIFY LOCATION OF MONUMENT SIGNS AT THE TIME OF SITE PLAN SUBMISSION. SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY ORDINANCE.
- THERE ARE NO SPECIAL AMENITIES BEING PROPOSED WITH THIS DEVELOPMENT.

SPECIAL EXCEPTION

THIS SPECIAL EXCEPTION (SE) APPLICATION IS TO PERMIT THE USE OF AUTOMOBILE VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENTS ON THE SUBJECT PROPERTY.

SITE TABULATIONS

EXISTING I-3 AREA:	3,442,578 SF or 79.03 AC
AREA OF LIMITS OF REZONING AND GROSS SITE AREA:	525,428 SF or 12.06 AC
PROPOSED USE:	MOTOR VEHICLE SALES, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT
OPEN SPACE PROVIDED:	173,728 SF or 3.98 AC (115%)
ZONING TABULATIONS	
EXISTING ZONE:	I-3
PROPOSED ZONE:	C-8
MINIMUM LOT AREA:	40,000 SQ. FT.
MINIMUM LOT WIDTH:	200 FT
MAXIMUM BUILDING HEIGHT:	40 FT.
MINIMUM YARD REQUIREMENTS:	
FRONT:	45 DEGREE ANGLE OF BULK PLANE BUT NOT LESS THAN 40 FT.
SIDE:	NO REQUIREMENT
REAR:	20 FT.
MAXIMUM FAR:	0.50 (525,428 SF x 0.5 = 262,714 S.F.)
MINIMUM OPEN SPACE:	15% (491,428 SF x 0.15 = 73,714 S.F.)

BUILDING TABULATIONS

OPTION A	BUILDING HEIGHT	GROSS FLOOR AREA
BLDG. 1	40 FT.	39,400 S.F.
BLDG. 2	40 FT.	31,500 S.F.
BLDG. 3	40 FT.	24,100 S.F.
TOTAL GROSS FLOOR AREA:		95,000 S.F.

F.A.R. = 0.18 (95,000 / 525,428 = 0.18)

PARKING TABULATIONS

PARKING REQUIRED

ONE (1) SPACE PER 500 SQUARE FEET OF ENCLOSED SALES/RENTAL FLOOR AREA, PLUS ONE (1) SPACE PER 2000 SQUARE FEET OF OPEN SALES/RENTAL DISPLAY LOT AREA, PLUS TWO (2) SPACES PER SERVICE BAY, PLUS ONE (1) SPACE PER EMPLOYEE, BUT NEVER LESS THAN FIVE (5) SPACES.

(95,000 S.F. ENCLOSED SALES / 500) * 1	= 190 SPACES
(24,000 S.F. OPEN SALES/RENTAL/500) * 1	= 48 SPACES
(200 EMPLOYEES) * 1	= 200 SPACES
(10 SERVICES BAYS) * 2	= 20 SPACES
TOTAL REQUIRED:	= 460 SPACES*
TOTAL AREA PARKING REQ'D:	= 18 SPACES*

* PARKING REQUIREMENTS SHOWN HEREON ARE APPROXIMATE. FINAL PARKING TABULATION SHALL BE DETERMINED AT SITE PLAN.

PARKING PROVIDED: = 1802 SPACES

LOADING TABULATIONS

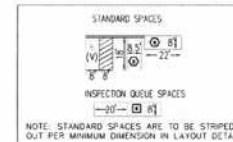
LOADING REQUIRED

ONE (1) SPACE FOR THE FIRST 5,000 SQUARE FEET OF GROSS FLOOR AREA, PLUS ONE (1) SPACE FOR EACH ADDITIONAL 30,000 SQUARE FEET OR MAJOR FRACTION THEREOF.

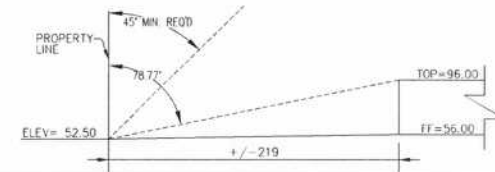
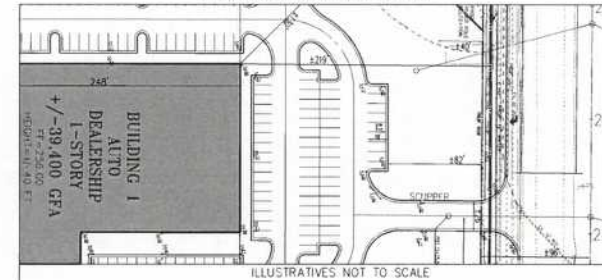
(LOADING REQUIRED: 0.0005/500' * 1) (95,000/30,000)*1	= 4 LOADING SPACES
LOADING PROVIDED:	= 4 LOADING SPACES**

** A MINIMUM OF 4 LOADING SPACES SHALL BE PROVIDED IN ACCORDANCE TO FAIRFAX COUNTY ZONING ORDINANCE 11-203. STANDARD 4 LOADING SPACES MAY BE SHARED TO MEET THIS REQUIREMENT AND SUBJECT TO FINAL DESIGN & ENGINEERING.

TYPICAL PARKING SPACES LAYOUT



BUILDING 1 BULK PLANE ANALYSIS @ FRONT YARD (LEE JACKSON MEMORIAL HIGHWAY)



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Alexandria, Virginia 22301
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Client
BLUE KNOB INVESTORS, LLC
11400 ROTHBEE DRIVE, STE. 200
ROCKVILLE, MD 20850

Revision / Issue
No. Description Date

Issue
Date Description
08/19/2019 1st Submission
10/06/2019 2nd Submission
10/22/2019 3rd Submission
12/05/2019 4th Submission

Project Name
GERMAN
PROPERTY

GPO/SE

Sully District
Fairfax County, Virginia

Drawn By
JAA

Checked By
RGD

Project No. 2419

Date Dec. 05, 2019

Drawing Title

SITE
TABULATIONS
AND
NOTES

Scale: N/A

Drawing Number

2

Sheet 2 of 12

#0332-(011)-0007 DON
RUSSELL PRESGRAVE
D.B. 1150 PG. 321
ZONE-1-3
USE-VACANT LAND

T.M. #0332-((01))-0011
FAIRFAX COUNTY
PARK AUTHORITY
D.B. 6997 PG. 1399
ZONE: INDUST MIX
USE: VACANT LAND

Tr. #2332--(013)--0006
GREGORY WILLIAM GERMAIN
TRUSTEE OF THE
EVERETT G. GERMAIN, JR.
IRREVOCABLE TRUST
O.B. 22747 PG. 1106
3,442,578 SF
75.0307 Acres
ZONED: 1-3
USE: VACANT LAND

PARCEL E LLC T.M.
#0332--((05))--E DULLES AUTO
PARK D.B. 11672 PG. 225
ZONED: C-8
USE: MOTOR VEHICLE SALES

PROPERTY LLO T.M.
#0332-((05))-F SHEEHY
CHANTILLY
ZONED: C-8 D.B. 24061 PG.
1635 USE: MOTOR VEHICLE
SALES

T.M. #0332-((05))-J AJB
ASSOCIATES INC. D.B. 11513
PG. 1501
ZONED: C-8
USE: VACANT LAND

T.M. #0334-((05))-C AJB
ASSOCIATES INC. D.B. 11513
PG. 1501
ZONED: C-8
USE: VACANT LAND

T.M. #0334-((01))-0003F
STONECROFT CENTER LLC D.B.
18857 PG. 1582
ZONED: I-5
USE: MOTOR FREIGHT
TRANSPORTATION

---X---X---X--- EXISTING STORM DRAIN & INLET
- - - - - EXISTING CONTOUR
- - - - - EXISTING SANITARY SEWER
--- EM --- EXISTING SANITARY SEWER FORCE MAIN
--- GAS --- EXISTING GAS LINE
~~~~~ EXISTING TREE LINE  
+ EXISTING POWER POLE  
⊙ EXISTING POWER POLE WITH LIGHT FIXTURE



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Client  
BLUE KNOB INVESTORS, LLC  
14861 NOTHGES DRIVE, STE. 209  
ROCKVILLE, MD. 20850

| Revision / Issue |             |      |
|------------------|-------------|------|
| No.              | Description | Date |
| 1                |             |      |

| Date       | Description    |
|------------|----------------|
| 05/15/2019 | 1st Submission |
| 11/04/2019 | 2nd Submission |
| 11/26/2019 | 3rd Submission |
| 12/02/2019 | 4th Submission |

Project Name  
**GERMAIN  
PROPERTY**

GDP/SE

Sully District  
Stafford County, Virginia

|                 |                   |
|-----------------|-------------------|
| Drawn By<br>JAA | Checked By<br>RGD |
|-----------------|-------------------|

Project No. 2419

Date Dec. 08, 2019

Drawing Title

EXISTING  
CONDITIONS  
MAP

Scale: 1"=100'

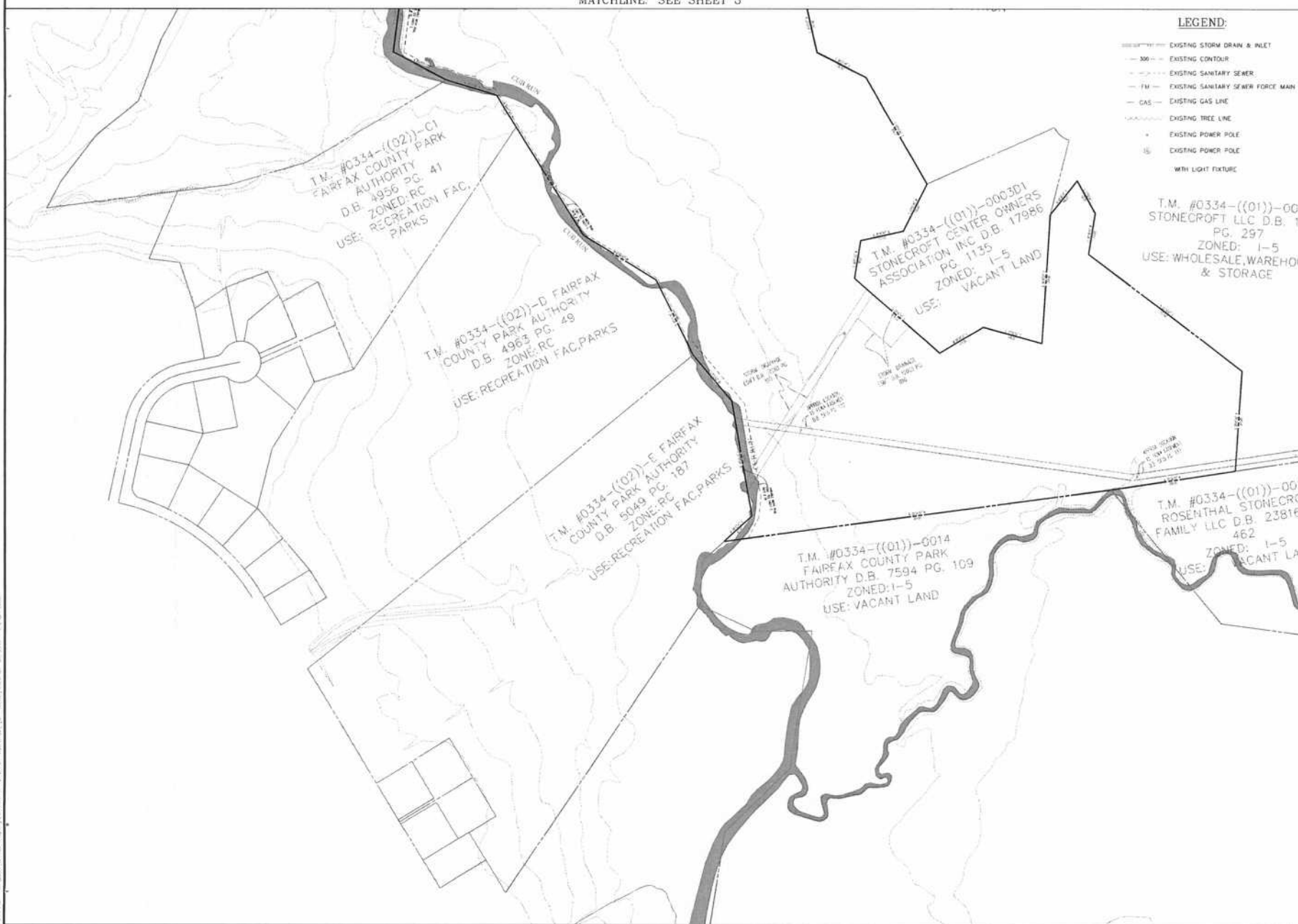
Drawing Number

3

Sheet 3 of 12

MATCHLINE: SEE SHEET 4





EXISTING STORM DRAIN & INLET  
 300' EXISTING CONTOUR  
 EXISTING SANITARY SEWER  
 FM EXISTING SANITARY SEWER FORCE MAIN  
 GAS EXISTING GAS LINE  
 EXISTING TREE LINE  
 EXISTING POWER POLE  
 EXISTING POWER POLE  
 WITH LIGHT FIXTURE



**urban**

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www.lcfish-83.com

2



Close

BLUE KNOB INVESTORS, LLC  
14880 ROTHGEB DRIVE, STE. 200  
ROCKVILLE, MD, 20850

Revisions / Issues

| No. | Description | Dr. | Cr. |
|-----|-------------|-----|-----|
|-----|-------------|-----|-----|

100

1. *Journal of Management Studies*, 1996, 33, 1, 1-14.

1. *Journal of Management Studies*, 1991, 28, 1, 1-14.

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|       |  |
|-------|--|
| Issue |  |
|-------|--|

| Date     | Description    |
|----------|----------------|
| 09/19/09 | 1st Submission |

|            |                |
|------------|----------------|
| 11/26/2018 | 2nd Submission |
| 11/26/2018 | 3rd Submission |

12/26/2019 4th Submission

1

100

|              |  |
|--------------|--|
| Project Name |  |
|--------------|--|

GERMAIN

PROPERTY

1

1

GDP/SE

[illegible]

Sully District  
Fairfax County, Virginia

|                   |                     |
|-------------------|---------------------|
| Drawn By<br>J. J. | Checked By<br>J. J. |
|-------------------|---------------------|

|       |       |
|-------|-------|
| JAA   | RGD   |
| 0.000 | 0.000 |

|             |      |
|-------------|------|
| Project No. | 2419 |
|-------------|------|

Date: Dec. 05, 2019

Drawing Title

EXISTING

## CONDITIONS

MAP

100

1. *Journal of Management Studies*, 1996, 33, 1, 1-14.

Scale 1"=100'

Downloaded At: 11:53 11 September 2009

Drawing Number: 1

4

Sheet 4 of 12



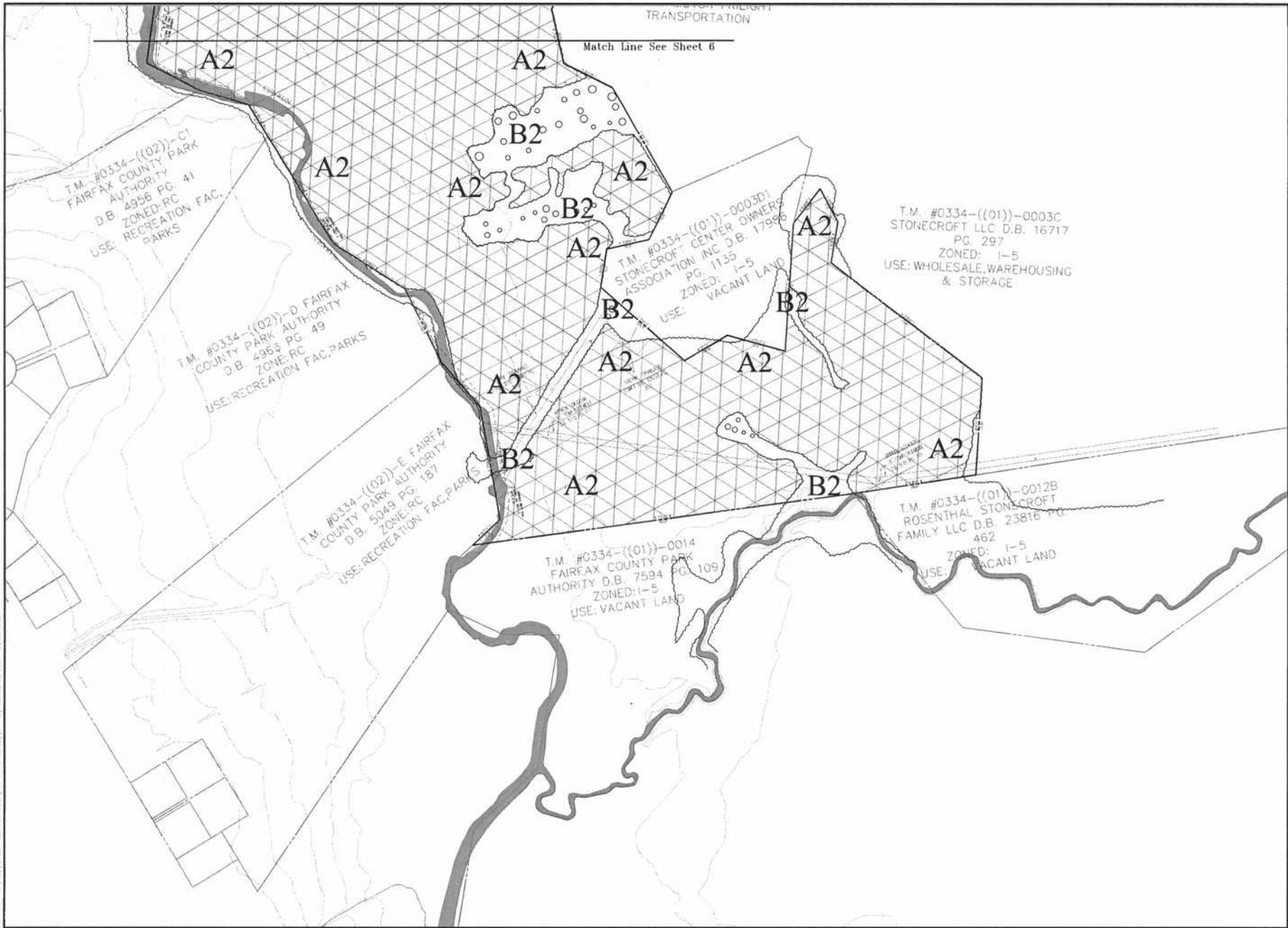
|   | Cover Type     | Overhead Species                                                                                                        | Successional Stage | Condition    | Area                                                                                                                                          | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---|----------------|-------------------------------------------------------------------------------------------------------------------------|--------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A | Optical Forest | Eastern Red Cedar (variegated)<br>(H-F oak), Pin Oak<br>(variegated)<br>(H-F oak), Yellow Oak<br>(variegated) (H-F oak) | Classic            | Fair to Good | 81 - 832,913 sq. ft.<br>(9.32 ac.)<br>A2 - 2,634,477 sq. ft.<br>(60.32 ac.)                                                                   | This canopy type is located throughout the property and is generally type to be good condition, with openings in the canopy across the site. The canopy type is heavily dominated by Eastern Red Cedar, with occasionally open hemlock (variegated) Pin Oaks and Yellow Oaks growing up. Additional other trees are scattered in the base canopy including red maple, black cherry, eastern white pine and green ash. The base area of vertical is high with less disturbance at breast height (200') except from 7' to 12' with a few larger canopy trees scattered across the site, particularly in areas that would have been hedgerows between fields. There are some scattered mature ash and silver pop growing along the edges of the canopy of open areas. |
|   |                |                                                                                                                         |                    |              |                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| B | Mosaic         | N/A                                                                                                                     | N/A                | N/A          | B1 - 113,558 sq. ft.<br>(2.71 ac.)<br>B2 - 262,873 sq. ft.<br>(6.72 ac.)                                                                      | This cover type consists of the remains of existing buildings and former barns, driven and abandoned open field areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|   |                |                                                                                                                         |                    |              | TOTAL<br>Area 1 - 625,428 sq. ft.<br>(14.28 ac.)<br>Area 2 - 2,917,150 sq. ft.<br>(66.87 ac.)<br>A1 and A2 - 3,442,576 sq. ft.<br>(79.10 ac.) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

\*Wt = denique at breast height (trunk measured 4.5 ft. above the ground)  
Note: Field data collected during site visit on July 15, 2019

*This Plan Prepared or Approved by:*  
Kevin J. Tankersley, ISA Certified Arborist  
# MA-5871A

W MA-567 TA  
John F. Hanks





urban

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ROCKVILLE, MD 20850

Revision / Issue  
No. Description Date

Issue  
Date Description  
08/19/2019 1st Submission  
10/06/2019 2nd Submission  
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Project Name  
GERMAIN  
PROPERTY

GDP/SE

Sully District  
Fairfax County, Virginia

Drawn By JAA Checked By RGD

Project No. 2419

Date Dec. 05, 2019

Drawing Title  
EXISTING  
VEGETATION  
MAP

Scale: 1"=100'

Drawing Number

6

Sheet 6 of 12

**LEE JACKSON MEMORIAL HIGHWAY**  
U.S. ROUTE 50  
VARIABLE WIDTH RIGHT OF WAY

POTENTIAL LOCATION OF MONUMENT SIGN LOCATION SUBJECT TO CHANGE WITH FINAL SITE PLAN - SEE SHEET #0, NOTE 28)

POTENTIAL INTERMEDIATE ACCESS LOCATION SUBJECT TO CHANGE WITH FINAL SITE PLAN

PARCEL E LLC T.M. #0332-((05))-C DULLES AUTO PARK D.B. 11672 PG. 225 ZONED: C-8 USE: MOTOR VEHICLE SALES

PROPERTY LLC T.M. #0332-((05))-F SHELLEY CHANTILLY ZONED: C-8 D.B. 24051 PG. 1635 USE: MOTOR VEHICLE SALES

T.M. #0332-((01))-0006 GREGORY WILLIAM GERMAIN, TRUSTEE OF THE EVERETT G. GERMAIN, JR. IRREVOCABLE TRUST D.B. 22747 PG. 1306 3,442,578 SF 79.0307 Acres ZONED: I-3 USE: VACANT LAND

FUTURE BUILDING 3 FOOTPRINT 1-STORY +/- 24,100 GFA

BUILDING 1 AUTO DEALERSHIP 1-STORY +/- 39,400 GFA

BUILDING 2 SECONDARY BUILDING 1-STORY +/- 31,500 GFA

ZONE: C-8

ZONE: I-3












LEGEND:

- - - PROPOSED LIMITS OF CLEARING
- - - PROPOSED STORM DRAIN & PIPE
- - - PROPOSED SANITARY SEWER MANHOLE & PIPE
- - - EXISTING STORM DRAIN & INLET
- - - EXISTING CONTOUR
- - - EXISTING SANITARY SEWER MANHOLE & PIPE
- - - EXISTING SANITARY SEWER FORCE MAIN
- - - EXISTING GAS LINE
- - - EXISTING TREE LINE
- - - EXISTING POWER POLE
- - - EXISTING POWER POLE WITH LIGHT FIXTURE

Scale: 1"=60'

Drawing Number: 7

Sheet 7 of 12

 PROPOSED LIMITS OF CLEARING  
 PROPOSED STORM DRAIN & PIPE  
 PROPOSED SANITARY SEWER MANHOLE & PIPE  
 EXISTING STORM DRAIN & RILET  
 EXISTING CONTOUR  
 EXISTING SANITARY SEWER MANHOLE & PIPE  
 EXISTING SANITARY SEWER FORCE MAIN  
 EXISTING GAS LINE  
 EXISTING TREE LINE  
 EXISTING POWER POLE  
 EXISTING POWER POLE WITH LIGHT FIXTURE



7712 Little River Turnpike  
Arlington, Virginia 22203  
TEL: 703.842.6066 FAX: 703.842.6331  
www.jlfrank.com



Client  
BLUE KNOB INVESTORS, LLC  
1440 ROTHGER DRIVE, STE. 219  
ROCKVILLE, MD 20850

| Revision / Issue |             |      |
|------------------|-------------|------|
| No.              | Description | Date |
| 1.               |             |      |

| Date       | Description    |
|------------|----------------|
| 09/10/2019 | 1st Submission |
| 11/06/2019 | 2nd Submission |
| 11/20/2019 | 3rd Submission |
| 12/04/2019 | 4th Submission |

Project Name  
**GERMAIN  
PROPERTY**

GDP/SE

Sully District  
Fairfax County, Virginia

|             |      |
|-------------|------|
| Project No. | 2419 |
|-------------|------|

Date Dec. 05, 2019

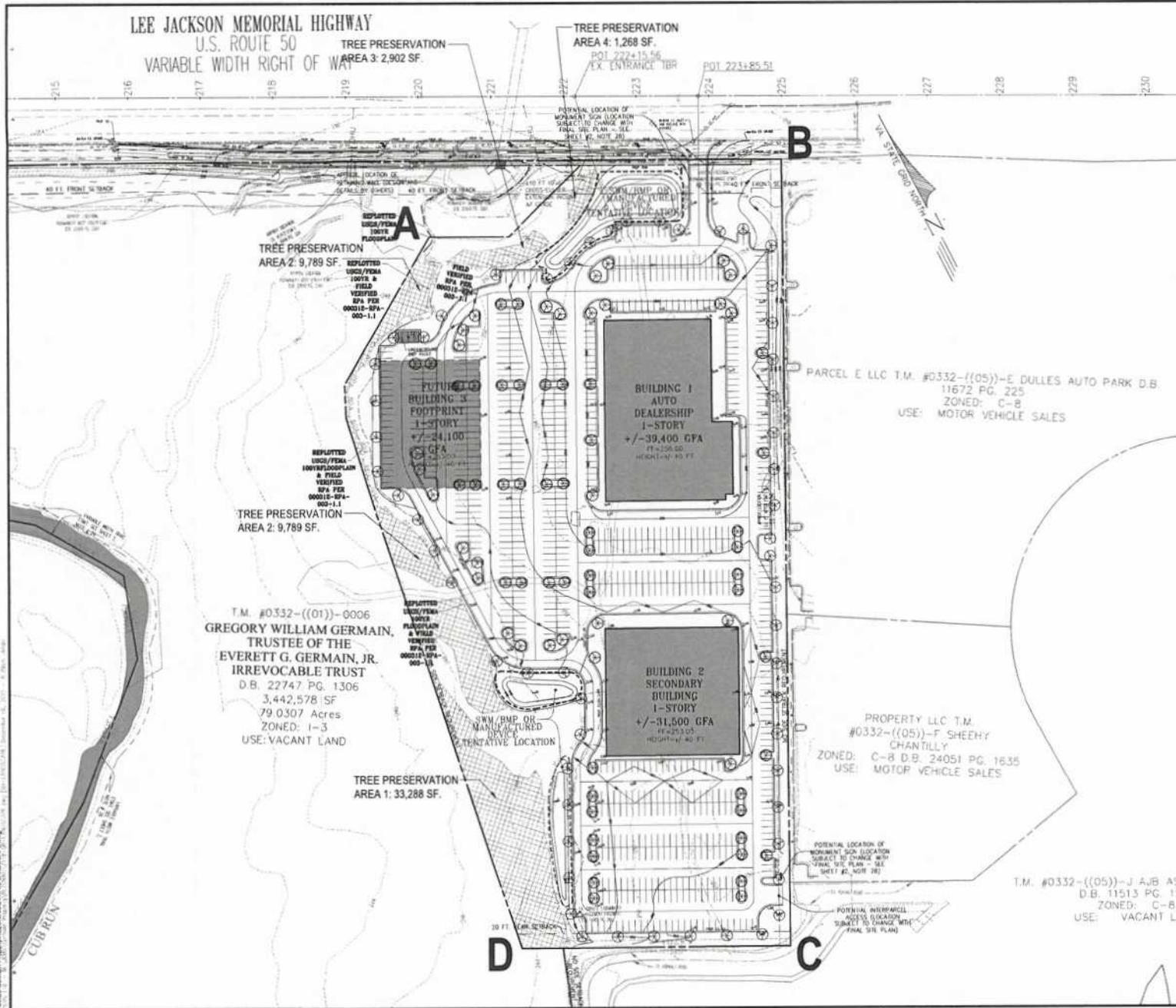
Drawing Title  
GENERALIZED  
DEVELOPMENT  
PLAN/  
SPECIAL EXCEPTION  
PLAN

Scale: 1"=400'

Drawing Number \_\_\_\_\_

7  
Sheet 7 of 12





**LEGEND**

TREE PRESERVATION AREA

CAT IN DECIDUOUS TREE

**A** BUFFER DELINEATION

**urban**

1710 Lake View Turnpike  
Alexandria, Virginia 22304  
703.746.6400 Fax 703.746.6201  
www.urban-llc.com

Seal

Client  
**BLUE KNOB INVESTORS, LLC**  
15400 ROTHBERRY DRIVE, STE. 200  
ROCKVILLE, MD 20850

Revision / Issue  
No. Description Date

Issue  
Date Description  
09/19/2019 1st Submission  
11/06/2019 2nd Submission  
11/20/2019 3rd Submission  
12/08/2019 4th Submission

Project Name  
**GERMAIN PROPERTY**

GDP/SE

Survey District  
Fairfax County, Virginia

Drawn By JAA Checked By RGD

Project No. 2419

Date Dec. 05, 2019

Drawing Title  
**LANDSCAPE PLAN**

Scale 1"=60'

Drawing Number  
**8**

Sheet 8 of 12

| ADDITIONAL SCREENING AND BARRIER REQUIREMENTS             |                                           |
|-----------------------------------------------------------|-------------------------------------------|
| Adjacent Use (Group)                                      | Required Transitional Screening / Barrier |
| North: A - B<br>Motor Vehicle Sales to Industrial         | None Required                             |
| East: B - C<br>Motor Vehicle Sales to Motor Vehicle Sales | None Required                             |
| South: C - D<br>Motor Vehicle Sales to Vacant Land (5-3)  | None Required                             |
| West: D - A<br>Motor Vehicle Sales to Vacant Land (5-3)   | None Required                             |

|   |                                                                                                                                                                                                                                                                                                                                                         |     |                    |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------------|
| D | Percentage of the 10-year tree canopy requirement that should be met through preservation                                                                                                                                                                                                                                                               | 70% |                    |
| E | Proposed percentage of canopy requirement that will be met through preservation                                                                                                                                                                                                                                                                         | 70% |                    |
| F | Has the Tree Preservation Target minimum been met?                                                                                                                                                                                                                                                                                                      | Yes | Provide Yes or No. |
| G | If No to F, in a request to decrease from the Tree Preservation Target must be provided on the plan that states one or more of the justifications listed in § 12-100.3 along with a narrative that explains a site-specific explanation of why the Tree Preservation Target cannot be met. Please attach number(s) where deviation requested is located | NA  |                    |
| H | If step 6 requires a narrative, it shall be prepared in accordance with § 12-100.4                                                                                                                                                                                                                                                                      | NA  |                    |
| I | Place the information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10                                                                                                                                                                                                                                                  | ✓   |                    |

| Table 12.10 10-Year Tree Canopy Calculation Worksheet |        |          |
|-------------------------------------------------------|--------|----------|
| Sites                                                 | Totals | Reserves |

|                            |                            |         |  |           |
|----------------------------|----------------------------|---------|--|-----------|
| B. Tree Canopy Requirement |                            |         |  |           |
| B.1                        | Identify gross site area = | 525,428 |  | 12,031.1A |

|    |                                                  |        |                            |
|----|--------------------------------------------------|--------|----------------------------|
| 06 | Percentage of 10-year tree canopy required =     | 10.0%  | § 12-0310.1 and Table 12.4 |
| 07 | Area of 10-year tree Canopy Required (sq. ft.) = | 52,543 |                            |

|    |                                                    |        |
|----|----------------------------------------------------|--------|
| C1 | Tree Preservation Target Area =                    | 41,655 |
| C2 | Total canopy area meeting standards of § 12-0200 = |        |
| C3 |                                                    |        |

|    |                                                                |        |                  |
|----|----------------------------------------------------------------|--------|------------------|
|    | "Specimen," or "Street" trees =                                |        |                  |
| C7 | C6 x 1.5 to 3.0 =                                              | 0      | \$ 12.0010.36(2) |
| C8 | Canopy area of trees within resource Protection Areas and 100- | 47,347 |                  |

[illegible]

|    |                                                     |   |                 |
|----|-----------------------------------------------------|---|-----------------|
| D4 | Area of canopy planted for energy conservation =    |   |                 |
| D5 | x 1.5 =                                             | 0 | § 12-0310 4B(2) |
| D6 | Area of canopy planted for water quality benefits = |   |                 |

|      |                                                              |   |                  |
|------|--------------------------------------------------------------|---|------------------|
| D 11 | $\times 1.5 =$                                               | 0 | \$ 12-0310 4B(5) |
| D 12 | Area of canopy provided by improved culmets and vegetation = |   |                  |
| D 13 | $\times 1.25 =$                                              | 0 | \$ 12-0310 4B(6) |

|       |                                                                 |        |                             |
|-------|-----------------------------------------------------------------|--------|-----------------------------|
| D 14  | Percentage of D 14 represented by D 15 =                        | 0.0%   | Must not exceed 33% of D 14 |
| D 16A | Area of canopy provided by trees with $\times 1.0$ multiplier = | 23,450 |                             |

|      |                                                                       |     |
|------|-----------------------------------------------------------------------|-----|
| D 21 | Amount to be deposited into the Tree Preservation and Planting Fund = | N/A |
|------|-----------------------------------------------------------------------|-----|

|     |                                                        |        |                                                                |
|-----|--------------------------------------------------------|--------|----------------------------------------------------------------|
| E-4 | Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3) | PD 687 | Total of E1 through E3, area should meet or exceed area in R17 |
|-----|--------------------------------------------------------|--------|----------------------------------------------------------------|

LOUISiana Property REZONING 24 19-05 LANDSCAPE QUMP 0mg



[illegible]

Diagram illustrating three types of circulation:

- PEDESTRIAN CIRCULATION (F, ASPHALT TRAIL)**
- PEDESTRIAN CIRCULATION (F, SIDEWALK)**
- VEHICULAR CIRCULATION (24' DRIVE AISLE) / POTENTIAL EMERGENCY VEHICLE ACCESS**

CIRCULATION SYSTEM IS ILLUSTRATIVE. THE LOCATION OF BUILDINGS, DRIVE AISLES, PARKING, AND SIDEWALKS MAY BE REVISED AT FINAL ENGINEERING. ADDITIONAL SIDEWALKS MAY BE PROVIDED AS NECESSARY.

\* FENCING AND LOUD SPEAKERS IF PROVIDED SHALL MEET ALL APPLICABLE ZONING ORDINANCES



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[www.ulfath-BI.com](http://www.ulfath-BI.com)



**Client**  
**BLUE KNOB INVESTORS, LLC**  
14580 ROTHGEB DRIVE, STE. 200  
ROCKVILLE, MD, 20850

| Revision / Issue |             | Date |
|------------------|-------------|------|
| No.              | Description |      |
| 1                |             |      |

| Issue      | Description    |
|------------|----------------|
| 10/11/2009 | 1st Submission |
| 11/06/2011 | 2nd Submission |
| 11/26/2011 | 3rd Submission |
| 12/05/2011 | 4th Submission |

Project Name  
GERMAIN  
PROPERTY

GDP/SE

Sully District  
Fairfax County, Virginia

|                 |                   |
|-----------------|-------------------|
| Drawn By<br>JAA | Checked By<br>RGD |
|-----------------|-------------------|

Project No. 2419

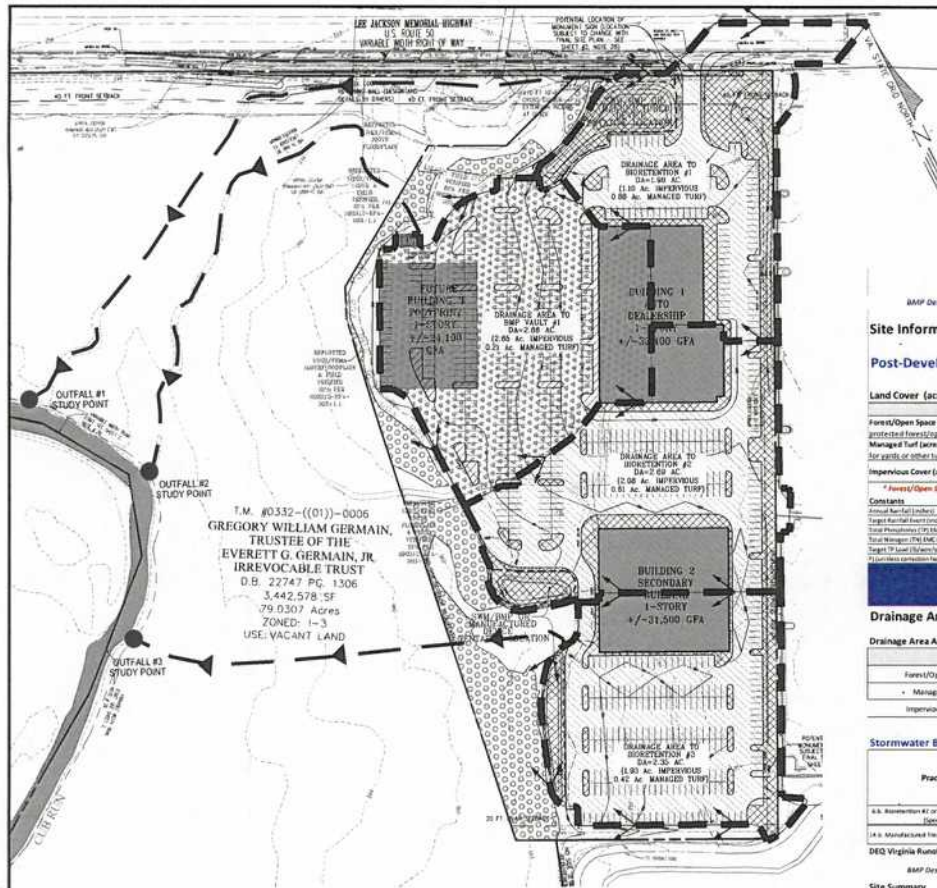
Date Dec. 05, 2019

Drawing Title

CIRCULATION  
PLAN

Scale: 1"=50'

Drawing Number  
**10**  
Sheet 10 of 12



# FOR PRELIMINARY ENGINEERING PURPOSES ONLY - NOT FOR CONSTRUCTION - PRELIMINARY STORMWATER MANAGEMENT NARRATIVE

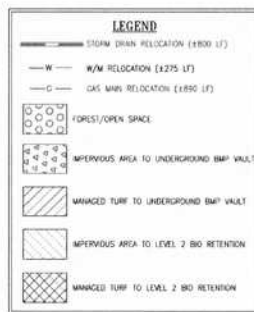
**SITE CONDITIONS:**  
FOREST AND WOODED AREAS ARE IN GOOD CONDITION. ALL PROPOSED BUILDINGS SHALL BE THE USGS/FEMA 100 YR MAJOR FLOOD PLAIN ELEVATION AS SHOWN PER FAIRFAX PLAN 312-RPA-002-1. PERMITS AND FEES REQUIRED PER VPM, FEDERAL, AND STATE AGENCIES ARE TO BE ACQUIRED PRIOR TO ANY DISTURBANCE ON THE SUBJECT PROPERTY.

**WATER QUALITY:**  
WATER QUALITY REQUIREMENTS FOR THIS 12.06 ACRE SITE WILL BE MET WITH A PROPOSED UNDERGROUND SWM/BMP VAULT AND THREE LEVEL-2 BIORRETENTION FACILITIES. THE VPM SPREADSHEET FOR NEW DEVELOPMENT WAS USED TO COMPUTE THE REQUIRED PHOSPHORUS REMOVAL FOR THIS SITE. THE PROPOSED WATER QUALITY DRAINAGE MAP ON THIS SHEET SHOWS THE AREAS TO EACH FACILITY AS WELL AS THE DESIGNATION OF IMPERVIOUS, TURF, AND FOREST AREAS. BEST MANAGEMENT PRACTICES (BMPs) FOR THIS SITE WILL BE MET WITH THE PROPOSED FACILITIES AND OPEN SPACE AS DEMONSTRATED IN THE BMP COMPUTATIONS ON THIS SHEET.

**WATER QUANTITY/OUTFALL:**  
THE DEVELOPED SITE WILL OUTFALL INTO THREE EXISTING NATURAL CHANNELS LOCATED WITHIN THE MAJOR FLOODPLAIN OF CUB RUN. CUB RUN IS LOCATED ALONG THE WESTERN PROPERTY LINE OF THE SITE AND THERE ARE EXISTING 100-YEAR FLOODPLAIN AND RPA LIMITS WITHIN THE SITE. THE EXISTING NATURAL CHANNELS MEANDER THROUGH A HEAVILY WOODED AND VEGETATED AREA FOR APPROXIMATELY 1,000 LINEAR FEET UNTIL EACH CHANNEL ENTERS THE FLOODPLAIN. THE CONTRIBUTING DRAINAGE AREA EXCEEDS 25,000 ACRES (GREATER THAN 100 TIMES THE SITE AREA).

**CHANNEL PROTECTION:**  
THE OUTFALLS DISCHARGE INTO AN EXISTING NATURAL CHANNEL. THEREFORE IN ACCORDANCE WITH CHAPTER 124 OF THE FAIRFAX COUNTY CODE OF ORDINANCES, THE 1-YEAR ENERGY BALANCE EQUATION IS USED TO DETERMINE THE ALLOWABLE 1-YEAR DISCHARGE. THE ON-SITE PRE-DEVELOPMENT RUNOFF IS COMPUTED BASED ON A FORESTED CONDITION. THE 1-YEAR STORM WILL BE DETAILED BY A PROPOSED UNDERGROUND SWM/BMP VAULT TO MEET CHANNEL PROTECTION REQUIREMENTS. ADEQUATE OUTFALL ANALYSIS WILL BE PROVIDED WITH FINAL ENGINEERING IN ACCORDANCE WITH PDM SECTION 06-203.2.

**FLOOD PROTECTION:**  
THE OUTFALLS DO NOT CURRENTLY EXPERIENCE LOCALIZED FLOODING. THE EXISTING NATURAL CHANNEL IS ADEQUATE TO CONVEY THE POST-DEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT WITHIN THE EXISTING CHANNELS. THE LIMIT OF ANALYSIS IS THE 100-YEAR FLOODPLAIN LOCATED ON-SITE.



Project Name:

Germain Property

Date:

8/14/2019

BMP Design Spec/Version List:

2013 Draft Sds & Specs

Site Information

Post-Development Project (Treatment Volume and Loads)

Land Cover (acres)

|                                                                                                                                                             | A Soils | B Soils | C Soils | D Soils | Totals |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|---------|---------|--------|
| Forest/Open Space (acres) – undisturbed, unimproved Forest/Open Space or Unimproved Managed Turf (acres) – disturbed, grazed for forage or other turf to be |         |         |         | 1.08    | 1.08   |
| Impervious Cover (acres)                                                                                                                                    |         |         |         | 3.22    | 3.22   |
|                                                                                                                                                             |         |         |         | 7.76    | 7.76   |
|                                                                                                                                                             |         |         |         |         | 12.06  |

\* Forest/Open Space areas must be protected in accordance with the Virginia Runoff Reduction Method

Runoff Coefficients (Rv)

|                           | A Soils | B Soils | C Soils | D Soils | Totals |
|---------------------------|---------|---------|---------|---------|--------|
| Forest/Open Space (acres) | 0.05    | 0.05    | 0.04    | 0.05    | 0.05   |
| Managed Turf (acres)      | 0.15    | 0.15    | 0.12    | 0.12    | 0.13   |
| Impervious Cover (acres)  | 0.85    | 0.85    | 0.85    | 0.85    | 0.85   |

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)

13.83

Drainage Area A

Drainage Area A Land Cover (acres)

|                           | A Soils | B Soils | C Soils | D Soils | Totals | Land Cover (acres) |
|---------------------------|---------|---------|---------|---------|--------|--------------------|
| Forest/Open Space (acres) |         |         |         | 1.08    | 1.08   | 0.05               |
| Managed Turf (acres)      |         |         |         | 3.22    | 3.22   | 0.25               |
| Impervious Cover (acres)  |         |         |         | 7.76    | 7.76   | 0.95               |
|                           |         |         |         |         | 12.06  |                    |

|                                                                                           |        |
|-------------------------------------------------------------------------------------------|--------|
| DEQ Virginia Runoff Reduction Method New Development Compliance Spreadsheet - Version 3.0 |        |
| BMP Design Specifications List: 2013 Draft Sds & Specs                                    |        |
| Project Name: Germain Property                                                            |        |
| Date: 8/14/2019                                                                           |        |
| Total Runoff = 43 inches                                                                  |        |
| <b>Site Land Cover Summary</b>                                                            |        |
| Forest/Open (acres)                                                                       | 1.08   |
| Managed Turf (acres)                                                                      | 3.22   |
| Impervious Cover (acres)                                                                  | 7.76   |
| <b>Site Tv and Land Cover/Nutrient Loads</b>                                              |        |
| Site Area                                                                                 | 0.08   |
| Treatment Volume (in <sup>3</sup> )                                                       | 29,079 |
| TP Load (lb/yr)                                                                           | 18.77  |
| TP Load (lb/yr)                                                                           | 134.50 |
| <b>Site Compliance Summary</b>                                                            |        |
| Total Runoff Volume Reduction (in <sup>3</sup> )                                          | 15,484 |
| Total TP Load Reduction Achieved (lb/yr)                                                  | 13.86  |
| Total TN Load Reduction Achieved (lb/yr)                                                  | 79.95  |
| Remaining Post-Development TP Load (lb/yr)                                                | 4.91   |
| Remaining TP Load Reduction (lb/yr) Required                                              | 0.00   |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MINIMUM STORMWATER INFORMATION FOR BEGINNING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                               |
| 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 Sections:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                               |
| Special Permit (Sec. 9-011.2A & 2B)<br>Ordinary Subdivision (Sec. 9-013.10 & 10)<br>Development Plan PFC Code (Sec. 15-202.3 & 4C)<br>PFC Plan (Sec. 15-202.16 & 17)<br>Annexments (Sec. 15-202.19 & 10)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Special Exception (Sec. 9-011.2A & 2B)<br>Commercial Rehabilitation District (Sec. 9-022.2A (12) & 14C)<br>PFC Plan (Sec. 15-202.16 & 17)<br>Annexments (Sec. 15-202.19 & 10) |
| <p>1. A plan of a minimum scale of 1"=50' (unless it is a site plan with a minimum scale of 1"=100')</p> <p>2. A graphic depicting the stormwater management facilities and levels of grading and grading, including the stormwater management facilities, storm drainage pipe systems and outlet protection, pond spillways, storm inlets, site outlets, energy dissipation devices, and erosion stabilization measures as shown on the site plan.</p> <p>3. If a site plan is proposed the site should be labeled for suitability prior to submission of the development plan and results of the information test provided as part of the description of the facility.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                               |
| <b>Facility Name/Type &amp; No.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                               |
| BMP VAULT #1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2.86 AC, 0.00 AC, 2.86 AC, 485 SF, N/A, N/A                                                                                                                                   |
| BMP VAULT #2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1.98 AC, 0.00 AC, 1.98 AC, 17,175 SF, 4,500 CF, N/A                                                                                                                           |
| BMP VAULT #3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2.55 AC, 0.00 AC, 2.55 AC, 5,000 SF, 7,000 CF, N/A                                                                                                                            |
| BMP VAULT #4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2.35 AC, 0.00 AC, 2.35 AC, 5,000 SF, 7,000 CF, N/A                                                                                                                            |
| Total:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 9.88 AC, 0.00 AC, 9.88 AC, 22,650 SF, 19,100 CF, N/A                                                                                                                          |
| <p>4. Grading drainage channels, outfalls and pipe systems are shown on the site plan. Post site and outlet pipe systems are shown on the site plan.</p> <p>5. Maintenance access (road to stormwater management facilities) are shown on the site plan.</p> <p>6. Landscaping and tree preservation is shown on the site plan.</p> <p>7. Stormwater management and BMPs including Virginia Runoff Reduction Ordinance and descriptions of how detention and best management practices requirements will be met are provided on the site plan.</p> <p>8. A description of existing conditions of each watershed site and outlet protection measures from the site to a point which is at least 100 feet from the site or which has a drainage area of at least one square mile (500 acres) is provided on the site plan.</p> <p>9. A detailed description and analysis of how the stormwater management and best management practices of each watershed site will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on the site plan.</p> <p>10. Grading topography with minimum contour intervals of two (2) feet and a note as to whether it is an as surveyed or field run is provided on the site plan.</p> <p>11. A subdivision waiver is required for the site plan.</p> <p>12. Stormwater management is not required because the site plan is not required.</p> |                                                                                                                                                                               |
| Revised: 8/4/2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                               |

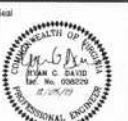
-Select from dropdown lists

| Phosphorus Load from Upstream Practices (lb) | Untreated Phosphorus Load to Practice (lb) | Phosphorus Removed By Practice (lb) | Remaining Phosphorus Load (lb) | Downstream Practice to be Employed |
|----------------------------------------------|--------------------------------------------|-------------------------------------|--------------------------------|------------------------------------|
| 0.00                                         | 12.13                                      | 10.93                               | 1.21                           |                                    |
| 0.00                                         | 1.80                                       | 1.80                                | 2.33                           |                                    |

NOTE:  
BMP SHOWN MAY BE REVISED TO MANUFACTURED DEVICES IN ORDER TO ACHIEVE BMP REQUIREMENT



1710 Little River Turnpike  
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www.urban-ri.com



Client  
BLUE KNOB INVESTORS, LLC

1500 ROTHGATE DRIVE, STE. 300  
ROCKVILLE, MD 20850

Revision / Issue  
No. Description Date

Issue  
Date Description  
08/19/2019 1st Submission  
11/02/2019 2nd Submission  
11/02/2019 3rd Submission  
08/05/2019 4th Submission

Project Name  
GERMAIN PROPERTY

GDP/SE  
Sully District  
Fairfax County, Virginia

Drawn By JAA Checked By ROD

Project No. 2419

Date Dec. 05, 2019

Drawing Title  
PRELIMINARY SWM PLAN  
AND NARRATIVE

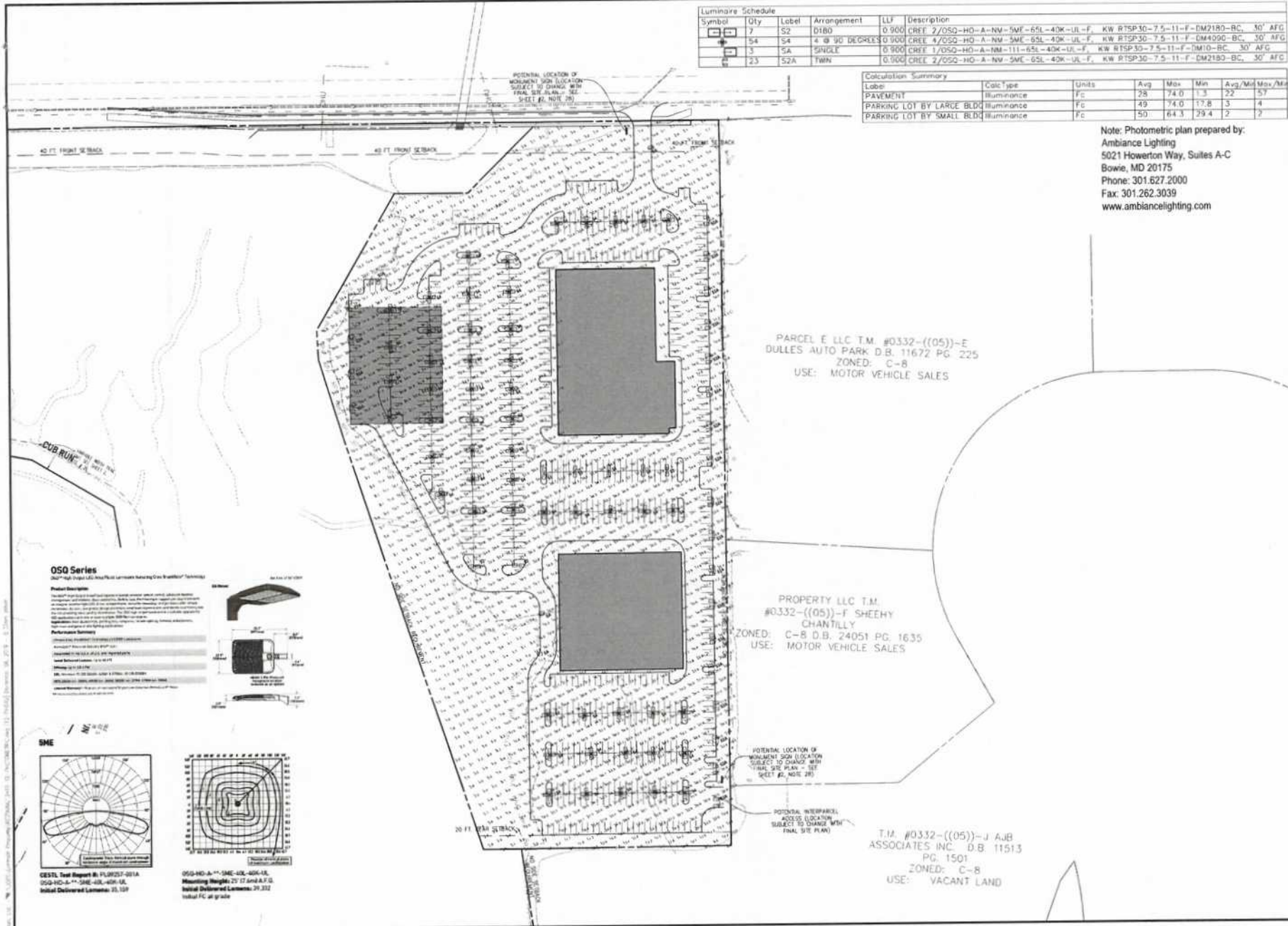
Scale: 1"= 80'

Drawing Number

11

Sheet 11 of 12





| Luminaire Schedule |     |       |                |       |                                                                            |
|--------------------|-----|-------|----------------|-------|----------------------------------------------------------------------------|
| Symbol             | Qty | Label | Arrangement    | LFU   | Description                                                                |
|                    | 7   | S2    | D180           | 0.900 | CREE 2/OSQ-HQ-A-NV-SME-65L-40K-UL-F, KW RTSP30-7.5-11-F-DM2180-BC, 30' AFG |
|                    | 54  | S4    | 4 @ 90 DEGREES | 0.900 | CREE 4/OSQ-HQ-A-NV-SME-65L-40K-UL-F, KW RTSP30-7.5-11-F-DM4090-BC, 30' AFG |
|                    | 3   | S5A   | SINGLE         | 0.900 | CREE 1/OSQ-HQ-A-NV-SME-65L-40K-UL-F, KW RTSP30-7.5-11-F-DM10-BC, 30' AFG   |
|                    | 23  | S5A   | TWIN           | 0.900 | CREE 2/OSQ-HQ-A-NV-SME-65L-40K-UL-F, KW RTSP30-7.5-11-F-DM2180-BC, 30' AFG |

| Calculation Summary       |             |       |     |      |      |
|---------------------------|-------------|-------|-----|------|------|
| Label                     | Calc Type   | Units | Avg | Max  | Min  |
| PAVEMENT                  | Illuminance | FC    | 28  | 74.0 | 1.3  |
| PARKING LOT BY LARGE BLDG | Illuminance | FC    | 49  | 74.0 | 17.8 |
| PARKING LOT BY SMALL BLDG | Illuminance | FC    | 50  | 64.3 | 29.4 |

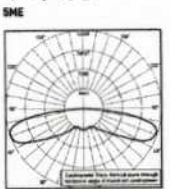
Note: Photometric plan prepared by:  
Ambiance Lighting  
5021 Howerton Way, Suites A-C  
Bowie, MD 20715  
Phone: 301.627.2000  
Fax: 301.262.3039  
www.ambiancelighting.com

**OSQ Series**

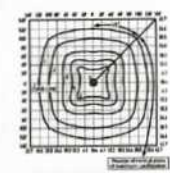
360° High Output LED Area Flood Luminaire featuring 6 x 6 watt LED technology

**Product Description:**  
Product Description: This luminaire is designed for use in parking lots, industrial areas, and other large open spaces. It features a high output LED array and a wide beam angle for uniform illumination. The luminaire is constructed from durable materials and is designed to withstand harsh weather conditions.

**Performance Summary:**  
Luminaire Model: OSQ-HQ-A-NV-SME-65L-40K-UL-F  
Power: 150W  
Beam Angle: 120°  
Mounting Height: 20' to 30'  
Initial Delivered Lumens: 20,332



OSQ-HQ-A-NV-SME-65L-40K-UL-F  
Mounting Height: 20' to 30'  
Initial Delivered Lumens: 20,332  
Initial FC at grade



OSQ-HQ-A-NV-SME-65L-40K-UL-F  
Mounting Height: 20' to 30'  
Initial Delivered Lumens: 20,332  
Initial FC at grade

1712 Little River Turnpike  
Alexandria, Virginia 22304  
TEL: 703.461.8300 FAX: 703.461.8301  
www.urban.com

Client  
**BLUE KNOB INVESTORS, LLC**  
HARRIS ROTHEN DRAKE, L.P. DB  
ROCKVILLE, MD 20850

Revision / Issue  
No. Description Date

|   |  |  |
|---|--|--|
| 1 |  |  |
|---|--|--|

Issue  
Date Description  
2/24/2019 1st Submission  
11/06/2019 2nd Submission  
11/26/2019 3rd Submission  
12/05/2019 4th Submission

Project Name  
**GERMAIN PROPERTY**  
  
GOPSE  
  
Sully District  
Fairfax County, Virginia

|                 |                   |
|-----------------|-------------------|
| Drawn By<br>JAA | Checked By<br>RGD |
|-----------------|-------------------|

Project No. 2419  
Date: Dec. 05, 2019

Drawing Title  
**PHOTOMETRIC PLAN**

Scale: 1"=60'  
Drawing Number  
**12**  
Sheet 12 of 12