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Zoning Evaluation Division

SPECIAL EXCEPTION PLAT FOR



SPECIAL EXCEPTION FOR PARCELS
1013-01-0101, 1013-01-0102, & 1013-01-0104

8625 RICHMOND HIGHWAY
ALEXANDRIA
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



LOCATION MAP
SCALE: 1"=200'
PLAN REFERENCE: GOOGLE MAPS 2018

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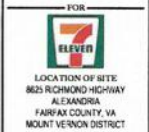
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1	12/09/18	REV PER COUNTY ACCEPTABLE COMMENTS	NYS



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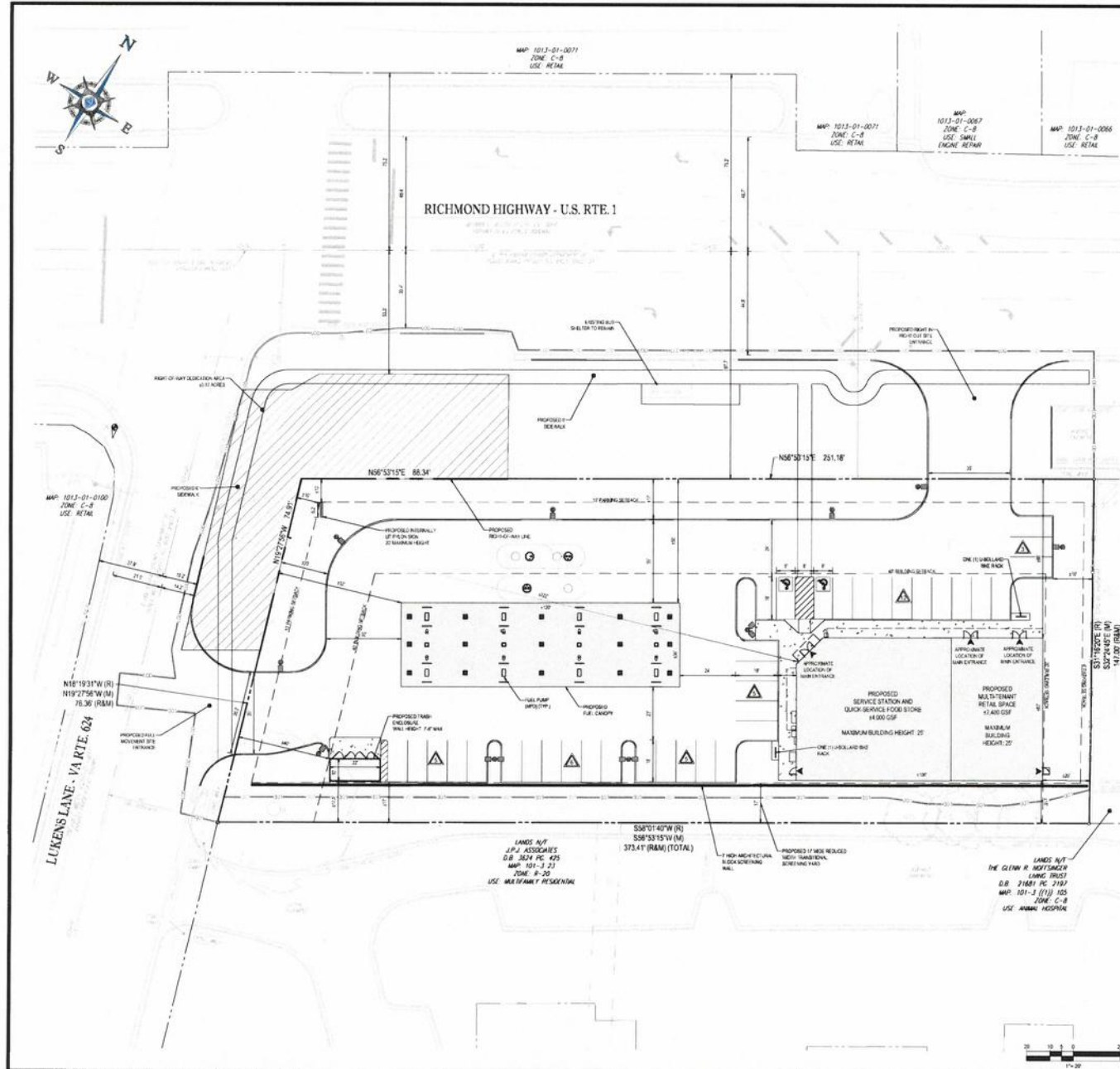
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SHEET TITLE
COVER SHEET
SHEET NUMBER
C-1



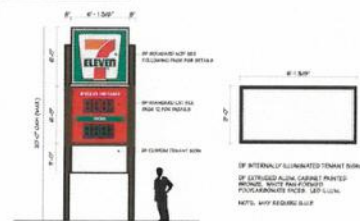
GENERAL NOTES

- [illegible]

WAIVERS AND MODIFICATIONS REQUESTED WITH THIS APPLICATION

1. THE APPLICANT REQUESTS APPROVAL OF THE WAIVER OF THE LOADING SPACE REQUIREMENT (ZO-11-203).
2. THE APPLICANT REQUESTS APPROVAL OF THE WAIVER OF TRANSITIONAL SCREENING REQUIREMENT (ZO-13-300)

PYLON SIGN DETAIL


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[illegible]

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SPECIAL EXCEPTION



LOCATION OF SITE:
8625 RICHMOND HIGHWAY
ALEXANDRIA
FAIRFAX COUNTY, VA
MOUNT VERNON DISTRICT



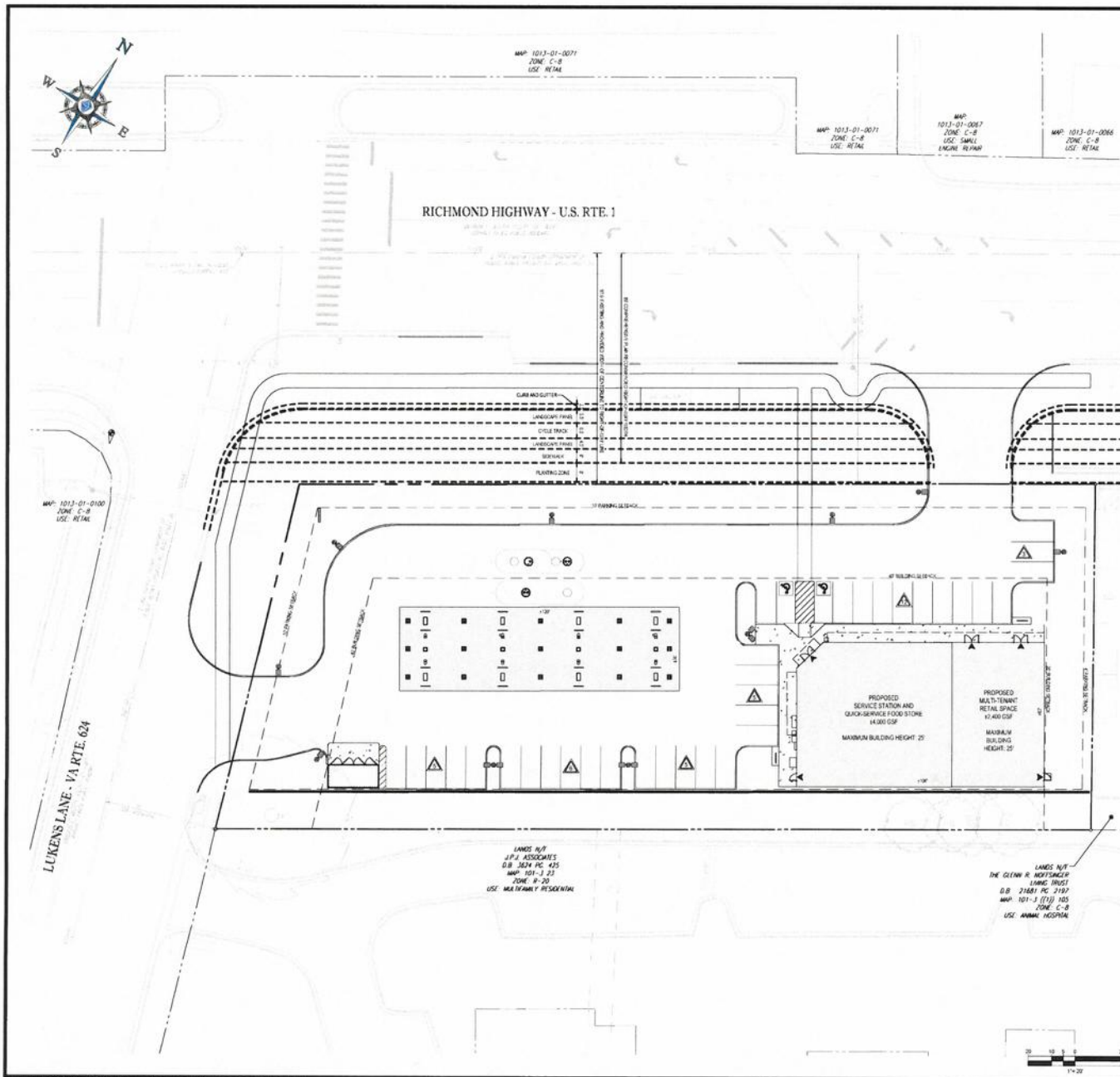
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**SPECIAL
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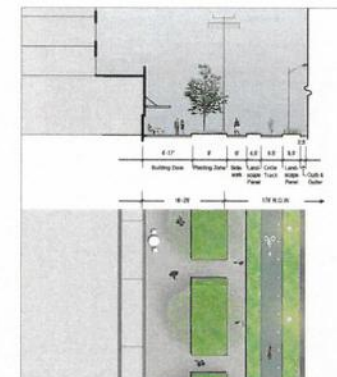
SHEET NUMBER

C-3



FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition
Richmond Highway Corridor Area, Amended through 5-1-2018
Urban Street Network Design

AREA IV
Page 49



Notes: 1. Typical street cross-sections are depicted. Although dimensions are shown, final street design will require accommodation of all applicable road design infrastructure. Additionally, final street design may vary as necessary to address other design and engineering goals and requirements.
2. 15' NADT requires a 1-foot minimum buffer at the back of the sidewalk or shared use path on the edge of the right-of-way.

TRANSIT BOULEVARD CROSS-SECTION AND PLAN
RICHMOND HIGHWAY, SOUTH OF NAPPER ROAD
FIGURE 8



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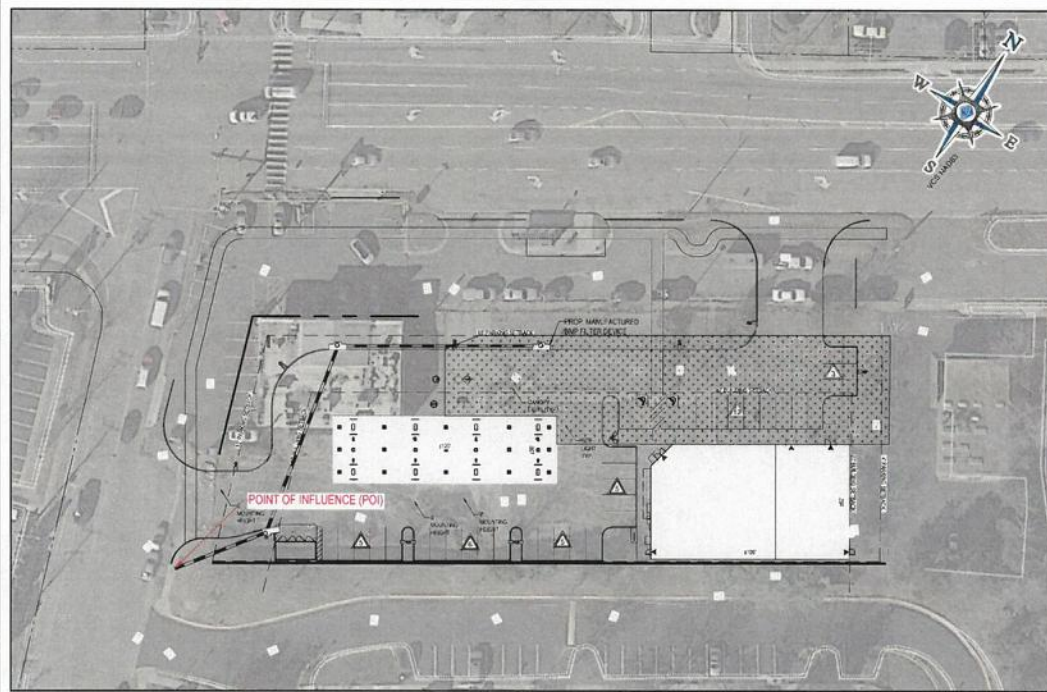
PROJECT
SPECIAL EXCEPTION

FOR
7 ELEVEN
LOCATION OF SITE:
8625 RICHMOND HIGHWAY
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TRAVIS W. DAMICO
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SHEET TITLE
FUTURE RICHMOND HIGHWAY IMPROVEMENTS
SHEET NUMBER
C-4



MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN OR PROVIDED IN ALL ZONING APPLICATIONS, OR A WAIVER REQUEST OF THE SUBMISSION REQUIREMENT WITH JUSTIFICATION SHALL BE ATTACHED. NOTE: WAIVERS WILL BE ACTED UPON SEPARATELY. FAILURE TO ADEQUATELY ADDRESS THE REQUIRED SUBMISSION INFORMATION MAY RESULT IN A DELAY IN PROCESSING THIS APPLICATION.

THIS INFORMATION IS REQUIRED UNDER THE FOLLOWING ZONING ORDINANCE SECTIONS:
 SPECIAL PERMITS (SECT. 8-011.2 J & K), SPECIAL EXCEPTIONS (SECT. 8-011.2 J & K),
 CLUSTER SUBDIVISION (SECT. 8-015.10 & 11), COMMERCIAL REVITALIZATION DISTRICTS (SECT. 8-022.2 A (12) & (14)),
 DEVELOPMENT PLANS PRE-DISTRICT (SECT. 18-302.3 A & 4), PRE-PLAN (SECT. 18-303.1 E & 10),
 FOP P DISTRICTS (SECT. 18-303.1 A (8) & (17)), AMENDMENTS (SECT. 18-202.10 F & 10)

1. PLAT IS AT A MINIMUM SCALE OF 1"=50' (UNLESS IT IS DEPICTED ON ONE SHEET WITH A MINIMUM SCALE OF 1"=100')

2. A GRAPHIC DEPICTING THE STORMWATER MANAGEMENT FACILITIES(ES) AND LIMITS OF CLEARING AND GRADING ACCOMMODATE THE STORMWATER MANAGEMENT FACILITIES(ES), STORM DRAINAGE PIPE SYSTEMS AND OUTLET PROTECTION, POND SPILLWAYS, ACCESS ROADS, SITE OUTFALLS, ENERGY DISSIPATION DEVICES, AND STREAM STABILIZATION MEASURES AS SHOWN ON THIS SHEET. IF INFILTRATION IS PROPOSED THE SOILS SHOULD BE TESTED FOR SUITABILITY PRIOR TO SUBMISSION OF THE DEVELOPMENT PLAN AND RESULTS OF THE INFILTRATION TEST PROVIDED AS PART OF THE DESCRIPTION OF THE FACILITY.

3. PROVIDE

FACILITY NAME/TYPE & NO.	ON-SITE AREA SERVED (ACRES)	OFF-SITE AREA SERVED (ACRES)	DRAINAGE AREA (ACRES)	FOOTPRINT AREA (SF)	STORAGE VOLUME (CF)	IF POND, DAM HEIGHT (FT)
PROPOSED BAY FILTER OR APPROVED EQUAL	0.25 AC	0.00 AC	0.25 AC		0	N/A
TOTALS	0.25 AC	0.00 AC	0.25 AC		0	N/A

4. ON-SITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON THIS SHEET. POND INLET AND OUTLET PIPE SYSTEMS ARE NOT APPLICABLE.

5. MAINTENANCE ACCESS (ROAD) TO STORMWATER MANAGEMENT FACILITIES(ES) ARE SHOWN ON SHEET(S) N/A. TYPE OF MAINTENANCE ACCESS ROAD SURFACE NOTED ON THE PLAT IS N/A.

6. LANDSCAPING AND TREE PRESERVATION IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON SHEET(S) 1 AND 2.

7. STORMWATER MANAGEMENT AND BMP NARRATIVES INCLUDING VIRGINIA RUNOFF REDUCTION SPREADSHEET AND DESCRIPTIONS OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET ARE PROVIDED ON THIS SHEET.

8. A DESCRIPTION OF EXISTING CONDITIONS OF EACH NUMBERED SITE OUTFALL EXTENDED DOWNSTREAM FROM THE SITE TO A POINT WHICH IS AT LEAST 100 TIMES THE SITE AREA OR WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (260 ACRES) IS PROVIDED ON THIS SHEET. IF THE OUTFALL IS PROPOSED TO BE IMPROVED OFF-SITE IT SHOULD BE SPECIFICALLY NOTED.

9. A DETAILED DESCRIPTION AND ANALYSIS OF HOW THE CHANNEL PROTECTION REQUIREMENTS AND FLOOD PROTECTION REQUIREMENTS OF EACH NUMBERED OUTFALL WILL BE SATISFIED PER STORMWATER MANAGEMENT ORDINANCE AND PUBLIC FACILITIES MANUAL ARE PROVIDED ON THIS SHEET.

10. EXISTING TOPOGRAPHY WITH MAXIMUM CONTOUR INTERVALS OF TWO (2) FEET AND A NOTE AS TO WHETHER IT IS AN AIR SURVEY OR FIELD RUN IS PROVIDED ON SHEET(S) 2.

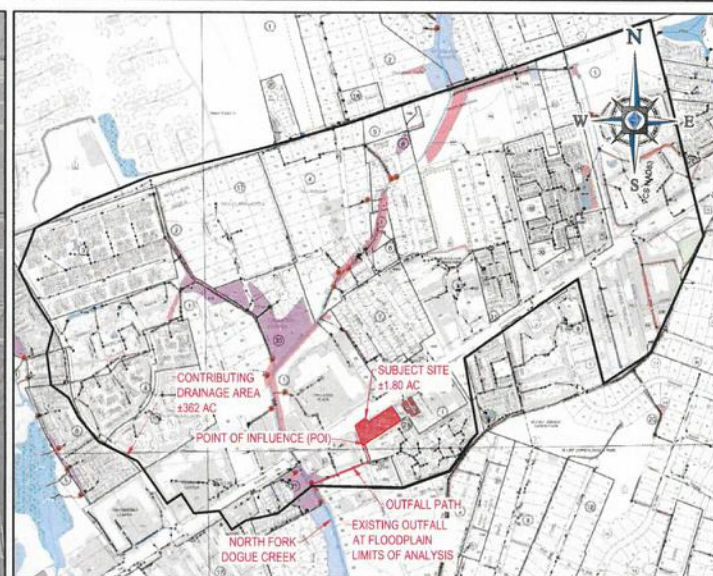
11. A SUBMISSION WAIVER IS REQUESTED FOR N/A.

12. STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE N/A.

REVISED SHEETS

LEGEND

AREA TO MANUFACTURED BMP FILTER DEVICE (0.25 AC)



STORM WATER MANAGEMENT & BMP NARRATIVE

THE SUBJECT SITE CONSISTS OF AN EXISTING 1-STORY CONVENIENCE STORE AND TWO VACANT PARCELS WITH ABANDONED PARKING LOTS. THE PROPOSED CONSTRUCTION WILL CONSIST OF DEMOLITION OF THE EXISTING BUILDING AND PARKING LOTS AND THE CONSTRUCTION OF A ONE-STORY CONVENIENCE STORE, FUEL STATIONS, FUEL CANOPY, ASPHALT AND CONCRETE PAVEMENT, PARKING, UTILITIES, AND A MANUFACTURED BMP STORMWATER TREATMENT DEVICE.

THE PROPOSED DEVELOPMENT INCLUDES AN APPROXIMATE LIMIT OF DISTURBANCE OF 1.80 ACRES AND WILL DECREASE THE IMPERVIOUS AREA FOR THE SITE BY 0.23 AC FROM ITS EXISTING CONDITION. THIS SITE QUALIFIES AS A REDEVELOPMENT UNDER THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE (SWMO) SECTION 12A-5.1, AND IN ACCORDANCE WITH THE NEW VIRGINIA DCD STORMWATER REGULATIONS, A MINIMUM PHOSPHOROUS REMOVAL EFFICIENCY OF 20% IS REQUIRED. IT IS ASSUMED THAT BMPs DO NOT CURRENTLY SERVE THE SUBJECT SITE AND THEREFORE, PROPOSED BMPs WILL BE REQUIRED WITH THE PROPOSED IMPROVEMENTS ASSOCIATED WITH THIS PLAN. THE TOTAL LIMITS OF DISTURBANCE PROPOSED WITH THIS PLAN IS 1.80 AC, AND THEREFORE REQUIRES A 20% TOTAL PHOSPHOROUS LOAD REDUCTION RATE PER BWMD SECTION 12A-4.2 (2)(B). THIS RESULTS IN A REQUIREMENT OF 0.28 LBSPR OF TOTAL PHOSPHOROUS REMOVAL. BMPs FOR WATER QUALITY PURPOSES SHALL BE PROPOSED AND THE 20% PHOSPHOROUS REMOVAL SHALL BE ACHIEVED VIA A MANUFACTURED BMP FILTER DEVICE WITH A 50% REMOVAL RATE, AS SHOWN IN THE VIRM SPREADSHEET ON SHEET C-6.

IF, DUE TO DESIGN CONSTRAINTS, MODIFICATIONS NEED TO BE MADE TO THE BMP FACILITIES, THE APPLICANT RESERVES THE RIGHT TO REPLACE THE STORMFILTER OR EQUIVALENT STRUCTURE WITH A SIMILAR BMP TREATMENT WHICH WILL STILL PROVIDE THE 20% MINIMUM PHOSPHOROUS REMOVAL REQUIREMENT.

TO MEET CHANNEL PROTECTION REQUIREMENTS SET FORTH IN SECTION 12A-4.4 C 1 OF THE FAIRFAX COUNTY CODE, FOR MANAGED STORMWATER CONVEYANCE SYSTEMS, THE STORMWATER WATER SYSTEM SHALL CONVEY THE POST-DEVELOPMENT PEAK FLOW RATE FROM THE TWO YEAR 24-HOUR STORM EVENT WITHOUT CAUSING EROSION OF THE SYSTEM FROM THE POINT OF DISCHARGE TO THE LIMITS OF ANALYSIS IN SECTION 12A-4.4 B 5.4 AND THE TWO YEAR RUNOFF FROM PRE-TO POST-DEVELOPMENT DOES NOT INCREASE. PER THE ADDITION OF PREVIOUS AREA ON-SITE OF APPROXIMATELY 0.23 ACRES, THE POST-DEVELOPMENT RUNOFF OF 0.21 CFS IS LESS THAN THE PRE-DEVELOPMENT RUNOFF OF 0.90 CFS. THE RUNOFF FROM THE SITE DRAINS THROUGH CONCRETE PIPES TO THE LIMITS OF ANALYSIS. THIS MEETS THE 2-YEAR STORM DOES NOT ERODE THE SYSTEM. THIS MEETING THE CHANNEL PROTECTION REQUIREMENT FOR THE SITE.

TO MEET FLOOD PROTECTION REQUIREMENTS SET FORTH IN SECTION 12A-4.4 C 1 OF THE FAIRFAX COUNTY CODE, THERE MUST CURRENTLY BE NO LOCALIZED FLOODING FOR THE EXISTING SITE. THE CONCENTRATED FLOW FROM THE 10-YEAR 24-HOUR STORM MUST BE CONTAINED WITHIN THE STORM SYSTEM AND THE POST-DEVELOPMENT FLOW MUST BE LESS THAN THE PRE-DEVELOPMENT FLOW. PER THE TABLE ON THIS SHEET THE 10-YEAR PRE-DEVELOPMENT FLOW TO THE POINT OF INFLUENCE IS 0.98 CFS, WHEREAS THE POST-DEVELOPMENT FLOW TO THE SAME POINT IS 0.04 CFS. FULL STORMWATER COMPUTATIONS WILL BE PROVIDED AT TIME OF SITE PLAN TO SHOW THE 10-YEAR FLOW IS CONTAINED WITHIN THE SYSTEM TO THE LIMITS OF ANALYSIS PER SECTION 12A-4.4 C 6.4. PER THE REDUCTION IN RUNOFF FOR THE 10-YEAR STORM, AND NO CAPACITY AND HGL ISSUES DOWN TO THE LIMITS OF ANALYSIS FOR THIS SECTION, THE FLOOD PROTECTION REQUIREMENT HAS BEEN MET. SEE ADEQUATE OUTFALL ANALYSIS SECTION IN THIS NARRATIVE FOR DETAILED ANALYSIS OF THE DOWNSTREAM OUTFALL SYSTEM.

IT IS THE SUBMITTING ENGINEER'S OPINION THAT THE CHANNEL AND FLOOD PROTECTION REQUIREMENTS ARE MET WITH THIS SITE PLAN APPLICATION.

OUTFALL ANALYSIS

STORMWATER FROM THE PROPOSED REDEVELOPMENT FIRST CONNECTS TO AN EXISTING STORM SYSTEM TO THE SOUTHWEST CORNER OF THE SITE ALONG LUKENS LANE. THE SYSTEM THEN PIPES THE RUNOFF SOUTHWEST UNTIL, REACHING A PAVED DITCH (STW1101192194) LOCATED WITHIN AN EXISTING STORM DRAINAGE EASEMENT (DEED BOOK 0863, PAGE 0236). THE EXISTING PAVED DITCH CONVEYS THE RUNOFF TO THE OUTFALL POINT AT THE FLOODPLAIN (PFO002) OF NORTH FORK DOGUE CREEK. THE PROPOSED REDEVELOPMENT FLOW (1.82 AC SITE AREA) WAS TRACED TO A POINT AT LEAST 100X (1.82 AC) THE SITE AREA AS REQUIRED UNDER SPECIAL EXCEPTION.

A COMBINATION OF A SITE SURVEY, SITE VISIT, AND FAIRFAX COUNTY GIS TOPOGRAPHY/STORM MAPS WERE UTILIZED TO FINALIZE THE ADEQUATE OUTFALL STUDY FOR THIS SHEET. THE OUTFALL STUDY CAN BE CONCLUDED WHEN THE TOTAL AREA TO THE OUTFALL SYSTEM MEETS OR EXCEEDS 100X THE SITE AREA (1.80 ACRES). THE RUNOFF FOR THIS PROPOSED SITE AREA IS CAPTURED BY CURB INLETS THAT CONVEY WATER TO THE EXISTING FLOODPLAIN (PFO002) AT A RATE EQUAL TO OR LESS THAN THE EXISTING CONDITION. A DETAILED ANALYSIS OF PIPE CAPACITY PER PFM REQUIREMENTS WILL BE PROVIDED AT TIME OF SITE PLAN.

PRE TO POST SWM SUMMARY									
YEAR STORM	Tc (MIN)	INTENSITY (IN/HR)	SITE AREA (AC)	PRE-DEVELOPED			POST-DEVELOPED		
				IMPERVIOUS (AC)	C FACTOR	PEAK FLOW (CFS)	IMPERVIOUS (AC)	C FACTOR	PEAK FLOW (CFS)
1		4.26				5.65			5.06
2	5	5.23	1.8	1.31	0.74	6.93	1.28	0.66	6.71
10		6.77				8.98			8.04



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1	12/20/18	REV PER COUNTY ACCEPTANCE COMMENTS	NTH



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SCALE	500'

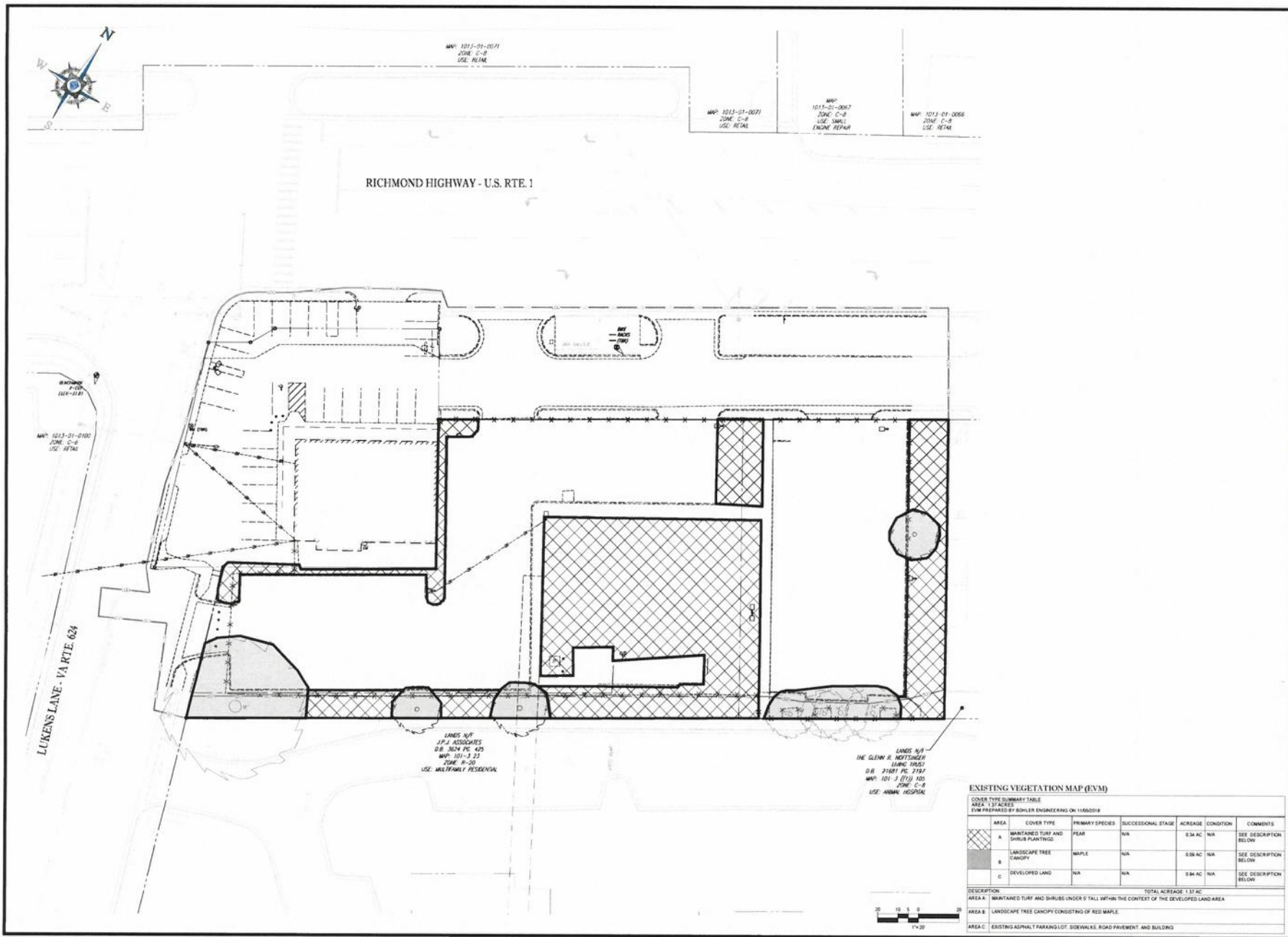
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PRELIMINARY STORMWATER MANAGEMENT PLAN
 SHEET NUMBER
 C-5



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PROJECT MANAGER/DESIGNER
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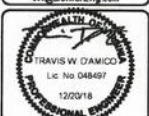
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LOCATION OF SITE:
8625 RICHMOND HIGHWAY
ALEXANDRIA
FAIRFAX COUNTY, VA
MOUNT VERNON DISTRICT



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SHEET TITLE

EXISTING VEGETATION MAP

SHEET NUMBER

L-1



MAP 1013-09-0011
ZONE C-8
USE RETAIL

MAP 1013-09-0021
ZONE C-8
USE RETAIL

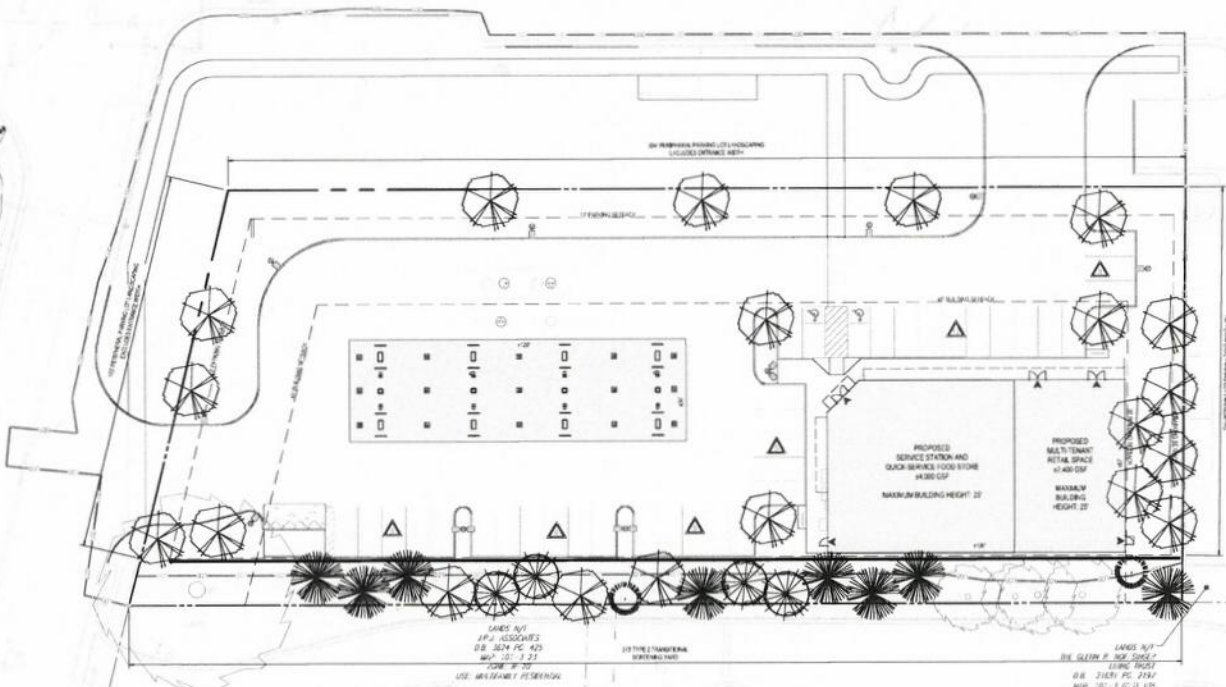
MAP 1013-09-0027
ZONE C-8
USE RETAIL

MAP 1013-09-0034
ZONE C-8
USE RETAIL

RICHMOND HIGHWAY - U.S. RTE. 1

MAP 1013-09-0000
ZONE C-8
USE RETAIL

LUKENS LANE - VA RTE. 624



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SPECIAL EXCEPTION

FOR

LOCATION OF SITE:
8625 RICHMOND HIGHWAY
ALEXANDRIA
FAIRFAX COUNTY, VA
MOUNT VERNON DISTRICT

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LANDSCAPE PLAN

SHEET NUMBER

L-2

TABLE 12.3

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	4,119
PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	8.9%
PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)	10%
PERCENTAGE OF 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	8.9%
PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	76.4%
HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
IF NO FOR LINE 7, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN 12.307.3	
IF STEP 6 REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12.307.4	
PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

TABLE 12.10

STEP	TOTALS
A. TREE PRESERVATION TARGET AND STATEMENT	
A1 PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE TREE PRESERVATION CALCULATIONS	
B. TREE CANOPY REQUIREMENT	
B1 IDENTIFY GROSS SITE AREA =	58,909
B2 SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE =	7,343
B3 SUBTRACT AREA OF EXEMPTIONS =	0
B4 ADJUST TO GROSS SITE AREA =	51,566
B5 IDENTIFY SITE ZONING AND USE =	COMMERCIAL
B6 PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED =	10%
B7 AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 x B6) =	5,156
B8 MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED?	NO
B9 IF YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED	NA
C. TREE PRESERVATION	
C1 TREE PRESERVATION TARGET AREA =	412
C2 TOTAL CANOPY AREA MEETING STANDARDS OF § 12.302 =	2,861
C3 C2 > C1?	NA
C4 TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES =	0
C5 TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPONSOR," OR "STREET" TREES =	0
C6 CANOPY AREA OF TREES WITH RESOURCE PROTECTION AREAS AND 10-YEAR TOLERANCE =	0
C7 CANOPY AREA OF TREES WITH RESOURCE PROTECTION AREAS AND 10-YEAR TOLERANCE =	0
C8 TOTAL OF C4, C5, C6, AND C7 =	2,861
D. TREE PLANTING	
D1 AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C8) =	2,296
D2 AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS =	0
D3 AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION =	0
D4 AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS =	0
D5 AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES =	0
D6 AREA OF CANOPY PROVIDED BY NATIVE TREES =	0
D7 AREA OF CANOPY PROVIDED BY 20+ REPRESENTATIVE SPECIES =	0
D8 AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS =	0
D9 AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY DEED MIX =	0
D10 PERCENTAGE OF 20+ REPRESENTATIVE SPECIES =	0
D11 TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING =	2,861
D12 IS AN OFF-SITE PLANTING RELIEF REQUESTED?	NO
D13 TREE BANK OR TREE FUNDS	NA
D14 CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFF-SITE BANKING OR TREE FUNDS =	0
D15 AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND =	\$0
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED	
E1 TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C8) =	2,861
E2 TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D11) =	2,861
E3 TOTAL OF CANOPY AREA PROVIDED THROUGH OFF-SITE MECHANISM (D14) =	0
E4 TOTAL OF 10-YEAR TREE CANOPY PROVIDED =	5,721
PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED =	10.2%

TRANSITIONAL SCREENING SUMMARY		
PROPOSED USE IS CONSIDERED VEHICLE SALE AND RENTAL ESTABLISHMENT (GROUP B)	PROPERTY LINE	ADJACENT USE
NORTH	COMMERCIAL / RETAIL SALES	SCREENING REQUIRED
NORTHEAST	COMMERCIAL / RETAIL SALES	NONE
SOUTH	MULTIFAMILY RESIDENTIAL	TYPE 2 SCREENING
WEST	COMMERCIAL / RETAIL SALES	NONE

SEE BELOW FOR TRANSITIONAL SCREENING COMPLIANCE CHART AND MODIFICATION REQUEST

ZONING ORDINANCE REQUIREMENTS

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-203 PERIPHERAL PARKING LOT LANDSCAPING	PERIPHERAL PARKING LOT LANDSCAPING 1. WHEN THE PROPERTY LINE ABUTS LAND NOT IN THE RIGHT-OF-WAY OF A STREET: A. A LANDSCAPING STRIP FOUR (4) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE (1) TREE FOR EACH FIFTY (50) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP. HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRING THE PLANTING OF TREES ON FIFTY (50) FOOT CENTERS.	NORTHEAST PROPERTY LINE REQUIRED: 130 LF OF PROPERTY LINE 3 TREES REQUIRED 3 TREES PROVIDED ON-SITE	COMPLIES
	2. WHEN THE PROPERTY LINE ABUTS LAND IN THE RIGHT-OF-WAY OF A STREET: A. A LANDSCAPING STRIP TWO (2) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE (1) TREE FOR EACH FIFTY (50) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP. HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRING THE PLANTING OF TREES ON FORTY (40) FOOT CENTERS.	RICHMOND HIGHWAY REQUIRED: 304 LF OF PROPERTY LINE (EXCLUDES ENTRANCES) 6 TREES REQUIRED 6 TREES PROVIDED ON-SITE	COMPLIES

TRANSITIONAL SCREENING YARD WAIVER REQUEST

A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS OF ARTICLE 13 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS REQUESTED FOR THE SOUTHERN PROPERTY LINE.

UNDER SECTION 13-303 (2) "WHERE THE STRICT PROVISIONS OF THIS PART WOULD REDUCE THE USABLE AREA OF A LOT DUE TO LOT CONFIGURATION OR SIZE TO A POINT WHICH WOULD PRECLUDE A REASONABLE USE OF THE LOT, TRANSITIONAL SCREENING AND/OR BARRIERS MAY BE WAIVED OR MODIFIED BY THE DIRECTOR WHERE THE SIDE OF A BUILDING, A BARRIER AND/OR THE LAND BETWEEN THAT BUILDING AND THE PROPERTY LINE HAS BEEN SPECIFICALLY DESIGNED TO MINIMIZE ADVERSE IMPACT THROUGH A COMBINATION OF ARCHITECTURAL AND LANDSCAPING TECHNIQUES."

ADHERING TO TRANSITIONAL SCREENING ALONG THE SOUTHEASTERN PROPERTY LINE WOULD LIMIT THE DEVELOPMENT POTENTIAL OF THE SUBJECT PARCEL DUE TO OPERATIONAL REQUIREMENTS FOR VEHICULAR CIRCULATION.

EXISTING NATURAL LANDSCAPING, PROPOSED PLANTINGS, AND A 7' TALL SCREENING WALL ARE PROVIDED TO BUFFER THE USES.

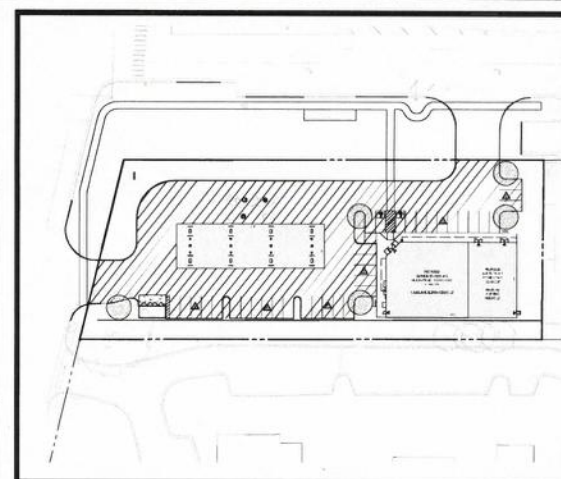


TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED:	22,869 S.F.
INTERIOR LANDSCAPING REQUIRED (5%)	1,143 S.F.
TOTAL SHADE TREE CANOPY PROVIDED: 5 PROPOSED TREES @ 250 S.F. EACH	1,250 S.F.
TOTAL AREA REQUIRED =	1,143 S.F. (5%)
TOTAL AREA PROVIDED =	1,250 S.F. (5.4%)



TREES COUNTED AS INTERIOR PARKING LOT LANDSCAPING TREES FOR INTERIOR PARKING LOT LANDSCAPING ARE 5' 3/4' CALIPER

BOHLER ENGINEERING
 2288 DAVIS DRIVE, SUITE 280
 RYDING, VIRGINIA 22154
 Phone: (703) 758-8500
 Fax: (703) 758-8997
 Email: VA@BohlerEng.com

REVISIONS

REV.	DATE	DESCRIPTION	BY
1	12/20/18	REV PER COUNTY ACCEPTANCE COMMENTS	NTB

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PROJECT NO.	5175317
DRAWN BY	NTB
CHECKED BY	NTB
DATE	11/08/18
SCALE	1" = 20'

SPECIAL EXCEPTION

FOR
ELEVATION
 LOCATION OF SITE:
 8625 RICHMOND HIGHWAY
 ALEXANDRIA
 FAIRFAX COUNTY, VA
 MOUNT VERNON DISTRICT

BOHLER ENGINEERING
 2288 DAVIS DRIVE, SUITE 280
 RYDING, VIRGINIA 22154
 Phone: (703) 758-8500
 Fax: (703) 758-8997
 Email: VA@BohlerEng.com

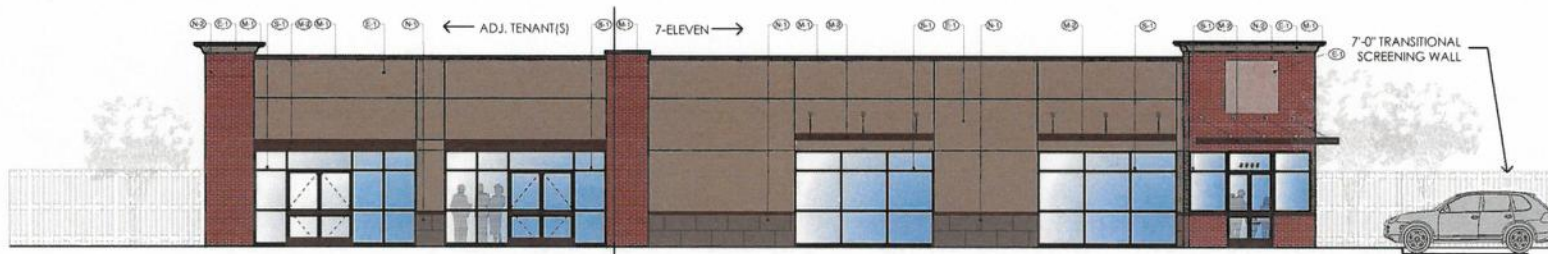
TRAVIS W. DANCO
 LICENSED PROFESSIONAL ENGINEER
 License No. 048497
 12/20/18

SHEET TITLE

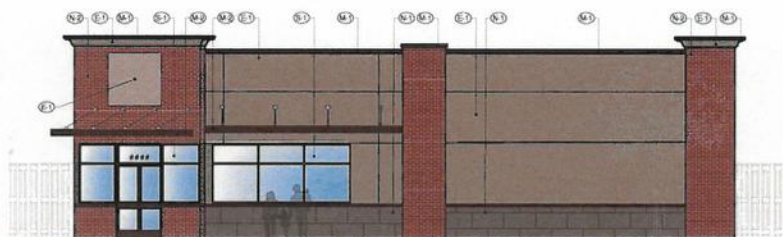
LANDSCAPE PLAN NOTES

SHEET NUMBER

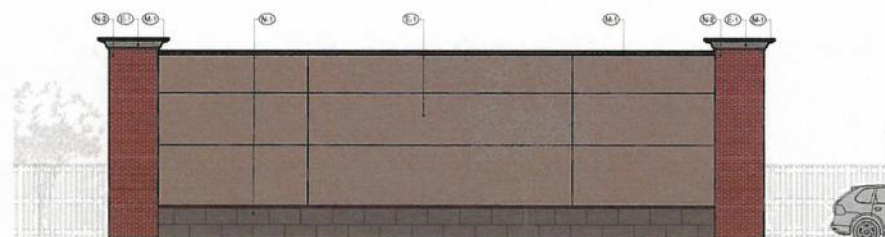
L-3



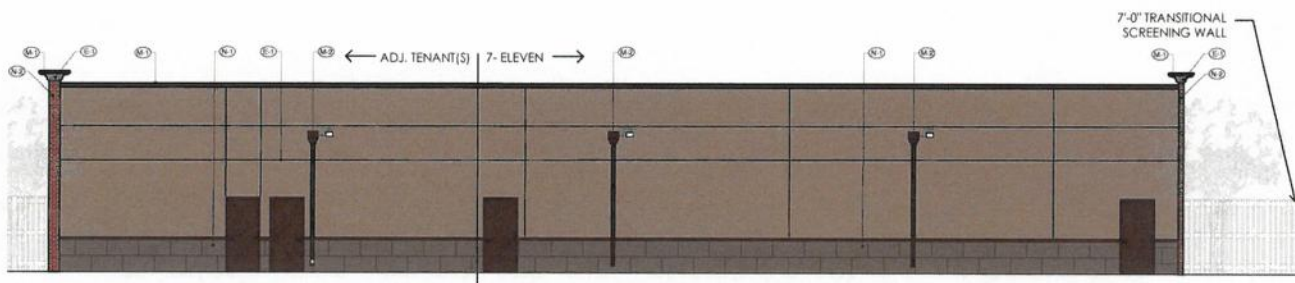
01 FRONT (NORTH) ELEVATION
3/16" = 1'-0"



02 SIDE (WEST) ELEVATION
3/16" = 1'-0"



03 SIDE (EAST) ELEVATION
3/32" = 1'-0"



04 REAR (SOUTH) ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE		
100% SEALANT COLORS MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER-COLORED MATERIAL		
FINISH	MATERIAL	PATTERN
M-1	34 GAUGE GALV. SHEET METAL COPING CAP, SLOPE 1/4" PER FOOT, FIN-FINISHED TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE")	
M-2	PREFINISHED STEEL METAL DOWNPOUT SYSTEM AND PRE-FABRICATED AIRWAYS TO MATCH CANOPIES AND OTHER METAL WORKS (SW 7048 "URBANE BRONZE")	
M-3	HICOMA PANEL SYSTEM WALL FINISH - SANDSTONE SERIES - "PAULUM BROWN" OR SIMILAR	
M-4	HICOMA PANEL SYSTEM WALL FINISH - PLUMBLINE/BRICK SERIES - "CRASCH"	
E-1	DRYVIT (OR EQUAL) - EPS - SW 7508 TAVERN TAUPÉ	
S-1	EXHIBIT "DARK BRONZE" ALUMINUM STOREFRONT FRAME - 1" INSULATED CLEAR GLAZING BY OILCABLE OR EQUAL	

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PROJECT MANAGER
DESIGNER
EXPERIMENTAL
TESTING
TRAVELING
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TRAVELING

REVISIONS			
REV.	DATE	COMMENT	BY
1	12/20/18	REV FOR COUNTY ACCEPTANCE COMMENTS	NTD

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PROJECT NO. 1710017
DRAWN BY: NTD
CHECKED BY: NTD
DATE: 11/20/18
SCALE: AS NOTED
CADD: EDS

SPECIAL EXCEPTION

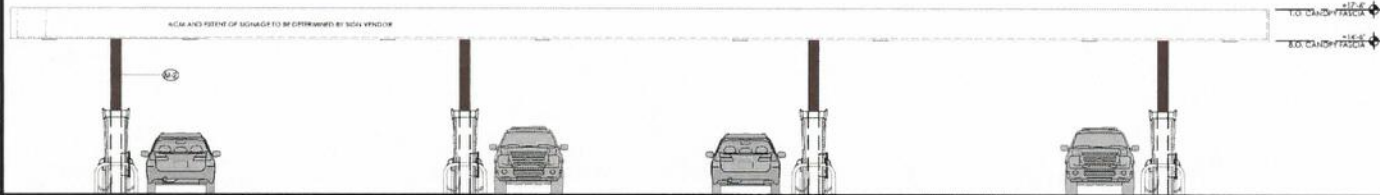
FOR
7-ELEVEN
LOCATION OF SITE
8625 RICHMOND HIGHWAY
ALEXANDRIA
FAIRFAX COUNTY, VA
MOUNT VERNON DISTRICT

BOHLER
ENGINEERING
2388 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 758-8552
Fax: (703) 758-9951
VA@BohlerEng.com

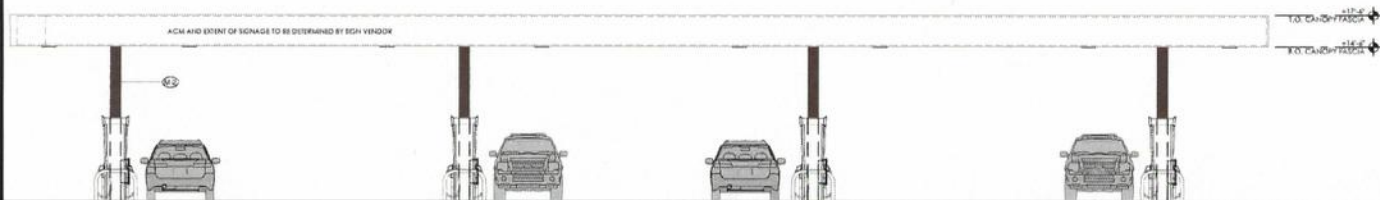
TRAVIS W. DAMICO
Lic. No. 048497
12/20/18

CONCEPTUAL BUILDING ELEVATIONS

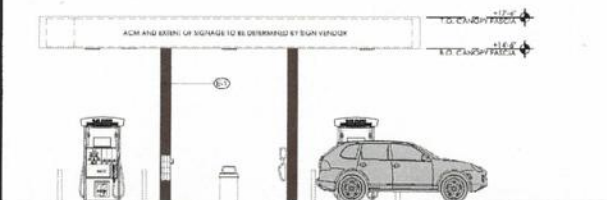
SHEET NUMBER
A-1



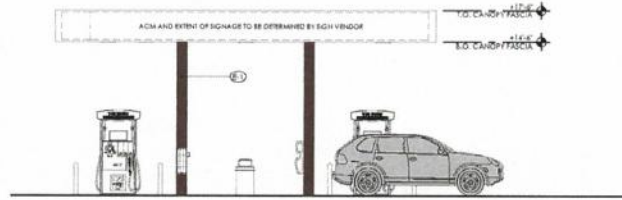
01 FRONT (NORTH) ELEVATION
3/16" = 1'-0"



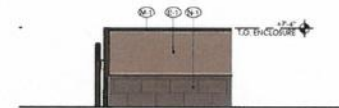
02 REAR (SOUTH) ELEVATION
3/16" = 1'-0"



03 SIDE (WEST) ELEVATION
3/16" = 1'-0"



04 SIDE (EAST) ELEVATION
3/16" = 1'-0"



05 SIDE (WEST) ELEVATION
3/16" = 1'-0"



06 FRONT/REAR (NORTH) ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE		
1. SEALANT COLORS MATCH COLOR OF ADJACENT MATERIAL BEHIND SEAL - WHEN 3 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER-COLORED MATERIAL.		
FINISH	MA/185A	PA/185A
MA-1	24 GAUGE GALV. STEEL METAL COPING CAP, SLIPS IN PER FACE, PRE-PAINTED TO MATCH CANOPY AND COVER METAL WORKS. SW PAW/185A BROWN.	
MA-2	PRE-PAINTED STEEL METAL COPING CAP SYSTEM AND PRE-PAINTED APPROX TO MATCH CANOPY AND COVER METAL WORKS. SW PAW/185A BROWN.	
MA-3	NICHIPA PAINT SYSTEM WALL FINISH - SANDSTONE STONE - "AUTUMN BROWN" OR SIMILAR	
MA-4	NICHIPA PAINT SYSTEM WALL FINISH - PLANK/185A SERIES - "CORUSION"	
MA-5	DRYVIT (OR EQUAL) - EPS - "SW 7508 TAVERN TAUP"	
MA-6	PAINTER, "DARK BROWN" ALUMINUM STORMDOOR FRAME - 1" INSULATED CLEAR GLAZING BY CLICLATER OR EQUAL	

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FAX (703) 708-8501
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PROJECT NO.	817021
DRAWN BY	TF
CHECKED BY	NTB
DATE	11/20/18
SCALE	AS NOTED
CAD (S)	800

SPECIAL EXCEPTION

7 ELEVEN
LOCATION OF SITE:
8625 RICHMOND HIGHWAY
ALEXANDRIA
FAIRFAX COUNTY, VA
MOUNT VERNON DISTRICT

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2888 DAVIS DRIVE, SUITE 200
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TRAVIS W. DAMICO
Lic No 048497
12/20/18
PROFESSIONAL SEAL

CONCEPTUAL BUILDING ELEVATIONS

SHEET NUMBER
A-2