

# SPECIAL USE PERMIT PLAT

## TOMMY'S EXPRESS - 9917 FAIRFAX BLVD

TAX MAP #48-3-13-001  
9917 FAIRFAX BOULEVARD  
FAIRFAX, VA 22031  
04/26/2024

### NOTES

- THIS APPLICATION IS REQUESTING A SPECIAL USE PERMIT TO ALLOW A CAR WASH INSIDE A COMMERCIAL RETAIL ZONE.
- THIS APPLICATION INCLUDES THE FOLLOWING SPECIAL USE PERMIT AND SPECIAL EXCEPTION APPLICATIONS:
  - SPECIAL USE PERMIT TO ALLOW A CAR WASH SERVICE BAY IN THE CR ZONE.
  - SPECIAL EXCEPTION TO SEC. 3.5.4.J.3 OF THE ZONING ORDINANCE TO ALLOW REPAIR OR SERVICE OPERATIONS, INCLUDING WASHING, TO BE CONDUCTED OUTSIDE OF A FULLY-ENCLOSED BUILDING.
  - SPECIAL EXCEPTION TO SEC. 4.5.6 OF THE ZONING ORDINANCE TO MODIFY THE TY3 REQUIREMENT ALONG THE SOUTHERN AND WESTERN PROPERTY LINES BY WAIVING THE REQUIRED FENCE OR WALL.
  - SPECIAL EXCEPTION TO SEC. 4.5.6 OF THE ZONING ORDINANCE TO ALLOW STREET TREES TO BE PLANTED AT A DISTANCE GREATER THAN 15 FEET FROM THE BACK OF CURB ALONG FAIRFAX BOULEVARD.
- THE SOURCE OF THE BOUNDARY LINES AND EXISTING IMPROVEMENTS IS AN ALTA SURVEY IS PROVIDED BY GRS GROUP, LLC DATED SEPTEMBER 18, 2020 AND MOST RECENTLY REVISED ON JANUARY 29, 2021.
- NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN IN CONSIDERATION OF FINAL ENGINEERING AND ANY NEW REGULATIONS ADOPTED BY THE CITY OF FAIRFAX SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED SUP PLAT.
- THE PROPOSED BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN ON THIS SUP PLAT ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN IN RESPONSE TO FINAL ENGINEERING, PROVIDED THAT THEY ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED SUP PLAT.
- SITE LIGHTING WILL BE DETERMINED AT THE TIME OF SITE PLAN AND WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF FAIRFAX ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL.
- ALL SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE.
- THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

### VICINITY MAP

SCALE: 1" = 2000'



### SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	TREE SURVEY
4	SPECIAL USE PERMIT PLAT
5	CONCEPTUAL LANDSCAPE PLAN
6	TRUCK TURNING MOVEMENTS
7	PRELIMINARY GRADING PLAN
8	PRELIMINARY UTILITY PLAN
9	PHOTOMETRIC PLAN
10	LIGHTING DETAILS
11	LAND COVER MAP
12	WATER QUALITY CALCULATIONS

### PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO DEMOLISH THE EXISTING STRUCTURES ONSITE AND CONSTRUCT A 4,553 SF CAR WASH WITH 14 VEHICLE VACUUM SPACES. THIS PROJECT IS LOCATED AT 9917 FAIRFAX BOULEVARD, WHICH IS AT THE SOUTHEAST CORNER OF THE FAIRFAX BOULEVARD & LION RUN INTERSECTION. THIS PROPOSED USE ALIGNS WITH THE CITY OF FAIRFAX FUTURE LAND USE MAP, WHICH IDENTIFIES THE PROPERTY TO BE IN A COMMERCIAL CORRIDOR.

### PROJECT TEAM

#### CURRENT OWNER

CHESAPEAKE PINES VA 4 LLC  
6211 HIGHLAND DRIVE, STE 3501  
SALT LAKE CITY, UT 84121

#### DEVELOPER/APPLICANT

MICHAEL CIANELLI  
OLYMPUS PINES, LLC  
6900 S 900 E, SUITE 250  
MIDVALE, UT 84047  
MICHAEL@OLYMPUSPINES.COM

#### ARCHITECT

ADEL A. NUR  
BIGNELL WATKNS HASSER ARCHITECTS, PC  
1934 OLD GALLOWS ROAD, SUITE 350  
VIENNA, VA 22182  
(410) 224-2727

#### ENGINEER

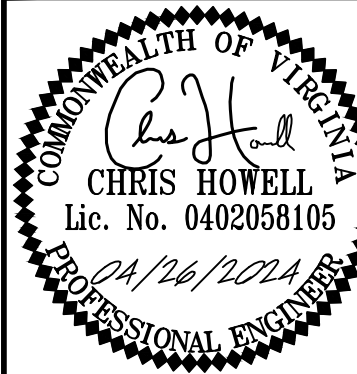
CHRIS HOWELL  
KIMLEY-HORN  
11400 COMMERCE PARK DRIVE, SUITE 400  
RESTON, VA 20191  
(703) 674-1300

#### AGENT / LAND USE ATTORNEY

ROBERT BRANT  
WALSH, COLUCCI, LUBELEY & WALSH  
2200 CLARENDON BOULEVARD, SUITE 1300  
ARLINGTON, VA 22201  
(703) 528-4700 (ext 5424)

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
PHONE 703-674-1300 FAX 703-674-1350  
WWW.KIMLEY-HORN.COM



KIM PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	CNH	DRAWN BY	EPR	CHECKED BY	CNH
110730001	04/26/2024								

COVER SHEET

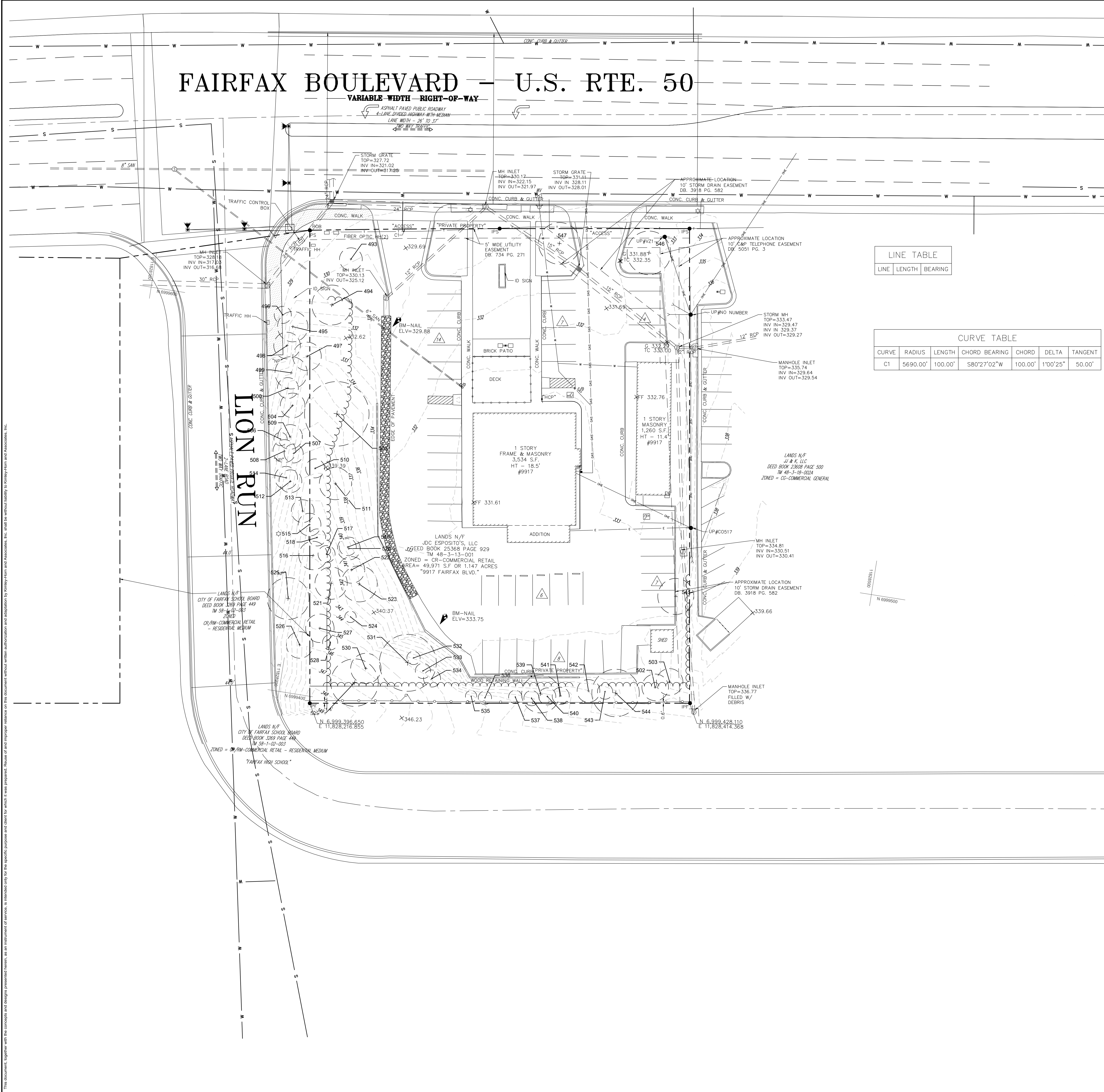
TOMMY'S CAR WASH  
9917 FAIRFAX BLVD  
PREPARED FOR  
OLYMPUS PINES

VIRGINIA

CITY OF FAIRFAX

SHEET NUMBER  
1



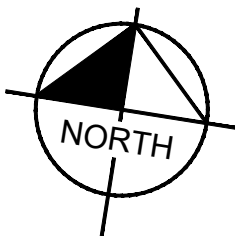
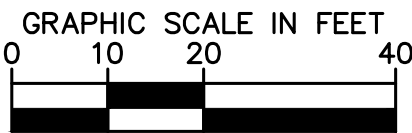


SITE LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- APPROX. LOC. OVERHEAD ELECTRIC
- APPROX. LOC. UNDERGROUND TELEPHONE
- APPROX. LOC. WATER LINE
- METAL OR WOOD FENCE
- WIRE FENCE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- GUY WIRE
- TELEPHONE PEDESTAL
- TRANSFORMER
- AREA LIGHT
- SIGN
- BOLLARD
- TREE (W/SIZE)
- BUSH
- TREE LINE
- GRATE INLET
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- STORM DRAIN MANHOLE
- CLEAN OUT
- DENOTES PARKING COUNT
- TITLE EXCEPTION
- BENCHMARK
- PAINTED ARROWS
- WHEEL STOP
- HANDICAP PARKING
- STOP BAR

LINE TABLE		
LINE	LENGTH	BEARING

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	5690.00'	100.00'	S80°27'02"W	100.00'	1°00'25"	50.00'



Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK CR., SUITE 400, RESTON, VA 20191  
PHONE: 703.674.1300 FAX: 703.674.1350  
WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA

Chris Howell

Lic. No. 0402058105

04/16/2024

PROFESSIONAL ENGINEER

KHA PROJECT  
110730001

DATE  
04/26/2024

SCALE AS SHOWN

DESIGNED BY  
OCT

DRAWN BY  
OCT

CHECKED BY  
CMH

EXISTING CONDITIONS PLAN

VIRGINIA

TOMMY'S CAR WASH  
9917 FAIRFAX BLVD  
PREPARED FOR  
OLYMPUS PINES

CITY OF FAIRFAX

SHEET NUMBER  
2

DATE  
BY

REVISIONS  
No.



This document, together with the concepts and designs presented herein, is an instrument of service, intended only for the specific purpose and client for which it was prepared. Reuse of and/or modification of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

# FAIRFAX BOULEVARD – U.S. RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY  
4-LANE DIVIDED HIGHWAY WITH MEDIAN  
LANE WIDTH – 26' TO 37'  
BID WAY TRAFFIC

LION RUN

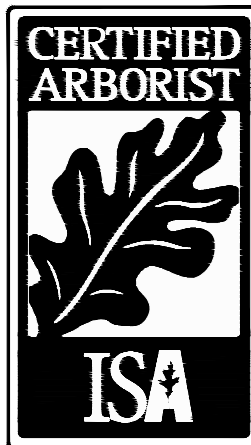
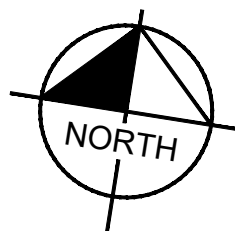
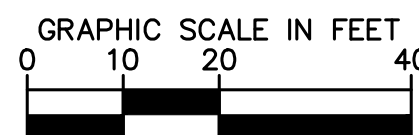
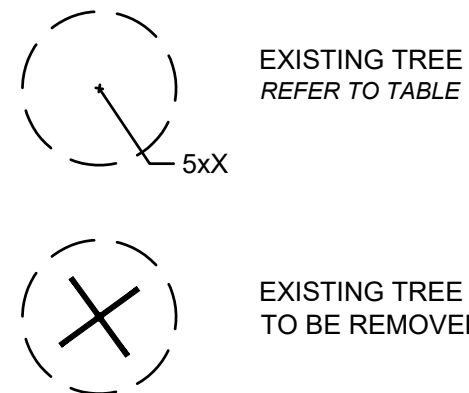
ASPHALT PAVED PRIVATE DRIVEWAY  
LANE WIDTH – 12' TO 14'



Existing Tree Condition Inventory & Analysis									
Tree No.	DBH	CTLA Rating	To Be Removed?	Located within Property	Botanical Name	Common Name	Existing Canopy Coverage on Property	Tree Preservation Area	Notes
493	12"	94%		✓	<i>Tilia cordata</i>	Little Leaf Linden	452 SF	452 SF	
494	21"	91%		✓	<i>Tilia cordata</i>	Little Leaf Linden	1,385 SF	1,385 SF	
495	16"	91%			<i>Pinus virginiana</i>	Virginia Pine			
496	9"	97%			<i>Acer palmatum</i>	Japanese Maple			
497	15"	75%			<i>Quercus rubra</i>	Northern Red Oak			
498	14"	72%			<i>Quercus rubra</i>	Northern Red Oak			
499	17"	81%			<i>Quercus rubra</i>	Northern Red Oak			
500	11"	84%			<i>Quercus rubra</i>	Northern Red Oak			
502	14"	88%		✓	<i>Celtis occidentalis</i>	Hackberry	615 SF	615 SF	
503	14"	94%		✓	<i>Ulmus rubra</i>	Slippery Elm	615 SF	615 SF	
504	13"	84%			<i>Quercus rubra</i>	Northern Red Oak			
505	34"	84%	✗	✓	<i>Liriodendron tulipifera</i>	Tulip Poplar	3,564 SF		
506	7"	88%			<i>Gleditsia triacanthos</i>	Honey Locust			
507	10"	91%			<i>Pinus virginiana</i>	Virginia Pine			
508	12"	84%			<i>Gleditsia triacanthos</i>	Honey Locust			
509	13"	88%			<i>Pinus virginiana</i>	Virginia Pine			
510	10"	78%		✓	<i>Acer rubrum</i>	Red Maple	314 SF	314 SF	
511	17"	94%	✗	✓	<i>Liriodendron tulipifera</i>	Tulip Poplar	907 SF		
512	12"	84%			<i>Pinus virginiana</i>	Virginia Pine			
513	12"	75%			<i>Gleditsia triacanthos</i>	Honey Locust			
514	12"	84%			<i>Pinus virginiana</i>	Virginia Pine			
515	12"	81%		✓	<i>Gleditsia triacanthos</i>	Honey Locust	452 SF	452 SF	
516	15"	88%		✓	<i>Gleditsia triacanthos</i>	Honey Locust	707 SF	707 SF	
517	9"	63%		✓	<i>Gleditsia triacanthos</i>	Honey Locust	254 SF	254 SF	
518	9"	72%		✓	<i>Gleditsia triacanthos</i>	Honey Locust	254 SF	254 SF	
519	9"	69%	✗	✓	<i>Gleditsia triacanthos</i>	Honey Locust	254 SF		
520	12"	88%	✗	✓	<i>Liriodendron tulipifera</i>	Tulip Poplar	452 SF		
521	17"	88%	✗	✓	<i>Liriodendron tulipifera</i>	Tulip Poplar	907 SF		
522	14"	88%	✗	✓	<i>Gleditsia triacanthos</i>	Honey Locust	615 SF		
523	19"	94%	✗	✓	<i>Liriodendron tulipifera</i>	Tulip Poplar	1,134 SF		
524	6"	97%	✗	✓	<i>Fagus grandiflora</i>	American Beech	113 SF		
525	22"	72%			<i>Gleditsia triacanthos</i>	Honey Locust			
526	14"	81%			<i>Gleditsia triacanthos</i>	Honey Locust			
527	15"	78%		✓	<i>Liriodendron tulipifera</i>	Tulip Poplar	732 SF	732 SF	
528	8"	91%		✓	<i>Fagus grandiflora</i>	American Beech	201 SF	201 SF	
529	25"	94%		✓	<i>Fagus grandiflora</i>	American Beech	1,963 SF	1,963 SF	
530	16"	97%		✓	<i>Fagus grandiflora</i>	American Beech	804 SF	804 SF	
531	30"	91%	✗	✓	<i>Fagus grandiflora</i>	American Beech	2,826 SF		
532	7"	88%	✗	✓	<i>Tsuga canadensis</i>	Eastern Hemlock		-	
533	8"	91%	✗	✓	<i>Tsuga canadensis</i>	Eastern Hemlock		-	
534	9"	88%	✗	✓	<i>Tsuga canadensis</i>	Eastern Hemlock		-	
535	6"	78%		✓	<i>Tsuga canadensis</i>	Eastern Hemlock		-	Hemlock Woolly Adelgid
536	7"	78%		✓	<i>Tsuga canadensis</i>	Eastern Hemlock		-	Hemlock Woolly Adelgid
537	7"	78%		✓	<i>Tsuga canadensis</i>	Eastern Hemlock		-	Hemlock Woolly Adelgid
538	8"	78%		✓	<i>Tsuga canadensis</i>	Eastern Hemlock		-	Hemlock Woolly Adelgid
539	20"	94%		✓	<i>Liriodendron tulipifera</i>	Tulip Poplar	1,256 SF	1,256 SF	
540	9"	94%		✓	<i>Tsuga canadensis</i>	Eastern Hemlock		-	Hemlock Woolly Adelgid
541	9"	91%		✓	<i>Tsuga canadensis</i>	Eastern Hemlock		-	Hemlock Woolly Adelgid
542	12"	91%		✓	<i>Tsuga canadensis</i>	Eastern Hemlock		-	Hemlock Woolly Adelgid
543	8"	91%		✓	<i>Tsuga canadensis</i>	Eastern Hemlock		-	Hemlock Woolly Adelgid
544	25"	88%		✓	<i>Carya alba</i>	Mockernut Hickory	1,963 SF	1,963 SF	
545	19"	84%	✗	✓	<i>Morus rubra</i>	Red Mulberry	1,134 SF		
546	23"	94%		✓	<i>Tilia cordata</i>	Little Leaf Linden	1,661 SF	1,661 SF	
547	22"	94%	✗	✓	<i>Tilia cordata</i>	Little Leaf Linden	1,520 SF		
Total Existing Canopy Coverage on Property:							27,054 SF		
Tree preservation provided onsite:							13,828 SF		

- Note:**
- Per the USDA Forest Service's Forest Inventory and Analysis program manual, the overall DBH for multi-stem trees shall be the square root of the sum of all individual stems DBH's squared
  - The Tree Survey for this site was conducted by Landscape Architect & Arborist W. Davis Walker, PLA, ISA-CA (MA-6373A) on April 26, 2023.

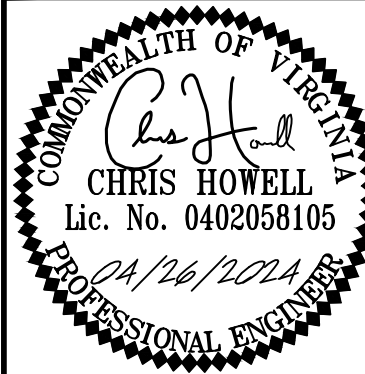
## LEGEND



W. DAVIS WALKER  
CERTIFIED ARBORIST  
ISA-CA #MA6373A

**Kimley»Horn**

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
PHONE: 703-674-1300 FAX: 703-674-1350  
WWW.KIMLEY-HORN.COM



KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	CNH	CHECKED BY	CNH
110730001	04/26/2024						

TREE SURVEY

TOMMY'S CAR WASH  
9917 FAIRFAX BLVD  
PREPARED FOR  
OLYMPUS PINES

CITY OF FAIRFAX

SHEET NUMBER

3



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ASPHALT PAVED PUBLIC ROADWAY  
LANE DIVIDED HIGHWAY WITH MEDIAN  
LANE WIDTH - 26' TO 37'  
TWO WAY TRAFFIC



© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
PHONE: 703-674-1300 FAX: 703-674-1350  
WWW.KIMLEY-HORN.COM

**TOMMY'S CAR WASH**  
**9917 FAIRFAX BLVD**  
**PREPARED FOR**  
**OLYMPUS PINES**

VIRGINIA

CITY OF FAIRFAX

SHEET NUMBER

4



# FAIRFAX BOULEVARD – U.S. RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY  
4-LANE DIVIDED HIGHWAY WITH MEDIAN  
LANE WIDTH - 26' TO 31'  
10' WAY STRIPS

LION RUN

PROP.  
BUILDING  
4,553 SF

NOTE: COLORED SHRUBS/TREES ARE  
SUPPLEMENTAL PLANTINGS IN THE TY3  
BUFFERS ABOVE CODE REQUIREMENTS.

## LANDSCAPE SCHEDULE

Qty.	Key	Botanical Name	Common Name	Size	Type	10 Yr. Canopy
Canopy Tree						
4	GB	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	3.5" Cal.	B & B	75
4	OP	<i>Quercus phellos</i>	Willow Oak	3.5" Cal.	B & B	250
4	UV	<i>Ulmus americana</i> 'Valley Forge'	American Elm	3.5" Cal.	B & B	250
Canopy Trees Subtotal:						2,000
Understory Trees						
6	CV	<i>Chionanthus virginicus</i>	White Fringetree	3.5" Cal.	B & B	125
7	CM	<i>Comus mas</i>	Cornelian Cherry Dogwood	3.5" Cal.	B & B	125
7	OV	<i>Ostrya virginiana</i>	Eastern Hopbribeam	3.5" Cal.	B & B	125
Understory Trees Subtotal:						2,500
Evergreen Trees						
1	IN2	<i>Ilex x 'Nellie R. Stevens'</i>	Nellie R. Steven Holly	6 Ft. Ht.	B & B	135
Evergreen Tree Subtotal:						135
Total (s.f.)						4,635
Shrubs						
34	CHF2	<i>Cephalotaxus harringtonia</i> 'Fastigata'	Upright Japanese Plum Yew	30" Ht.	Cont.	
23	EKM	<i>Euonymus kiautschowicus</i> 'Manhattan'	Manhattan Euonymus	30" Ht.	Cont.	
34	ICC	<i>Ilex crenata</i> 'Compacta'	Dwarf Japanese Holly	30" Ht.	Cont.	
24	IGL	<i>Ilex glabra</i>	Inkberry Holly	30" Ht.	Cont.	
11	ITV2	<i>Itea virginica</i> 'Little Henry'	Little Henry Virginia Sweetspire	30" Ht.	Cont.	
27	MCE	<i>Morella cerifera</i> 'Fairfax'	Fairfax Wax Myrtle	30" Ht.	Cont.	
22	PVS2	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	30" Ht.	Cont.	
30	RDV	<i>Rhododendron x 'Delaware Valley White'</i>	Delaware Valley White Azalea	30" Ht.	Cont.	
Groundcover						
416	LMV	<i>Liriope muscari</i> 'Variegata'	Variegated Lily Turf	1 gal.	Cont.	

Notes:

1. Any changes to the Landscape Schedule is subject to approval by the City of Fairfax's Urban Forester.

## TREE CANOPY TABULATIONS

Per Zoning Code 4.5.6.A

Site Area	50,094 SF
Development District: Commercial Retail	
Existing Tree Canopy	27,054 SF
Tree Canopy Required (10% required)	5,009 SF
Tree Canopy Provided through Tree Preservation	13,628 SF
Tree Canopy Provided through Planting	4,635 SF
Total Canopy Provided	18,263 SF

## TRANSITIONAL YARDS

Per Zoning Code 4.5.5

Proposed Development District: Commercial Retail

Location	Adjacent Development District	Width	Transitional Yard Required
North Boundary	Commercial Retail		None
East Boundary	Commercial Retail		None
South Boundary	Residential Medium (RM)	15 LF	Transitional Yard 3
West Boundary	Residential Medium (RM)	15 LF	Transitional Yard 3

## Buffer Tabulations

Per Zoning Code 4.5.5

South Boundary				Length = 189 LF
Buffer Type:	Transitional Yard 3			
Plant Material Type	Quantity Required	Quantity Provided		
Canopy Tree	(4/100 LF)= 8	4		
Existing Trees	(4/100 LF)= 8	4		
Understory Tree	(4/100 LF)= 8	8		
Shrubs	(4/100 LF)= 8	8		
West Boundary				Length = 240 LF
Buffer Type:	Transitional Yard 3			
Plant Material Type	Quantity Required	Quantity Provided		
Canopy Tree	(4/100 LF)= 10	2		
Existing Trees	(4/100 LF)= 10	8		
Understory Tree	(4/100 LF)= 10	10		
Shrubs	(4/100 LF)= 10	10		

## STREET TREES

Per Zoning Code 4.5.6.B

Number of Street Trees Required		
(1 per 40 LF)	Length	Trees
Fairfax Boulevard	150 LF	4
Lion Run	248 LF	7
Trees Provided		
Fairfax Boulevard	4 (Note 1)	
Lion Run	0 (Note 2)	

Notes:

- Street trees along Fairfax Boulevard are located behind the 10' shared use path to maintain safe sight triangles per Sec. 4.5.6.B.2.
- Existing Trees along Lion Run to remain undisturbed, therefore Street trees are not provided.

## INTERIOR PARKING LANDSCAPING

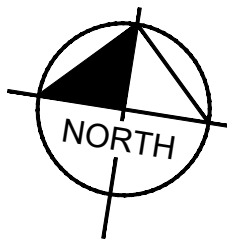
Per Zoning Code 4.5.7.D

Number of Parking Spaces Provided	20
Trees Required (1 per 10 parking spaces)	2
Proposed Trees Provided:	4
Existing Trees to Remain	1

Notes:

- All portions with frontage along a public right of way shall be screened with a continuous hedge, 30" min at time of planting per Zoning Code 4.5.7.C.1

GRAPHIC SCALE IN FEET  
0 10 20 40



Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
PHONE: 703-674-1300 FAX: 703-674-1350  
WWW.KIMLEY-HORN.COM



KHA PROJECT 110730001	DATE 04/26/2024	SCALE AS SHOWN	DESIGNED BY WDW	DRAWN BY WDW	CHECKED BY WDW
--------------------------	--------------------	-------------------	--------------------	-----------------	-------------------

CONCEPTUAL LANDSCAPE  
PLAN

TOMMY'S CAR WASH  
9917 FAIRFAX BLVD  
PREPARED FOR  
OLYMPUS PINES

VIRGINIA

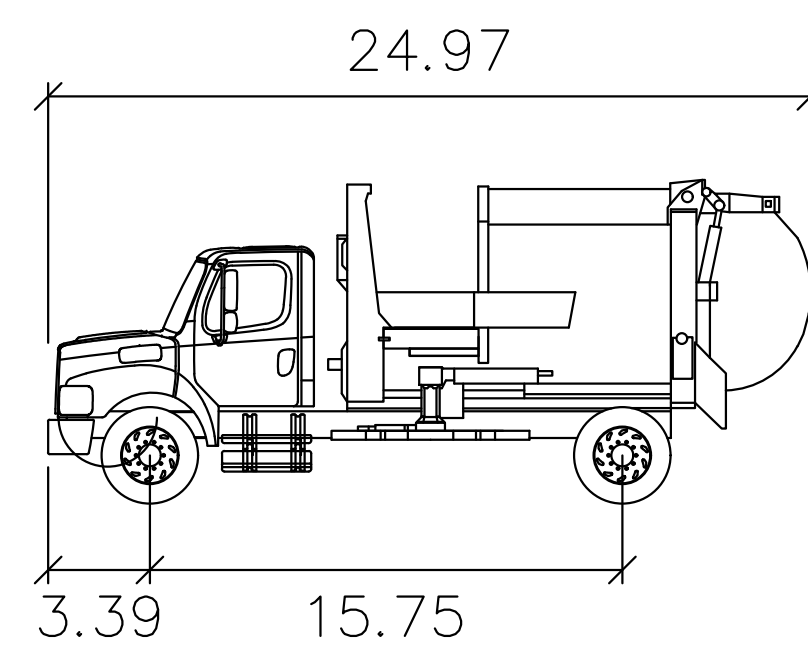
CITY OF FAIRFAX

SHEET NUMBER

5



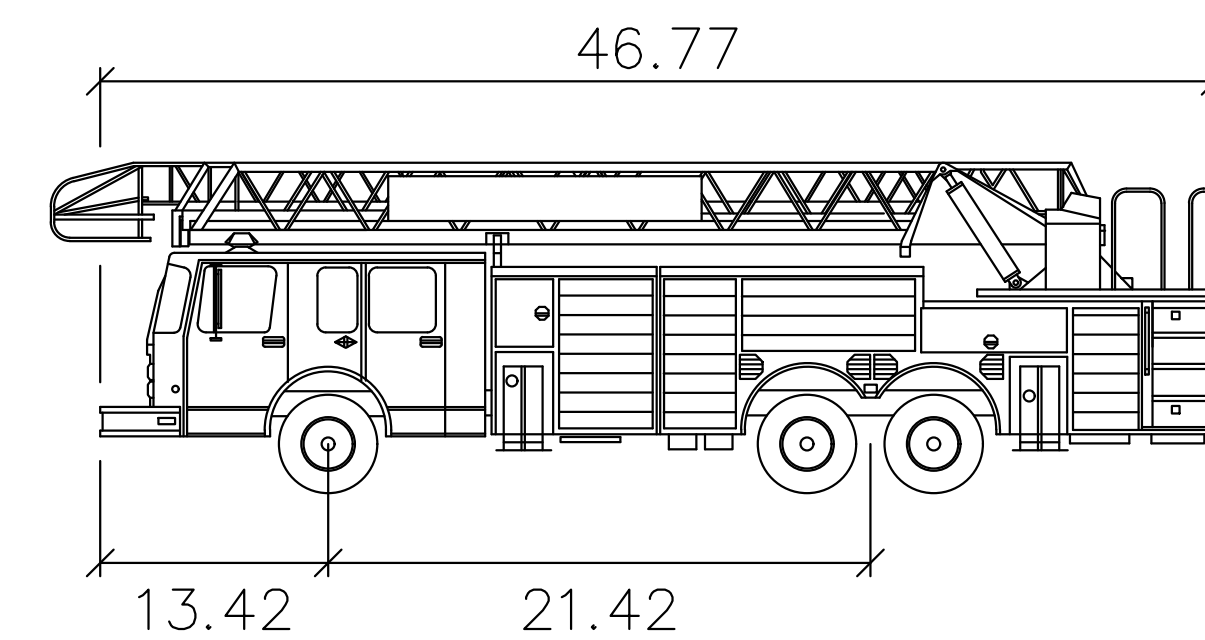
FAIRFAX BOULEVARD — U.S. RTE. 50  
VARIABLE WIDTH RIGHT-OF-WAY



Wayne AutoCat

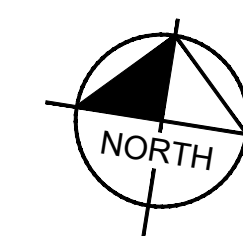
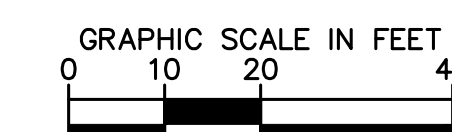
	feet
Width	: 8.17
Track	: 7.97
Lock to Lock Time	: 6.0
Steering Angle	: 47.1

FAIRFAX BOULEVARD — U.S. RTE. 50  
VARIABLE WIDTH RIGHT-OF-WAY



City of Fairfax Tower Ladder 403

	feet
Width	: 10.17
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 39.1

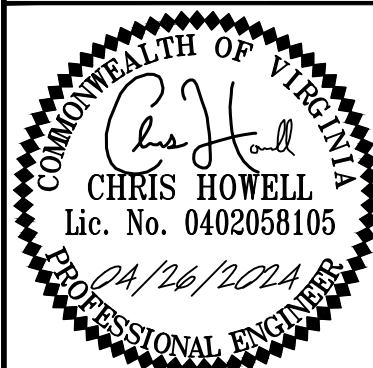


TOMMY'S CAR WASH  
9917 FAIRFAX BLVD  
PREPARED FOR  
OLYMPUS PINES

CITY OF FAIRFAX

## TRUCK TURNING MOVEMENTS

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	AF	DRAWN BY	AF	CHECKED BY	CMH
110790001	04/26/2024								



**Kimley»»Horn**

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
PHONE: 703-674-1300 FAX: 703-674-1350  
WWW.KIMLEY-HORN.COM

REVISIONS

No

DATE	BY
------	----



FAIRFAX BOULEVARD – U.S. RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY  
4-LANE DIVIDED HIGHWAY WITH MEDIAN  
LANE WIDTH - 26' TO 31'  
10' W/ WAY TRAILER

LION RUN

ASPHALT PAVED PRIVATE ROADWAY  
2-LANE ROAD  
10' W/ WAY TRAILER

PROP.  
BUILDING  
4,553 SF

PROPOSED 8.75-FOOT  
RETAINING WALL. DESIGN AND  
DETAILS TO BE INCLUDED  
WITH SITE PLAN SUBMISSION

PROP.  
BUILDING  
4,553 SF

GRADING LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- LOD LIMITS OF DISTURBANCE (79,600 SF OR 1.83 ACRES)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- PROPOSED SPOT ELEVATION

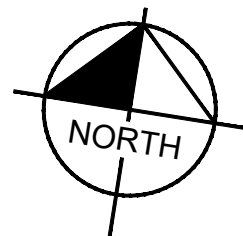
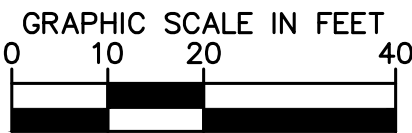
SPOT ELEVATION LEGEND

- ME MATCH EXISTING
- LP LOW POINT
- TC TOP OF CURB
- FC FACE OF CURB
- FFE FINISHED FLOOR ELEVATION

(UNLABELED SPOT ELEVATIONS ARE ASSUMED TO BE AT THE FLOWLINE)

NOTE

THIS PRELIMINARY GRADING PLAN REFLECTS THE PROPOSED  
ROUGH GRADED CONDITIONS FOR THE SITE. IT IS INTENDED TO GIVE  
A GENERAL INDICATION OF HOW THE SITE WILL INTERACT WITH THE  
ADJACENT TOPOGRAPHY. IT IS NOT INTENDED TO DEMONSTRATE  
COMPLIANCE WITH ADA REGULATIONS.



Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
PHONE 703-674-1300 FAX 703-674-1350  
WWW.KIMLEY-HORN.COM



KHA PROJECT 110790001	DATE 04/26/2024	SCALE AS SHOWN	CMH
DESIGNED BY CMH	DRAWN BY EPR	CHECKED BY CMH	

PRELIMINARY GRADING PLAN

TOMMY'S CAR WASH  
9917 FAIRFAX BLVD  
PREPARED FOR  
OLYMPUS PINES

VIRGINIA

CITY OF FAIRFAX

SHEET NUMBER

7

DATE

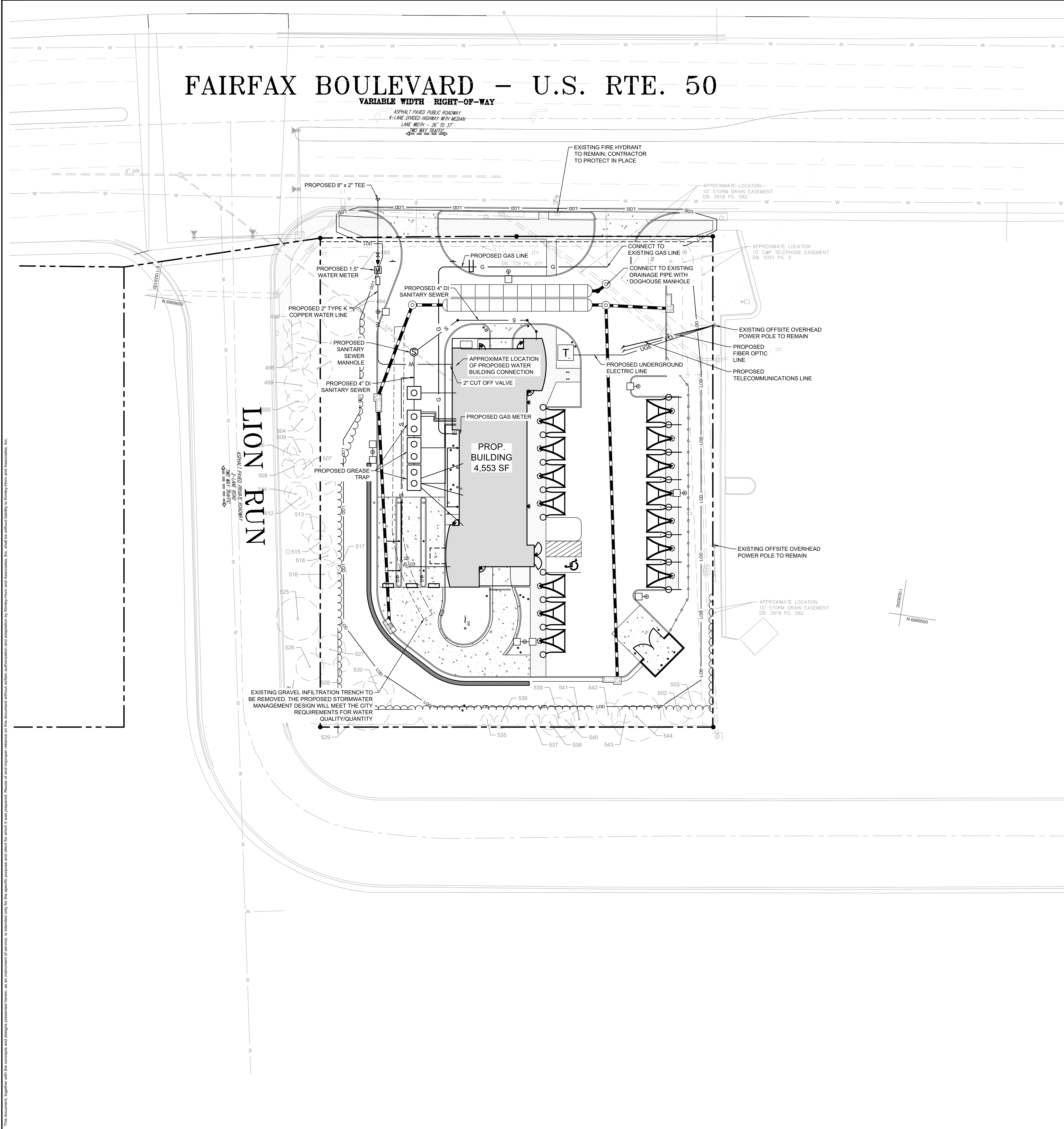
REVISIONS

No.

This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Reuse of and/or modification of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



This document, together with the contracts and designs referenced herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Reuse of and/or modification of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

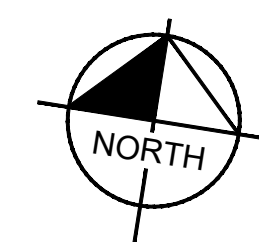
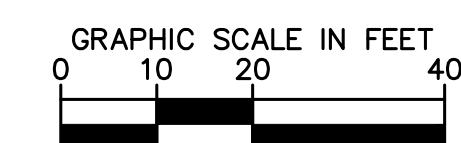


#### SITE LEGEND

- PROPERTY LINE
- W WATER LINE
- S SANITARY SEWER LINE
- UGE ELECTRIC
- FO FIBER OPTIC
- G GAS
- T TELECOMMUNICATION
- ☆ LIGHT POLE
- M WATER METER
- SANITARY SEWER CLEANOUT (SSCO)
- ⊙ SANITARY SEWER MANHOLE (SSMH)

#### NOTE

THIS PRELIMINARY UTILITY PLAN REFLECTS THE PROPOSED SCHEMATIC UTILITY DESIGN FOR THE SITE. UTILITY ROUTING AND CONNECTIONS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN.

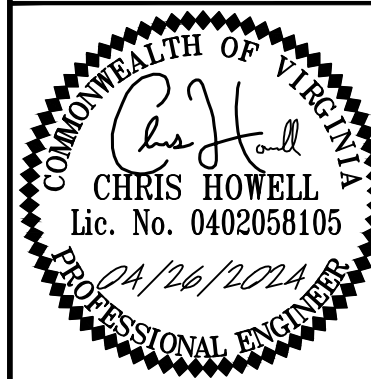


TOMMY'S CAR WASH  
9917 FAIRFAX BLVD  
PREPARED FOR  
OLYMPUS PINES

CITY OF FAIRFAX

#### PRELIMINARY UTILITY PLAN

KHA PROJECT  
110730001  
DATE  
04/26/2024  
SCALE AS SHOWN  
DESIGNED BY CMH  
DRAWN BY EFR  
CHECKED BY CMH



**Kimley»Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
PHONE 703-674-1300 FAX 703-674-1350  
WWW.KIMLEY-HORN.COM

REVISIONS

No.

DATE

BY



FAIRFAX BOULEVARD – U.S. RTE. 50

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY  
4-LANE DIVIDED HIGHWAY WITH MEDIAN  
LANE WIDTH - 26' TO 31'  
LEFT WAY TRAFFIC

LION RUN

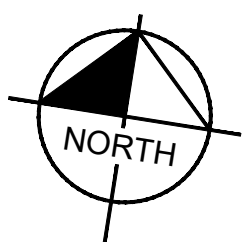
ASPHALT PAVED PRIVATE ROADWAY

LANE WIDTH - 26' TO 31'

RIGHT WAY TRAFFIC

PROP.  
BUILDING  
4,553 SF

GRAPHIC SCALE IN FEET  
0 10 20 40



ALL FIXTURES WILL BE FULL CUTOFF.

AREA LIGHTS ON NEW 17 FT. POLES MOUNTED ON 3 FT. CONCRETE BASES

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	3.41	22.0	0.7	4.87	31.43
UNDEFINED	0.87	20.6	0.0	N.A.	N.A.
UNDER CANOPY	51.75	65	34	1.52	1.91

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	6	A4	Single	8574	1.030	B1-U0-G2	72	432	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-Q9 + OSQ-BLSMF
	1	A4-1	Back-Back	8574	1.030	B1-U0-G2	72	144	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-Q9 + OSQ-BLSMF
	1	A4-2	Twin	8574	1.030	B1-U0-G2	72	144	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-Q9 + OSQ-BLSMF
	6	C	Single	11280	1.030	B3-U0-G0	101	606	CREE, INC.	CAN-304-PS-XX-06-E-UL-XX-525-57K-DIM
	4	F1	Single	4330	1.040	B2-U0-G0	37	148	CREE, INC.	FLD-EDG-N6-AA-02-E-UL-XX-525-57K
	2	W1	Single	12678	1.030	B3-U0-G2	134	268	Cree Inc.	SEC-EDG-4M-WM-06-E-UL-XX-700-57K-DIM
	6	X1	Single	657	1.000	N.A.	6	36	BARRON LGHTING GROUP	SLW-15-4K-XX-EM

LINE TABLE		
LINE	LENGTH	BEARING

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5690.00'	100.00'	S80°2'7"02"W	100.0

LUMINAIRE LOCATION SUMMARY

LUM NO.	LABEL	MTG. HT.
1	A4	20
2	A4	20
3	A4	20
4	A4	20
5	A4	20
6	A4	20
7	A4-1	20
8	A4-2	20
9	C	15
10	C	15
11	C	15
12	C	15
13	C	15
14	C	15
15	F1	18.5
16	F1	1
17	F1	1
18	F1	1
19	W1	15
20	W1	15
21	X1	9
22	X1	9
23	X1	9
24	X1	9
25	X1	9
26	X1	9

TOMMY'S CAR WASH  
9917 FAIRFAX BLVD  
PREPARED FOR  
OLYMPUS PINES

PHOTOMETRIC PLAN

KMA PROJECT  
110730001  
DATE  
04/26/2024  
SCALE  
AS SHOWN  
DESIGNED BY  
CNH  
DRAWN BY  
EPR  
CHECKED BY  
CNH



Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191  
PHONE 703-674-1300 FAX 703-674-1350  
WWW.KIMLEY-HORN.COM

CITY OF FAIRFAX

SHEET NUMBER  
9

REVISIONS

No.

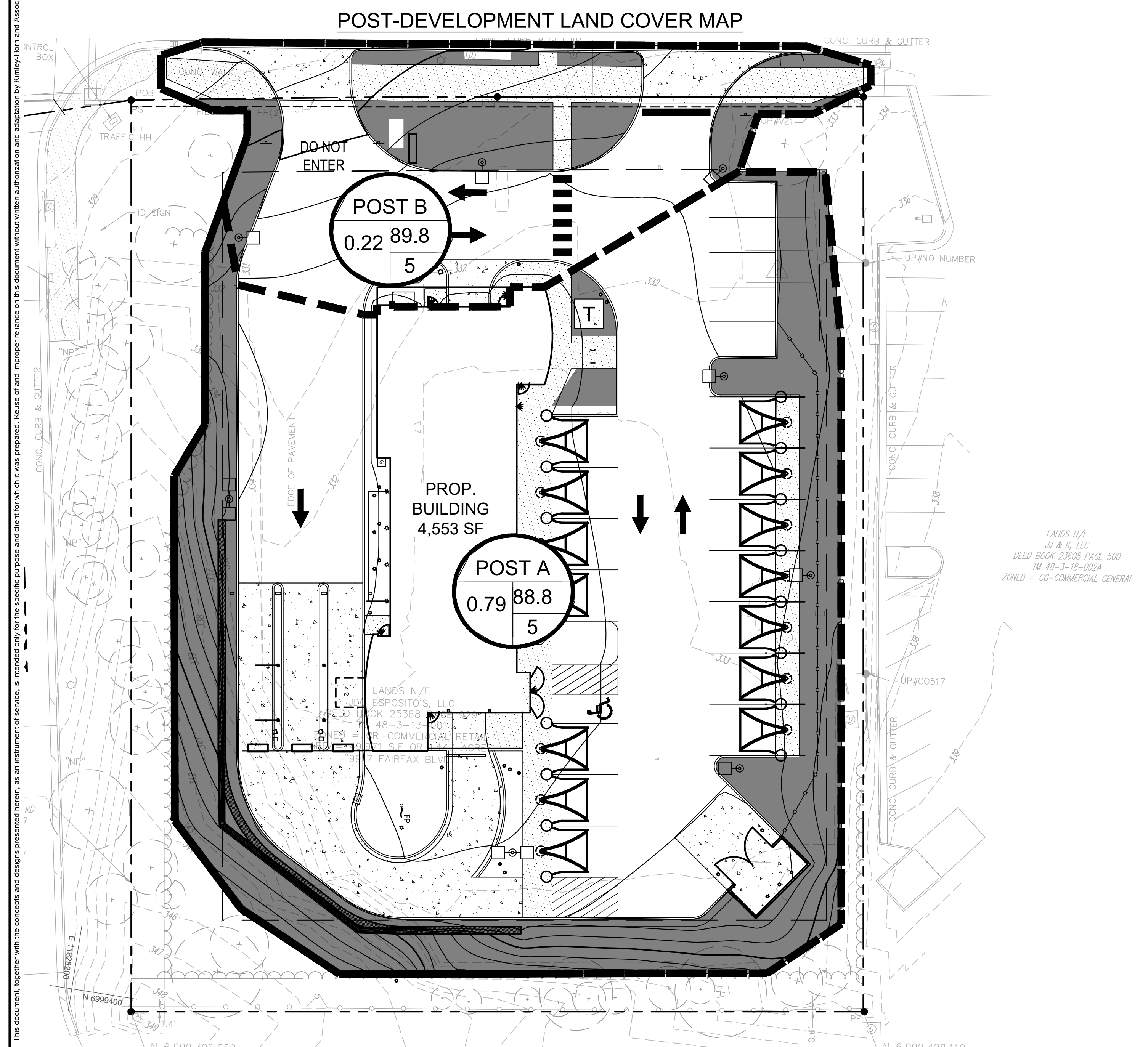
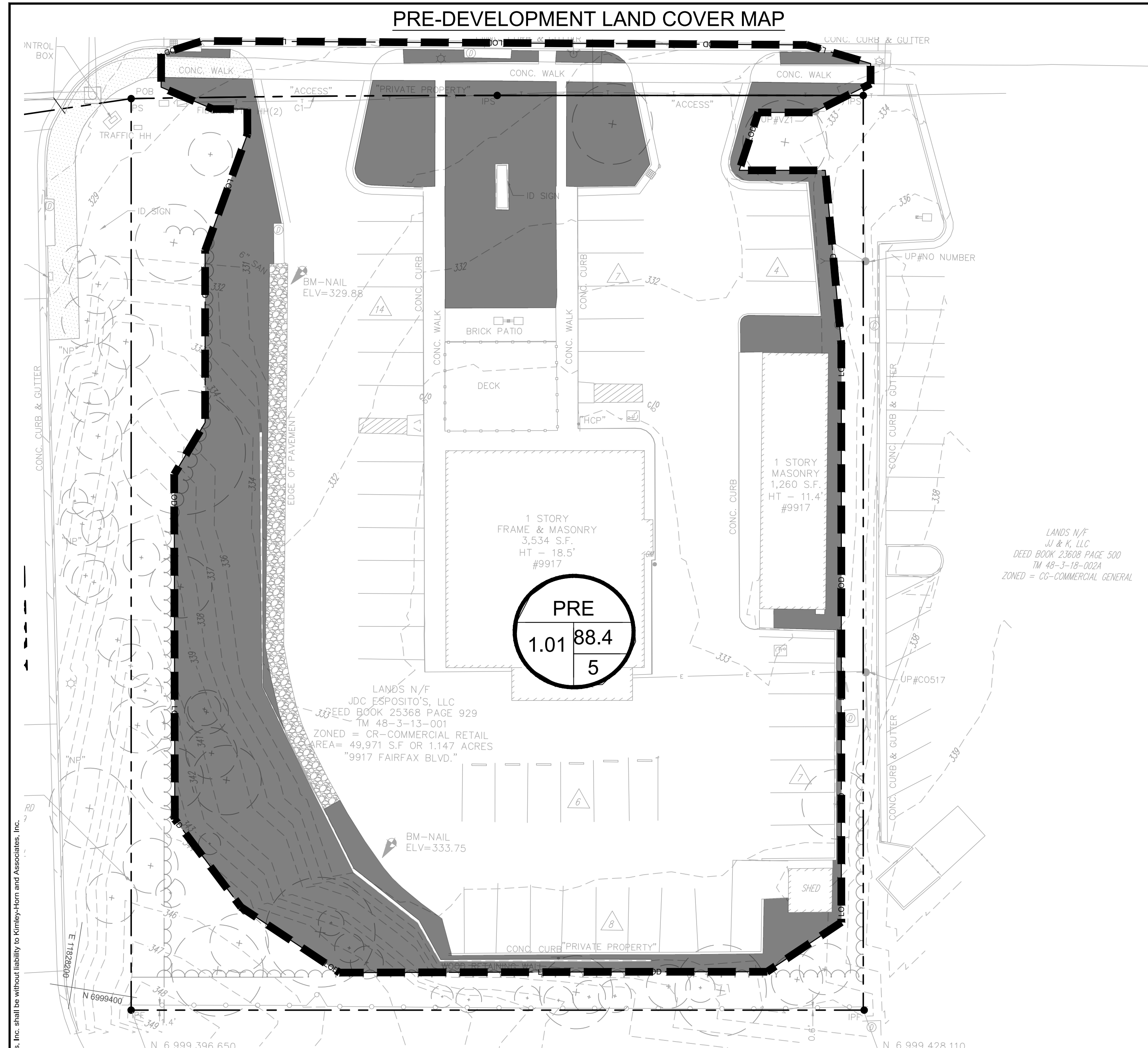
DATE

BY









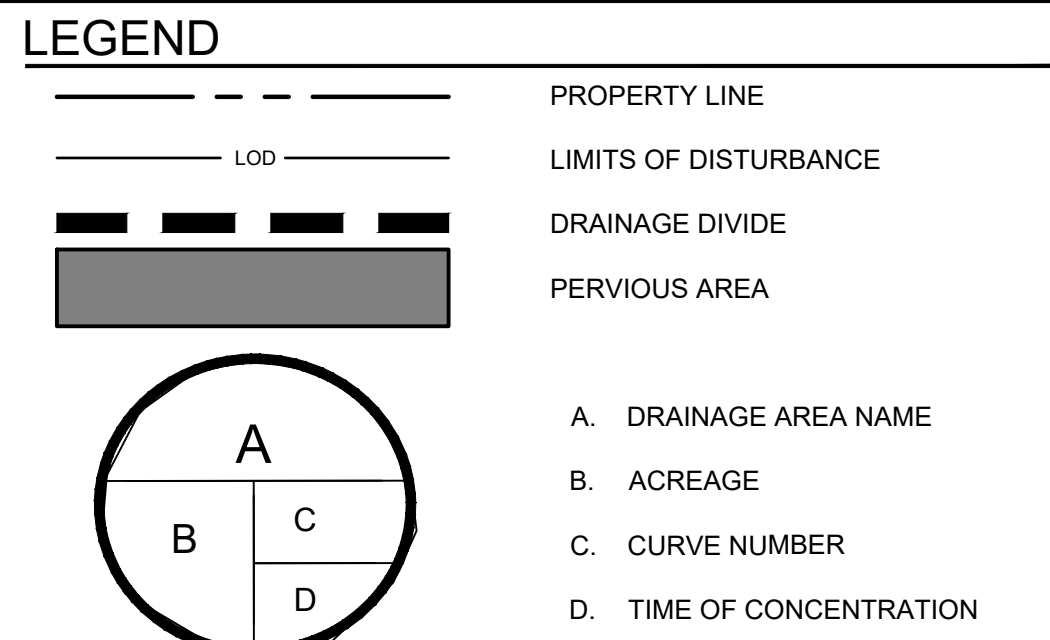
Kimley-Horn  
INCORPORATED


Development Drainage Area Calculations for SCS Method

Project:Tommy's Fairfax02/15/24Initials:EB

Curve Numbers				
Land Cover	A	B	C	D
Open Space (good)	39	61	74	80
Impervious	98	98	98	98
Woods (good)	30	55	70	77
-	-	-	-	-
-	-	-	-	-

Runoff Coefficients						Total Area	Curve Number		
Open Space (good)		Impervious		Woods (good)				Woods (good)	
B		B		D				C	
Runoff Coefficient	61	Runoff Coefficient	98	Runoff Coefficient	77			Runoff Coefficient	70
Area (ac)		Area (ac)		Area (ac)		Area (ac)		A	C
Pre	0.26	0.75						1.01	88.4
Post-A	0.20	0.59						0.79	88.8
Post-B	0.05	0.17						0.22	89.8
Total Post	0.25	0.77						1.01	89.0



SHEET NUMBER		11		TOMMY'S CAR WASH 9917 FAIRFAX BLVD PREPARED FOR OLYMPUS PINES CITY OF FAIRFAX		VIRGINIA		LAND COVER MAP		KHA PROJECT 110790001 DATE 04/26/2024 SCALE AS SHOWN DESIGNED BY CMH DRAWN BY EPR CHECKED BY CMH		 <p>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191 PHONE: (703) 441-7000 FAX: (703) 441-1350 WWW.KIMLEY-HORN.COM</p>		NO. REVISIONS DATE BY	
--------------	--	----	--	---	--	----------	--	----------------	--	---	--	---	--	--------------------------------	--



Project Name:

Tommy's Fairfax

Date:

02/15/2024

Linear Development Project?

No

CLEAR ALL

(Ctrl+Shift+R)

data input cells

constant values

calculation cells

final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) →

1.01

Maximum reduction required:

20%

The site's net increase in impervious cover (acres) is:

0.016

Post-Development TP Load Reduction for Site (lb/yr):

0.38

Check:

BMP Design Specifications List:

3013 Draft Stds & Specs

Linear project?

No

Land cover areas entered correctly?

✓

Total disturbed area entered?

✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		0.26			0.26
Impervious Cover (acres)		0.75			0.75
					1.01

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		0.25	0.00		0.25
Impervious Cover (acres)		0.77			0.77
Area Check	OK.	OK.	OK.	OK.	1.01

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted <sup>1</sup>
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.26	0.25
Weighted Rv(turf)	0.20	0.20
% Managed Turf	26%	25%
Impervious Cover (acres)	0.75	0.75
Rv(impervious)	0.95	0.95
% Impervious	74%	75%
Total Site Area (acres)	1.01	0.99
Site Rv	0.76	0.77

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0636	0.0634
Pre-ReDevelopment Treatment Volume (cubic feet)	2,772	2,761
Pre-ReDevelopment TP Load (lb/yr)	1.74	1.73
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.72	1.75
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.41

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious

Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.25
Weighted Rv (turf)	0.20
% Managed Turf	24%
Impervious Cover (acres)	0.77
Rv(impervious)	0.95
% Impervious	76%
Final Site Area (acres)	1.01
Final Post Dev Site Rv	0.77

Land Cover Summary-Post

Post-ReDevelopment

Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.25
Weighted Rv (turf)	0.20
% Managed Turf	25%
ReDev. Impervious Cover (acres)	0.75
Rv(impervious)	0.95
% Impervious	75%
Total ReDev. Site Area (acres)	0.99
ReDev Site Rv	0.77

Land Cover Summary-Post

Post-Development New Impervious

New Impervious Cover (acres)	0.02
Rv(impervious)	0.95

Final Post-Development Treatment Volume (acre-ft)

0.0646

Final Post-Development Treatment Volume (cubic feet)

2,816

Final Post-Development TP Load (lb/yr)

1.77

Final Post-Development TP Load per acre (lb/acre/yr)

1.75

Max. Reduction Required (Below Pre-ReDevelopment Load)

20%

TP Load Reduction Required for Redeveloped Area (lb/yr)

0.35

TP Load Reduction Required for New Impervious Area (lb/yr)

0.03

Post-Development Treatment Volume (acre-ft)

0.0634

Post-Development Treatment Volume (cubic feet)

2,761

Post-Development TP Load (lb/yr)

1.73

Post-Development TP Load (lb/yr)

0.03

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)

0.38

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)

12.46

Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)

12.66

Adjusted Land Cover Summary:

Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Drainage Area A

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)		0.20	0.00		0.20	0.20
Impervious Cover (acres)		0.59	0.00		0.59	0.95
Total					0.79	

Total Phosphorus Available for Removal in D.A. A (lb/yr)

1.38

Post Development Treatment Volume in D.A. A (ft³)

2,191

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	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
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0	0.20	0.59	0	0	2,191	2,191	40	0.00	1.37	0.55	0.82	
14.c. Manufactured Treatment Device-Generic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	

TOTAL IMPERVIOUS COVER TREATED (ac)

0.59

AREA CHECK: OK.

TOTAL MANAGED TURF AREA TREATED (ac)

0.20

AREA CHECK: OK.

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)

0.38

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)

1.38

TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)

0.55

TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)

0.00

TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr)

0.55

TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr)

0.83

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)

0.00

NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)

0.00

TOTAL NITROGEN REMOVED IN D.A. A (lb/yr)

0.00

Site Results (Water Quality Compliance)

Area Checks

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.59	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.59	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.20	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.20	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³)

2,816

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.38	0.00	0.00	0.00	0.00	1.38
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.55	0.00	0.00	0.00	0.00	0.55
TP LOAD REMAINING (lb/yr)	0.83	0.00	0.00	0.00	0.00	0.83
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
Total Phosphorus						
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.77					
TP LOAD REDUCTION REQUIRED (lb/yr)	0.38					
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.55					
TP LOAD REMAINING (lb/yr)	1.22					
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00					**
** TARGET TP REDUCTION EXCEEDED BY 0.17 LB/YEAR **						
Total Nitrogen (For Informational Purposes)						
POST-DEVELOPMENT LOAD (lb/yr)	12.66					
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00					
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	12.66					

KIMLEY-HORN PROJECT 110790001 DATE 04/26/2024 SCALE AS SHOWN DESIGNED BY CMH DRAWN BY EFR CHECKED BY CMH

WATER QUALITY CALCULATIONS

TOMMY'S CAR WASH 9917 FAIRFAX BLVD PREPARED FOR OLYMPUS PINES CITY OF FAIRFAX

SHEET NUMBER 12

This document, together with the calculations and designs provided herein, is an instrument of service, as defined by the Code of Virginia, and shall be without liability to Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.