

**GENERAL NOTES**

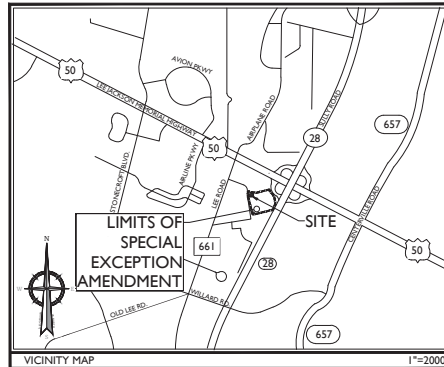
1. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION HAS BEEN PROVIDED TO THE BEST ABILITY OF THE ENGINEER. HOWEVER, THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR.
2. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OR APPROVALS HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION". THE CLIENT OR OWNER AND CONTRACTOR ARE RESPONSIBLE TO ASSURE THAT THE APPROVED PLANS ONLY, ARE USED FOR BIDDING AND CONSTRUCTION.
3. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
4. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND CANNOT BE GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS. ANY EXISTING UTILITY SERVICE CONNECTIONS, LOCATED BY THE CONTRACTOR, CAPABLE OF SERVING THE PROPOSED USE SHALL BE REUSED AS LONG AS THEY ARE IN GOOD CONDITION AND MEET THE UTILITY AUTHORITY'S STANDARDS AND SPECIFICATIONS. IF THE EXISTING UTILITY SERVICES DO NOT MEET THE ABOVE CRITERIA, THEN NEW SERVICE LINES SHALL BE INSTALLED.
5. FINAL LOCATIONS, NUMBERS AND SIZE OF ALL PROPOSED UTILITIES SERVING BUILDINGS ARE TO BE VERIFIED WITH THE ARCHITECT, OWNER AND APPROPRIATE UTILITY AUTHORITY BY THE CONTRACTOR.
6. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
  - A) VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS CURRENTLY AMENDED.
  - B) CURRENT PREVAILING FAIRFAX COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS (FAIRFAX COUNTY PMI).
  - C) CURRENT PREVAILING UTILITY COMPANY(AUTHORITY) AND OWNER SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
7. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD OR SOIL CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL APPROPRIATE SAFETY DEVICES AND TRAINING TO ALL WORKERS IN ORDER TO MAINTAIN SAFE CONDITIONS ON THE PROJECT SITE.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS TO BE REMOVED.
11. PROPERTY SERVED BY PUBLIC WATER AND SEWER.
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THE PROPERTY.
13. THERE ARE NO KNOWN WELL OR SEPTIC SYSTEMS ON THIS SITE, OR LOCATED WITHIN 200 FEET OF THE SITE.
14. THE PROPOSED DEVELOPMENT COMPLIES WITH THE 2017 FAIRFAX COUNTY COMPREHENSIVE PLAN AND COUNTY ORDINANCES EXCEPT AS MAY BE APPROVED WITH THIS APPLICATION.
15. PER THE 2017 FAIRFAX COUNTY COMPREHENSIVE PLAN A TRAIL IS REQUIRED ALONG LEE ROAD. THIS IS SATISFIED BY THE EXISTING TRAIL ALONG LEE ROAD.
16. THERE IS NO CHANGE TO PARKING LOT SETBACKS.
17. LOCATION AND WIDTH OF ALL EXISTING UTILITY EASEMENTS AND THE PRELIMINARY LOCATION(S) OF NEW OR RELOCATED UTILITIES ARE SHOWN.
18. EXISTING TOPOGRAPHY SHOWN IS FROM A FIELD SURVEY AND HAS A MAXIMUM CONTOUR INTERVAL OF 2 FEET. THE TOPOGRAPHIC SURVEY OF THIS SITE WAS COMPLETED FROM AN ACTUAL GROUND SURVEY. THE DATA WAS OBTAINED ON MARCH 8, 2022.
19. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "F" AS SHOWN ON F.I.R.M. (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 51050C1 (SE. MAP EFFECTIVE SEPTEMBER 17, 2010).
20. THE PROPERTY SHOWN HEREON HAS NO OBSERVABLE EVIDENCE OF WETLANDS DELINEATION PER THE FAIRFAX COUNTY POTENTIAL WETLANDS AREA MAP AND THE NATIONAL WETLAND INVENTORY (NWI) MAP.
21. THE PROPERTY SHOWN HEREON IS NOT IN ANY RESOURCE PROTECTION AREA PER THE FAIRFAX COUNTY ENVIRONMENTAL PARCEL REPORT.
22. THE SUBJECT PROPERTY IS NOT LOCATED IN AN ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED IN THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
23. TO THE BEST OF THE APPLICANT'S KNOWLEDGE, ALL HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTE AND PETROLEUM PRODUCTS THAT COULD BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON THE SUBJECT PROPERTY WILL BE HANDLED IN COMPLIANCE WITH ALL APPLICABLE LAWS. THE APPLICANT'S EXISTING VEHICLE FUELING STATION CONTAINS UNDERGROUND STORAGE TANKS FOR PETROLEUM. AS PART OF THE OPERATION OF THE TIRE CENTER, THE APPLICANT WILL CONTINUE TO CONTRACT WITH A THIRD-PARTY SERVICE PROVIDER TO PICK UP AND RECYCLE USED TIRES AND BATTERIES.

# SPECIAL EXCEPTION AMENDMENT

FOR THE  
PROPOSED COSTCO TIRE CENTER EXPANSION



14390 CHANTILLY CROSSING LANE  
FAIRFAX COUNTY, VIRGINIA  
SULLY DISTRICT



INDEX OF SHEETS	
SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	EXISTING OVERALL PLAN
C3	EXISTING CONDITIONS AND DEMOLITION PLAN
C4	SPECIAL EXCEPTION PLAT
C5	SPECIAL EXCEPTION PLAT
C6	STORM WATER MANAGEMENT AND UTILITY PLAN
C7	STORM WATER NOTES AND COMPUTATION PLAN
DD31-01	ELEVATIONS
L1	EXISTING VEGETATION PLAN

APPLICANT
COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027 OFFICE: (703) 406-6842 FAX: (703) 406-6835 C/O JOHN ALVARADO JOHN@ADC-CONSULTING.NET
OWNER
COSTCO WHOLESALE CORPORATION 999 LAKE DRIVE ISSAQUAH, WA 98027
ENGINEER
COLLIERS ENGINEERING & DESIGN 22375 BRODERICK DRIVE, STE 110 STERLING, VA 20166 703-430-4330 C/O PHIL PRYOR PHILLIP.PRYOR@COLLIERSENGINEERING.COM

Engineering & Design

www.colliersengineering.com

---

Copyright © 2022, Colliers Engineering & Design, Inc. All rights reserved. This drawing is the property of Colliers Engineering & Design, Inc. and is to be used only for the project and location identified on the drawing. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Colliers Engineering & Design, Inc.

---

8/1/2023

Russell Talbot McCall II  
VIRGINIA PROFESSIONAL ENGINEER  
LICENSE NUMBER: 040072  
COLLIERS ENGINEERING & DESIGN, INC.  
V.A. Bus. Reg. #: 0411001544

---

SPECIAL EXCEPTION AMENDMENT FOR THE PROPOSED TIRE CENTER EXPANSION FOR

14390 CHANTILLY CROSSING LANE  
CHANTILLY FAIRFAX COUNTY VIRGINIA

---

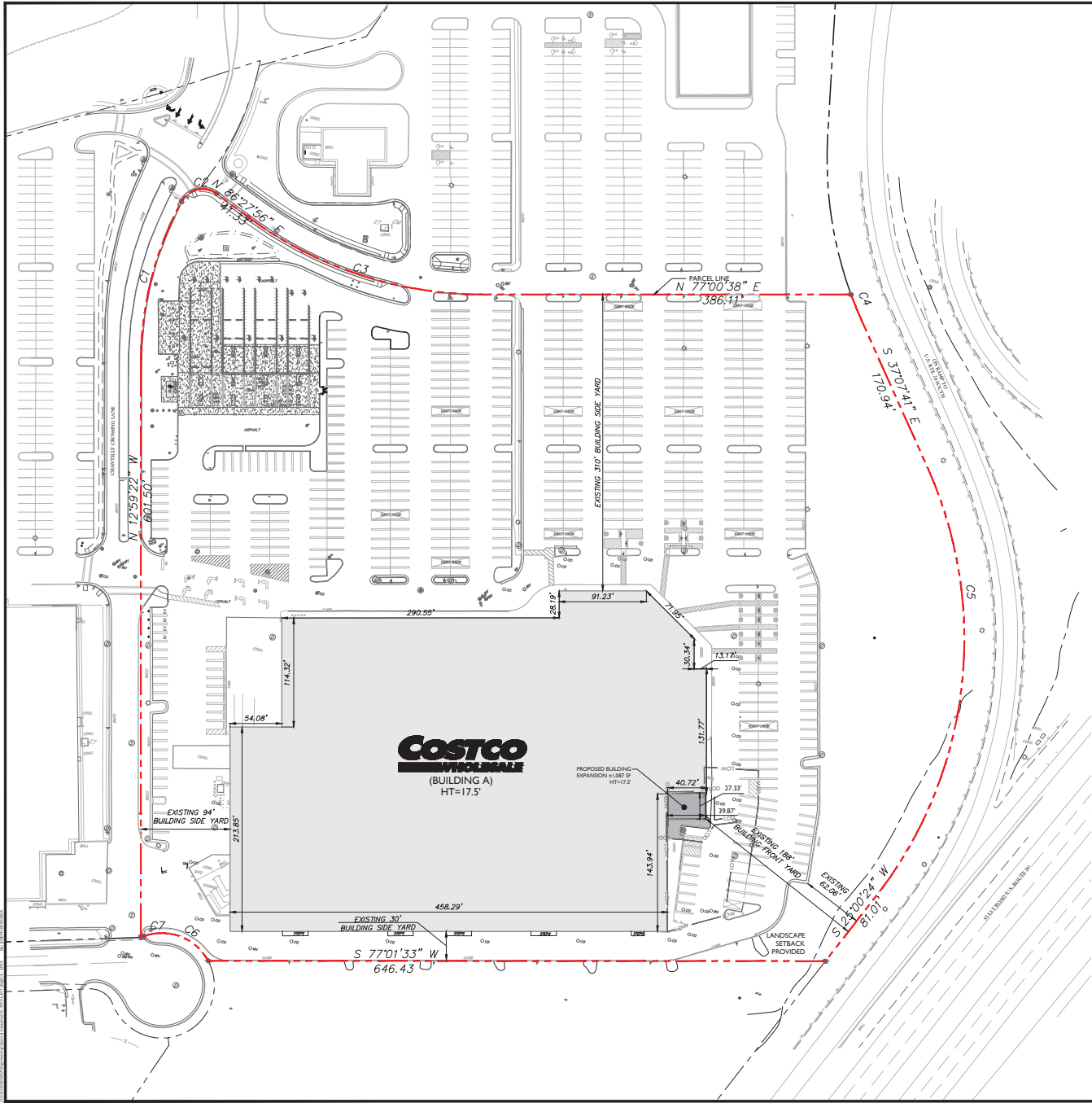
STERLING  
22375 BRODERICK DRIVE,  
Suite 110  
Sterling, VA 20166  
Phone: 703.430.4330  
FAX: 703.430.6835  
C/O PHIL PRYOR  
PHILLIP.PRYOR@COLLIERSENGINEERING.COM

---

DATE:	DATE:	DATE:	DATE:
AS SHOWN:	08/15/2023	CSE	PAP
PROJECT NUMBER:	23022004	DRAWING NO.:	C-001-C008
SHEET TITLE: <b>COVER SHEET</b>			
SHEET NUMBER: <b>C1</b>			

THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL EXCEPTION AMENDMENT APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAPS AS 34-3-(11)-418.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



LEGEND

- LOD —
- - - LIMITS OF DISTURBANCE
- - - TRUCK PATH
- - - LIMITS OF SPECIAL EXCEPTION AMENDMENT
- - - PARCEL LINE
- - - CHANTILLY CROSSING PARCEL LINE

CURVE DATA

SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	357.00'	175.64'	28° 11' 18"	S 1° 06' 15" W 173.87'
C2	25.00'	42.90'	98° 19' 51"	S 64° 21' 59" W 37.83'
C3	412.00'	262.63'	36° 31' 26"	S 84° 43' 39" E 258.21'
C4	410.00'	28.19'	3° 56' 22"	S 35° 09' 24" E 28.18'
C5	437.47'	479.19'	62° 45' 35"	N 5° 44' 53" W 455.59'
C6	55.00'	78.69'	81° 58' 38"	N 82° 05' 11" W 72.15'
C7	25.00'	3.32'	7° 36' 52"	N 60° 43' 52" E 3.32'

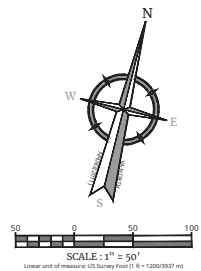
**COSTCO ZONING DATA: PARCEL 41B (PARCEL SIZE - 13.39 AC.)**

	REQUIRED	ALLOWED	EXISTING	PROPOSED
1) EXISTING BUILDING GROSS FLOOR AREA (EX. COSTCO)		153,439		(SQ. FT.)
PROPOSED BUILDING GROSS FLOOR AREA		154,526		(SQ. FT.)
3) MIN. LOT WIDTH	200 FEET	717 FEET	717 FEET	717 FEET
4) MAX. BUILDING HEIGHT BUILDING (KIOSK) CANOPY	40 FEET	+/- 8 FEET 17.5 FEET	+/- 8 FEET 17.5 FEET	+/- 8 FEET 17.5 FEET
5) NUMBER OF FLOORS				
6) MIN. YARD REQUIREMENTS:				
SIDE (FROM PARCEL C-3-A TO PROF. KIOSK)	45° AND NOT LESS THAN 40 FT	28 FEET	28 FEET	28 FEET
FRONT (FROM PENROSE PLACE TO PROF. CANOPY)	NONE	552 FEET	552 FEET	552 FEET
SIDE (FROM PARCEL C-5 TO PROF. CANOPY)	NONE	115 FEET	88 FEET	88 FEET
FRONT (FROM ON RAMP TO U.S. 28 SOUTH TO PROF. CANOPY)	20 FEET	576 FEET	576 FEET	576 FEET
FRONT (FROM ON RAMP TO U.S. 28 SOUTH TO EX. WAREHOUSE)	20 FEET	206 FEET	188 FEET	188 FEET
SIDE (FROM PARCEL C-5 TO EX. WAREHOUSE)	NONE	310 FEET	310 FEET	310 FEET
SIDE (FROM PARCEL C-3-A TO EX. WAREHOUSE)	NONE	30 FEET	30 FEET	30 FEET
SIDE (FROM PARCEL C-3-A TO EX. WAREHOUSE)	NONE	94 FEET	94 FEET	94 FEET
7) MAXIMUM FAR	0.5	0.263	0.265	0.265
8) OPEN SPACE REQUIRED	0.3	0.14	0.14	0.14
9) ANGLE OF BULK PLANE:				
FRONT (FROM PARCEL C-3-A TO KIOSK)	45°	31°	31°	31°
SIDE	NONE	NONE	N/A	N/A
REAR	NONE	NONE	N/A	N/A
COSTCO PARKING TABULATION:				
18) CAR ACCESSIBLE HANDICAP SPACES	11	12	12	12
19) VAN ACCESSIBLE HANDICAP SPACES	2	4	4	4
20) STANDARD PARKING SPACES	402	537	534	534
21) TOTAL PARKING SPACES	615**	553**	550**	550**
22) LOADING SPACES	3	4	4	4
23) EV CHARGING STATIONS (LEVEL 3)	0	0	4	4

\* THE EXISTING INFORMATION PROVIDED ABOVE WAS TAKEN FROM THE APPROVED SPECIAL EXCEPTION AMENDMENT PLAN SEA 95-Y-024-07, ENTITLED "GENERALIZED DEVELOPMENT PLAN" SEA PLAN FOR THE PROPOSED COSTCO FUEL FACILITY (APPROVED 04/19/23).

\*\* PARKING CONTINUES TO BE CALCULATED FOR THE LARGER CHANTILLY CROSSING SHOPPING CENTER AS NOTED ON SHEET C2. THE EXISTING AND PROVIDED PARKING FOR THE OVERALL SHOPPING CENTER EXCEEDS THE NUMBER REQUIRED BY 172 SPACES.

NOTE: THERE IS NO PROPOSED IMPROVEMENTS TO PUBLIC RIGHT-OF-WAYS ASSOCIATED WITH THIS PLAN.



**Callier**  
Engineering & Design

www.callierengineering.com

Doing Business at **MASSER**

**811** Call before you dig

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALLIER.COM

**Russell Talbot McFall II**  
VIRGINIA PROFESSIONAL ENGINEER  
LICENSE NUMBER: 040972  
COLLIER ENGINEERING & DESIGN, INC.  
V.A. Bus. Reg. # 0411001544

8/1/2023

**SPECIAL EXCEPTION AMENDMENT FOR THE PROPOSED TIRE CENTER EXPANSION FOR COSTCO WHOLESALE**

14390 CHANTILLY CROSSING LANE  
CHANTILLY FAIRFAX COUNTY VIRGINIA

**STERLING**  
22176 BROADVIEW DRIVE  
DURHAM VA 20146  
Phone: 703.430.4330  
FAX: 703.430.4331  
E-MAIL: INFO@CALLIER.COM  
WWW.CALLIER.COM

DATE: 08/15/2023  
DESIGNER: CME  
CHECKER: PMP

PROJECT NUMBER: 23022604  
DRAWING NO: C-041-001

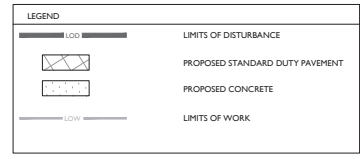
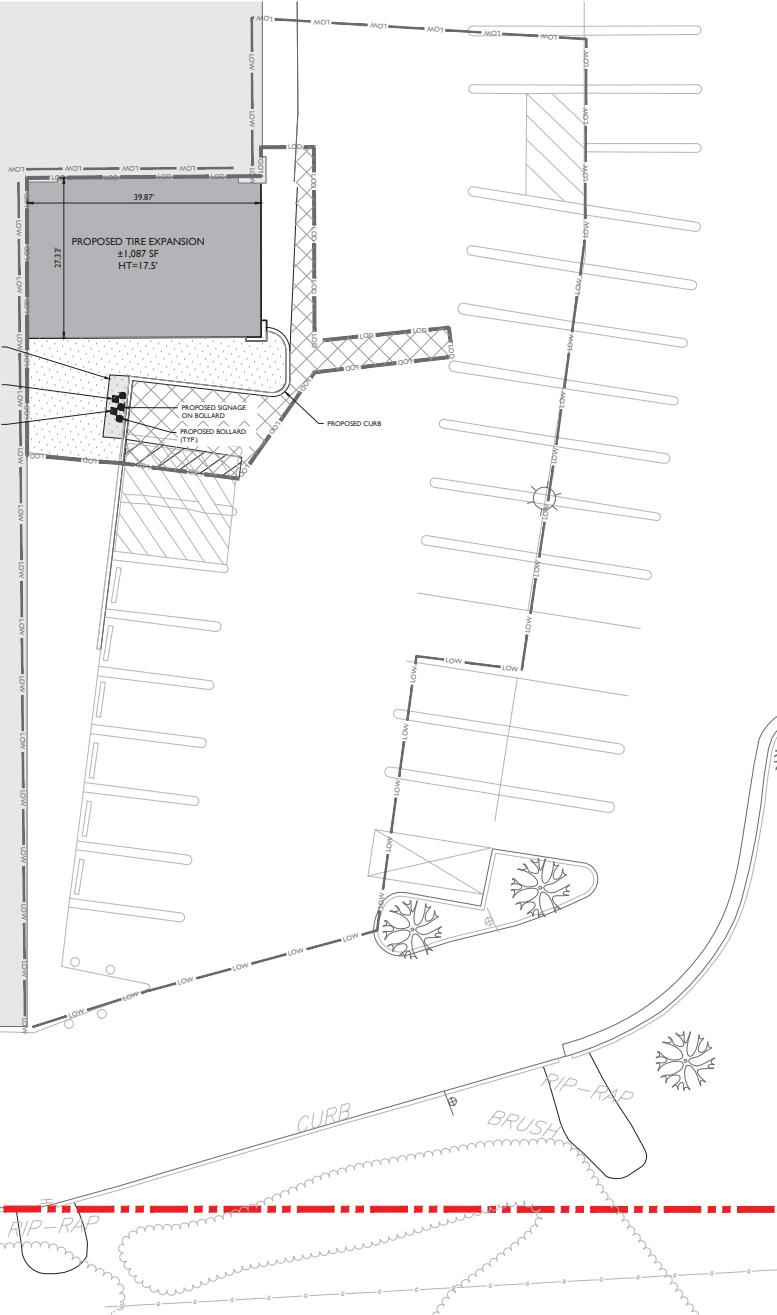
**SPECIAL EXCEPTION PLAT**

SHEET NUMBER: **C4**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

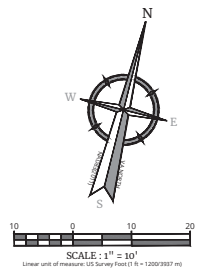


EXISTING BUILDING HEIGHT: 41'-36"



**GENERAL SITE NOTES**

1. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION HAS BEEN PROVIDED TO THE BEST ABILITY OF THE ENGINEER. HOWEVER, THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR.
2. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OR APPROVALS HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE ISSUED FOR CONSTRUCTION. THE CLIENT OR OWNER AND CONTRACTOR ARE RESPONSIBLE TO ASSURE THAT THE APPROVED PLANS ONLY, ARE USED FOR BIDDING AND CONSTRUCTION.
3. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
4. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND CANNOT BE GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION, TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES; TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION, TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS. ANY EXISTING UTILITY SERVICE CONNECTIONS, LOCATED BY THE CONTRACTOR, CAPABLE OF SERVICING THE PROPOSED USE SHALL BE REUSED AS LONG AS THEY ARE IN GOOD CONDITION AND MEET THE UTILITY AUTHORITY'S STANDARDS AND SPECIFICATIONS. IF THE EXISTING UTILITY SERVICES DO NOT MEET THE ABOVE CRITERIA, THEN NEW SERVICE LINES SHALL BE INSTALLED.
5. FINAL LOCATIONS, NUMBERS AND SIZE OF ALL PROPOSED UTILITIES SERVICING BUILDINGS ARE TO BE VERIFIED WITH THE ARCHITECT, OWNER AND APPROPRIATE UTILITY AUTHORITY BY THE CONTRACTOR.
6. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
  - A) VIRGINIA DEPARTMENT OF TRANSPORTATION "ROAD AND BRIDGE STANDARDS" AS CURRENTLY AMENDED.
  - B) CURRENT, PREVAILING FAIRFAX COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
  - C) CURRENT, PREVAILING COSTCO WHOLESALE SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
7. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL, IMMEDIATELY IF ANY FIELD OR SOIL CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL APPROPRIATE SAFETY DEVICES AND TRAINING TO ALL WORKERS IN ORDER TO MAINTAIN SAFE CONDITIONS ON THE PROJECT SITE.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS TO BE REMOVED.
11. WALKWAYS SHOULD SLOPE AWAY FROM BUILDINGS AT A MAXIMUM PITCH OF 1/4 INCH PER FOOT. HANDICAP RAMPS ARE TO HAVE A MAXIMUM SLOPE OF 1" PER FOOT.
12. CONCRETE SIDEWALKS AND CURBING TO BE REMOVED SHALL BE SAW CUT OR REMOVED TO THE NEAREST EXPANSION JOINT.
13. THE CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS TO WATERPROOF AREAS WHERE THE EXTERIOR FINISHED GRADE IS HIGHER THAN THE FINISHED FLOOR ELEVATION. ALTERNATELY, FOUNDATION WALLS IN EXCESS OF 6" BELOW FINISHED FLOOR SHALL BE FINISHED SUITABLY.
14. UNITS ARE IN UNITED STATES STANDARD.
15. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
16. APPLICANT SHALL CONFORM TO EROSION AND SEDIMENT CONTROL PLAN ON FILE AT FAIRFAX COUNTY.
17. ALL SCREENING AND LANDSCAPING SHALL CONFORM TO REQUIREMENTS OF THE PLANNING COMMISSION AND LANDSCAPING PLANS SHALL BE APPROVED BY THE PLANNING COMMISSION. THE REGISTERED LANDSCAPE ARCHITECT WILL CERTIFY THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN ON FILE WITH THE COUNTY. A WRITTEN ONE YEAR GUARANTEE SHALL BE PROVIDED BY THE APPLICANT TO THE PLANNING COMMISSION, STATING THAT ALL PLANTS WHICH DIE OR ARE LIKELY TO DIE WITHIN THE GUARANTEE PERIOD WILL BE REPLACED.
18. ALL CURBING SHALL BE CONCRETE.
19. ALL PROPOSED SPOT ELEVATIONS ARE GRADE OR BOTTOM OF CURB UNLESS OTHERWISE NOTED.
20. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF VIRGINIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
21. ASPHALT SURFACE COURSE FOR ALL PAVED AREAS (NEW PAVEMENT AND MILL & OVERLAY) SHALL BE INSTALLED IN UNISON TO ENSURE A UNIFORM, FINISHED APPEARANCE.
22. CONTRACTOR TO ENSURE THAT ALL MILLED SURFACES ARE CLEAN OF DIRT AND DEBRIS BEFORE APPLYING TACK COAT.
23. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THE PROPERTY.
24. THERE ARE NO KNOWN WELL OR SEPTIC SYSTEMS ON THIS SITE, OR LOCATED WITHIN 200 FEET OF THE SITE.
25. THE PROPOSED DEVELOPMENT COMPLIES WITH THE 2017 FAIRFAX COUNTY COMPRESSIVE PLAN AND COUNTY ORDINANCES, EXCEPT AS MAY BE APPROVED WITH THIS APPLICATION.
26. PER THE 2017 FAIRFAX COUNTY COMPREHENSIVE PLAN A TRAIL IS REQUIRED ALONG LEE ROAD. THIS IS SATISFIED BY THE EXISTING TRAIL ALONG LEE ROAD.



Engineering & Design

www.colliersengineering.com

Copyright © 2023, Colliers Engineering & Design, Inc. All rights reserved. The design of all information contained herein is authorized by the engineer's seal and the engineer's name and signature are required on all drawings. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Colliers Engineering & Design, Inc.

Doing Business at:

Call before you dig:

FOR STATE SPECIFIC DIRECT PHONING NUMBERS VISIT: WWW.CALLBEFOREYDIG.COM

8/1/2023  
Russell Talbot McCall II  
VIRGINIA PROFESSIONAL ENGINEER  
LICENSE NUMBER: 949972  
COLLIERS ENGINEERING & DESIGN, INC.  
V.A. Bus. Reg. # 9411001544

SPECIAL EXCEPTION AMENDMENT FOR THE PROPOSED TIRE CENTER EXPANSION FOR

14390 CHANTILLY CROSSING LANE  
CHANTILLY FAIRFAX COUNTY VIRGINIA

22175 BROADWAY DRIVE, SUITE 110  
DARTMOUTH, VA 20154  
Phone: 703.430.4330  
FAX: 703.430.4330  
COLLIERS ENGINEERING & DESIGN, INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER.

DATE: AS SHOWN	DATE: 08/15/2023	DESIGNED BY: CME	DATE: 08/22/23
PROJECT NUMBER: 23022006A	DATE: 08/15/23	DATE: 08/15/23	DATE: 08/15/23

SPECIAL EXCEPTION PLAT

PLAT NUMBER: CS

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION