



14390 Chantilly Crossing Lane in Chantilly

Virtual Community Outreach
November 13, 2023

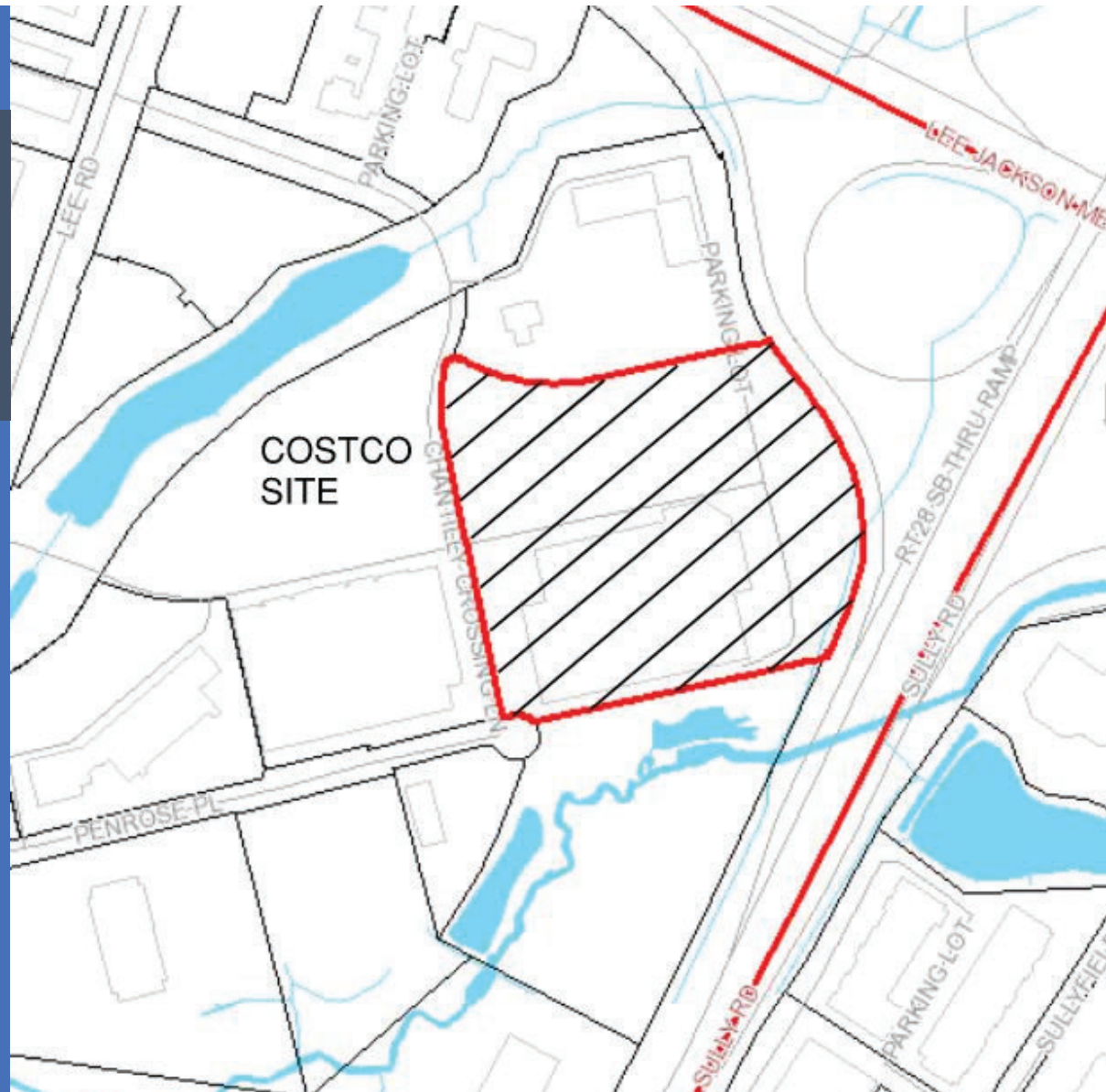
Accelerating success.



Engineering
& Design



- Location Map



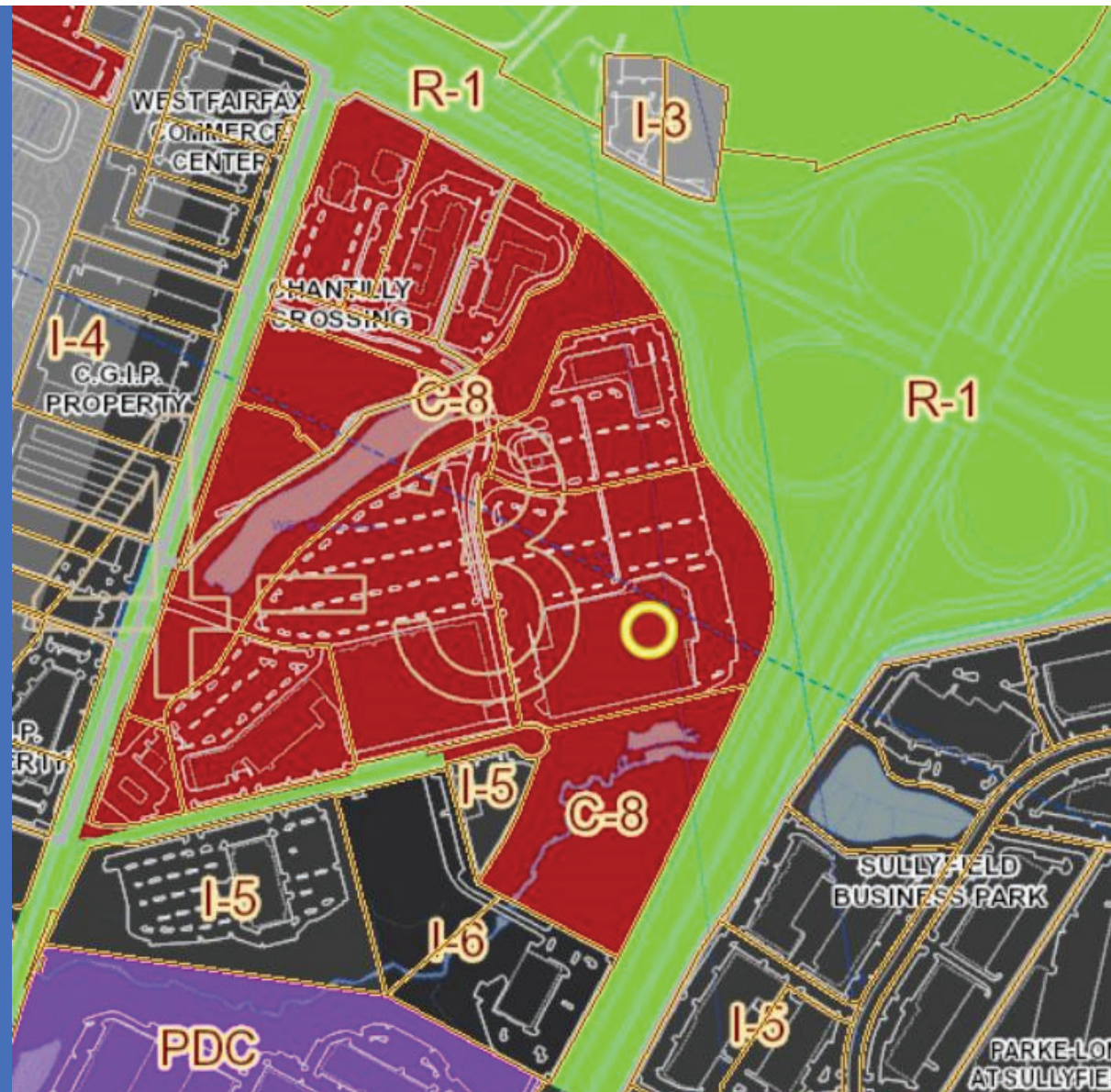
Existing Site Aerial

- 13.39 Acre site
- 0.106 Acre project area
- 1 Deed Parcel
 - Tax Map #0343 01 0041B

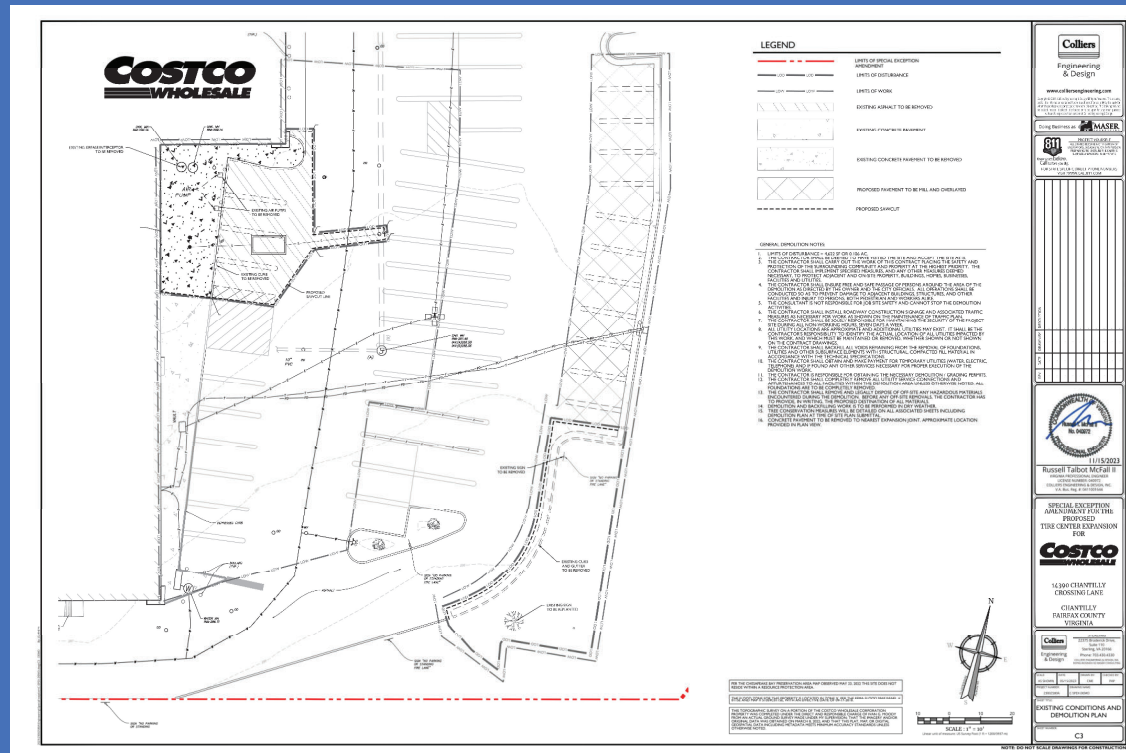


Current Zoning

- Zoned as C-8
 - Highway Commercial District
- Surrounding area is C-8



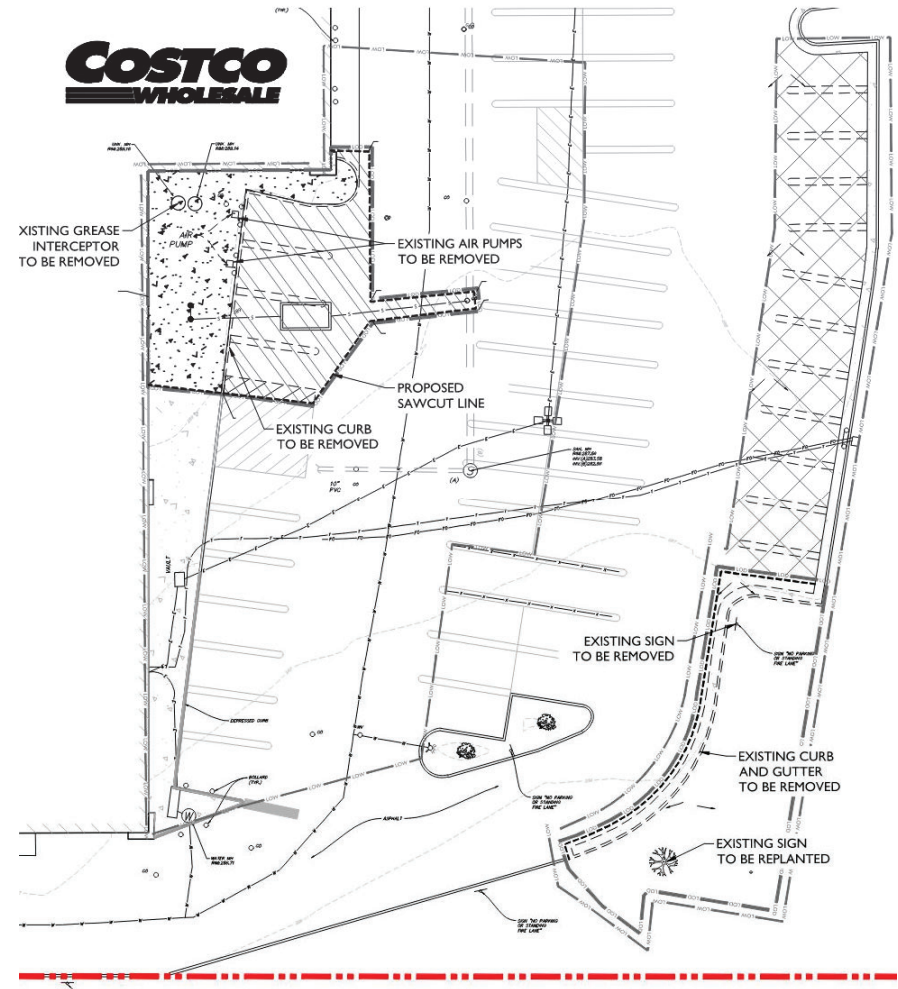
Existing Condition Plan



Add additional information here

Existing Tire Center

- 4 Tire Center Bays
- Nitrogen Air Tower



- Existing Tire Center Aerial



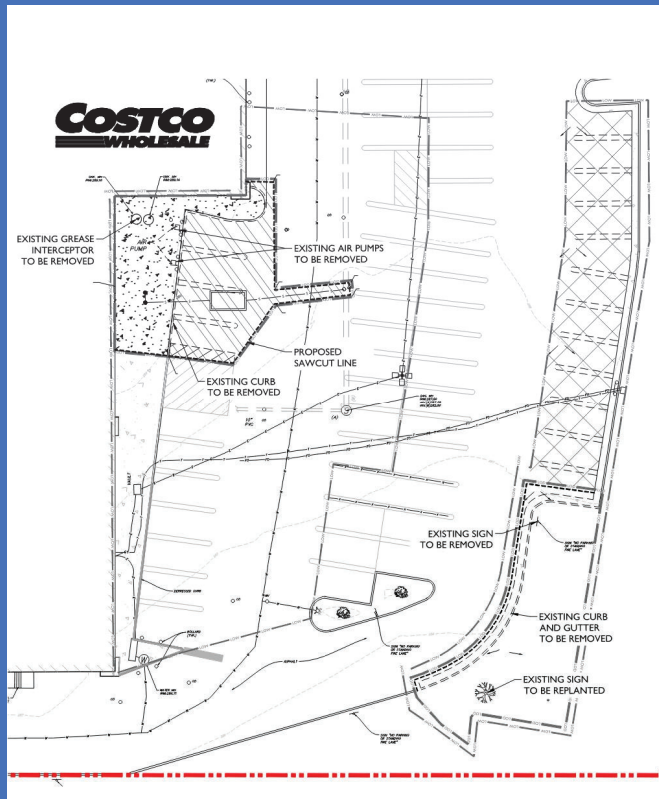
Existing SWM Facility

- Existing Parking Lot Sheet Flows to Ex. Offsite SWM Facility

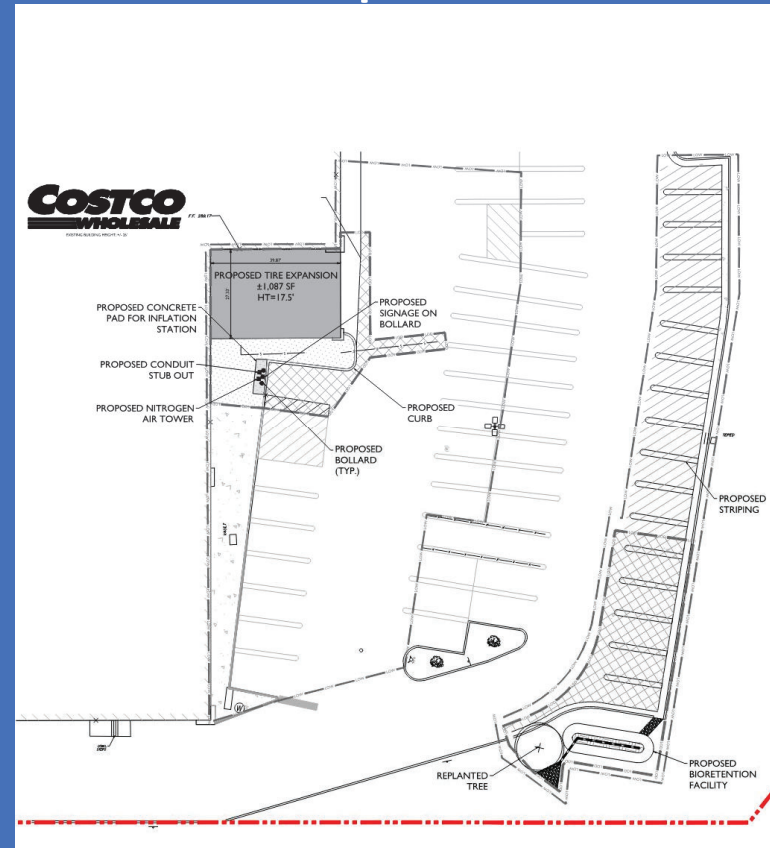


Tire Center Expansion

Existing

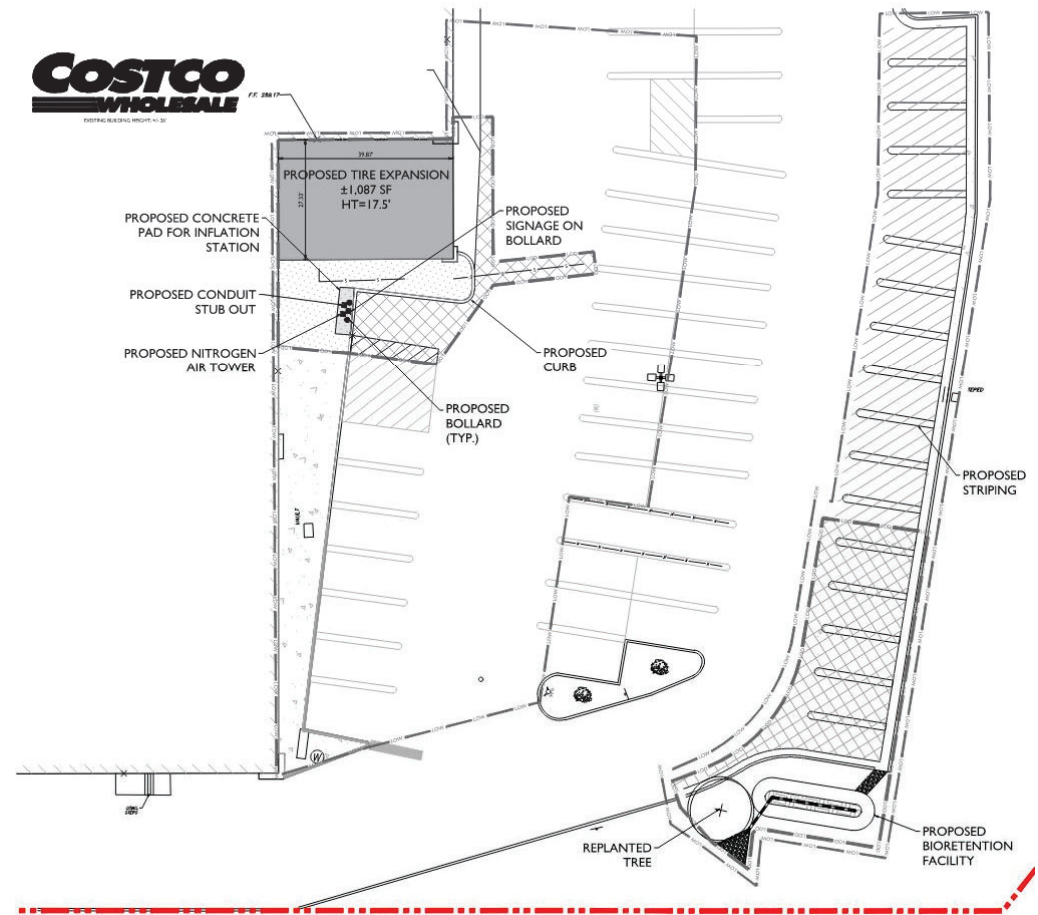


Proposed



Tire Center Expansion

- 6 Tire Center Bays
- Nitrogen Air Tower Relocated
- 5 Additional Stalls Added
- Bioretention added as Low-Impact Development (LID) For Storm Water Management Quality/Quantity Treatment



Proposed Bioretention facility

- Sized per County And State Standards.
- Engineered soils for filtration purposes.
- Discharges by utilizing underdrains to drain to existing SWM facility off-site.
- Treating 0.06 acres from existing/proposed parking stalls.

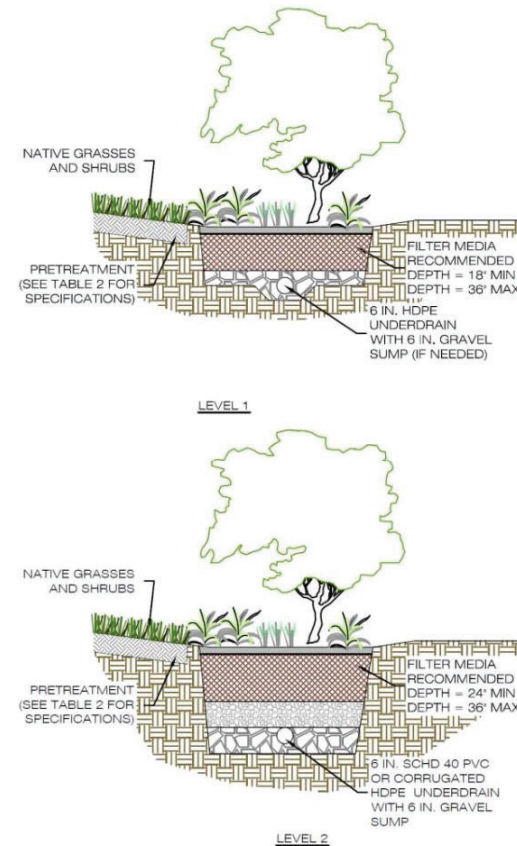
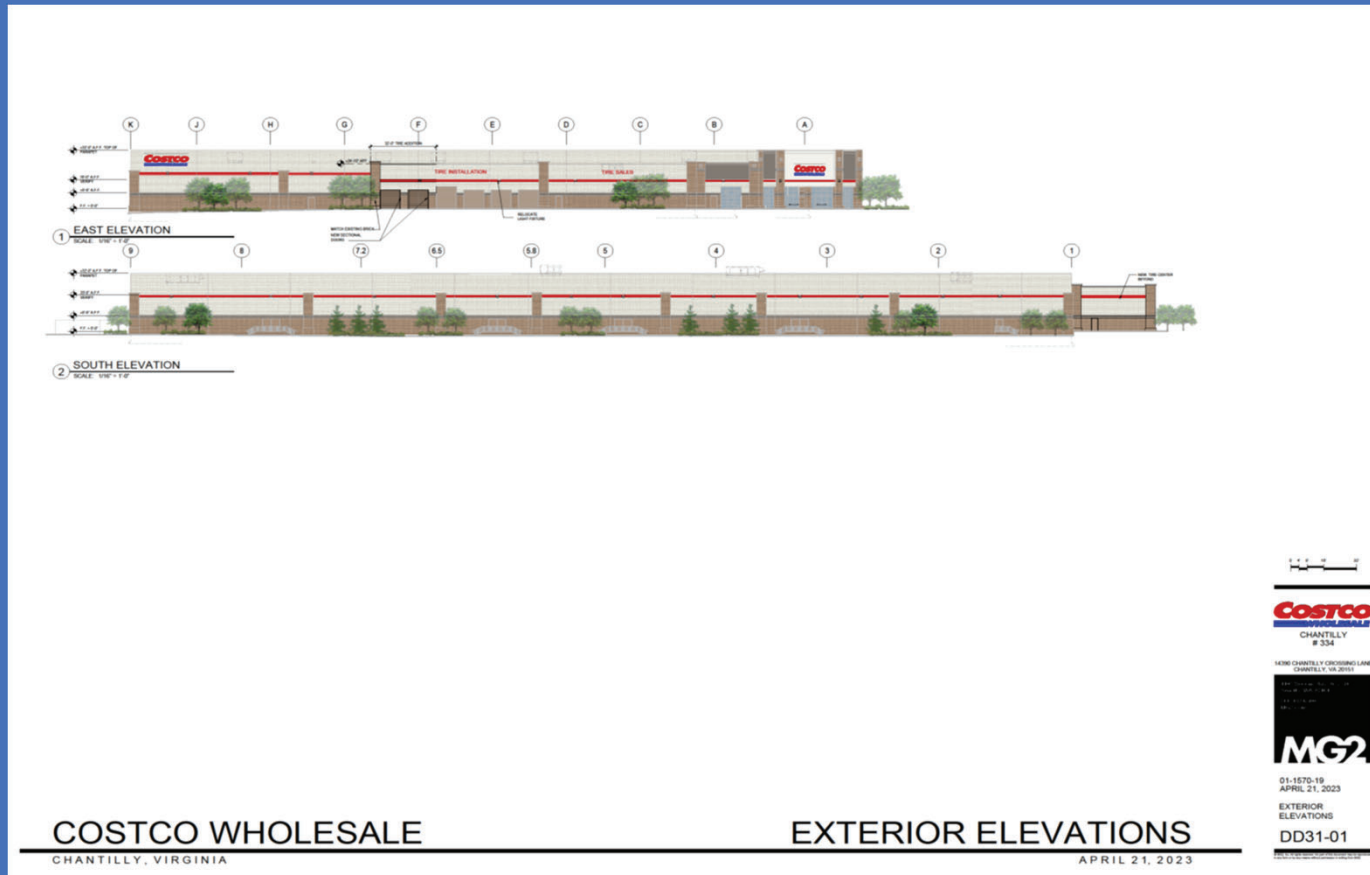


Figure 9.3B. Typical Micro-Bioretention Basin (Rain Garden) Level I and Level II – Section View:

Proposed Elevations



Process

- 1 Expansion of Existing Costco Building
- 2 C-8 Zone – Fuel facility is a special exception. §4102.5.NN
- 3 Property is 13.39 acres, project site is only 0.106 acres (minimal impact)
- 4 Implementation of Bioretention Facility
- 5 Deduction of surface runoff to SWM facility by implementing bioretention facility