

# GENERAL DEVELOPMENT PLAN/ SPECIAL USE PERMIT PLAT WAWA - 9700 FAIRFAX BLVD

TAX MAP #48-3-09-56  
9700 FAIRFAX BOULEVARD  
FAIRFAX, VA 22031  
CITY OF FAIRFAX  
11/01/2019

## NOTES

1. THIS APPLICATION IS REQUESTING A SPECIAL USE PERMIT TO ALLOW A FUELING STATION INSIDE A COMMERCIAL RETAIL ZONE.
2. THIS APPLICATION IS REQUESTING TO REZONE THE NORTHERN HALF OF THE PROPERTY FROM IH (INDUSTRIAL HEAVY) TO CR (COMMERCIAL RETAIL). REZONING OF THIS PORTION OF THE PARCEL WILL CONSOLIDATE ZONING ON THE PARCEL.
3. THIS APPLICATION INCLUDES THE FOLLOWING SPECIAL USE PERMIT AND SPECIAL EXCEPTION APPLICATIONS:
  - a. SPECIAL USE PERMIT TO ALLOW A FUEL STATION IN THE CR ZONE.
  - b. SPECIAL EXCEPTION OF SECTION 4.11.B OF THE ZONING ORDINANCE TO ALLOW EXISTING ON-SITE OVERHEAD UTILITY LINES TO REMAIN.
  - c. SPECIAL EXCEPTION OF THE MINIMUM YARD REQUIREMENTS OF SECTION 3.6.2 OF THE ZONING ORDINANCE TO ALLOW THE NORTHERN SIDE (INTERIOR) YARD TO BE LESS THAN 10 FEET.
  - d. SPECIAL EXCEPTION OF THE REQUIREMENTS OF SECTION 4.5.6 OF THE ZONING ORDINANCE TO ALLOW STREET TREES TO BE UNDERSTORY TREES AT A DISTANCE GREATER THAN 15 FEET FROM THE BACK OF CURB ALONG FAIRFAX BOULEVARD.
4. THE SOURCE OF THE BOUNDARY LINES AND EXISTING IMPROVEMENTS IS AN ALTA SURVEY IS PROVIDED BY GRS GROUP, LLC DATED DECEMBER 6, 2018 AND MOST RECENTLY REVISED ON MAY 1, 2019.
5. 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 GDP/SUP PLAT.
6. THE PROPOSED BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN ON THIS GDP/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 GDP/SUP PLAT.
7. 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.
8. ALL SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE.
9. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

## VICINITY MAP

SCALE: 1" = 2000'



## SHEET INDEX

Sheet #	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	TREE SURVEY
4	GENERAL DEVELOPMENT PLAN & SPECIAL USE PERMIT PLAT
5	CONCEPTUAL LANDSCAPE PLAN
6	TRUCK TURNING MOVEMENTS
7	PRELIMINARY GRADING PLAN
8	PRELIMINARY UTILITY PLAN
9	PHOTOMETRIC PLAN
10	TURN LANE EXHIBIT

## PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO DEMOLISH THE EXISTING 55-UNIT RODEWAY INN MOTEL AND ITS PLACE CONSTRUCT A 6,049 SF WAWA GROCERY STORE WITH 6 FUELING STATIONS (12 PUMPS). THIS PROJECT IS LOCATED AT 9700 FAIRFAX BOULEVARD, WHICH IS AT THE NORTHWEST CORNER OF THE FAIRFAX BOULEVARD & SPRING STREET 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

OLA, INC.  
9700 FAIRFAX BOULEVARD  
FAIRFAX, VA 22031

### APPLICANT/CONTRACT PURCHASER

9700 FAIRFAX BLVD LLC  
506 S. PRESIDENT ST  
JACKSON, MS 39201

### DEVELOPER

JAMES LEACH  
FRONTIER DEVELOPMENT, LLC  
1801 SW 3RD AVENUE, SUITE 500  
MIAMI, FL 33129  
(305) 682-0591

### AGENT/LAND USE ATTORNEY

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

### ENGINEER

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

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
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WWW.KIMLEY-HORN.COM



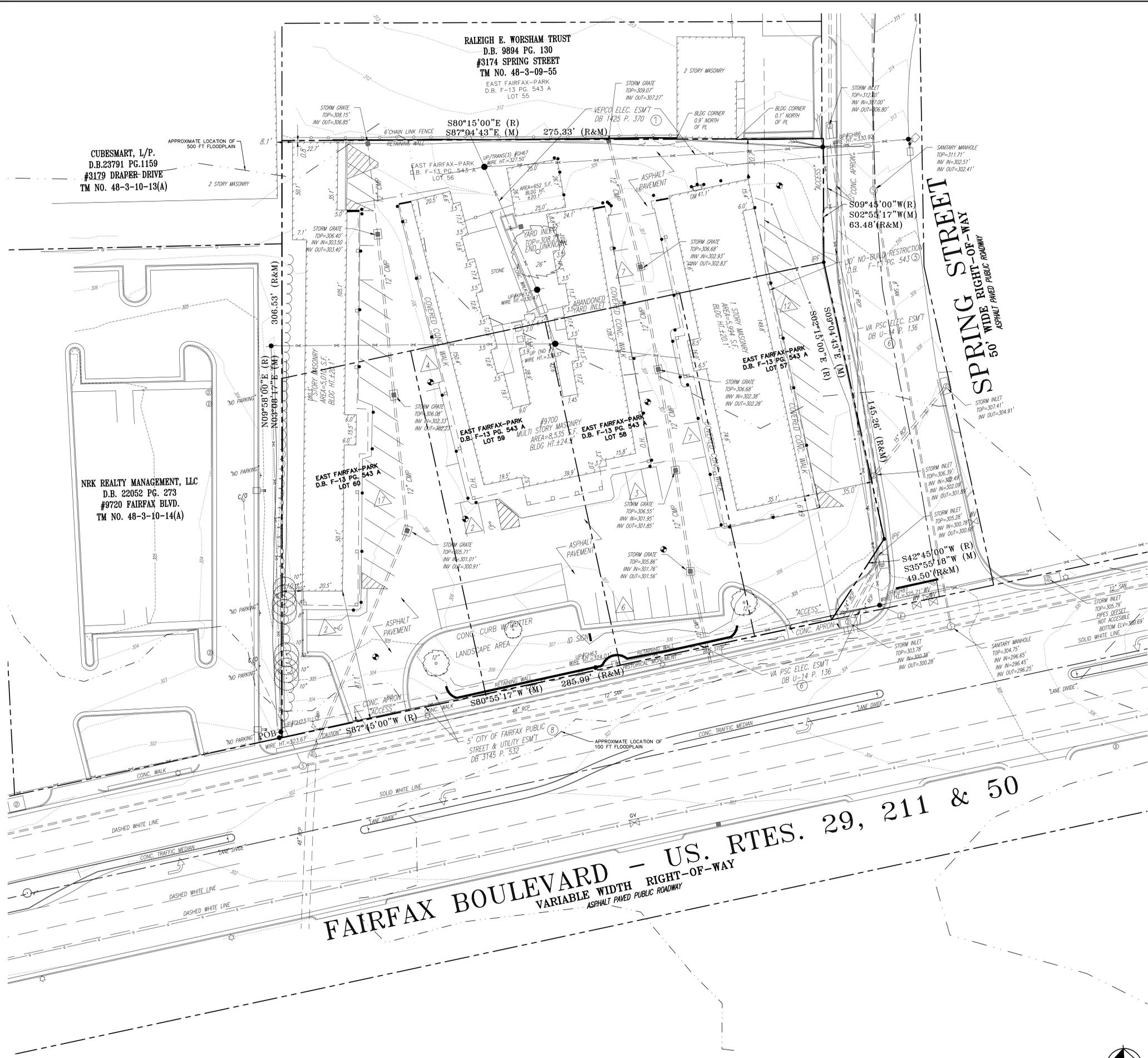
KHA PROJECT	110499003
DATE	11/01/2019
SCALE	AS SHOWN
DESIGNED BY	CMH
DRAWN BY	CMH
CHECKED BY	CMH

COVER SHEET

WAWA 9700 FAIRFAX BLVD  
PREPARED FOR  
FRONTIER DEVELOPMENT  
CITY OF FAIRFAX  
VIRGINIA

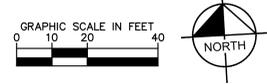
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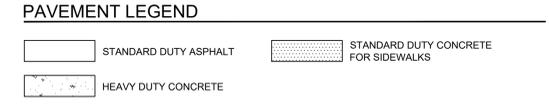
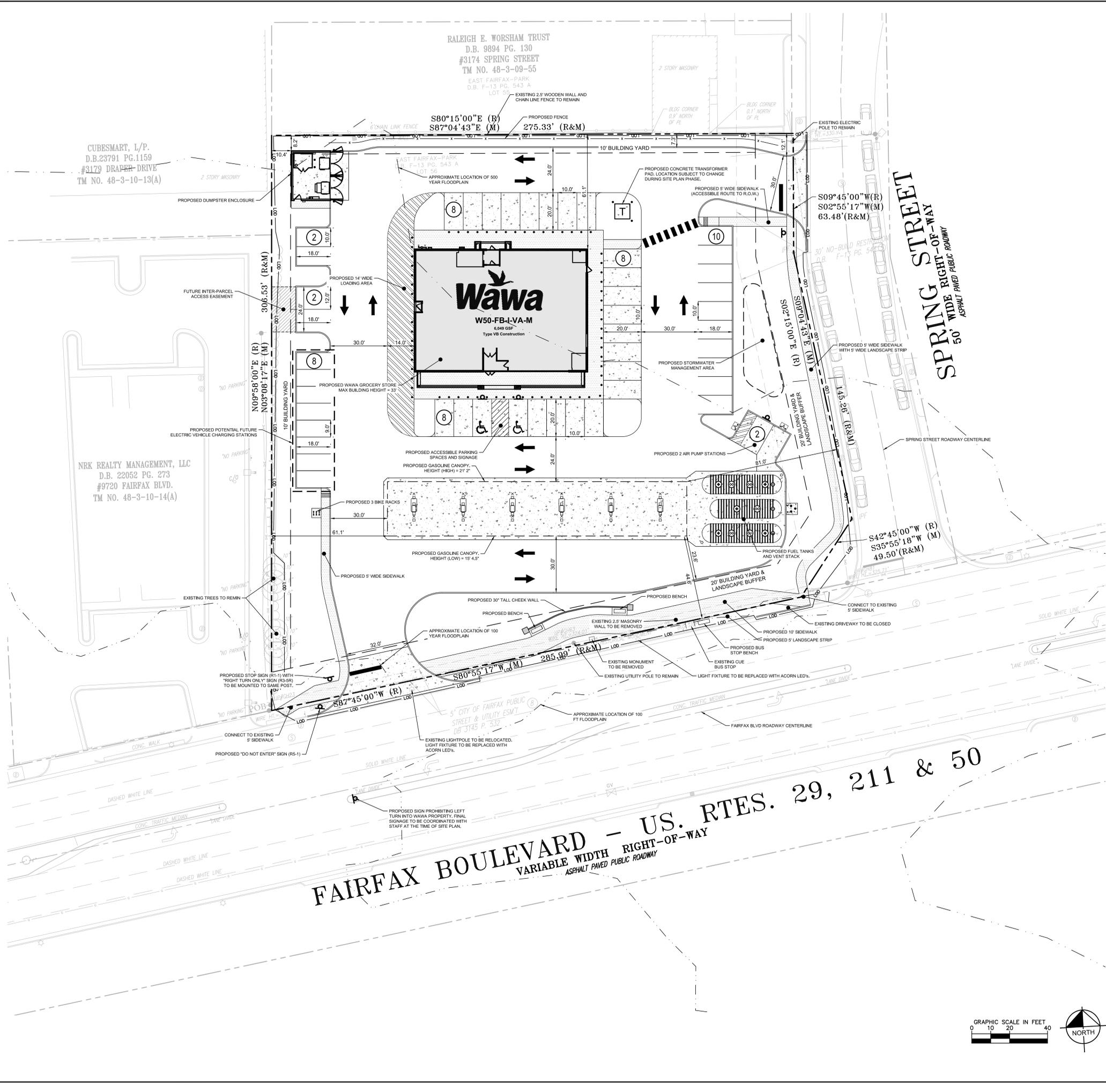
SITE LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	APPROX. LOC. OVERHEAD ELECTRIC
	APPROX. LOC. UNDERGROUND TELEPHONE
	APPROX. LOC. WATER LINE
	METAL OR WOOD FENCE
	WIRE FENCE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	GAS VALVE
	GAS METER
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	GUY WIRE
	TELEPHONE PEDESTAL
	TRANSFORMER
	AREA LIGHT
	SIGN
	BOLLARD
	TREE (W/SIZE)
	BUSH
	TREE INLET
	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

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KHA PROJECT 110499003	DATE 11/07/2019	SCALE AS SHOWN	DESIGNED BY CMH	DRAWN BY CMH	CHECKED BY CMH		
<b>EXISTING CONDITIONS PLAN</b>							
<b>WAWA 9700 FAIRFAX BLVD</b> PREPARED FOR <b>FRONTIER DEVELOPMENT</b> <small>CITY OF FAIRFAX VIRGINIA</small>							
SHEET NUMBER <b>2</b>							





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### ZONING TABULATIONS

TAX MAP NUMBER:	48-3-09-56
PROPERTY AREA:	±1.82 ACRES
EXISTING ZONING:	SPLIT-ZONED CR (COMMERCIAL RETAIL) & IH (INDUSTRIAL HEAVY)
PROPOSED ZONING:	CR (COMMERCIAL RETAIL)
EXISTING USE:	RODEWAY INN, 55 UNIT MOTEL
PROPOSED USE:	GROCERY STORE WITH 6 FUELING STATIONS (12 PUMPS)
COMP PLAN LAND USE:	CC (COMMERCIAL CORRIDOR)
BUILDING AREA:	6,049 SF
PARKING REQUIRED:	1 SPACE PER 200 SF OF FLOOR AREA (GROCERY STORE) 6,049 / 200 = 31 SPACES
PARKING PROPOSED:	48 SPACES WITH 2 ADA (2 SPACES WILL BE REMOVED WHEN FUTURE INTER-PARCEL CONNECTION IS COMPLETED)
LOADING REQUIRED:	NONE FOR BUILDINGS UNDER 10,000 SF
LOADING PROVIDED:	1 SPACE - 14 FT (w) X 95 FT (l)

### ZONING COMPLIANCE

	REQUIRED	PROPOSED
<b>BUILDING YARDS</b>		
FRONT (SPRING ST)	MIN = 20 FT, MAX = 93 FT	81.0 FT
SIDE STREET (FAIRFAX BLVD)	20 FT	44.6 FT
SIDE INTERIOR (NORTH)	10 FT	61.1 FT
SIDE INTERIOR (WEST)	10 FT	61.1 FT
<b>LANDSCAPE BUFFERS</b>		
RIGHT-OF-WAY (SPRING ST & FAIRFAX BLVD)	20 FT	20.5 FT
COMMERCIAL (NORTH & WEST)	0 FT	7.3 FT
<b>BULK REQUIREMENTS</b>		
MINIMUM LOT AREA	20,000 SF	79,290 SF
MAXIMUM BUILDING COVERAGE	60%	13.4% (10,631 / 79,290)
MAXIMUM LOT COVERAGE	85%	75.5% (59,855 / 79,290)
MAXIMUM BUILDING HEIGHT	60 FT	33 FT

### STORMWATER NARRATIVE

IN THE EXISTING CONDITION, THE PROPERTY IS PREDOMINANTLY IMPERVIOUS WITH 68,500 SF OF THE 79,290 SF PROPERTY COVERED BY PAVEMENT OR BUILDINGS (86.4%). GENERALLY THE PROPERTY SLOPES DOWN FROM NORTH TO SOUTH AS LARGE PORTIONS OF THE PARKING LOT SHEET FLOW INTO FAIRFAX BOULEVARD. THE RUNOFF THAT DOES NOT SHEET FLOW OFF THE SITE IS COLLECTED IN THE ON-SITE DRAINAGE NETWORK THAT CONVEYS TO THE MAIN ALONG FAIRFAX BOULEVARD. ULTIMATELY ALL RUNOFF FROM THE PROPERTY IS COLLECTED IN THIS MAIN AND CONVEYED WEST ALONG FAIRFAX BOULEVARD.

IN THE PROPOSED CONDITION, 8,000 SF OF IMPERVIOUS COVER WILL BE REMOVED, RESULTING IN A PROPOSED LOT COVERAGE OF 75.5%. SITE TOPOGRAPHY WILL REMAIN THE SAME AS THE SITE WILL CONTINUE TO SLOPE DOWN TOWARDS FAIRFAX BOULEVARD. A DRAINAGE NETWORK IS PROPOSED ON-SITE AND STORMWATER MANAGEMENT WILL BE PROVIDED VIA A SMALL DETENTION BASIN NEAR THE EASTERN BOUNDARY.

BETWEEN THE REDUCTION IN IMPERVIOUS COVER AND THE PROPOSED DETENTION BASIN, THIS PROJECT WILL MEET THE CHANNEL PROTECTION, FLOOD PROTECTION, AND WATER QUALITY REQUIREMENTS ESTABLISHED BY VIRGINIA DEQ.

### WATER/SEWER NARRATIVE

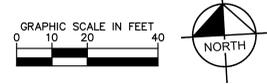
IN THE EXISTING CONDITION, THE PROPERTY IS OCCUPIED BY THE RODEWAY INN, A 55 UNIT MOTEL. FOR ESTIMATING WATER (AND CONSEQUENTLY SEWER) DEMANDS, IT IS ASSUMED THAT EACH MOTEL UNIT CONTAINS A SHOWER, A TOILET WITH A FLUSH VALVE, AND A SINK. USING THE FLOW VALUES ESTABLISHED IN THE AWWA M22 MANUAL, EACH UNIT WILL GENERATE 41.5 FUTURE VALUES, WHICH RESULTS IN A TOTAL OF 2,282.5 FUTURE VALUES FOR THE PROPERTY. UTILIZING FACTORS ESTABLISHED IN THE M22 MANUAL TO ACCOUNT FOR PRESSURE AND ACTUAL DEMAND, THE EXISTING PEAK DEMAND IS CALCULATED TO BE 145 GAL/MIN FOR THE MOTEL. THIS DOES NOT ACCOUNT FOR ADDITIONAL FIXTURES THAT ARE LIKELY PRESENT IN THE LOBBY OR MANAGER'S OFFICE.

IN THE PROPOSED CONDITION, THE MOTEL WILL BE DEMOLISHED AND A 6,049 SF WAWA WILL BE BUILT IN ITS PLACE. BASED ON PROTOTYPICAL FIXTURE SCHEDULES FOR WAWA BUILDINGS OF THIS SIZE, 166 FUTURE UNITS WILL BE GENERATED. UTILIZING FACTORS ESTABLISHED IN THE M22 MANUAL TO ACCOUNT FOR PRESSURE AND ACTUAL DEMAND, THE EXISTING PEAK DEMAND IS CALCULATED TO BE 51 GAL/MIN.

AS A RESULT OF THE CHANGE IN USE, THIS PROPERTY WILL REDUCE ITS PEAK WATER DEMAND NEARLY THREEFOLD FROM 145 GAL/MIN TO 51 GAL/MIN.

### NOTE

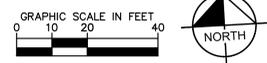
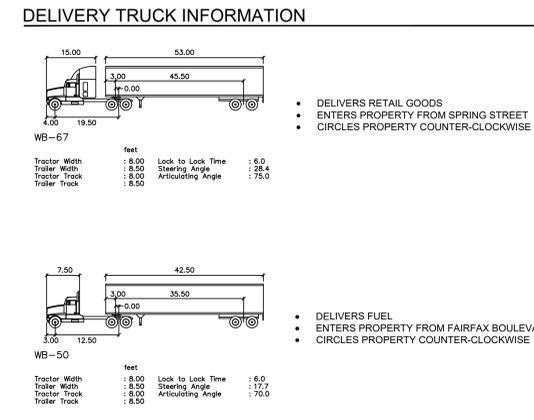
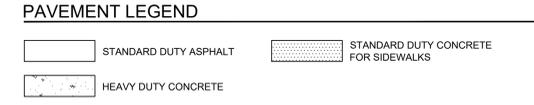
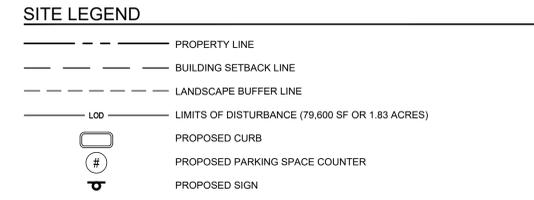
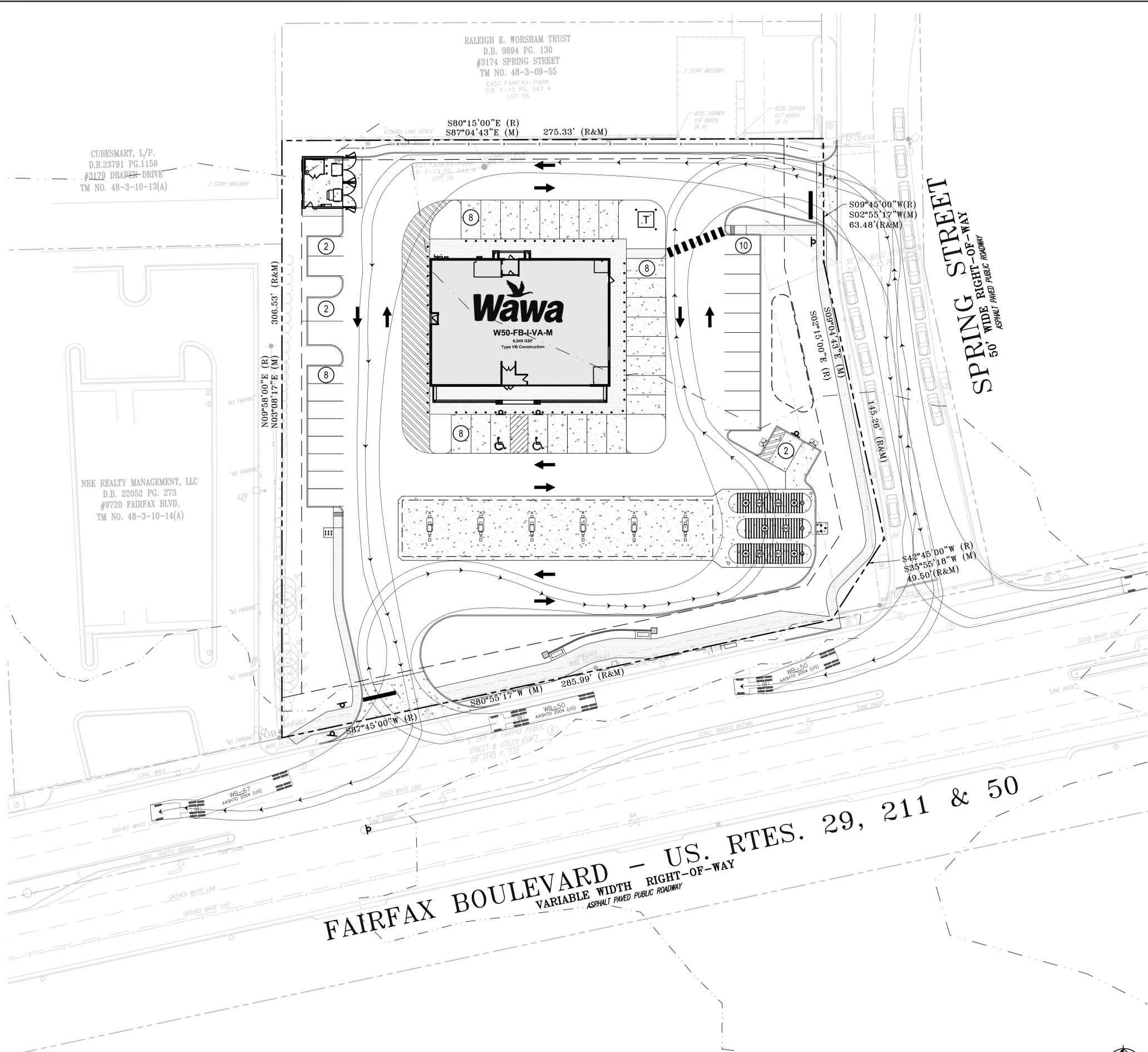
ALL PORTIONS OF EXISTING OR PROPOSED SIDEWALKS ON PRIVATE PROPERTY WILL BE SUBJECT TO A PUBLIC ACCESS EASEMENT.



KHA PROJECT: 110490003 DATE: 11/01/2019 SCALE: AS SHOWN DESIGNED BY: CMH DRAWN BY: CMH CHECKED BY: CMH	<b>GENERAL DEVELOPMENT PLAN &amp; SPECIAL USE PERMIT PLAT</b>						
WAWA 9700 FAIRFAX BLVD PREPARED FOR FRONTIER DEVELOPMENT	VIRGINIA						
SHEET NUMBER <b>4</b>							

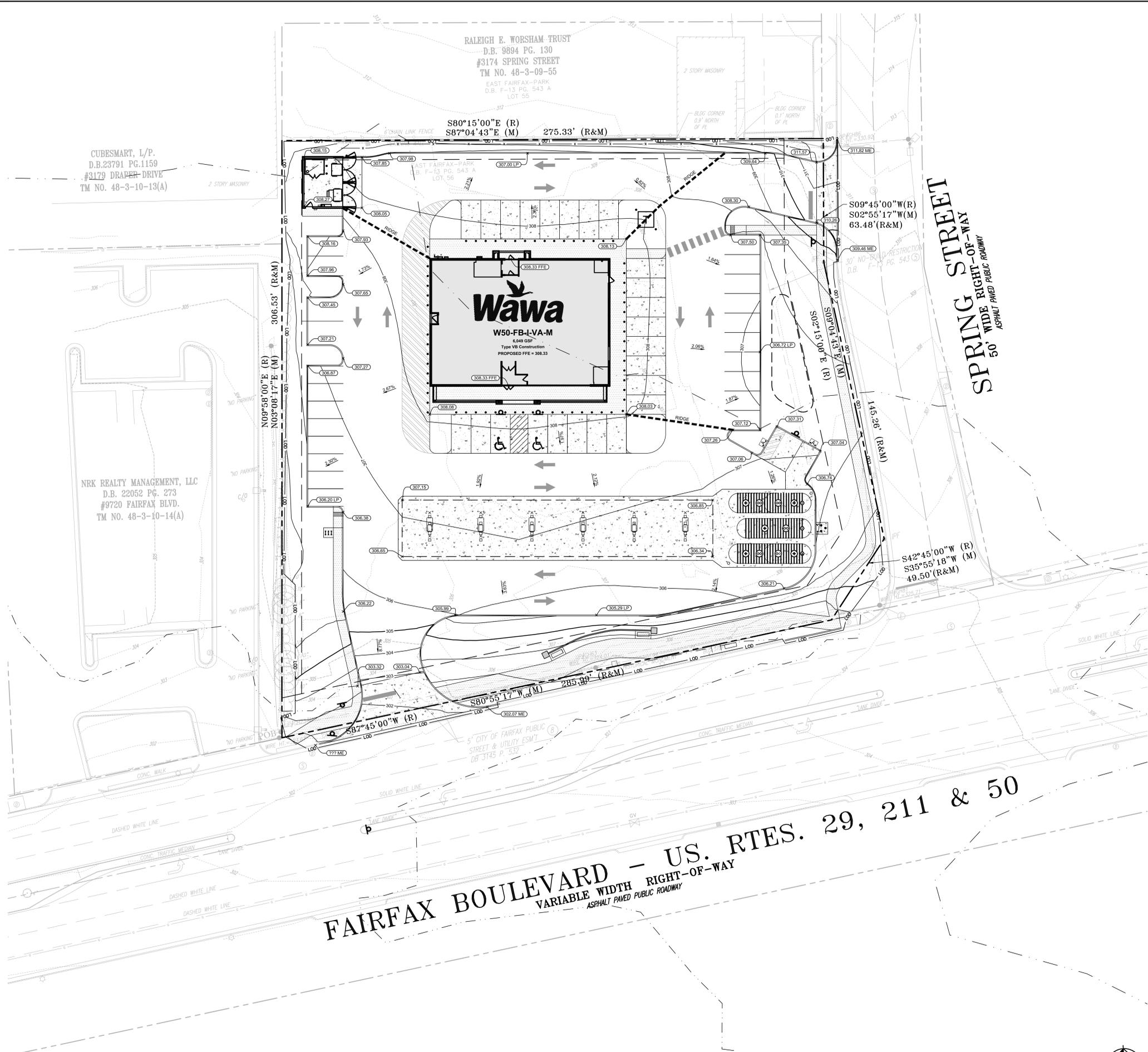


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	BY
	REVISIONS
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	No.
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<p> <small>KHA PROJECT</small>  <small>110489003</small> </p>	<p> <small>DATE</small>  <small>11/01/2019</small> </p>
<p> <small>SCALE</small>  <small>AS SHOWN</small> </p>	<p> <small>DESIGNED BY</small>  <small>CMH</small> </p>
<p> <small>DRAWN BY</small>  <small>CMH</small> </p>	<p> <small>CHECKED BY</small>  <small>CMH</small> </p>
<p><b>TRUCK TURNING MOVEMENTS</b></p>	
<p> <b>WAWA 9700 FAIRFAX BLVD</b>          PREPARED FOR  <b>FRONTIER DEVELOPMENT</b> </p>	<p>         VIRGINIA          CITY OF FAIRFAX       </p>
<p>SHEET NUMBER</p>	
<p><b>6</b></p>	

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**GRADING LEGEND**

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

**SPOT ELEVATION LEGEND**

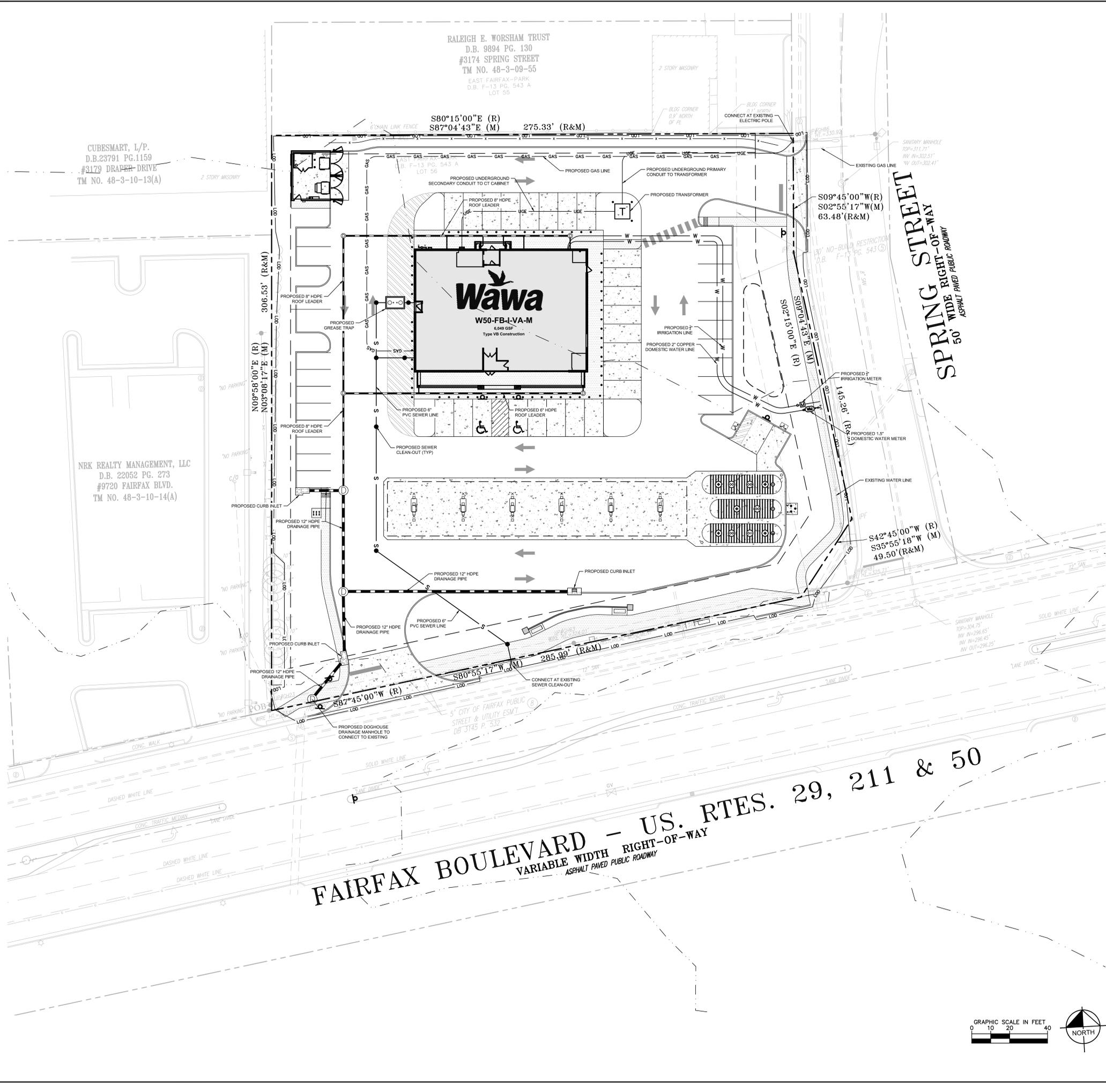
ME	MATCH EXISTING
LP	LOW POINT
FFE	FINISHED FLOOR ELEVATION

(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.

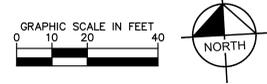
<p><b>WAWA 9700 FAIRFAX BLVD</b>          PREPARED FOR  <b>FRONTIER DEVELOPMENT</b></p> <p style="text-align: right;">CITY OF FAIRFAX          VIRGINIA</p>	<p style="text-align: center;"><b>PRELIMINARY GRADING PLAN</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">KHA PROJECT 110489003</td> <td style="width: 50%;">DATE 11/07/2019</td> </tr> <tr> <td>SCALE AS SHOWN</td> <td>DESIGNED BY CMH</td> </tr> <tr> <td>DRAWN BY CMH</td> <td>CHECKED BY CMH</td> </tr> </table>	KHA PROJECT 110489003	DATE 11/07/2019	SCALE AS SHOWN	DESIGNED BY CMH	DRAWN BY CMH	CHECKED BY CMH									
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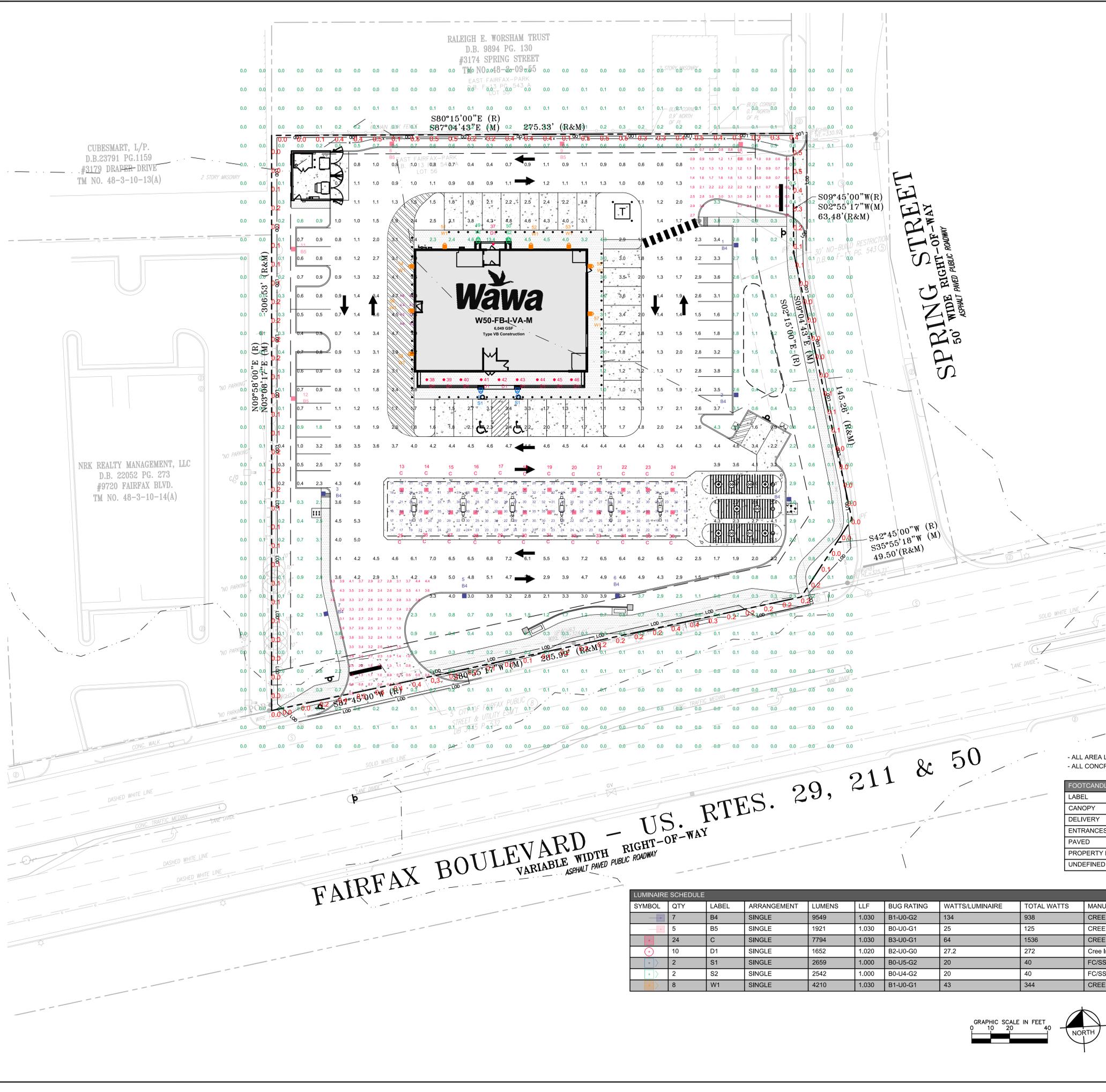
UTILITY LEGEND	
---	PROPERTY LINE
---	LIMITS OF DISTURBANCE (79,600 SF OR 1.83 ACRES)
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED DRAINAGE PIPE
---	PROPOSED GAS LINE
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING DRAINAGE PIPE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD ELECTRIC LINE

**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.



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<p><b>PRELIMINARY UTILITY PLAN</b></p>			
<p><b>WAWA 9700 FAIRFAX BLVD</b></p> <p>PREPARED FOR</p> <p><b>FRONTIER DEVELOPMENT</b></p> <p style="font-size: small;">CITY OF FAIRFAX VIRGINIA</p>			
<p>SHEET NUMBER</p> <p><b>8</b></p>			

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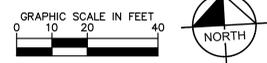


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9	B5	20.5
10	B5	20.5
11	B5	20.5
12	B5	20.5
13	C	18.21
14	C	18.21
15	C	18.21
16	C	18.21
17	C	18.21
18	C	18.21
19	C	18.21
20	C	18.21
21	C	18.21
22	C	18.21
23	C	18.21
24	C	18.21
25	C	18.21
26	C	18.21
27	C	18.21
28	C	18.21
29	C	18.21
30	C	18.21
31	C	18.21
32	C	18.21
33	C	18.21
34	C	18.21
35	C	18.21
36	C	18.21
37	D1	9
38	D1	9
39	D1	9
40	D1	9
41	D1	9
42	D1	9
43	D1	9
44	D1	9
45	D1	9
46	D1	9
47	S1	9
48	S1	9
49	S2	8.5
50	S2	8.5
51	W1	15
52	W1	15
53	W1	15
54	W1	15
55	W1	15
56	W1	15
57	W1	15
58	W1	15

- ALL AREA LIGHTS ON 20 FT. POLES MOUNTED ON 6 IN. CONCRETE BASES  
 - ALL CONCRETE BASES TO BE LOCATED 5 FT. BEHIND CURB

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	26.08	35	13	2.01	2.69
DELIVERY	4.26	4.6	3.7	1.15	1.24
ENTRANCES & EXITS	1.99	4.4	0.3	6.63	14.67
PAVED	2.54	7.2	0.2	12.70	36.00
PROPERTY LINE	0.20	0.5	0.0	N.A.	N.A.
UNDEFINED	0.41	13.4	0.0	N.A.	N.A.

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG #	DESCRIPTION
	7	B4	SINGLE	9549	1.030	B1-U0-G2	134	938	CREE, INC.	ARE-EDG-4MB-DA-06-E-UL-WH-700-57K	POLE MOUNTED - SINGLE LIGHT
	5	B5	SINGLE	1921	1.030	B0-U0-G1	25	125	CREE, INC.	ARE-EDG-4MB-DA-02-E-UL-WH-350-57K	POLE MOUNTED - SINGLE LIGHT
	24	C	SINGLE	7794	1.030	B3-U0-G1	64	1536	CREE, INC.	CAN-304-SL-RD-06-E-UL-WH-350-57K	RECESSED CANOPY LIGHT
	10	D1	SINGLE	1652	1.020	B2-U0-G0	27.2	272	Cree Inc	KR6-20L-35K-120V + KR6T-SSGC-FF	DOWNLIGHT
	2	S1	SINGLE	2659	1.000	B0-U5-G2	20	40	FC/SSL Lighting	FCWS7170-XXX-35K-2500-CR185-XX-D	VESTIBULE MOUNTED LIGHT
	2	S2	SINGLE	2542	1.000	B0-U4-G2	20	40	FC/SSL Lighting	FCWS7168-UNV-35K-2500-CR185-XX-D	VESTIBULE MOUNTED LIGHT
	8	W1	SINGLE	4210	1.030	B1-U0-G1	43	344	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-WH-350-57K	WALL MOUNTED LIGHT



KHA PROJECT: 11049003  
 DATE: 11/01/2019  
 SCALE: AS SHOWN  
 DESIGNED BY: CMH  
 DRAWN BY: CMH  
 CHECKED BY: CMH

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 11400 COMMERCE PARKWAY, SUITE 400, RESTON, VA 20191  
 PHONE: 703-674-1300 FAX: 703-674-1350  
 WWW.KIMLEY-HORN.COM

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 No. \_\_\_\_\_

WAWA 9700 FAIRFAX BLVD  
 PREPARED FOR  
 FRONTIER DEVELOPMENT

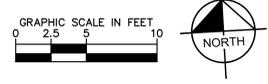
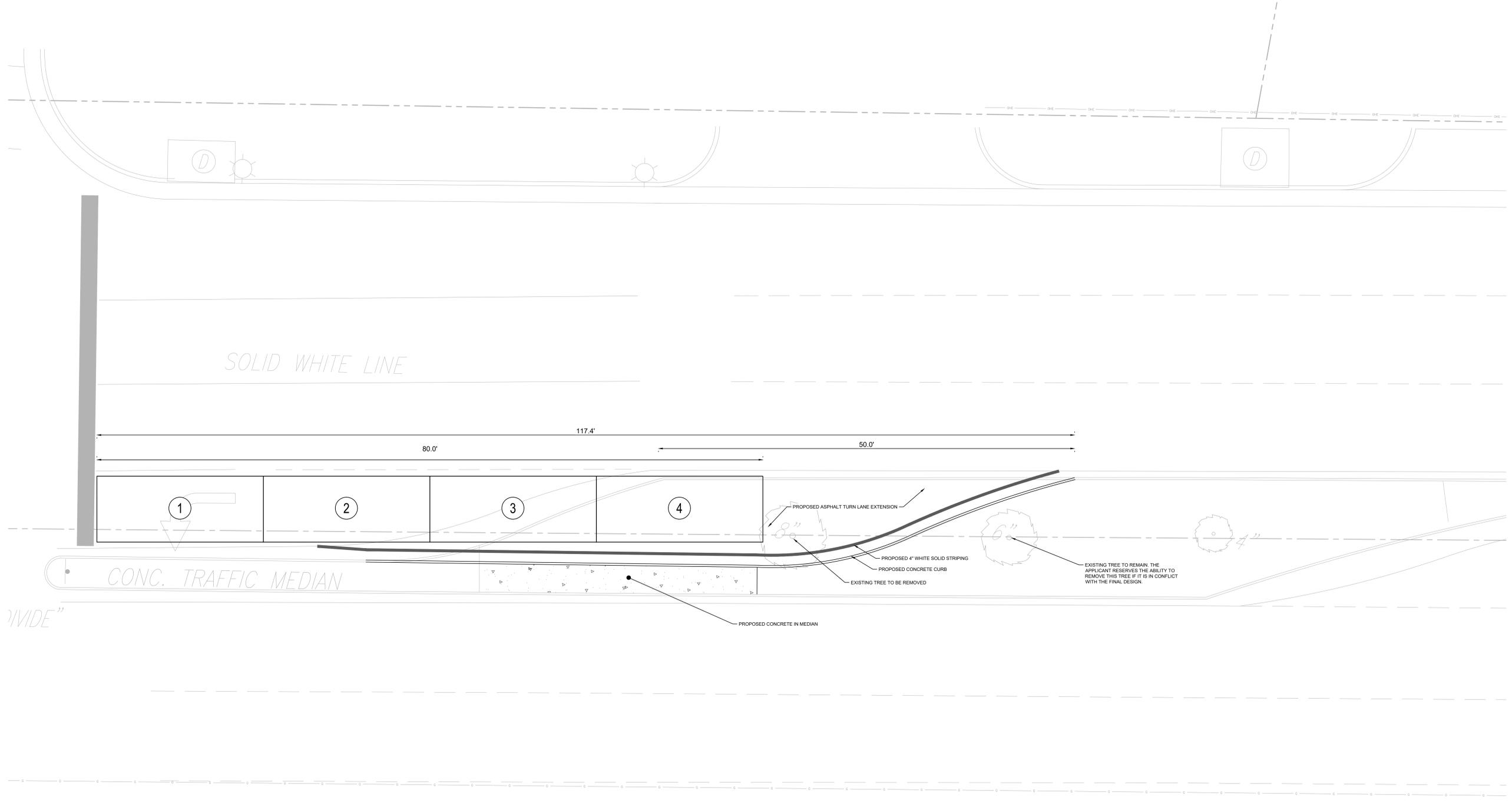
VIRGINIA  
 CITY OF FAIRFAX

PHOTOMETRIC PLAN

SHEET NUMBER  
**9**

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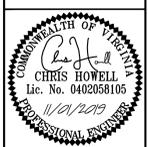
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**NOTE**  
 THIS EXHIBIT REFLECTS THE PROPOSED SCHEMATIC DESIGN OF THE TURN LANE EXTENSION AT THE FAIRFAX BLVD/DRAPER DRIVE INTERSECTION. FINAL DESIGN IS SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN.

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
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KHA PROJECT	110499003
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DRAWN BY	CMH
CHECKED BY	CMH

**TURN LANE EXHIBIT**

**WAWA 9700 FAIRFAX BLVD**  
 PREPARED FOR  
**FRONTIER DEVELOPMENT**  
 CITY OF FAIRFAX VIRGINIA