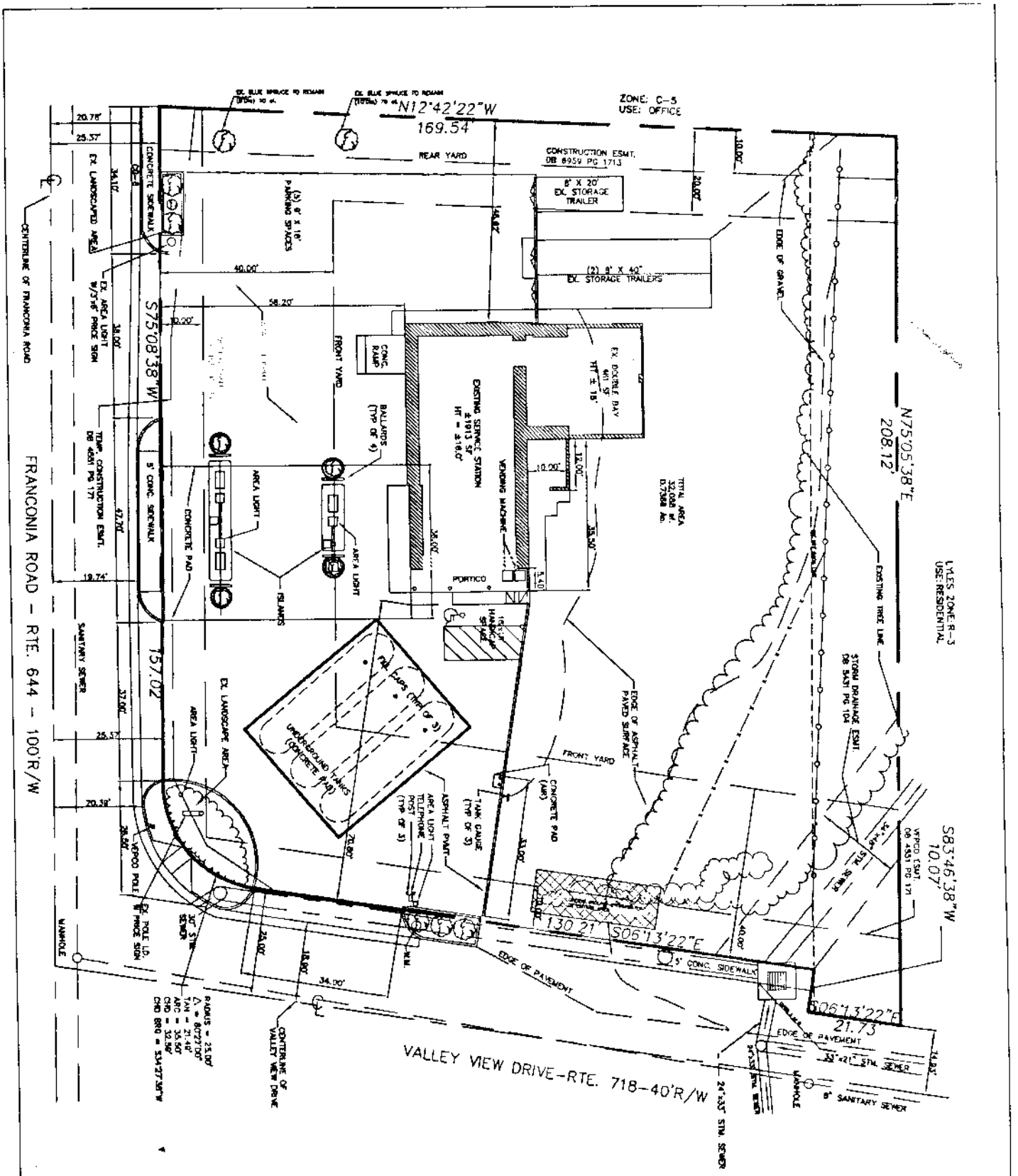
SE 2004·LE·008
...ication No. _____ Staff LSHULENBERGER

APPROVED (SE) / SP PLAN

SEE DEV CONDS DATED 1·21·05

Date of (BOS) / (BZA) approval 1·24·05

Sheet _____ of 5



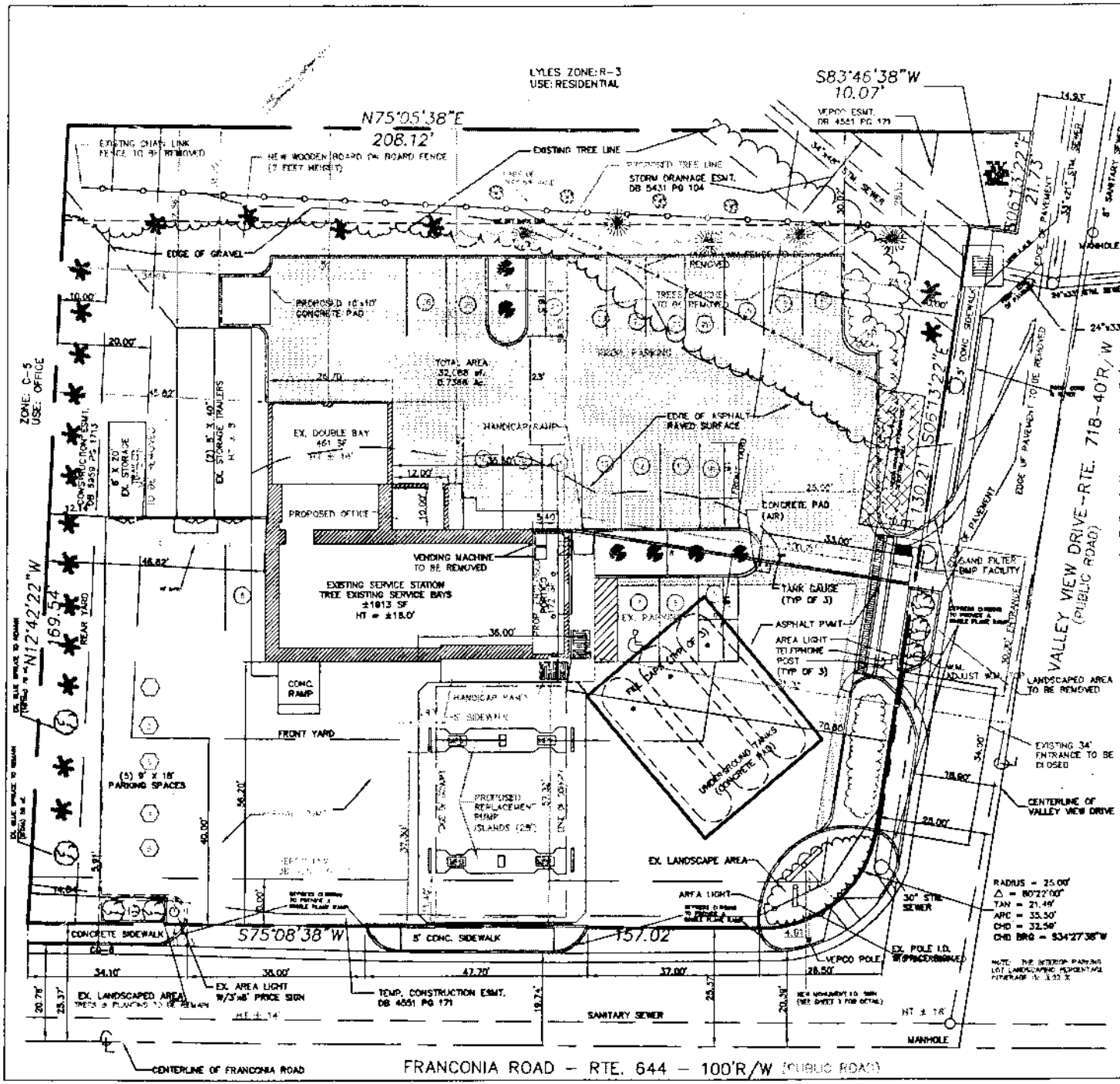
SHELL OIL COMPANY
6196 FRANCONIA ROAD
ALEXANDRIA, VIRGINIA
LEE DISTRICT

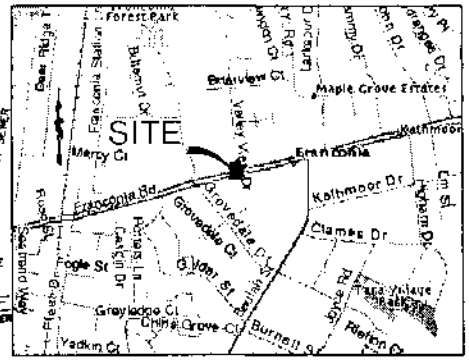
SHEET

BAZIKIAN CONSULTANTS, LTD.
ENGINEERS

EXISTING CONDITION

FRANCONIA SHELL STATION
LEE DISTRICT - ALEXANDRIA, VIRGINIA





VICINITY MAP

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PERMIT USE NO. 20004278

1. Owner:

Shell Oil Company, LLC
9960 Parkway Road
Fairfax, VA 22031

2. Service Station Address:

Franconia Shell Service Center
8136 Franconia Rd.
Alexandria, VA 22310
(703) 971-6686

3. Tax Map No. 81-3-5((4))-4A; DB 7551 Pgs. 198 (Lee District)

4. Zone: C-5, Neighborhood Retail Commercial District – Area=0.7366ac
within Highway Corridor (HC) Overlay District – Area=0.7366ac

5. Total Area: 32,088 s.f. (0.7366 ac.)

6. Existing Use: Service Station
Proposed Use: Service Station

7. Scope of work:
- Construct handicap accessibility improvements such as ramps, diagonal pump islands and restrooms.
- Construct 12'x12' office to the rear of the existing building (120 s.f.).
- Installation of a 16' x 42'-9" canopy over the existing pump islands.
- Enclose existing portion to accept restrooms and vestibule area (225 s.f.).
- Due to the efficient canopy size and irregular layout of the existing pump islands, new "diagonal" shaped islands will be constructed. The existing concrete pad will remain and will be demolished, as required.
- Add one (1) additional MPD dispenser on the island closest to the existing service building.
- Add two bays to the rear of the existing building (461 s.f.).
- Other improvements shown.
- Parking for construction/association.
- Construction of a handicap ramp to the building and improve site with parking.
- Add landscaping and install fence along northern border.

8. Zoning Ordinance Requirements:

Item	Required	Provided
a) Minimum Lot Area	43,000 s.f.	32,088 s.f.
b) Minimum Lot Width	200 ft.	175 ft.
c) Minimum Building Height:		
1) Existing service bldg.	(*)	+/-16.0 ft.
2) Proposed canopy		+/-17.0 ft.
d) Front yard (combined by the degree length of both front lot line)		
a) Side yard	N/A	N/A
b) Rear yard	25 ft.	55.0 ft.
c) F.A.R.	0.35	0.10
d) Open Space	8,416 s.f. (26%)	12,040 s.f. (37.5%)
e) Parking Spaces:		
1) service (1.5 /pump)		
2) delivery (1 /)	19 spaces	26 spaces

* Based upon angle of bulk plane

9. Public water service and sanitary sewer services are available to the site.

10. No setback or adjoining properties will be adversely affected by the proposed development.

11. A stormwater management waiver will be granted but at the time of site plan, if not approved, underground detention facility will be provided.
Water Quality (BMP) will be satisfied in accordance with County requirements at site plan.

12. Ex. Building Tabulation:

	Gross Area (SF/ SF)
a) Ex. service station building	1,013
b) Ex. bulkhead (8)	400
Total	1,413

13. Proposed Building Tabulation:

a) Service station	2,716
b) Ex. bulkhead to remain (2)	840
Total	3,556

14. Any new signs shall conform to Art. 12 of the Zoning Ordinance.

15. Existing nonconformity is a result of the fact that a lot of record

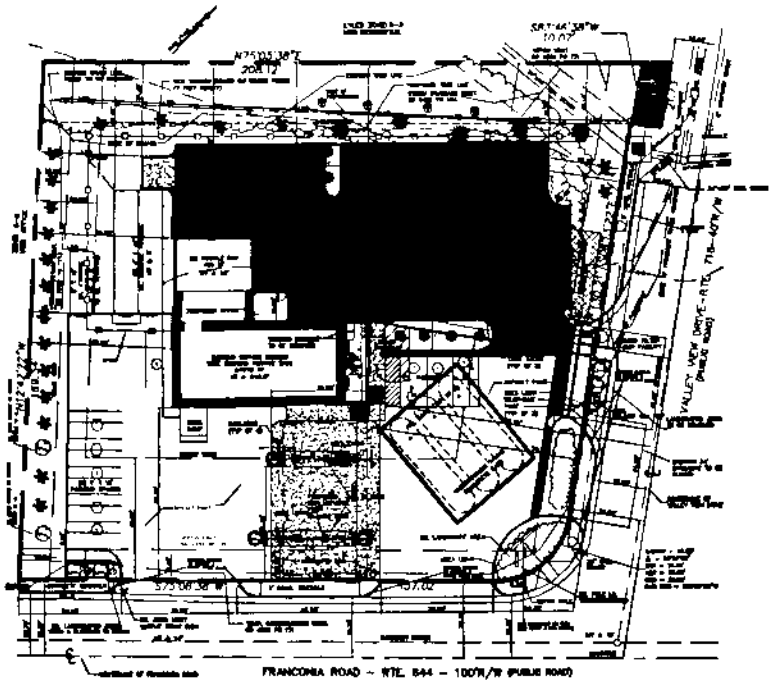
SEE SHEET 3 FOR GENERAL NOTES CONTINUATION

FRANCONIA SHELL STATION

BAZIKIAN CONSULTANTS, LTD.
ENGINEERS

SHELL OIL COMPANY
8136 FRANCONIA ROAD
ALEXANDRIA, VIRGINIA
LEE DISTRICT

SHEET



LANDSCAPING SCHEDULES

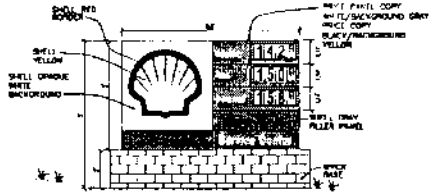
LANDSCAPING SCHEDULES
P.D. NO. 93-0-4-78
LOCATION: FRANCONIA, VA.

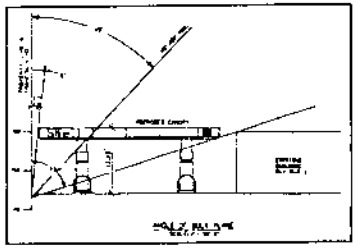
SYMBOL	BOTANICAL/COMMON NAME	SIZE	REQUIRED	MIN. AREA (S.F.)	QUANTITY	TOTAL AREA (S.F.)
			[illegible]	[illegible]	[illegible]	[illegible]
		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
		[illegible]	[illegible]		[illegible]	
			[illegible]	[illegible]	[illegible]	[illegible]

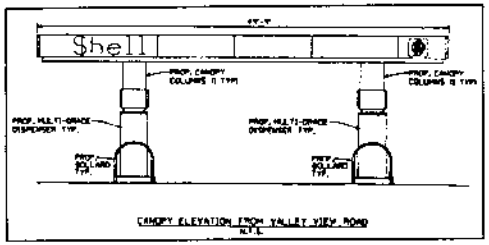
(GENERAL NOTES CONTINUED FROM SH. 2)

16. The topographic and boundary information shown was provided to Eastern Consulting, Inc. by the Owner and is based upon the following information:
    - Plat of Boundary and Physical Survey, Franconia Villa, Lee District, Fairfax County, Virginia dated March 8, 1984 by Walter L. Phillips, Inc.
    - Special exception Drawings, by Walter L. Phillips, Inc. dated 8/10/90 (part of 7171-SP-01-1).
17. For easements not shown, if any, please refer to the Title Report. No Title Report was furnished to the Engineer.
18. This site is located in the Rose Hill Planning District, which is within Area IV of the Comprehensive Plan for Fairfax County Virginia. As identified in pages 233 to 240 of the Comprehensive Plan, the site is located within the Franconia Community Planning Sector.
19. No burial structures or graves are known to exist on the site to the best of our knowledge.
20. Currently, a used waste oil collection system is provided on-site.
21. The Landscape Plan provided identifies all the existing landscaping on the subject property. No additional landscaping is proposed either than that is recommended by the Urban Forester to ensure buffering and screening to the residential property to the north. The tree canopy coverage which will exist on the site following construction of improvements depicted hereon exceeds the tree canopy requirement of 10%, as indicated. Additional landscaping will be provided as shown.
22. Pursuant to Article 3-412.1A. of the Zoning Ordinance the proposed canopy shall be permitted to extend into the minimum required yard, "without shall not extend into any required transitional screening areas, nor overlay travel lanes, service drives or sidewalks."
23. Site walk to be extended along the frontage of Valley View Drive.
24. A waiver of service drive is requested to conform to the development pattern of the area. A modification of transitional screening is requested along the northern property line to allow existing vegetation to remain in lieu of replacement plantings. The proposed development shall otherwise conform to the provisions of all applicable zoning requirements.
25. No change is proposed to the existing three underground 10,000 gallon fuel tanks. In addition to gasoline, other petroleum based products (normally found at service stations with service bays) will be stored, used and/or sold on the site.

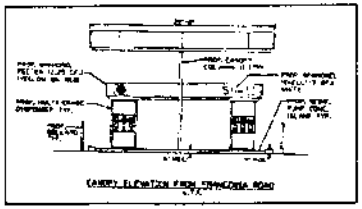
ITEM	AREA (SF.A SF)
1. GROSS SITE AREA	32,000
2. BUILDING FOOTPRINTS (ON BUILDING)	3,300
3. ADJUSTED AREA (1–2)	28,725
4. 10% TREE COVERAGE REQUIRED	2,873
4*TREE COVERAGE REQUIRED**	2,873
5. TREE COVERAGE PROVIDED	
A. EXISTING TREES SAVED 25% CREDIT FOR PRESERVATION	4,788 5,985
B. PROPOSED TREE CANOPY	2,400
TOTAL TREE COVERAGE (25.8%)	8,385







CANOPY ELEVATION FROM VALLEY VIEW ROAD
N.T.S.



CANOPY ELEVATION FROM FRANCONIA ROAD
N.T.S.

LANDSCAPING PLAN

FRANCONIA SHELL STATION

BAZIKIAN CONSULTANTS, LTD.
ENGINEERS

SHELL OIL COMPANY
6136 FRANCONIA ROAD
ALEXANDRIA, VIRGINIA
LEE DISTRICT

SHEET 5 OF 5

LYLES ZONE: R-3
USE: RESIDENTIAL

N75°05'38"E
208.12'

S83°46'38"W
10.07'

VEPCO ESMT.
DB 4551 PG 171

EXISTING TREE LINE

STORM DRAINAGE ESMT.
DB 5431 PG 104

EXISTING CHAIN LINK FENCE TO BE REMOVED

EDGE OF GRAVEL

CHAIN LINK FENCE TO BE REMOVED

TREES/BRUSHES TO BE REMOVED

ZONE: C-5
USE: OFFICE

CONSTRUCTION ESMT.
DB 5459 PG 1113

EX. STORAGE TRAILER

EX. STORAGE TRAILERS

TOTAL AREA
32,088 sf.
0.7366 Ac.

EXISTING SERVICE STATION
±1913 SF
HT = ±18.0'

EXISTING WALKWAY
461 SF

VENDING MACHINE TO BE REMOVED

PORTICO

CONC. RAMP

FRONT YARD

REAR YARD

(5) 9' x 18' PARKING SPACES

EDGE OF ASPHALT PAVED SURFACE

CONCRETE PAD (AIR)

TANK GAUGE (TYP OF 3)

ASPHALT PVMT.

AREA LIGHT

TELEPHONE POST (TYP OF 3)

UNDERGROUND TANKS (CONCRETE PAD)

EX. LANDSCAPE AREA

AREA LIGHT

EX. LANDSCAPED AREA

EX. AREA LIGHT W/3'x6' PRICE SIGN

TEMP. CONSTRUCTION ESMT.
DB 4551 PG 171

CONCRETE SIDEWALK

5' CONC. SIDEWALK

S75°08'38"W
157.02

N12°42'22"W
169.54'

S06°13'22"E
130.21'

S06°13'22"E
21.73'

EDGE OF PAVEMENT

MANHOLE

24"x33" STM. SEWER

8" SANITARY SEWER

30" STM. SEWER

EX. POLE I.D.

VEPCO POLE

SANITARY SEWER

CENTERLINE OF FRANCONIA ROAD

FRANCONIA ROAD – RTE. 644 – 100'R/W

VALLEY VIEW DRIVE–RTE. 718–40'R/W

LANDSCAPED AREA TO BE REMOVED

EXISTING 34' ENTRANCE TO BE CLOSED

CENTERLINE OF VALLEY VIEW DRIVE

RADIUS = 25.00'
Δ = 80°22'00"
TAN = 21.49'
ARC = 35.50'
CHD = 32.59'
CHD BRG = S34°27'38"W

PRIMARY EXISTING TREE SPECIES
1– WILD CHERRY – GOOD CONDITION, HEALTHY.
2– RED OAK – GOOD CONDITION, HEALTHY.
3– WHITE PINE – GOOD CONDITION, HEALTHY.
4– SILVER MAPLE – GOOD CONDITION, HEALTHY.

"TO INSURE THE HEALTH AND SURVIVAL OF BOTH EXISTING AND PROPOSED PLANTING IN THE TRANSITIONAL SCREENING YARD ALONG THE NORTHERN PROPERTY BOUNDARY, ANY DEBRIS AND DUMPED TRASH SHALL BE REMOVED BY HAND WITHOUT THE USE OF HEAVY EQUIPMENT, PRIOR TO THE PROPOSED ADDITIONAL PLANTINGS. FURTHERMORE, ALL ENGLISH IVY SHALL BE REMOVED FROM THIS AREA PRIOR TO PLANTING"

VICINITY MAP
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PERMIT USE NO. 20080478

SITE
Forest Park
Fairfax Station
Franconia Station
Bristview Ct
Maple Grove Estates
Kathmoor
Fairfax Station
Mercy Ct
Franconia Rd
Kathmoor Dr
Clamex Dr
Groveldale Ct
Groveldale Dr
Pogle St
Oldar St
Burnett St
Rieton Ct
Yadkin Ct
Chimney Grove Ct
Fairfax Village Park

EXISTING VEGETATION MAP
FRANCONIA SHELL STATION

BAZIKIAN CONSULTANTS, LTD.
ENGINEERS

SHELL OIL COMPANY
6199 FRANCONIA ROAD
ALEXANDRIA, VIRGINIA
LEE
CT

SHEET

SHELL OIL COMPANY
6136 FRANCONIA ROAD
ALEXANDRIA, VIRGINIA
LEE DISTRICT

SHEET ___

BAZIKIAN CONSULTANTS, LTD.
ENGINEERS

FRANCONIA SHELL STATION