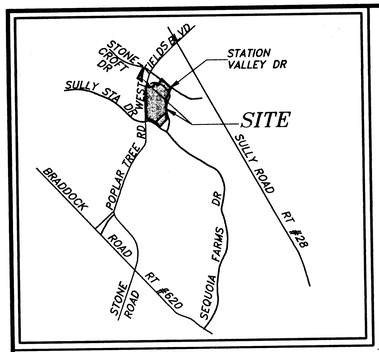


VICINITY MAP

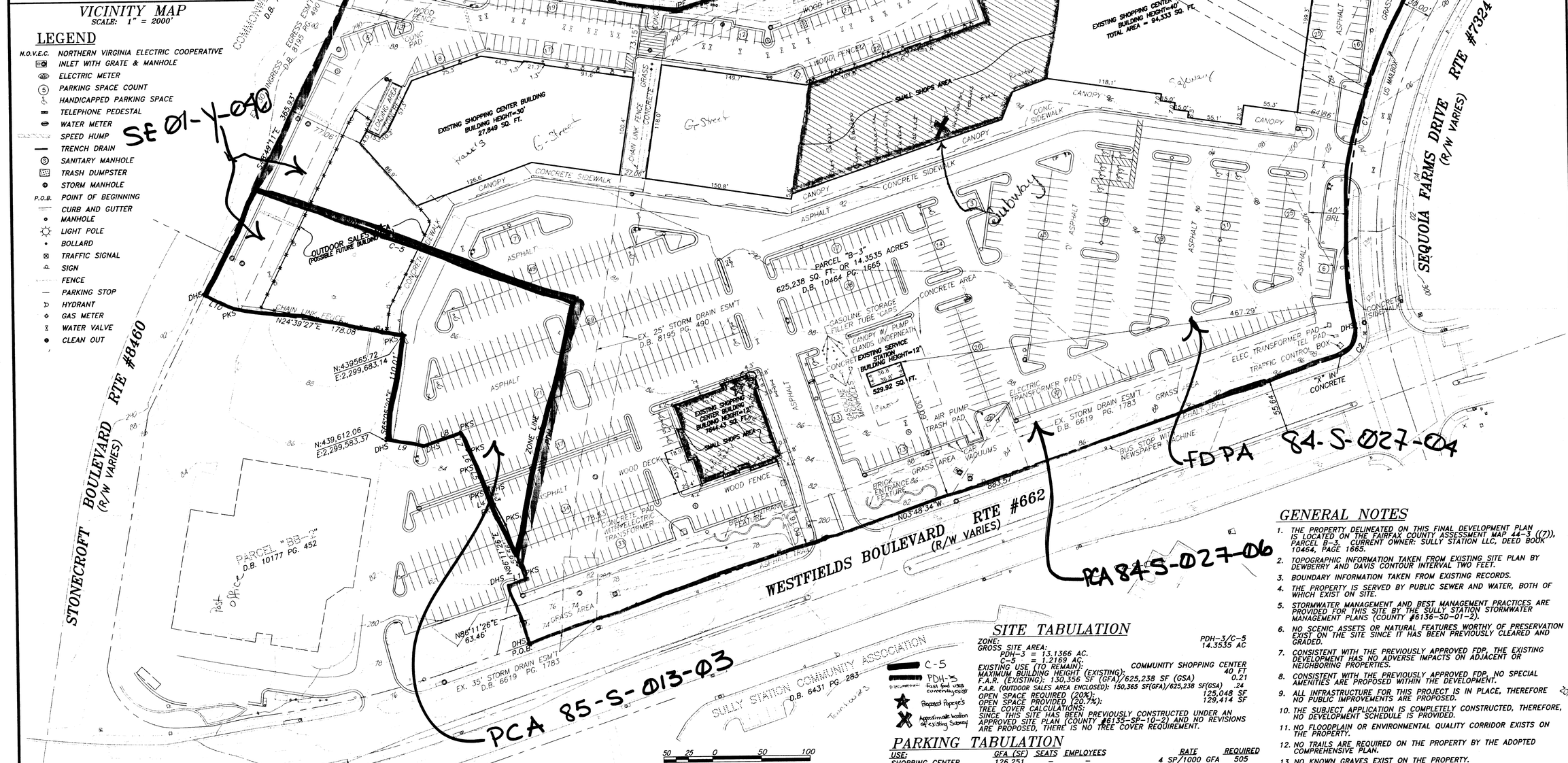
SCALE: 1" = 2000'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°48'34" E	18.23'
L2	N 77°22'08" E	24.00'
L3	N 86°11'51" E	18.00'
L4	N 03°48'09" W	4.68'
L5	N 86°11'51" E	24.65'
L6	N 76°45'24" E	19.78'
L7	N 85°33'30" E	18.08'
L8	N 04°26'30" W	40.65'
L9	N 24°21'05" E	39.04'
L10	N 40°23'03" E	30.91'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	516.40'	435.23'	422.46'	N60°57'10"W	48°17'22"	231.48'
C2	25.00'	35.47'	32.57'	N44°27'13"W	81°17'40"	21.46'



LEGEND

- N.O.V.E.C. NORTHERN VIRGINIA ELECTRIC COOPERATIVE
- INLET WITH GRATE & MANHOLE
- ELECTRIC METER
- PARKING SPACE COUNT
- HANDICAPPED PARKING SPACE
- TELEPHONE PEDESTAL
- WATER METER
- SPEED HUMP
- TRENCH DRAIN
- SANITARY MANHOLE
- TRASH DUMPSTER
- STORM MANHOLE
- P.O.B. POINT OF BEGINNING
- CURB AND GUTTER
- MANHOLE
- LIGHT POLE
- BOLLARD
- TRAFFIC SIGNAL
- SIGN
- FENCE
- PARKING STOP
- HYDRANT
- GAS METER
- WATER VALVE
- CLEAN OUT

NOTE: ALL EXISTING STRUCTURES ARE TO REMAIN AND THE OUTDOOR SALES AREA MAY BE ENCLOSED IN THE FUTURE. PHASE I CONSTRUCTED IN 1988. ALL OTHER EXISTING STRUCTURES CONSTRUCTED AFTER PHASE I, WITH THE SERVICE STATION BEING THE LAST BUILDING TO BE COMPLETED IN 1992. THE APPROVAL OF THIS FINAL DEVELOPMENT PLAN AMENDMENT AND PROFFERED CONDITION AMENDMENT IS REQUESTED TO CLARIFY THE PERMITTED USES OF THE PROPERTY. THE PERMITTED USES OF THE PROPERTY SHALL BE AS PROVIDED IN THE PROFFERED CONDITION AMENDMENTS. PCA 84-S-027 WILL APPLY TO THE PDH-3 PORTION OF THE PROPERTY, AND PCA 85-S-013 WILL APPLY TO THE C-5 PORTION OF THE PROPERTY.

SITE TABULATION

ZONE:	PDH-3/C-5
GROSS SITE AREA:	14.3535 AC
PDH-3 = 13.1366 AC.	
C-5 = 1.2169 AC.	
EXISTING USE (TO REMAIN):	COMMUNITY SHOPPING CENTER
MAXIMUM BUILDING HEIGHT (EXISTING):	40 FT
F.A.R. (EXISTING): 130,356 SF (GFA)/625,238 SF (GSA)	0.21
F.A.R. (OUTDOOR SALES AREA ENCLOSED): 150,365 SF(GFA)/625,238 SF(GSA)	.24
OPEN SPACE REQUIRED (20%):	125,048 SF
OPEN SPACE PROVIDED (20.7%):	129,414 SF
TREE COVER CALCULATIONS:	

SINCE THIS SITE HAS BEEN PREVIOUSLY CONSTRUCTED UNDER AN APPROVED SITE PLAN (COUNTY #6135-SP-10-2) AND NO REVISIONS ARE PROPOSED, THERE IS NO TREE COVER REQUIREMENT.

PARKING TABULATION

USE:	GFA (SF)	SEATS	EMPLOYEES	RATE	REQUIRED
SHOPPING CENTER (INCL. OUTDOOR SALES AREA)	126,251	–	–	4 SP/1000 GFA	505
EATING ESTABLISHMENTS	10,684	432	31	1 SP/4 SEATS & .5/EMPL.	124
FAST FOOD RESTAURANTS	3,300	77	20	1 SP/2 SEATS	39
OFFICE	9,600	–	–	3.6 SP/1000 GFA	35
GAS STATION	530	–	–	2 SP/BAY & 6.5/1000 GFA	4
TOTAL REQUIRED SPACES:					707

PROVIDED PARKING SPACES (EXCLUDING LOADING SPACES):

ACCESSIBLE SPACES:	17
VAN ACCESSIBLE SPACES:	2
REGULAR SPACES:	787
TOTAL PROVIDED SPACES:	806

GENERAL NOTES

1. THE PROPERTY DELINEATED ON THIS FINAL DEVELOPMENT PLAN IS LOCATED ON THE FAIRFAX COUNTY ASSESSMENT MAP 44-3 ((7)), PARCEL B-3. CURRENT OWNER: SULLY STATION LLC, DEED BOOK 10464, PAGE 1665.
2. TOPOGRAPHIC INFORMATION TAKEN FROM EXISTING SITE PLAN BY DEWBERRY AND DAVIS CONTOUR INTERVAL TWO FEET.
3. BOUNDARY INFORMATION TAKEN FROM EXISTING RECORDS.
4. THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER, BOTH OF WHICH EXIST ON SITE.
5. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ARE PROVIDED FOR THIS SITE BY THE SULLY STATION STORMWATER MANAGEMENT PLANS (COUNTY #6136-SD-01-2).
6. NO SCENIC ASSETS OR NATURAL FEATURES WORTHY OF PRESERVATION EXIST ON THE SITE SINCE IT HAS BEEN PREVIOUSLY CLEARED AND GRADED.
7. CONSISTENT WITH THE PREVIOUSLY APPROVED FDP, THE EXISTING DEVELOPMENT HAS NO ADVERSE IMPACTS ON ADJACENT OR NEIGHBORING PROPERTIES.
8. CONSISTENT WITH THE PREVIOUSLY APPROVED FDP, NO SPECIAL AMENITIES ARE PROPOSED WITHIN THE DEVELOPMENT.
9. ALL INFRASTRUCTURE FOR THIS PROJECT IS IN PLACE, THEREFORE NO PUBLIC IMPROVEMENTS ARE PROPOSED.
10. THE SUBJECT APPLICATION IS COMPLETELY CONSTRUCTED, THEREFORE, NO DEVELOPMENT SCHEDULE IS PROVIDED.
11. NO FLOODPLAIN OR ENVIRONMENTAL QUALITY CORRIDOR EXISTS ON THE PROPERTY.
12. NO TRAILS ARE REQUIRED ON THE PROPERTY BY THE ADOPTED COMPREHENSIVE PLAN.
13. NO KNOWN GRAVES EXIST ON THE PROPERTY.
14. THE EXISTING USES ARE IN TOTAL CONFORMANCE WITH THE COMPREHENSIVE PLAN.
15. NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302.4, AND 355, NOR HAZARDOUS WASTES AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1 NOR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280 WILL BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE.
16. THE EXISTING DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.

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COMMONWEALTH OF VIRGINIA
MYON M. YOO
No. 14994
PROFESSIONAL ENGINEER

FINAL DEVELOPMENT PLAN AMENDMENT/PROFFERED CONDITION AMENDMENT
SPECIAL EXCEPTION PLAT
SULLY STATION SHOPPING CENTER

FAIRFAX COUNTY, VIRGINIA

SULLY MAGISTERIAL DISTRICT

SULLY STATION SHOPPING CENTER

DEPARTMENT OF PLANNING & ZONING
JUL 17 2001
ZONING EVALUATION DIVISION

SCALE:	1"=50'
DATE:	6-13-01
REV.	7/12/01, 7/18/01, 9/21/01
DESIGN:	MY
DRAWN:	SG, EJ
CHECKED:	MY
SHEET No.	1 OF 1

C- 4256

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