SPECIAL EXCEPTION AMENDMENT PLAT
OGELTHORPE LIMITED PARTNERSHIP PROPERTIES
AT WESTFIELDS

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
NOVEMBER 2004
REVISED DECEMBER 2004
REVISED FEBRUARY 2005
REVISED MARCH 9, 2005
REVISED MARCH 24, 2005
REVISED APRIL 13, 2005
REVISED MAY 6, 2005

ZONING REQUIREMENTS I-3 LIGHT INTENSITY INDUSTRIAL DISTRICT

MAXIMUM BUILDING HEIGHT: 75 FEET

MINIMUM YARD REQUIREMENTS: FRONT: CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
SIDE: CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE
REAR: CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE

MAXIMUM FLOOR AREA RATIO: 0.50

MINIMUM OPEN SPACE: 15% = 1.33 ACRES

TABULATION:

TOTAL SITE AREA: 21.22 ACRES (PARCELS 17A AND 29D)
AREA IN I-4 DISTRICT: 11.75 ACRES (AREA NOT SUBJECT TO SPECIAL EXCEPTION)
AREA IN I-3 DISTRICT: 9.47 ACRES (AREA SUBJECT TO SPECIAL EXCEPTION)

FOR TOTAL SITE (21.22 ACRES)
BUILDING AREA EXISTING: 110,423 GROSS SQ. FT.
BUILDING AREA PROPOSED: 105,653 GROSS SQ. FT.
TOTAL BUILDING AREA: 216,076 GROSS SQ.FT.
FLOOR AREA RATIO PROPOSED: 0.23

FOR SPECIAL EXCEPTION AREA (9.47 ACRES)
TOTAL BUILDING AREA EXISTING: 700 GROSS SQ.FT.
BUILDING AREA PROPOSED: 69,731 GROSS SQ. FT.
TOTAL BUILDING AREA: 70,431 GROSS SQ.FT.
FLOOR AREA RATIO PROPOSED: 0.17

OPEN SPACE TABULATION:

SPECIAL EXCEPTION AREA = 412,513 SQ.FT.

OPEN SPACE PROVIDED (I-3 ZONE) = 191,666 SQ.FT. (46%)

TOTAL OPEN SPACE PROVIDED = 358,908 SQ.FT. (39% OF TOTAL SITE)

NOTE: THE OPEN SPACE PROVIDED NUMBERS EXCLUDE 50% OF THE RESPECTIVE SITE AREAS WITHIN THE 40' ATLANTIC SEABOARD CORPORATION EASEMENT AND THE OVERLAPPING PORTION OF THE VEPCO EASEMENT.

PARKING TABULATION:

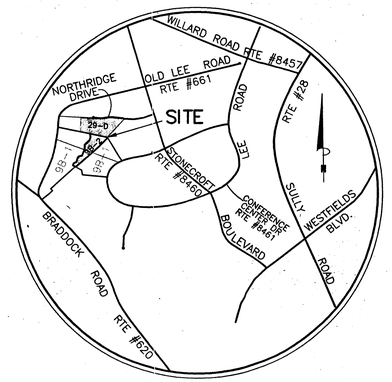
PARKING REQUIRED - WHOLESALE: 159,172 GROSS SQ.FT.
@ MINIMUM 1.0 SPACE / 1,000 GSF = 160 SPACES (INCLUDING COMPANY VEHICLES)
OFFICE: 32,004 GROSS SQ.FT.
@3.6 SPACES / 1,000 GSF = 116 SPACES
TOTAL PARKING REQUIRED = 276 SPACES (INCLUDING COMPANY VEHICLES)

PARKING PROVIDED = 276 SPACES MINIMUM (INCLUDING COMPANY VEHICLES)

LOADING SPACES REQUIRED: 1 SPACE FOR FIRST 10,000 SQ.FT. = 1 SPACE
+ 1 SPACE FOR EACH ADDITIONAL 30,000 SQ.FT. = 6 SPACES
OFFICE: 1 SPACE FOR FIRST 10,000 SQ.FT. = 1 SPACE
+ 1 SPACE FOR EACH ADDITIONAL 20,000 SQ.FT. = 2 SPACES
TOTAL LOADING REQUIRED = 10 SPACES
LOADING SPACES PROVIDED = 22 SPACES

SHEET INDEX:

1 COVER
2 SPECIAL EXCEPTION AMEMDMENT PLAT
3 EXISTING CONDITIONS / VEGETATION MAP
4 EXISTING CONDITIONS / VEGETATION MAP
5 ELEVATIONS
6 ELEVATIONS



VICINITY MAP
SCALE: 1" = 2000'

PRELIMINARY STORM WATER MANAGEMENT PLAN NARRATIVE

STORM WATER DETENTION AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS APPLICABLE TO THE PROPOSED DEVELOPMENT WILL BE MET BY AN EXISTING STORM WATER MANAGEMENT POND. THE POND, WHICH IS DESIGNATED AS WESTFIELDS STORMWATER MANAGEMENT POND 1A, IS LOCATED ON PARCEL 29D, INCLUDING A PORTION OF THAT PARCEL WHICH IS INCLUDED IN THE EXISTING SPECIAL EXCEPTION ON THIS PROPERTY. THIS POND WAS CONSTRUCTED IN THE LATE 1980'S, AND IS DESIGNED TO PROVIDE DETENTION AND BMP FUNCTIONS FOR A DRAINAGE AREA OF 68.5 ACRES WITHIN THE WESTFIELDS BUSINESS PARK, INCLUDING ALL OF THE PROPOSED DEVELOPMENT AREA THAT IS THE SUBJECT OF THIS APPLICATION. THE POND IS A PERMANENT WET POND, WITH A PERMANENT WATER SURFACE ELEVATION OF 233.5 FEET AND A DETENTION STORAGE VOLUME OF APPROXIMATELY 22 ACRE-FEET. THE LOCATION OF THE EXISTING POND IS AS SHOWN ON THIS PLAT, AND THE POND IS PRIVATELY MAINTAINED BY THE WESTFIELDS BUSINESS OWNERS ASSOCIATION. ACCESS TO THE POND FOR MAINTENANCE PURPOSES OCCURS THROUGH THE SUBJECT PROPERTY AT THE EXISTING AND PROPOSED LOCATIONS SHOWN ON THIS PLAT.

BASED ON A PRELIMINARY STORM DRAINAGE DESIGN, THE POND WILL RECEIVE DRAINGE FROM APPROXIMATELY 60 PERCENT OF THE PROPOSED NEW DEVELOPMENT AREA ON THE SITE. RUNOFF FROM THE REMAINDER OF THE SITE WILL NOT BE ROUTED THROUGH THE POND, BUT THE POND WILL PROVIDE COMPENSATORY DETENTION AND BMP'S TO OFFSET REQUIREMENTS APPLICABLE TO THESE AREAS. ALSO, OPEN SPACE CREDITS APPLICABLE TO SITE AREAS WITHIN THE FLOOD PLAIN MAY BE UTILIZED FOR BMP PURPOSES. ADDITIONALLY, LOW IMPACT DESIGN METHODS, TO INCLUDE BIO-RETENTION AND GRASS SWALES WILL BE EMPLOYED IN THE AREAS DESIGNATED ON THIS PLAT TO PROVIDE SUPPLEMENTAL BMP/DETENTION PERFORMANCE.

THE EXISTING STORM WATER MANAGEMENT POND DISCHARGES INTO THE CUB RUN 100-YEAR FLOOD PLAIN. AT THE POINT OF DISCHARGE, CUB RUN IS CONVEYING DRAINAGE FROM AN UPSTREAM AREA OF OVER 15 SQUARE MILES. A CONCRETE SPILLWAY AND RIP-RAP CHANNEL PROVIDE A COURSE FOR THE OUTFLOW FROM THE POND TO BE CONVEYED TO THE BED-AND BANKS CHANNEL OF CUB RUN, WHICH CONSTITUTES AN ADEQUATE OUTFALL FOR THE DISCHARGE. ANY NEW STORM SEWERS INTENDED TO DRAIN PORTIONS OF THE NEW DEVELOPMENT AREA THAT WILL NOT DISCHARGE INTO THE POND WILL DISCHARGE DIRECTLY INTO THE CUB RUN FLOOD PLAIN, WITH CHANNELIZATION AS NECESSARY TO CONVEY THE RUNOFF TO THE BED-AND-BANKS CHANNEL AS AN ADEQUATE OUTFALL. THE CUB RUN STREAM VALLEY HAS ADEQUATE CAPACITY TO CARRY THE POST-DEVELOPMENT FLOW FROM THE SITE, WHICH, WITH AN INTERVENING DETENTION FACILITY, WILL BE NO GREATER THAN THE CURRENT STORM FLOW FROM THE SITE.

ation No. SEA 76-Y-011-2 Staff A. Shriber
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 5/9/2005
Date of (BOS) (BZA) approval 5/9/2005
Sheet 1 of 6

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS REFERENCED ON THE FAIRFAX COUNTY ASSESSMENT MAP AS FOLLOWS: 43-2 ((2)) PARCELS 17A AND 29D. HOWEVER, ONLY PART OF PARCEL 17A AND PART OF PARCEL 29D ARE THE SUBJECT OF THE SPECIAL EXCEPTION.

2. TOTAL SITE AREA: 21.222 ACRES

3. SPECIAL EXCEPTION AREA: 9.47 ACRES (PORTION OF SITE IN I-3 DISTRICT)

4. ZONE: I-3 LIGHT INTENSITY INDUSTRIAL DISTRICT (SPECIAL EXCEPTION AREA), AND WATER SUPPLY PROTECTION OVERLAY DISTRICT.

5. EXISTING USE: VACANT AND WHOLESALE TRADE

6. PROPOSED USE: WHOLESALE TRADE

7. OWNER AND APPLICANT:
OGELTHORPE LIMITED PARTNERSHIP
441 N. KILBOURN AVENUE
CHICAGO, ILLINOIS 60624

8. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRY.

9. THE PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES.

10. THERE IS A 100-YEAR FLOOD PLAIN EXISTING ON THIS PROPERTY BASED ON U.S.G.S. FLOOD PLAIN STUDY FOR CUB RUN, AS SHOWN ON THIS PLAT. THE AREA WITHIN THE FLOOD PLAIN IS ALSO A RESOURCE PROTECTION AREA (RPA) AND ENVIRONMENTAL QUALITY CORRIDOR (EQC), AS INDICATED ON FAIRFAX COUNTY CHESAPEAKE BAY PROTECTION AREA MAPS. ALL SITE AREAS OUTSIDE OF THE FLOOD PLAIN ARE WITHIN RESOURCE MANAGEMENT AREAS (RMA'S), AND ALL OF THE PROPOSED IMPROVEMENTS WILL OCCUR IN AN RMA, UNLESS OTHERWISE NOTED. ANY DISTURBANCE WITHIN THE RPA FOR STORM DRAINAGE OUTFALLS, LOW IMPACT DESIGN MEASURES, SANITARY SEWER OR OTHER UTILITY CONNECTIONS WILL REQUIRE APPROVAL OF A WATER QUALITY IMPACT ASSESSMENT.

11. THE SITE AREAS WITHIN THE 100-YEAR FLOOD PLAIN LIMIT FOR CUB RUN ARE TO BE CONVEYED TO THE FAIRFAX COUNTY PARK AUTHORITY.

12. STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS APPLICABLE TO ANY NEW DEVELOPMENT ON THIS PROPERTY ARE TO BE SATISFIED BY AN EXISTING STORM WATER MANAGEMENT POND. ADDITIONALLY, SUPPLEMENTAL LOW IMPACT DESIGN FACILITES IN THE FORM OF A BIO-RETENTION FACILITY AND GRASS SWALES SHALL BE UTILIZED IN THE LOCATION SHOWN HEREON.

13. SIL TATION AND EROSION CONTROLS, IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS, WILL BE PROVIDED WITH THE FINAL SITE PLAN.

14. AN AIR QUALITY PERMIT, IF REQUIRED, SHALL BE OBTAINED PRIOR TO ANY CLEARING AND GRADING.

15. THERE ARE NO BURIAL OR GRAVE SITES KNOWN TO EXIST ON THIS PROPERTY.

16. THE LIMITS OF EXISTING TREE COVER ON THE PROPERTY ARE AS SHOWN ON THIS PLAT. EXISTING TREE COVER CONSISTS OF MIXED DECIDUOUS AND CONIFER SPECIES.

17. SOLID WASTE STORAGE IS TO BE PROVIDED BY LARGE CONTAINERS AND COLLECTED TWICE WEEKLY BY A PRIVATE COLLECTION SERVICE AND DISPOSED OF AT A PUBLIC LANDFILL, LOCATED IN FAIRFAX COUNTY, OF THE COLLECTOR'S CHOICE.

18. WITH THE EXCEPTION OF FUEL, DETERGENTS AND CLEANING PRODUCTS THAT MIGHT NORMALLY BE UTILIZED AND STORED ON A WHOLESALE SITE, NO HAZARDOUS OR TOXIC SUBSTANCES WILL BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS PROPERTY. THE STORAGE OF FUEL WILL INCLUDE ABOVE GROUND TANK STORAGE AT THE PROPOSED FUELING LANES.

19. UNLESS INDICATED TO BE REMOVED OR CLEARED, EXISTING TREES ARE INTENDED TO BE PRESERVED, SUBJECT TO FINAL GRADING REQUIREMENTS.

20. ALL BUSINESS SERVICE, STORAGE AND DISPLAY OF GOODS WILL OCCUR WITHIN THE PROPOSED BUILDING.

21. IF REQUIRED, A WAIVER FOR STREET LIGHTS WILL BE REQUESTED.

22. IF REQUIRED, A WAIVER TO ALLOW AN INDUSTRIAL LOT WITHOUT PUBLIC STREET FRONTAGE WILL BE REQUESTED IN ACCORDANCE WITH SECTION 2-0102.4 OF THE PUBLIC FACILITIES MANUAL.

23. THE COMPREHENSIVE PLAN DOES NOT PROPOSE ANY TRAIL ON THIS PROPERTY.

24. SITE AREAS WITHIN THE FLOOD PLAIN / RPA / EQC ARE TO BE CONVEYED TO THE BOARD OF SUPERVISORS IN CONJUNCTION WITH SITE PLAN APPROVAL.

25. THE CONSTRUCTION OF THE TRUCK AND AUTOMOBILE PARKING SPACES MAY OCCUR IN PHASES BASED ON OPERATIONAL REQUIREMENTS, AND TRUCK AND AUTOMOTIVE SPACES MAY BE DELETED OR RELOCATED, PROVIDED THAT THE NUMBER OF SUCH SPACES ON THE SITE IS NEVER LESS THAN THE NUMBER REQUIRED BY THE ZONING ORDINANCE FOR THE BUILDING AREA AND USES EXISTING AT THAT TIME.

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6013
PROFESSIONAL ENGINEER
5/9/05

BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-9630 FAX (703) 631-6041

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MAY 06 2005
Zoning Evaluation Division

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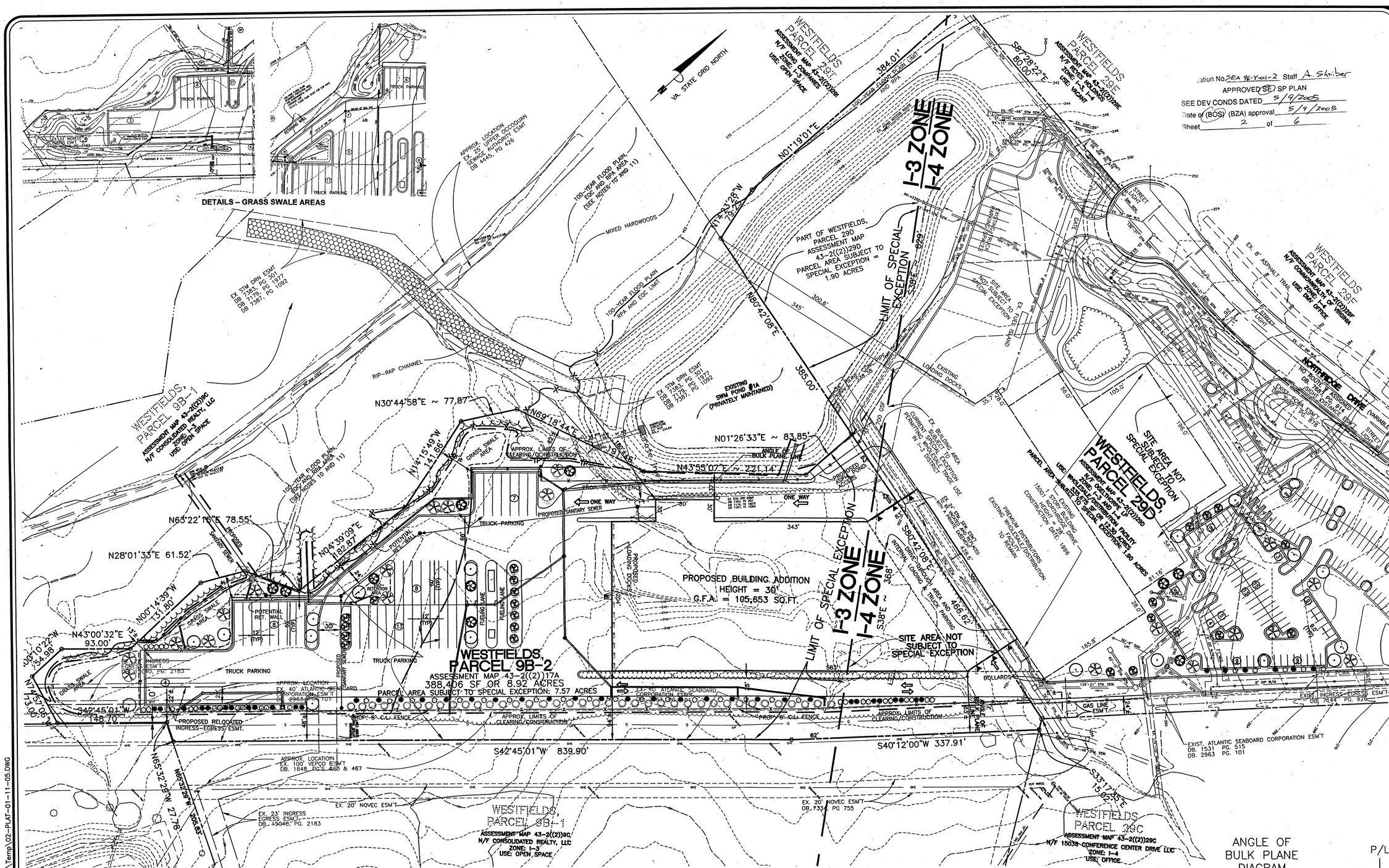


Location No. SEA 96-Y-011-2 Staff A. Shriber
APPROVED SE SP PLAN
SEE DEV CONDS DATED 5/9/2005
Date of (BOS) (BZA) approval 5/9/2005
Sheet 2 of 6

LANDSCAPE LEGEND

- MEDIUM EVERGREEN TREES
- LARGE EVERGREEN TREES
- DECIDUOUS SHADE TREES
- FLOWERING/ORNAMENTAL TREES
- MEDIUM DECIDUOUS TREES

LEGEND

APPROXIMATE DRAINAGE DIVIDE

DEVELOPED SPECIAL EXCEPTION AREA
DRAINING TO EXISTING POND = 5.2 ACRES

TREE COVER (SPECIAL EXCEPTION AREA)

SITE AREA SUBJECT TO SE:	412,513 SQ.FT.
LESS BUILDING FOOTPRINT AREA:	-70,431 SQ.FT.
ADJUSTED GROSS SITE AREA:	342,082 SQ.FT.
REQUIRED TREE COVER (10%):	34,208 SQ.FT.
PROPOSED TREE COVER:	36,086 SQ.FT.*

*DOES NOT INCLUDE EXISTING TREES TO BE RETAINED.

60 0 60 120 180
SCALE: 1" = 60'

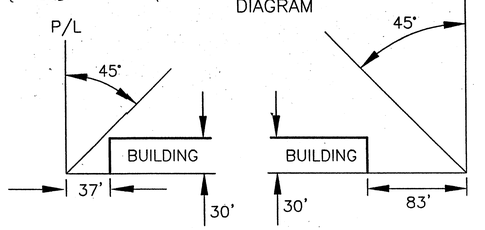
PARKING LOT LANDSCAPING (SPECIAL EXCEPTION AREA)

AREA OF PARKING LOT IN SE AREA:	144,064 SQ.FT.
INTERIOR PARKING LOT LANDSCAPE REQUIRED (5%):	7,203.20 SQ.FT.
INTERIOR PARKING LOT LANDSCAPE PROPOSED:	30,086 SQ.FT.

IMPERVIOUS AREA (SPECIAL EXCEPTION AREA)

PRE DEVELOPMENT:	700 SQ.FT.
POST DEVELOPMENT:	213,795 SQ.FT.

ANGLE OF BULK PLANE DIAGRAM



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REVISIONS	DATE
PROPOSED CONDITIONS	5/6/05
COUNTY COMMENTS	4/13/05
COUNTY COMMENTS	3/24/05
COUNTY COMMENTS	3/9/05
COUNTY COMMENTS	2/22/05

SPECIAL EXCEPTION AMENDMENT PLAT

PREMIUM DISTRIBUTORS BUILDING ADDITION

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6013
PROFESSIONAL ENGINEER
5/6/05

DATE: AUGUST, 2004	
SCALE: 1" = 60'	
DESIGN: MPC	DRAWN: MPC
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JOB NO.: 93C091	
P.R. NO.: 31415	
SHEET 2 OF 6	
FILE NO.: C-4465	

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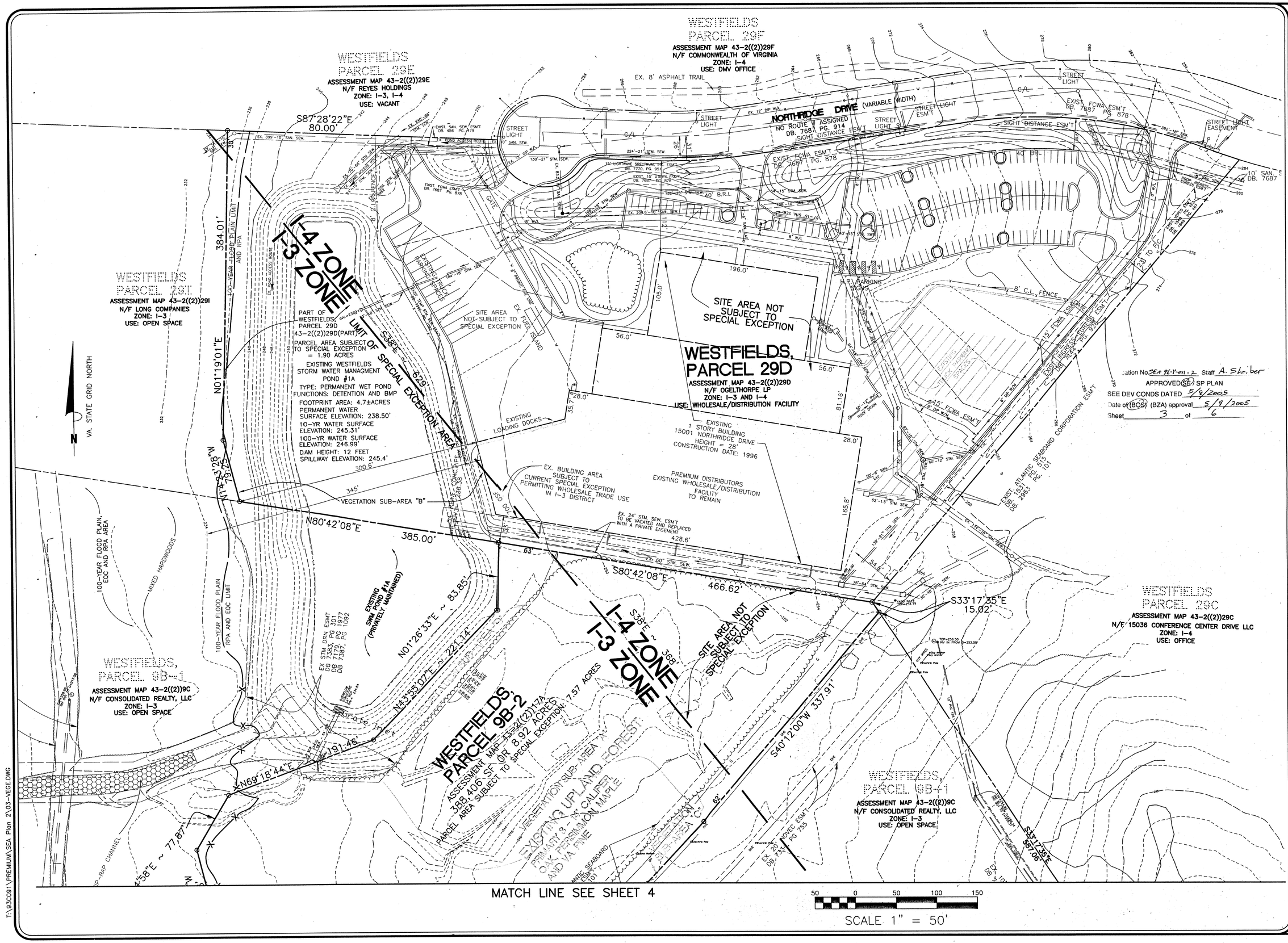

Application No. SEA 96-Y-011-2 Staff A. Shriber
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 5/9/2005
Date of (BOS) (BZA) approval 5/9/2005
Sheet 3 of 6

COUNTY COMMENTS REVISIONS	DATE
	12/22/04

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SPECIAL EXCEPTION AMENDMENT PLAT
EXISTING CONDITIONS / VEGETATION MAP
PREMIUM DISTRIBUTORS BUILDING ADDITION

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 16013
7/30/05
PROFESSIONAL ENGINEER

DATE: AUGUST, 2004	
SCALE: 1" = 50'	
DESIGN: MPC	DRAWN: MPC
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JOB NO.: 93C091	
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FILE NO.: C-4465	

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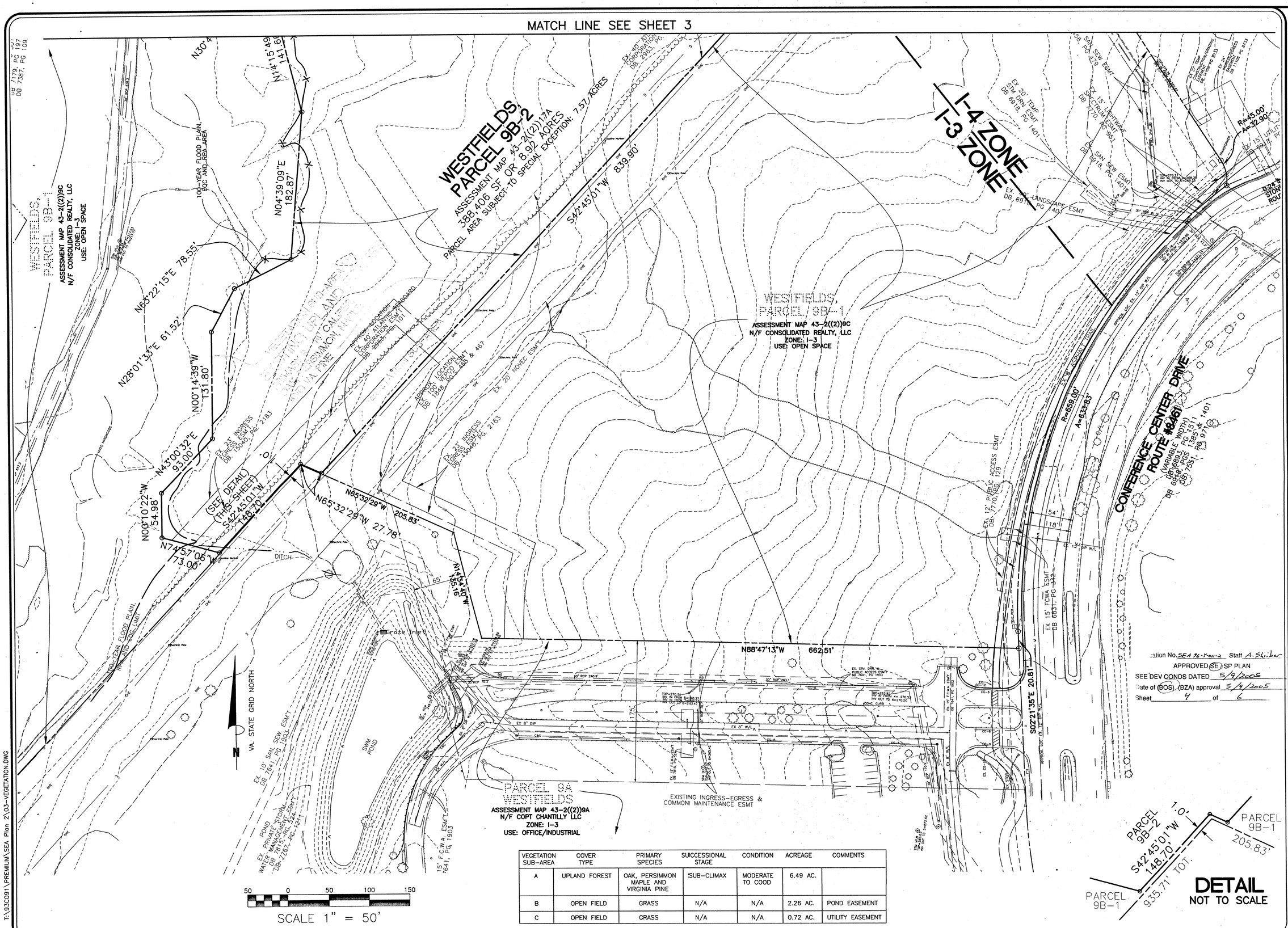

VEGETATION SUB-AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	UPLAND FOREST	OAK, PERSIMMON MAPLE AND VIRGINIA PINE	SUB-CLIMAX	MODERATE TO COOD	6.49 AC.	
B	OPEN FIELD	GRASS	N/A	N/A	2.26 AC.	POND EASEMENT
C	OPEN FIELD	GRASS	N/A	N/A	0.72 AC.	UTILITY EASEMENT

Location No. SEA 76-Y-011-2 Staff A. Shriber
APPROVED SE SP PLAN
SEE DEV CONDS DATED 5/9/2005
Date of BOS (BZA) approval 5/9/2005
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COUNTY COMMENTS	12/22/04
REVISIONS	DATE

SPECIAL EXCEPTION AMENDMENT PLAT
VEGETATION MAP
PREMIUM DISTRIBUTORS BUILDING ADDITION
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6013
12/30/04
PROFESSIONAL ENGINEER

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SHEET 4 OF 6	
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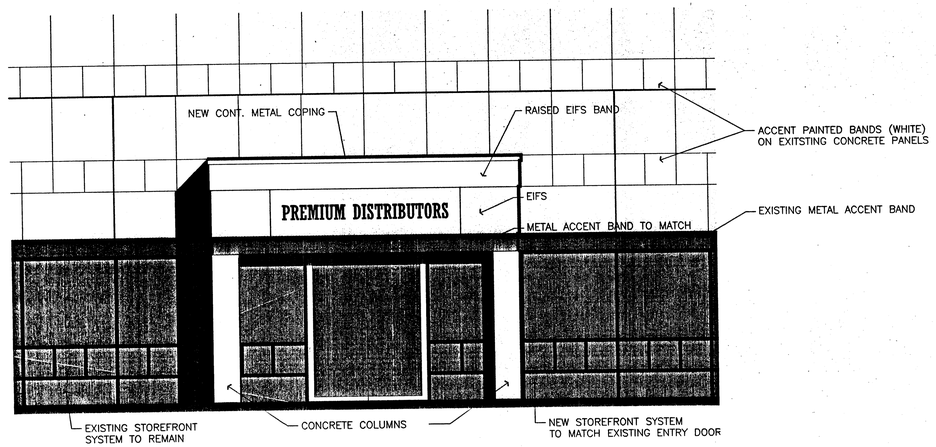
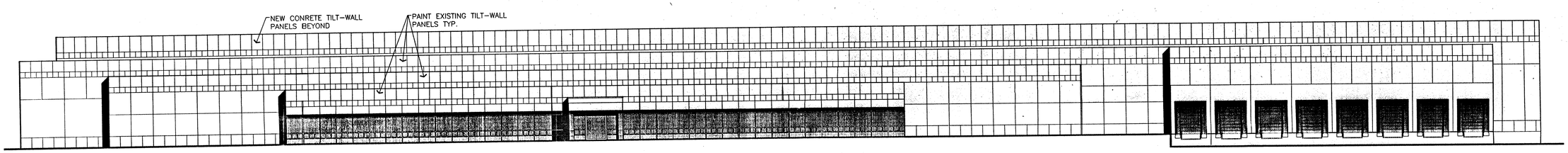


ENLARGED ELEVATION OF MAIN ENTRY

SCALE: ¼" = 1'-0"



NORTH ELEVATION

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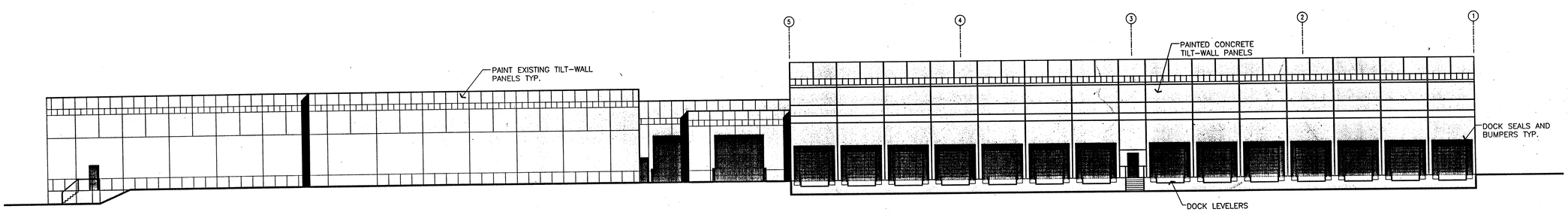

BACK OF NEW DOCKS

SCALE: ¼" = 1'-0"

ation No. SE 96-Y-012 Staff A. Shriber

APPROVED (SE) SP PLAN

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2901 WEST BUSCH BLVD SUITE 309 TAMPA, FLORIDA 33618
PHONE 813-915-8300 FAX 813-915-0168
FL REGISTRATION # AA26000767

PREMIUM DISTRIBUTORS
THE WESTFIELDS CORPORATE CENTER
FAIRFAX COUNTY, VIRGINIA

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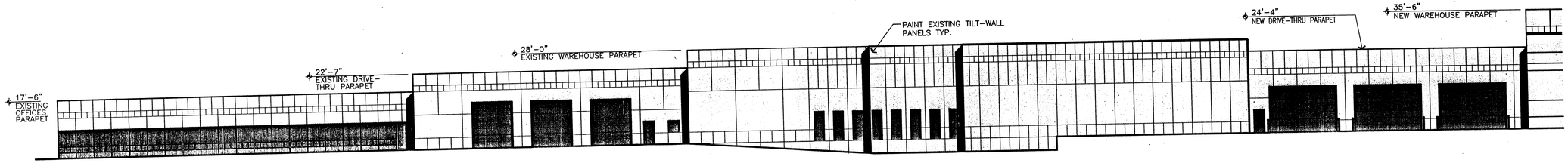

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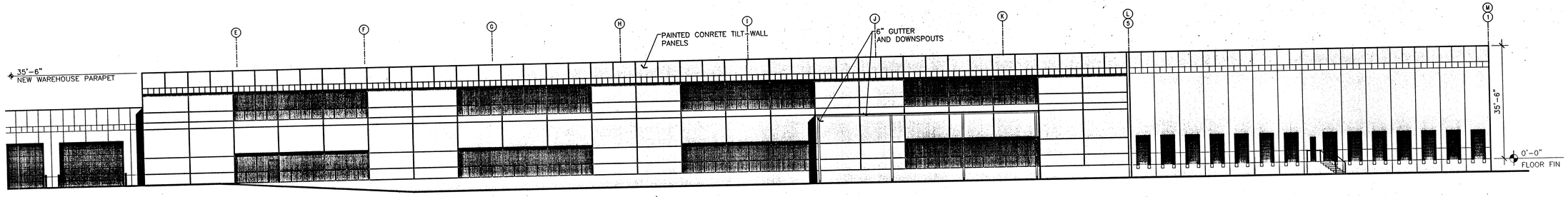

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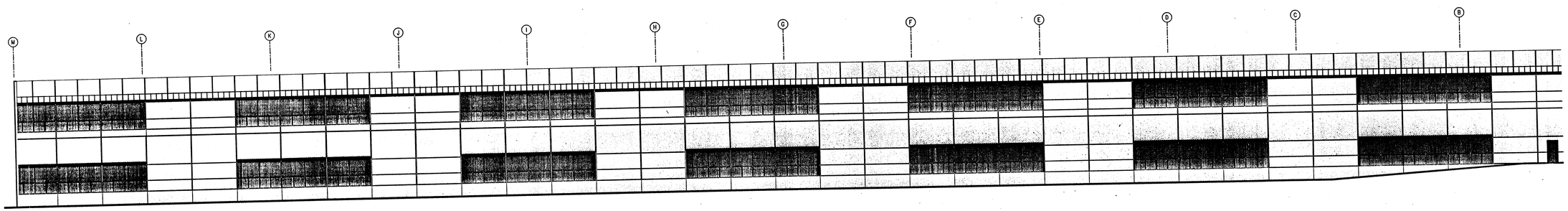

EAST ELEVATION
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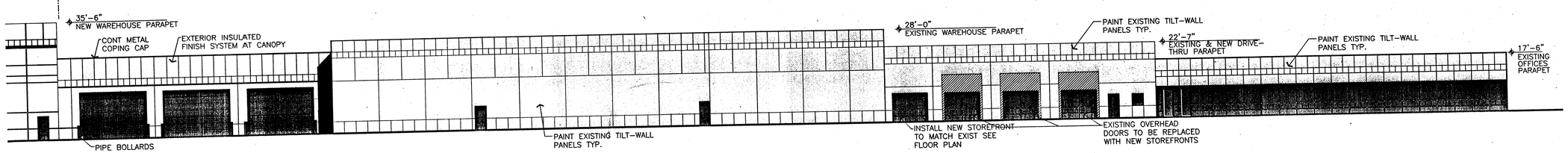
Sheet 6 of 6



EAST ELEVATION
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