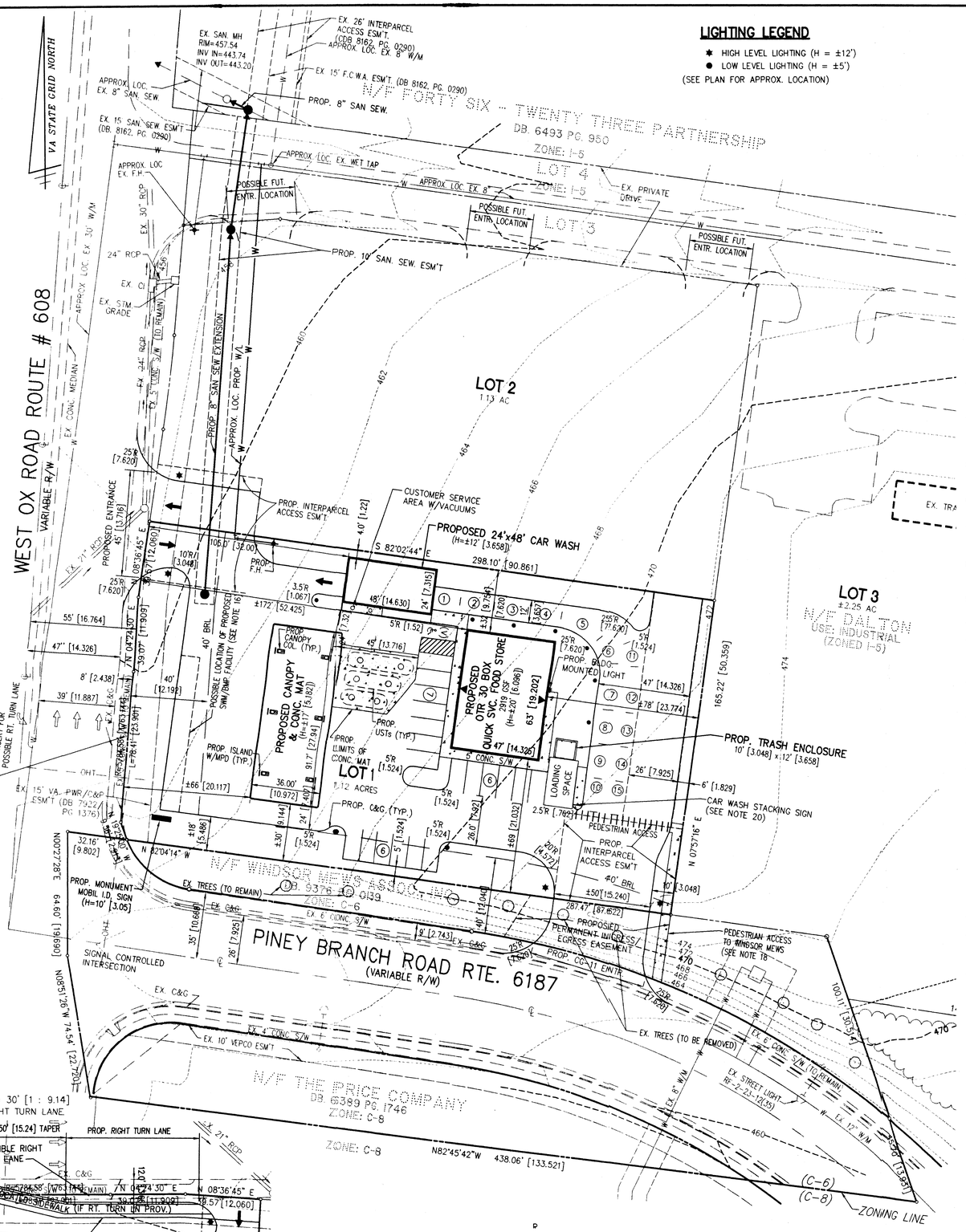
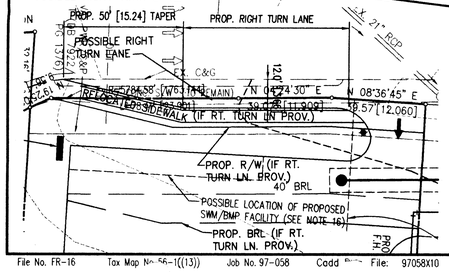




LIGHTING LEGEND

- ✱ HIGH LEVEL LIGHTING (H = ±12')
- ● LOW LEVEL LIGHTING (H = ±5')

(SEE PLAN FOR APPROX. LOCATION)

GRAPHIC SCALE

30' [9.14] 0 15' [4.57] 30' [9.14] 60' [18.28] 120' [36.57]

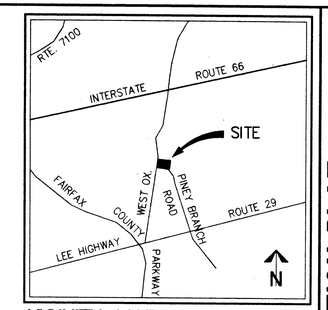
(IN FEET)
1 inch = 30 ft. [9.14]

METRIC NOTE: METRIC MEASURE EQUIVALENTS ARE SHOWN IN BRACKETS AND UNLESS OTHERWISE NOTED ARE EXPRESSED IN METERS

GENERAL NOTES

1. THIS PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 56-1 ((13)) LOT 1 AND IS CURRENTLY ZONED I-5 WITH WS OVERLAY AND 56-1 ((16)) PART OF PARCEL B-1 AND IS CURRENTLY ZONE C-6 WITH WS OVERLAY
2. OWNER: LOT 1
   MOBIL OIL CORPORATION
   3225 GALLOWS ROAD
   FAIRFAX, VA. 22037

   PARCEL B-1
   WINDSOR MEWS ASSOCIATION
   C/O PRICE C & P & K GR11
   P.O. BOX 85466
   SAN DIEGO, CA 92186
3. APPLICANT/ DEVELOPER: MOBIL OIL CORPORATION
   10617 BRADDOCK ROAD
   FAIRFAX, VA. 22032
4. PROPOSED USE:
   LOT 1: AND PARCEL B-1 (PART)
   SERVICE STATION WITH QUICK SERVICE FOOD STORE AND CAR WASH
5. PROPOSED ZONING:
   LOT 1: C-8
   PARCEL B-1 (PART) : C-6 (NO CHANGE)
6. SITE AREA: LOT 1 – 48,849 SF/1.12 AC
   PARCEL B-1 (PART) : 12,045 SF / 0.28 AC.
7. THE PLAT MAY NOT SHOW ALL COVENANTS, RESTRICTIONS, EASEMENTS OR DEDICATIONS WHICH MY APPEAR IN THE CHAIN OF TITLE. NO TITLE REPORT FURNISHED.
8. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON EXISTING SURVEYS, PLANS AND OTHER INFORMATION OF RECORD AND IS NOT FIELD VERIFIED.
9. THE LOCATION OF EXISTING UTILITIES ARE TAKEN FROM EXISTING PLANS AND RECORDS AND ARE NOT FIELD VERIFIED.
10. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
11. BASED ON AVAILABLE MAPS AND RECORDS, THERE IS NO FLOOD PLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE PROPEERTY THAT IS THE SUBJECT OF THIS APPLICATION.
12. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN ON THE PLAT.
13. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION.
14. BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THIS PROPERTY.
15. THIS PLAN IS CONCEPTUAL AND IS INTENIDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING; AND, MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED AND ARE TO BE EXPECTED AS PART OF THE SITE PLAN APPROVAL PROCESS.
16. STORMWATER MANAGEMENT FOR LOT 1 IS EXPECTED TO BE ADDRESSED BY UNDERGROUND STORAGE AND / OR INFILTRATION. WATER QUALITY (BMP'S) FOR LOT 1 IS EXPECTED TO BE ADDRESSED BY THE USE OF SANDFILTERS, INFILTRATION OR OTHER METHODS AS PERMITTED BY THE PFM. LOCATION, SIZE AND TYPE OF SWM/BMP FACILITY SHALL BE DETERMINED AT TIME OF FINAL SITE PLAN.
17. ALL PARKING SPACES ARE 8.5'x18'
18. PEDESTRIAN ACCESS TO WINDSOR MEWS IS SUBJECT TO ADJUSTMENT AT TIME OF FINAL SITE PLAN BASED ON FIELD CONDITIONS.
19. NOTES RELATING TO PARCEL B-1.
   A. NO BUILDINGS ARE PROPOSED WITH THIS APPLICATION; AND, AS A RESULT, NO ANGLE OF BULK PLANE (ABP) DETAILS ARE REQUIRED.
   B. STORMWATER MANAGEMENT AND WATER QUALITY REQUIREMENTS FOR THIS PROPERTY HAVE BEEN PROVIDED WITH PLAN #6552-SP-03 AND ARE PRESENTLY EXISTING.
   C. NO PARKING SPACES ARE REQUIRED FOR THIS USE. (DRIVEWAY ACCESS ONLY).
   D. IT IS NOT EXPECTED THAT THE PROPOSED USE (DRIVEWAY ACCESS) WILL HAVE AN ADVERSE EFFECT ON ANY ADJACENT PROPERTY.
   E. THERE ARE NO EXISTING BUILDINGS ON THIS PROPERTY.
   F. THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS USE.
   G. THERE ARE NO PUBLIC IMPROVEMENTS REQUIRED BY THIS USE. CONSTRUCTION IS EXPECTED TO COMMENCE UPON APPROVAL OF THE SITE PLAN AND THE COMPLETION OF THE BONDING AND PERMITTING PROCESS.
20. CAR WASH STACKING SIGN IS PROVIDED TO PRECLUDE STACKING OF VEHICLES OUT OF THE DESIGNATED STACKING AREA. SIGN SHALL STATE: "CAR WASH FULL – NO WAITING BEYOND THIS POINT."



VICINITY MAP

SCALE: 1"=2000' [1 : 24,000]

ZONING AND SITE TABULATIONS

1. SITE AREA ± 48,849 SF / 1.12 AC.
2. EXISTING USE VACANT
3. PROPOSED USE: LOT 1 – SERVICE STATION WITH QUICK SERVICE FOOD STORE AND CAR WASH
4. PROPOSED BUILDING AREA LOT 1: ± 3,980 GSF
5. PROPOSED ZONING: LOT 1: C-8

ORDINANCE DATA	REQUIRED	PROVIDED
LOT 1 (PROPOSED C-8)		
MIN. LOT WIDTH	200 FT.	±168 FT.
MIN. LOT AREA	40,000 SF	±48,849 SF
SETBACKS:		
FRONT	45° ABP (40' MIN.)	±113 FT.
SIDE	NONE	±4 FT.
REAR	20'	±67 FT.
MAX. FAR	0.50	±0.08
MAX. BLDG. HGT.	40'	±20'
OPEN SPACE	15%	±11,000 SF (±22%)
TREE COVER	10% OF NET SITE AREA	±5,700 SF (±12%)
PARKING		
QSFS: 6.5 SPCS./1000 GSF X 2919 GSF		19
CAR WASH: 1 SPC./EMPLY. X 1 EMPLY.		1/20 — 20, INCL 1 HDCP (VAN)
CAR WASH STACIKING		10 — 15

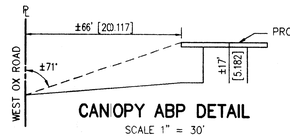
PARCEL B-1 (PART) (EXISTING C-6 – NO CHANGE)

1. SITE (APPLICATION) AREA - ± 12,045 SF OR 0.28 ACRES (ORIGINAL AREA OF PARCEL C - ± 56,284 SF OR 1.29 ACRES)
2. EXISTING USE - VACANT / RESIDENTIAL OPEN SPACE
3. PROPOSED USE - INGRESS-EGRESS / PUBLIC ACCESS TO ADJACENT PROPERTIES
4. PROPOSED BUILDING: AREA - NONE

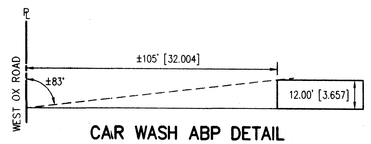
ORDINANCE DATA	REQUIRED	PROVIDED
5. LOT WIDTH	100 FT	+/- 21 FT
6. MIN. LOT AREA	20,000 SF	+/- 12,045 SF
7. SETBACKS		
FRONT	45 ABP (40' MIN.)	N/A*
SIDE	NONE	N/A*
REAR	NONE	N/A*
8. MAX. PERMITTED FAIR	0.50	N/A*
9. MAX. BUILDING HEIGHT	75'	N/A*
10. OPEN SPACE	15%	
11. TREE COVER	10% OF NET SITE AREA	10%

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	ADD INGRESS / EGRESS ESM'T	2-11-98			
2	REV. PER CLIENT - ADD LOT 2	5-7-98			
&	DELETE PARCEL B-1				
3	REV. PER CLIENT	10-14-98			
4	CO. COMMENTS	2-22-99			
5	CO. COMMENTS	3-24-99			
6	REV. CAR WASH SIZE	3-29-99			
7	CO. COMMENTS	5-7-99			

Application No: R2-87-S-002-2 Staff 45
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/5/99
Date of (BOS) (PC) approval 7/12/99
Sheet (of 4



CANOPY ABP DETAIL
SCALE 1" = 30'



CAR WASH ABP DETAIL
SCALE 1" = 30'

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAY 14 1999
ZONING EVALUATION DIVISION

GENERALIZED DEVELOPMENT PLAN / PROFERRED CONDITION AMENDMENT / SPECIAL EXCEPTION PLAT

MOBIL SERVICE STATION #16-B2W

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

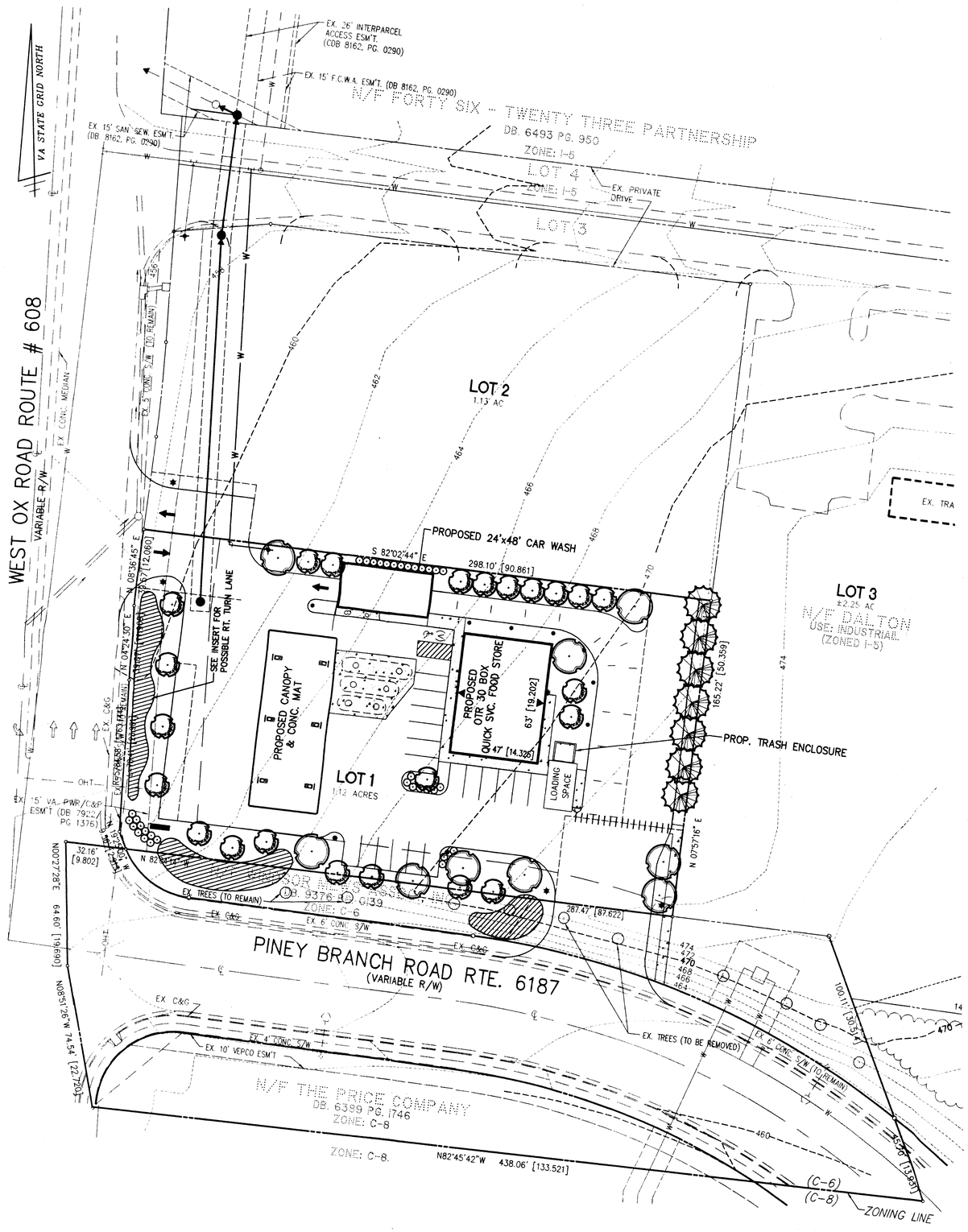
WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1801

SCALE: 1" = 30' [1 : 9.14] DATE: 1-9-98 DRAWN: GSK/KJC

COMMONWEALTH OF VIRGINIA CHARLES F. DAHLAP No. 13098 1-9-98 LAND SURVEYOR

SHEET: 1 OF 4

File No. FR-16 Tax Map No. 56-1((13)) Job No. 97-058 Cadd File: 97058X10 Xref: NONE

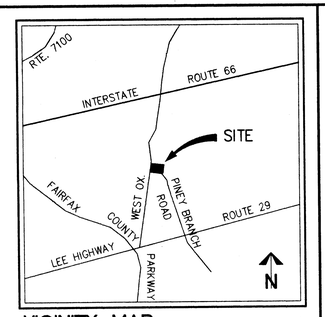


GRAPHIC SCALE

30' [9.14] 0 15' [4.57] 30' [9.14] 60' [18.28] 120' [36.57]

(IN FEET)
1 inch = 30 ft. [9.14]

METRIC NOTE: METRIC MEASURE EQUIVALENTS ARE SHOWN IN BRACKETS AND UNLESS OTHERWISE NOTED ARE EXPRESSED IN METERS



VICINITY MAP SCALE: 1"=2000' [1 : 609.60]

PROPOSED LANDSCAPE LEGEND

	NON-FLOWERING	FLOWERING	SQ FT.	MIN. HT. @ TIME OF PLANTING
SMALL DECIDUOUS TREE			125 S.F.	6'-8'
LARGE DECIDUOUS TREE			250 S.F.	8'-10'
LARGE EVERGREEN TREE			200 S.F.	6'-8'
SHRUB			N/A	18"
PLANTING BED*			N/A	N/A

* PLANTING BEDS TO CONSIST OF PERENNIAL FLOWERS AND SEASONABLY ADJUSTED MIXTURES OF ANNUAL FLOWERS. PERENNIAL FLOWERS MAY CONSIST OF BULBS, GRASSES, ETC.; AND, ANNUAL FLOWERS MAY CONSIST OF PANSIES, IMPATIENS, ETC. SHRUBS MAY BE INCLUDED; AND IF SO PROVIDED, THEY SHALL BE A MINIMUM OF 18" HIGH AT TIME OF PLANTING. ALL BED PLANTING IS AT DESECRATION OF THE OWNER.

TREE COVER CALCULATIONS

(LOT 1)

GROSS SITE AREA	± 48,849 S.F.
LESS BLDG. FOOTPRINT	- ± 4,113 S.F.
NET SITE AREA	± 44,736 S.F.
REQUIRED TREE COVER (10%)	± 4,474 S.F.
PROPOSED PLANTING	± 5,700 S.F.

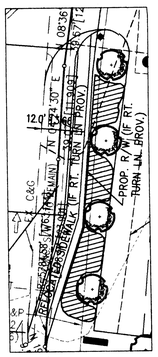
PARCEL B-1 (PART)

1. SITE (APPLICATION) AREA - ± 12,045 SF OR 0.28 ACRES (ORIGINAL AREA OF PARCEL C - ± 56,284 SF OR 1.29 ACRES)
2. EXISTING USE - VACANT / RESIDENTIAL OPEN SPACE
3. PROPOSED USE - INGRESS-EGRESS / PUBLIC ACCESS TO ADJACENT PROPERTIES
4. PROPOSED BUILDING AREA - NONE

ORDINANCE DATA	REQUIRED	PROVIDED
5. LOT WIDTH	100 FT	+/- 21 FT
6. MIN LOT AREA	20,000 SF	+/- 12,045 SF
7. SETBACKS		
FRONT	45 ABP (40' MIN.)	N/A*
SIDE	NONE	N/A*
REAR	NONE	N/A*
8. MAX PERMITTED FAR	0.50	N/A*
9. MAX. BUILDING HEIGHT	75'	N/A*
10. OPEN SPACE	15%	
11. TREE COVER	10% OF NET SITE AREA	10%

LANDSCAPING SHOWN IS CONCEPTUAL ONLY. A LANDSCAPE PLAN WILL BE PROVIDE AT THE TIME OF FINAL SITE PLAN AND WILL PROVIDED FOR LANDSCAPING FEATURES AND MATERIAL CONSISTENT WITH THE GOALS OF FAIRFAX CENTER AREA. THESE MAY INCLUDE, BUT MAY NOT BE LIMITED TO, LANDSCAPING ALONG WEST OX ROAD, THE SITE PERIMETER AND THE INTERIOR PARKING LOT. FINAL PLACEMENT OF LANDSCAPE MATERIAL & FEATURES WILL BE SUBJECT TO EXISTING EASEMENTS, SAFETY AND OTHER ENGINEERING CONSIDERATIONS.

INSERT



SCALE : 1" = 30' [1 : 9.14]

PLANTING BED LOCATION IN THE EVENT OF RIGHT TURN LANE CONSTUCTION

NO.	DESCRIPTION	DATE	REV. BY
1	ADD INGRESS / EGRESS ESM'T	2-11-98	
2	REV. PER CLIENT-ADD LOT 2 & DELETE PARCEL B-1	5-7-98	
3	REV. PER CLIENT	10-14-98	
4	CO. COMMENTS	2-22-99	
5	CO. COMMENTS	3-24-99	
6	CO. COMMENTS	4-29-99	
7	REV. CAR WASH SIZE	5-7-99	

Application No. 22-87-S-023-2 Staff LS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (COP) (FDP)
SEE PROFFERS DATED 5-5-87
Date of (BOS) (PC) approval 7-10-87
Sheet 2 of 4

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-5001

DRAWN: GSK/KJC
DATE: 1-9-98
SCALE: 1" = 30' [1 : 9.14]

COMMONWEALTH OF VIRGINIA CHARLES F. LUNAU III No. 13086 1948 LAND SURVEYOR

LANDSCAPE EXHIBIT

MOBIL SERVICE STATION #16-B2W

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET: 2 OF 4

97058EX9.DWG 5-7-99 11:57:05 am EST

File No. FR-16 Tax Map No. 55-1((13)) Job No. 97-058 Cadd File: 97058EX9 Xref: 97058X10

GRAPHIC SCALE

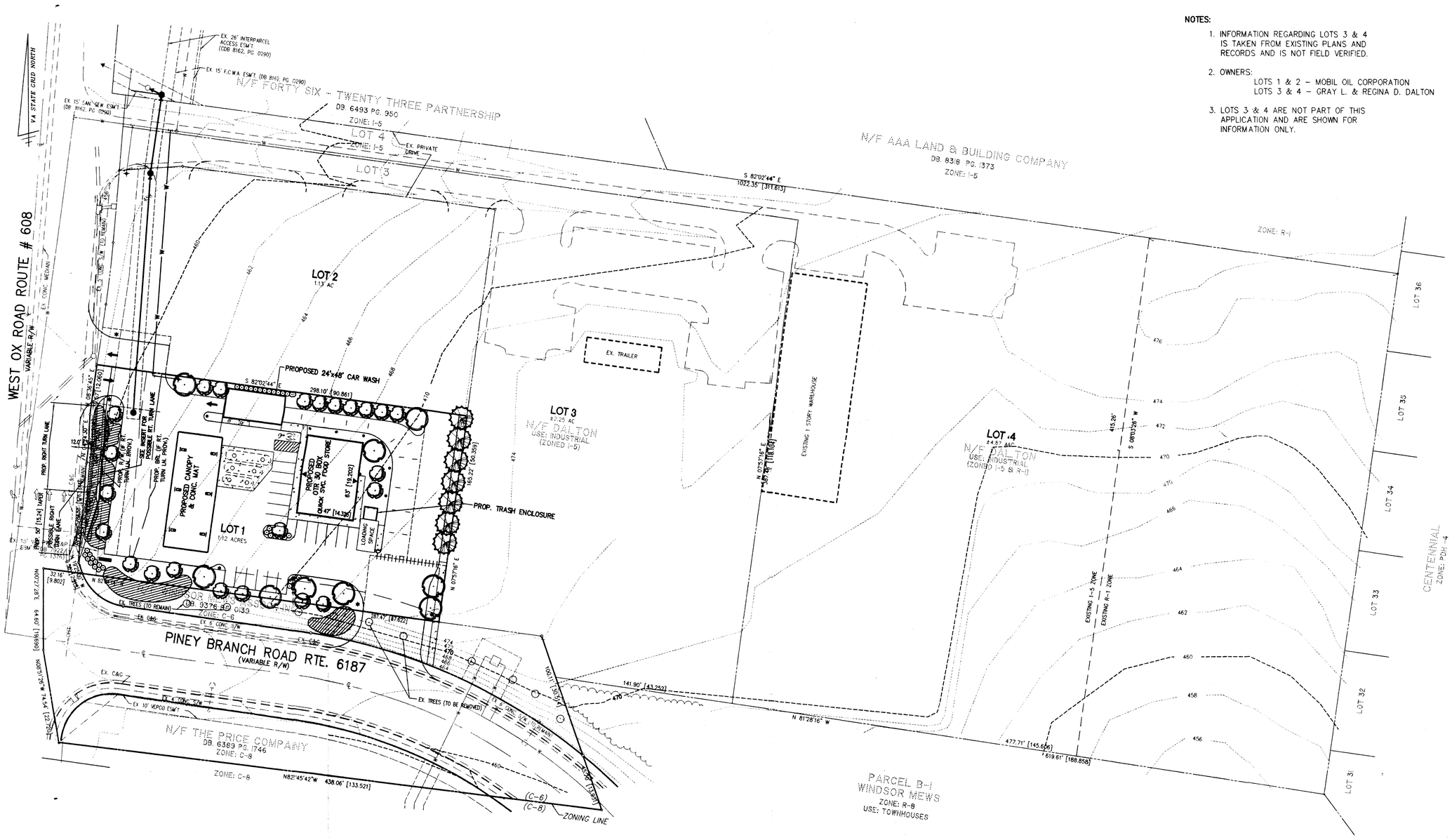
40 [12.19] 0 20 [6.09] 40 [12.19] 80 [24.38] 160 [48.76]

(IN FEET)
1 INCH = 40' [12.19]

METRIC NOTE: METRIC MEASURE EQUIVALENTS ARE SHOWN IN BRACKETS AND UNLESS OTHERWISE NOTED ARE EXPRESSED IN METERS

NOTES:

1. INFORMATION REGARDING LOTS 3 & 4 IS TAKEN FROM EXISTING PLANS AND RECORDS AND IS NOT FIELD VERIFIED.
2. OWNERS:
   LOTS 1 & 2 – MOBIL OIL CORPORATION
   LOTS 3 & 4 – GRAY L. & REGINA D. DALTON
3. LOTS 3 & 4 ARE NOT PART OF THIS APPLICATION AND ARE SHOWN FOR INFORMATION ONLY.



THIS EXHIBIT IS FOR INFORMATION ONLY

Application No. R2-87-5-023-2 Staff LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5/5/99
Date of (BOS) (PC) approval 7/12/99
Sheet 3 of 4

COMPOSITE PROPERTY EXHIBIT

MOBIL SERVICE STATION #16-B2W

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISIONS

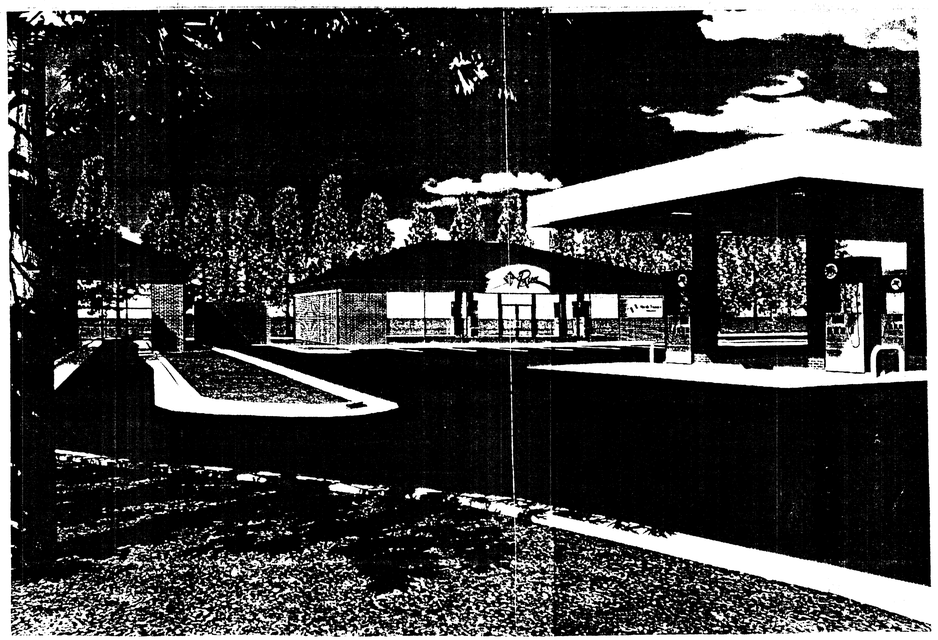
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	ADD INGRESS / EGRESS ESM'T.	2-11-98			
2	REV. PER CLIENT-ADD LOT 2 & DELETE PARCEL B-1	5-7-98			
3	REV. PER CLIENT	10-14-98			
4	CO. COMMENTS	2-22-99			
5	CO. COMMENTS	2-24-99			
7	REV. CAR WASH SIZE	5-7-99			
6	CO. COMMENTS	3-29-99			

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

SCALE: 1" = 40' [1 : 12.19] DATE: 1-9-98 DRAWN: TT

COMMONWEALTH OF VIRGINIA
CHARLES F. DUNLAP
No. 1309B
19-98
LAND SURVEYOR

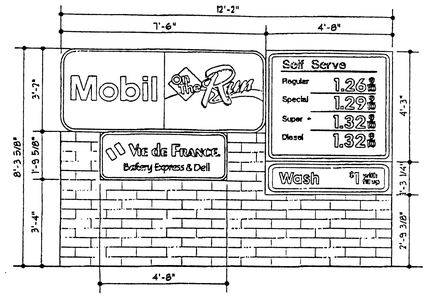
File No. FR-16 Tax Map No. 66-1((13)) Job No. 97-058 Cadd File: 97058EX9 Xref: 97058X10 SHEET: 3 OF 4



Mobil

On the Run

WD A&E
Wolfgang Dowrschilg Architects & Engineers Limited, Inc.
850 Michigan Avenue
Fax: 614.221.2484
Columbus, Ohio 43215
Tel: 614.221.0840



TYPICAL FREE STANDING MONUMENT SIGN
SCALE: 3/8" = 1'-0"

SIGNAGE TABULATION

SIGN TYPE	QUANTITY	SQUARE FOOTAGE	TOTAL AREA
MOBIL / OTR SIGNAGE	1	23.80 S.F.	23.80 S.F.
JOINT VENTURE SIGNAGE	1	8.50 S.F.	8.50 S.F.
CAR WASH SIGNAGE	1	5.90 S.F.	5.90 S.F.
			38.20 S.F.

Mobil Oil Corporation

WD A&E
Wolfgang Dowrschilg Architects & Engineers Limited, Inc.

On the Run

Application No. 82-S-023-2 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 5/5/99
SEE PROFFERS DATED
Date of (BOS) (PC) approval
Sheet 4 of

SIGN AND BUILDING EXHIBITS

MOBIL SERVICE STATION #16-B2W

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISIONS

NO.	DESCRIPTION	DATE	REV BY	APPR
6	CO. COMMENTS	2-26-99		

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1501

DATE: 3-29-99
DRAWN: TT
SCALE: 1" = 40' [1 : 12.19]

COMMONWEALTH OF VIRGINIA
CHARLES F. DUNLAP
No. 13098
3-29-99
LAND SURVEYOR