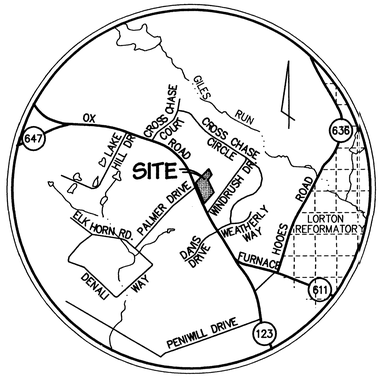
PROFFER CONDITION AMENDMENT/ SPECIAL EXCEPTION PLAT

MOBIL STATION
VILLAGE CENTER AT ROUTE 123

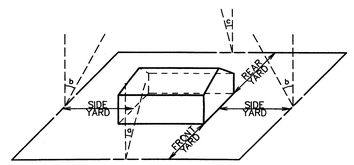
STATION NO. 16-TAJ

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
SCALE = 1:24,000

MINIMUM REQUIRED YARD FOR BUILDING WITH 3.66m [12'] HEIGHT



FRONT YARD : ∠ 16° FA WITH A BUILDING HEIGHT OF 3.66m [12'] , THE FRONT YARD = 6.10m [20'] BUT NOT LESS THAN 12.19m [40']

SIDE YARD : ∠ 16° SA WITH A BUILDING HEIGHT OF 3.66m [12'], THE SIDE YARD = 0 BUT NOT LESS THAN 0

REAR YARD : ∠ 16° RA WITH A BUILDING HEIGHT OF 3.66m [12'], THE REAR YARD = 6.10m [20'] BUT NOT LESS THAN 6.10m [20']

SITE TABULATIONS

AREA OF PROFFER CONDITION AMENDMENT = 88,666.62 sqm [954,400ø (21.91 Ac)]

AREA OF SPECIAL EXCEPTION = 4,649.92 sqm [50,051ø (1.15 Ac)]

	C-6 REQUIRED	PROVIDED
MINIMUM LOT SIZE	3,716sqm [40,000ø]	4,650sqm [50,051ø]
MINIMUM LOT WIDTH	60.96m [200']	77.20m± [253.28']
MAXIMUM BUILDING HEIGHT	12.19m [40']	6.1m± [20']
MAXIMUM CANOPY HEIGHT	N/A	5.18m± [17']
FRONT SETBACK	12.19m[40'], 45', AOBP	20.64m± [67.72]
REAR SETBACK	6.10m [20']	N/A
SIDE SETBACK	N/A	N/A
OPEN SPACE	15%	46.3% or 2,151.00sqm ± [23,153ø ±]
RIGHT-OF-WAY DEDICATION	N/A	N/A
MAXIMUM DENSITY	1,858.06sqm [20,000ø]	283.82sqm ± [3,055ø]
MAXIMUM F.A.R.	0.40	0.061±
PARKING TABULATION 4 SPACES PER 1000 GFA	13 SPACES	18
LOADING SPACES	0	0

GENERAL NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP # 106-2 ((1)) 9.. THE PARCEL IS CURRENTLY ZONED C-6 (RZ 89-V-059).
2. NO TITLE REPORT FURNISHED.
3. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE OWNERSHIP OF ZP No. 51, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, DEED BOOK 10357 AT PAGE 745.
4. BOUNDARY INFORMATION TAKEN FROM A BOUNDARY SURVEY BY DEWBERRY & DAVIS.
5. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY DEWBERRY & DAVIS. CONTOUR INTERVAL EQUALS 0.5 METERS (1.64').
6. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN THE PROPOSED DEVELOPMENT WILL PROVIDE COMMERCIAL DEVELOPMENT.
7. THERE ARE NO DENSITY REDUCTIONS REQUIRED BY ZONING ORDINANCE ARTICLE 2-308.2 AND 4.
8. THERE ARE NO 100-YEAR FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPAs) LOCATED ON THE SITE.
9. PROPOSED PUBLIC IMPROVEMENTS:
   a) WATER SERVICE TO BE PROVIDED FROM A PROPOSED 300mm MAIN TO BE CONSTRUCTED BY SITE PLAN 8036-SP-01.
   b) SANITARY SERVICE TO BE PROVIDED BY A PROPOSED 200mm SANITARY SEWER TO BE CONSTRUCTED BY SITE PLAN 8036-SP-01.
10. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL.
11. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES FOR PRESERVATION. SPECIAL AMENITIES ARE NOT PROPOSED WITHIN THIS DEVELOPMENT.
12. THE DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
13. THE PROPOSED DEVELOPMENT WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT AS NOTED IN NOTE #19.
14. MINOR DEVIATIONS MAY RESULT FROM FINAL ENGINEERING SUCH AS THE LOCATION OF UTILITIES AND THE LIMITS OF CLEARING AND GRADING.
15. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED FOR THIS USE IN THE PROPOSED SHOPPING CENTER (SITE PLAN 8036-SP-01).
16. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
17. LANDSCAPING WILL BE PROVIDED IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING SHOWN HEREON SUBJECT TO FINAL ENGINEERING AND DESIGN. THE LANDSCAPING SHOWN ON SHEET 2 AS EXISTING IS BEING PROVIDED WITH THE SHOPPING CENTER SITE PLAN 8036-SP-01.
18. TRAILS REQUIRED PER THE COMPREHENSIVE PLAN ARE BEING PROVIDED BY SITE PLAN 8036-SP-01.
19. THE FOLLOWING WAIVERS ARE HEREBY REQUESTED:
    - A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ADJACENT TO THE AREAS ZONED R-1.
    - A WAIVER OF THE REQUIREMENT TO SUBMIT AN EXISTING VEGETATION MAP.
20. THE TEMPORARY CONSTRUCTION EASEMENT SHALL TERMINATE UPON COMPLETION OF VDOT ROAD IMPROVEMENT PLAN FOR OX ROAD, ROUTE 123.
21. MOTOR VEHICLE FUEL PRICE SIGNS WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE AND ARTICLE 4, CHAPTER 10 OF THE COUNTY CODE.

Application No. PCA 89-V-059 Staff MAYLAND
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/27/01
Date of (BOS) (PC) approval 2/15/01 5/21/01
Sheet 1 of 6

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
1-30-01
PROFESSIONAL ENGINEER

RECEIVED
DEPARTMENT OF PLANNING & ZONING
MAR 8 2001
ZONING EVALUATION DIVISION

DEVELOPER

TOSCO CORPORATION
10617 BRADDOCK ROAD
FAIRFAX, VA 22032-2200

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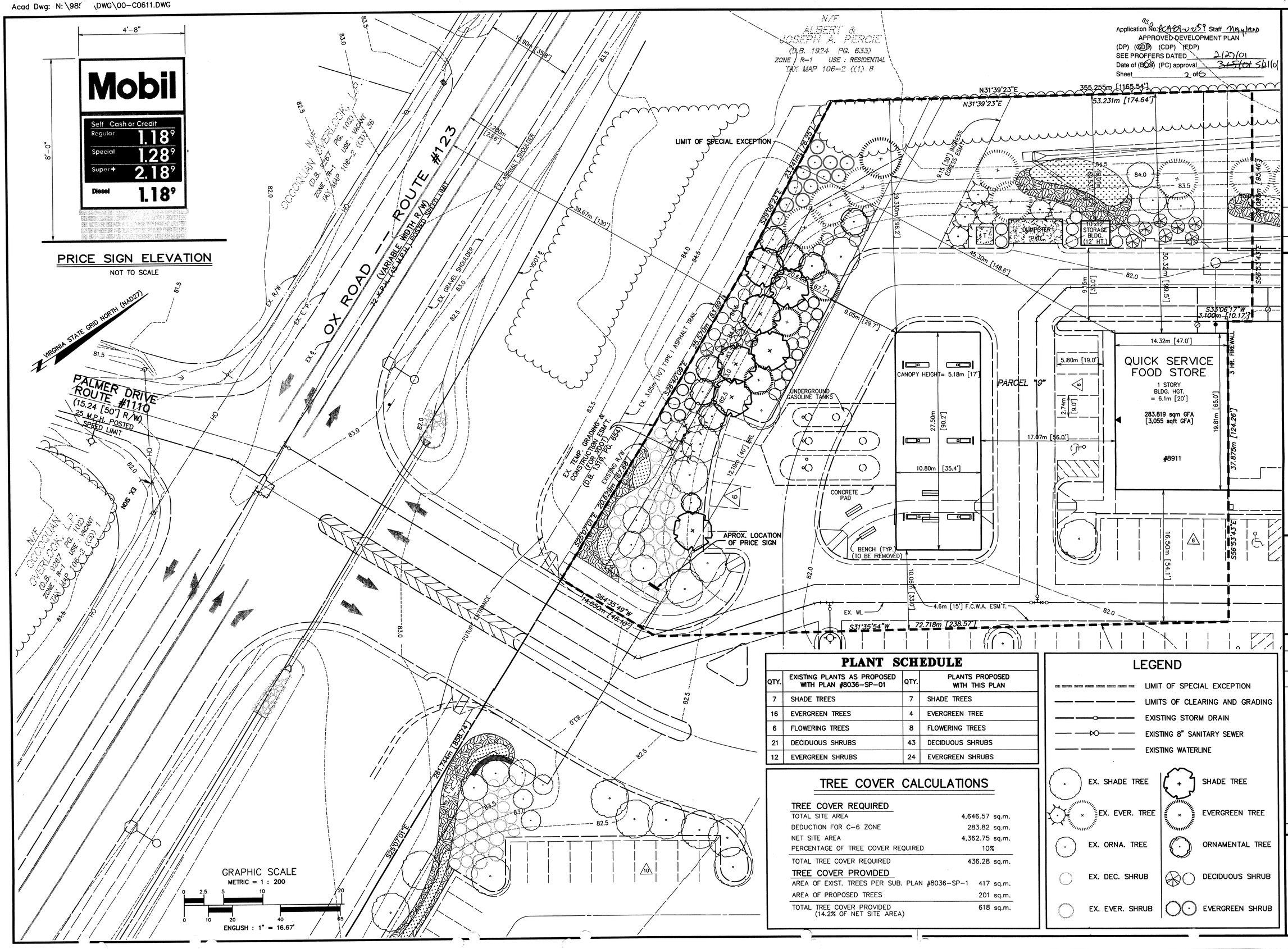
4. & 5. ARCHITECTURAL ELEVATIONS
6. APPROVED GDP

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

DATE : JANUARY 13, 2000
REVISED : APRIL 19, 2000
AUGUST 22, 2000
OCTOBER 5, 2000
NOVEMBER 2, 2000
DECEMBER 8, 2000
JANUARY 30, 2001

JOB # 98-571
FILE # 98-571-201

Application No: 8089-V-59 Staff MAYLAND
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP)
SEE PROFFERS DATED 2/22/01
Date of (BOS) (PC) approval 3/5/01 5/21/01
Sheet 2 of 6



PLANT SCHEDULE

QTY.	EXISTING PLANTS AS PROPOSED WITH PLAN #8036-SP-01	QTY.	PLANTS PROPOSED WITH THIS PLAN
7	SHADE TREES	7	SHADE TREES
16	EVERGREEN TREES	4	EVERGREEN TREE
6	FLOWERING TREES	8	FLOWERING TREES
21	DECIDUOUS SHRUBS	43	DECIDUOUS SHRUBS
12	EVERGREEN SHRUBS	24	EVERGREEN SHRUBS

TREE COVER CALCULATIONS

TREE COVER REQUIRED	
TOTAL SITE AREA	4,646.57 sq.m.
DEDUCTION FOR C-6 ZONE	283.82 sq.m.
NET SITE AREA	4,362.75 sq.m.
PERCENTAGE OF TREE COVER REQUIRED	10%
TOTAL TREE COVER REQUIRED	436.28 sq.m.
TREE COVER PROVIDED	
AREA OF EXIST. TREES PER SUB. PLAN #8036-SP-1	417 sq.m.
AREA OF PROPOSED TREES	201 sq.m.
TOTAL TREE COVER PROVIDED (14.2% OF NET SITE AREA)	618 sq.m.

LEGEND

- LIMIT OF SPECIAL EXCEPTION
- LIMITS OF CLEARING AND GRADING
- EXISTING STORM DRAIN
- EXISTING 8" SANITARY SEWER
- EXISTING WATERLINE
- EX. SHADE TREE
- SHADE TREE
- EX. EVER. TREE
- EVERGREEN TREE
- EX. ORNA. TREE
- ORNAMENTAL TREE
- EX. DEC. SHRUB
- DECIDUOUS SHRUB
- EX. EVER. SHRUB
- EVERGREEN SHRUB

NO.	DATE	REVISION	DRAWN BY	APPROV.	DATE
1	1-30-01	NEW SIGN DETAIL	KJV		

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
FAX (703)273-8595
SA-1819 FIRM REG. NO.
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SPECIAL EXCEPTION PLAT
VILLAGE CENTER AT ROUTE 123
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

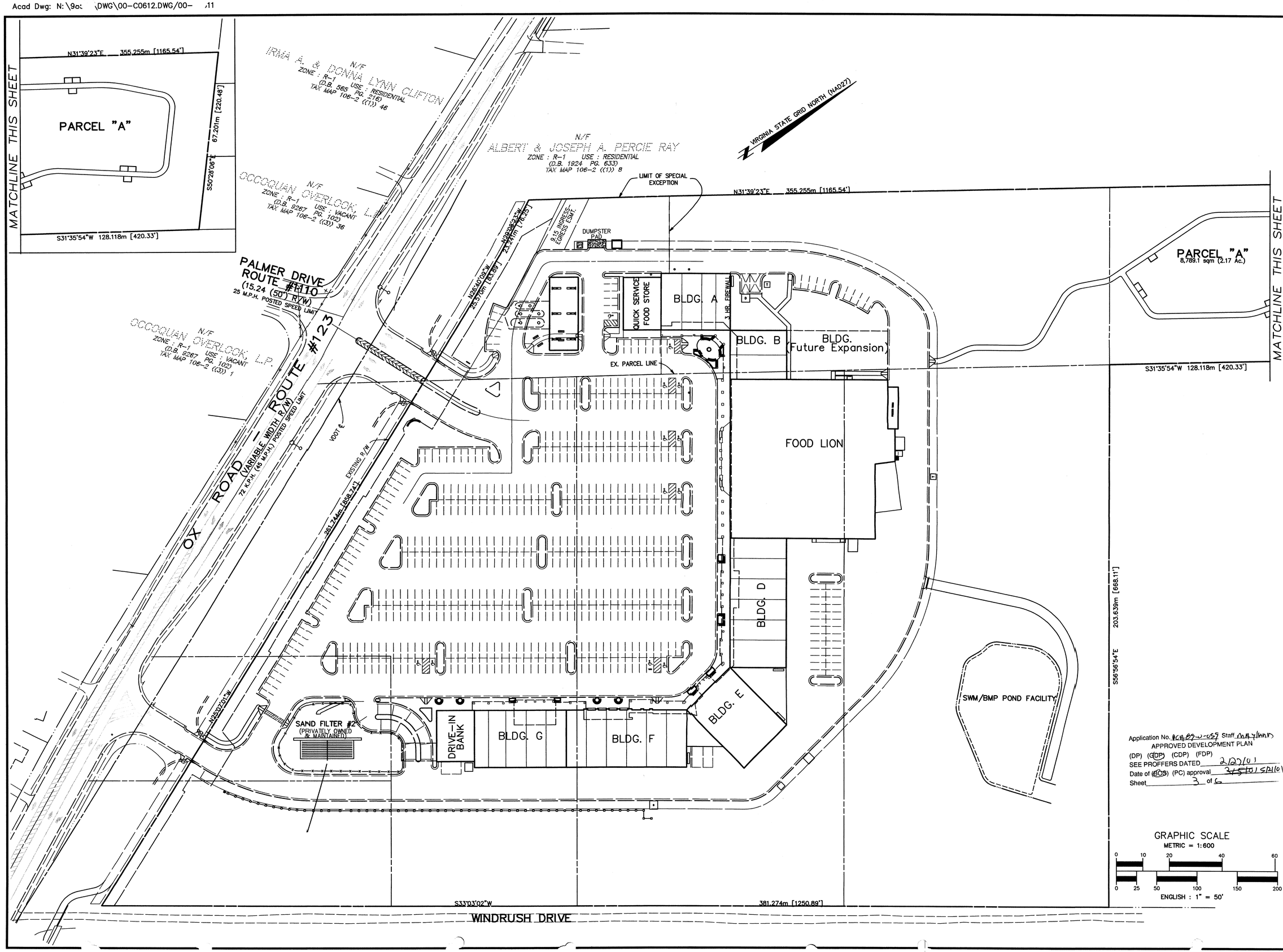
COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
1-30-01
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW	APPROV.	DATE
	REVISIONS	BY		

DESIGN	DRAFT KJV	DATE NOV. 1999	SCALE HORIZ: 1" = 200 VERT: ---
ENG	APPROVED PBJ		

SHEET 2 OF 6

FILE NO. 98-571-202



Application No. PCA89-W-059 Staff MAYhnn
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/27/01
Date of (BOS) (PC) approval 3/5/01 5/21/01
Sheet 3 of 6

NO.	DATE	REVISION PRIOR TO APPROVAL

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595
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SITE PLAN LAYOUT

VILLAGE CENTER AT ROUTE 123

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
11-13-00
PROFESSIONAL ENGINEER

DESCRIPTION	REVIEW BY	APPRVD.	DATE

REVISIONS

DESIGN ENG | DRAFT KJV | APPROVED PBJ | DATE NOV. 1999 | SCALE HORIZ: 1 : 600 VERT: ---

SHEET 3 OF 6

FILE NO. 98-571-203

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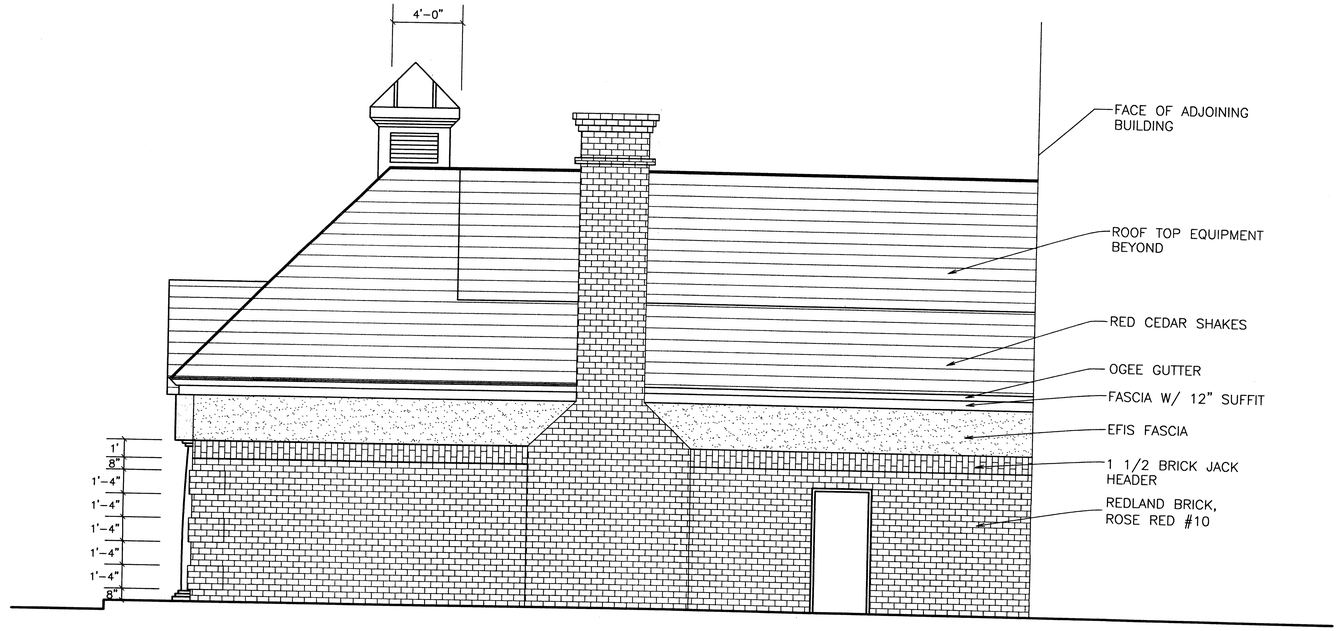
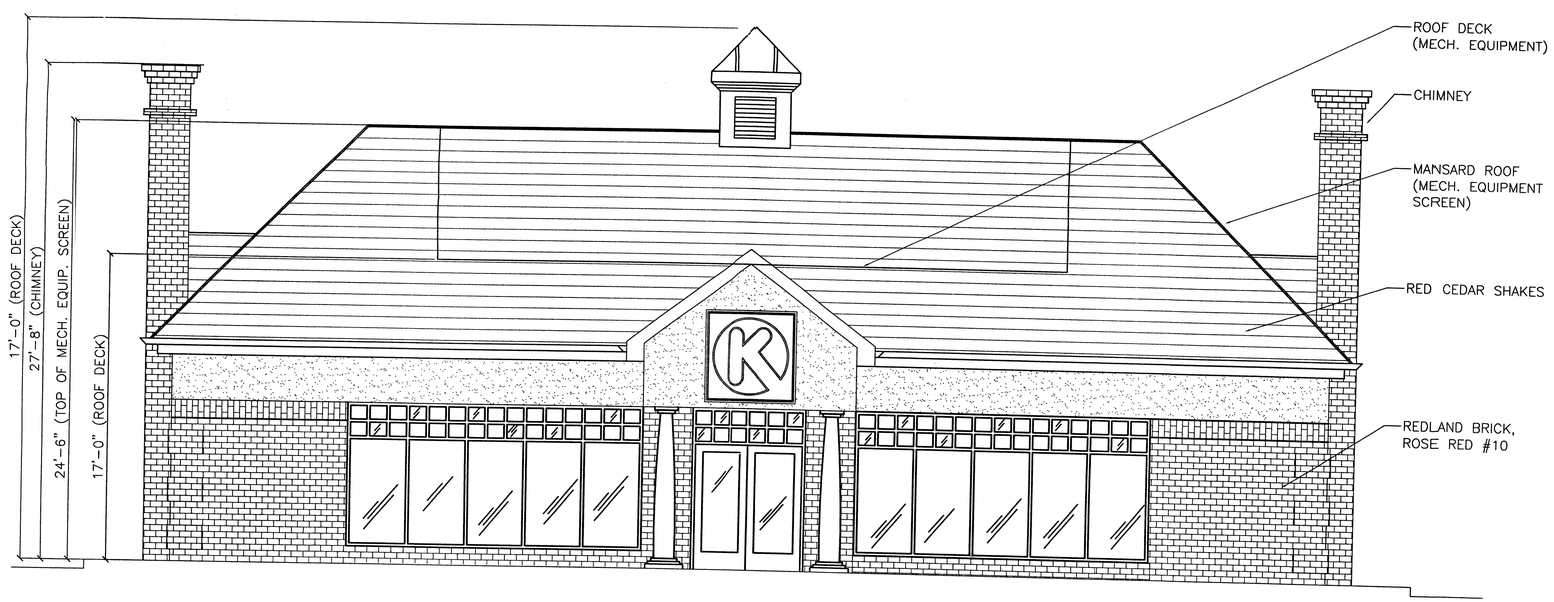




MOBIL CIRCLE K ELEVATION
VILLAGE CENTER AT ROUTE 123
TOSCO STATION NO. 16-TAJ/2782165
LORTON, VA

0 2 4 6 8 10
SCALE IN FEET

Application No. PCA 85-0-059 Staff MAY/ANN
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/27/01
Date of (BOS) (PC) approval ~~3/5/01~~ 5/21/01
Sheet 4 of 6

NO.	DATE	REVISION PRIOR TO APPROVAL

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-6595

ARCHITECTURAL ELEVATIONS
VILLAGE CENTER AT ROUTE 123
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
12.8.00
PROFESSIONAL ENGINEER

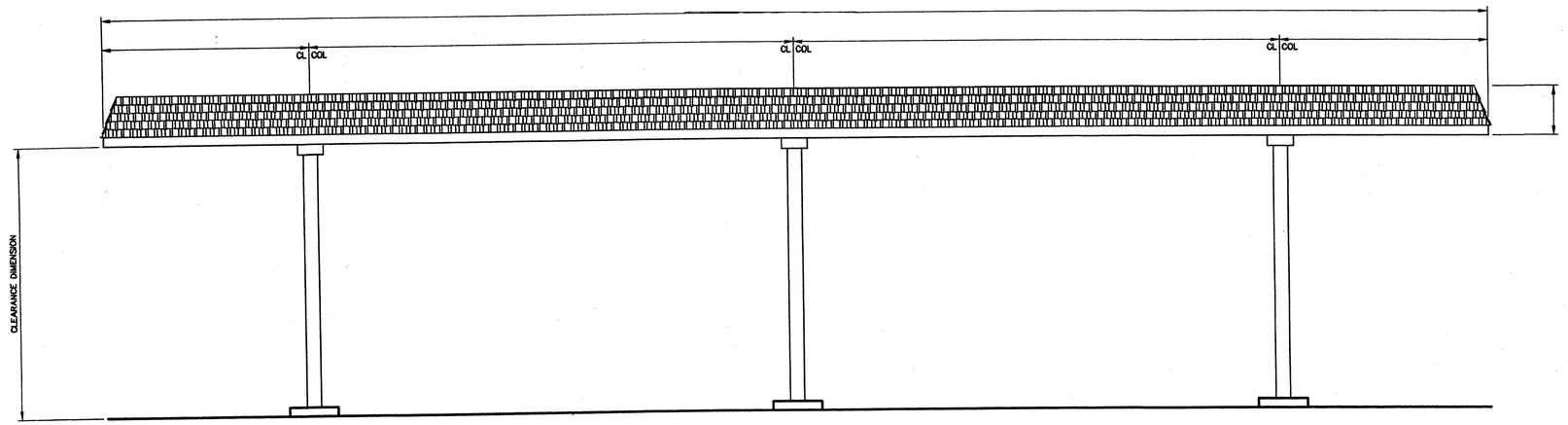
CERTIFIED FOR APPROPRIATENESS ONLY

NO.	DESCRIPTION	REVISIONS	REVIEW BY	APPRVD.	DATE

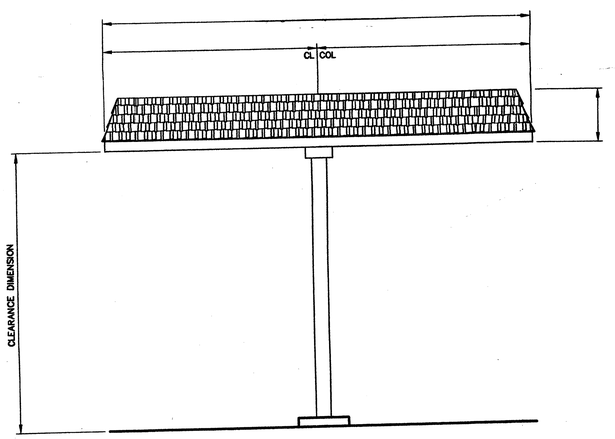
DESIGN DRAFT
APPROVED
DATE NOV. 2000
SCALE HORIZ: 1/4" = 1'
VERT: ---

SHEET 4 OF 6

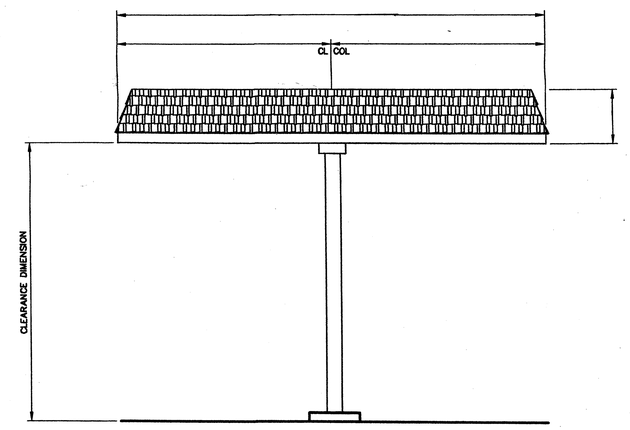
FILE NO.: 98-571-204



FRONT ELEVATION



LEFT END ELEVATION



RIGHT END ELEVATION

Application No. DLA 89-0259 Staff MAYLAND
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/27/01
Date of (BOS) (PC) approval ~~3/5/01~~ 3/21/01
Sheet 5 of 6

CERTIFIED FOR APPROPRIATENESS ONLY

McGEE CORPORATION
12701 East Independence Blvd. P.O. Box 1375
Matthews, NC 28106-1375
Phone: (704) 882-1500
Watts: (800) 526-5589

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PR. JOB NO.	FINAL JOB NO.	DRAWING NO.

SCALE: 1/4=1'-0
DATE: 8/28/00
IN ACCORDANCE WITH REV. LETTER: ____
DRAWN BY: CDB
CHK'D BY:

MANSARD CANOPY

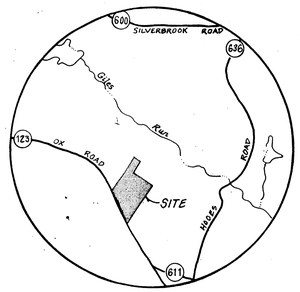
ELEVATION

SHEET NO. 5 OF 6

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
10-6-00
PROFESSIONAL ENGINEER

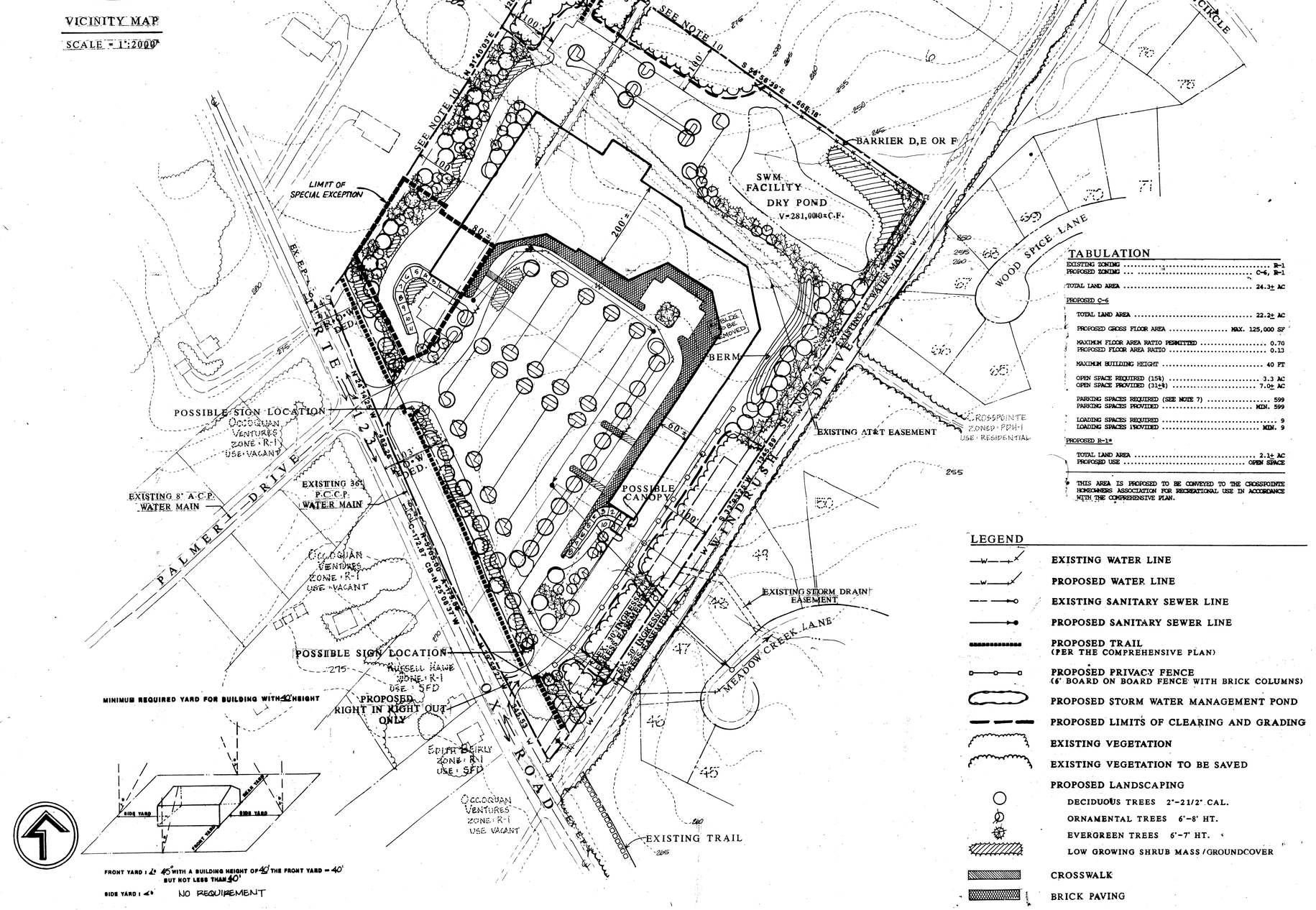
CAD FILE NO./PLOT SCALE
1/4=1'-0

FILE#98-571-205



VICINITY MAP

SCALE = 1":2000'



FRONT YARD : 45' WITH A BUILDING HEIGHT OF 40' THE FRONT YARD = 40' BUT NOT LESS THAN 40'

SIDE YARD : 40' NO REQUIREMENT

REAR YARD : 20 FEET

TABULATION

EXISTING ZONING	R-1
PROPOSED ZONING	C-6, R-1
TOTAL LAND AREA	24.3± AC
PROPOSED C-6	
TOTAL LAND AREA	22.2± AC
PROPOSED GROSS FLOOR AREA	MAX. 125,000 SF
MAXIMUM FLOOR AREA RATIO PERMITTED	0.70
PROPOSED FLOOR AREA RATIO	0.13
MAXIMUM BUILDING HEIGHT	40 FT
OPEN SPACE REQUIRED (15%)	3.3 AC
OPEN SPACE PROVIDED (31±%)	7.0± AC
PARKING SPACES REQUIRED (SEE NOTE 7)	599
PARKING SPACES PROVIDED	MIN. 599
LOADING SPACES REQUIRED	9
LOADING SPACES PROVIDED	MIN. 9
PROPOSED R-1*	
TOTAL LAND AREA	2.1± AC
PROPOSED USE	OPEN SPACE

* THIS AREA IS PROPOSED TO BE CONVEYED TO THE CROSSPOINTE HOMEOWNERS ASSOCIATION FOR RECREATIONAL USE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN.

LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED TRAIL (PER THE COMPREHENSIVE PLAN)
- PROPOSED PRIVACY FENCE (6' BOARD ON BOARD FENCE WITH BRICK COLUMNS)
- PROPOSED STORM WATER MANAGEMENT POND
- PROPOSED LIMITS OF CLEARING AND GRADING
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE SAVED
- PROPOSED LANDSCAPING
  - DECIDUOUS TREES 2"-21/2" CAL.
  - ORNAMENTAL TREES 6'-8' HT.
  - EVERGREEN TREES 6'-7' HT.
  - LOW GROWING SHRUB MASS/GROUNDCOVER
- CROSSWALK
- BRICK PAVING

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THE GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ASSESSMENT MAP AS 106-2 ((1)) 9 AND 106-2 ((7)) 1-8.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.
3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF FIVE FEET FROM AIR SURVEY BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC INFORMATION SHOWN HEREON.
4. BEST MANAGEMENT PRACTICES (BMPs) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVER. THE TYPE OF FACILITY AND ESTIMATED SIZE SHOWN HEREON IS SUBJECT TO FINAL ENGINEERING AND DESIGN. THE VOLUMES SHOWN FOR THE DETENTION FACILITIES ARE BASED ON PRELIMINARY ENGINEERING AND ARE APPROXIMATE. THE DETENTION VOLUMES ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING. AN ADEQUATE OUTFALL FOR STORMWATER WILL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
5. MINOR DEVIATIONS TO THE SIZE, DIMENSIONS, FOOTPRINT AND LOCATION OF THE BUILDING AND PARKING LOT MAY OCCUR WITH FINAL ARCHITECTURAL OR ENGINEERING DESIGN. IN ADDITION, THE DRIVE-THRU FACILITIES SHOWN AT EACH END OF THE SHOPPING CENTER ARE OPTIONAL. IN THE EVENT THESE DRIVE-THRU FACILITIES ARE NOT PROVIDED, PARKING MAY BE LOCATED IN THESE AREAS.
6. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE C-6 DISTRICT REGULATIONS OF THE ZONING ORDINANCE ARE AS FOLLOWS:

   FRONT YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.

   SIDE YARD: NO REQUIREMENT.

   REAR YARD: 20 FEET.
7. OFF-STREET PARKING AND LOADING WILL BE PROVIDED FOR THE PROPOSED USES IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE EXACT NUMBER OF PARKING SPACES REQUIRED AND PROVIDED WILL BE DETERMINED AT SITE PLAN SUBMISSION BASED ON THE PROPOSED MIX OF USES AT THAT TIME.

   THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING SPACES FROM THAT AMOUNT REPRESENTED IN THE TABULATION SO LONG AS THE OPEN SPACE PROFFERED SHOWN IN THE TABULATION, AND THE MINIMUM DISTANCE TO THE PERIPHERAL LOT LINES ADJACENT THERETO ARE NOT REDUCED. IT IS FURTHER UNDERSTOOD THAT THE NUMBER OF PARKING SPACES MAY BE REDUCED IN ACCORDANCE WITH THE ADOPTION OF AN AMENDMENT TO THE PROVISIONS OF THE ZONING ORDINANCE.

   HANDICAPPED PARKING SPACES WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE.
8. THE EXISTING STRUCTURE WAS CONSTRUCTED IN 1978 AND WILL BE DEMOLISHED.
9. A MODIFICATION OF THE TRANSITIONAL REQUIREMENT ALONG ROUTE 123 IS REQUESTED PURSUANT TO PAR. 3 OF SECT. 13-304 OF THE ZONING ORDINANCE. A WAIVER OF THE BARRIER REQUIREMENT IS REQUESTED PURSUANT TO PAR. 12 OF SECT. 13-304 OF THE ZONING ORDINANCE. LANDSCAPING ALONG ROUTE 123 WILL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE DETAIL IDENTIFIED AS SHEET 2 SUBJECT TO FINAL ENGINEERING AND DESIGN.
10. A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT IS REQUESTED PURSUANT TO PAR. 3 OF SECT. 13-304 OF THE ZONING ORDINANCE. THE EXISTING VEGETATION SUPPLEMENTED WHERE NECESSARY WILL BE USED FOR TRANSITIONAL SCREENING ALONG THE EASTERN, WESTERN AND NORTHERN PROPERTY LINES IN ACCORDANCE WITH PAR. 4 OF SECT. 13-104 OF THE ZONING ORDINANCE.
11. PURSUANT TO PAR. 4 AND 5 OF SECT. 18-204 OF THE ZONING ORDINANCE, MINOR DEVIATIONS TO THE LIMITS OF CLEARING AND GRADING MAY RESULT FROM FINAL ENGINEERING AND THE LOCATION OF UTILITIES AND TRAILS. THERE ARE NO ADDITIONAL SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION.
12. SPECIAL AMENITIES SUCH AS ADDITIONAL LANDSCAPING TREATMENT, ENTRANCE SIGNS AND/OR WALLS OR OTHER SITE FEATURES MAY BE PROVIDED AND WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION.
13. DEDICATION AND CONSTRUCTION OF ALL REQUIRED PUBLIC IMPROVEMENTS WILL BE PERFORMED IN CONJUNCTION WITH THE NORMAL APPROVAL AND LAND DEVELOPMENT PROCESS AND PROFFERS.
14. IT IS CURRENTLY ANTICIPATED THAT DEVELOPMENT WILL COMMENCE AS SOON AS ALL REQUIRED COUNTY APPROVALS AND PERMITS HAVE BEEN OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS.
15. THE SUBJECT PROPERTY IS LOCATED IN THE COMMON COMMUNITY PLANNING SECTOR OF THE SOUTH PLANNING DISTRICT OF AREA III AND THE MOUNT VERNON DISTRICT. THE COMPREHENSIVE PLAN RECOMMENDS THE SUBJECT PROPERTY FOR RESIDENTIAL USE AT 0.5 TO 1.0 DWELLING UNIT PER ACRE WITH THE OPTION FOR DEVELOPMENT AS A NEIGHBORHOOD SHOPPING CENTER NOT TO EXCEED 125,000 GROSS SQUARE FEET IF CERTAIN CONDITIONS ARE MET.
16. THE LOCATION OF THE EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THEY SHOULD NOT BE REGARDED AS A CORRECT OR FINAL LOCATION.
17. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
18. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE(S) PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.
19. A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG OX ROAD, ROUTE 123 IS REQUESTED. IF REQUIRED, AN INTERPARCEL ACCESS WILL BE PROVIDED TO LOT 8 LOCATED IMMEDIATELY TO THE NORTH OF THE SUBJECT PROPERTY.
20. A STATEMENT CONFIRMING THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE APPLICANT'S INTEREST IS PROVIDED SEPARATELY.
21. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY, OR FAIRFAX COUNTY OR ANY ENVIRONMENTAL QUALITY CORRIDOR LOCATED ON THE SUBJECT PROPERTY.
22. THE DRIVE-THRU FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL. SPECIFICALLY, A 20-FOOT INSIDE TURNING RADIUS WILL BE PROVIDED.
23. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

Application No. PCA 89-V-059 Staff May 1 MM

APPROVED DEVELOPMENT PLAN

(DP) (SDP) (CDP) (FDP)

SEE PROFFERS DATED 2/22/01

Date of (BOS) (PC) approval 3/15/01 SP 10/01

Sheet 6 of 6

REV. 12/12/91

REV. 11/13/91

"FOR APPROPRIATENESS ONLY"

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
6-22-98
PROFESSIONAL ENGINEER

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APPROVED BY THE BOARD OF SUPERVISORS ON 2-24-92

RZ 89-V-059

GENERALIZED DEVELOPMENT PLAN
HARPER'S VIEW ASSOC.,LP/
THE VILLAGE CENTER AT WINDRUSH
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

Drawn By	RW,CG
Designed By	RBT
Checked By	RBT/SKY
Date	8-7-91 REV 10-23-91
Scale	1":100'
Plan Number	
Zoned	
Sheet	6 of 6
File Number	M-8314

98-571-206