DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
ENGINEER			REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

COMMONWEALTH OF VIRGINIA
MICHAEL S. KITCHEN
NO. 019279
10/21/96
PROFESSIONAL ENGINEER

EX. BRIDGE TO BE REPLACED BY VDOT. TRAIL PROPOSED WITH THIS SITE WILL TIE TO SIDEWALK ON FUTURE BRIDGE.

N/F RF&P RAILROAD
ZONE: R-1 USE: RAILROAD R/W
TAX MAP 99-3-((1))-37

N/F COMMONWEALTH OF VIRGINIA
ZONE: I-6 USE: VACANT
TAX MAP 99-3-((1))-01

TRUE NORTH

BACKLICK ROAD
ROUTE 617

EX TREELINE (TYP)
R=2964.90'
TREE SAVE AREA
PROP TREELINE (TYP)
R=744.42'
LIMITS OF CLEARING AND GRADING
PROP CURB TRANSITION
PROP PAINT STRIPING
PROP 8' ASPHALT TRAIL
N 40° 38' 28" W
100 TAPER
100 PROTECTED LEFT TURN LANE
PROP EP
PROP CG-6
40' BRL
TREE SAVE AREA
100 TAPER
100 TAPER
EX EP
N 37° 13' 01" W
GATE
PROP 8' ASPHALT TRAIL
N 18° 55' 30" W
LIMITS OF CLEARING AND GRADING
ISLAND TO BE MULCHED
TREE SAVE AREA
S 16° 37' 02" W
PROP CG-6
EX. EP
EX. 24" STM
EX. 15" STM
EX. 24" (MATCH EX)
EX. CG-6
EX TREELINE (TYP)
PROP UNDERGROUND S.W.M./B.M.P. FACILITY
ISLAND TO BE MULCHED
S 73° 59' 18" E
EX. 2" MAPLES
EX. #1 PINES
EX. FENCE (TO BE REPLACED)
6' CHAIN LINK FENCE
N/F WASHINGTON CINDER BED L.P.
ZONE: I-5 USE: WAREHOUSE
TAX MAP 99-4-((1))-4B

145'±
176'±
205'±
200'±
200'±
40'
30'
25 VAN LOADING DOCKS
+/- 330'
FUTURE WAREHOUSE EXPANSION
+/- 37,000 S.F.
40' MAX. HT.
ONE STORY DISTRIBUTION WAREHOUSE
+/- 37,000 S.F.
40' MAX. HT.
ADMIN. OFFICES
+/- 5000 S.F.
40' MAX. HT.
+/- 100'
+/- 50'
+/- 112'
+/- 112'
6 CAR SPACES
13 CAR SPACES (8.5'x18' TYP.)
7 CAR SPACES
16' SALES DOCK
25 VAN LOADING DOCKS (11'x30' TYP.)
14 +/- LOADING DOCKS (15'x30' TYP.)
3 TRACTOR TRAILER SPACES
3 TRACTOR TRAILER SPACES
12 TRACTOR-TRAILER SPACES @ 12'x30'
(IF NEEDED) 9 VAN SPACES
4 VAN SPACES
MAINT. GARAGE
+/- 2750 S.F.
30' MAX. HT.
+/- 55'
+/- 50'
15 VAN SPACES
14 VAN SPACES
16 VAN SPACES
16 VAN SPACES (11'x30' TYP.)
16 VAN SPACES
10 VAN SPACES
6' CHAIN LINK FENCE
40' BRL
CINDER BED ROAD
ROUTE 877
N/F FAIRFAX COUNTY ECONOMIC DEVELOPMENT AUTHORITY
ZONE: I-6 USE: WAREHOUSE/INDUSTRIAL
TAX MAP 99-4-((1))-10A
N/F COMMONWEALTH OF VIRGINIA
ZONE: I-6 USE: INDUSTRIAL
TAX MAP 99-4-((1))-12

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JAN 21 1997
ZONING EVALUATION DIVISION

Application No. PCA 87-V-068 Staff PC
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/18/97
Date of (BOS) (PC) approval 2/24/97
Sheet 1 of 3

APPROX. TREE SAVE AREA PROPOSED: JULY 1996 - 53,000 S.F.
JAN. 1997 - 73,000 S.F.

REVISED: 1/6/97
REVISED: 12/30/96
REVISED: 12/6/96
REVISED: 11/27/96
REVISED: 10/28/96
REVISED: 10/21/96
REVISED: 7/23/96

LAND Design
CONSULTANTS
8569-E SUDLEY ROAD
MANASSAS, VA. 22110
(703) 631-8387
ENGINEERS
PLANNERS
SURVEYORS

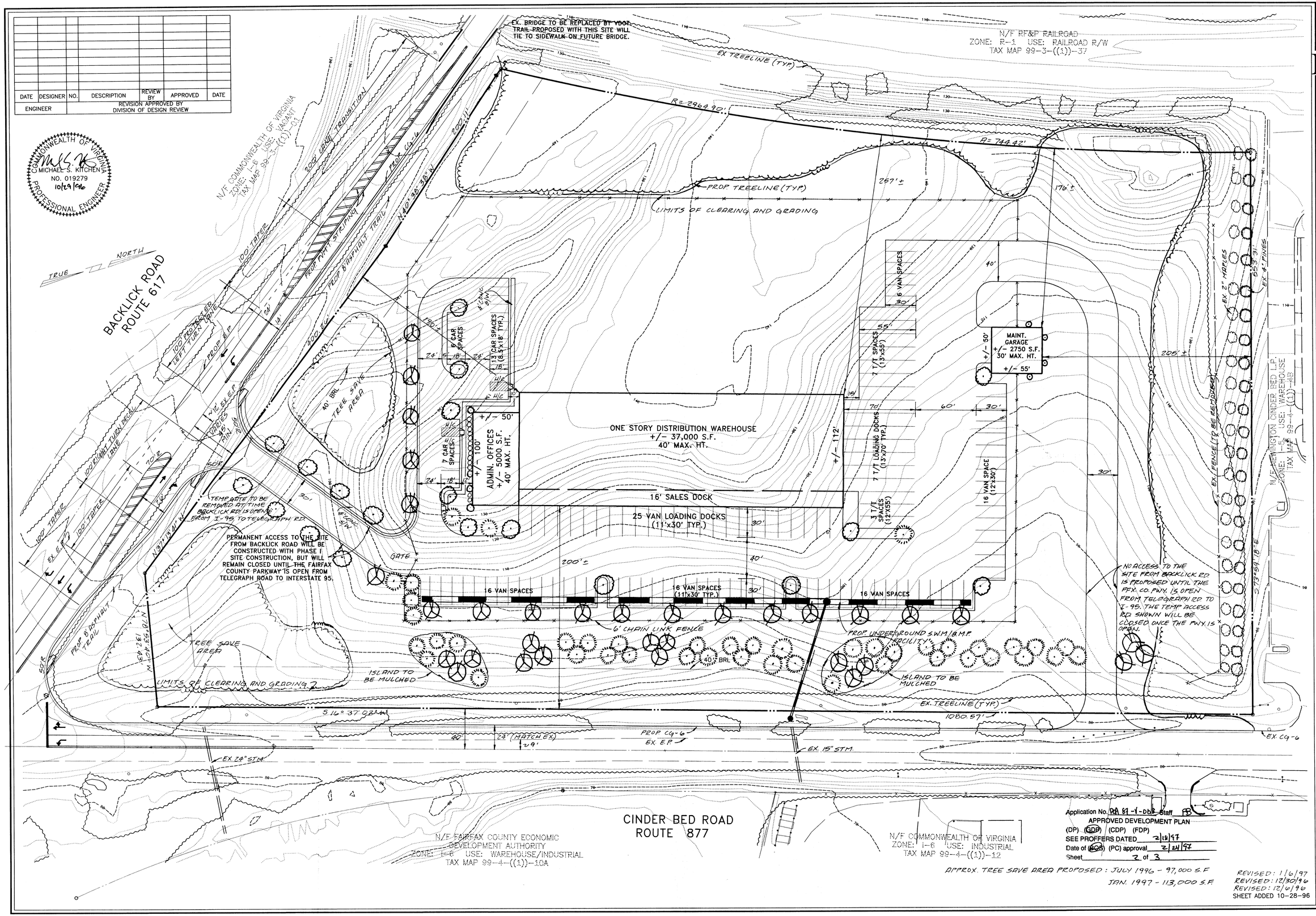
GENERALIZED DEVELOPMENT PLAN/
PROFFERED CONDITION AMENDMENT-
ULTIMATE SITE DEVELOPMENT

FRITO-LAY, INC. - WEST POTOMAC DISTRIBUTION CENTER
(FORMERLY EDNA B. HUNTER PROPERTY - RZ 87-V-068)
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40'
SHEET 1 OF 3
DATE: JULY 1996
FILE NUMBER: 36820-3B

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
ENGINEER	REVISION APPROVED BY DIVISION OF DESIGN REVIEW					

COMMONWEALTH OF VIRGINIA
MICHAEL S. KITCHEN
NO. 019279
10/29/96
PROFESSIONAL ENGINEER



Application No. RZ 87-V-068 Staff FB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/12/97
Date of (BOS) (PC) approval 2/24/97
Sheet 2 of 3

APPROX. TREE SAVE AREA PROPOSED: JULY 1996 - 97,000 S.F
JAN. 1997 - 113,000 S.F.

REVISED: 1/6/97
REVISED: 12/30/96
REVISED: 12/6/96
SHEET ADDED 10-28-96

LAND Design
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8569-E SUDLEY ROAD
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(703) 631-8387
ENGINEERS
PLANNERS
SURVEYORS

GENERALIZED DEVELOPMENT PLAN/ PROFFERED CONDITION AMENDMENT- PHASE ONE DEVELOPMENT

FRITO-LAY, INC. - WEST POTOMAC DISTRIBUTION CENTER

(FORMERLY EDNA B. HUNTER PROPERTY - RZ 87-V-068)

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40'

SHEET 2 OF 3

DATE: JULY 1996

FILE NUMBER: 36820-03B

NOTES:

(1) THE PROPERTY DELINEATED ON THIS SHEET AS FOUND ON FAIRFAX COUNTY TAX MAP 99-4 ((1)) PARCEL5 IS OWNED BY PARKWAY ASSOCIATES AS FOUND IN DEED BOOK 7385 PAGE 1397 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.

(2) APPLICANT / CONTRACT PURCHASER:

FRITO-LAY, INC.
C/O CLINT BIXLER
7701 LEGACY DRIVE
PLANO, TX 75024-4099
214-334-5150

(3) BOUNDARY INFORMATION IS FROM EXISTING DEEDS OF RECORD.

(4) THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM AN AERIAL SURVEY CONDUCTED BY LDC. TOPOGRAPHY HAS BEEN CORRELATED TO U.S.G.S. DATUM AND IS SHOWN AT A TWO-FEET CONTOUR INTERVAL.

(5) A TITLE REPORT HAS NOT BEEN FURNISHED.

(6) EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.

(7) ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND.

(8) AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.

(9) THE SITE SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.

(10) THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS INDUSTRIAL.

(11) A 100-YEAR FLOOD PLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC) AND/OR RESOURCE PROTECTION AREA (RPA) AS DEFINED BY FAIRFAX COUNTY DOES NOT EXIST ON THE SUBJECT PROPERTY.

(12) NO TRAIL IS REQUIRED ALONG THE WEST SIDE OF CINDERBED ROAD (FRONTING THE SUBJECT PROPERTY) AS SHOWN ON THE FAIRFAX COUNTYWIDE TRAILS MAP. HOWEVER, THE MAP DOE INDICATE THAT A TRAIL IS REQUIRED ALONG THE NORTH SIDE OF BACKLICK ROAD. SAID TRAIL IS PROPOSED WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY AS SHOWN HEREON.

(13) NO GRAVES HAVE BEEN OBSERVED ON THE PROPERTY.

(14) ALL PUBLIC STREET IMPROVEMENTS SHOWN HEREON SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND DEDICATED/CONVEYED IN FEE SIMPLE TO THE BOARD OF SUPERVISORS FOR PUBLIC STREET PURPOSES.

(15) SOLID WASTE REMOVAL SHALL BE PICKED UP TWICE WEEKLY BY A PRIVATE REFUSE COMPANY AND DISCARDED AT AN APPROVED FAIRFAX COUNTY LANDFILL.

(16) A GEOTECHNICAL REPORT MEETING THE REQUIREMENTS OF CHAPTER 107 OF THE CODE OF FAIRFAX COUNTY AND THE PUBLIC FACILITIES MANUAL SHALL BE SUBMITTED AND APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT SPECIAL PROJECTS PRIOR TO FINAL SITE PLAN APPROVAL.

(17) SWM / BMP REQUIREMENTS SHALL BE MET BY PROVIDING AN UNDERGROUND PIPE/TRENCH/FILTER SYSTEM AND UNDISTURBED OPEN SPACE.

(18) SIDEWALK SHALL BE PROVIDED AS SHOWN HEREON.

(19) THERE ARE NO UTILITY EASEMENTS MEASURING GREATER THAN TWENTY FIVE FEET ON THE SUBJECT PROPERTY.

(20) THERE ARE NO EXISTING STRUCTURES ONSITE.

(21) THE SUBJECT PROPERTY IS PREDOMINANTLY COVERED WITH A MIXTURE OF MATURE DECIDUOUS AND EVERGREEN TREES.

(22) DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER/DEVELOPER.

(23) THIS SITE IS INTENDED TO BE DEVELOPED IN TWO PHASES. THE BOUNDARIES OF EACH PHASE ARE DELINEATED HEREON. TABULATIONS HAVE BEEN PROVIDED FOR THE ENTIRE PROJECT.

TREECOVER CALCULATIONS

GROSS SITE AREA	=	556,661 SF
DEDUCTIBLE (BUILDING FOOTPRINT)	=	81,750 SF
ADJUSTED SITE AREA	=	474,911 SF
10% TREECOVER REQUIRED	=	47,491 SF
TREE COVER PRESERVED	=	73,000 SF
TREE COVER TO BE PLANTED	=	17,035 SF
TOTAL TREE COVER PROVIDED	=	90,035 SF

*****SEE LANDSCAPE NOTES AND PLANT LIST ON THIS SHEET*****

TABULATIONS

SITE AREA	=	12.77918 AC. / 556,661 SF.
EXISTING ZONING (PER RZ 87-V-068)	=	I-5
FLOOR AREA RATIO:		
ALLOWED	=	0.50
PROPOSED	=	0.15
MINIMUM LOT AREA	=	20,000 SF.
MINIMUM LOT WIDTH	=	100 FEET
MAXIMUM BUILDING HEIGHT	=	75 FEET
MINIMUM YARD REQUIREMENTS:		
FRONT	=	45 DEGREE ARP, BUT NOT LESS THAN 40 FEET
SIDE	=	NO REQUIREMENT
REAR	=	NO REQUIREMENT
LANDSCAPED OPEN SPACE:		
REQUIRED	=	15% (83,499 SF)
PROPOSED	=	30% (>167,000 SF)
PARKING SPACES:		
WAREHOUSE REQUIRED:		
STANDARD (1/1000 SF)	=	82 (45 W/PHASE I)
HANDICAP	=	4 (2 W/PHASE I)
LOADING	=	4 (3 W/PHASE I)
WAREHOUSE PROPOSED;		
STANDARD	=	144 (26 CAR, 100 VAN, 18 TRACTOR TRAILER) 106 WITH PHASE I (26 CAR, 70 VAN, 10 T/T)
HANDICAP	=	4 (4 W/PHASE I)
LOADING	=	64 (32 W/PHASE I)

INTERIOR PARKING LOT LANDSCAPING

TOTAL AREA OF PARKING LOT	=	174,450 SF
PARKING LOT LANDSCAPING REQUIRED (5.0%)	=	8,723 SF
PARKING LOT LANDSCAPING PROVIDED (5.0%)	=	8,800 SF

LANDSCAPE NOTES - GENERAL:

1) THE APPLICANT RESERVES THE RIGHT TO SAVE ADDITIONAL TREES NOT SHOWN ON THIS PLAN TO BE SAVED (TBS). THEY ARE NOT INCLUDED IN THE TREE COVER CALCULATIONS. THE APPLICANT ASSUMES FULL RESPONSIBILITY FOR THE REMOVAL OF ANY SUCH TREE WHICH MAY NOT SURVIVE.

2) SHOULD EXISTING TREES WHICH ARE INTENDED TO BE PRESERVED FOR TREE COVER BECOME DEAD, DYING OR HAZARDOUS DUE TO CONSTRUCTION ACTIVITIES, THEN REMOVAL OR REPAIR WILL BE REQUIRED IN ACCORDANCE WITH THE PFM.

3) IF DURING CONSTRUCTION, TREES SHOWN TO BE PRESERVED ARE CLEARED OR REMOVED FOR UNFORSEEN REASONS SO THAT THE TWENTY PERCENT TREE COVER REQUIREMENT IS NO LONGER MET, THEN REPLACEMENT TREES SHALL BE REQUIRED IN ACCORDANCE WITH THE PFM. CONVERSELY, IF ADDITIONAL TREES ARE PRESERVED THEN TREE COVER CREDIT MAY BE ADDED.

4) THE OWNER, OR HIS AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPE MATERIALS AND BARRIERS AS MAY BE REQUIRED BY FAIRFAX COUNTY REQUIREMENTS AND THE SUBJECT APPLICATION.

5) TRANSITIONAL SCREENING IS NOT REQUIRED FOR THIS DEVELOPMENT SINCE SURROUNDING DEVELOPMENT USES ARE INDUSTRIAL AS INDICATED ON THE GDP.

6) TREE COVERAGE, INTERIOR PARKING AND PERIPHERAL PARKING LOT LANDSCAPING ARE TABULATED ON THIS SHEET.

PERIPHERAL PARKING LOT LANDSCAPING

PROPERTY LINE DOES NOT ABUT RIGHT OF WAY:

REQUIREMENT: ONE TREE PER FIFTY FEET WITHIN A FOUR FEET WIDE LANDSCAPE STRIP - 1070 LINEAR FEET.

1070 LF / 50 L.F. = 22 TREES REQUIRED

PROVIDED: 4 LEYLAND CYPRESS
20 KWANZAN CHERRY
24 TREES TOTAL

PROPERTY LINE ABUTS RIGHT OF WAY:

REQUIREMENT: ONE TREE PER FORTY FEET WITHIN A TEN FEET WIDE LANDSCAPE STRIP - 1218 LINEAR FEET.
1218 L.F. / 40 L.F. = 31 TREES REQUIRED

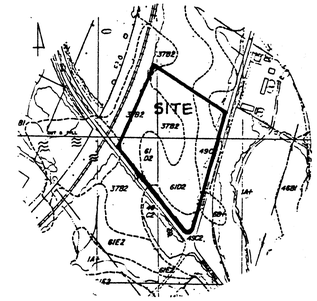
PROVIDED: 24 RED MAPLES
7 WHITE PINES
31 TREES TOTAL

TREE COVER TO BE PLANTED

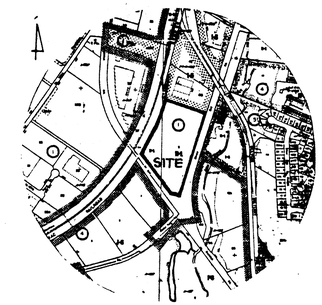
PLANT LIST					
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	AREA	SYMBOL
36	Red Maple	Acer rubrum	8' TO 10' HT. B&B.	150 SF EA.	
52	White Pine	Pinus strobus	6' HT. B&B	150 SF EA.	
4	Leyland Cypress	Cupressocyparis leylandii	6' HT. B&B	75 SF EA.	
4	Foster's Holly	Ilex x attenuata	5' HT.	40 SF EA.	
25	Redspire Pear	Pyrus calleryana "Redspine"	6-8' HT. #7 CONT.	75 SF EA.	
20	Kwanzan Cherry	Prunus Serrulata "Kwanzan"	6'- 8' HT.. #7 CONT.	75 SF EA.	
13	Japanese Holly	Ilex crenata "Compacta"	18"-21" HT. #3 CONT	0 SF EA.	

TOTAL PLANTED SQUARE FEET = 17,035 SF

The landscape architect shall be permitted to substitute plant material specifications with future plan submissions. Further, the landscape contractor shall also be permitted to make plant material substitutions only for availablity reasons. In any case where a substitution of plant material is made, the new species must be of the same size, shape and quantity as the original species.



SOILS MAP
Scale: 1"=500'



VICINITY MAP
Scale: 1"=1000'

SOIL NO.	SOIL NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE STABILITY	EROSION POTENTIAL	GEOTECHNICAL RPT RQD	GEOTECHNICAL S "Y"
1	MIXED ALLUVIAL	POOR-F,W	POOR-F,B,W	GOOD	SLIGHT	A	Y
6	HYATTSVILLE	MARGINAL-W	FAIR-B,W	GOOD	SLIGHT	B	Y
37	BELTSVILLE	MARGINAL-P	GOOD-P	GOOD	MODERATE	B	Y
49	LONT FINE SANDY LOAM	GOOD	MARGINAL-B,C	GOOD	MODERATE	A-B	Y
[redacted]	[redacted]	MARGINAL-C,P	MARGINAL-01,C,P	MARGINAL-01,P.	SEVERE	A-B	Y

Application No. RZ 87-V-068 Staff YB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/15/97
Date of (BOS) (PC) approval 2/24/97
Sheet 3 of 3

REVISED: 1/6/97
REVISED: 12/30/96
REVISED: 12/6/96
REVISED: 10/28/96
REVISED: 10/21/96
REVISED: 7/23/96

COMMONWEALTH OF VIRGINIA
MICHAEL S. KITCHENA
NO. 019279
7/3/96
PROFESSIONAL ENGINEER

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
ENGINEER			REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

LAND Design
CONSULTANTS
8569-E SUDLEY ROAD
MANASSAS, VA. 22110
(703) 631-8387
ENGINEERS
PLANNERS
SURVEYORS

GENERALIZED DEVELOPMENT PLAN/
PROFFERED CONDITION AMENDMENT

FRITO LAY, INC.-WEST POTOMAC DISTRIBUTION CENTER
(FORMERLY EDNA B. HUNTER PROPERTY - RZ 87-V-068)
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40'

SHEET 3 OF 3

DATE: JULY 1996

FILE NUMBER: 36820-3B