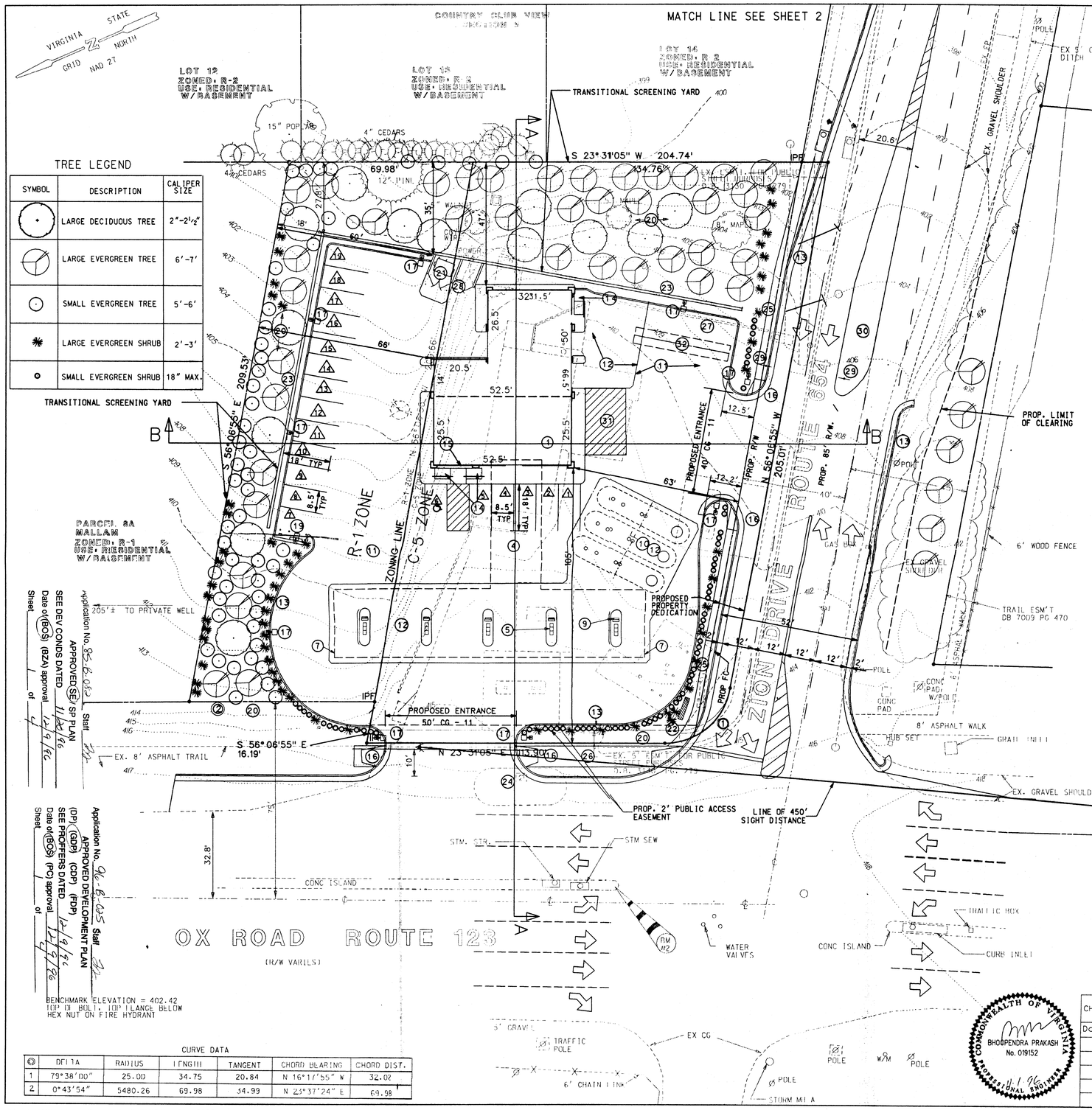


TREE LEGEND

SYMBOL	DESCRIPTION	CALIPER SIZE
	LARGE DECIDUOUS TREE	2"-2½"
	LARGE EVERGREEN TREE	6'-7'
	SMALL EVERGREEN TREE	5'-6'
	LARGE EVERGREEN SHRUB	2'-3'
	SMALL EVERGREEN SHRUB	18" MAX.

NOTES

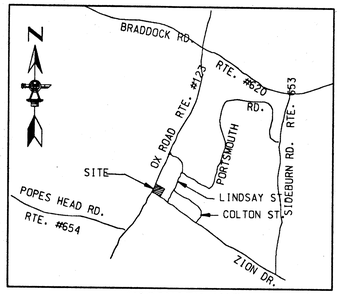
1. THIS APPLICATION REQUESTS A SPECIAL EXCEPTION IN THE C-5 ZONING DISTRICT FOR THE PURPOSE OF RECONSTRUCTING A 3-BAY SERVICE STATION TO ADD RETAIL SPACE FOR A QUICK SERVICE FOOD STORE. RECONFIGURE THE PUMP ISLANDS. PROVIDE A NEW CANOPY OVER THE PUMP ISLANDS, AND CONSOLIDATE ENTRANCES. THIS SPECIAL EXCEPTION REQUEST IS CONCURRENT WITH A REZONING APPLICATION TO REZONE THE ENTIRE PARCEL TO C-5. CURRENTLY, A PORTION OF THE PROPERTY IS IN THE R-1 ZONE.
2. PROPOSED USE OF THE SITE IS A 3-BAY SERVICE STATION AND QUICK SERVICE FOOD STORE.
3. THIS SITE IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP #68-3-001, PARCEL 7A AND FOUND OF RECORD IN D.B. 7764, PG. 822. PRESENTLY IN THE NAME OF EXXON CORPORATION. TOTAL AREA OF THE SITE IS 44,274 SQUARE FEET OF WHICH 29,847 LIES IN THE C-5 ZONE AND 14,427 SF LIES IN THE R-1 ZONE.
4. ALL EXISTING SURFACE IMPROVEMENTS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
5. PARKING REQUIREMENTS ARE CALCULATED AS FOLLOWS:

SERVICE STATION:		
2 SPACES/BAY X 3 BAYS	=	6.00 SPACES
1 SPACE/EMPLOYEE X 5 EMPLOYEES	=	5.00 SPACES
QUICK SERVICE FOODSTORE:		
6.5/1000 X 750 S.F. RETAIL SPACE	=	4.87 SPACES
TOTAL SPACES REQUIRED	=	15.87 SPACES
TOTAL SPACES PROVIDED (INCLUDING 1 H/C)	=	19 SPACES

6. THE PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
7. WATER QUALITY WILL BE PRESERVED BY METHODS APPROVED BY THE DEPT. OF ENVIRONMENTAL MANGAGEMENT. STORMWATER MANAGEMENT WILL BE ADDRESSED DURING THE SITE PLAN PROCESS.
8. THE PROPOSED F.A.R. IS CALCULATED AS FOLLOWS:

GROSS FLOOR AREA		
CASHIER/OFFICE/RETAIL AREA	=	1,431 SF
3-BAY SERVICE FACILITY	=	1,196 SF
SERVICE FACILITY STORAGE/CASHIER	=	423 SF
TOTAL GROSS FLOOR AREA	=	3,050 SF
TOTAL SITE AREA	=	44,274 SF
3050/44,274	=	0.07 F.A.R.

9. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY DONE BY PATTON, HARRIS, RUST & ASSOCIATES, 3998 FAIR RIDGE DRIVE, FAIRFAX VIRGINIA, AS OUTLINED ON THEIR PLAT TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY ON THE PROPERTY OF EXXON CORPORATION" DATED 10/09/91.
10. EXISTING UNDERGROUND FUEL STORAGE TANKS WILL BE REMOVED.
11. NO FLOODPLAIN ENCROACHES UPON THIS SITE BASED ON RESEARCH OF F.E.M.A. F.I.R.M. PANELS FOR FAIRFAX COUNTY, VIRGINIA, DATED MAY 1976.
12. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THIS PROPERTY.
133. THE MAXIMUM EXPECTED TRIP GENERATION FOR THIS SITE IS 1000 VPD AND 155 VPH DURING AM AND PM PEAK. DURING THE PEAK HOURS 91% OF THE TRIPS WILL BE FROM PASSING TRAFFIC.
14. LEFT TURN LANE LAYOUT ON ZION DRIVE IS SUBJECT TO V.D.O.T. APPROVAL.
15. ALL EXISTING STRUCTURES ON THE SITE TO BE DEMOLISHED AND REMOVED.
16. THIS APPLICATION PROPOSES PUBLIC IMPROVMENTS CONSISTING OF A 10 FT. DEDICATION TO THE PUBLIC RIGHT-OF-WAY ALONG ZION DRIVE AND RELATED STREET IMPROVMENTS TO PROVIDE A LEFT-TURN LANE INTO A SINGLE ENTRANCE ON ZION DRIVE. THIS DESIGN HAS MET THE APPROVAL OF THE LOCAL CIVIC ASSOCIATON.
17. ADJACENT AND NEIGHBORING PROPERTIES SHALL BE PROTECTED FROM ANY ADVERSE EFFECTS OF THE PROPOSED DEVELOPMENT BY EXTENSIVE VEGETATIVE BUFFERS AND A 7' HIGH BRICK WALL. THE DESIGN REFLECTS EXTENDED CONVERSATIONS WITH NEIGHBORS.
18. CONSTRUCTION IS ANTICIPATED TO START IN SPRING OF 1997.
19. FOR CROSS SECTION PROFILE A-A AND B-B SEE SHEET 4 OF 4
20. THIS APPLICATION REQUESTS THE FOLLOWING WAIVERS & MODIFICATION:
    1. WAIVER OF LOT WIDTH.
    2. WAIVER OF SERVICE DRIVE REQUIREMENTS
    3. WAIVER/MODIFICATION OF TRANSITIONAL SCREENING.
    4. WAIVER OF MAX. SIGN AREA TO ALLOW A FREESTANDING SIGN WITH A SIGH AREA OF 142 SF.
    5. WAIVER OF FREESTANDING SIGN LOCATION RESTRICTIONS TO ALLOW THE SIGN TO BE LOCATED AS SHOWN HEREON. SEE SHEET 2



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

ITEM NUMBER	
15	ITEM NUMBER LISTED BELOW
9	PARKING SPACE
	BUILDING
1	3,050 SF ONE STORY SERVICE BAY FACILITY WITH CONVENIENCE RETAIL
	CANOPY / ISLANDS
4	118' x 26' CANOPY W/19.5' x 49' EXTENSION. HT = 20'
5	DISPENSING EQUIPMENT (5) MPD-3 ADVANTAGE SERIES W/CRIND
7	(2) CANOPY FASCIA SIGNS "EXXON"
9	CANOPY DOWNSPOUT DRAINS ☒ UNDERGROUND ☐ ABOVE GROUND
	YARD AREA
10	FIBERGLASS TANKS FOR MOTOR FUEL
11	ASPHALT PAVEMENT
12	CONCRETE PAD w/6X6-6/6 WWF REINFORCING
13	STANDARD CURB
14	RAMP & RAILING PER ADA SPECIFICATIONS
15	ADA PARKING ONLY SIGNS PER CODE
16	ADA ACCESS RAMP
17	NEW YARD LIGHTS, FIXTURES & POLES
19	PUBLIC PHONES, AIR, WATER AND LIGHT
20	LANDSCAPING W/IRRIGATION/ /SODDING/MULCHING
21	TRASH ENCLOSURE
22	EXISTING SIGN TO BE RELOCATED
23	7' HIGH BRICK SCREENING WALL
24	EX. TRAFFIC POLE TO BE RELOCATED
25	4' SIDEWALK
26	8' ASPHALT TRAIL
27	POSSIBLE WATER QUALITY CONTROL LOCATION
28	USED TIRE ENCLOSURE
29	SIGN "DO NOT BLOCK ENTRANCE"
30	CHANNELIZED DESIGN SUBJECT TO VDOT APPROVAL
31	15' X 25' LOADING SPACE
32	POSSIBLE LOCATION OF THE UNDERGROUND S.W.M. FACILITY SEE NOTE #7.

SITE TABULATION

	REQUIRED	PROVIDED	REMARK
MINIMUM LOT AREA	40000 SF.	44,274 SF.	
MINIMUM LOT WIDTH	200 FT.	194 FT.	
MAXIMUM BLDG HT.	40 FT.	20 FT.	
MINIMUM YARD REQ.			
FRONT (OX ROAD)	40 FT.	105± FT.	
FRONT (ZION DRIVE)	40 FT.	63± FT.	
SIDE	NONE	60± FT	
REAR	20 FT.	35± FT.	
OPEN SPACE	20%	27%	

CURVE DATA

⊗	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	79°38'00"	25.00	34.75	20.84	N 16°11'55" W	32.02
2	0°43'54"	5480.26	69.98	34.99	N 23°37'24" E	69.98

SCALE: 1"=20'

CHECKED BY: Tad Fabrikant DATE 11-1-96
QUALITY CONTROL ENGINEER

Date:	Revisions	By:	Chk By:

COMMONWEALTH OF VIRGINIA
BHOOPENDRA PRAKASH
No. 019152
PROFESSIONAL ENGINEER
11/1/96

EXXON CORPORATION
Marketing Department — Real Estate & Engineering

GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION PLAT
EXXON 2-6180
5211 OX ROAD, BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA

The Plan Source
Consulting Engineers
8565-C Sudley Road • Manassas, VA 22110
(703) 330-0954 FAX (703) 335-9062

RS No: 2-6180	
Scale: 1" = 20'	
Date: NOVEMBER 01, 1996	
County No: RZ/SE	
Designed By: DJM/RMR	Filename: 6180SERZ
Drafted By: DJM/RMR	SHEET
Checked By: BP	1 OF 4

Application No. 96-6-003 Staff
APPROVED SE/ SP PLAN
SEE DEV CONDS DATED 11/20/96
Date of (BOS) (BZA) approval 11/9/96
Sheet 1 of 4

Application No. 96-B-005 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval 11/9/96
Sheet 1 of 4

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RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
NOV 4 1996
ZONING EVALUATION DIVISION

WAIVERS AND MODIFICATIONS

LOT WIDTH. A WAIVER OF THE MINIMUM LOT WIDTH IS REQUESTED PURSUANT TO SECTION 9-610 BECAUSE ALTHOUGH THE LOT WIDTH IS CURRENTLY APPROXIMATELY 204 FEET, IT WILL BE REDUCED TO APPROXIMATELY 194 FEET BY THE PROPOSED DEDICATION OF RIGHT-OF-WAY FOR ZION DRIVE. THE LOT AREA OF 44,274 SQUARE FEET WILL BE REDUCED TO APPROXIMATELY 42,098 SQUARE FEET BY THE PROPOSED DEDICATION OF RIGHT-OF-WAY FOR ZION DRIVE WHICH IS IN EXCESS OF THE MINIMUM AREA REQUIRED OF 40,000 SQUARE FEET.

TRANSITIONAL SCREENING. A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT IS REQUESTED ALONG ALL BOUNDARIES PURSUANT TO SECTION 13-304 (3) AND (4) BECAUSE A 6 FOOT BRICK WALL WILL BE PROVIDED AT THE EDGE OF THE PARKING AREA ALONG THE NORTHERN AND EASTERN BOUNDARIES WITH SUBSTANTIAL LAND-SCAPING BETWEEN THE BRICK WALL AND THOSE PROPERTY LINES AND ALONG THE SOUTHERN AND WESTERN PROPERTY BOUNDARIES.

SERVICE DRIVE. A WAIVER OF THE SERVICE DRIVE REQUIREMENTS ALONG ROUTE 123 IS REQUESTED PURSUANT TO SECTION 7-0104.3 OF THE PFM MANUAL. THIS REQUEST IS BASED ON THE FACT THAT THIS SITE HAS INSUFFICENT LOT DEPTH TO ALLOW FOR THE DEDICATION OF A SERVICE DRIVE.

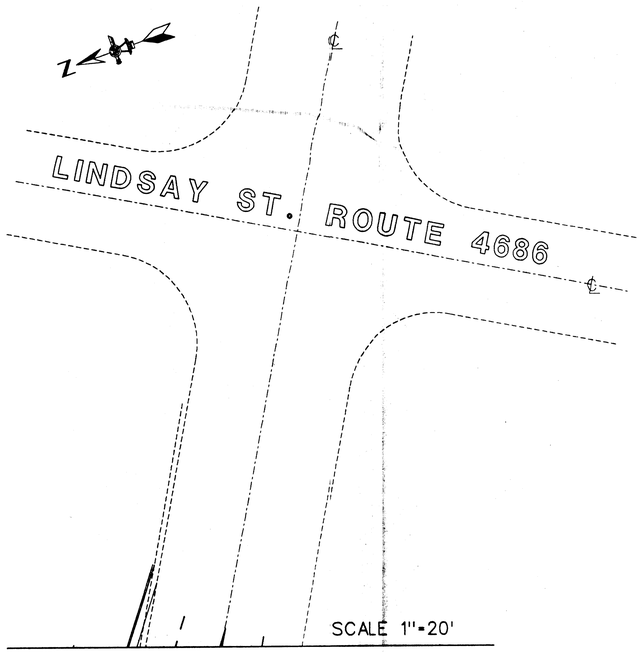
MAXIMUM ALLOWABLE SIGN AREA. A WAIVER OF THE MAXIMUM ALLOWABLE SIGN AREA (80 SQ. FT.) IS HEREBY REQUESTED PURSUANT TO ARTICLE 9-620 OF THE ZONING ORDINANCE. THIS REQUEST IS DUE TO NEED TO ADVERTISE BOTH THE QUICK SERVICE FOOD STORE AND THE AUTO REPAIR FACILITY - AN UNUSUAL DUAL USE. IT IS MOST PRACTICAL TO REUSE THE EXISTING SIGN STRUCTURE TO ADD TWO PANELS - TIGER MART AND AUTO SERVICE, KEEPING EXXON LOGO AND MANDATORY PRICE SIGN PANELS. A TOTAL AREA OF 142 SQ. FT. IS PROPOSED.

SIGN LOCATION RESTRICTION ON A CORNER LOT

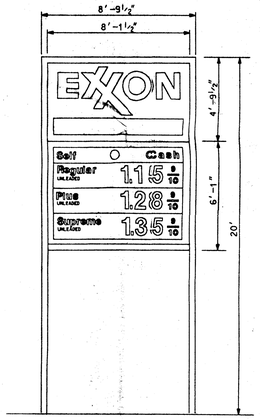
A WAIVER OF THE SIGN LOCATION RESTRICTION INSIDE A TRIANGLE FORMED BY OFFSETTING 30' FROM THE POINT OF INTERSECTION OF THE EXTENDED PROPERTY LINES ON A CORNER LOT AS REQUIRED BY SECTION 12-203 (5) REFERENCING THE PROVISIONS OF SECTION 2-505 OF THE ZONING ORDINANCE IS HEREBY REQUESTED PURSUANT TO SECTION 12-305 OF THE ZONING ORDINANCE. THIS REQUEST IS DUE TO THE FACT THAT NO MORE FUNCTIONAL SET BACKS CAN BE ACHIEVED AS A RESULT OF ADDITIONAL STREET DEDICATION/PUBLIC ACCESS EASEMENT. IN ADDITION THE PROPOSED LOCATION OF THE SIGN WILL NOT IMPACT SIGHT DISTANCE.

Application No. 85-B-082 Staff JJ
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 11/20/96
Date of (BOS) (BZA) approval 12/9/96
Sheet 2 of 4

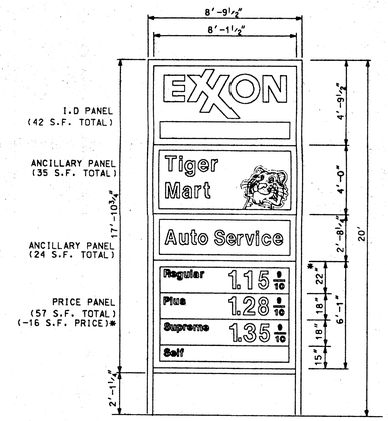
Application No. 96-B-025 Staff JJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/9/96
Date of (BOS) (PC) approval 12/9/96
Sheet 2 of 4



MATCH LINE SEE SHEET 1



EXISTING "40" SYSTEM
POLE MOUNTED SIGN
SCALE: ¼" = 1'-0"



PROPOSED "40" SYSTEM
POLE MOUNTED SIGN
SCALE: ¼" = 1'-0"
(142 S.F. TOTAL)

- NOTE: UP TO 20 S.F. OF THE PRICE SIGN MAY BE EXCLUDED FROM AREA CALCULATIONS

COMMONWEALTH OF VIRGINIA
BHOOPENDRA PRAKASH
No. 019152
11-1-96
PROFESSIONAL ENGINEER

CHECKED BY: Tad Fabulea DATE: 11-1-96
QUALITY CONTROL ENGINEER

Date:	Revisions	By:	Chk By:

EXXON CORPORATION
Marketing Department Real Estate & Engineering

GENERALIZED DEVELOPMENT PLAN/
SPECIAL EXCEPTION PLAT
SIGN DETAILS AND WAIVERS
EXXON 2-6180
5211 OX ROAD, BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA

The Plan Source
Consulting Engineers
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Designed By: GP	Filename: 6180RDSE
Drafted By: GP	SHEET
Checked By: BP	2 OF 4

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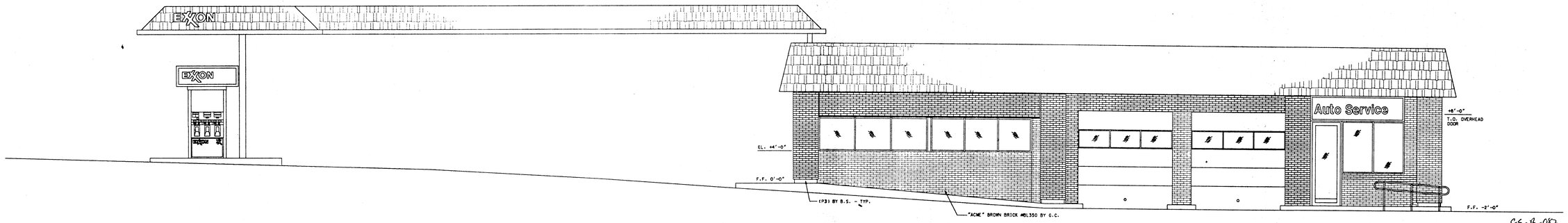
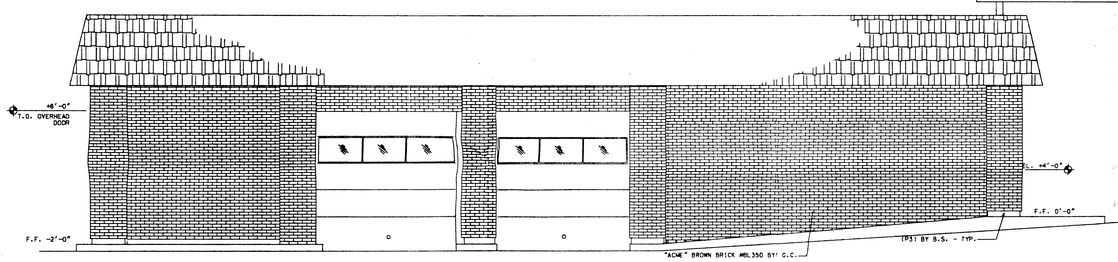


ELEVATION

Application No. 95-B-082 Staff
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 11/20/96
Date of (BOS) (BZA) approval 12/9/96
Sheet 3 of 4

Application No. 96-B-025 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/9/96
Date of (BOS) (PC) approval 12/9/96
Sheet 3 of 4



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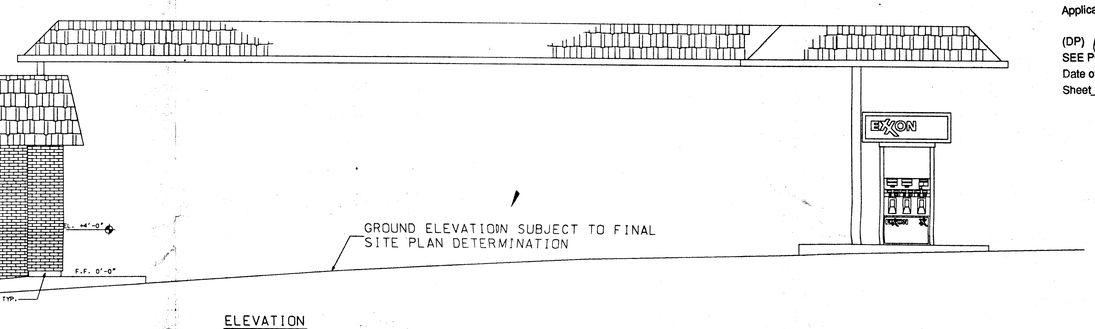

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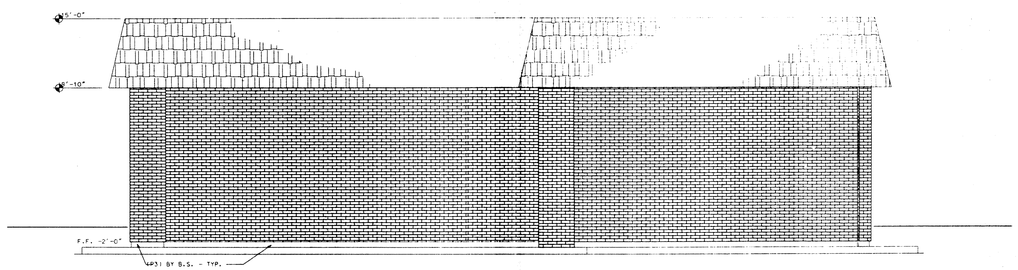

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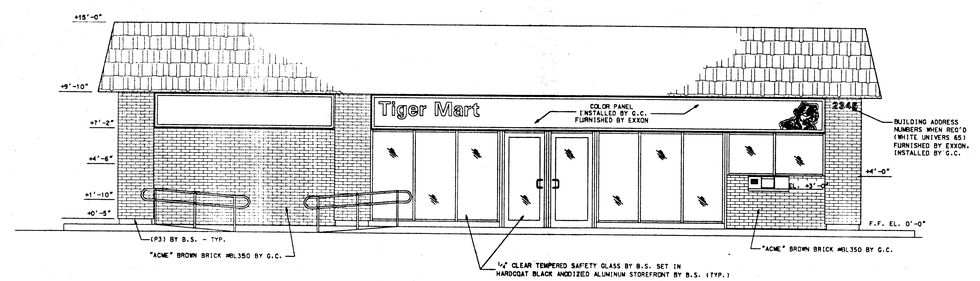

ELEVATION

COMMONWEALTH OF VIRGINIA
BHOOPENDRA PRAKASH
No. 019152
11-1-96
PROFESSIONAL ENGINEER

CHECKED BY: Tad Tabuchi DATE: 11-1-96
QUALITY CONTROL ENGINEER

Date:	Revisions	By:	Chk By:

EXXON CORPORATION
Marketing Department Real Estate & Engineering
GENERALIZED FINAL DEVELOPMENT PLAN/ SPECIAL EXCEPTION PLAT
BUILDING ELEVATIONS
EXXON 2-6180
5211 OX ROAD, BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA

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RS No:	2-6180
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Date:	NOVEMBER 1, 1996
County No:	RZ/SE
Designed By: DJM	Filename: SIDEVIEW
Drafted By: DJM	SHEET
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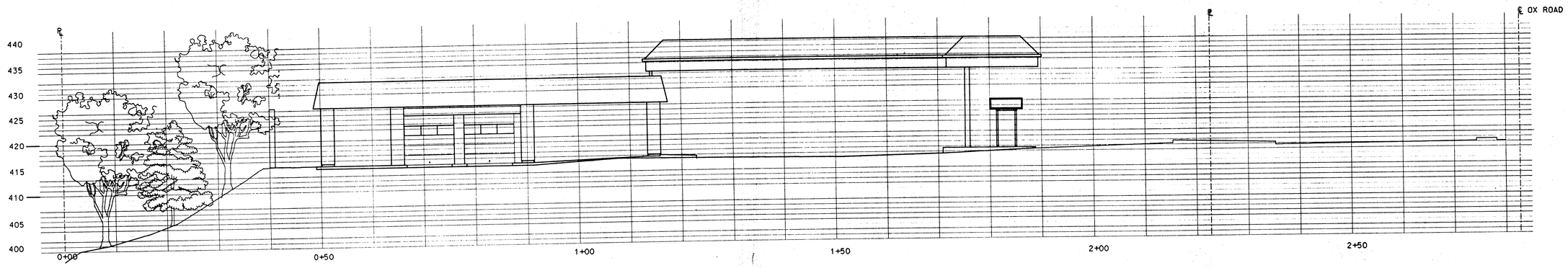
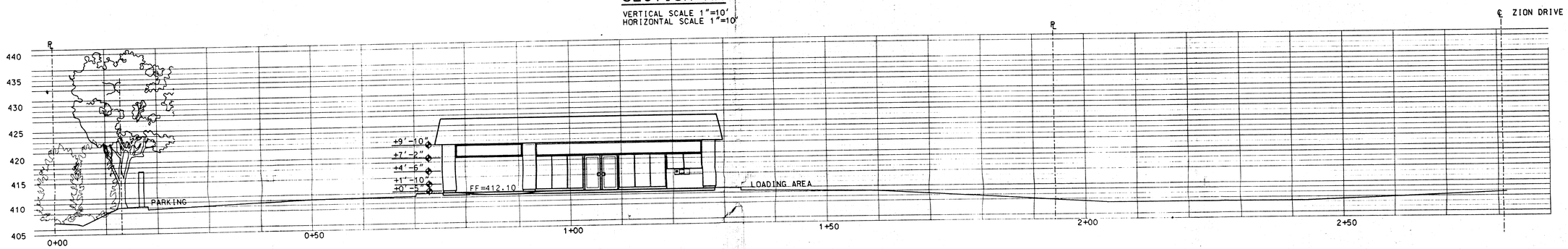


SECTION AA

VERTICAL SCALE 1"=10'
HORIZONTAL SCALE 1"=10'



SECTION BB

VERTICAL SCALE 1"=10'
HORIZONTAL SCALE 1"=10'

Application No. 96-B-025 Staff [illegible]
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Sheet 4 of 4

Application No. 85-B-082 Staff [illegible]
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Sheet 4 of 4

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BHOOPENDRA PRAKASH
No. 019152
11-1-96
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CHECKED BY: Tad Tabulka DATE: 11-1-96
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EXXON CORPORATION
Marketing Department — Real Estate & Engineering

GENERALIZED DEVELOPMENT PLAN/
SPECIAL EXCEPTION PLAT
PROFILES
EXXON 2-6180
5211 OX ROAD, BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA

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