GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
PARCEL 21, LOT 2
WESTFIELDS

THE INTERNATIONAL CORPORATE CENTER AT DULLES

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
JULY 1996

REVISED: OCTOBER, 1996
DECEMBER, 1996

ZONING REQUIREMENTS I-5 DISTRICT

MINIMUM LOT SIZE:	20,000 SQ. FT.
MINIMUM LOT WIDTH:	100 FEET
MAXIMUM BUILDING HEIGHT:	75 FEET, SUBJECT TO INCREASE BY BOARD OF SUPERVISORS
MINIMUM YARD REQUIREMENTS:	
FRONT:	45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET (50 FEET MIN. FROM PUBLIC STREET PER WESTFIELDS COVENANTS*)
SIDE:	NO REQUIREMENT
REAR:	NO REQUIREMENTS
MAXIMUM FLOOR AREA RATIO:	0.50, SUBJECT TO INCREASE TO 1.00 BY BOARD OF SUPERVISORS
OPEN SPACE:	15% OF THE GROSS AREA SHALL BE LANDSCAPED OPEN SPACE.

* "DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS", WESTFIELDS, THE INTERNATIONAL CORPORATE CENTER AT DULLES. THE SETBACKS ESTABLISHED BY THE COVENANTS MAY BE AMENDED UPON APPROVAL OF THE WESTFIELDS ARCHITECTURAL REVIEW BOARD.

TABULATION:

SITE AREA; LOT 2:	1.16 ACRES
GROSS BUILDING AREA:	2,238 S.F.
FLOOR AREA RATIO:	0.05
OPEN SPACE:	17,000 S.F. OR 34% OF SITE AREA
TOTAL AREA, PARCEL 21:	9.88 ACRES

PARKING TABULATION:

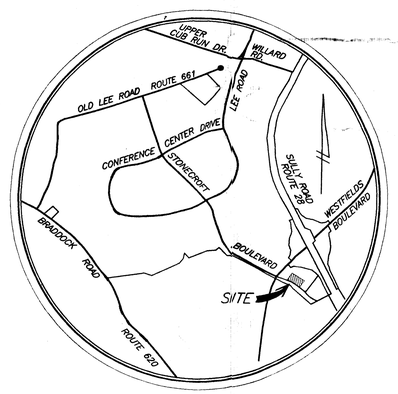
QUICK SERVICE FOOD STORE
1250± SQ. FT. @ 6 SPACES/1000 SQ. FT. = 8 SPACES

CAR WASH

1 EMPLOYEE @ 1 SP/EMPLOYEE	= 1 SPACE
TOTAL PARKING REQUIRED	9 SPACES
TOTAL PARKING PROVIDED	10 SPACES

CAR WASH STACKING

STACKING SPACES REQUIRED	10
STACKING SPACES PROVIDED	10



VICINITY MAP
SCALE: 1" = 2,000'

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 44-3 ((6)) PART OF PARCEL 21.
2. CURRENT ZONE: I-3 LIGHT INTENSITY INDUSTRIAL DISTRICT
3. PROPOSED ZONE: I-5, GENERAL INDUSTRIAL DISTRICT
4. PROPOSED USE: QUICK SERVICE FOOD STORE AND GASOLINE SALES, WITH AUTOMATIC WASH.
5. THE PROPERTY IS WITHIN THE WATER SUPPLY PROTECTION AND AIRPORT NOISE OVERLAY DISTRICTS.
6. OWNER: WESTFIELDS 21 LLC
   12800 CONFERENCE CENTER DRIVE
   SUITE 204
   CHANTILLY, VIRGINIA 22021
7. CONTRACT PURCHASER/APPLICANT:
   AMOCO PETROLEUM PRODUCTS
   ONE WEST PENNSYLVANIA AVENUE, SUITE 900
   TOWSON, MARYLAND 21204-5027
8. DATUM: USGS; CONTOUR INTERVAL: 2 FEET; TOPOGRAPHY BASED ON AERIAL PHOTOGRAMMETRY.
9. SILTATION AND EROSION CONTROL IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS WILL BE PROVIDED WITH FINAL SITE PLAN.
10. AIR QUALITY PERMIT, IF REQUIRED, SHALL BE OBTAINED PRIOR TO ANY CLEARING AND GRADING OR CONSTRUCTION.
11. STORM WATER MANAGEMENT/BMP REQUIREMENTS APPLICABLE TO THIS SITE ARE TO BE MET BY EXISTING WESTFIELDS STORMWATER MANAGEMENT POND #13A (FAIRFAX COUNTY PLAN #6178-SP-18) IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS. DETAILED COMPUTATIONS WILL BE PROVIDED WITH FINAL SITE PLAN.
12. THE LIMITS OF EXISTING TREE COVER ON THE SITE ARE AS DELINEATED ON THIS PLAN. EXISTING TREE COVER CONSISTS OF MIXED DECIDUOUS AND CONIFER SPECIES. IT IS ANTICIPATED THAT ALL EXISTING TREES ON THIS PROPERTY WILL BE REMOVED WITH DEVELOPMENT, AND THE LIMITS OF CONSTRUCTION WILL BE COINCIDENT WITH THE PERIMETER PROPERTY LINES.
13. SOLID WASTE STORAGE IS TO BE PROVIDED BY A LARGE CONTAINER AND COLLECTED TWICE WEEKLY BY A PRIVATE COLLECTION SERVICE AND DISPOSED OF AT A PUBLIC LANDFILL, IN FAIRFAX COUNTY, OF THE COLLECTOR'S CHOICE.
14. THIS PROPERTY IS SUBJECT TO PROFFERED CONDITIONS.
15. THIS PROPERTY IS SUBJECT TO THE "DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS" FOR WESTFIELDS, THE INTERNATIONAL CORPORATE CENTER AT DULLES.
16. THERE ARE NO BURIAL OR GRAVE SITES KNOWN TO EXIST ON THIS PROPERTY.

Application No. RZ 1997-SU-002 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/3/97
Date of (BOS) (PC) approval 7/7/97
Sheet 1 of 3

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUL 22 1997
ZONING EVALUATION DIVISION

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
07/30/96
WILLIAM C. PUTMAN
No. 6013
12-3-96
PROFESSIONAL ENGINEER

BENGTSON, DeBELL & ELKIN, LTD.
CONSULTING ENGINEERS, SURVEYORS, PLANNERS & LANDSCAPE ARCHITECTS
P.O. BOX 429, 5900 CENTREVILLE ROAD, CENTREVILLE, VA 22020 (703) 631-9630
CENTREVILLE, LEESBURG, WOODBRIDGE, VIRGINIA BEACH & RICHMOND, VIRGINIA
SILVER SPRING, MARYLAND

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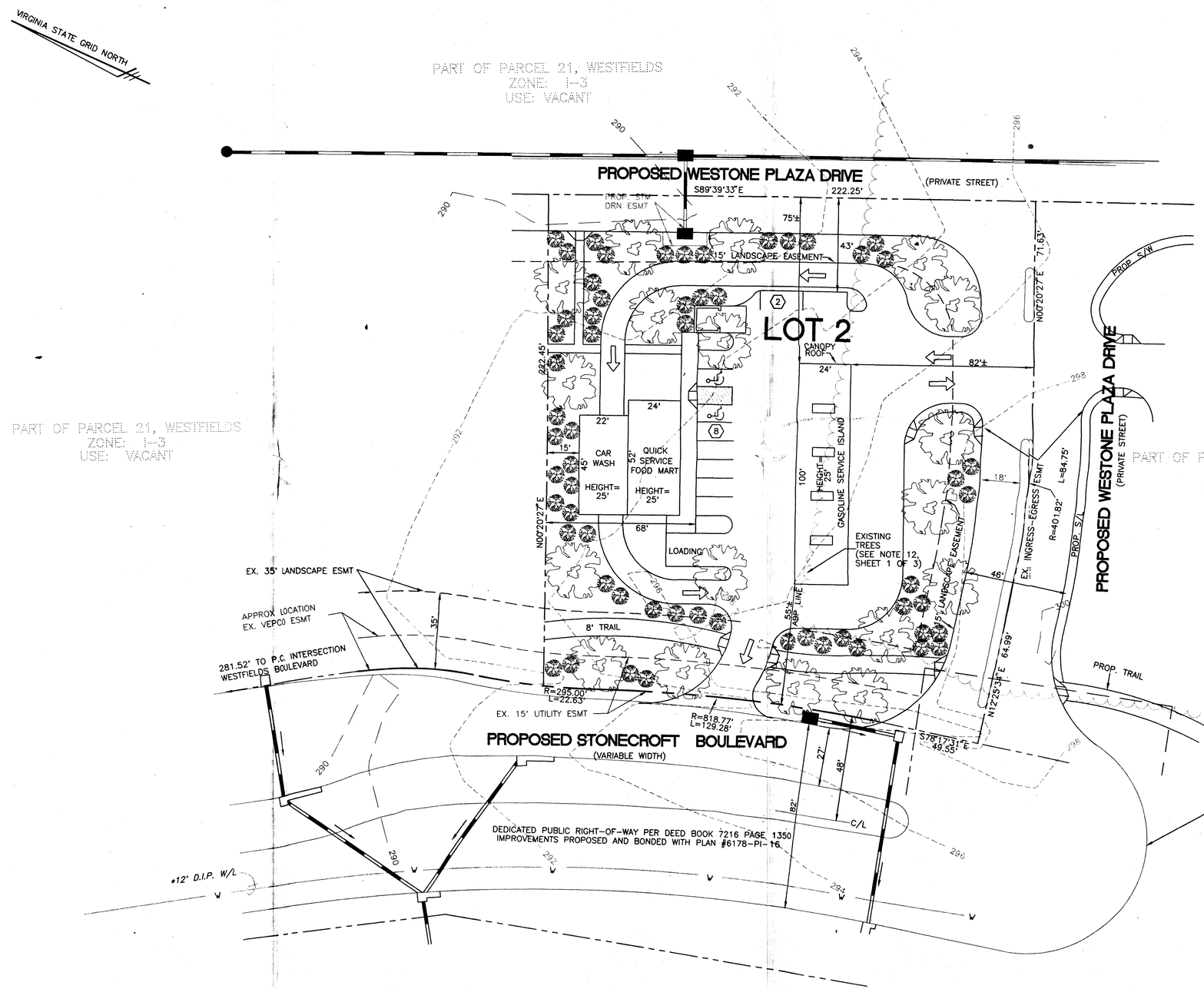
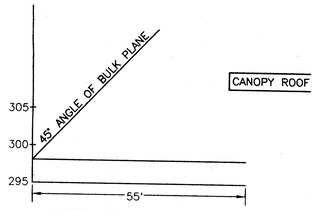


NOTE: THE ANGLE OF BULK PLANE REQUIREMENT APPLICABLE TO THE FRONT YARD SETBACK IS NOT A RESTRICTIVE FACTOR GIVEN THE PROPOSED BUILDING LOCATIONS.

USEABLE AREA = 28,590 S.F. = 0.66 AC.



ANGLE OF BULK PLANE DIAGRAM

Application No. RZ 97-SU-002 Staff GREGG RUSS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/3/97
Date of (BOS) (PC) approval 7/7/97
Sheet 2 of 3

COMMONWEALTH OF VIRGINIA
07/30/96
WILLIAM C. PUTMAN
No. 6013
10-21-96
PROFESSIONAL ENGINEER

COUNTY STAFF COMMENTS	10/21/96
REVISIONS	DATE

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(703) 631-9630

OFFICE LOCATIONS
◆ CHESTERFIELD COUNTY, VIRGINIA ◆ FAIRFAX COUNTY, VIRGINIA ◆ PRINCE WILLIAM COUNTY, VIRGINIA ◆ VIRGINIA BEACH, VIRGINIA ◆ MONTGOMERY COUNTY, MARYLAND ◆ LOUDOUN COUNTY, VIRGINIA

BDE

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
PROPOSED QUICK-SERVICE FOOD MART, GASOLINE SALES AND CAR WASH

PARCEL 21, LOT 2

WESTFIELDS
THE INTERNATIONAL CORPORATE CENTER AT DULLES
FAIRFAX COUNTY, VIRGINIA

DATE: JULY 1996		
SCALE: 1" = 25'		
DESIGN:	DRAWN: JDW	
CHECK: JLM	CHECK: WCP	
JOB NO.: 93C091		
P.R. NO.: CT01449500		
SHEET 2 OF 3		
FILE NO.: C-3525		

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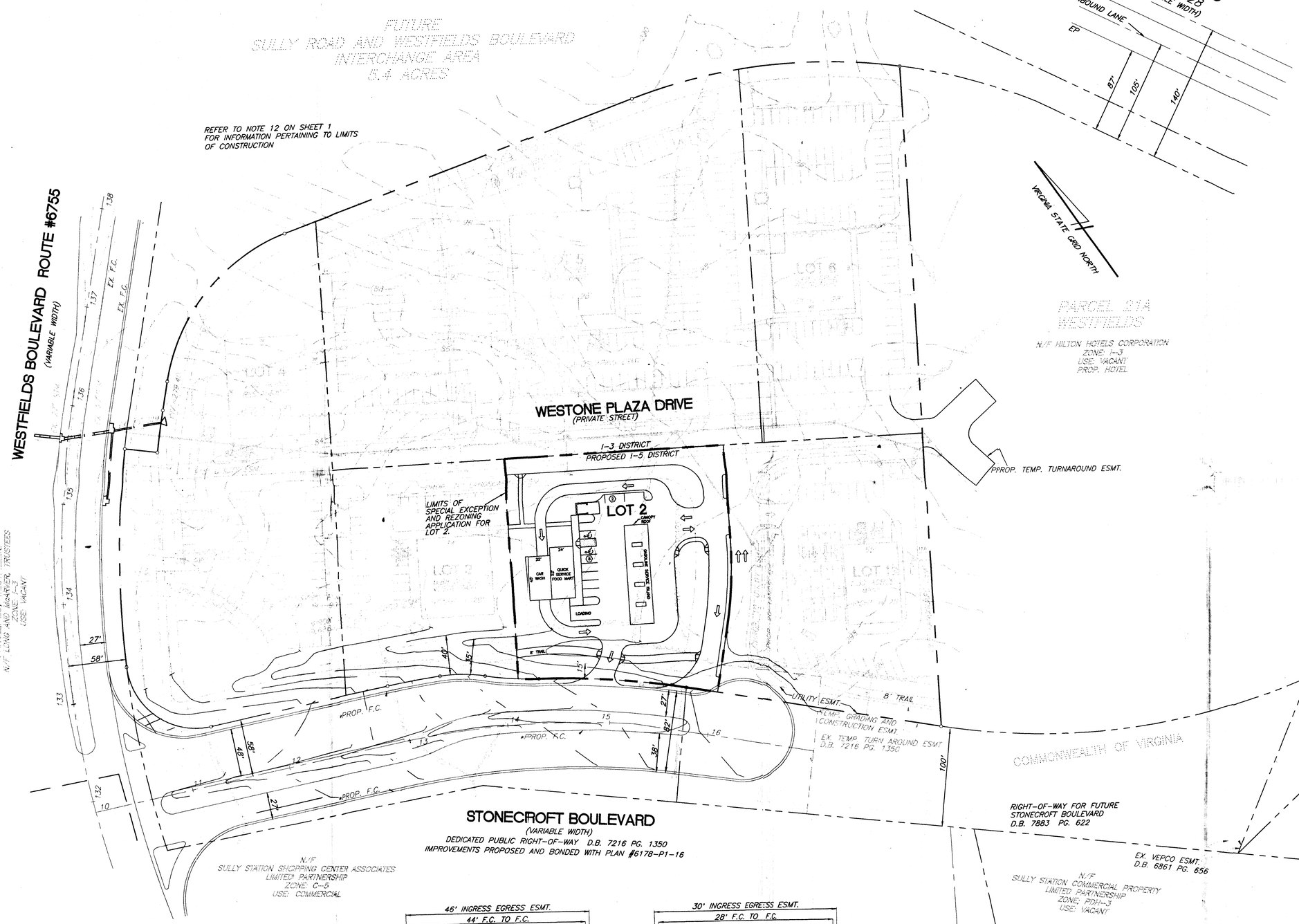

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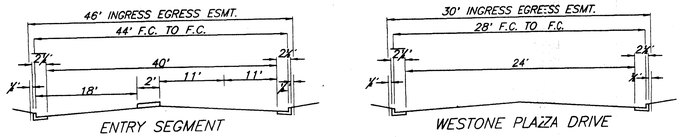
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/3/97
Date of (BOS) (PC) approval 7/7/97
Sheet 3 of 3

NOTE: THE USES AND LOT LAYOUTS SHOWN HEREON FOR THOSE LOTS OUTSIDE OF THE LIMIT OF THE SPECIAL EXCEPTION ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE.



TYPICAL SECTIONS
PRIVATE STREETS
(NO SCALE)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
07/28/96
WILLIAM C. PUTMAN
No. 6013
12-3-96
PROFESSIONAL ENGINEER

SPECIAL EXCEPTION PLAT
FOR
PARCEL 21, LOT 2
WESTFIELDS
THE INTERNATIONAL CORPORATE CENTER AT DULLES
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 50' JULY, 1996

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