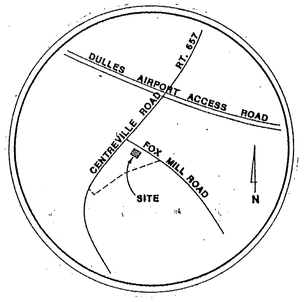
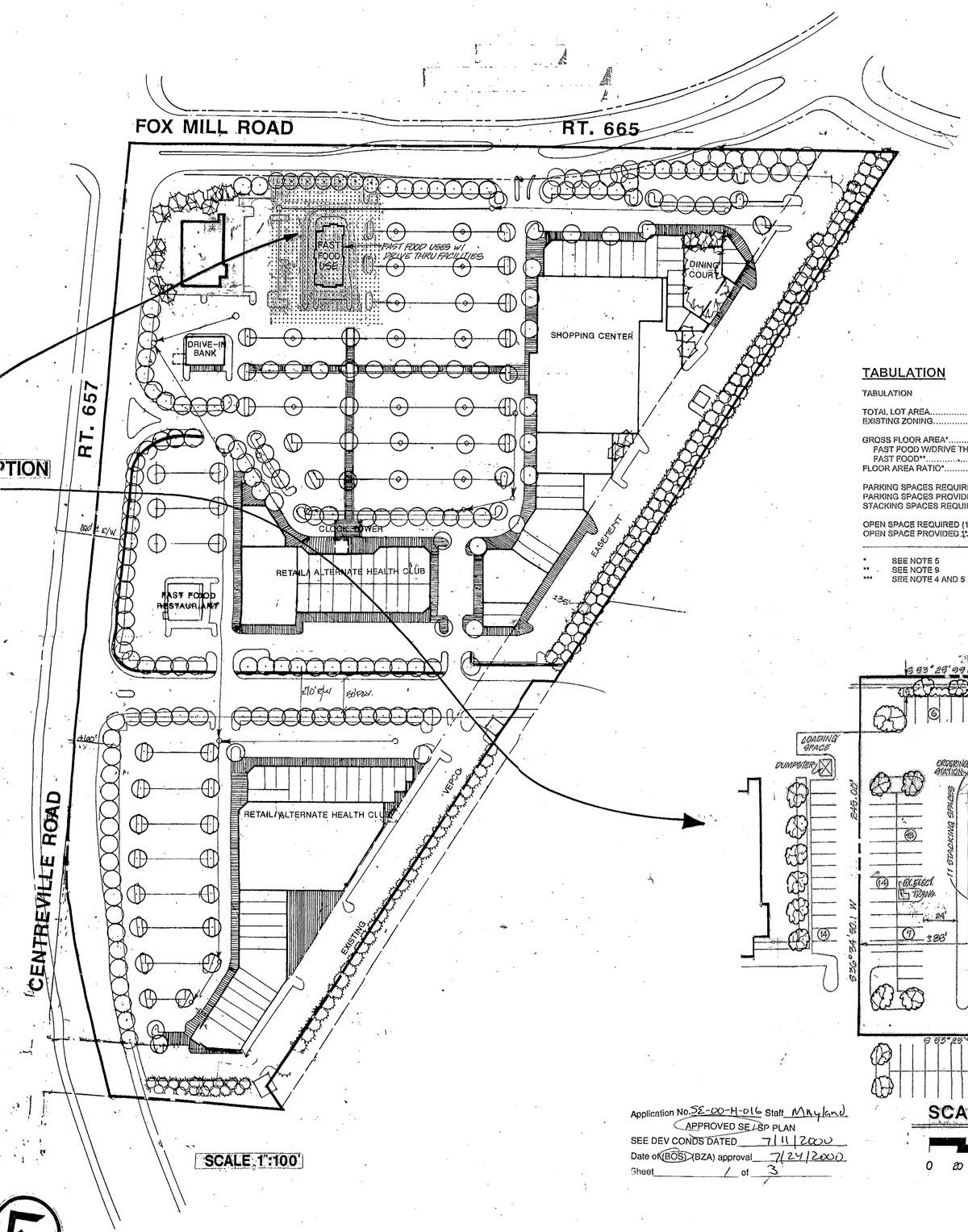


VICINITY MAP
1":2000'



SCALE 1":100'

NOTES

1. THIS SPECIAL EXCEPTION APPLICATION IS FILED TO ESTABLISH FAST FOOD USE ON THE SUBJECT PROPERTY.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 16-3 ((1)) PART OF PARCEL 19B. THE DEVELOPMENT PLAN FOR THE SHOPPING CENTER IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY TO ASSIST IN THE EVALUATION OF THE SPECIAL EXCEPTION APPLICATION.
3. THE LOT THAT HAS BEEN CREATED FOR THE PURPOSE OF ESTABLISHING THE PROPOSED SPECIAL EXCEPTION USE IS IN ACCORDANCE WITH THE PROVISIONS OF THE C-6 DISTRICT AND THE DEFINITION OF LOT AS SET FORTH IN ARTICLE 20 OF THE ZONING ORDINANCE. IT IS CURRENTLY NOT PROPOSED TO BE A SEPARATE LOT OF RECORD.
4. WITHIN THE LOT THAT HAS BEEN CREATED FOR THE PURPOSE OF ESTABLISHING THE PROPOSED SPECIAL EXCEPTION USE, THERE ARE PARKING SPACES AND OPEN SPACE AREAS THAT ARE IN EXCESS OF THAT NEEDED TO SUPPORT THE PROPOSED USE. SUCH PARKING SPACES AND OPEN SPACE AREAS ARE TO BE ACCESSORY TO THE OTHER PROPOSED USES IN THE SHOPPING CENTER.
5. THE NUMBER OF PARKING SPACES, THE AMOUNT OF OPEN SPACE AND THE GROSS FLOOR AREA/FLOOR AREA RATIO FOR THE ENTIRE SHOPPING CENTER WILL BE IN CONFORMANCE WITH THE PROFFERED GENERALIZED DEVELOPMENT PLAN THAT WAS APPROVED WITH RZ 88-C-039 AND SITE PLAN 7701-SP-01 THAT WAS FILED ON NOVEMBER 23, 1988.
6. THE PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SEWER.
7. LANDSCAPING WILL BE PROVIDED IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING SHOWN HEREON SUBJECT TO FINAL ENGINEERING AND DESIGN. THE ENTIRE SITE WILL BE SUBJECT TO CLEARING AND GRADING.
8. MINOR DEVIATIONS OF THE SIZE, DIMENSIONS, FOOTPRINT AND LOCATION OF THE BUILDING MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
9. THE TOTAL GROSS FLOOR AREA OF THE FAST FOOD USES WILL BE ± 5,300 SQUARE FEET. THE FAST FOOD USE WITH DRIVE THRU FACILITIES SHALL BE ± 1,800 SF.
10. 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.
11. FOX MILL ROAD AND CENTREVILLE ROAD WILL BE IMPROVED IN ACCORDANCE WITH THE PROFFERS PREVIOUSLY APPROVED IN CONJUNCTION WITH RZ 88-C-039.
12. AT LEAST ONE HANDICAPPED PARKING SPACE WILL BE PROVIDED AT A CONVENIENT LOCATION TO THE MAIN ENTRANCE TO THE BUILDING.
13. FOUNDATION PLANTINGS WILL BE PROVIDED IN ACCORDANCE WITH A LANDSCAPE PLAN TO BE APPROVED BY THE COUNTY ARBORIST.

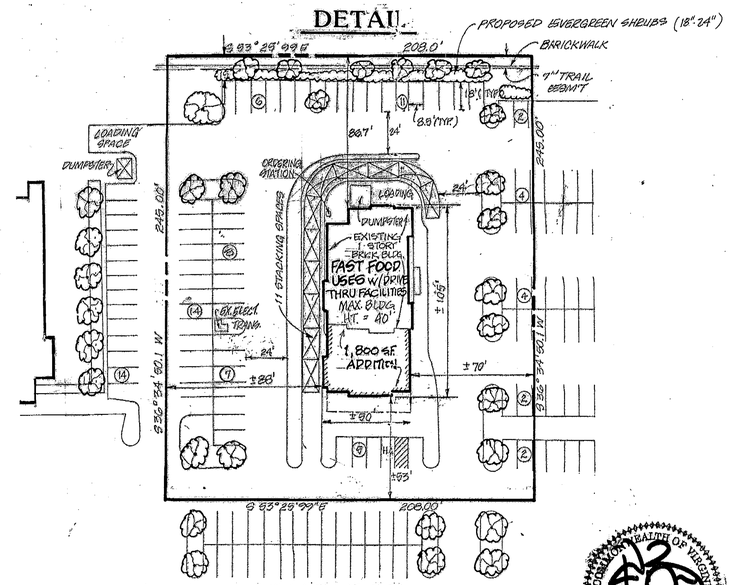
TABULATION

TABULATION

TOTAL LOT AREA	50,960 SF
EXISTING ZONING	C-6
GROSS FLOOR AREA*	± 5,300 SF
FAST FOOD W/DRIVE THRU	± 1,800 SF
FAST FOOD**	± 3,500 SF
FLOOR AREA RATIO*	0.11
PARKING SPACES REQUIRED	22
PARKING SPACES PROVIDED***	65
STACKING SPACES REQUIRED/PROVIDED FOR DRIVE-IN-WINDOWS	11
OPEN SPACE REQUIRED (15%)	7,644 SF
OPEN SPACE PROVIDED ***(22%)	11,250 SF

* SEE NOTE 5
** SEE NOTE 9
*** SEE NOTE 4 AND 5

DETAIL



SCALE 1":40'

0 20 40 80

Application No. SE-00-H-016 Staff Maryland
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 7/11/2000
Date of (BOS) (BZA) approval 7/24/2000
Sheet 1 of 3

COMMONWEALTH OF VIRGINIA
THEODOR D. BUTT
No. 023588
PROFESSIONAL ENGINEER
12.30.99 5.18.00 3.22.00

TRI-TEK ENGINEERING
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Engineers Architects Planners Consultants
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703-849-0100

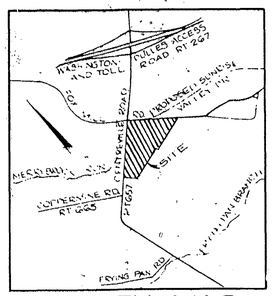
AS APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 30, 1989

SPECIAL EXCEPTION AMENDMENT PLAT FAST FOOD w/ DRIVE-THRU

BATMAN CO. INC. / VILLAGE CENTER AT DULLES

CENTREVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

Scale AS SHOWN
Sheet 1 of 1
Date REV. 12-30-99 3-22-00 5-18-00
File Number F-1611



VICINITY MAP
SCALE 1"=2000'

CURVE TABLE						
NO	RADIUS	DELTA	ARC	TAN	CHORD	CH BEARING
1	1051.26'	03°14'48"	59.57'	29.79'	59.56'	S71°22'05"E
2	902.44'	16°19'31"	257.13'	129.44'	256.26'	S61°34'55"E
3	1560.02'	24°23'53"	667.71'	338.99'	662.67'	N29°53'09"E
4	487.00'	02°33'46"	21.78'	10.89'	21.78'	N44°15'10"W

TABULATION

EXISTING ZONING C-6

TOTAL AREA ..... 28.47± AC
(THIS AREA EXCLUDES THE AREA PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES)

AREA PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES ..... 3.55± AC*
AREA SUBJECT OF PCA 88-C-039-5 ..... 26.94± AC
AREA SUBJECT OF PCA 88-C-091-5 ..... 1.53± AC
AREA SUBJECT OF SEA 89-C-027-5 ..... 25.3± AC

MAXIMUM GROSS FLOOR AREA PERMITTED ..... 327,000 SF
MAXIMUM FLOOR AREA RATIO ..... 0.26 FAR

PROPOSED GROSS FLOOR AREA 312,950

USE	AREA
SHOPPING CENTER	253,239 SF
CAR WASH (SEA 89-C-027-2)	4,000 SF
COMMERCIAL RECREATION RESTAURANT	13,914 SF
VEHICLE LIGHT SERVICE ESTABLISHMENT	4,000 SF
BILLIARD/POOL HALL (SP 93-H-043)	8,260 SF
BILLIARD/POOL HALL (SPA 93-H-043-1)	2,200 SF**
PROPOSED VEHICLE LIGHT SERVICE ESTABLISHMENT (SEA 89-C-027-5)	6,171 SF
FREESTANDING USES:	
DRIVE-IN BANK (SE 89-C-006)	3,166 SF
FAST FOOD RESTAURANT (SEA 89-C-007)	5,500 SF
FAST FOOD RESTAURANT (SE 89-C-018)	3,600 SF
EATING ESTABLISHMENT	9,100 SF

PROPOSED GROSS FLOOR AREA FOR VEHICLE LIGHT SERVICE ESTABLISHMENT ..... 6,171± SF
PROPOSED NUMBER OF SERVICE BAYS 9
PROPOSED NUMBER OF EMPLOYEES/SHIFT 15

MAXIMUM HEIGHT ..... 40 FT
(EXCLUDING CLOCK TOWER AND ARCHITECTURAL FEATURES PREVIOUSLY APPROVED)

OPEN SPACE REQUIRED (15%) ..... 4.3 AC
OPEN SPACE PROVIDED (15%) ..... 4.3± AC***
50% OF OPEN SPACE AREA WITHIN
UTILITY EASEMENTS ..... 1.0± AC
OTHER OPEN SPACE ..... 3.3± AC

PARKING TABULATION****

USE	APPROXIMATE AREA	PARKING REQUIREMENTS
SHOPPING CENTER	281,604 GF	1,007
EATING ESTABLISHMENT	803 SEATS; 18 BAR; 14± EMPLOYEES	198
SPECIAL EXCEPTION USES:	43,641 SF	258
TOTAL PARKING SPACES REQUIRED		1,463
TOTAL PARKING SPACES PROVIDED		1633

* SEE NOTE 21.

** THIS APPLICATION WAS APPROVED, IN PART, TO PERMIT THE ADDITION OF A 2,200 SF MEZZANINE.

*** SEE NOTE 7.

**** SEE NOTE 11.

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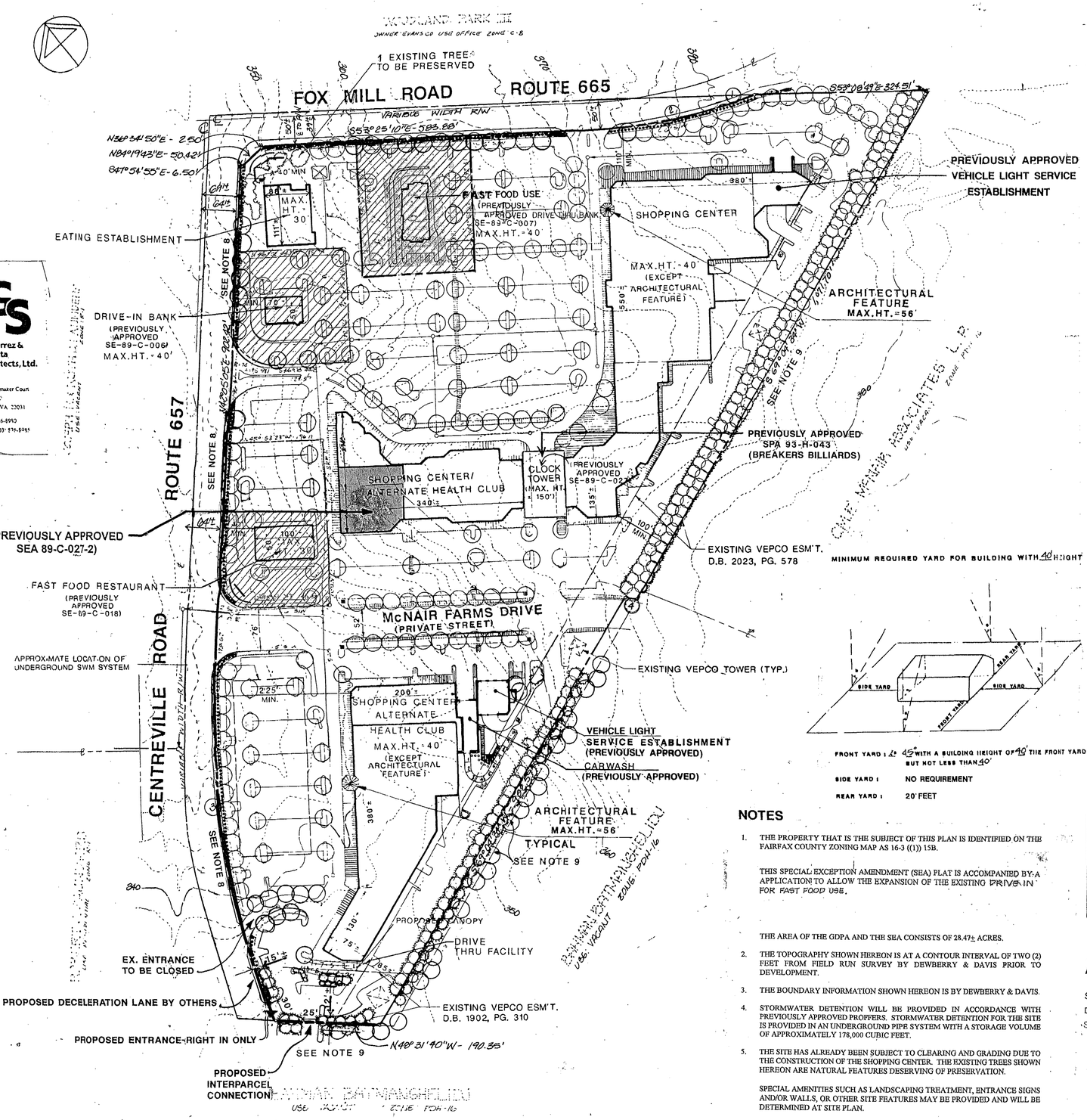

FRONT YARD: 45° WITH A BUILDING HEIGHT OF 40' THE FRONT YARD BUT NOT LESS THAN 40'
SIDE YARD: NO REQUIREMENT
REAR YARD: 20' FEET

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 16-3 ((1)) 15B.

   THIS SPECIAL EXCEPTION AMENDMENT (SEA) PLAT IS ACCOMPANIED BY A APPLICATION TO ALLOW THE EXPANSION OF THE EXISTING DRIVE IN FOR FAST FOOD USE.

   THE AREA OF THE GDPA AND THE SEA CONSISTS OF 28.47± ACRES.

2. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM FIELD RUN SURVEY BY DEWBERRY & DAVIS PRIOR TO DEVELOPMENT.

3. THE BOUNDARY INFORMATION SHOWN HEREON IS BY DEWBERRY & DAVIS.

4. STORMWATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH PREVIOUSLY APPROVED PROFFERS. STORMWATER DETENTION FOR THE SITE IS PROVIDED IN AN UNDERGROUND PIPE SYSTEM WITH A STORAGE VOLUME OF APPROXIMATELY 178,000 CUBIC FEET.

5. THE SITE HAS ALREADY BEEN SUBJECT TO CLEARING AND GRADING DUE TO THE CONSTRUCTION OF THE SHOPPING CENTER. THE EXISTING TREES SHOWN HEREON ARE NATURAL FEATURES DESERVING OF PRESERVATION.

   SPECIAL AMENITIES SUCH AS LANDSCAPING TREATMENT, ENTRANCE SIGNS AND/OR WALLS, OR OTHER SITE FEATURES MAY BE PROVIDED AND WILL BE DETERMINED AT SITE PLAN.

6. THE LOCATION OF EASEMENTS/UTILITIES SHOWN HEREON IS BASED ON INFORMATION AVAILABLE FROM TAX MAP AND/OR DEEDS OF RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THUS SHOULD NOT BE REGARDED AS A CORRECT OR FINAL LOCATION.

7. THE OPEN SPACE PROVIDED IS BASED ON THE PROVISIONS OF PAR. 5 OF SECT. 2-309 OF THE ZONING ORDINANCE. FURTHERMORE, THE OPEN SPACE CALCULATION EXCLUDES THE AREA WHICH HAS BEEN DEDICATED FOR PUBLIC STREET PURPOSES.

8. A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FOR THESE AREAS WERE PREVIOUSLY APPROVED IN CONJUNCTION WITH RZ 88-C-039.

9. A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT FOR THESE AREAS WERE PREVIOUSLY APPROVED IN CONJUNCTION WITH RZ 88-C-039.

10. IN ACCORDANCE WITH PAR. 4 AND 5 OF SECT. 18-204 OF THE ZONING ORDINANCE, MINOR DEVIATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF THE FREESTANDING BUILDINGS, SHOPPING CENTER AND CLOCK TOWER MAY OCCUR WITH FINAL ENGINEERING DESIGN.

11. THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF PARKING SPACES AS LONG AS THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE PERIPHERAL AND INTERIOR LANDSCAPING AND OPEN SPACE SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN PURSUANT TO PAR. 4 AND 5 OF SECT. 18-204 OF THE ZONING ORDINANCE. A FINAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. FURTHERMORE, IT IS TO BE UNDERSTOOD THAT THE APPLICANT RESERVES THE RIGHT TO CALCULATE THE REQUIRED PARKING SPACES IN ACCORDANCE WITH AN ADOPTION OF AN AMENDMENT TO THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

12. THE SUBJECT PROPERTY IS LOCATED IN THE WEST OX COMMUNITY PLANNING SECTOR OF THE UPPER POTOMAC PLANNING DISTRICT OF AREA III. THE COMPREHENSIVE PLAN RECOMMENDS THE SITE FOR COMMERCIAL RETAIL AND OFFICE USE. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THAT RECOMMENDATION. COMPLIANCE WITH THE DEVELOPMENT CRITERIA WAS DEMONSTRATED AT THE TIME OF REZONING OF THE SUBJECT PROPERTY.

13. THERE ARE NO COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THIS APPLICATION.

14. DEDICATION AND CONSTRUCTION OF ALL REQUIRED PUBLIC IMPROVEMENTS WILL BE COINCIDENTAL WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.

15. IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECHSSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS.

16. THE EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY WILL BE RETAINED.

17. TO THE BEST OIF 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.

18. THERE IS NO FILOODPLAIN LOCATED ON THE SITE DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY.

19. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IS PROVIDED SEPARATELY IN THE AFFIDAVIT.

20. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

21. THIS LAND AREA IS NOT INCLUDED IN THE APPLICATION SINCE TITLE OF THE LAND HAS BEEN TRANSFERRED TO OTHERS. HOWEVER, PURSUANT TO PROFFER 3h, ALL DENSITY RELATED TO THIS LAND AREA WAS RESERVED. THEREFORE, THEE FLOOR AREA RATIO SHOWN HEREON IS BASED ON THE TOTAL LAND AIREA OF 32.02 ACRES WHICH WAS THE SUBJECT OF THE ORIGINAL REZONING APPLICATIONS.

22. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.

23. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE C-6 DISTRICT REGULATIONS OIF THE ZONING ORDINANCE ARE AS FOLLOWS:

    FRONT YARD: (CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT ILESS THAN 40 FEET.
    SIDE YARD: NO REQUIREMENT.
    REAR YARD: 20 FEET.

24. 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.

TRI-TEK ENGINEERING
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a professional corporation
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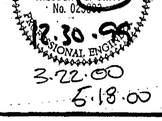
Application No. SE-00-H-016 Staff Maryland
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 7/11/2000
Date of (BOS) (BZA) approval 7/24/2000
Sheet 2 of 3



8.30.98
3-22-00
5-18-00

Revision Date
11-29-94
2-9-95
7-28-95
8-25-95
2-20-98
4-20-98
3-22-00
5-18-00

Dewberry & Davis
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SPECIAL EXCEPTION AMENDMENT PLAT SEA 89-C-007 PCA 88-C-039-7 PCA 88-C-091-7

McNAIR FARMS-VILLAGE CENTER AT DULLES

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

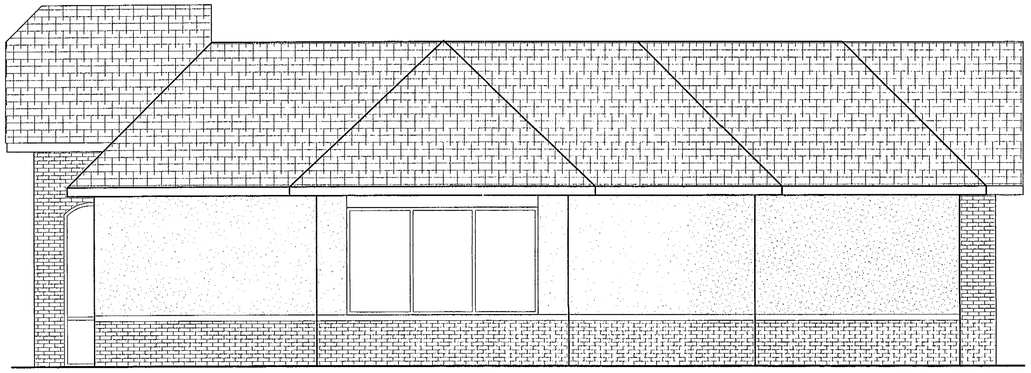
Drawn By	CG
Designed By	JP
Checked By	LAM
Date	12-30-99
Scale	1":100'
Plan Number	MY710 PLAN G0183 SEA
Zoned	C-6
Sheet	1 of 1
File Number	F-1611

LEGEND:

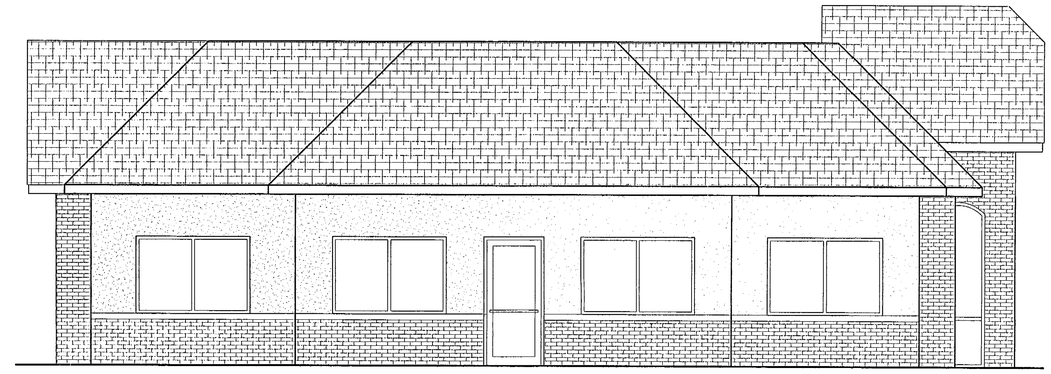
SANITARY SEWER
SIDEWALK
EXISTING COUNTYWIDE TRAIL (8' WIDE ASPHALT)

LANDSCAPING

CANOPY TREES	2-2½" CAL.MIN.
ORNAMENTALS	6-8' HT.MIN.
EVERGREEN TREES	6-7' HT.MIN.
EVERGREEN SHRUBS	18-24" SPD.MIN.



NORTH ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
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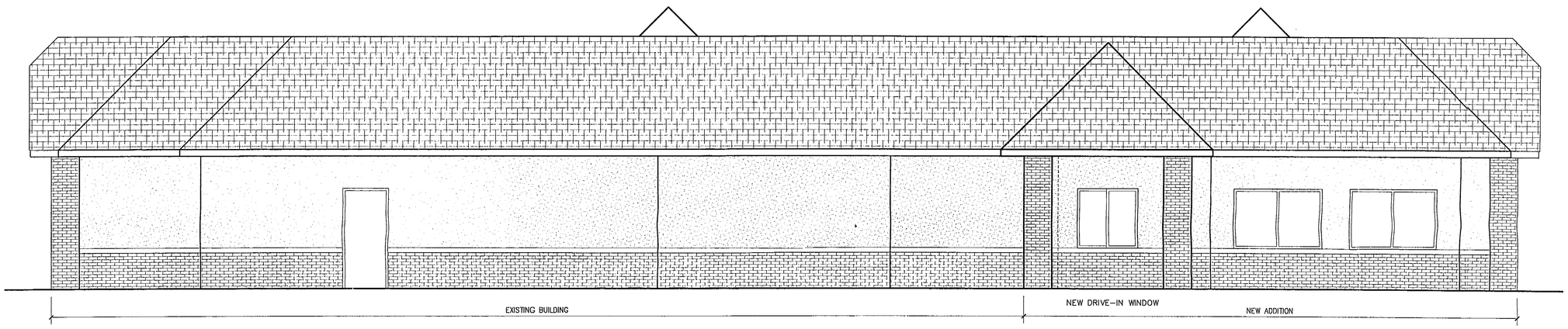

WEST ELEVATION
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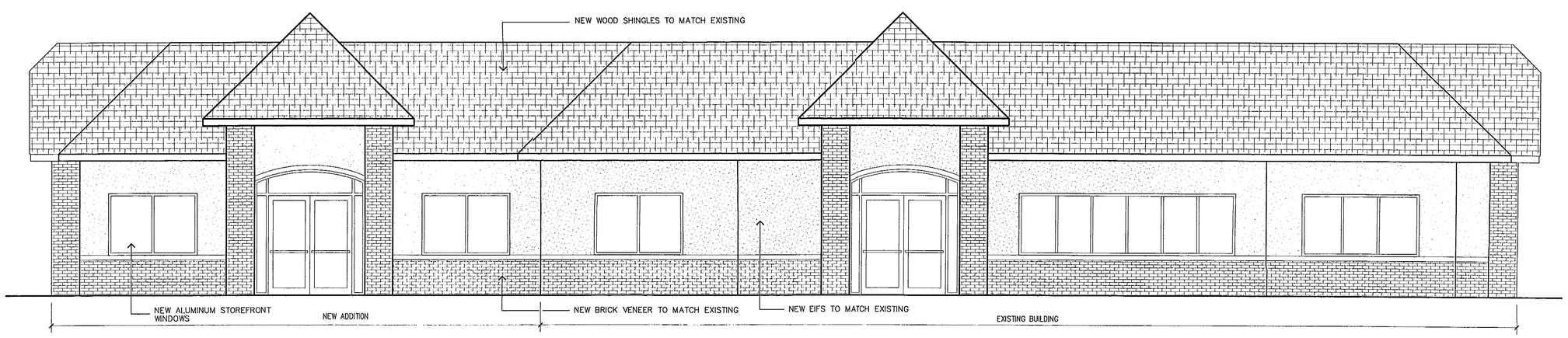

EAST ELEVATION
SCALE: 1/4"=1'-0"

Application No. SE-00-H-0116 Staff Maryland
APPROVED SE // SP PLAN
SEE DEV CONDS DATED 7/11/2000
Date of (BOS) (BZA) approval 7/24/2000
Sheet 3 of 3

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EXTERIOR ELEVATIONS

REVISIONS

JOB NO. 8029_01

DATE May 19, 2000

SHEET A-1