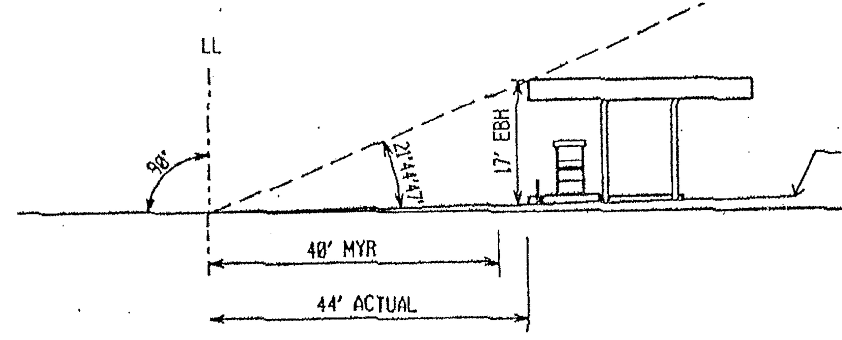
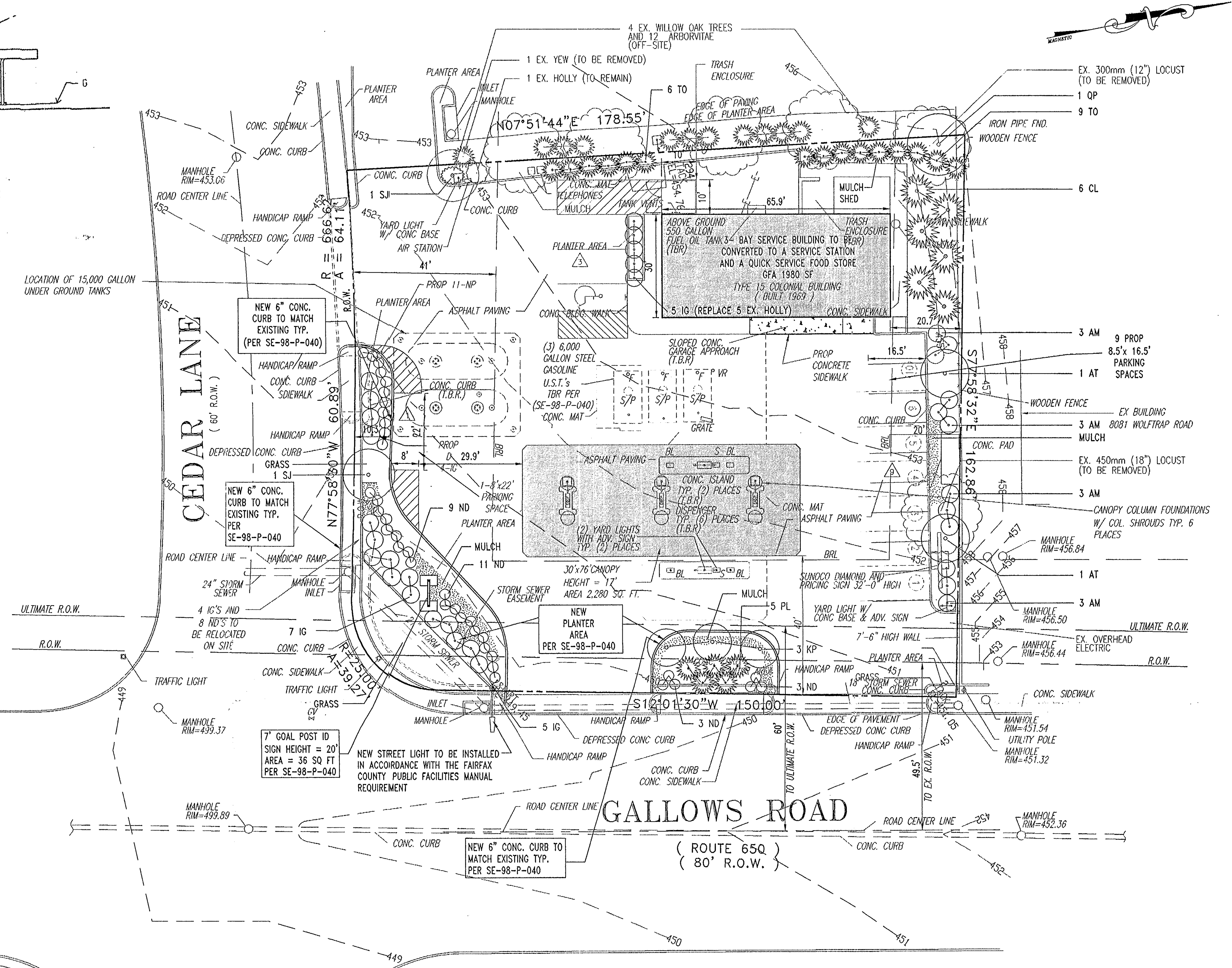


BULK ANGLE OF PLANE



LEGEND	
NOTES	INDICATES NEW WORK TO BE PERFORMED UNDER THIS CONTRACT
1	INDICATES CONSTRUCTION NOTE NUMBER OR PLANT CODE DESIGNATION
S.M.H.	SUPER METAL HALIDE
DISP	PRODUCT DISPENSER
F	FILL MANHOLE
ATG	AUTOMATIC TANK GAUGE (FUTURE)
ASM/RES	ANNULAR SPACE MONITOR/RESERVOIR
V	VENT
DB	DRYBREAK MANHOLE
S/P	SUBMERSIBLE PUMP
G	GAUGE MANHOLE
S	SIPHON
VRI	STAGE I VAPOR RECOVERY
VRII	STAGE II VAPOR RECOVERY
———	NEW CONC. CURB
═══	CONC. CURB (TO REMAIN)
═══	CONC. CURB (TO BE REMOVED)
———	NEW DEPRESSED CONC. CURB
═══	DEPRESSED CONC. CURB (TO REMAIN)
═══	DEPRESSED CONC. CURB (TO BE REMOVED)
00.00	EXISTING GRADES
[00.00]	PROPOSED GRADES
— SA —	SANITARY SEWER
— G —	GAS
— ST —	STORM SEWER
— W —	WATER
— T —	TELEPHONE
— E —	ELECTRIC
—×—	FENCE
—//—	GUIDE RAIL
⇒	CONDUITS
CO	CLEAN OUT
△9	PARKING SPACE NUMBER
⬡8	TANK NUMBER
ϕ	UTILITY POLE

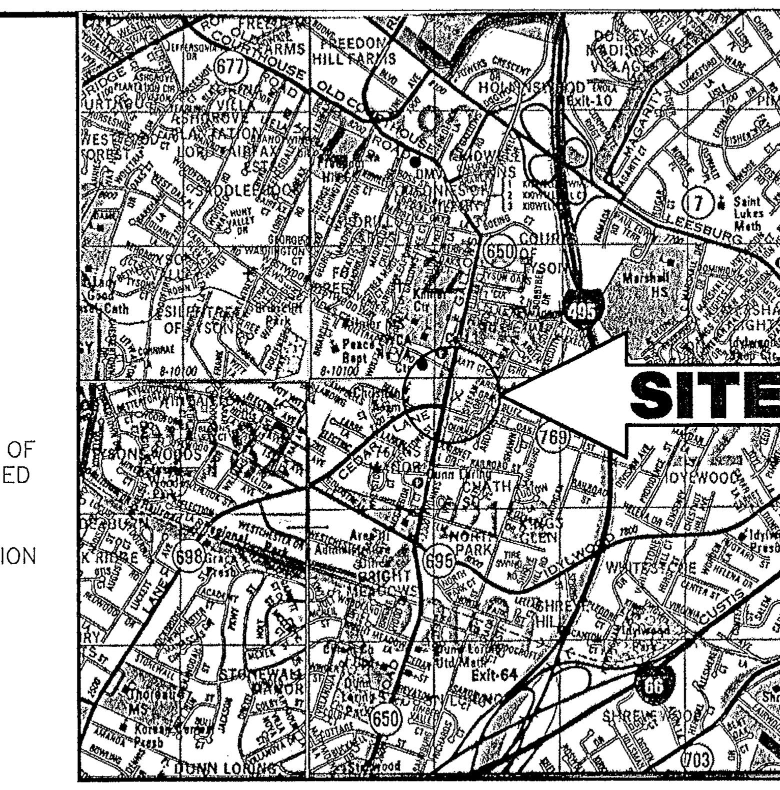
GENERAL NOTES

1. THE ONE (1) FOOT CONTOUR INTERVAL IS THE RESULT OF A FIELD RUN SURVEY, WITH TOPOGRAPHIC BASE PROVIDED BY THE SPRING GARDEN GROUP, INC.
2. THIS PLAN REFERENCES AN APPROVED SPECIAL EXCEPTION PLAT (SE-98-P-040) BY:
   COMPU ENGINEER,
   EXTON, PA.
   DATED FEB. 24,1998 AND REVISED 12/2/98

   THIS PLAN ALSO REFERENCES A PLAN BY:
   SUN OIL COMPANY, SC-3956A-3
   DATED 2/27/69
3. TOTAL SITE AREA: 27,319 SQUARE FEET OR 0.6272 ACRES
4. PROPERTY IS ZONED C-6, COMMUNITY RETAIL COMMERCIAL DISTRICT PROPOSED USE: SERVICE STATION AND QUICK-SERVICE FOOD STORE PERMITTED BY SPECIAL EXCEPTION.
5. TAX MAP PARCEL No.39-4((1))3A, PROVIDENCE DISTRICT
6. OWNER:
   SUN OIL COMPANY
   TEN PENN CENTER
   1801 MARKET STREET
   PHILADELPHIA, PA. 19103
7. ZONING REQUIREMENTS:

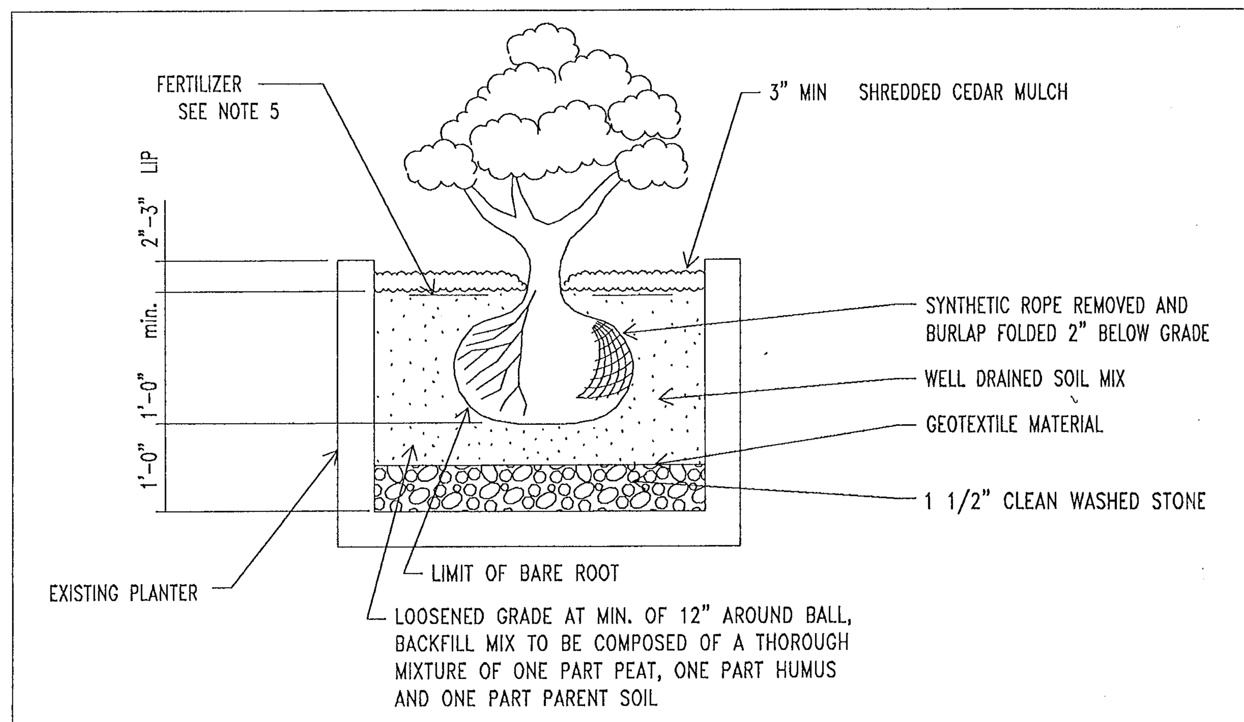
	REQUIRED	PROPOSED
A) YARD REQUIREMENTS		
FRONT	45' ANGLE BULK PLANE, 40' MIN.	109.4' GALLOWS RD., 88.6' OAK STREET
SIDE	N/A	N/A
REAR	20'	20.7'
B) F.A.R.	0.40	0.07
C) OPEN SPACE	15.0%	15.2
D) MIN. LOT WIDTH	200'	178.55'*
E) MIN. LOT AREA	40,000 SF	27,319 SF *
F) MAX. BUILDING HEIGHT	35'	20.1'

   *NOTE: THE MIN. LOT WIDTH AND LOT AREA ARE EXISTING NON-CONFORMITIES.
8. PARKING REQUIREMENTS FOR COMBINATION SERVICE STATION (NO BAYS) AND QUICK-SERVICE FOOD STORE
   REQUIRED: 6.5 SPACES/1000 SF GFA
   TOTAL REQUIRED PARKING SPACES: 6.5/1000 x 1980SF = 13
   TOTAL EXISTING PARKING SPACES = 9
   TOTAL PROVIDED PARKING SPACES = 13
   (THERE ARE NO SERVICE BAYS PROPOSED)
9. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
10. NO ADDITIONAL STORM WATER MANAGEMENT FACIILITIES ARE PROPOSED WITH THIS PLAN AS THERE WILL BE NO IMPERVIOUS AREA ADDED TO THE SITE.
11. THE SITE IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA OR AN ENVIRONMENTAL QUALITY CORRIDOR.
12. A REVIEW OF THE FEMA MAP FOR FAIRFAX COUINTY SHOWS THAT THIS PROPERTY IS LOCATED OUTSIDE THE 500-YEAR FLOOD PLAIN.
13. THERE ARE NO KNOWN UTILITY EASEMENTS HAVIING A WIDTH OF 25 FEET OR MORE AT THIS LOCATION.
14. NO TRAIL REQUIREMENT REQUIRED BY THE ADOPTED COMPREHENSIVE PLAN.
15. THERE ARE NO KNOWN EXISTING GRAVES ON THIS SITE.
16. THIS PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE EXISTING OR PROPOSED. SIGNS MUST COMPLY WITH ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
17. A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIRMENTS ALONG THE EAST PROPERTY LINE PER PARAGRAPH 2 SECTION B-304 IS REQUESTED WITH THIS APPLICATION.



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20694276
SCALE: 1"=2000'



SHRUB PLANTING DETAIL IN PLANTER

SCALE: NONE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES:

1. ALL PLANT MATERIALS ARE TO BE FIRST QUALITY NURSERY STOCK, FREE FROM DISEASE OR OBJECTIONABLE DISFIGUREMENTS, AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE.
2. AREAS SHOWN MULCHED ARE TO BE MULCHED WITH A MINIMUM 3" DEPTH OF SHREDDED HARDWOOD BARK.
3. ALL PLANT MATERIALS ARE TO BE GUARANTEED FOR ONE YEAR TO BE IN HEALTHY AND VIGOROUS CONDITION. IT IS UNDERSTOOD THAT THE OWNER WILL PROVIDE ADEQUATE AND TIMELY CARE DURING THE GUARANTY PERIOD.
4. ALL PLANTING PITS ARE TO RECEIVE 3 AGRIFORM TABS (3-YEAR FERTILIZER) AT TIME OF PLANTING.
5. ANY TREES OR SHRUBS DISTURBED FOR NEW WORK ARE TO BE PROTECTED AND/OR REPLACED.
6. ALL EXISTING TREES AND SHRUBS INDICATED ON DRAWING ARE TO REMAIN UNLESS NOTED.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AT	2	ACER TATARICUM	TATARIAN MAPLE	2"-2 1/2"	B&B TREE FORM
KP	3	KOELREUTERIA PANICULATA	GOLDENRAINTREE	2"-2 1/2"	B&B
QP	1	QUERCUS PHELLOS	WILLOW OAK	3"-3 1/2"	B&B
SJ	2	SOPHORA JAPONICA	JAPANESE PAGODATREE	3"-3 1/2"	B&B
CL	6	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6'-8'	B&B
TO	15	THUJA OCCIDENTALIS 'NIGRA'	DARK GREEN AMERICAN ARBORVITAE	6'-8'	B&B
AM	12	ARONIA MELANOCARPO	BLACK CHOKEBERRY	18"-24"	B&B
IG	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	15"-18"	B&B
ND	26	NANDINA DOMESTICA 'NANA PURPUREA'	DWARF HEAVENLY BAMBOO	15"-18"	B&B
PL	5	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAURELCHERRY	18"-24"	B&B

PLANTING TO BE PROPOSED PER THIS SPECIAL EXCEPTION APPLICATION

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
IG	4	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	15"-18"	B&B
ND	11	NANDINA DOMESTICA 'NANA PURPUREA'	DWARF HEAVENLY BAMBOO	15"-18"	B&B

EXISTING VEGETATION
REFER TO PLAN VIEW

...ation No SEA 98-P-040 Staff CAB
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 2/2/01
Date of (BOS) (BZA) approval 2/5/01
Sheet 1 of 2

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
SEP 28 2000
ZONING EVALUATION DIVISION

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACERAGE	COMMENTS
DEVELOPED	WILLOW OAK MAPLE	-	GOOD	0.6272	DEVELOPED SITE; RECENTLY INSTALLED NURSERY STOCK

Rev.	Date	Comment	BY
4.	9/15/00	REV. PER CURRENT FIELD CONDITIONS	J.E.P.
3.	7-5-00	REV. FOR USE DESIGNATION	P.J.B.
2.	6/14/00	REV. PER PRELIMINARY COUNTY COMMENTS	A.D.M.
1.	5/15/00	REV. PER ATTORNEY'S COMMENTS	A.D.M.

BOHLER ENGINEERING, P.C.
• CIVIL & CONSULTING ENGINEERS • PROJECT MANAGERS • ENVIRONMENTAL & SITE PLANNERS • MUNICIPAL ENGINEERS •

776 MOUNTAIN BOULEVARD, WATCHUNG, NEW JERSEY, (908) 668-8300
109 CARPENTER DRIVE, SUITE 210, STERLING, VIRGINIA 20164, PHONE: (703) 709-9500 FAX: (703) 709-9501
1120 WELSH ROAD, SUITE 200, NORTH WALES, PA 19454, (215) 393-8300

SPECIAL EXCEPTION PLAT

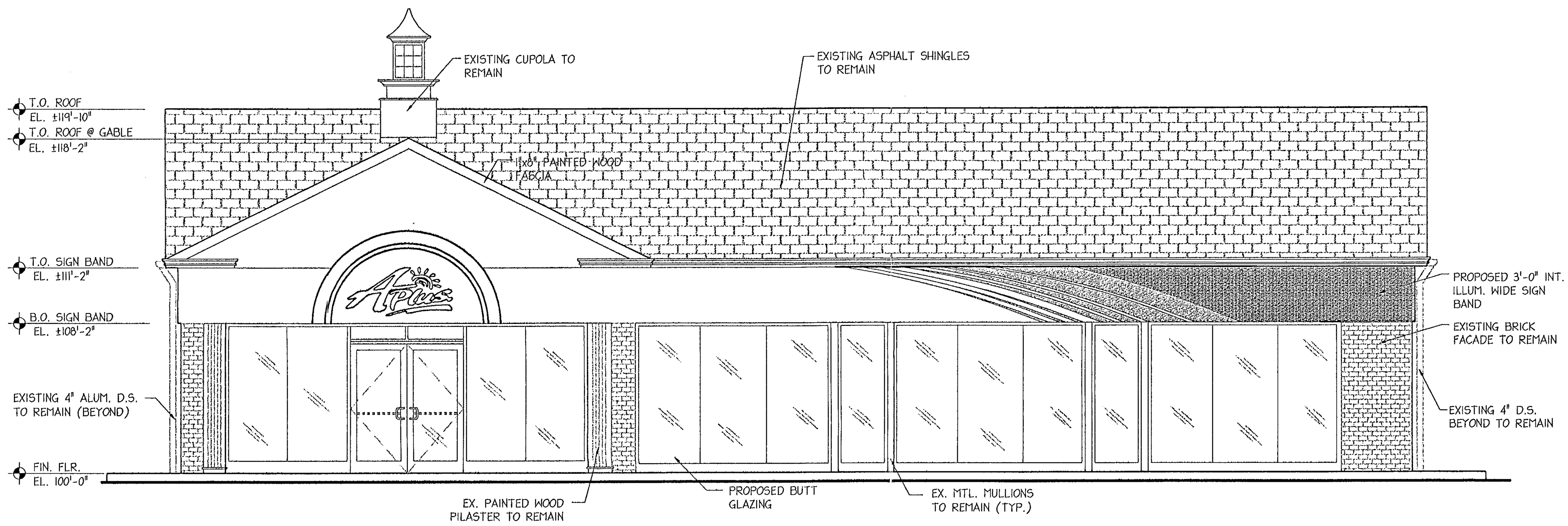
PROJECT: SUNOCO
2210 GALLOWS ROAD
VIENNA, FAIRFAX COUNTY, VIRGINIA
PROVIDENCE DISTRICT

TITLE: SITE PLAN

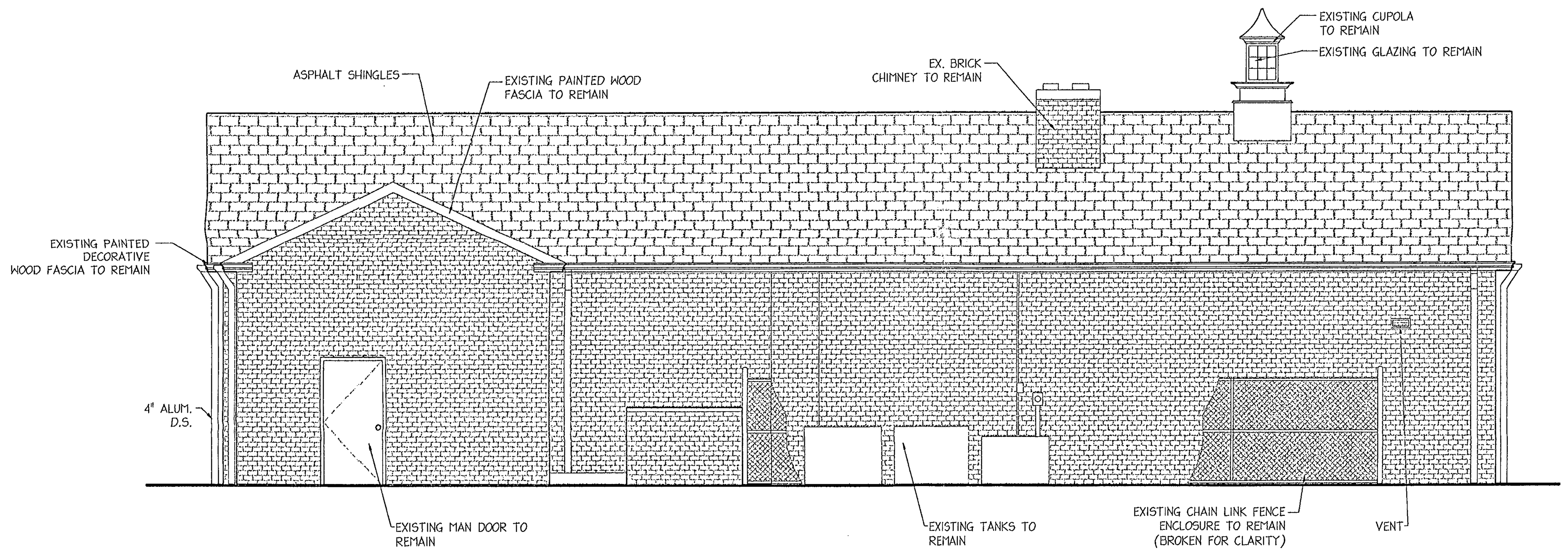
A.J. VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 031438
MARYLAND LICENSE No. 21342
DISTRICT OF COLUMBIA LICENSE No. 10726
PENNSYLVANIA LICENSE No. 048314-E
DELAWARE LICENSE No. 10734

E.L. STEINFELDT
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 024044
NEW JERSEY LICENSE No. 34812
PENNSYLVANIA LICENSE No. 40447
DELAWARE LICENSE No. 8704
CONNECTICUT LICENSE No. 17588

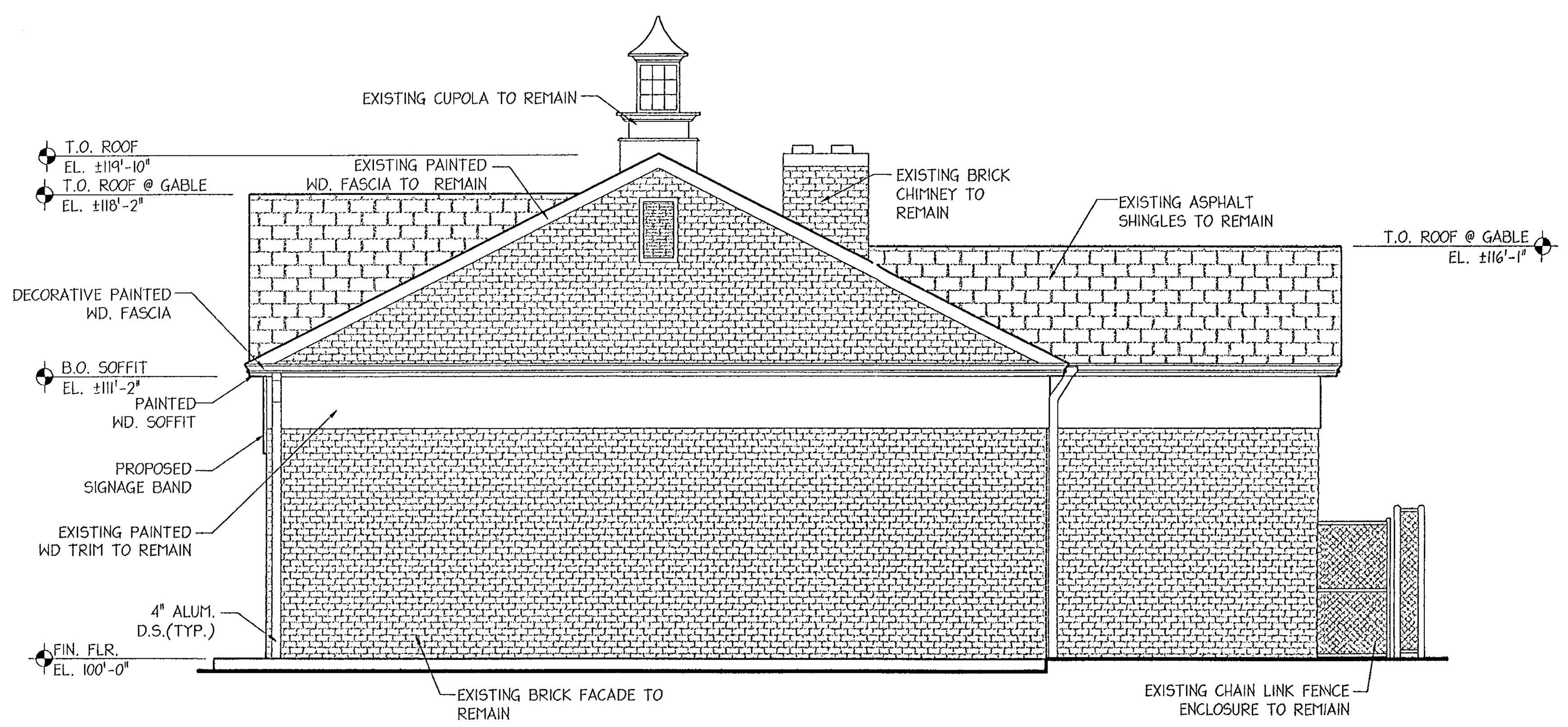
SCALE: (H) 1" = 20' (V)
DATE: 4/26/00
DRAWN BY: JEP
PROJECT No: S002006
CHECKED BY: AJV
CAD I.D. #: S02006SE4
CONSTRUCTION CHECK
DATE
SHEET No: 1 OF 1
REV. No. 4



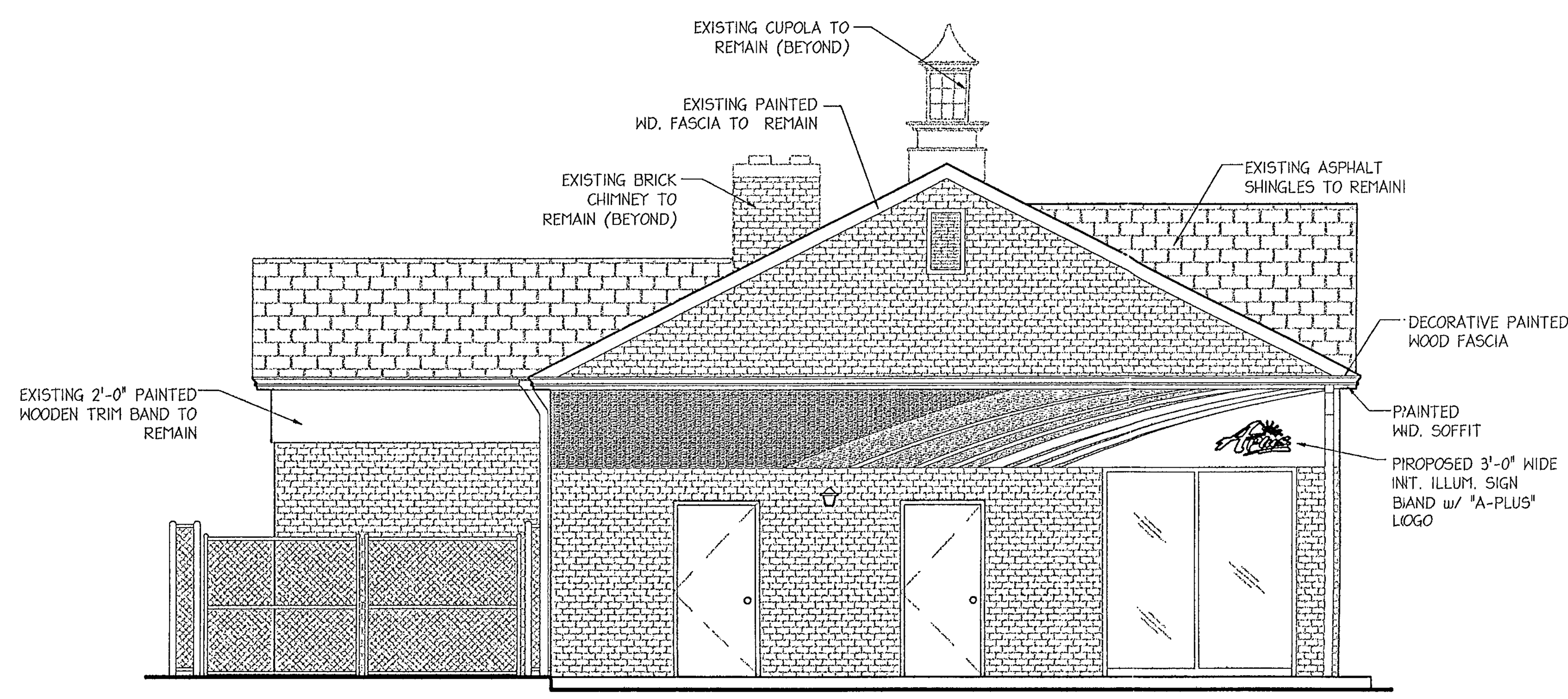
1 FRONT ELEVATION
3/16"=1'-0"



2 REAR ELEVATION
3/16"=1'-0"



3 RIGHT SIDE ELEVATION
3/16"=1'-0"



4 LEFT SIDE ELEVATION
3/16"=1'-0"

...cation No. SEA 98-P-040 Staff CAB
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 2/2/01
Date of (BOS) (BZA) approval 2/5/01
Sheet 2 of 2

CLIENT DATA

SUNOCO

REVISIONS

NO	BY	DESCRIPTION	DATE

BOHLER ENGINEERING
Professional Engineering Services
109 Carpenter Drive, Suite 210, Sterling, Virginia, 20164
(703) 709-9500 FAX: (703) 709-9501 | VA@bohlereng.com

REVISIONS

NO	BY	DESCRIPTION	DATE

LESTER M. STEIN - ARCHITECT
1321 NORTH NEW STREET BETHLEHEM, PA 18018
610-865-8101

REVISIONS

NO	BY	DESCRIPTION	DATE

L.M. STEIN
REGISTERED ARCHITECT
N.C.A.R.B.
PENNSYLVANIA LICENSE No. 3371
NEW JERSEY LICENSE No. C-5873
NEW YORK LICENSE No. 9184
DELAWARE LICENSE No. 6164
MARYLAND LICENSE No. 10444
DISTRICT OF COLUMBIA LICENSE No. 6327
VIRGINIA LICENSE No. 10434

PROJECT LOCATION
PROPOSED SUNOCO A-PLUS STORE
2210 GALLOWS RD.
CITY OF VIENNA
FAIRFAX COUNTY
VIRGINIA

TITLE
CONCEPTUAL EXTERIOR ELEVATIONS

PROJECT

PROJ. NO.	P00-1074
DATE	9-15-00
CAD ID.	P01074CA1 -0
DRAWN BY	J.C. LANG
CHK BY	METZGAR
SCALE	AS NOTED

CA-1
REVISION 0