PROPOSED SUNOCO

Special Exception Amendment Plat

RECEIVED
Department of Planning & Zoning
SEP 28 2009
Zoning Evaluation Division

UTILITY COMPANIES

STORM & SANITARY SEWER
FAIRFAX COUNTY DEPARTMENT OF
PUBLIC WORKS AND ENVIRONMENTAL SERVICES
12055 GOVERNMENT CENTER PKWY, SUITE 659
FAIRFAX, VA 22035-5502
703-877-2800 (STORM)
703-324-5030 (SANITARY)

ELECTRIC
DOMINION VIRGINIA POWER
120 TREDEGER STREET
RICHMOND, VA 23219
1-888-667-3000

TELEPHONE
VERIZON
1-800-660-2215

FAIRFAX COUNTY HEALTH DEPARTMENT
KELLY SQUARE ADMINISTRATION BUILDING
10777 MAIN STREET
FAIRFAX, VA 22030-6903
703-246-2411

FAIRFAX WATER
8570 EXECUTIVE PARK AVENUE
FAIRFAX, VA 22031
703-698-5600

GOVERNMENTAL AGENCIES

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
629 EAST MAIN STREET
P.O. BOX 1105
RICHMOND VIRGINIA, 23218
804-698-4000

NORTHERN VIRGINIA SOIL & WATER CONSERVATION DISTRICT
HERRITY BUILDING, SUITE 905
12055 GOVERNMENT CENTER PKWY
FAIRFAX, VA 22035
703-324-1460

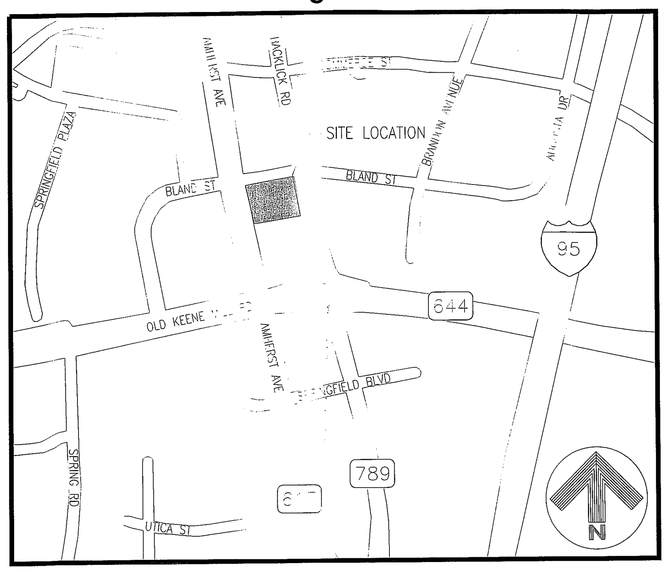
VIRGINIA DOT
1401 E. BROAD STREET
RICHMOND, VA 23219
804-786-2801

Store #0057-2800

Tax Map #: 0804-01-0009B

6400 Backlick Road
Springfield
Fairfax County
Virginia

plication No. SEA 89-L-080 Staff B. Cho
APPROVED SE / SP PLAN
SEE DEV CONDS DATED December 1, 2009
late of (BOS) (BZA) approval December 7, 2009
heet 1 of 14



LOCATION MAP
NOT TO SCALE

INDEX OF DRAWINGS

DRAWING NO.	TITLE
C-1	COVER SHEET
SV-1	SURVEY (EXISTING CONDITIONS)
D-1	SPECIAL EXCEPTION PLAT
DM-1	DEMOLITION PLAN
G-1	GRADING PLAN
ES-1	EROSION AND SEDIMENT CONTROL PLAN
U-1	UTILITY PLAN
LG-1	LIGHTING PLAN
LS-1	LANDSCAPING/EXISTING VEGETATION PLAN
DE-1	MISCELLANEOUS DETAILS (NOT INCLUDED IN THIS SET)
DE-2	MISCELLANEOUS DETAILS
DE-3	MISCELLANEOUS DETAILS (NOT INCLUDED IN THIS SET)
DE-4	MISCELLANEOUS DETAILS (NOT INCLUDED IN THIS SET)
DE-5	MISCELLANEOUS DETAILS
T-1	TRUCK TURNING PLAN
EL-1	ELEVATION DETAILS
SN-1	SIGNAGE PLAN

PREPARED FOR

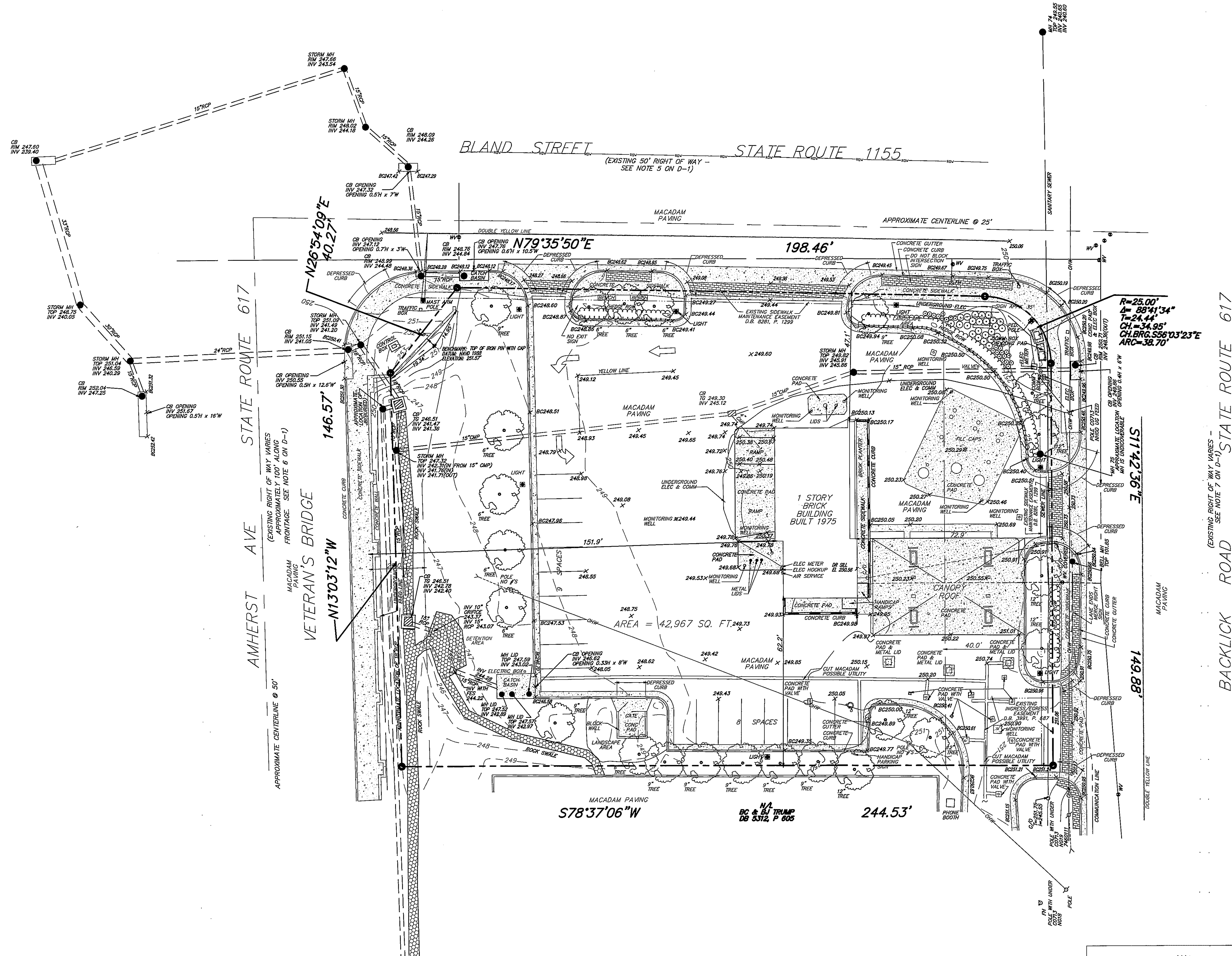
SUNOCO, INC.
350 EAGLEVIEW BLVD.
EXTON, PA 19341
(610) 450-5382

PREPARED BY

Bergmann associates
www.bergmannpc.com
1040 First Ave, Suite 430
King of Prussia, PA. 19406
610.783.1420 / 610.783.1425 fax
Engineers / Architects /Planners/ Surveyors

COMMONWEALTH OF VIRGINIA
CHRISTOPHER S. BINCK
Lic. No. 045068
PROFESSIONAL ENGINEER
9-25-09
CHRISTOPHER S. BINCK
VIRGINIA PROFESSIONAL ENGINEER
LICENSE #: 45068

C-1



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plication No. SEA 89-L-080 Staff B. Cho
APPROVED SE / SP PLAN
SEE DEV CONDS DATED December 1, 2009
Date of (BOS) (BZA) approval December 7, 2009
Sheet 2 of 14

NOTE: EXISTING CONDITIONS FROM FIELD RUN TOPOGRAPHIC AND BOUNDARY SURVEY BY MCCARTHY ENGINEERING ASSOCIATES DATED JUNE 30, 2008 AND UPDATED ON NOVEMBER 6, 2008.

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1	10/27/2008	REVISED PER CP-4, REVISION NO. 2	SLW	RPS	RPS

SUNOCO, INC.
Retail Engineering
Exton, PA

LOCATION: 6400 BACKLICK ROAD, SPRINGFIELD, VA, FAIRFAX COUNTY

PROJECT NO. E-69153

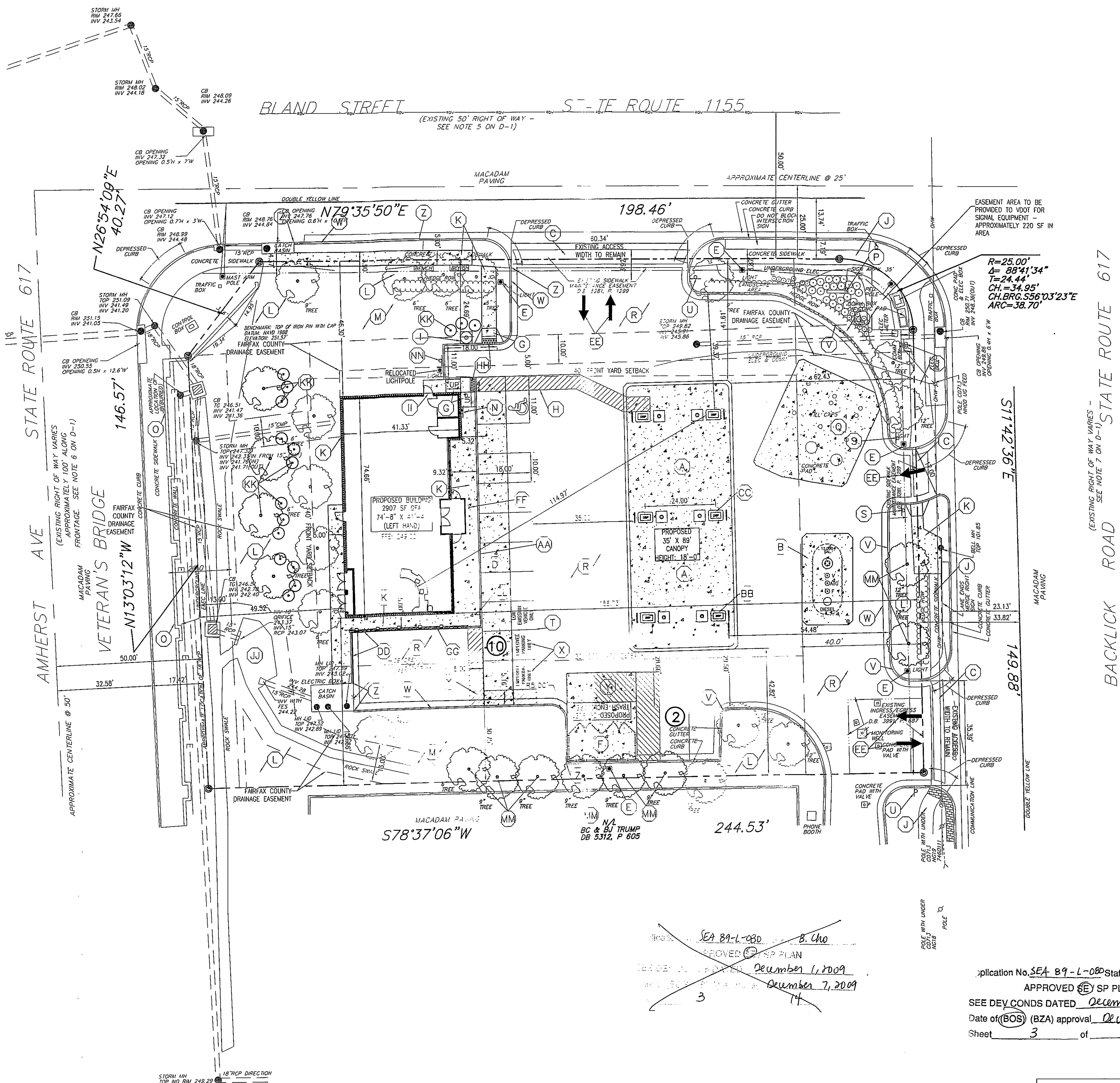
SURVEY PLAN
EXISTING CONDITIONS

SCALE 1" = 20'-0"

APPROVED RPS	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED RPS	0057-2800	SV-1	6
DRAWN EMM			
DATE 7/14/08			

SITE LEGEND

- (A) PROPOSED CANOPY (18'-0" HEIGHT) AND GAS DISPENSERS
- (B) PROPOSED UNDERGROUND 12,000 GALLON DIESEL TANK
- (C) EXISTING PEDESTRIAN CROSSWALK (TO REMAIN) – ANY AREAS DAMAGED BY CONSTRUCTION SHALL BE RESTORED
- (D) CONCRETE PAD FOR PARKING SPACES – DYED CONCRETE TO BE USED PER SUNOCO STANDARDS
- (E) EXISTING LIGHTPOLE TO REMAIN
- (F) PROPOSED TRASH ENCLOSURE WITH CONCRETE PAD AND 6' HIGH CHAIN LINK FENCE (SEE DETAIL SHEET DE-2)
- (G) CURB RAMP (SEE DETAIL SHEET DE-1)
- (H) PEDESTRIAN CROSSING STRIPING (SEE ACCESSIBLE CROSS WALK DETAIL SHEET DE-1)
- (I) PROPOSED AIR PUMP/VACUUM ON CONCRETE PAD (SEE DETAIL SHEET DE-3)
- (J) EXISTING SIDEWALK (TO REMAIN, REPAIR IF NECESSARY)
- (K) PROPOSED SIDEWALK
- (L) EXISTING LANDSCAPED AREA (TO REMAIN, REPAIR IF NECESSARY)
- (M) PROPOSED LANDSCAPE AREA (SEE SHEET LS-1)
- (N) HANDICAPPED PARKING SIGN – TO BE PLACED ON BUILDING FACE
- (O) EXISTING RETAINING WALL TO REMAIN
- (P) EXISTING FREE-STANDING SIGN (30' HIGH, 11' WIDE) TO REMAIN – CONSTRUCTED APPROXIMATELY 1975
- (Q) PROPOSED TANK TOP UPGRADE – EXISTING TANK FIELD TO REMAIN
- (R) STANDARD DUTY ASPHALT PAVEMENT
- (S) "DO NOT ENTER" SIGN
- (T) 4" WIDE PARKING STRIPE PAINTED WHITE
- (U) "STOP" SIGN
- (V) EXISTING CONCRETE CURB AND GUTTER (TO REMAIN, REPAIR IF NECESSARY)
- (W) PROPOSED CONCRETE CURB AND GUTTER
- (X) "EMPLOYEE PARKING ONLY" TO BE PAINTED IN SPACE
- (Y) 4" WIDE YELLOW PARKING STRIPE FOR NO PARKING AREAS
- (Z) MATCH EXISTING CURB IN ALIGNMENT AND ELEVATION
- (AA) PROPOSED VERTICAL CONCRETE CURB W/ 6" REVEAL
- (BB) 4+1 DISPENSER (1 TYP.)
- (CC) 4+0 DISPENSER (5 TYP.)
- (DD) RETAINING WALL
- (EE) DIRECTIONAL ARROWS
- (FF) PIPE BOLLARDS (5 TYP. – SEE DETAIL SHEET DE-2)
- (GG) PROPOSED HANDRAIL, 3'-2" HEIGHT (SEE DETAIL SHEET DE-2)
- (HH) 2'x5' TRUNCATED DOME SURFACE
- (II) EMERGENCY EXIT FOR SALES AREA
- (JJ) EXISTING DETENTION AREA TO REMAIN
- (KK) PROPOSED LANDSCAPING – SEE SHEET LS-1
- (LL) LOW EMISSION VEHICLE PARKING ONLY SIGN
- (MM) EXISTING TREE TO BE REPLACED (SEE LS-1)
- (NN) AIR VAC CUSTOMERS ONLY SIGN
- CONCRETE PADS, SIDEWALKS AND PAVEMENT AREAS
- STANDARD DUTY ASPHALT PAVEMENT



SEA 89-L-080 B. Cho
APPROVED SE SP PLAN
December 1, 2009
December 7, 2009
3 14

BUILDING S.F. AND PARKING RATIO

TOTAL AREA SQ. FT.		PARKING SPACES REQUIRED	REQUIRED RATIO	PARKING SPACES PROVIDED
PROPOSED BUILDING:	2907 SF GFA TOTAL 1642 SF GFA RETAIL	11	6.5/1000 SF OF GFA FOR RETAIL	8 UNRESTRICTED 2 EMPLOYEE ONLY 1 LOW EMISSION VEHICLE 1 ADA ACCESSIBLE 12 TOTAL SPACES

1. ALL CALCULATIONS BASED ON GROSS FLOOR AREA DEVOTED TO RETAIL USE.
2. THE FAIRFAX COUNTY ZONING ORDINANCE REQUIRED PARKING:
   2 SPACES PER SERVICE BAY (0 SERVICE BAYS = 0 SPACES)
   +6.5 SPACES PER 1000 SF OF GFA DEVOTED TO RETAIL USE (1642 SF = 11 SPACES)
   11 SPACES TOTAL
3. STALL REQUIREMENTS: 8.5 FT X 18 FT – PROPOSED SIZE = 10' X 18'
4. INCLUDES 1 HANDICAP SPACE FOR TOTAL SITE AREA.

ZONING REQUIREMENTS:

ZONING: C-6 COMMUNITY RETAIL COMMERCIAL	FAIRFAX COUNTY REQUIREMENTS	PROPOSED
MINIMUM LOT AREA:	40,000 SF	42,967 SF
MINIMUM LOT WIDTH:	200 FT	175 FT, 256 FT
MAXIMUM BUILDING HEIGHT:	40 FT	17.5 FT
MINIMUM YARD REQUIREMENTS		
FRONT YARD:	40 FT	46 FT, 159 FT, 50 FT
SIDE YARD:	–	–
REAR YARD:	20 FT	57 FT
MAXIMUM FLOOR AREA RATIO:	0.40	0.07
MINIMUM LANDSCAPED OPEN SPACE:	15%	EXISTING = 33.3% PROPOSED = 5.5% TOTAL = 39.1%

SITE NOTES:

1. GRASS AREAS IN POOR CONDITION SHALL BE RESTORED UPON COMPLETION OF PROPOSED WORK.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THIS SITE CONTAINS NO RESOURCE PROTECTION AREAS, ENVIRONMENTAL QUALITY CORRIDORS, OR FLOODPLAINS.
4. A MODIFICATION OF THE TRAIL AND BIKE LANE REQUIREMENTS IS REQUESTED.
5. THERE ARE NO KNOWN GRAVES LOCATED ON THIS PROPERTY.
6. RIGHT-OF-WAY INFORMATION ON BLAND STREET (STATE ROUTE 1155) OBTAINED FROM SHEET NO. 62C OF I-95/I-395/I-495 INTERCHANGE IMPROVEMENTS RIGHT-OF-WAY PLAN FOR PROJECT NO. 0095-029-F20, RW-202.
7. RIGHT-OF-WAY INFORMATION ON AMHERST AVENUE (STATE ROUTE 617) OBTAINED FROM SHEET NO. 62C OF I-95/I-395/I-495 INTERCHANGE IMPROVEMENTS RIGHT-OF-WAY PLAN FOR PROJECT NO. 0095-029-F20, RW-202. THE RIGHT-OF-WAY VARIES ALONG AMHERST AVENUE BUT IS APPROXIMATELY 100' ALONG THE FRONTAGE OF SUNOCO PROPERTY.
8. RIGHT-OF-WAY INFORMATION FOR BACKLICK ROAD (STATE ROUTE 617) WAS NOT AVAILABLE FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION. THE RIGHT-OF-WAY VARIES ALONG BACKLICK ROAD AND DIMENSIONS HAVE BEEN PROVIDED TO THE PAINTED DOUBLE YELLOW STRIPING.
9. ALL EXISTING CURB RAMPS SHALL BE UPGRADED BY CONTRACTOR, IF NEEDED, TO BE COMPLIANT WITH CURRENT VDOT STANDARDS.

GENERAL NOTES:

1. THE CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENT. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE CONTROL AND RIGHT-OF-WAY MONUMENTS IN AREAS OF CONSTRUCTION.
2. THE LOCATION OF ALL UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE AND ALL MAJOR UNDERGROUND UTILITY EAEMENTS ARE SHOWN ON THE PLAN. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS, THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 811 OR 1-800-552-7001.
3. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION(OSHA).
4. HIGHWAY DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
5. REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS.
6. THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE DEVIATING FROM THESE PLANS.
7. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE, USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
8. IF SUSPICIOUS AND/OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION/CONSTRUCTION, ALL WORK SHALL STOP AND THE FAIRFAX COUNTY HEALTH DEPARTMENT AND THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT RESUME UNTIL THE DEVELOPER HAS OUTLINED APPROPRIATE ACTION FOR DEALING WITH THE WASTE MATERIAL AND THE DEVELOPMENT PLANS ARE MODIFIED AS MAY BE NECESSARY.
9. EXCAVATED WASTE MATERIAL REMOVED FROM THE SITE SHALL BE PLACED AT A LOCATION ACCEPTABLE TO THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY.
10. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN A MINIMUM OF 1' OF COVER OVER ALL EXISTING AND NEW STORM AND SANITARY PIPES.
11. ALL EXISTING SURFACE APPURTENANCES (I.E. WATER VALVES, CATCH BASIN FRAMES AND GRATES, MANHOLE COVERS) WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISHED GRADE. (NO SEPARATE PAYMENT).
12. AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECT'S CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTORS EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
13. UNLESS COVERED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

Application No. SEA 89-L-080 Staff B. Cho
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED December 1, 2009
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Sheet 3 of 14

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SUNOCO, INC.
Retail Engineering
Exton, PA

LOCATION: 6400 BACKLICK ROAD, SPRINGFIELD, VA, FAIRFAX COUNTY

PROJECT NO. E-69153

SPECIAL EXCEPTION PLAT
(BASED ON CP-4, REV. 2)

SCALE 1" = 20'-0"

APPROVED	RPS	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	RPS	0057-2800	D-1	6
DRAWN	SLW			
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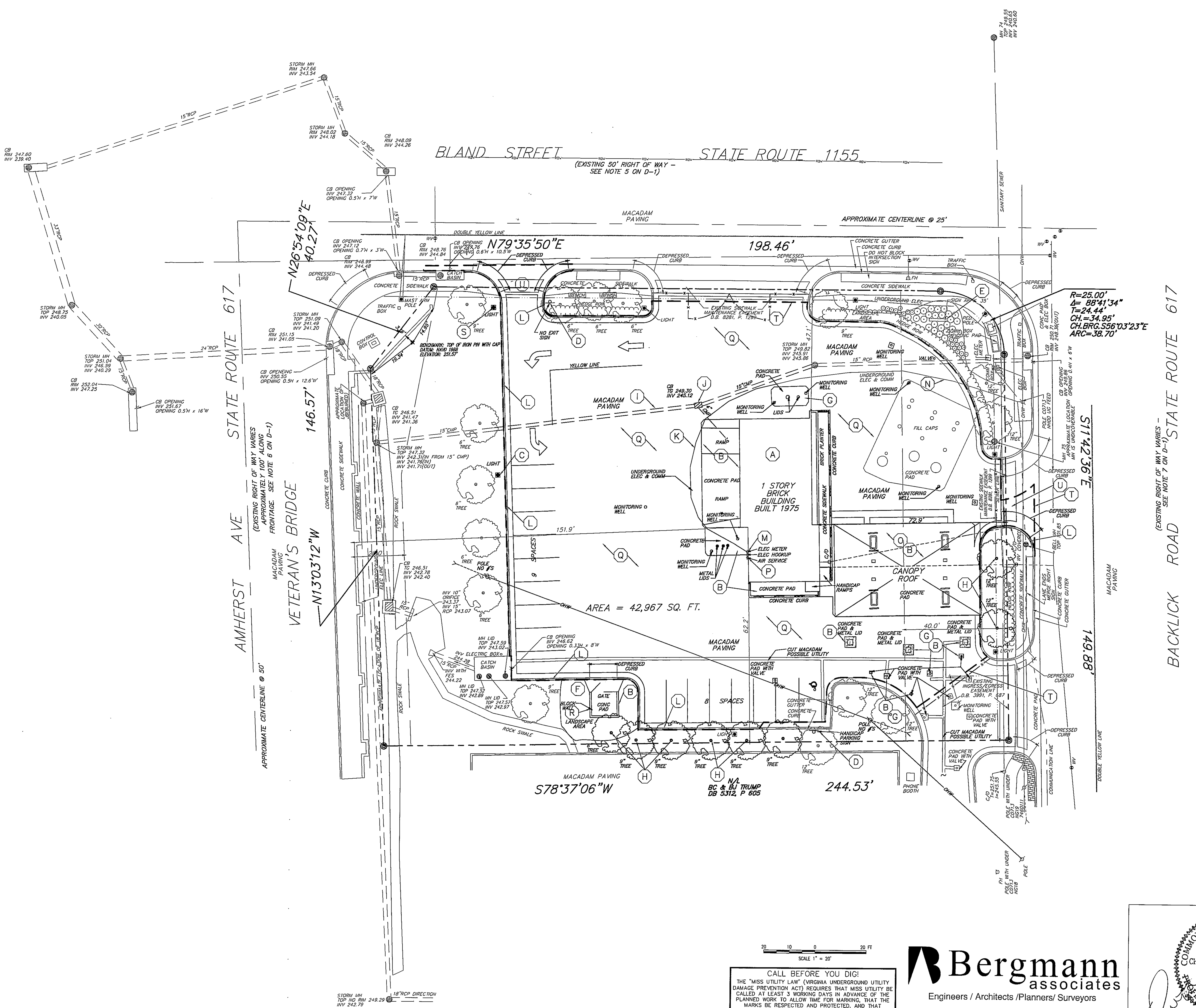

LEGEND

- (A) EXISTING 1-STORY BUILDING AND APPURTENANCES TO BE REMOVED
- (B) EXISTING CONCRETE PAD AND/OR CONCRETE WALK TO BE REMOVED
- (C) EXISTING YARD LIGHT TO BE REMOVED
- (D) EXISTING SIGN TO BE REMOVED
- (E) EXISTING PYLON SIGN TO REMAIN – SIGN PANELS TO BE REPLACED (SEE SIGNAGE PLAN)
- (F) EXISTING PLANTS AND LANDSCAPING TO BE REMOVED
- (G) EXISTING MONITORING WELLS TO BE REMOVED
- (H) EXISTING TREE TO BE REMOVED AND REPLACED (SEE LS-1)
- (I) 128 LF OF EXISTING 15" CMP DRAINAGE PIPE TO BE REMOVED IN CONJUNCTION WITH INSTALLATION OF NEW STORMWATER APPURTENANCES
- (J) EXISTING CATCH BASIN TO BE REMOVED IN CONJUNCTION WITH INSTALLATION OF NEW STORMWATER APPURTENANCES
- (K) EXISTING ELECTRIC LINE TO BE REMOVED
- (L) EXISTING CURB TO BE REMOVED
- (M) EXISTING ELECTRIC METER TO BE REMOVED. COORDINATE NEW METER LOCATION WITH ELECTRIC COMPANY
- (N) EXISTING ELECTRIC LINE TO REMAIN – PROPOSED SERVICE TO BE EXTENDED OFF EXISTING ELECTRIC LINE
- (O) EXISTING DISPENSERS, OVERHEAD CANOPY, COLUMN AND BOLLARDS TO BE REMOVED
- (P) EXISTING HVAC EQUIPMENT TO BE REMOVED
- (Q) EXISTING PAVEMENT TO BE REMOVED – EXISTING ASPHALT MAY BE MILLED AND REUSED UPON SUNOCO AND ENGINEER'S APPROVAL
- (R) EXISTING TRASH ENCLOSURE TO BE REMOVED
- (S) LIGHT TO BE RELOCATED
- (T) SAWCUT LIMITS/LIMITS OF PAVEMENT REMOVAL
- (U) EXISTING PEDISTRIAN BRICK CROSSWALK TO BE REMOVED

—x——x— CONSTRUCTION FENCE – TO BE PLACED ALONG EXISTING ACCESS POINTS – SEE NOTE 4 BELOW

— — — — SAWCUT LIMITS

Application No. SEA 89-L-080 Staff B. Cho
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Sheet 4 of 14

DEMOLITION NOTES:

1. CONTRACTOR SHALL OBTAIN ANY AND ALL ALL REQUIRED DEMOLITION PERMITS FROM ALL REQUIRED AGENCIES PRIOR TO COMMENCEMENT OF WORK.
2. ANY ASBESTOS REMOVAL MUST BE DONE BY A CERTIFIED ASBESTOS REMOVAL CONTRACTOR.
3. ALL UTILITY COMPANIES MUST BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF DEMOLITION.
4. PROPER FENCING OR PUBLIC PROTECTION DEVICES MUST BE CONSTRUCTED AND MAINTAINED AROUND THE PERIMETER OF THE SITE AT ALL TIMES DURING DEMOLITION PHASE
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL DUST, DIRT, AND DEBRIS DURING DEMOLITION AND CONSTRUCTION PHASES.
6. ALL REMOVED EXCESS MATERIALS SHALL BE HAULED OFF SITE TO AN APPROVED FACILITY.

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Retail Engineering
Exton, PA

LOCATION: 6400 BACKLICK ROAD
SPRINGFIELD, VA
FAIRFAX COUNTY

PROJECT NO. E-69153

DEMOLITION PLAN
EXISTING CONDITIONS

SCALE 1" = 20'-0"

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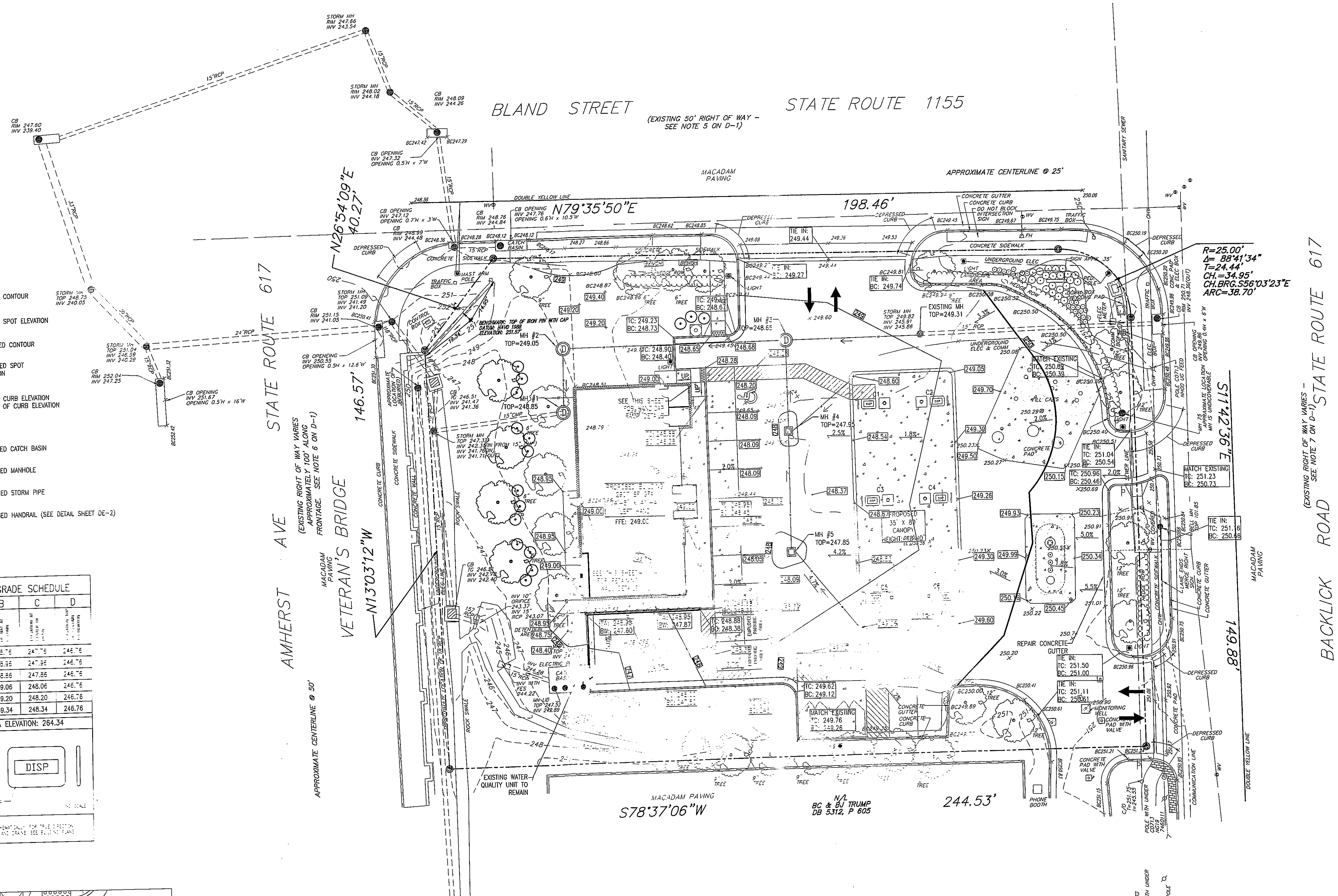
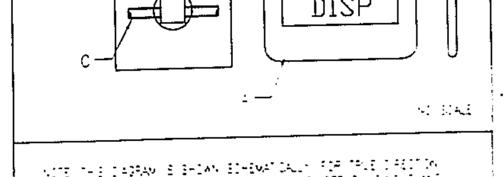
LEGEND

— — — —	EXISTING CONTOUR
248.98	EXISTING SPOT ELEVATION
249	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
249.75	
TC: 249.08 BC: 249.58	TOP OF CURB ELEVATION BOTTOM OF CURB ELEVATION
2.0%	SLOPE
☐	PROPOSED CATCH BASIN
◎	PROPOSED MANHOLE
—ST—ST—	PROPOSED STORM PIPE
—□—□—□—	PROPOSED HANDRAIL (SEE DETAIL SHEET DE-2)

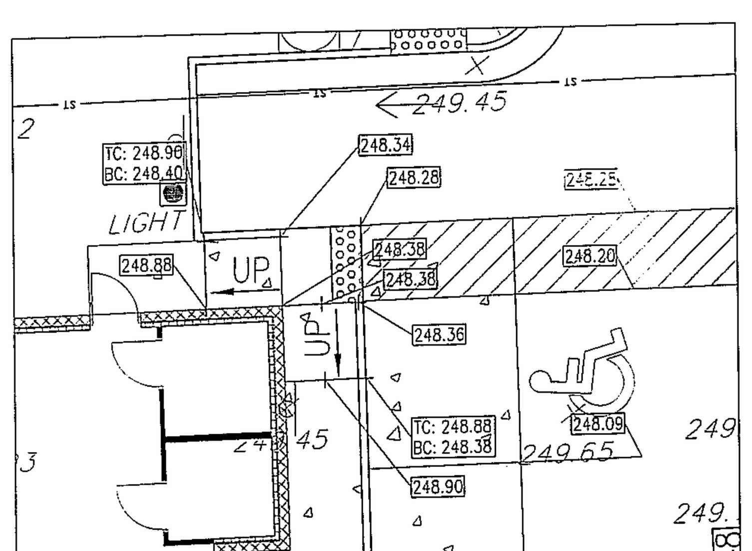


COLUMN NUMBER	COLUMN GRADE SCHEDULE A	B	C	D
C-1	249.21	248.76	247.76	246.76
C-2	249.41	248.96	247.96	246.76
C-3	249.31	248.86	247.86	246.76
C-4	249.51	249.06	248.06	246.76
C-5	249.65	249.20	248.20	246.76
C-6	249.79	249.34	248.34	246.76

BOTTOM OF FASCIA ELEVATION: 264.34

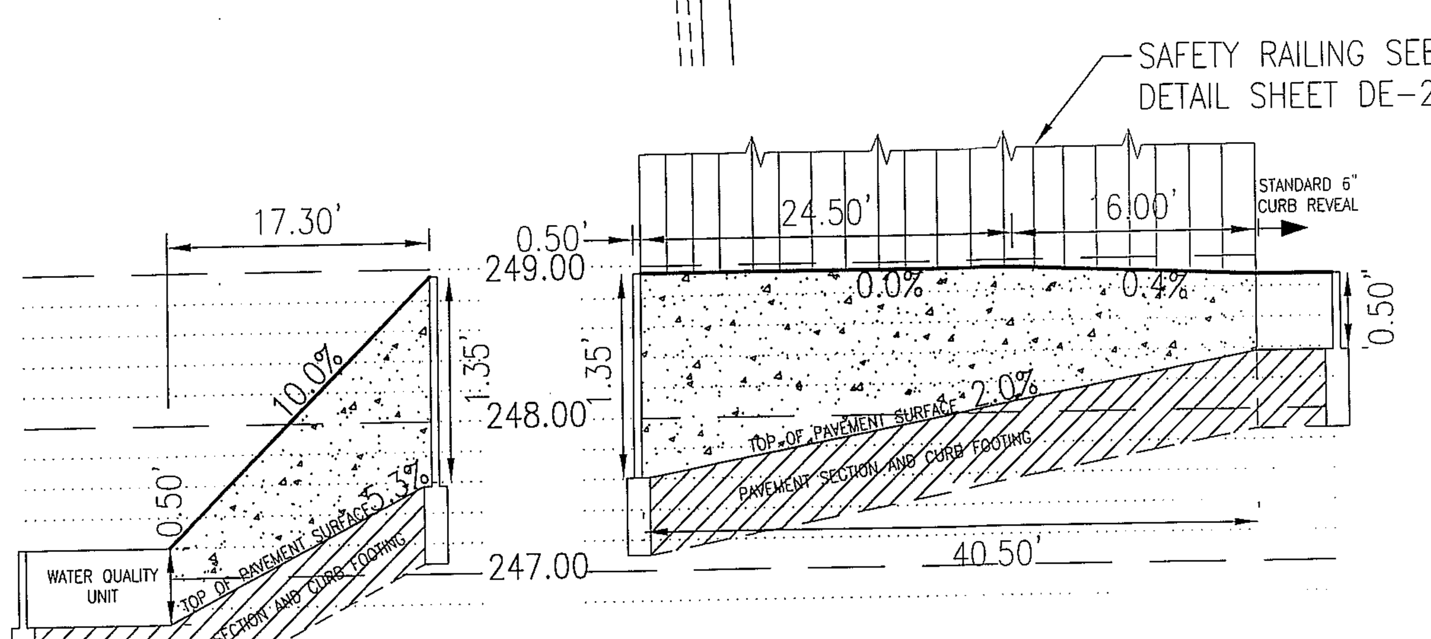


NOTE: THIS DIAGRAM IS SHOWN SCHEMATICALLY. FOR TRUE DIRECTION AND ELEVATION OF CONDUIT AND DRAINS SEE BUILDING PLANS



HANDICAP CORNER RAMP DETAIL

1"=10'



RETAINING CURB DETAIL

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

CAUTION – NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF SUNOCO, INC. USE, REPRODUCTION OR ALTERATION OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN PERMISSION OF SUNOCO, INC. IS PROHIBITED.

GRADING NOTES:

1. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER. REPLACE TOPSOIL TO A MINIMUM 4" DEPTH. ALL DISTURBED AREAS TO BE HYDROSEEDED AS DIRECTED BY THE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF ALL TEMPORARY SEDIMENTATION CONTROLS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE VEGETATION HAS OCCURRED COMPLETELY.
3. ALL SEDIMENT BARRIERS AND FILTER BAGS TO BE REPLACED WHENEVER THEY BECOME CLOGGED OR INOPERABLE AND SHALL BE REPLACED AT A MINIMUM OF EVERY 3 MONTHS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
5. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT.
6. LINEAR STRAW BALES OR EROSION CONTROL BLANKET WILL BE USED ON STEEP SLOPES AND WHEREVER NECESSARY TO CONTROL EROSION AND SILTATION OF EXISTING DRAINAGE SYSTEMS AS ORDERED BY THE ENGINEER.
7. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
8. ALL DISTURBED AREAS SHALL BE PROTECTED FROM EROSION EITHER BY MULCH OR TEMPORARY SEEDING WITHIN 2 WEEKS OF DISTURBANCE.

SEQUENCE OF CONSTRUCTION:

1. PRE-CONSTRUCTION MEETING WILL BE HELD BY THE PROJECT MANAGER AND THE OPERATOR'S ENGINEER PRIOR TO LAND DISTURBING ACTIVITIES.
2. HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALSO, HAVE THE PROFESSIONAL CERTIFY IN AN INSPECTION REPORT THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS DESCRIBED IN THE EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN ADEQUATELY INSTALLED OR IMPLEMENTED TO ENSURE OVERALL PREPAREDNESS OF THE SITE FOR THE COMMENCEMENT OF CONSTRUCTION.
3. INSTALL CONSTRUCTION ENTRANCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION FENCING AS INDICATED ON THE PLAN.
4. BEGIN DEMOLITION WORK. THE EXISTING ON-SITE PAVEMENT CAN BE MILLED AND REUSED PROVIDING THE USE IS COORDINATED WITH THE DESIGN ENGINEER.
5. CLEAR AND GRUB THE "LIMITS OF CLEARING" PORTIONS OF PROJECT SITE. ALL TREES ARE TO REMAIN AND SHALL BE PROTECTED BY THE CONTRACTOR.
6. STRIP TOPSOIL AND STOCKPILE FOR LATER USE. SEED TOPSOIL STOCKPILE ONCE COMPLETE WITH 100% PERENNIAL RYEGRASS MIXTURE AT A RATE OF 2–4 lbs. PER 1000 S.F. APPLY 80–100 lbs. PER 1000 S.F. WEED FREE STRAW AS MULCH. AVOID USE OF HAY.
7. ROUGH GRADE AND STABILIZE IMPROVEMENT AREAS WITHIN PROJECT SITE. ALL SITE ROUGH GRADING SHALL BE COMPLETE BEFORE PIPELINE CONSTRUCTION CAN PROCEED.
8. CONSTRUCT THE PROPOSED INLETS AND INSTALL PROTECTION ON INLETS AS THEY ARE INSTALLED.
9. INSTALL UTILITIES AND STABILIZE. STORM PIPING SHOULD BE CONSTRUCTED FROM A DOWN SLOPE TO UP SLOPE MANNER.
10. REMOVE EXISTING STORM PIPE AFTER CONSTRUCTION OF NEW STRUCTURES AND DRAINAGE PIPES. CONNECT NEW PIPES INTO SYSTEM THE SAME DAY THAT THE EXISTING PIPES ARE DISCONNECTED. THIS SHOULD BE PERFORMED ON A DRY DAY.
11. CONSTRUCT BUILDING PAD AND FOUNDATION.
12. CONSTRUCT CANOPY PAD, TANK PAD, CANOPY, DISPENSERS AND TANKS. TANKS ARE ONLY TO BE CONSTRUCTED BY A VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY CERTIFIED TANK HANDLING COMPANY.
13. FINAL GRADE SITE AND INSTALL CURBS, PAVEMENT, SIDEWALKS AND LANDSCAPING.
14. ALL EROSION CONTROL MEASURES CAN BE REMOVED ONCE 70% OF EACH SQUARE YARD OF DISTURBED AREA IS STABILIZED WITH A PERMANENT STAND OF VEGETATION OR PAVEMENT, IF APPROVED IN WRITING BY THE FAIRFAX COUNTY ENGINEER.
15. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES, DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
16. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

INLET PROTECTION NOTE:

1. INLETS SHOULD BE INSPECTED AND CLEANED OUT AFTER EVERY STORMWATER RAINFALL EVENT.

NOTE: EXISTING CONDITIONS FROM FIELD RUN TOPOGRAPHIC AND BOUNDARY SURVEY BY MCCARTHY ENGINEERING ASSOCIATES DATED JUNE 30, 2008 AND UPDATED ON NOVEMBER 6, 2008.

~~Application No. SEA 89-L-080 Staff B. Cho~~
~~APPROVED SE / SP PLAN~~
~~SEE DEV CONDS DATED December 1, 2009~~
~~Date of (BOS) (BZA) approval December 7, 2009~~
~~Sheet 5 of 14~~

Application No. SEA 89-L-080 Staff B. Cho
APPROVED SE / SP PLAN
SEE DEV CONDS DATED December 1, 2009
Date of (BOS) (BZA) approval December 7, 2009
Sheet 5 of 14

SCALE 1" = 20'

CALL BEFORE YOU DIG!
THE "MISS UTILITY LAW" (VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT) REQUIRES THAT MISS UTILITY BE CALLED AT LEAST 3 WORKING DAYS IN ADVANCE OF THE PLANNED WORK TO ALLOW TIME FOR MARKING, THAT THE MARKS BE RESPECTED AND PROTECTED, AND THAT EXCAVATION BE COMPLETED CAREFULLY.
CALL 811
OR
1-800-552-7001
www.missutility.ofvirginia.com

Bergmann associates
Engineers / Architects /Planners/ Surveyors
1040 First Ave, Suite 430
King of Prussia, PA. 19406
610.783.1420 / 610.783.1425 fax
www.bergmannpc.com

COMMONWEALTH OF VIRGINIA
CHRISTOPHER S. BINCK
Lic. No. 45068
PROFESSIONAL ENGINEER
9.25.09

CHRISTOPHER S. BINCK
VIRGINIA PROFESSIONAL ENGINEER
LICENSE #: 45068

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
6	9/21/2009	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLW	RPS	RPS
5	5/22/2009	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLW	RPS	RPS
4	5/1/2009	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLW	RPS	RPS
3	2/24/2009	REVISED PER FAIRFAX COUNTY SPECIAL EXCEPTION APPLICATION COMMENTS	SLW	RPS	RPS
2	1/12/2009	REVISED PER FAIRFAX COUNTY SPECIAL EXCEPTION APPLICATION COMMENTS	SLW	RPS	RPS
1	10/27/2008	REVISED PER CP-4, REVISION NO. 2	SLW	RPS	RPS

SUNOCO, INC.
Retail Engineering
Exton, PA

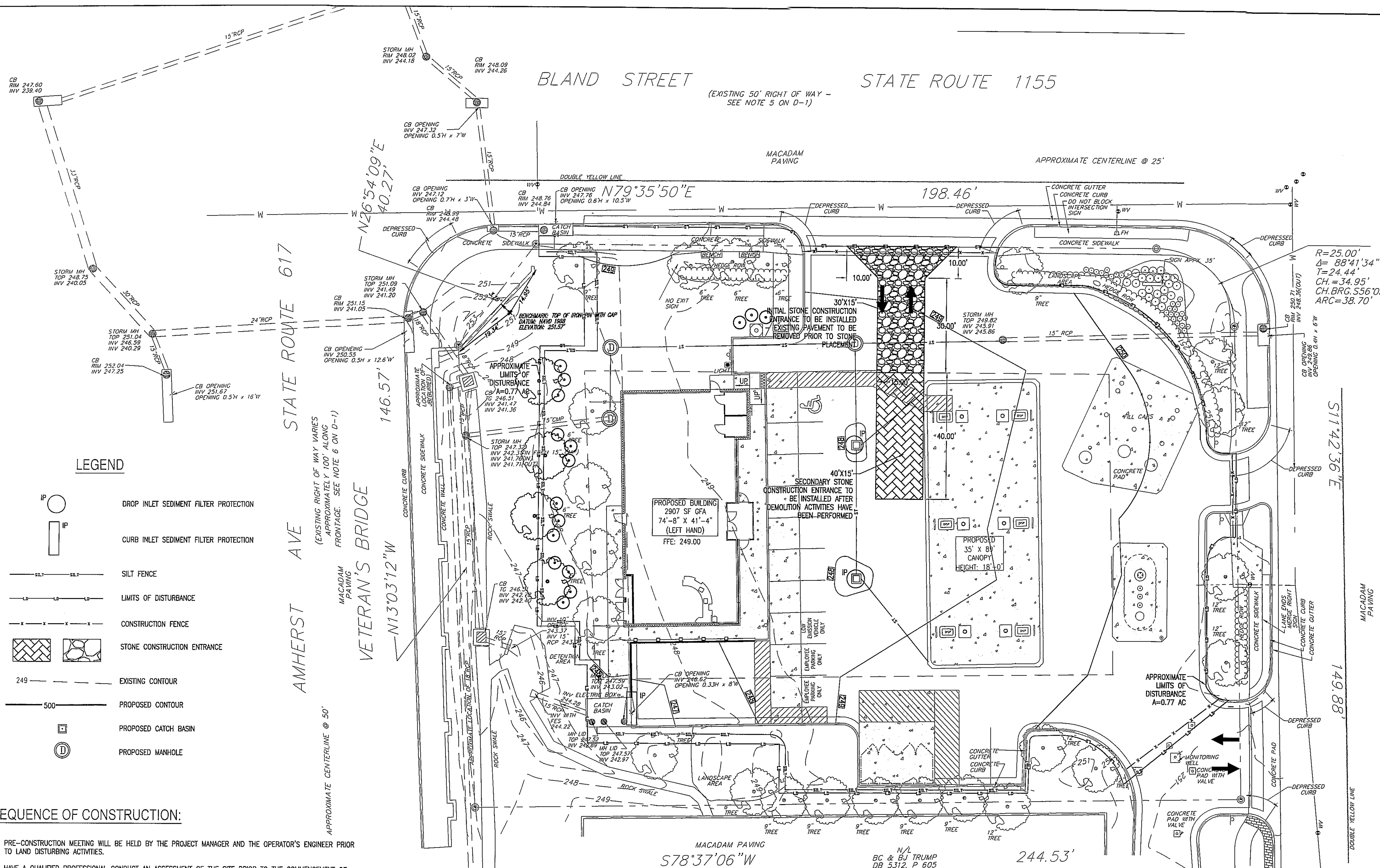
LOCATION: 6400 BACKLICK ROAD, SPRINGFIELD, VA, FAIRFAX COUNTY

PROJECT NO. E-69153

GRADING PLAN
PROPOSED CONDITIONS

SCALE 1" = 20'-0"

APPROVED	RPS	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	RPS	0057-2800	G-1	6
DRAWN	EMM			
DATE	7/14/08			



SEQUENCE OF CONSTRUCTION:

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INLET PROTECTION NOTE:

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EROSION AND SEDIMENT CONTROL MATERIALS	
SILT FENCE	327 LF
DROP INLET PROTECTION	2
CURB INLET PROTECTION	1
CONSTRUCTION FENCE W/ GATE AT ENTRANCES ONLY – CONTRACTOR MAY INSTALL ADDITIONAL FENCE AROUND PERIMETER AS PER DEMOLITION PLAN	103 LF

Application No. SEA 89-L-080 Staff B. Cho
APPROVED SE/ SP PLAN
SEE DEV CONDS DATED December 1, 2009
Date of (BOS) (BZA) approval December 7, 2009
Sheet 6 of 14

STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES:

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WIL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS 4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.
2. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION OCNTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
7. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED DEWATERING DEVICE.
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVNESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
11. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
12. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
13. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
14. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
15. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.
16. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
17. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
18. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
19. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
20. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
    a. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
    b. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
    c. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
    d. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
    e. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER
    f. APPLICABLE SAFETY CHAPTERS SHALL BE COMPLIED WITH.
21. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

MAINTENANCE PROGRAM NOTES:

UNTIL THE SITE IS STABILIZED, ALL BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BMP'S AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, REMULCHING AND RENETTING, MUST BE PERFORMED IMMEDIATELY.

SHOULD ANY BMP'S CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ONSITE FLOWS PRIOR TO DISCHARGE OR STABILIZING THE SURFACES INVOLVED, ADDITIONAL BMP'S MUST BE IMMEDIATELY IMPLEMENTED BY THE PROPERTY OWNER TO ELIMINATE ALL SUCH PROBLEMS.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY BMP'S MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED.

SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH ONE-THIRD THE ABOVE GROUND HEIGHT OF SILT FENCE BARRIER.

STORMWATER INLETS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED AND CONTROL MEASURES MAINTAINED AFTER EACH STORM EVENT.

ROCK CONSTRUCTION ENTRANCES WILL BE MAINTAINED IN A MANNER SO THAT CLEAN STONE IS ALWAYS VISIBLE ON THE SURFACE. SOIL ENCRUSTED ROCK CONSTRUCTION ENTRANCES MUST BE REMOVED AND REPLACED.

TEMPORARY/PERMANENT SEEDING

AREAS DISTURBED BY ON-SITE GRADING AND/OR THAT WILL NOT BE CONSTRUCTED UPON, SHALL BE STABILIZED WITH A PERMANENT VEGETATIVE COVER, USING THE FOLLOWING SEEDING SCHEDULE:

	LBS. PER ACRE	LBS. PER 1,000 SF
KENTUCKY BLUE GRASS	40	0.90
HARD FESCUE	120	2.70
PERENNIAL RYE GRASS	30	0.70

AREAS TO BE LEFT EXPOSED FOR GREATER THAN 20 DAYS SHALL BE TEMPORARILY STABILIZED WITH PERENNIAL RYE GRASS APPLIED AT THE RATE OF 100 LBS. PER ACRE OR 1 LB. PER 1,000 SF

ALL SEEDED AREAS ARE TO HAVE AN APPLICATION OF THE FOLLOWING:
LIME – AMOUNT NEEDED TO OBTAIN A PH OF 5.0 (80-100 LBS./1,000 SF)
FERTILIZER – 11 LBS. PER 1,000 SF OF 10-20-10 FERTILIZER OR APPROVED EQUAL.

MULCHING – UNROTTED SMALL GRAIN HAY FREE OF WEEDS AND SEEDS, OR SALT HAY APPLIED AT A MINIMUM RATE OF 3 TONS PER ACRE (1,240 LBS. PER 1,000 SF). DO NOT GRIND MULCH DURING APPLICATION. ANCHOR WITH DEGRADABLE MULCH NETTING, PEG AND TWINE OR LIQUID MULCH BINDER.

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
6	9/1/2009	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLW	RPS	RPS
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1	10/27/2008	REVISED PER CP-4, REVISION NO. 2	SLW	RPS	RPS

20 10 0 20 FT
SCALE 1" = 20'

CALL BEFORE YOU DIG!
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Engineers / Architects /Planners/ Surveyors
1040 First Ave, Suite 430
King of Prussia, PA. 19406
610.783.1420 / 610.783.1425 fax
www.bergmannpc.com

COMMONWEALTH OF VIRGINIA CHRISTOPHER S. BINCK Lic. No. 45068 PROFESSIONAL ENGINEER
9-25-09
CHRISTOPHER S. BINCK
VIRGINIA PROFESSIONAL ENGINEER
LICENSE #: 45068

SUNOCO, INC.
Retail Engineering
Exton, PA

LOCATION:	6400 BACKLICK ROAD SPRINGFIELD, VA FAIRFAX COUNTY	PROJECT NO. E-69153

EROSION AND SEDIMENT CONTROL PLAN

SCALE 1" = 20'-0"

APPROVED	RPS	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	RPS	0057-2800	ES-1	6
DRAWN	SLW			
DATE	7/14/08			

STORMWATER MANAGEMENT NARRATIVE

AS REFLECTED ON THE "EXISTING CONDITIONS" SHEET, THIS SITE IS CURRENTLY A SUNOCO GAS STATION AND IS 65% IMPERVIOUS. THE PROPOSED DEVELOPMENT IS A RENOVATION OF THE SUNOCO GAS STATION SITE AND HAS AN IMPERVIOUS AREA OF 64.2%. THIS DECREASE IN IMPERVIOUS AREA GENERATES A DECREASE IN THE 10-YEAR PEAK RATE OF RUNOFF, THUS MAKING THE PROPOSED DEVELOPMENT COMPLIANT FOR THE STREAM CHANNEL EROSION REQUIREMENT AND FLOODING REQUIREMENT FOR VIRGINIA.

BY DEFINITION IN THE CHESAPEAKE BAY PRESERVATION ORDINANCE, THIS PROJECT IS CONSIDERED A "REDEVELOPMENT." THIS REQUIRES THE TOTAL PHOSPHORUS RUNOFF POLLUTION LOAD FROM THE PROPERTY SHALL BE REDUCED BY AT LEAST 8.9% FROM THE PHOSPHORUS RUNOFF POLLUTION LOAD PRIOR TO REDEVELOPMENT. ALTHOUGH THERE ARE WATER QUALITY DEVICES CURRENTLY IN PLACE THAT WILL REMAIN, OUR INTENTION IS TO PROVIDE ADDITIONAL PHOSPHOROUS REDUCTION THROUGH THE USE OF A STORMCEPTOR UNIT.

THIS PROPERTY IS NOT WITHIN THE WATERSHED PROTECTION OVERLAY DISTRICT AND THERE ARE NO RESOURCE PROTECTION AREAS ON SITE. ALL BMPS, INLETS AND PIPES SHALL BE PROPERLY MAINTAINED. A DRAINAGE EASEMENT HAS BEEN DEDICATED TO FAIRFAX COUNTY ALONG THE EXISTING DRAINAGE SWALE, DETENTION AREA AND THE 15" CMP PIPE THAT RUNS THROUGH THE SITE, SINCE THESE ELEMENTS CARRY FLOWS FROM OFF-SITE AREAS THROUGH THE SUNOCO PROPERTY.

PRESENTLY, THE SITE HAS AN ELEVATION CHANGE OF APPROXIMATELY 7 FEET. THE SITE SLOPES FROM NORTHEAST TO SOUTHWEST. THE LOW POINT IS LOCATED ON THE WEST SIDE OF THE SITE WITHIN THE DRAINAGE EASEMENT AND IS AT THE APPROXIMATE ELEVATION OF 234. THIS SWALE IN THE WEST HANDLES THE DRAINAGE FOR PART OF THE SUNOCO PROPERTY AND THE PROPERTY TO THE SOUTH. OTHER FLOWS ENTER THE CATCH BASIN AND PROPOSED STORMCEPTOR UNIT. APPROXIMATELY 1.8 OFF-SITE ACRES DRAIN ONTO THE SUNOCO SITE. WITH THE USE OF THE RATIONAL METHOD, THE APPROXIMATE RUNOFF FROM ALL CONTRIBUTING AREAS TO A POINT THAT IS 150 FEET DOWNSTREAM OF THE SUNOCO SITE'S DISCHARGE POINT IS 23 CFS. AN OUTFALL ANALYSIS OF THE SITE PROVED THAT THE STORMWATER SYSTEM IS ADEQUATE FOR THESE FLOWS. HIGH POINTS ARE AT THE ELEVATION OF APPROXIMATELY 251 AND ARE LOCATED IN THE NORTHWEST CORNER AND EAST SIDE OF THE SITE. THE STORMWATER FROM THE SITE ENTERS INTO THE STORMWATER SYSTEM BY WAY OF A PROPOSED INLET, A PROPOSED STORMCEPTOR UNIT, AN EXISTING WATER QUALITY DEVICE OR VIA THE ROCK SWALE. EACH OF THESE STORMWATER DEVICES CONNECTS THE WATER INTO THE EXISTING STORMWATER SYSTEM IN THE NORTHWEST CORNER OF THE SITE. THE WATER TRAVELS IN THE STORMWATER SYSTEM FOLLOWING AMHERST AVENUE TO CALAMO STREET. THE STORMWATER THEN ENTERS INTO THE CALAMO RUN BRANCH CREEK AND THEN ENTERS THE ACCOTINK CREEK. THE ACCOTINK CREEK DRAINS SOUTHEAST TO THE ACCOTINK BAY, THEN GUNSTON COVE AND FINALLY TO THE TIDAL POTOMAC RIVER. THE SITE IS PART OF THE ACCOTINK WATERSHED.

Pre-construction/Post-construction Stormwater Discharge Summary Table:

Total Pre-Development		Total Post-Development		
Rainfall Event	Peak Flow (cfs)	Rainfall Event	Peak Flow (cfs)	% Reduction
2 Year	5.47	2 Year	4.83	11.7%
5 Year	8.49	5 Year	7.80	8.1%
10 Year	10.15	10 Year	9.44	7.0%
25 Year	12.06	25 Year	11.35	5.9%
50 Year	14.47	50 Year	13.74	5.0%
100 Year	16.16	100 Year	15.43	4.5%

These calculations reflect the discharges for the entire site and show a full control of flows from this property for the 2, 5, 10, 25, 50, and 100 year storms.

Pre-construction/Post-construction Stormwater Volume Summary Table:

Total Pre-Development		Total Post-Development		
Rainfall Event	Volume (af)	Rainfall Event	Peak Flow (af)	% Reduction
2 Year	.264	2 Year	0.229	13.2%
5 Year	.415	5 Year	0.375	9.6%
10 Year	.499	10 Year	0.456	8.6%
25 Year	.596	25 Year	0.552	7.4%
50 Year	.719	50 Year	0.674	6.3%
100 Year	.806	100 Year	0.760	5.7%

These calculations reflect the discharges for the entire site and show a full control of flows from this property for the 2, 5, 10, 25, 50, and 100 year storms.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (9-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

[X] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

[X] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet ____.

[X] 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
EX. W/O UNIT	0.20 ACRES	0.0 ACRES	0.2 ACRES	105 SF	N/A	N/A
EX. SWALE	0.27 ACRES	0.42 ACRES	0.69 ACRES	2600 SF	N/A	N/A
STORMCEPTOR	0.58 ACRES	0.29 ACRES	0.87 ACRES	5.5 SF	114	N/A
DISCON. DRAINS	0.07 ACRES	0.00 ACRES	0.07 ACRES	N/A	N/A	N/A
Totals						

[X] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet U-1. Pond inlet and outet pipe systems are shown on Sheet U-1.

[X] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).

[X] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet LS-1.

[X] 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet U-1.

[X] 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet U-1.

[X] 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet U-1.

[X] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets SV-1.

[ ] 11. A submission waiver is requested for _____.

[ ] 12. Stormwater management is not required because _____.

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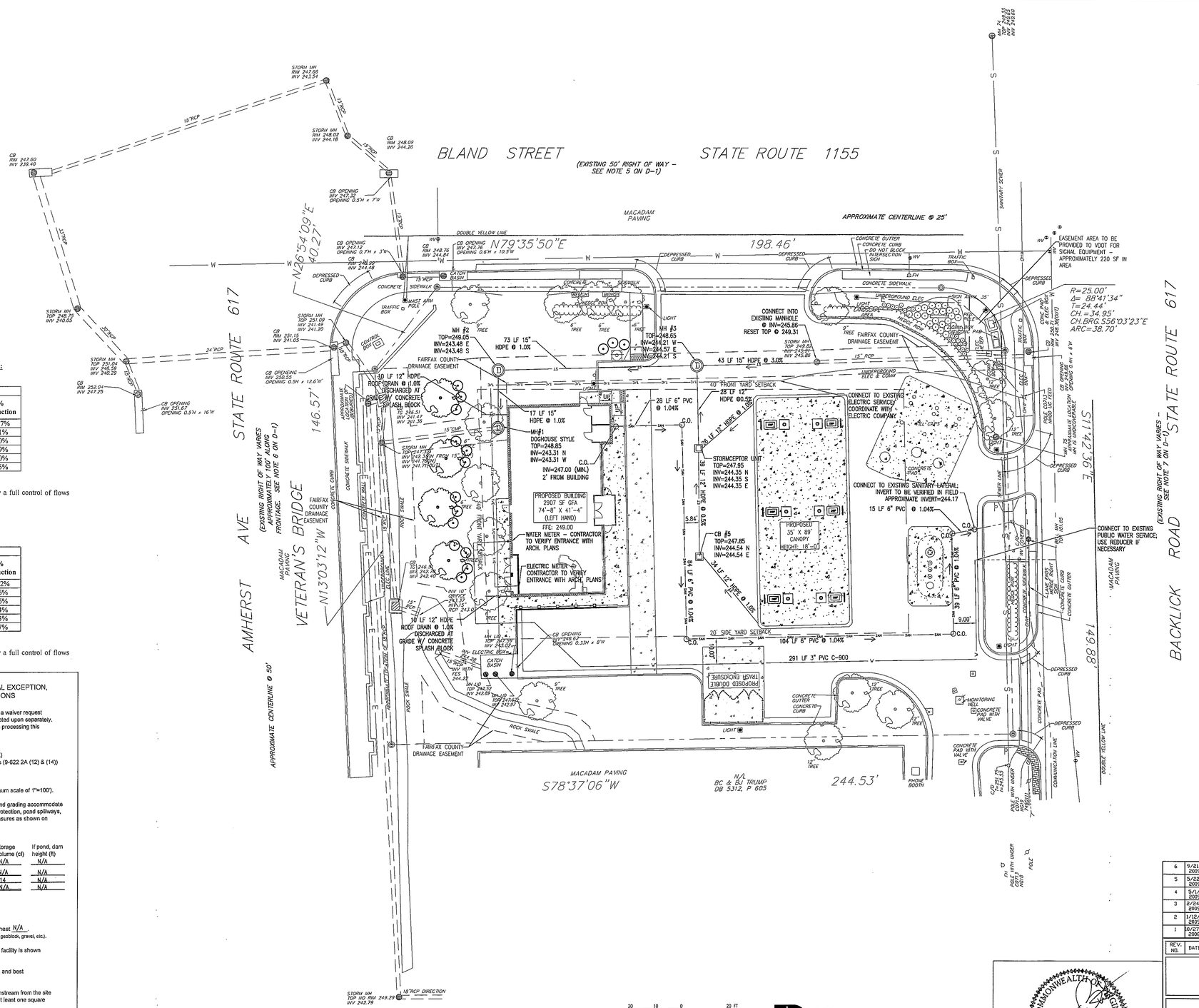

SANITARY SEWER NOTES:

1. ONLY DOMESTIC WASTE FROM THE PROJECT SHALL BE DISCHARGED INTO THE SANITARY SEWER.
2. ALL SANITARY LATERALS SHALL BE 6" PVC SDR-21 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
3. A MINIMUM OF 3 FEET OF COVER SHALL BE PROVIDED OVER ENTIRE LENGTH OF ALL SANITARY LATERALS.
4. PRIOR TO CONSTRUCTION, A PERMIT MUST BE OBTAINED.
5. SANITARY SEWER LATERAL(S) AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH FAIRFAX COUNTY WASTEWATER MANAGEMENT REQUIREMENTS.
6. ANY EXISTING LATERALS NOT UTILIZED MUST BE ABANDONED AT THE PROPERTY LINE.
7. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS. NOTE: ALL DISCHARGES TO THE SANITARY SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL LAW.
8. ANY PORTION OF SANITARY SEWER OR LATERAL WITH LESS THAN 3 FEET OF COVER WILL REQUIRE CONCRETE ENCASEMENT.

STORM SEWER NOTES:

1. ALL STORM SEWER PIPING SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH SMOOTH FLOW INTERIOR, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
2. IN INSTANCES WHERE THE STORM SEWER CROSSES ABOVE THE SANITARY SEWER A CRUSHED STONE ENCASEMENT SHALL BE PROVIDED AROUND THE SANITARY SEWER UP TO THE STORM SEWER-COMPACT WITH APPROVED EQUIPMENT
3. ALL CATCH BASINS AND STORM MANHOLES TO BE CONSTRUCTED TO WITHSTAND H-20 LOADING.
4. ALL STORM STRUCTURES SHOULD BE INSTALLED IN CONCURRENCE WITH DEMOLITION OF EXISTING PIPES AND STRUCTURES.

WATER SERVICE NOTES:

1. WATER SERVICE LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER FROM FINISHED GRADE IN LAWN AREAS AND 6 FEET OF COVER FROM FINISHED GRADE IN PAVED AREAS.
2. WATER SERVICE LINES SHALL BE SEPARATED AT LEAST 10 FEET, MEASURED FROM OUTSIDE OF THE PIPES, FROM SEWER MAINS.
3. MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER PIPE LINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
4. BACKFLOW PREVENTER AND WATER METER ARE LOCATED INSIDE BUILDING. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION.

LEGEND

- W — PROPOSED WATER LINE
- SAN SAN SAN — PROPOSED SANITARY LINE
- ST — PROPOSED STORM PIPE
- T/C T/C T/C — PROPOSED TELEPHONE/ELECTRIC LINE
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- C.O. PROPOSED CLEAN OUT
- FLOW ARROW

plication No. SEA 89-L-080 Staff B. Cho
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED December 1, 2009
Date of (BOS) (BZA) approval December 7, 2009
Sheet 7 of 14

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
6	9/21/2009	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLW	RPS	RPS
5	9/22/2009	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLW	RPS	RPS
4	9/1/2009	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLW	RPS	RPS
3	8/24/2009	REVISED PER FAIRFAX COUNTY SPECIAL EXCEPTION APPLICATION COMMENTS	SLW	RPS	RPS
2	1/12/2009	REVISED PER FAIRFAX COUNTY SPECIAL EXCEPTION APPLICATION COMMENTS	SLW	RPS	RPS
1	10/27/2008	REVISED PER CP-4, REVISION NO. 2	SLW	RPS	RPS

SUNOCO, INC.
Retail Engineering
Exton, PA

LOCATION: 6400 BACKLICK ROAD, SPRINGFIELD, VA, FAIRFAX COUNTY

PROJECT NO. E-69153

UTILITY PLAN
PROPOSED CONDITIONS

SCALE 1" = 20'-0"

APPROVED RPS	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED RPS	0057-2800	U-1	6
DRAWN EMM			
DATE 7/14/08			

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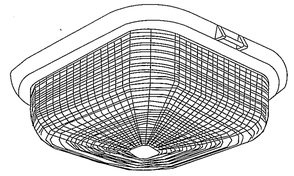

SCOTTSDALE

SEA 89-L-080 B. Cho
APPROVED SP PLAN
December 1, 2009
December 7, 2009
8
14

Maintained Footcandles

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	2.32	30.0	0.0	N.A.	N.A.
OUTER	Illuminance	Fc	24.04	30.0	15.6	1.54	1.92
INSIDE CURB	Illuminance	Fc	6.09	18.2	0.1	60.90	182.00

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	No. Lamps	Lumens	Total Lumens	LLF	Description	Total Watts
▪	18	A	SINGLE	1	16400	16400	0.800	TD-S-175-PSMV-PG	208
▬■	5	B	SINGLE	1	36000	36000	0.650	EXISTING 400W FIXTURES BY OTHERS ON 16' POLE	458
◀▬■▬▶	1	C	D180°	1	36000	72000	0.650	EXISTING 400W FIXTURES BY OTHERS ON 16' POLE DOUBLE	916

NOTE: ALL C AND B FIXTURES ARE EXISTING AND TO BE REUSED.

Application No. SEA 89-L-080 Staff B. Cho
APPROVED (SEV) SP PLAN
SEE DEV CONDS DATED December 1, 2009
Date of (BOS) (BZA) approval December 7, 2009
Sheet 8 of 14

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
6	9/21/2009	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLV	RPS	RPS
5	9/28/2009	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLV	RPS	RPS
4	5/1/2009	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLV	RPS	RPS
3	2/24/2009	REVISED PER FAIRFAX COUNTY SPECIAL EXCEPTION APPLICATION COMMENTS	SLV	RPS	RPS
2	1/12/2009	REVISED PER FAIRFAX COUNTY SPECIAL EXCEPTION APPLICATION COMMENTS	SLV	RPS	RPS
1	10/27/2008	REVISED PER CP-4, REVISION NO. 2	SLV	RPS	RPS

STORM MH TOP 240.60 RIM 249.29 INV 242.79
18" PROP DIRECTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

INFORMATION OBTAINED FROM PHOTOMETRIC PLAN
CALCULATED BY:

LEI INDUSTRIES™
11000 ALLIANCE RD. P.O. BOX 42928 CINCINNATI, OHIO 45242
(513) 793-3200 • FAX (513) 793-6823

20 10 0 20 FT
SCALE 1" = 20'

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SUNOCO, INC.
Retail Engineering
Exton, PA

LOCATION: 6400 BACKLICK ROAD
SPRINGFIELD, VA
FAIRFAX COUNTY

PROJECT NO. E-69153

LIGHTING PLAN

APPROVED	RPS	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED	RPS	0057-2800	LG-1	6
DRAWN	EMM			
DATE	7/14/08			

SCALE N.T.S.

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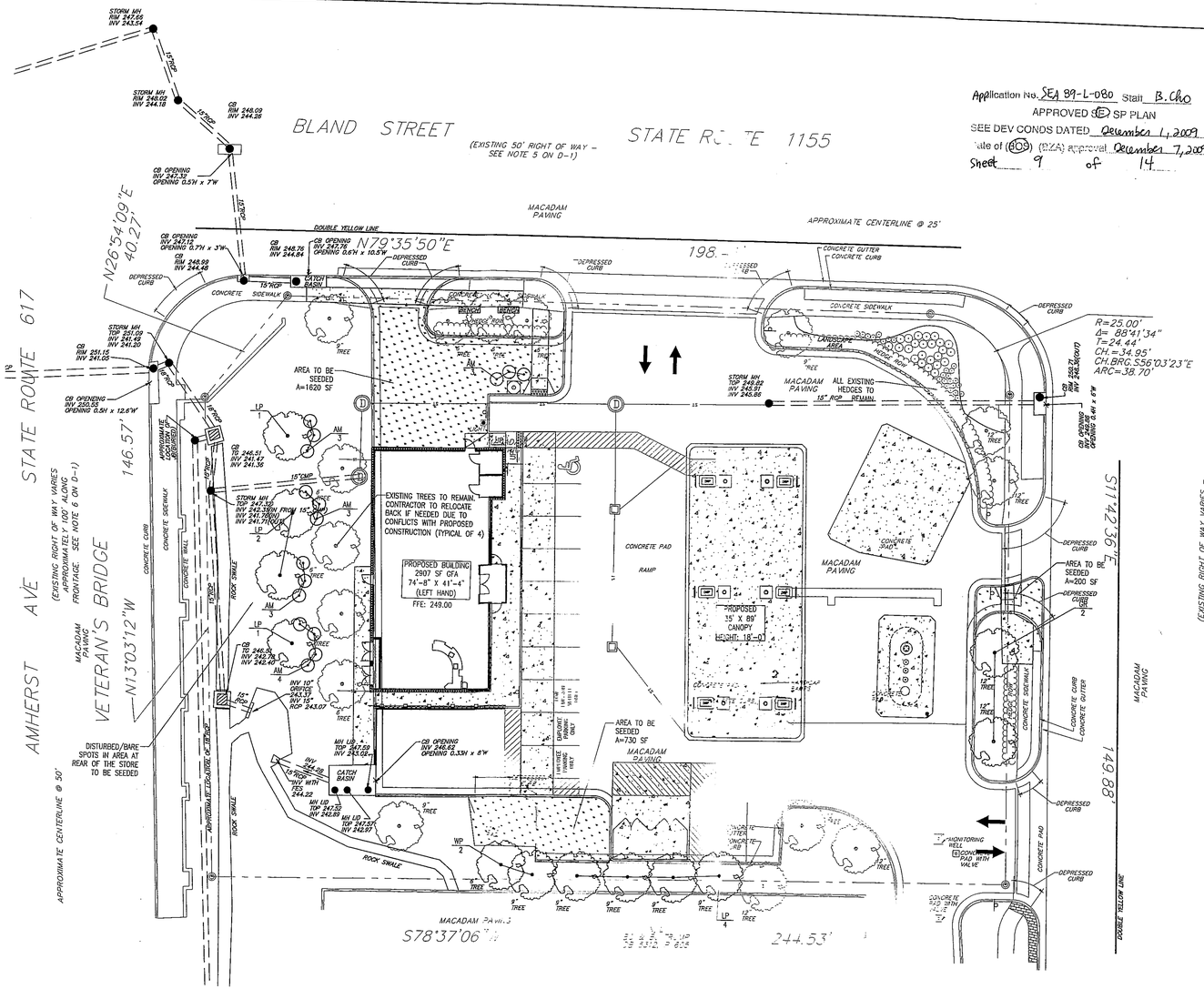
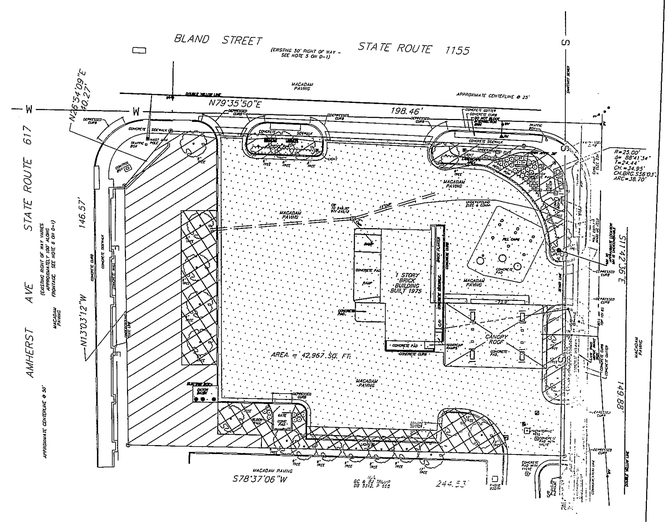
Application No. SEA 89-L-080 Staff B. Cho
APPROVED SE SP PLAN
SEE DEV CONDS DATED December 1, 2009
date of (BOS) (BZA) approval December 7, 2009
Sheet 9 of 14

LEGEND

- TO RECEIVE 4" OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. TOTAL AREA OF NEW GRASS = 2550 SF
- EXISTING TREES TO REMAIN. THESE SHALL BE PRESERVED AND PROTECTED AS INDICATED ON DRAWINGS DM-1 & G-1.
- EXISTING TREES TO BE REPLACED
- ALL EXISTING HEDGES TO REMAIN AND SHALL BE PRESERVED AND PROTECTED AS INDICATED ON DRAWINGS DM-1 & G-1.
- ALL EXISTING SHRUBS TO REMAIN AND SHALL BE PRESERVED AND PROTECTED AS INDICATED ON DRAWINGS DM-1 & G-1.
- PROPOSED SHRUB





EXISTING VEGETATION MAP
SCALE: 1"=40'

EXISTING VEGETATION COVER TYPES

SIZE/TYPE	% OF SITE	KEY	SPECIES PRESENT
DEVELOPED LAND	89.0 %		NONE
MAINTAINED GRASSLANDS	7.6 %		LONDONPLANE, GOLDENRAIN, BRADFORD PEAR
UPLAND FOREST	3.4 %		WILLOW OAK, WHITE PINE

11.0% OF EXISTING SITE IS COVERED BY TREE CANOPY COMPRISED OF SELF-SUPPORTING TREE AND WOODY PLANTS THAT EXCEED FIVE (5) FEET (1.5 METERS) IN HEIGHT AT TIME OF PLAN SUBMISSION.

EXISTING TREE INVENTORY AND CONDITION ANALYSIS

COMMON NAME	QUANTITY	DIAMETER	DESIGNATION	DRIP LINE	CRIT. ROOT ZONE	CONDITION	CANOPY AREA
GOLDENRAIN TREE	4	12"	STREET	18' RADIUS	12' RADIUS	POOR/FAIR	600 SF
WHITE PINE	2	6"	STREET	8' RADIUS	6' RADIUS	POOR/FAIR	250 SF
WILLOW OAK	8	6"	STREET	15' RADIUS	6' RADIUS	FAIR/GOOD	2000 SF
LONDON PLANETREE	5	6"	STREET	14' RADIUS	6' RADIUS	FAIR/GOOD	1250 SF
BRADFORD PEAR	4	6"	STREET	8' RADIUS	6' RADIUS	POOR/FAIR	400 SF

TREE PRESERVATION TARGET: 4,500 SF — 4,500 SF (11%)

PROPOSED TREE INVENTORY AND CONDITION ANALYSIS

COMMON NAME	PRESERVED QUANTITY	PROPOSED QUANTITY	DIAMETER	DESIGNATION	DRIP LINE	CRIT. ROOT ZONE	CONDITION	CANOPY AREA
GOLDENRAIN TREE	2	2	12"	STREET	18' RADIUS	12' RADIUS	GOOD/EXCELLENT	600 SF
WHITE PINE	0	2	6"	STREET	8' RADIUS	6' RADIUS	EXCELLENT	250 SF
WILLOW OAK	8	0	6"	STREET	15' RADIUS	6' RADIUS	FAIR/GOOD	2000 SF
LONDON PLANETREE	5	8	6"	STREET	14' RADIUS	6' RADIUS	GOOD/EXCELLENT	3250 SF
BRADFORD PEAR	0	0	6"	STREET	8' RADIUS	6' RADIUS	FAIR/GOOD	0 SF

TREE PRESERVATION TARGET: 4,500 SF — 6,100 SF (11%)

REQUEST TO DEVIATE FROM TREE PRESERVATION TARGET:

WITH THIS PLAN, SUNOCO, INC. REQUESTS TO DEVIATE FROM THE TREE PRESERVATION TARGET. THIS IS DUE TO THE POOR CONDITION OF SEVERAL TREES ON SITE AS DETERMINED BY TODD NELSON, URBAN FORESTER II, FOREST CONSERVATION BRANCH, DPWES. IN LIEU OF PRESERVATION OF THESE TREES, SUNOCO, INC. HAS PROPOSED TO PLANT FOUR (4) NEW TREES IN ADDITION TO REPLACING THESE TREES WITH TREES OF EQUAL OR GREATER CANOPY COVER AS FOLLOWS:

1. TWO (2) WHITE PINES IN POOR/FAIR CONDITION TO BE REPLACED WITH TWO (2) WHITE PINES IN EXCELLENT CONDITION.
2. FOUR (4) BRADFORD PEAR TREES IN POOR/FAIR CONDITION TO BE REPLACED WITH FOUR (4) LONDON PLANE TREES IN EXCELLENT CONDITION.
3. TWO (2) GOLDENRAIN TREES IN POOR/FAIR CONDITION TO BE REPLACED BY TWO (2) GOLDENRAIN TREES IN EXCELLENT CONDITION.

Table 12.3 Tree Preservation Target Calculations and Statement

A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	4500
B	Percentage of gross site area covered by existing tree canopy =	11%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10% = 428
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	11% =470
E	Proposed percentage of canopy requirement that will be met through tree preservation =	100%
F	Has the Tree Preservation Target minimum been met?	Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0507.3	
I	Place this information prior to the 10-year Tree Canopy Calculations as per Section 12-0507.2 Table 12.2	

Table 12.12 10-year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A	Place the Tree Preservation Target calculations and statement here prepared for 10-year tree canopy calculations	472 sf	see § 12-0507.2 for the list of the minimum info required
B. Tree Canopy Requirements			
B1	Gross site area =	42,972	
B2	Subarea dedicated to public use per plat =		
B3	Subarea area of exemptions =		
B4	Adjusted gross site area (B1 - B2 - B3) =	42,972	
B5	Identify site's zoning under use	C-6	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-0507.1 and Table 12.3
B7	Area of 10-year tree canopy required (B4 x B5) =	4297	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	—	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	472	
C2	Total canopy area meeting standards of § 12-0200 =	3820	
C3	C2 x 1.25 =	4 812	§ 12-0509.3B
C4	Total of canopy area provided by unique or valuable forest or woodland communities =		
C5	C4 x 1.5 =		§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Specimen," or "Street" trees =		
C7	C6 x 1.5 or 2.0 =		§ 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Area not located in C4 or C6		
C9			
C10	Total of C3, C5, C7, C8, C9	4812	If the total of C10 is less than the Tree Preservation Target, then a request to deviate from the Tree Preservation Target shall be provided
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	-515	
D2	Area of canopy Planted for air quality benefits =		
D3	x 1.5 =		§ 12-0509.3B(1)
D4	Area of canopy planted for energy conservation =		
D5	x 1.5 =		§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =		
D7	x 1.25 =		§ 12-0509.4B(3)
D8	Area of canopy planted for wildlife habitat benefits =		
D9	x 1.5 =		§ 12-0509.4B(4)
D10	Area of canopy provide by native trees =		
D11	x 1.5 =		§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =		
D13	X1.25		§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =		§ 12-0509.4D(1)
D15	x1.0 Area of canopy provided through native shrubs or woody seed mix =		§ 12-0509.4D(1)(a)
D16	x1.0 Percentage of D14 represented by D15=		§ 12-0509.4D(1)(a) Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	1400	
D18	Is an offsite planting relief requested?		Yes or No
D19	Tree Bank or Tree Fund?		§ 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund		
D21	Amount to be deposited into the Tree Preservation and Planting Fund		
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	4812	
E2	Total of canopy area provided through tree planting (D17) =	1600	
E3	Total of canopy area provided through offsite mechanism (D19) =		
E4	Total of 10-year Tree Canopy Provided =	6412	Total of E1 through E3. Area should meet or exceed area in B6

LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
2. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 (LATEST EDITION) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
4. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.
5. ALL TREES MUST BE STRAIGHT TRUNKED, INJURY FREE AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
7. ANY DISCREPANCY WITH QUANTITIES, LOCATIONS AND / OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. MULCH ALL ISLANDS AND PLANTINGS IN LAWN AREAS WITH SHREDDED HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE (3) INCHES UNLESS OTHERWISE DIRECTED.
9. ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR, BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
12. ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE APPROVED TOPSOIL (TO A COMPACTED DEPTH OF 4", UNLESS OTHERWISE SPECIFIED BY THE CONVENING MUNICIPALITY), BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
13. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLAN ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITY LINES ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES AND SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE INSTALLATION.
14. SEE SHEET DE-2 FOR LANDSCAPE DETAILS.
15. REFER TO THE SPECIFICATIONS FOR ALL INFORMATION NECESSARY FOR THE IMPLEMENTATION OF THE LANDSCAPE PLAN.
16. EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING A TEMPORARY FENCE AT THE OUTER LIMITS OF THE TREE CANOPY.
17. NO IRRIGATION SYSTEM IS TO BE INSTALLED.

PROPOSED PLANT LIST

SYMBOL	QUANTITY	KEY	SCIENTIFIC NAME	COMMON NAME	INSTALLED SIZE	MATURE SIZE	CONDITION
⊙	16	AM	Aronia Melanocarpa	Black Chokeberry	No. 3 Cont.	3-6' Ht./3-6' Sprd.	Cont.
	2	WP	Pinus Strobus	White Pine	3" cal.	80'-100' Ht./20'-40' Sprd.	Cont.
	8	LP	Platanus Acerifolia	London Planetree	3" cal.	40'-60' Ht./30'-50' Sprd.	Cont.
	2	GR	Koerreuteria Paniculata	Goldenrain Tree	3" cal.	30'-40' Ht./30'-40' Sprd.	Cont.

SCALE 1" = 20'

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1	10/27/2008	REVISED PER CP-4, REVISION NO. 2	SLV	RPS	RPS

SUNOCO, INC.
Retail Engineering
Exton, PA

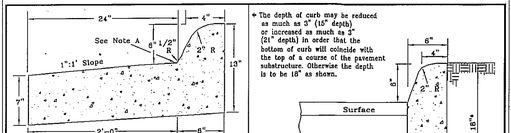
LOCATION: 6400 BACKLICK ROAD, SPRINGFIELD, VA, FAIRFAX COUNTY

PROJECT NO. E-69153

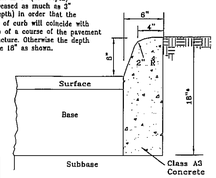
LANDSCAPING/EXISTING VEGETATION PLAN

APPROVED	RPS	SCALE	1" = 20'-0"
CHECKED	RPS	FACILITY NO.	0057-2800
DRAWN	EMM	DRAWING NO.	LS-1
DATE	7/14/08	REV. NO.	6

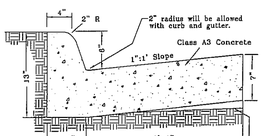
FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



CG-6R
REVERSED CURB & GUTTER
(ONLY TO BE USED ON PARKING LOTS)

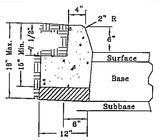


CG-2
MEDIAN CURB



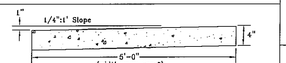
CG-6
STANDARD CURB & GUTTER

*The bottom of the curb and gutter may be constructed parallel to the slope of sub surface courses provided a min. depth of 7" is maintained.



ACCEPTABLE ALTERNATIVE TO CG-2
IF CURB IS EXTRUDED

Curb and gutter may be extruded at the option of the contractor and approval of the inspector.



STANDARD SIDEWALK

* Sidewalk shall be provided in accordance with Section 8-0100 et seq.

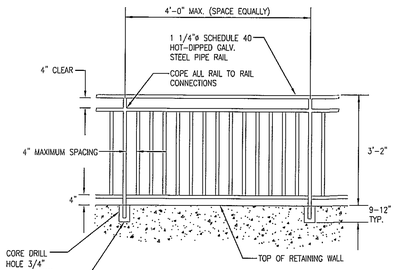
Note: Curb having a radius of 300' or less (along face of curb) shall be considered radial curb.

Note: CG-6R cannot be used in VDOT R/W.

Note: Subgrade for all sidewalks, curb and gutter shall be compacted to min. 95% density at optimum moisture to full width of R/W in accordance with AASHTO T99-61.

All materials and construction of this design in a R/W to be maintained by VDOT shall conform to current VDOT Road and Bridge Specifications and VDOT Road and Bridge Standards.

Ref. Sec. 7-0101, 7-0406.7B	STANDARD COMBINATION CURB & GUTTER & SIDEWALK	PLATE NO.	STD. NO.
Rev. 11-05		9-7	CGM-1



NOTE:
1. ALL RAIL TO RAIL CONNECTIONS SHALL BE WELDED.

2. ALL FITTINGS, BRACKETS, FASTENERS, SLEEVES, ETC. SHALL BE GALVANIZED.

3. PROVIDE EXPANSION JOINTS AS REQUIRED TO ACCOMMODATE THERMAL MOVEMENT. PROVIDE SLIP JOINT SLEEVE EXTENDING 2" BEYOND JOINT ON EITHER SIDE. FASTEN INTERNAL SLEEVE SECURELY TO ONE SIDE. LOCATE JOINTS WITHIN 6" OF POSTS.

4. CLEAN GALV. SURFACES WITH NON-PETROLEUM SOLVENTS PRIOR TO PAINTING.

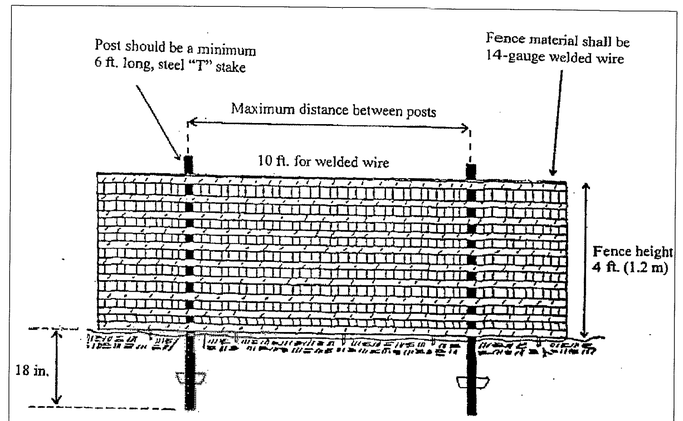
5. PAINT WITH:
(a.) COAT EQUAL TO BENJAMIN MOORE IRONCLAD GALVANIZED METAL LATEX PRIMER #155 (OR APPROVED EQUAL).

(b.) FINISH COATS OF SEMIGLOSS, EXTERIOR ACRYLIC – LATEX ENAMEL EQUAL TO BENJAMIN MOORE MOORGLO LATEX HOUSE AND TRIM PAINT #096 (OR APPROVED EQUAL).

(c.) COLORS TO BE SELECTED BY OWNER.

RETAINING CURB SAFETY RAILING DETAIL

NO SCALE



Note: Tree protection fencing should be maintained throughout construction

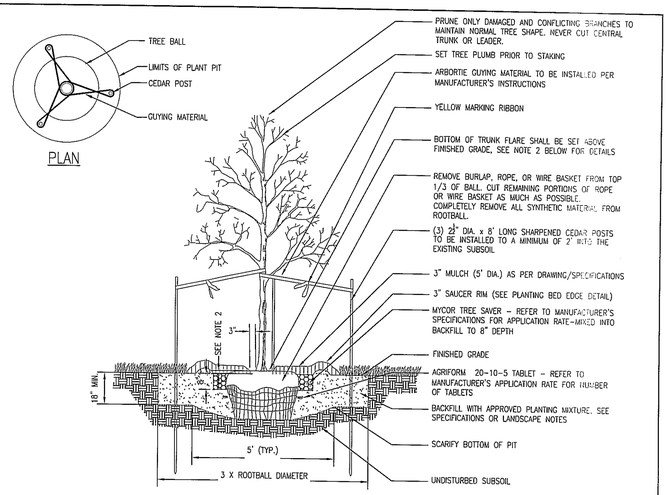
TREE DIAMETER (DBH)	DISTANCE OF FENCING FROM FACE OF TREE TRUNK
LESS THAN 10"	6'
10" – 14"	10'
15" – 19"	12'
20" OR MORE	15'

NOTES:
1. ALL TREES WITHIN THE PROJECT LIMITS THAT ARE TO REMAIN,ARE TO RECEIVE THIS TREATMENT.

2. DO NOT LEAVE CONSTRUCTION EQUIPMENT RUNNING (IDLING) UNDER TREE CANOPY.

14-GAUGE WELDED WIRE TREE PROTECTION ZONE FENCING

NO SCALE



NOTES:

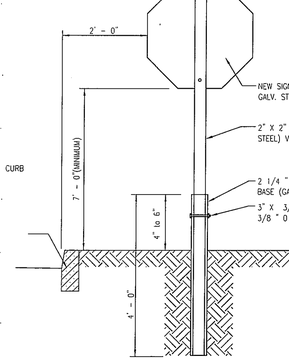
1. MAINTAIN A 3" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.

2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
FOR SANDY OR LOAMY SOILS: 1"
FOR CLAY OR POORLY DRAINED SOILS: 3"
THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

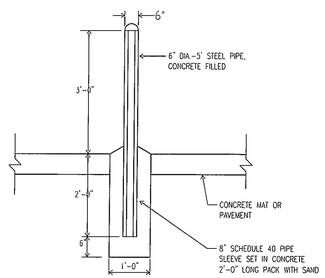
DECIDUOUS TREE PLANTING LESS THAN 4" CAL.

NO SCALE



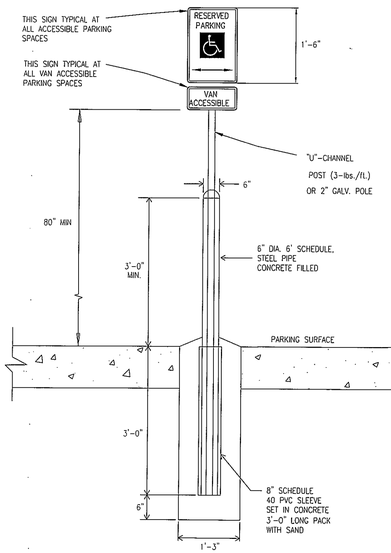
POST MOUNT SIGN INSTALLATION IN SOIL

NO SCALE



6" DIA. STEEL PIPE BUMPER POST

NO SCALE



NOTES:

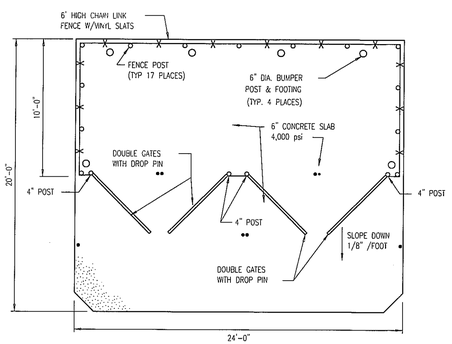
1. ONE AT EACH HANDICAP SPACE.

2. WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES.

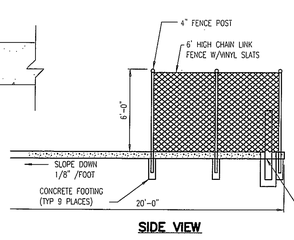
3. BUMPER DESIGNED TO RESIST 12,000 LBS APPLIED 36" ABOVE FINISHED GRADE.

POLE MOUNTED ACCESSIBLE PARKING SIGN DETAIL

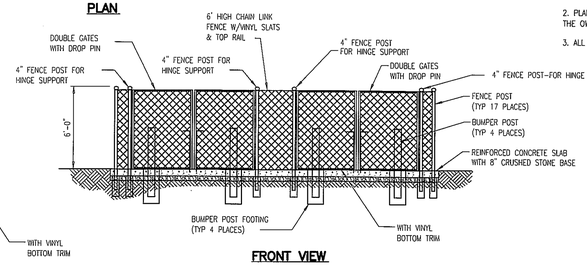
NO SCALE



PLAN



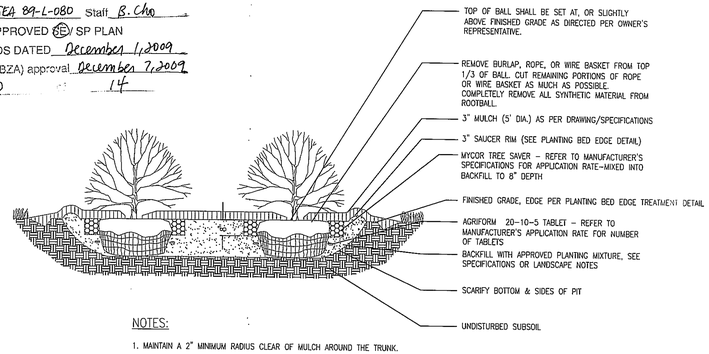
SIDE VIEW



FRONT VIEW

TRASH/ RECYCLABLES ENCLOSURE (CHAIN LINK FENCE W/VINYL SLATS)

NO SCALE



NOTES:

1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.

2. PLANTING BED DEPTH IN LAWN AREAS SHALL BE A MINIMUM OF 18" DEEP AND /OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

3. ALL PLANTING BEDS SHALL BE FREE OF CONSTRUCTION DEBRIS.

SHRUB PLANTING

NO SCALE

plication No. SEA 89-L-080 Staff B. Cho
APPROVED REV SP PLAN
SEE DEV CONDS DATED December 1, 2009
Date of BOS (BZA) approval December 7, 2009
Sheet 10 of 14

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
6	9/21/2009	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLV	RPS	RPS
5	5/22/2009	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLV	RPS	RPS
4	5/1/2009	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLV	RPS	RPS
3	2/24/2009	REVISED PER FAIRFAX COUNTY SPECIAL EXCEPTION APPLICATION COMMENTS	SLV	RPS	RPS
2	1/19/2009	REVISED PER FAIRFAX COUNTY SPECIAL EXCEPTION APPLICATION COMMENTS	SLV	RPS	RPS
1	10/27/2008	REVISED PER CP-4, REVISION NO. 2	SLV	RPS	RPS

SUNOCO, INC.
Retail Engineering
Exton, PA

LOCATION: 6400 BACKLICK ROAD
SPRINGFIELD, VA
FAIRFAX COUNTY

PROJECT NO. E-69153

DETAILS AND MISCELLANEOUS PLAN

SCALE N.T.S.

		FACILITY NO.	DRAWING NO.	REV. NO.
APPROVED	RPS	0057-2800	DE-2	6
CHECKED	RPS			
DRAWN	EMM			
DATE	7/14/08			

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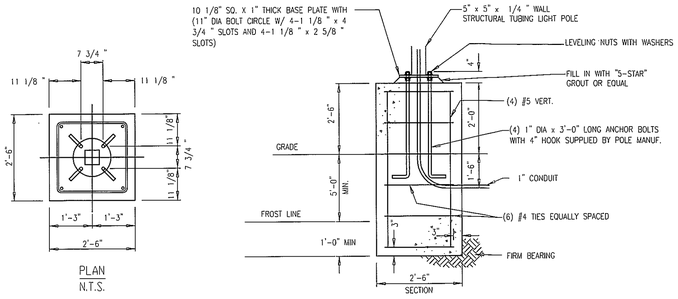
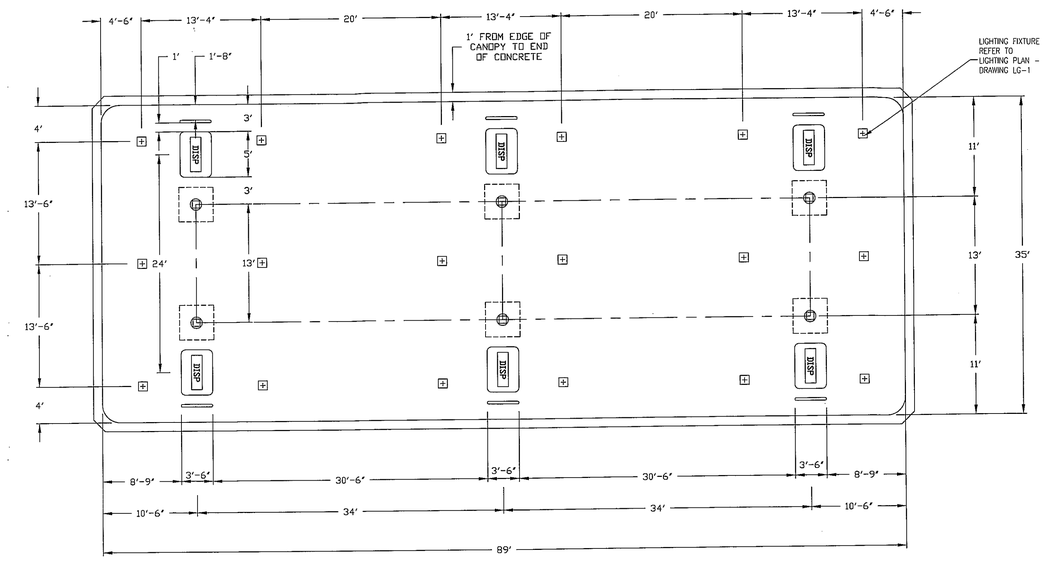
CHRISTOPHER S. BINCK
Lic. No. 45068
PROFESSIONAL ENGINEER
9.25.09

CHRISTOPHER S. BINCK
VIRGINIA PROFESSIONAL ENGINEER
LICENSE #: 45068

NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED
3. FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.



SITE LUMINAIRE FOUNDATION DETAIL (SQUARE BASE)
NO SCALE



35' X 89' CANOPY

Application No. SEA 89-L-080 Staff B. Cho
APPROVED SE / SP PLAN
SEE DEV CONDS DATED December 1, 2009
Date of (BOS) (BZA) approval December 7, 2009
Sheet 11 of 14

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SUNOCO, INC.
Retail Engineering
Exton, PA

LOCATION: 6400 BACKLICK ROAD
SPRINGFIELD, VA
FAIRFAX COUNTY

PROJECT NO. E-69153

DETAILS AND MISCELLANEOUS PLAN

SCALE N.T.S.

APPROVED	RPS	FACILITY NO. 0057-2800	DRAWING NO. DE-5	REV. NO. 6
CHECKED	RPS			
DRAWN	EMM			
DATE	7/14/08			

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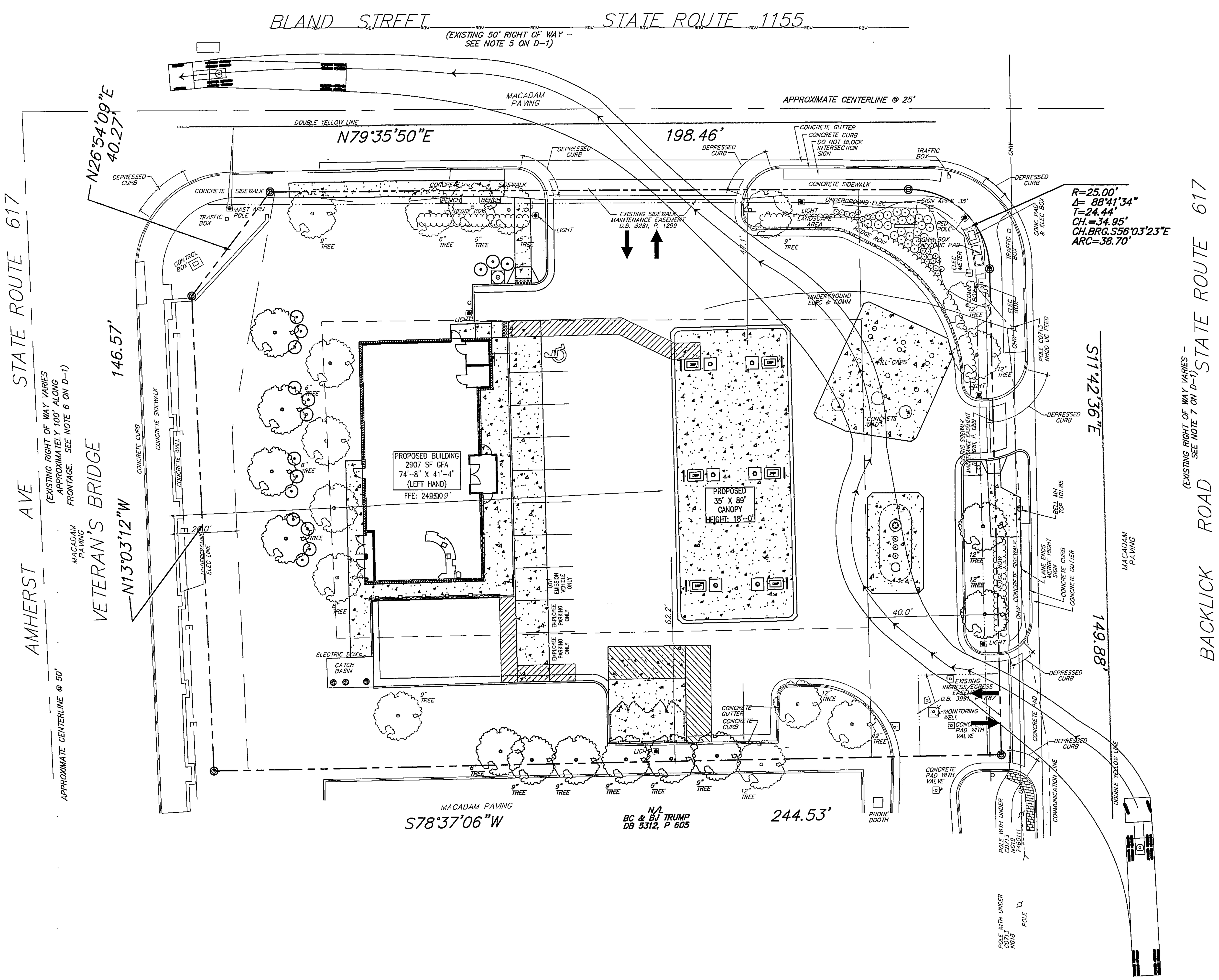
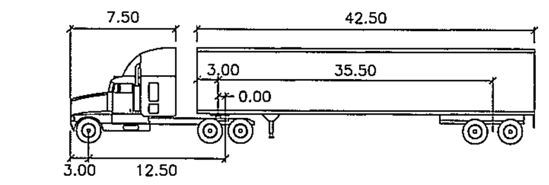
9.25.09
CHRISTOPHER S. BINCK
VIRGINIA PROFESSIONAL ENGINEER
LICENSE #: 45068





WB-50 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 17.70
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.50		

Application No. SEA 89-L-080 Staff B. Cho
APPROVED SE / SP PLAN
SEE DEV CONDS DATED December 1, 2009
Date of (BOS) (BZA) approval December 7, 2009
Sheet 12 of 14

REV. NO.	DATE	REVISIONS	DRAWN BY	CHK'D. BY	APPV'D.
6	9/21/2009	REVISED PER FAIRFAX COUNTY STAFF COMMENTS	SLW	RPS	RPS
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2	1/12/2009	REVISED PER FAIRFAX COUNTY SPECIAL EXCEPTION APPLICATION COMMENTS	SLW	RPS	RPS
1	10/27/2008	REVISED PER CP-4, REVISION NO. 2	SLW	RPS	RPS

SUNOCO, INC.
Retail Engineering
Exton, PA

LOCATION: 6400 BACKLICK ROAD, SPRINGFIELD, VA, FAIRFAX COUNTY

PROJECT NO. E-69153

TRUCK TURNING PLAN

SCALE 1" = 20'-0"

APPROVED RPS	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED RPS	0057-2800	T-1	6
DRAWN SLW			
DATE 7/14/08			

COMMONWEALTH OF VIRGINIA
CHRISTOPHER S. BINCK
Lic. No. 45068
PROFESSIONAL ENGINEER
9.25.09

CHRISTOPHER S. BINCK
VIRGINIA PROFESSIONAL ENGINEER
LICENSE #: 45068

Bergmann associates
Engineers / Architects /Planners/ Surveyors

1040 First Ave, Suite 430
King of Prussia, PA. 19406
610.783.1420 / 610.783.1425 fax
www.bergmannpc.com

20 10 0 20 FT
SCALE 1" = 20'

N

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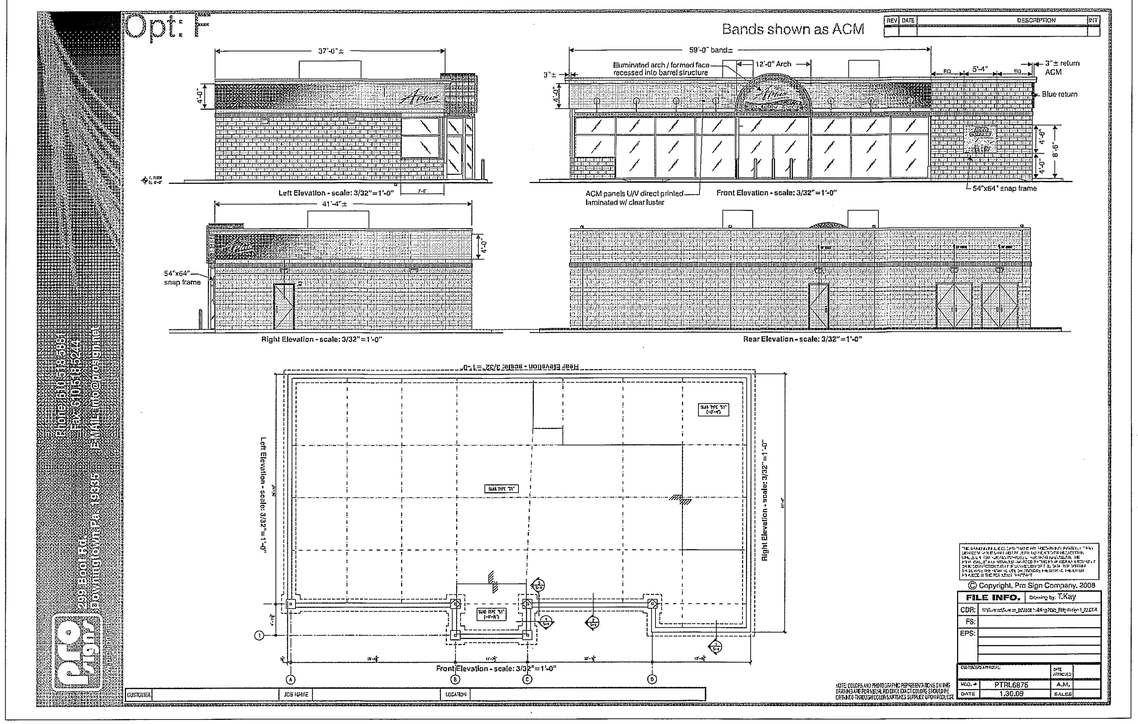

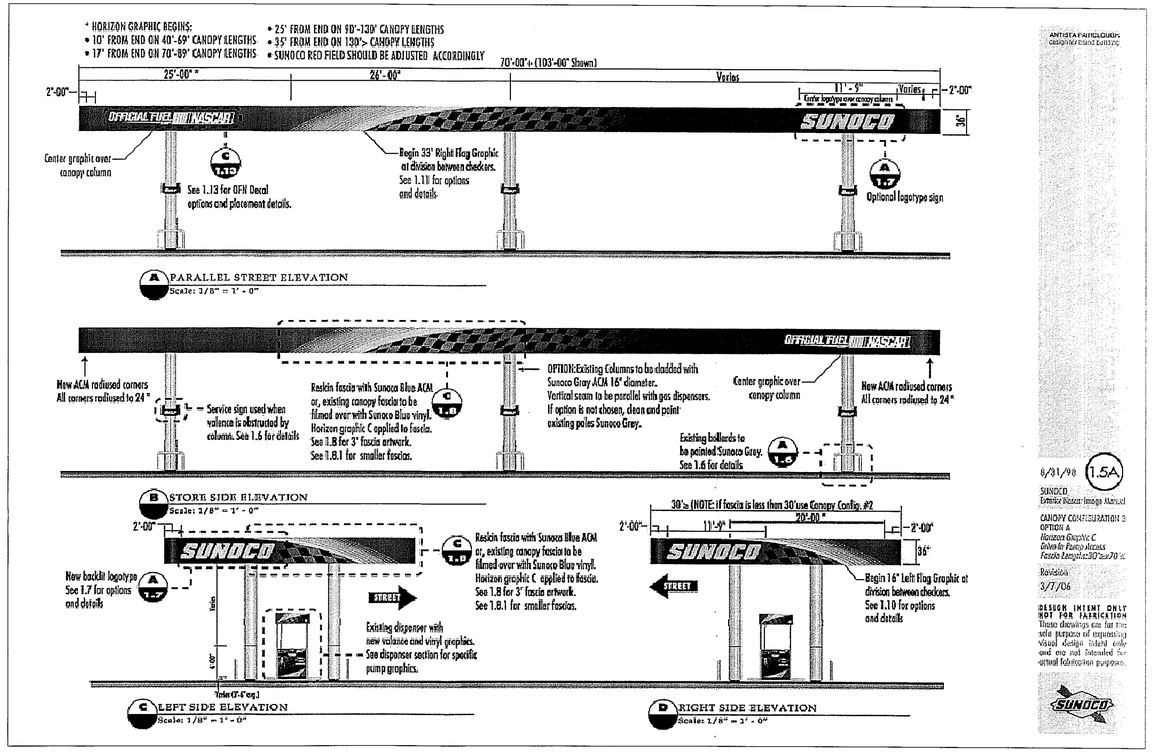

ANTISTA FABRICOLOGY
designing brand buildings

6/31/98 1.5A

SUNOCO
Exterior Blaster Image Manual

CANOPY CONFIGURATION 3
OPTION A
Horizon Graphic C
Color-Be Fascia Access
Fascia Lengths 30'to 70' ±

Revision
3/7/06

DESIGN INTENT ONLY NOT FOR FABRICATION
These drawings are for the sole purpose of requesting visual design input only and are not intended for actual fabrication purposes.

SUNOCO

BUILDING ELEVATIONS
NTS

CANOPY ELEVATIONS
NTS

Application No. SEA 89-L-080 Staff B. Cho
APPROVED (SE)/ SP PLAN
SEE DEV CONDS DATED December 1, 2009
Date of (BOS) (BZA) approval December 7, 2009
Sheet 13 14

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SUNOCO, INC.
Retail Engineering
Exton, PA

LOCATION: 6400 BACKLICK ROAD, SPRINGFIELD, VA, FAIRFAX COUNTY

PROJECT NO. E-69153

ELEVATION PLAN

SCALE 1" = 20'-0"

APPROVED	RPS	FACILITY NO. 0057-2800	DRAWING NO. EL-1	REV. NO. 4
CHECKED	RPS			
DRAWN	SLW			
DATE	7/14/08			

20 10 0 20 FT
SCALE 1" = 20'

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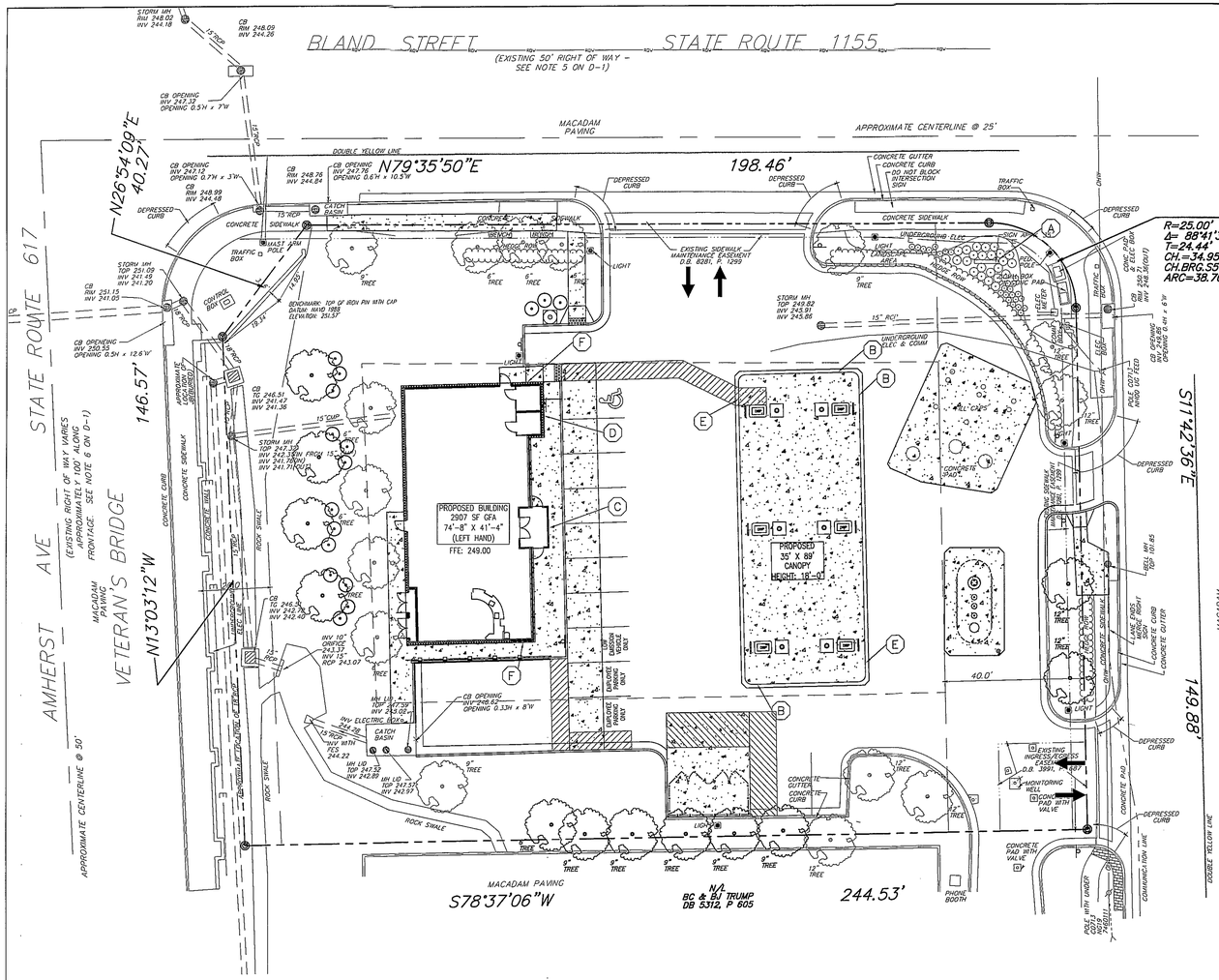
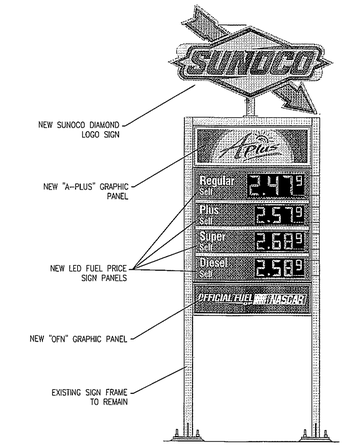
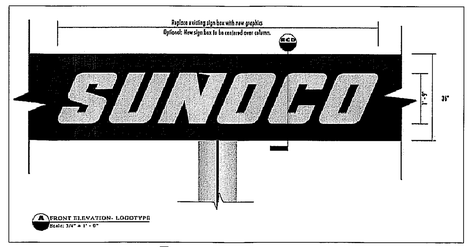
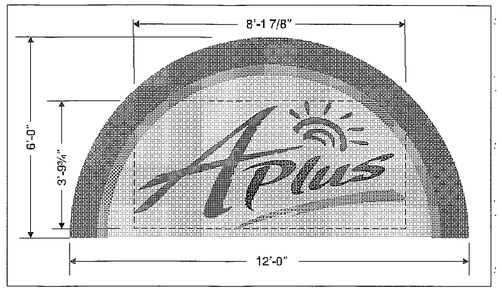




(A) PYLON – LOGO SIGN WITH "A-PLUS" GRAPHIC AND "OFFICIAL FUEL OF NASCAR" GRAPHIC



(B) CANOPY – BACKLIT LOGOTYPE SIGN



(C) BUILDING – ILLUMINATED ARCH, LEFT-HAND CONFIGURATION

EXISTING SIGN SCHEDULE						
	DESCRIPTION	SIZE	AREA	QTY	TOTAL SF	ILLUM'D
1	BUILDING – SIGN "SNACK EXPRESS"	11"(H) x 15'-0"(W)	13.75 SF	1	13.75	YES
2	BUILDING – SIGN "OPEN 24 HOURS"	4'-8"(H) x 5'-4"(W)	24.00 SF	1	24.00	YES
3	CANOPY – FASCIA SIGN	1'-8"(H) x 11'-3"(W)	19.00 SF	2	38.34	YES
4	PYLON – LOGO SIGN	6'-8"(H) x 10'-11⅛"(W)	34.00 SF	1	34.00	YES
5	PYLON – PRICE SIGN (PER ORDINANCE, NOT INCLUDED IN SIGN AREA)	5'-1"(H) x 5'-8"(W)	28.81 SF	1	28.81	YES

TOTAL BUILDING & CANOPY = 76.09 SF
TOTAL PYLON SIGN (NOT INCLUDING FUEL PRICE SIGN) = 34.00 SF

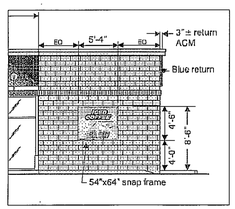
PROPOSED SIGN SCHEDULE						
MARK	DESCRIPTION	SIZE	AREA	QTY	TOTAL SF	ILLUM'D
(A)	PYLON – LOGO SIGN	4'-1¾"(H) x 7'-1⅛"(W)	13.10 SF	1	13.10	YES
(A)	PYLON – "A-PLUS" GRAPHIC	1'-9⅛"(H) x 5'-8"(W)	9.00 SF	1	10.04	YES
(A)	PYLON – "OFFICIAL FUEL OF NASCAR" GRAPHIC	1'-5"(H) x 5'-8"(W)	7.25 SF	1	8.03	YES
(B)	CANOPY – BACKLIT LOGOTYPE SIGN	1'-9"(H) x 11'-3"(W)	20.00 SF	3	60.00	YES
(C)	BLDG – ILLUMINATED ARCH, LEFT-HAND CONFIGURATION	12'-0" ARCH	31.09 SF	1	31.09	YES
(D)	BLDG – SNAP FRAME SIGN	54"x64"	24.00 SF	1	24.00	YES
(E)	CANOPY – "OFFICIAL FUEL OF NASCAR" DECAL	1'-6"(H) x 15'-0.574"(W)	22.50 SF	2	45.00	YES
(F)	BLDG – "A-PLUS" GRAPHIC	2'-5"(H) x 5'-4"(W)	12.90 SF	2	25.80	YES

TOTAL BUILDING & CANOPY = 185.89 SF
TOTAL PYLON SIGN (NOT INCLUDING FUEL PRICE SIGN) = 31.17 SF

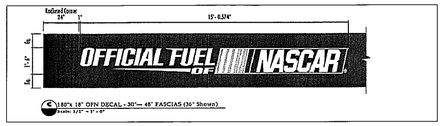
FREE-STANDING SIGNAGE
MAXIMUM = 40 SF (DOES NOT INCLUDE PRICING SIGNAGE)
PROPOSED = 13.10+10.04+8.03 = 31.17 SF

BUILDING & CANOPY SIGNAGE
(FRONTAGE = 74.66'+89'=163.66')
MAXIMUM = 213.66 SF (100'*1.5' + 63.66'*1.0')
PROPOSED = 185.89 SF (60.00+31.09+24.00+45.00+25.80)

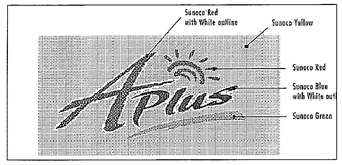
SEE ELEVATION PLAN FOR FURTHER CLARIFICATION OF SIGN LOCATIONS



(D) BUILDING – SNAP FRAME SIGN



(E) CANOPY – "OFFICIAL FUEL OF NASCAR" DECAL



(F) BUILDING – "A-PLUS" GRAPHIC

20 10 0 20 FT
SCALE 1" = 20'

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SUNOCO, INC.
Retail Engineering
Exton, PA

LOCATION: 6400 BACKLICK ROAD, SPRINGFIELD, VA, FAIRFAX COUNTY
PROJECT NO. E-69153

SIGNAGE PLAN
SCALE 1" = 20'-0"

		FACILITY NO.	DRAWING NO.	REV. NO.
APPROVED	RPS	0057-2800	SN-1	6
CHECKED	RPS			
DRAWN	SLW			
DATE	7/14/08			