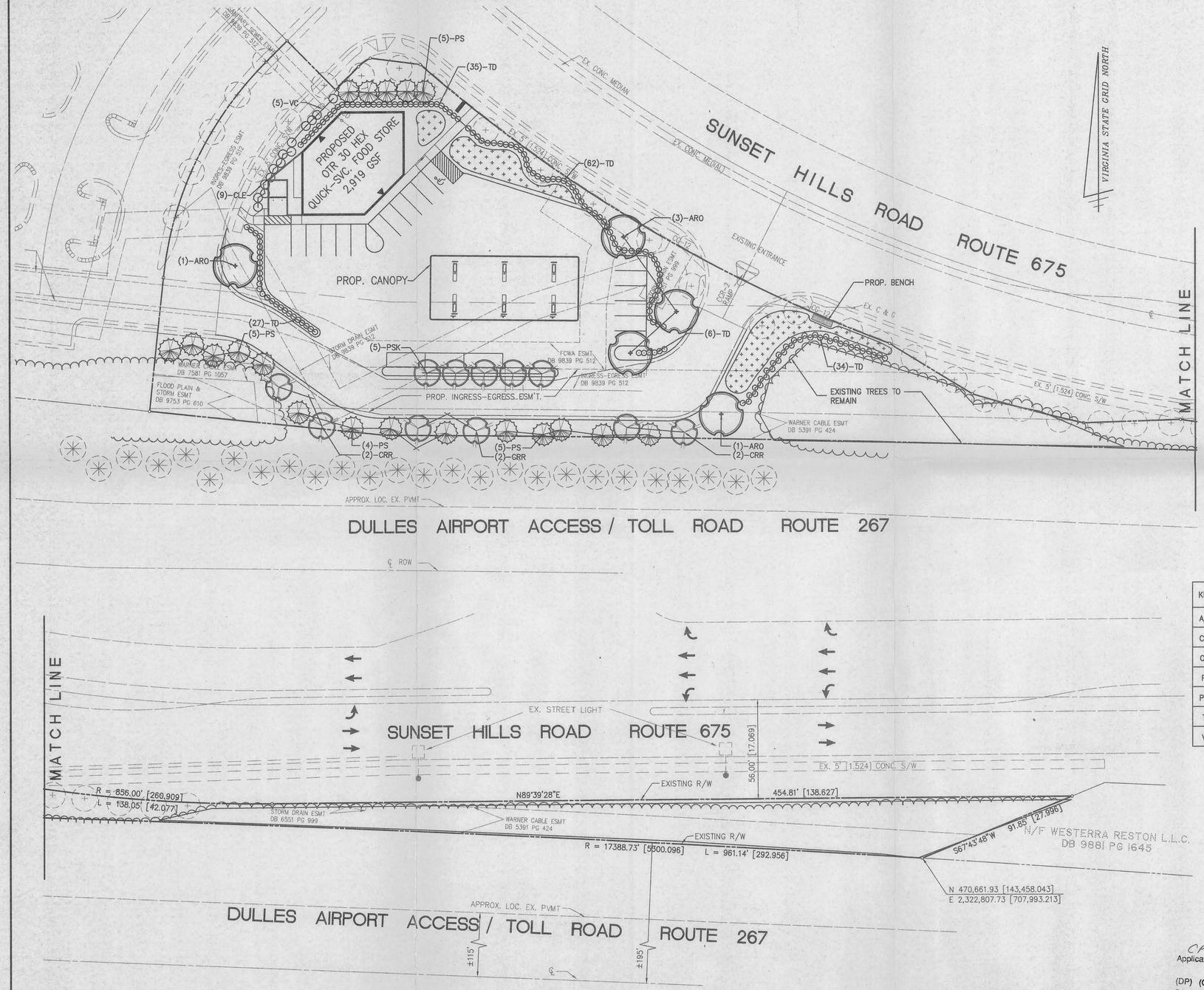
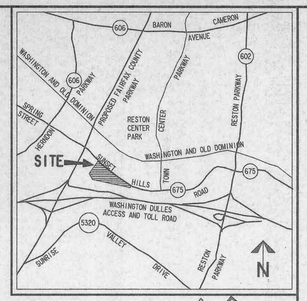
NOTE:

THIS PLAN IS CONCEPTUAL ONLY AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS. IT IS NOT AND ENGINEERING CONSTRUCTION DRAWING; AND, MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED AND ARE TO BE EXPECTED AS PART OF THIS SITE PLAN APPROVAL PROCESS.





VICINITY MAP 1" = 2000'

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 12 2000
ZONING EVALUATION DIVISION

ZONING AND SITE TABULATIONS

1. SITE AREA - 75,660 SF / 1.737 ACRES
2. EXISTING USE - VACANT
3. PROPOSED USE - SERVICE STATION/QUICK SERVICE FOOD STORE
4. PROPOSED BLDG AREA - ± 2,919 GSF

ORDINANCE DATA	REQUIRED	PROPOSED
5. LOT WIDTH	NO REQUIREMENT	± 1,080
6. LOT AREA	NO REQUIREMENT	75,660 SF
7. SETBACKS		
FRONT(DULLES TOLL ROAD)	75'	± 115'
FRONT(SUNSET HILLS ROAD)	NONE	± 25'
SIDE	NONE	± 45'
REAR	NONE	N/A
8. FAR	0.7	0.04
9. MAX. BUILDING HEIGHT	NONE	± 17'
10. OPEN SPACE	NO REQUIREMENT	± 37,000 SF
11. TREE COVER	7,566 SF (10%)	26,500 SF (35%)
12. PARKING		

* QUICK SERVICE FOOD STORE (2,919 GSF)
6.5 SPCS/1,000 GSF X 2,919 GSF 19 — 19 — 19 INCL. 1 VAN HDCP

NOTE: AT TIME OF PLANTING, ALL PROPOSED TREES SHALL BE A MINIMUM OF 7' HIGH WITH A CALIPER OF 2"

LANDSCAPE SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS	COVERAGE UNIT	COVERAGE TOTAL
ARO	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	3" cal. B&B	5	SEE DECIDUOUS TREE PLANTING DETAIL	250	1,250
CCR	CERCIS CANADENSIS EASTERN REDBUD	2" cal. B&B	6	SEE DECIDUOUS TREE PLANTING DETAIL	100	600
CLE	CUPRESSOCYPARIS LEYLANDI LEYLAND CYPRESS	7' B&B	9	SEE EVERGREEN TREE PLANTING DETAIL	100	900
PS	PINUS STROBUS EASTERN WHITE PINE	7' B&B	19	SEE EVERGREEN TREE PLANTING DETAIL	200	3,800
PSK	PRUNUS SERRULATA 'KWANZAN' KWANZAN CHERRY	2" cal. B&B	5	SEE DECIDUOUS TREE PLANTING DETAIL	200	1,000
TD	TAXUS X MEDIA 'DENSIFORMIS' DENSE YEW	18" SPR. B&B	159	SEE SHRUB PLANTING DETAIL PLAN ON 3' CENTERS		
VC	VIBURNUM CARLESII KOREANSPICE VIBURNUM	24" SPR. B&B	5	SEE SHRUB PLANTING DETAIL		
						7,550

LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREES
- EXISTING EVERGREEN TREES
- PROPOSED LARGE DECIDUOUS TREES
- PROPOSED SMALL DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUB PLANTING
- PROPOSED PERENNIAL/ANNUAL PLANTING

CPA 96-C-121-4
Application No. _____ Staff A Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) CP
SEE PROFFERS DATED Notes 9/21/98
Date of (BOS) (PC) approval 11/4/98
Sheet 1 of 2

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-2301

DATE: 12/03/97 DRAWN: SOU/TOM O/K.SC/SOU/PGB
SCALE: 1" = 30' [8.80]

COMMONWEALTH OF VIRGINIA
CHARLES F. DUNLAP
No. 13088
12-3-97
LAND SURVEYOR

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	STAFF COMMENTS	6-29-98			
2	CLIENT/STAFF COMMENTS	9-3-98			
3	STAFF COMMENTS	9-30-98			
4	TREE SPECIES	5-3-99			
5	COUNTY REVISIONS	9-29-00			

TOWN CENTER CONCEPT PLAN

RESTON - SECTION 937

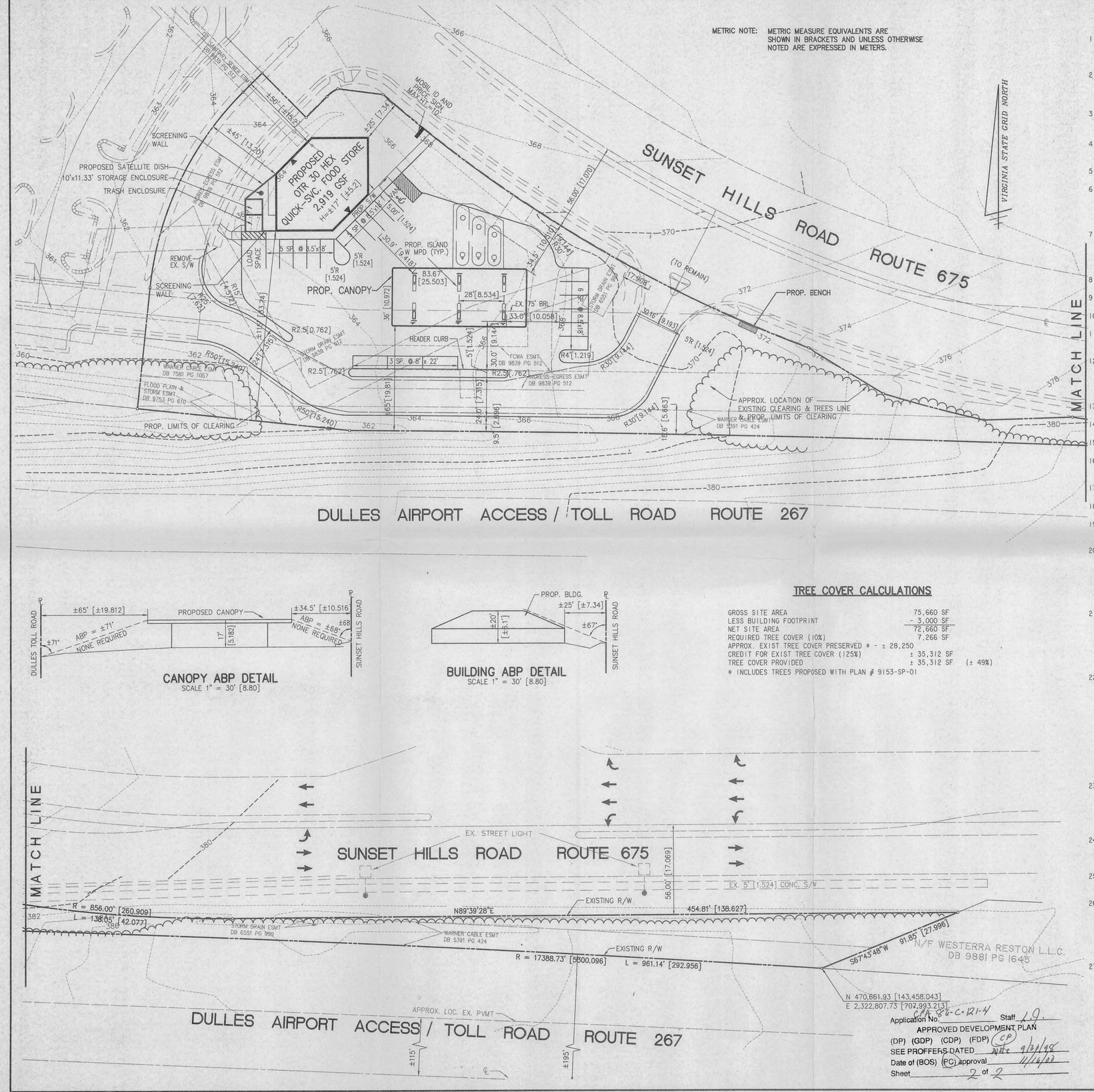
MOBIL SERVICE STATION #16 - N5L

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

File No. FR-23 Tax Map No. 17-3 Job No. 97-012 Cadd Dwg. File: 97012SE4 Xref: NONE VIEW: PLOT2

SHEET: 1 OF 2



CANOPY ABP DETAIL
SCALE 1" = 30' [8.80]

BUILDING ABP DETAIL
SCALE 1" = 30' [8.80]

TREE COVER CALCULATIONS

GROSS SITE AREA	75,660 SF	
LESS BUILDING FOOTPRINT	- 3,000 SF	
NET SITE AREA	72,660 SF	
REQUIRED TREE COVER (10%)	7,266 SF	
APPROX. EXIST TREE COVER PRESERVED * - ± 28,250		
CREDIT FOR EXIST TREE COVER (125%)	± 35,312 SF	
TREE COVER PROVIDED	± 35,312 SF	(± 49%)

* INCLUDES TREES PROPOSED WITH PLAN # 9153-SP-01

Application No. CPA-82-C-121-4 Staff LQ.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (CP)
SEE PROFFERS DATED date 9/29/98
Date of (BOS) (PC) approval 11/4/98
Sheet 2 of 2

DEVELOPMENT PLAN AMENDMENT/TOWN CENTER
CONCEPT PLAN AMENDMENT
RESTON, SECTION 937, PARCEL 2
SEPTEMBER 30, 1998

1. THIS PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 17-3((1)) PARCEL 33A AND IS CURRENTLY ZONED PRC. THE PARCEL CONSISTS OF APPROXIMATELY 1.737 ACRES.
2. OWNER/APPLICANT: WESTERRA RESTON, LLC 11450 BARON CAMERON AVENUE RESTON, VA 20190 (DB 9881; PG. 1645)
3. DEVELOPER: MOBIL OIL CORPORATION 10617 BRADDOCK ROAD FAIRFAX, VA 22032
4. THIS PLAN DOES NOT SHOW ALL COVENANTS, RESTRICTIONS, EASEMENTS OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE.
5. BOUNDARY INFORMATION IS BASED ON A SURVEY BY WALTER L. PHILLIPS, INC. DATED FEBRUARY 1997.
6. TOPOGRAPHIC INFORMATION IS TAKEN FROM PLANS PREPARED BY URBAN ENGINEERING & ASSOCIATES, INC. DATED JUNE 1996 AND IS ASSUMED TO BE FIELD RUN. CONTOUR INTERVAL IS 2 FEET; DATUM IS U.S.G.S.
7. ALL EXISTING UTILITIES, IMPROVEMENTS AND PROPOSED LANDSCAPING ARE TAKEN FROM PLAN #9153-SP-01 AND OTHER EXISTING PLANS AND RECORDS AND ARE NOT FIELD VERIFIED. THERE ARE NO EXISTING BUILDINGS ON THIS PROPERTY.
8. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
9. FLOOD PLAIN LIMIT AND EASEMENT IS TAKEN FROM PLAN #9153-FP-01-3, APPROVED 4/26/96.
10. BASED ON AVAILABLE MAPS AND RECORDS, THERE IS NO RPA OR EOC ON THIS PROPERTY.
11. BASED ON EXISTING RECORDS, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET [7.620] OR MORE ON THIS PROPERTY.
12. STORMWATER MANAGEMENT AND WATER QUALITY REQUIREMENTS FOR THIS PROPERTY HAVE BEEN PROVIDED WITH THE DEVELOPMENT OF A DRY POND ON PARCELS 33B AND 33C, IMMEDIATELY ADJACENT TO THIS PROPERTY ON THE WEST (TARGET).
13. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION.
14. BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THIS PROPERTY.
15. BASED ON THE COMPREHENSIVE PLAN, THERE ARE NO TRAILS REQUIRED FOR THIS PROPERTY.
16. IT IS EXPECTED THAT NO ADJACENT PROPERTIES WILL BE ADVERSELY AFFECTED BY THIS DEVELOPMENT.
17. THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS PARCEL.
18. IT IS EXPECTED THAT CONSTRUCTION WILL BEGIN UPON SITE PLAN APPROVAL.
19. ALL REQUIRED ON-SITE PUBLIC IMPROVEMENTS WILL BE PROVIDED IN CONJUNCTION WITH THE DEVELOPMENT OF THE PROPERTY.
20. THIS PLAN IS CONCEPTUAL ONLY AND IS INTENDED TO BE USED IN CONJUNCTION WITH LAND USE APPROVAL PROCESS. IT IS NOT A CONSTRUCTION DRAWING; AND, MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED AND ARE TO BE EXPECTED AS PART OF THE SITE PLAN APPROVAL PROCESS.

GENERAL

21. THE PARCEL SUBJECT TO THIS DEVELOPMENT PLAN AMENDMENT ("DPA") AND TOWN CENTER CONCEPT PLAN AMENDMENT ("TCCPA") IS KNOWN AS PARCEL 2, SECTION 937, RESTON. THE TOWN CENTER CONCEPT PLAN FOR PARCEL 1 OF SECTION 937, THE TARGET SITE, REMAINS IN EFFECT AND IS NOT ALTERED BY THIS APPLICATION.
22. THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION SHALL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT PLAN ("DP") AND TOWN CENTER CONCEPT PLAN ("TCCP"), PREPARED BY WALTER L. PHILLIPS, INCORPORATED, DATED DECEMBER 1997 AND REVISED THROUGH SEPTEMBER 30, 1998, PROVIDED THAT MINOR MODIFICATIONS MAY BE PERMITTED WHEN NECESSITATED BY SOUND ENGINEERING AND/OR WHICH MAY BECOME NECESSARY AS PART OF FINAL SITE ENGINEERING, AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES ("DPWES").
23. THE PROPOSED BUILDING AND RELATED STRUCTURES SHALL CONSIST OF A MAXIMUM OF 3,000 SQUARE FEET AND THE MAXIMUM BUILDING HEIGHT SHALL BE NO MORE THAN 20'. THE APPLICANT RESERVES THE RIGHT TO ALTER BUILDING OR STRUCTURES FOOTPRINTS.
24. PARKING SHALL BE PROVIDED PURSUANT TO THE ZONING ORDINANCE, AS DETERMINED BY DPWES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL SPACES, PER THE TENANTS' NEEDS.
25. THE APPLICANT SHALL PROVIDE A MINIMUM OF 15% OPEN SPACE AND 10% TREE COVER ON THE SITE.

LANDSCAPING

26. THE APPLICANT SHALL PROVIDE LANDSCAPING CONSISTENT WITH THE PLAN SHOWN ON SHEET 1 OF THE DPA/TCCPA, INCLUDING THE DELINEATED TREE SAVE AREAS. THE LANDSCAPING PLAN IS SUBJECT TO FINAL REVIEW AND APPROVAL BY THE TOWN CENTER DESIGN REVIEW BOARD ("TCDRB") AND THE URBAN FORESTER.
27. ALL SUPPLEMENTAL LANDSCAPING LOCATED WITHIN OR CONTIGUOUS TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION ("VDOT") RIGHTS-OF-WAY SHALL BE PROVIDED SUBJECT TO VDOT APPROVAL. IF VDOT DOES NOT PERMIT THE NOTED PLANTINGS WITHIN OR CONTIGUOUS TO ITS RIGHTS-OF-WAY, THE APPLICANT SHALL RELOCATE THE SUPPLEMENTAL LANDSCAPING WITHIN THE APPLICATION PROPERTY, SUBJECT TO REVIEW AND APPROVAL BY DPWES. THESE PLANTINGS SHALL BE INCLUDED WITHIN THE SUBMITTED LANDSCAPE PLAN, SUBJECT TO FINAL REVIEW AND APPROVAL BY THE TCDRB AND THE URBAN FORESTER.
28. ALL SUPPLEMENTAL LANDSCAPING LOCATED WITHIN OR CONTIGUOUS TO THE WARNER CABLE OF RESTON EASEMENT LOCATED ALONG THE DULLES AIRPORT ACCESS ROAD AND TOLL ROAD RIGHT-OF-WAY SHALL BE PROVIDED SUBJECT TO WARNER CABLE REVIEW AND APPROVAL. THESE PLANTINGS SHALL BE INCLUDED WITHIN THE SUBMITTED LANDSCAPE PLAN, SUBJECT TO FINAL REVIEW AND APPROVAL BY THE TCDRB AND THE URBAN FORESTER.
29. THE APPLICANT SHALL INCLUDE FOUNDATION PLANTINGS, PLANTERS OR SIMILAR AND ADDITIONAL LANDSCAPING ELEMENTS AROUND ALL FOUR SIDES OF THE BUILDINGS, SUBJECT TO ENGINEERING CONSTRAINTS. THE PROPOSED LOCATION OF THE PLANTS MAY BE MODIFIED AS NECESSARY FOR THE INSTALLATION OF UTILITIES, VDOT REQUIREMENTS, AND TENANT REQUIREMENTS IN COORDINATION WITH DPWBES, BUT SHALL, AT A MINIMUM, PROVIDE THE QUALITY AND QUANTITY OF PLANTINGS DEPICTED ON THE DPA/TCCPA. THE PLANTINGS SHALL BE INCLUDED WITHIN THE LANDSCAPE PLAN, SUBJECT TO FINAL REVIEW AND APPROVAL BY THE TCDRB AND THE URBAN FORESTER.

PEDESTRIAN CIRCULATION

30. THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEM (INCLUDING TRAILS AND SIDEWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THE DPA/TCCPA.

TRANSPORTATION

31. ALL ROADS AND ROAD IMPROVEMENTS SHOWN ON THIS PLAN HAVE BEEN OR SHALL BE PROVIDED IN ACCORDANCE WITH THE SITE PLANS FOR SECTION 937, PARCEL 1 (9153-SP-01) AND THE SUNSET HILLS ROAD IMPROVEMENT PLAN (5468-SP-04). THESE IMPROVEMENTS INCLUDE DEDICATION OF RIGHT-OF-WAY AND CONSTRUCTION EASEMENTS FOR A THIRD EASTBOUND LANE ALONG THE PROPERTY FRONTAGE, CONSTRUCTION OF A CONTINUOUS RIGHT-TURN LANE/THROUGH LAND ACROSS THE FRONTAGE ALONG SUNSET HILLS ROAD TO THE EASTERNMOST ENTRANCE TO THE SITE, AND INSTALLATION OF A SIGNALIZED ENTRANCE WITH A CONSOLIDATED MEDIAN BREAK AND LEFT-TURN AND RIGHT-TURN LANES AT THE PRIMARY ENTRANCE TO THE TARGET SITE. THIS ENTRANCE ALSO PROVIDES ACCESS TO THE PROPERTY.
32. THE APPLICANT SHALL, IF REQUESTED BY THE DEPARTMENT OF TRANSPORTATION OR VDOT, CONSTRUCT ONE (1) BUS SHELTER (OPEN, TYPICAL TYPE) AND PULL-OVER AREA. THE BUS STOP SHALL BE LOCATED EAST OF THE PRIMARY ENTRANCE TO THE SITE IN THE LOCATION AS GENERALLY SHOWN ON THE DPA/TCCPA. THE FINAL LOCATION OF THIS BUS STOP SHALL BE DETERMINED BY THE DEPARTMENT OF TRANSPORTATION. THE FINAL LOCATION OF THIS BUS STOP SHALL BE DETERMINED PRIOR TO FINAL SITE PLAN APPROVAL FOR THE PARCEL. THE APPLICANT SHALL INSTALL A COVERED TRASH REGEPTACLE WITHIN THE BUS SHELTER. THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR PROVIDING TRASH REMOVAL AND PICK-UP SERVICES FOR THE BUS SHELTER.

LAND USES

33. THE SITE MAY BE DEVELOPED AS A SERVICE STATION AND QUICK SERVICE FOOD STORE.

SITE DESIGN

34. LANDSCAPING, SITE DESIGN, PEDESTRIAN ACCESS, LIGHTING, SIGNAGE AND ARCHITECTURAL DETAILS ARE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE TCDRB.
35. PARKING LOT AND BUILDING LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 14 OF THE ZONING ORDINANCE AND SHALL BE DIRECTED INWARD AND/OR DOWNWARD TO AVOID GLARE ONTO ADJACENT PROPERTIES.
36. TRASH AND SERVICE AREAS SHALL BE SCREENED AND LANDSCAPED, AS APPROVED BY THE TCDRB.
37. IN ORDER TO PROVIDE A CONSISTENT AND COMPATIBLE ARCHITECTURAL TREATMENT WITH THE BALANCE OF SECTION 937, THE PRIMARY BUILDING MATERIALS AND COLORS SHALL BE THE SAME OR SIMILAR TO THOSE USED ON THE ADJACENT TARGET BUILDING.
38. THE SITE SHALL CONTAIN ONE GROUND-MOUNTED SIGN IN THE LOCATION GENERALLY SHOWN ON THE DPA/TCCPA OF NO MORE THAN 80 SQUARE FEET AND NO MORE THAN 10 FEET IN HEIGHT, IN ACCORD WITH THE ZONING ORDINANCE. THE BUILDING-MOUNTED SIGNAGE WILL MEET THE STANDARDS CONTAINED IN SECTION 12 OF THE ZONING ORDINANCE.

TOWN CENTER CONCEPT PLAN AMENDMENTS

39. BY SECURING APPROVAL OF THIS TOWN CENTER CONCEPT PLAN, THE APPLICANT IS NOT LIMITING OR WAIVING ANY OF ITS RIGHTS PURSUANT TO THE APPROVED TOWN CENTER REZONING AND APPROVED DEVELOPMENT PLAN. THE APPLICANT RESERVES THE RIGHT TO SUBSEQUENTLY PURSUE TOWN CENTER CONCEPT PLAN AMENDMENT(S), SPECIAL EXCEPTION(S) AND/OR SPECIAL PERMIT(S)(ON THE WHOLE OR ANY PORTION OF THE SITE) TO REVISE USES, INCREASE HEIGHTS AND DENSITY AND TO PURSUE ANY AND ALL MODIFICATIONS AS PERMITTED BY THE TOWN CENTER REZONINGS AND THE FAIRFAX COUNTY ZONING ORDINANCE.
40. ANY PORTION OF THE SITE MAY BE THE SUBJECT OF A TOWN CENTER CONCEPT PLAN AMENDMENT, SPECIAL EXCEPTION OR SPECIAL PERMIT WITHOUT JOINDER AND/OR CONSENT OF THE OWNERS OF THE OTHER LAND AREAS, PROVIDED THAT SUCH APPLICATION DOES NOT AFFECT THE OTHER LAND AREAS. PREVIOUSLY APPROVED PROFFERED CONDITIONS OR DEVELOPMENT CONDITIONS APPLICABLE TO A PARTICULAR PORTION OF THE SITE WHICH ARE NOT THE SUBJECT OF SUCH AN APPLICATION SHALL OTHERWISE REMAIN IN FULL FORCE AND EFFECT.

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-8801

SCALE: 1" = 30' [8.80] DATE: 12/03/97 DRAWN: SO/TOM O/KJC/PGB

COMMONWEALTH OF VIRGINIA CHARLES F. DUNLAP No. 13098 12-3-97 LAND SURVEYOR

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	STAFF COMMENTS	6-29-98			
2	CLIENT/STAFF COMMENTS	8-3-98			
3	STAFF COMMENTS	9-30-98			
4	TREE SPECIES	5-3-99			
5	COUNTY REVISIONS	9-29-00			

REVISION APPROVED BY

TOWN CENTER CONCEPT PLAN

RESTON - SECTION 937

MOBIL SERVICE STATION #16 - N5L

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA