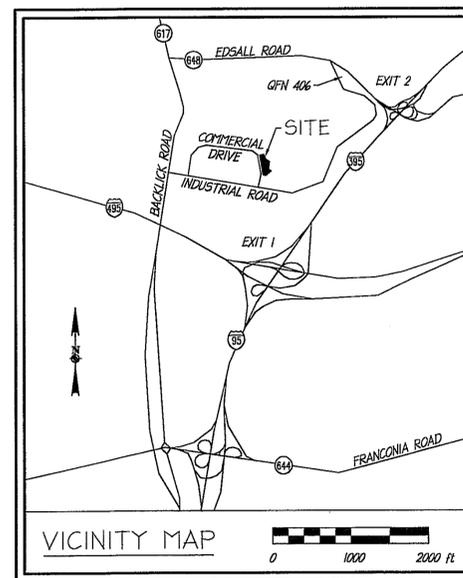


DATE	REVISION
7/12/11	COUNTY COMMENTS (NO CHANGE ON THIS SHEET)
8/12/11	COUNTY COMMENTS

SPECIAL EXCEPTION PLAT
 SHIRLEY INDUSTRIAL
 PARK- LOT 38A



MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



SHEET INDEX

1. COVER SHEET
2. NOTES & TABULATIONS
3. EXISTING CONDITIONS PLAN AND EXISTING VEGETATION MAP
4. SPECIAL EXCEPTION PLAT
5. LANDSCAPE PLAN
6. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES
7. TRAFFIC ANALYSIS
8. PHOTOMETRIC PLAN
9. ELEVATION DETAILS

ATTORNEY
 LAW OFFICE OF MARK G. JENKINS
 2071 CHAINBRIDGE ROAD, SUITE 400
 VIENNA, VA 22182
 ph: 703-442-3802

APPLICANT/DEVELOPER
 QUARLES PETROLEUM, INC.
 FALL HILL AVENUE, SUITE 300
 1701 REDERICKSBURG, VA 22401
 FR 40-371-3919, fax: 540-361-4674
 ph: 54

Application No. SE-2010-MA-015 Staff R.H.

Approved (SE) Plan
 SEE DEV CONDS DATED 09-29-2011
 Date of (ROS) (BZA) approval 10-18-2011

Sheet 1 of 9

RECEIVED
 Planning & Zoning
 NOV 08 2011
 Zoning Evaluation Division

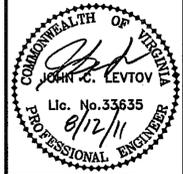
PREPARED BY:



christophe
 consultants
 land planning
 engineering · surveying · Fairfax, VA 22031-3907
 9900 main street (fourth floor) · fax: 703.273.6820 · fax 703.273.7636

DATE	REVISION
7/12/11	COUNTY COMMENTS
8/12/11	COUNTY COMMENTS

christopher consultants
 engineering · surveying · land planning
 9900 main street (fourth floor) Fairfax, Va. 22031-3907
 703.273.6920 fax 703.273.7636



NOTES & TABULATIONS

SPECIAL EXCEPTION PLAT
SHIRLEY INDUSTRIAL PARK - LOT 38A
 FAIRFAX COUNTY, VIRGINIA

PROJECT No: 10-81-01
 SCALE: AS SHOWN
 DATE: 09-24-10
 DESIGN: JL/JR
 DRAWN: JR
 CHECKED:
 SHEET No.

ZONING NOTES

1. THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY ASSESSMENT MAP AS 80-2 ((1)) PARCEL 38A.
2. THE EXISTING ZONING OF THE SUBJECT PROPERTY IS I-6 (HEAVY INDUSTRIAL).
3. FOR THE PURPOSES OF THIS APPLICATION, THE TOTAL SITE AREA OF THE PROPERTY IS 102,133 SQUARE FEET OR 2.3447 ACRES. THE REAL ESTATE DIVISION OF THE FAIRFAX COUNTY DEPARTMENT OF TAX ADMINISTRATION LISTS THE AREA OF THIS PROPERTY WITHIN THEIR TAX RECORDS AS 102,131 SQUARE FEET.
4. THE OWNER OF THE PROPERTY IS LAKE INVESTMENT ASSOCIATES, c/o SIMPSON PROPERTY LTD., P.O. BOX 430, ALEXANDRIA, VA, 22313, DEED BOOK 06037, PAGE 1193.
5. THE PROPOSED ZONING OF THE SUBJECT PROPERTY IS I-6 (HEAVY INDUSTRIAL).
6. THIS PROPERTY IS CURRENTLY VACANT. THIS SUBMISSION IS AN APPLICATION FOR A CATEGORY 5 SPECIAL EXCEPTION TO PERMIT THE CONSTRUCTION OF A SERVICE STATION, DRIVEWAY AND OUTDOOR ADVERTISING SIGN IN THE I-6 ZONING DISTRICT.
7. THE BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY COMPLETED BY H. AUBREY HAWKINS AND ASSOCIATES, LTD., COMPLETED JANUARY 2010.
8. TOPOGRAPHIC INFORMATION IS FROM A FIELD RUN TOPOGRAPHIC SURVEY BY H. AUBREY HAWKINS AND ASSOCIATES, LTD., COMPLETED JANUARY 2010. THE CONTOUR INTERVAL IS TWO (2) FEET. THE DATUM USED FOR TOPOGRAPHY IS NAVD 88.
9. THE PROPERTY SHOWN HEREON IS LOCATED ON F.I.R.M. MAP NO 5155250100D (COORDINATES 86), ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.
10. THE RPA SHOWN IS TAKEN FROM RPA DELINEATION STUDY (3593-RPA-00).
11. NO TITLE REPORT IS FURNISHED.
12. THE SUBJECT PROPERTY IS LOCATED IN THE MASON DISTRICT AND THE CAMERON RUN WATERSHED OF FAIRFAX COUNTY, VA. REFER TO SHEET 6 FOR INFORMATION AND NARRATIVES FOR STORM WATER MANAGEMENT (SWM), BEST MANAGEMENT PRACTICES (BMP) AND SITE OUTFALL.
13. THE SUBJECT PROPERTY IS SERVED BY FAIRFAX COUNTY PUBLIC WATER AND SEWER.
14. NO DUMPER OR OTHER SOLID WASTE STORAGE FACILITY IS PROPOSED OR NEEDED AS THERE WILL BE NO OCCUPIED BUILDING TO GENERATE A NEED FOR SUCH A FACILITY.
15. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO EXISTING GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.
16. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.
17. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THIS SPECIAL EXCEPTION PLAT CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, INCLUDING THE ADOPTED COMPREHENSIVE PLAN FOR THE COUNTY, UNLESS OTHERWISE SPECIFICALLY NOTED.
18. THERE IS NO EVIDENCE OF EXISTING UTILITY EASEMENTS HAVING WIDTHS OF 25 FEET OR MORE ON THE PROPERTY. THERE IS NO EVIDENCE OF UNDERGROUND UTILITY EASEMENTS ON THE PROPERTY. THE ADOPTED COMPREHENSIVE PLAN DOES NOT LOCATE ANY TRAILS ON OR ADJACENT TO THE PROPERTY.
20. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE CONSISTENT WITH THE APPROVED SPECIAL EXCEPTION PLAT/PROFFER CONDITION AMENDMENT PLAT.
21. SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. FINAL SITE IMPROVEMENTS WILL BE CONFIGURED AT THE TIME OF SITE PLAN APPROVAL, SUBJECT TO MARKET CONDITIONS, BUT CONSISTENT WITH THE APPROVED SPECIAL EXCEPTION AMENDMENT PLAT.

GENERAL "FACILITY" NOTES

1. FACILITY SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE COMMONWEALTH AND FAIRFAX COUNTY AIR POLLUTION CONTROL ORDINANCE.
2. FACILITY SHALL COMPLY WITH THE FIRE PREVENTION CODE.
3. FACILITY SHALL COMPLY WITH APPLICABLE LAWS, RULES AND REGULATIONS INCLUDING BUT NOT LIMITED TO FEDERAL WATER POLLUTION CONTROL ACT, VIRGINIA WATER CONTROL LAW AND THE FAIRFAX COUNTY CODE.
4. PETROLEUM INSTALLATION SHALL CONFORM TO THE INTERNATIONAL FIRE CODE.
5. PETROLEUM INSTALLATION SHALL CONFORM TO THE NATIONAL ELECTRIC CODE.
6. PETROLEUM INSTALLATION SHALL CONFORM TO THE TO NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS 30, 30A AND 70.
7. PETROLEUM INSTALLATION SHALL CONFORM TO FEDERAL 40CFR 280 "TECHNICAL STANDARDS AND CORRECTIVE ACTION REQUIREMENTS FOR OWNERS AND OPERATORS OF UNDERGROUND STORAGE TANKS (UST)" AND COMMONWEALTH OF VIRGINIA STATE WATER CONTROL BOARD 9 VAC 25-580-10 "UNDERGROUND STORAGE TANKS; TECHNICAL STANDARDS AND CORRECTIVE ACTION REQUIREMENTS," AUTOMATICALLY ACTIVATED DRY CHEMICAL FIRE SUPPRESSION SYSTEM SHALL BE INSTALLED AT EACH GASOLINE DISPENSING ISLAND (SYSTEM NOT REQUIRED AT DIESEL ISLANDS). SYSTEM SHALL CONFORM TO UL 1254 "STANDARD FOR PRE-ENGINEERED DRY CHEMICAL FIRE EXTINGUISHING SYSTEM UNITS".
9. ONLY PRE-APPROVED COMMERCIAL CUSTOMERS WILL HAVE THE ABILITY TO OPERATE FUEL DISPENSERS. THE GENERAL MOTORING PUBLIC RETAIL CUSTOMERS WILL NOT BE ABLE TO ACTIVATE FUELING SYSTEM.
10. EACH PRE-APPROVED CUSTOMER SHALL BE ISSUED "QUARLES FUEL NETWORK" CREDIT CARD THAT SHALL BE ENCODED WITH FUEL TYPE AND QUANTITY LIMIT SPECIFIC TO THE CUSTOMER VEHICLE ASSIGNED TO THE CARD.
11. EACH FUEL DISPENSER SHALL AUTOMATICALLY TURN OFF WHEN THE FUEL QUANTITY LIMIT HAS BEEN REACHED AND/OR WHEN THE DISPENSER DOES NOT DISPENSE FUEL DURING A 60 SECOND PERIOD (AFTER THE DISPENSER HAS BEEN ACTIVATED).
12. AN EMERGENCY CONTACT PHONE SHALL BE INSTALLED AT THE GAS STATION.
13. CUSTOMERS SHALL BE INSTRUCTED IN NORMAL OPERATION AND EMERGENCY RESPONSE PROCEDURES FOR THE FUEL DISPENSING EQUIPMENT.
14. FUEL STATION IS AUTOMATED AND UNMANNED, HOWEVER QUARLES REPRESENTATIVES SHALL PERFORM DAILY INSPECTIONS TO VERIFY EQUIPMENT IS OPERATING PROPERLY.

ZONING TABULATION I-6 HEAVY INDUSTRIAL DISTRICT CATEGORY 5 SPECIAL EXCEPTION		
SUBJECT PROPERTY IDENTIFIED AS:		
PARCEL NUMBER	EXISTING ZONING	ACREAGE
80-2-((1))-38A	I-6	±2.34 AC.
ZONING REGULATIONS:		
I-6 HEAVY INDUSTRIAL DISTRICT		
MINIMUM LOT AREA:	20,000 SF	
MINIMUM LOT WIDTH:	100 FEET	
MAXIMUM BUILDING HEIGHT:	75 FEET	
MINIMUM YARD REQUIREMENTS:		
FRONT YARD:	45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40'	
SIDE YARD:	NO REQUIREMENT	
REAR YARD:	NO REQUIREMENT	
MAXIMUM FLOOR AREA RATIO:	0.50	
OPEN SPACE:	10% REQUIRED	
TREE COVER:	10% REQUIRED	
INTERIOR PARKING LOT LANDSCAPING:	NO REQUIREMENT (SINCE PARKING LOT HAS LESS THAN 20 TOTAL SPACES)	
PERIPHERAL PARKING LOT LANDSCAPING:	NO REQUIREMENT (SINCE PARKING LOT HAS LESS THAN 20 TOTAL SPACES)	
TRANSITIONAL SCREENING AND BARRIERS:	NO REQUIREMENT FOR THIS PROPERTY	

PROPOSED DEVELOPMENT TABULATIONS (AT FULL BUILDOUT)	
DEVELOPMENT STANDARDS	DEVELOPMENT TABULATIONS
LOT WIDTH	207 FEET
TOTAL GROSS FLOOR AREA	+/- 60 SF
FLOOR AREA RATIO	0.0006 SF
MAXIMUM BUILDING HEIGHT	+/- 21' (CANOPY) +/- 12' (UTILITY BUILDING)
OPEN SPACE	+/- 71,175 SF +/- 70 %
TREE COVER	+/- 34,332.5 SF +/- 34 %

PARKING TABULATION FOR PROPERTY	
PARKING SPACES REQUIRED :	2 SPACES PER SERVICE BAY 1 SPACE PER EMPLOYEE 1 SPACE PER 200 SF OF GROSS FLOOR AREA TOTAL NEVER LESS THAN 5 SPACES
LOADING SPACES REQUIRED :	1 SPACE PER FIRST 10,000 SF OF GROSS FLOOR AREA
PARKING SPACES AND LOADING SPACES PROVIDED :	5 PROPOSED PARKING SPACES WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS. THIS FACILITY PROPOSES NO SERVICE BAY, HAS NO ON-SITE EMPLOYEES AND WILL HAVE NO BUILDING SQUARE FOOTAGE.

PROPOSAL SUMMARY

QUARLES PETROLEUM, INC (APPLICANT/DEVELOPER) PROPOSES TO DEVELOP 1.15 OF THE TOTAL SITE AREA OF 2.34 ACRE ON TAX MAP 80-2 ((1)) 38A. THE PROPOSED DEVELOPMENT WILL CREATE 0.70 ACRE IMPERVIOUS AREA FOR AN UNATTENDED COMMERCIAL FUEL STATION THAT IS INTENDED TO REPLACE THE EXISTING UNATTENDED COMMERCIAL FUEL STATION LOCATED AT 5415 INDUSTRIAL DRIVE, SPRINGFIELD, VA. THE PROPOSED FUEL STATION MAY BE PERMITTED ON THE I-6 ZONED PARCEL AS A SPECIAL EXCEPTION ACCORDING TO ZONING ORDINANCE 9-501-13.

THE ITE MANUAL DOES NOT ADDRESS UNATTENDED FUEL STATIONS SO IT IS PROPOSED THAT ACTUAL CUSTOMER TRANSACTION DATA SHALL BE ACCEPTABLE FOR DETERMINING THE PROJECTED TRAFFIC VOLUME FOR THE PROPOSED FUEL STATION. EACH TRANSACTION WILL REPRESENT A VEHICLE TRIP ENTERING AND EXITING THE FUEL STATION. THE TRAFFIC VOLUME IS SUMMARIZED ON SHEET 7 OF THE SPECIAL EXCEPTION PLAT AND IS PROJECTED TO INCREASE TRAFFIC ON ROUTE 4007 (COMMERCIAL DRIVE) BY APPROXIMATELY 262 VEHICLES PER DAY WITH A 35 VEHICLE INCREASE TO THE PEAK HOURLY TRAFFIC COUNT.

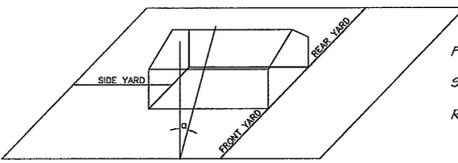
IMPROVEMENTS TO BE INSTALLED WITHIN THE PROPOSED PAVEMENT AREA ARE SHOWN ON THE LAYOUT SHEET 4. THEY INCLUDE:

4 DIESEL FUEL DISPENSER ISLANDS WITH 3 FUELING POSITIONS (LOCATED BELOW A 24 FT. BY 57 FT. CANOPY), A 6 FT. BY 10 FT. UTILITY SHED (FOR ELECTRONIC EQUIPMENT AND ELECTRICAL PANELS), 2 UNDERGROUND FUEL STORAGE TANKS (ONE DIESEL AND ONE GASOLINE), 2 DIESEL EXHAUST FLUID TANKS AND DISPENSERS LOCATED ON THE TWO OUTER DIESEL ISLANDS, 2 GASOLINE DISPENSER ISLANDS WITH 4 FUELING POSITIONS, A COMPRESSED NATURAL GAS DISPENSER ISLAND WITH 2 FUELING POSITIONS, AN UNDERGROUND OIL WATER SEPARATOR TO PRE-TREAT RUN OFF FROM THE CONCRETE PAD AT THE FUEL DISPENSER ISLANDS AND PERIMETER PARKING LOT AREA LIGHTS.

IT IS PROPOSED THAT TWO PERMANENT 35' WIDE COMMERCIAL ENTRANCES WILL PROVIDE ACCESS FROM COMMERCIAL DRIVE. AN EXISTING EARTHEN STORM DRAIN CHANNEL WILL BE PARTIALLY REPLACED BY AN UNDERGROUND STORM DRAIN PIPE SYSTEM. BEST MANAGEMENT PRACTICES AND STORM WATER MANAGEMENT WILL BE PROVIDED BY 2 "RAIN GARDEN" BIORETENTION FACILITIES WHICH WILL OUTFALL INTO THE EXISTING STORM DRAIN CHANNEL. LANDSCAPE TREES WILL BE PLANTED TO PROVIDE A MINIMUM 10% TREE COVER AND APPROPRIATE EROSION CONTROL MEASURES WILL BE INSTALLED TO STABILIZE AND PROTECT THE EARTHEN STORM DRAIN CHANNEL.

THE PHASE II PORTION OF THE DEVELOPMENT IS TO SUPPORT COMPRESSED NATURAL GAS FUELING FACILITIES AT SOME POINT IN THE FUTURE. THE TIMING OF THIS ADDITIONAL DEVELOPMENT WILL BE DRIVEN BY MARKET DEMAND AND MAY NOT OCCUR IF THE DEMAND IS NOT SUFFICIENT.

ANGLE OF BULK PLANE DETAIL

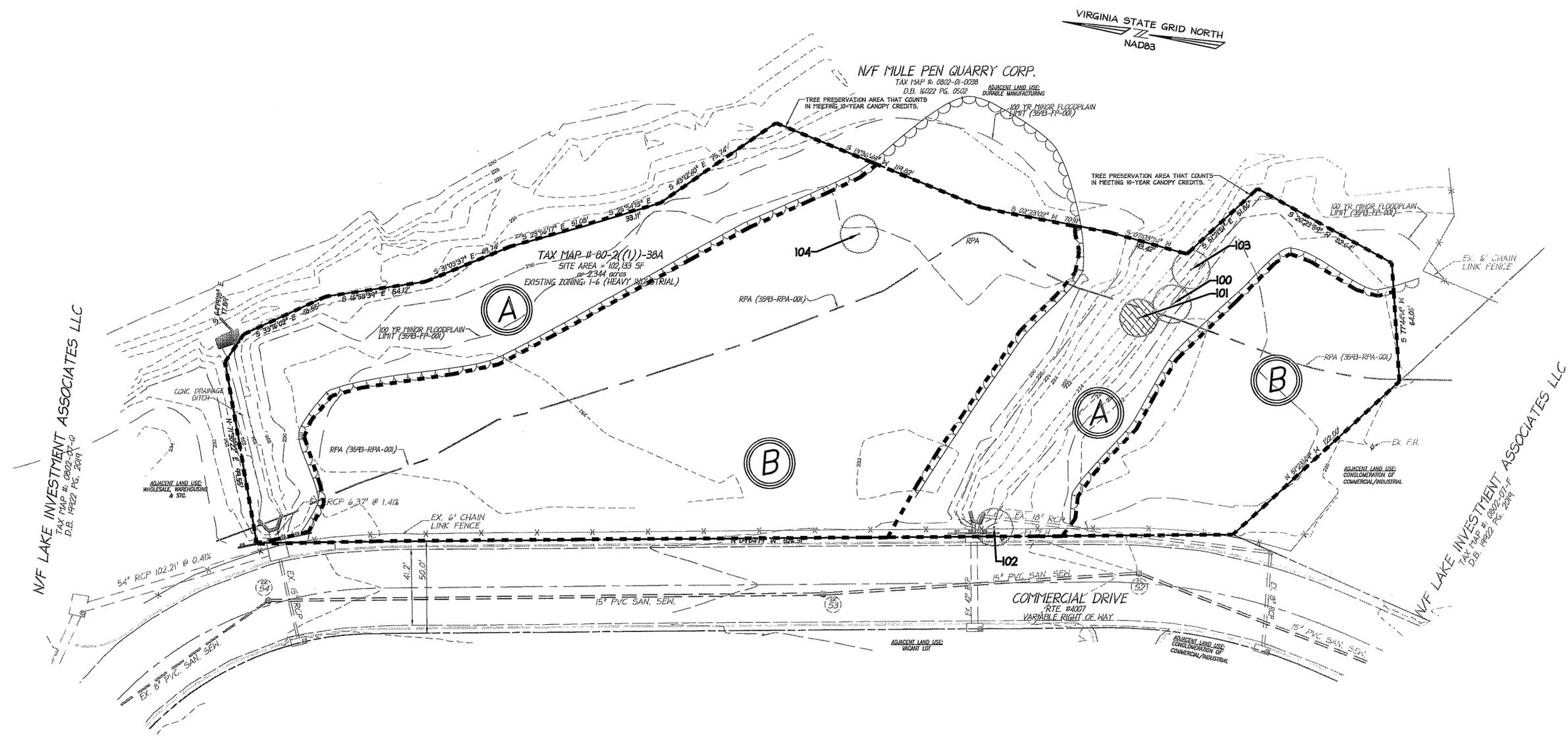


FRONT YARD: $\geq 45^\circ$ BUT NOT LESS THAN 40'.
 SIDE YARD: NO REQUIREMENT
 REAR YARD: NO REQUIREMENT

DATE	REVISION
7/12/11	COUNTY COMMENTS
8/12/11	COUNTY COMMENTS

LEGEND

- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING STORM DRAIN PIPE
- EXISTING SANITARY PIPE
- EXISTING TREELINE
- LIMITS OF EVM DESIGNATION



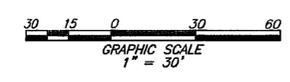
EVM DESIGNATION COVER TYPE SUMMARY TABLE

AREA	COVER TYPE	PRIMARY TREE SPECIES	SUCCESSIONAL STAGE	ACREAGE	DESCRIPTION
A	EARLY SUCCESSIONAL FOREST COMMUNITY	SHEETGUM, MAPLE, VIRGINIA PINE, AILANTHUS, ASH, CEDAR, WILLOW, OAK, YELLOWOOD	EARLY	0.84	HEALTHY VARIETY OF EARLY SUCCESSIONAL TREE SPECIES ALONG STREAM AND WETLAND ECOSYSTEM
B	OPEN FIELD	NONE	N/A	1.50	MEADOW AREA WITH PERENNIAL GRASSES AND HERBACEOUS MATERIAL CONTAINING FEW EVERGREEN SPECIES
TOTAL SITE ACREAGE: 2.34 ACRES					

Application No. SE-2010-MA-015 Staff R.H.

Approved (SE) (SP) Plan
 SEE DEV. CONDS DATED 09-29-2011
 Date of (ROS) (BZA) approval 10-18-2011

Sheet 3 of 9



christopher consultants
 engineering · surveying · land planning
 9900 main street (fourth floor) Fairfax, Va. 22031-3907
 703.273.6920 fax 703.273.7636



EXISTING CONDITIONS
 PLAN AND
 EXISTING VEGETATION
 MAP

SPECIAL EXCEPTION PLAT
**SHIRLEY INDUSTRIAL
 PARK - LOT 38A**
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 10-81-01
 SCALE: 1"=30'
 DATE: 09-24-10
 DESIGN: LB
 DRAWN: RLH
 CHECKED:
 SHEET No.

3 of 9

C-5956

DRAFTING LEGEND

- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING STORM DRAIN PIPE
- EXISTING SANITARY PIPE
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- POLE LIGHT (SEE SHT 8 FOR PHOTOMETRIC PLAN)
- UNDERGROUND STORAGE TANK
- FUEL DISPENSER AND RAISED CONCRETE ISLAND
- PARKING SPACE (8.5'x18')
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED LIMITS OF CLEARING AND GRADING
- EXISTING RPA

NOTES:
REFER TO SHEET 5 FOR LANDSCAPING PLAN, SHEET 6 FOR STORMWATER MANAGEMENT, SHEET 7 FOR TRAFFIC ANALYSIS AND SHEET 8 FOR PHOTOMETRIC PLAN.

RPA ENCROACHMENT NOTE:
A WATER QUALITY IMPACT ASSESSMENT (WQIA) WILL BE SUBMITTED FOR PROPOSED DISTURBANCE SHOWN. THE WQIA SHALL BE SUBMITTED PRIOR TO OR IN CONJUNCTION WITH THE SITE PLAN SUBMISSION.

DATE	REVISION
7/12/11	COUNTY COMMENTS
8/12/11	COUNTY COMMENTS

christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) Fairfax va. 22031-3907
703.273.6820 fax 703.273.7636

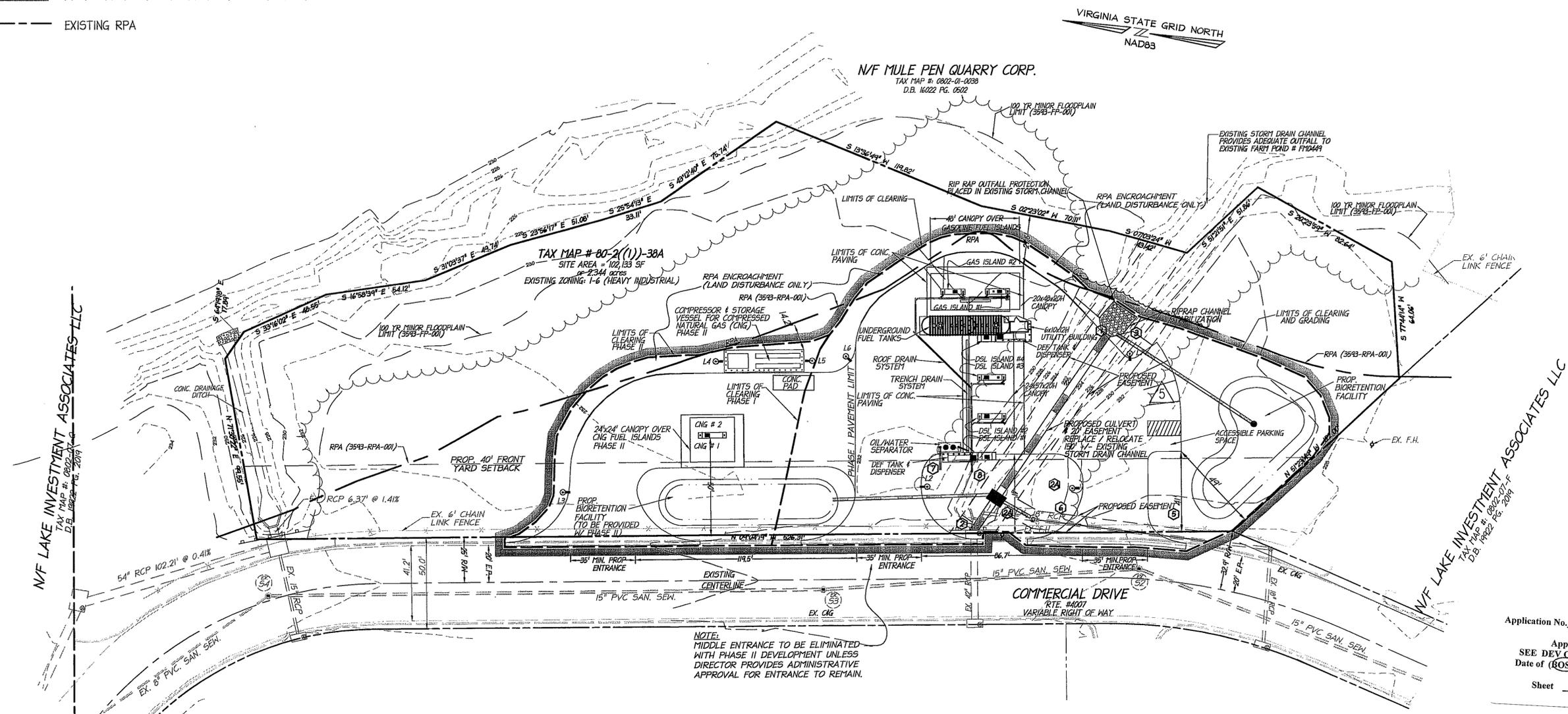


SPECIAL EXCEPTION PLAT

SPECIAL EXCEPTION PLAT
SHIRLEY INDUSTRIAL PARK - LOT 38A
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 10-BI-01
SCALE: 1"=30'
DATE: 09-24-10
DESIGN: LB
DRAWN: RLH
CHECKED:
SHEET No.

4 of 9
C-5956



NOTE:
MIDDLE ENTRANCE TO BE ELIMINATED WITH PHASE II DEVELOPMENT UNLESS DIRECTOR PROVIDES ADMINISTRATIVE APPROVAL FOR ENTRANCE TO REMAIN.

Application No. SE-2010-MA-015 Staff R.H.
Approved (SE) (SP) Plan
SEE DEV. CONDS DATED 09-29-2011
Date of (ROS) (BZA) approval 10-18-2011
Sheet 4 of 9



P:\Projects\10-BI-01-Quarries\C-5956.dwg, 8/12/2011 10:43:17 AM, 1:1

TREE COVER CALCULATIONS

(CALCULATIONS REPRESENT FULL BUILD-OUT CONDITIONS)

GROSS SITE AREA (GSA) : 102,133 SF

TREE CANOPY REQUIREMENT (1-6 = 10%) : x .10

TREE COVER REQUIRED: 10,213 SF

TREE PRESERVATION

TOTAL EXISTING TREE PRESERVATION: 23,400 SF

10-YEAR TREE CANOPY PROVIDED

TOTAL TREE CANOPY AREA MET THROUGH EXISTING TREE PRESERVATION: 23,400 SF (23% OF GSA)

TOTAL TREE CANOPY AREA MET THROUGH PROPOSED TREE PLANTING: 7,950 SF (8% OF GSA)

TOTAL 10-YEAR TREE CANOPY PROVIDED ON SITE 31,350 (31% OF GSA)

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A Pre-development area of existing tree canopy (from existing vegetation map) =	±36,560 SF
B Percentage of gross site area covered by existing tree canopy =	±36%
C Percentage of 10-year tree canopy required for site (see Table 12.4) =	10,213 SF (10%)
D Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	3,677 SF
E Proposed percentage of canopy requirement that will be met through tree preservation =	23,400 SF
F Has the Tree Preservation Target minimum been met?	Yes

TREE PRESERVATION NARRATIVE

THE EXISTING TREES ON SITE CONSIST OF PINE, ALNANTHUS, RED CEDAR, PEAR, ASH, WILLOW, SWEETGUM, DOGWOOD, RED, SPANISH & CHESTNUT OAKS, RED & SILVER MAPLES, HICKORY AND SCRUBBY UNDERSTORY. THERE ARE NO KNOWN HUMAN HEALTH RISKS IN THE FOREST PRESERVATION AREAS. FOREST AREAS ARE PROPOSED TO BE REMOVED WITHIN THE LIMITS OF CLEARING AND GRADING ALONG THE STREAM CHANNEL. ALL FOREST AREAS SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY BY EROSION AND SEDIMENT CONTROL DEVICES/FENCING WHICH SHALL BE INSTALLED PRIOR TO ANY CLEARING. ALL CLEARING LIMITS ALONG THE RPA SHALL BE PROVIDED SUPER SILT FENCE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES (OR AN ALTERNATE PROTECTIVE MEASURE APPROVED BY DPWES).

PROPOSED TREE PLANTING

6 - 2" CALIPER CATEGORY IV DECIDUOUS TREE (200 SF CANOPY COVERAGE) 1,200 SF OF TOTAL CANOPY COVERAGE

7 - 2" CALIPER CATEGORY IV DECIDUOUS TREE (200 SF CANOPY COVERAGE) 1,400 SF OF TOTAL CANOPY COVERAGE

8 - 2" CALIPER CATEGORY IV DECIDUOUS TREE (200 SF CANOPY COVERAGE) 1,600 SF OF TOTAL CANOPY COVERAGE

PHASE I:
15 - 2" CALIPER CATEGORY I AND II TREES FOR USE IN BIORET. FAC. (50 SF CANOPY COVERAGE) 750 SF OF TOTAL CANOPY COVERAGE

PHASE II:
12 - 2" CALIPER CATEGORY I AND II TREES FOR USE IN BIORET. FAC. (50 SF CANOPY COVERAGE) 600 SF OF TOTAL CANOPY COVERAGE

PROPOSED RPA TREE PLANTING

NOTE: PROPOSED PLANTINGS IN THE RPA ALONG THE EXISTING TREELINE SHALL BE INSTALLED USING HAND EQUIPMENT AND SHALL NOT CONSTITUTE A DISTURBANCE IN THE RPA REQUIRING REFORESTATION.

2" CALIPER TREES PLANTED IN THE RPA TO CONSIST OF NATIVE SPECIES SUCH AS:

LIQUIDAMBAR STYRACIFLUA / SWEETGUM - CATEGORY IV
ACER RUBRUM / RED MAPLE - CATEGORY IV
JUNIPERUS VIRGINIANA / EASTERN RED CEDAR - CATEGORY IV
BETULA NIGRA / RIVER BIRCH - CATEGORY III
ILEX OPACA / AMERICAN HOLLY - CATEGORY II

18"-24" TALL SHRUBS PLANTED IN THE RPA TO CONSIST OF NATIVE SPECIES SUCH AS:

VIBURNUM DENTATUM / ARROWOOD VIBURNUM
CORNUS STOLONIFERA / AMERICAN DOGWOOD
LEUCOTHOE AXILLARIS / COASTAL LEUCOTHOE
VIBURNUM PRUNIFOLIA / BLACK HAW VIBURNUM

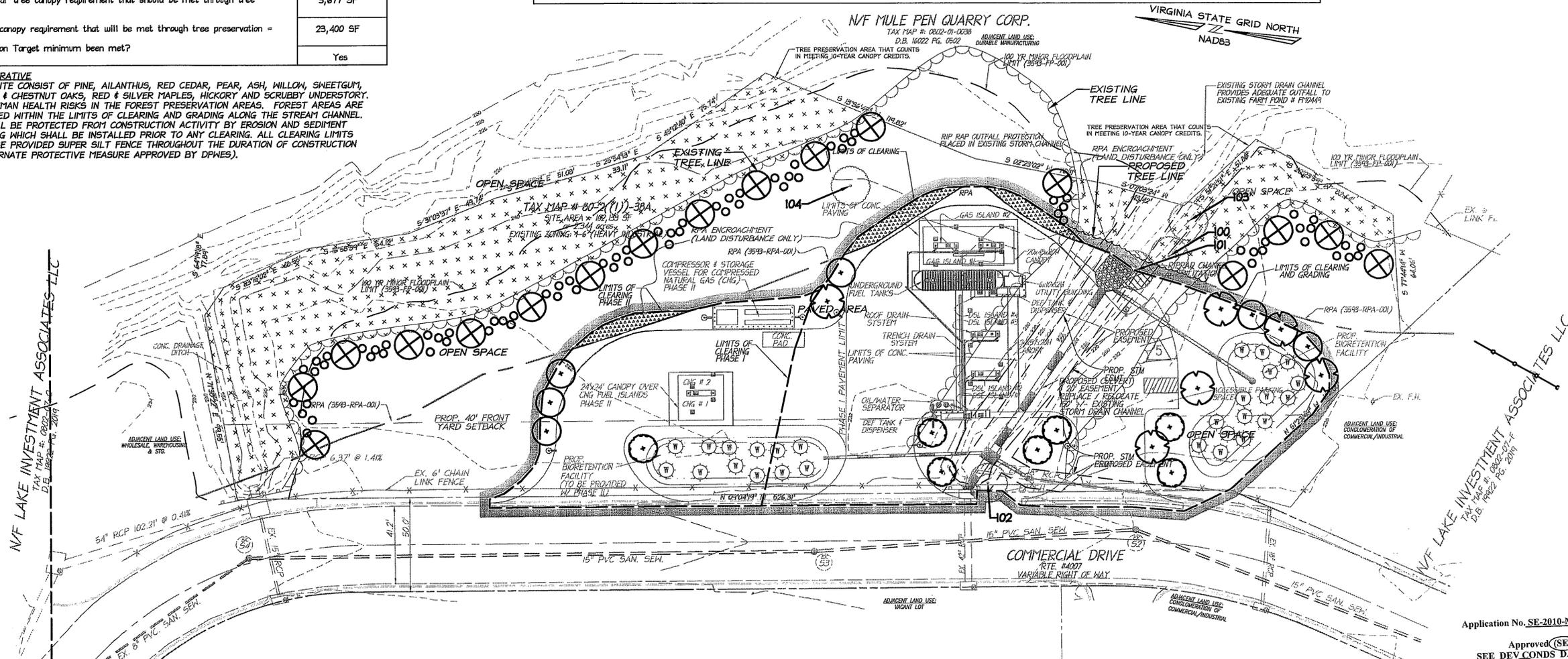
NOTE: AT THE TIME OF SITE PLAN, IF THE TREE SPECIES SELECTED ABOVE ARE NOT AVAILABLE, AN EQUIVALENT WILL BE REQUESTED IN A SIGNED LETTER BY THE APPLICANT FOR APPROVAL BY UFM.D.

DATE	REVISION
7/12/11	COUNTY COMMENTS
8/12/11	COUNTY COMMENTS

LEGEND

- LIMITS OF CLEARING AND GRADING
- TREE CONSERVATION AREA
- AREA OF REFORESTATION (SEE NOTE BELOW)

REFORESTATION NOTE:
ANY AREA WITHIN THE RPA THAT IS PROPOSED FOR CLEARING AS SHOWN SHALL BE REFORESTED IN ACCORDANCE WITH 11B-3-3(f) AND AS APPROVED BY DPWES.



TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CROWN RADIUS (FEET)	CRITICAL ROOT ZONE RADIUS (FEET)	CONDITION	COMMENTS
100	PRUNUS SARGENTII	SARGENT CHERRY	10	10	10	71.88	MULTISTEMMED-TO REMAIN
101	ACER SACCHARINUM	SILVER MAPLE	8	10	8	65.63	TO BE REMOVED
102	LIQUIDAMBAR TULIPIFERA	TULIP POPLAR	10	12	10	71.88	TO BE REMOVED
103	ACER SACCHARINUM	SILVER MAPLE	20	14	20	75	TO REMAIN
104	PRUNUS SARGENTII	SARGENT CHERRY	12	10	12	40	DYING-TO REMAIN

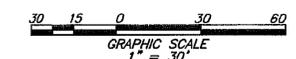
OPEN SPACE TABULATION

GROSS SITE AREA (GSA) : 102,133 SF
OPEN SPACE REQUIREMENT (10%) : 10,213 SF
OPEN SPACE PROVIDED : 71,175 SF (+/- 70%)

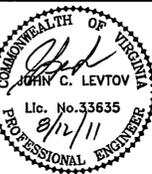
Application No. SE-2010-MA-015 Staff R.H.

Approved (SE) (SP) Plan
SEE DEV CONDS DATED 09-29-2011
Date of (ROS) (BZA) approval 10-18-2011

Sheet 5 of 9



christopher consultants
engineering · surveying · land planning
9800 main street (fourth floor) Fairfax Va. 22031-3907
703.273.6820 fax 703.273.7636

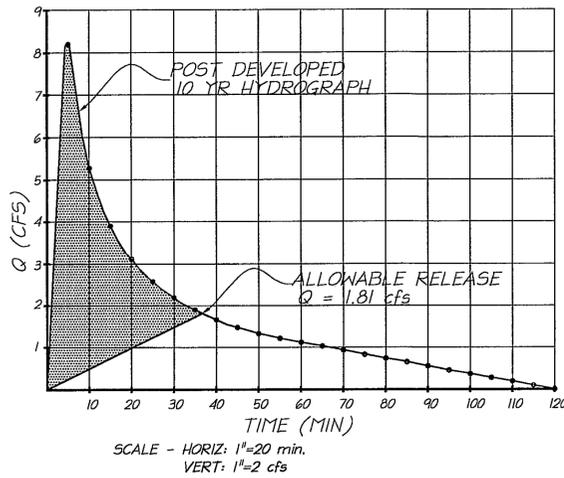


LANDSCAPE PLAN
AND TREE PRESERVATION

SPECIAL EXCEPTION PLAT
SHIRLEY INDUSTRIAL
PARK - LOT 38A
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 10-61-01
SCALE: 1"=30'
DATE: 09-24-10
DESIGN: LB
DRAWN: RLH
CHECKED:
SHEET No.

POST DEVELOPED/HYDROGRAPH STORAGE GRAPH



STORMWATER MANAGEMENT CALCULATIONS:

(CALCULATIONS REFLECT FULL BUILD-OUT CONDITIONS)

Site Area =	2.35 Ac.	Disturbed area =	1.08 Ac
Time of Conc =	5 min	Undist. Area =	1.27 Ac
		Total Imp. Area =	0.65 Ac
C-value Pre	0.20 (2 yr)	Controlled Area =	0.97 Ac
	0.30 (10 yr)		
C-value Post	0.42 (2 yr)	Uncontr. Area =	1.38 AC
	0.48 (10 yr)	C=	0.25 for 2 yr
		C=	0.33 for 10 yr
Pre-Dev. Total Site Runoff:		Uncontr. Q2 =	1.88
2 yr. Q2 =	2.56	Uncontr. Q10 =	3.31
10 yr. Q10 =	5.13		
Allowable Release from SWM controls =			
Q-pre - Uncontr. Q-post =			
2 yr out =	0.68 cfs		
10 yr out =	1.81 cfs		

AREA UNDER THE CURVE REPRESENTS THE STORAGE VOLUME NEEDED TO CONTAIN THE VOLUME OF POST DEVELOPMENT WATER THAT WILL ALLOW THE FACILITY TO RELEASE STORMWATER AT OR BELOW THE ALLOWABLE RELEASE RATE.

AREA UNDER THE CURVE = 2.5657 SQ. IN.
STOR. VOL = 2.5657 SQ. IN x 2 cfs x 1200 sec.
= 6158 cf

PROPOSED FACILITIES:

COMBINED VOLUME = 6,660 cf
EXCEEDS REQ. STOR. VOL.

STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES NARRATIVE:

THE PROPOSED DEVELOPMENT IS LOCATED IN THE CAMERON RUN WATERSHED. IT CONSISTS OF APPROXIMATELY 1.15 ACRES OF DISTURBED AREA WITH 0.70 ACRES OF PROPOSED IMPERVIOUSNESS.

THE PROPOSED USE IS TO BE A PETROLEUM REFUELING STATION WITH A POSSIBLE NATURAL GAS REFUELING USE IN THE FUTURE. ALL OF THE AREA WITHIN LIMITS OF CONCRETE AT REFUELING AREAS WILL BE DRAINED TO THE ON-SITE OIL-WATER SEPARATOR. THE OIL SEPARATOR THEN DRAINS TO BIORETENTION FACILITY NO.1. ALL OF THE REMAINING PAVED AREA ON SITE IS TO BE INTERCEPTED BY STORM SEWER AND DRAINED DIRECTLY TO THE TWO BIORETENTION FACILITIES ("RAIN GARDENS"). FACILITY NO. 1 IS IN PHASE I DEVELOPMENT.

THE RAIN GARDENS ARE SIZED TO EXCEED THE MINIMUM WATER QUALITY VOLUME AND WILL ALSO SERVE TO PROVIDE STORMWATER MANAGEMENT. SINCE ALL OF THE CALCULATED STORMWATER DETENTION VOLUME WILL BE CONTAINED IN THE BIORETENTION FACILITIES NO DETENTION POND IS PROPOSED. FINAL ENGINEERING WILL PROVIDE ROUTING CALCULATIONS TO VERIFY THAT STORMWATER MANAGEMENT REQUIREMENTS ARE MET. IF THERE IS ANY OVERAGE IN ALLOWABLE RELEASE THEN A WAIVER WILL BE SOUGHT FOR THE OVERAGE SO THAT AN ADDITIONAL FACILITY WILL NOT BE CONSTRUCTED SOLELY FOR STORMWATER DETENTION. THE JUSTIFICATION FOR THAT IS AS FOLLOWS:

- PROPOSED DISTURBANCE IS THE MINIMUM NEEDED TO ESTABLISH THE USE ON THE SITE.
- ANY ADDITIONAL CONSTRUCTION FOR A STORMWATER MANAGEMENT POND WOULD ENCROACH THE RPA.
- THIS SITE IS AT THE EDGE OF FLOOD PLAIN THAT HAS A DRAINAGE AREA IN EXCESS OF 100 TIME THE SIZE OF THIS SITE AND THE TIME OF CONCENTRATION IN THE FLOOD PLAIN IS OVER 20 MINUTES. THE TIME OF CONCENTRATION FOR THE SITE IS 5 MINUTES. ANY DETENTION THAT IS NOT ASSOCIATED WITH THE BIORETENTION FACILITIES WILL LIKELY COMBINE THE PEAK OUTFLOW WITH THE PEAK IN THE FLOOD PLAIN THEREBY NEGATING ANY BENEFITS GAINED BY THE DETENTION.

DATE	REVISION
7/12/11	COUNTY COMMENTS
8/12/11	COUNTY COMMENTS

OUTFALL NARRATIVE:

THE ENTIRE PAVED AREA OF THE PROPOSED DEVELOPMENT IS COLLECTED IN THE ON-SITE STORM SYSTEM AND ROUTED THROUGH THE PROPOSED RAIN GARDENS. THE RAIN GARDENS DISCHARGE THE FLOW TO THE EXISTING CHANNEL ON-SITE. A PORTION OF THE EXISTING CHANNEL IS PROPOSED TO BE REPLACED WITH AN ENCLOSED PIPE SYSTEM THAT IS AN EXTENSION OF THE EXISTING 42" CULVERT ENTERING THE SITE FROM COMMERCIAL DRIVE. THE EXISTING CHANNEL IS A STRAIGHT FLOW PATH FROM THE CULVERT OUTLET TO THE OFF-SITE EXISTING WET POND. IT IS VEGETATED ON BOTH SIDES AND IS IN GOOD CONDITION WITH NO SIGNS OF EROSION EVIDENT UPON VISUAL INSPECTION. THE EXISTING WET POND IS IDENTIFIED AS F10449 ON THE FAIRFAX COUNTY STORMWATER MAP 80-2. IT IS IN THE CATEGORY OF "FARM POND" AND DOES NOT RECEIVE ANY CREDIT FOR STORM WATER MANAGEMENT OR BEST MANAGEMENT PRACTICES.

THE RAIN GARDENS WILL REDUCE THE PROPOSED RUNOFF TO PEAK FLOWS EQUAL TO OR LESS THAN THE EXISTING CONDITION. FINAL ENGINEERING WILL SHOW THAT THE FINAL RELEASE RATE COMBINED WITH THE EXISTING FLOW IN THE CULVERT DO NOT EXCEED THE EROSION CAPACITY OR THE CARRYING CAPACITY OF THE CHANNEL.

EXTENT OF REVIEW NARRATIVE:

THE EXTENT OF REVIEW FOR ANALYSIS OF THE DOWNSTREAM STORM SYSTEM IS TO THE BOTTOM OF THE ON-SITE CHANNEL WHERE IT CONVERGES WITH THE EXISTING WET POND. THE CONTRIBUTING DRAINAGE AREA FROM THE SITE IS 1.13 AC AND THE TOTAL DRAINAGE AREA IN THE WET POND IS 358 AC. THEREFORE THE POND IS A POINT AT WHICH THE TOTAL DRAINAGE AREA IS MORE THAN 100 TIMES THE SITE DRAINAGE AREA.

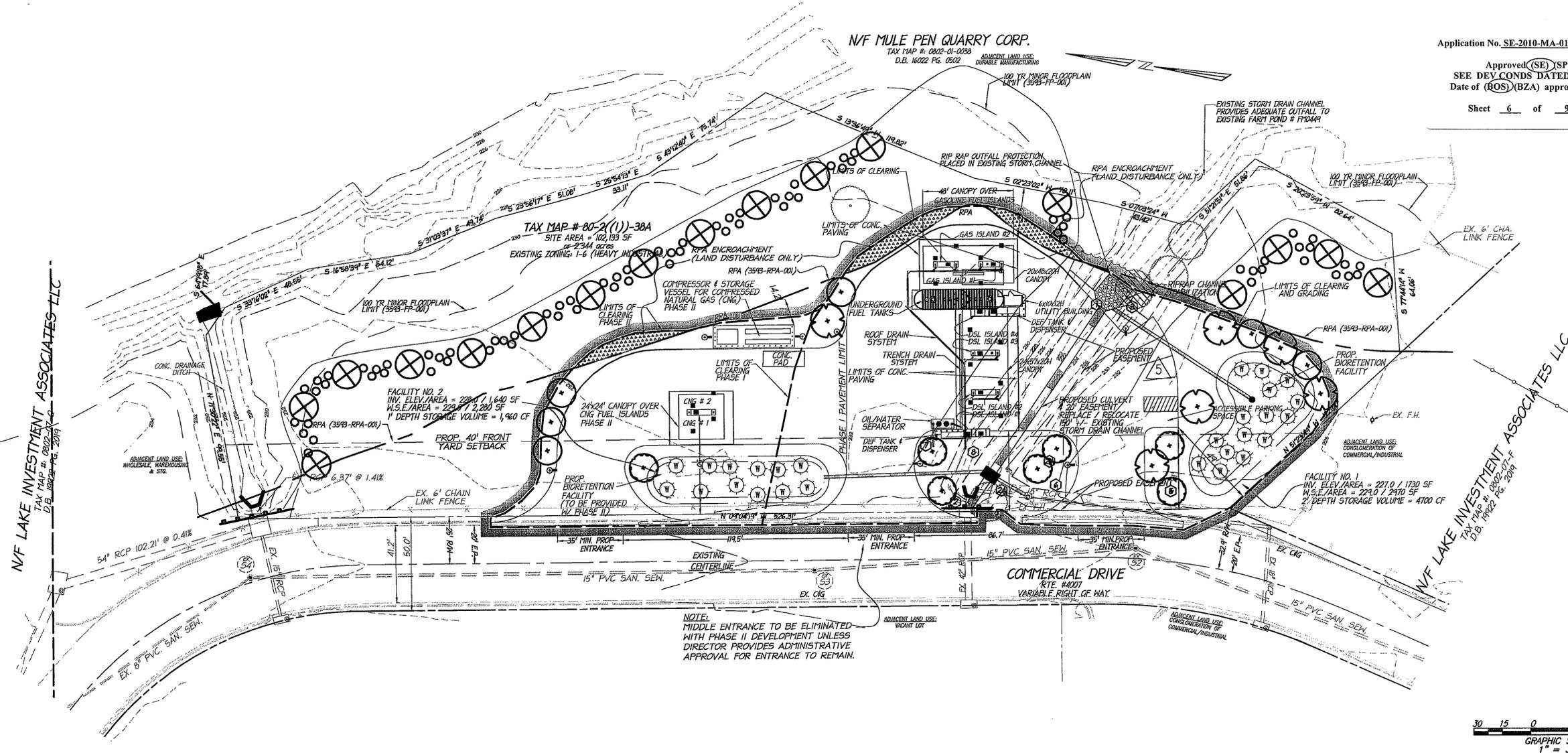
RPA NOTE:

A WATER QUALITY IMPACT ASSESSMENT (WQIA) WILL BE SUBMITTED FOR PROPOSED DISTURBANCE SHOWN. THE WQIA SHALL BE SUBMITTED PRIOR TO OR IN CONJUNCTION WITH THE SITE PLAN SUBMISSION.

Application No. SE-2010-MA-015 Staff R.H.

Approved (SE) (SP) Plan
SEE DEV CONDS DATED 09-29-2011
Date of (ROS) (BZA) approval 10-18-2011

Sheet 6 of 9



NOTE: MIDDLE ENTRANCE TO BE ELIMINATED WITH PHASE II DEVELOPMENT UNLESS DIRECTOR PROVIDES ADMINISTRATIVE APPROVAL FOR ENTRANCE TO REMAIN.



christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) Fairfax va. 22031-3907
703.273.6820 fax 703.273.7636



STORM WATER
MANAGEMENT AND
BEST MANAGEMENT PRACTICES

SPECIAL EXCEPTION PLAT
**SHIRLEY INDUSTRIAL
PARK - LOT 38A**
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 10-81-01
SCALE: 1"=30'
DATE: 09-24-10
DESIGN: JL
DRAWN: RLH
CHECKED:
SHEET No.

Time	Data from Q-Card 406 at 5415 Industrial Drive, Springfield VA 22190 (to be replaced by proposed new fuel station)													
	Saturday 1/9/2010		Sunday 1/10/2010		Monday 1/11/2010		Tuesday 1/12/2010		Wednesday 1/13/2010		Thursday 1/14/2010		Friday 1/15/2010	
	Diesel	Gasoline	Diesel	Gasoline	Diesel	Gasoline	Diesel	Gasoline	Diesel	Gasoline	Diesel	Gasoline	Diesel	Gasoline
000-0100														
0100-0200														
0200-0300														
0300-0400														
0400-0500														
0500-0600														
0600-0700														
0700-0800														
0800-0900														
0900-1000														
1000-1100														
1100-1200														
1200-1300														
1300-1400														
1400-1500														
1500-1600														
1600-1700														
1700-1800														
1800-1900														
1900-2000														
2000-2100														
2100-2200														
2200-2300														
2300-2400														
Sub-Totals	54	30	30	19	139	98	166	92	158	95	171	78	134	101
Totals	84			49	237		259		253		249		235	
				0										

TRAFFIC ANALYSIS NARRATIVE

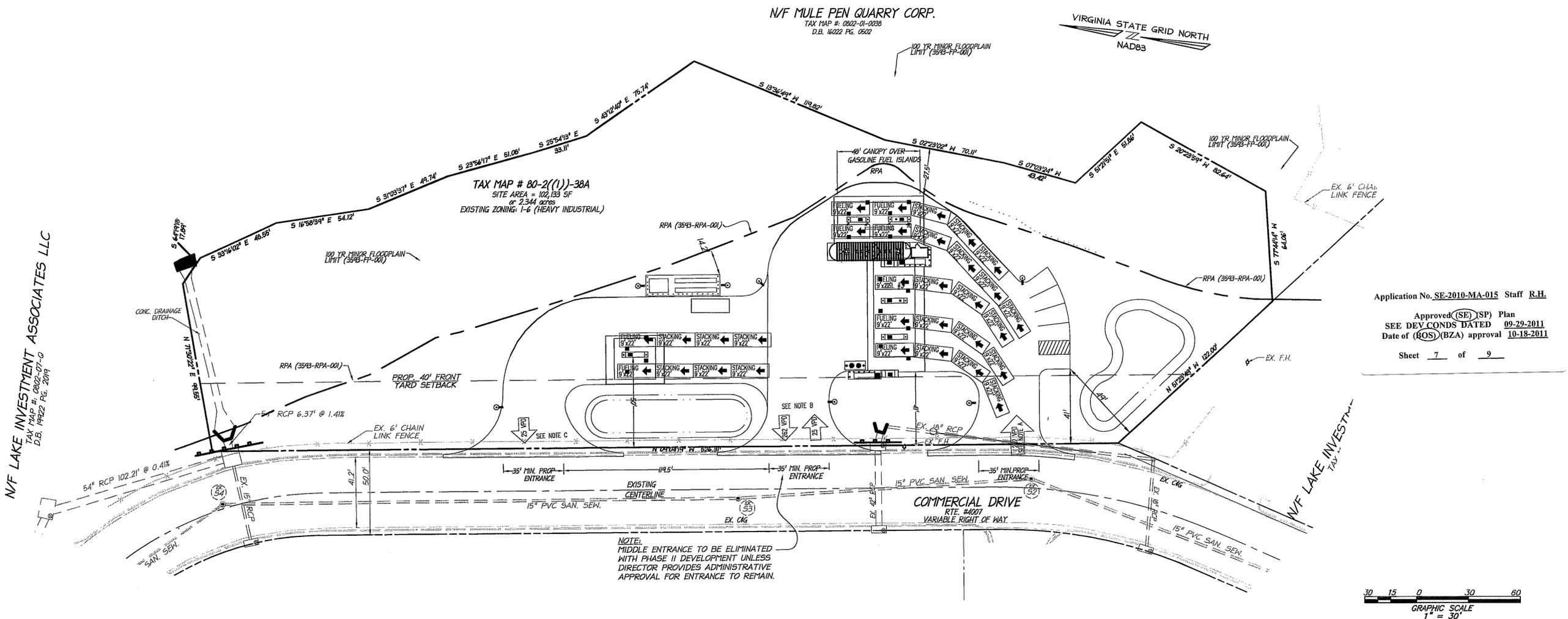
- PROPOSED DEVELOPMENT IS AN UNATTENDED AUTOMATED COMMERCIAL FUEL STATION. ONLY DRIVERS OF VEHICLES OWNED AND OPERATED BY BUSINESSES THAT HAVE BEEN APPROVED BY QUARLES PETROLEUM, INC. AND ISSUED QUARLES FUEL NETWORK CREDIT CARD(S) CAN AUTHORIZE FUEL DISPENSING EQUIPMENT AT THE FUEL STATION. NO OTHER CREDIT CARD, CASH OR OTHER AUTHORIZATION CAN ACTIVATE THE FUEL DISPENSING EQUIPMENT.
- PROPOSED DEVELOPMENT WILL REPLACE THE EXISTING UNATTENDED FUEL STATION LOCATED AT 5415 INDUSTRIAL DRIVE, SPRINGFIELD VA. THE EXISTING UNATTENDED FUEL STATION WILL BE CLOSED WITHIN 60 DAYS OF ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR THE PROPOSED FUEL STATION.
- THE ELECTRONIC CONTROL SYSTEM FOR THE EXISTING FUEL STATION LOGS THE DATE, TIME AND PRODUCT PURCHASED FOR EACH FUEL TRANSACTION.
- THE ONLY TRAFFIC GENERATION ACTIVITY AT THE PROPOSED FUEL STATION WILL BE CUSTOMER TRANSACTIONS, MAINTENANCE TECHNICIAN SERVICE CALLS AND FUEL PRODUCT DELIVERY TRIPS.
- THE ABOVE TABLE SUMMARIZES CUSTOMER TRANSACTIONS AT THE EXISTING FUEL STATION FOR THE WEEK OF JANUARY 9 THROUGH 15, 2010.
- EACH CUSTOMER TRANSACTION REPRESENTS ONE (1) VEHICLE TRIP. PROJECTED TRAFFIC GENERATED BY THE PROPOSED FUEL STATION WILL BE SIMILAR TO TRAFFIC GENERATED BY THE EXISTING FUEL STATION.
- THE PEAK HOURLY CUSTOMER TRANSACTION VEHICLE TRIP COUNT IS 31 WHICH OCCURRED ON JANUARY 12 BETWEEN 9 AM AND 10 AM.
- AN ADDITIONAL 4 VEHICLE TRIPS WILL BE ADDED TO THE HOURLY AND DAILY PEAK TRAFFIC COUNT TO ACCOUNT FOR SERVICE TECHNICIAN AND PRODUCT DELIVERY TRIPS.
- THE PEAK HOURLY TRAFFIC TRIP GENERATION IS PROJECTED TO BE 39 VEHICLES.
- THE PEAK DAILY TRAFFIC TRIP GENERATION IS PROJECTED TO BE 287 VEHICLES.
- THE PROPOSED FUEL STATION PROVIDES SEVEN (7) FUEL POSITIONS TO ALLOW SIMULTANEOUS FUELING FOR UP TO SEVEN (7) VEHICLES. PHASE 2 PROVIDES AN ADDITIONAL TWO (2) FUEL POSITIONS FOR SIMULTANEOUS FUELING FOR NINE (9) VEHICLES.
- IN ADDITION TO THE FUEL POSITIONS THERE IS STACKING SPACE AVAILABLE FOR AS MANY AS TWENTY TWO (22) VEHICLES SO THAT UP TO TWENTY FOUR (23) VEHICLES CAN PARK ON THE LOT AT THE SAME TIME.
- THE AVERAGE TIME FOR A FUEL TRANSACTION IS 10 MINUTES. THE TEN FUEL POSITIONS HAVE THE CAPACITY TO HANDLE 60 TRANSACTIONS PER HOUR. FUELING CAPACITY IS THEREFORE 154% OF THE PEAK HOURLY TRAFFIC. THE PARKING AND STACKING SPACES PROVIDED BY THE PROPOSED FUEL STATION ARE ADEQUATE FOR THE PROJECTED TRAFFIC VOLUME.
- THE PROJECTED TRAFFIC GENERATED BY THE FUEL STATION IS LOWER THAN MANY OTHER USES ALLOWED IN THE I-6 ZONE. COMMERCIAL DRIVE WAS DESIGNED AND APPROVED FOR USES ALLOWED BY I-6, THEREFORE COMMERCIAL DRIVE IS ADEQUATE FOR THE TRAFFIC THAT WILL BE GENERATED BY THE PROPOSED FUEL STATION.
- MAY 13, 2010 E-MAIL FROM FAIRFAX COUNTY CONFIRMS PROJECT DOES NOT REQUIRE TRAFFIC IMPACT ANALYSIS PER CHAPTER 527.

DATE	REVISION
7/12/11	COUNTY COMMENTS (NO CHANGE TO THIS SHEET)
8/12/11	COUNTY COMMENTS

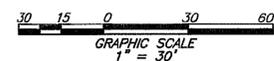
NOTE A:
RIGHT ENTRANCE IN IS 262 VPD FOR PHASE 1 AND 287 FOR PHASE 2 (UNLESS DIRECTOR GIVES ADMINISTRATIVE APPROVAL FOR MIDDLE ENTRANCE TO REMAIN IN PHASE 2).

NOTE B:
MIDDLE ENTRANCE OUT IS 262 VPD FOR PHASE 1. MIDDLE ENTRANCE OUT FOR PHASE 2 IS 262 VPD IF DIRECTOR GIVES APPROVAL FOR MIDDLE ENTRANCE TO REMAIN. MIDDLE ENTRANCE IN IS 25 VPD FOR PHASE 2 IF DIRECTOR GIVES APPROVAL FOR MIDDLE ENTRANCE TO REMAIN IN PHASE 2.

NOTE C:
LEFT ENTRANCE OUT IS 287 VPD WITHOUT DIRECTOR'S APPROVAL FOR MIDDLE ENTRANCE TO REMAIN IN PHASE 2. LEFT ENTRANCE OUT IS 25 VPD WITH DIRECTOR'S APPROVAL TO REMAIN IN PHASE 2.

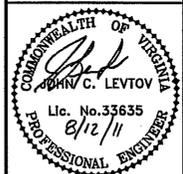


Application No. SE-2010-MA-015 Staff R.H.
Approved (SE) (SP) Plan
SEE DEV CONDS DATED 09-29-2011
Date of (ROS) (BZA) approval 10-18-2011
Sheet 7 of 9



THIS SHEET IS BY OTHERS,
AND IS ONLY CERTIFIED AS
PART OF OUR PLAN SET.

christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) Fairfax va. 22031-3907
703.273.6920 fax: 703.273.7636



TRAFFIC ANALYSIS

SPECIAL EXCEPTION PLAT
SHIRLEY INDUSTRIAL PARK - LOT 38A
FAIRFAX COUNTY, VIRGINIA

PROJECT No: 10-81-01
SCALE: 1"=30'
DATE: 09-24-10
DESIGN: JR
DRAWN: RLH
CHECKED:
SHEET No.

7 of 9
C-5956

DATE	REVISION
7/12/11	COUNTY COMMENTS
8/12/11	COUNTY COMMENTS (NO CHANGE TO THIS SHEET)

christopher consultants
 engineering · surveying · land planning
 9900 Meach Street (North of Lee) Fairfax, VA 22031-3907
 703.273.6920 fax: 703.273.7636

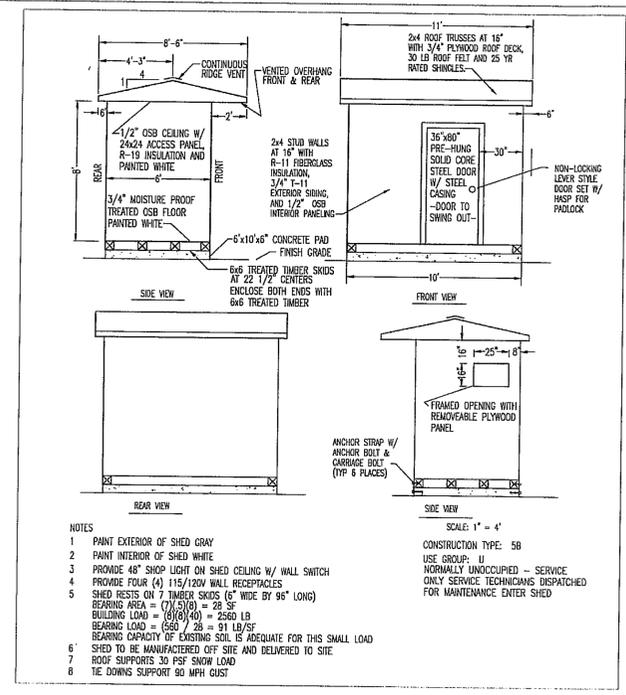
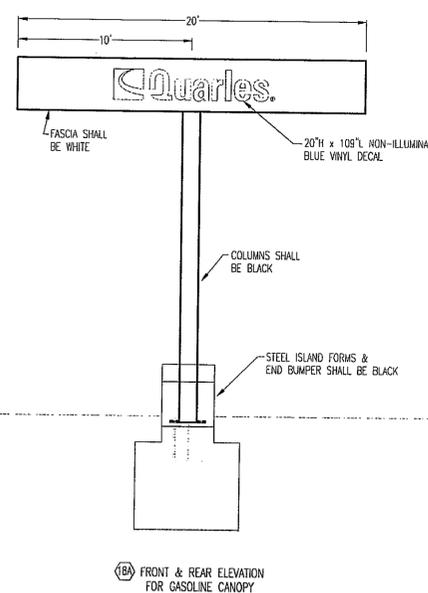
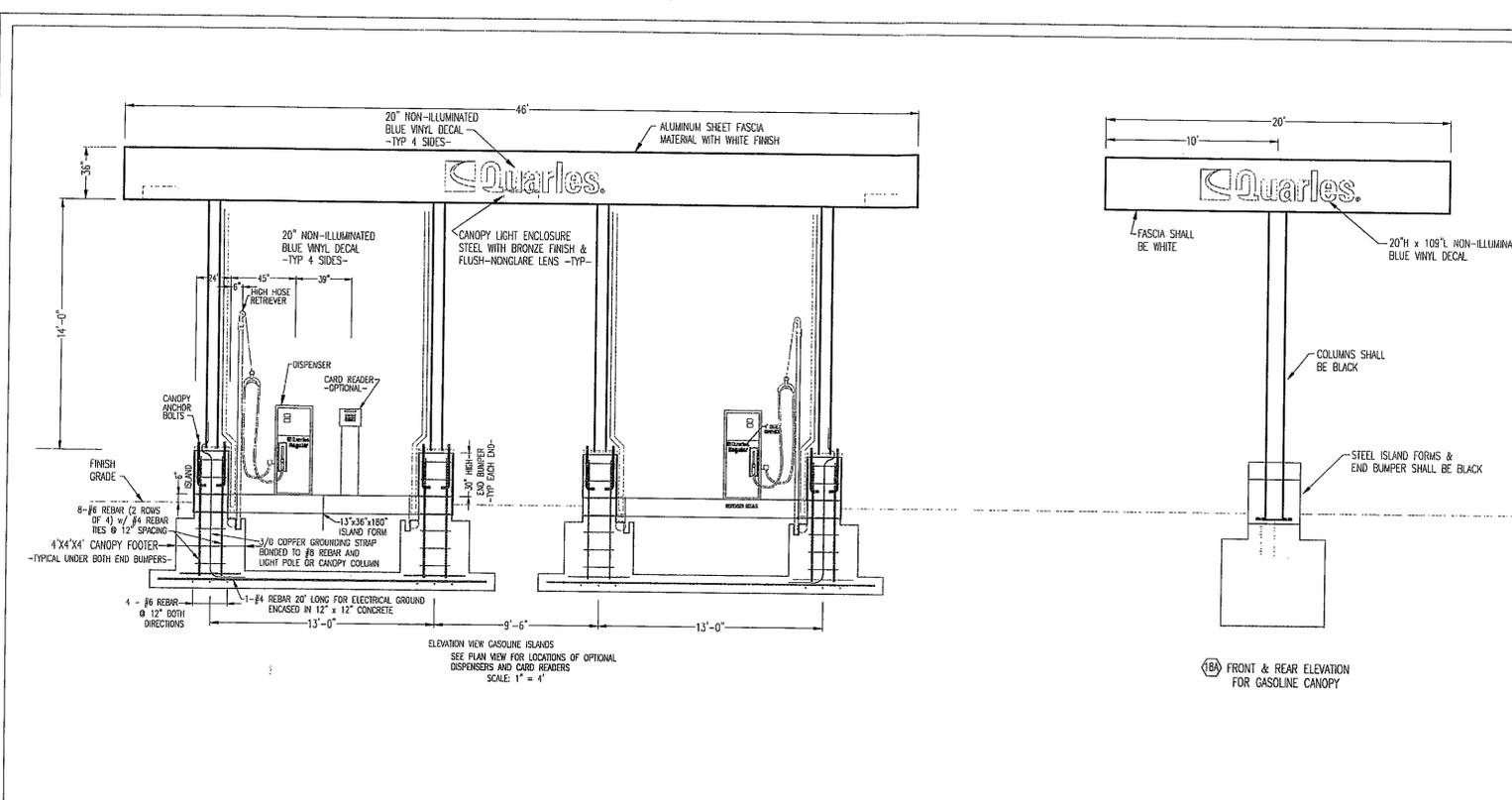


COMMONWEALTH OF VIRGINIA
 JOHN C. LEVTOV
 Lic. No. 33635
 8/12/11
 PROFESSIONAL ENGINEER

ELEVATION
 DETAILS

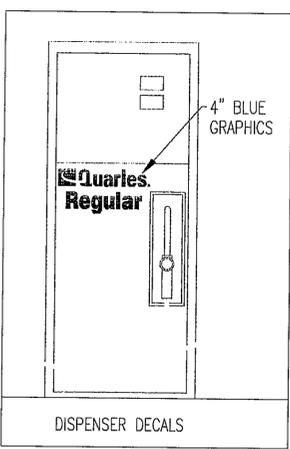
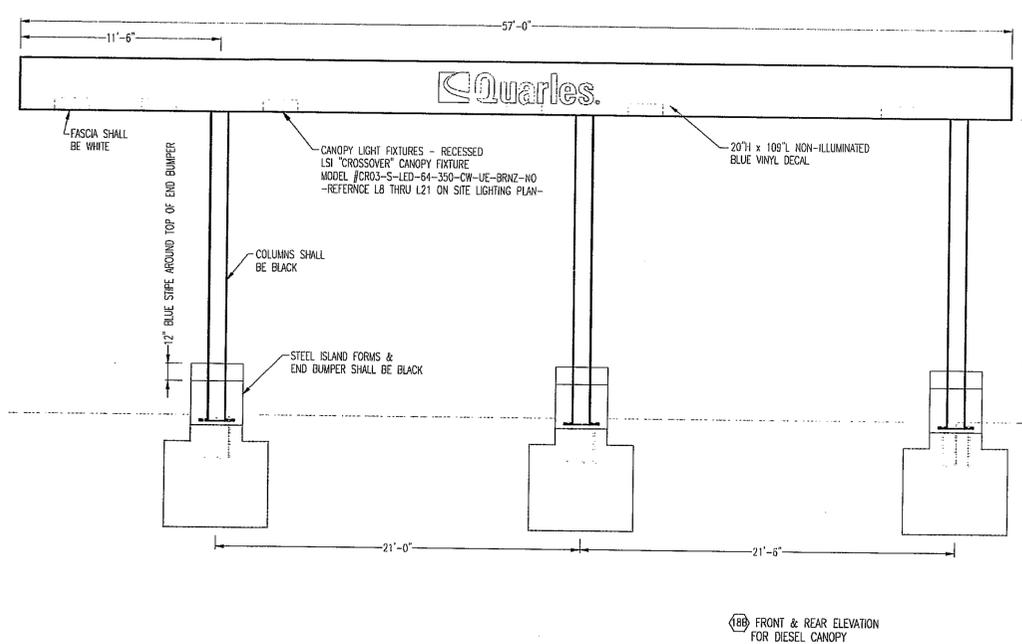
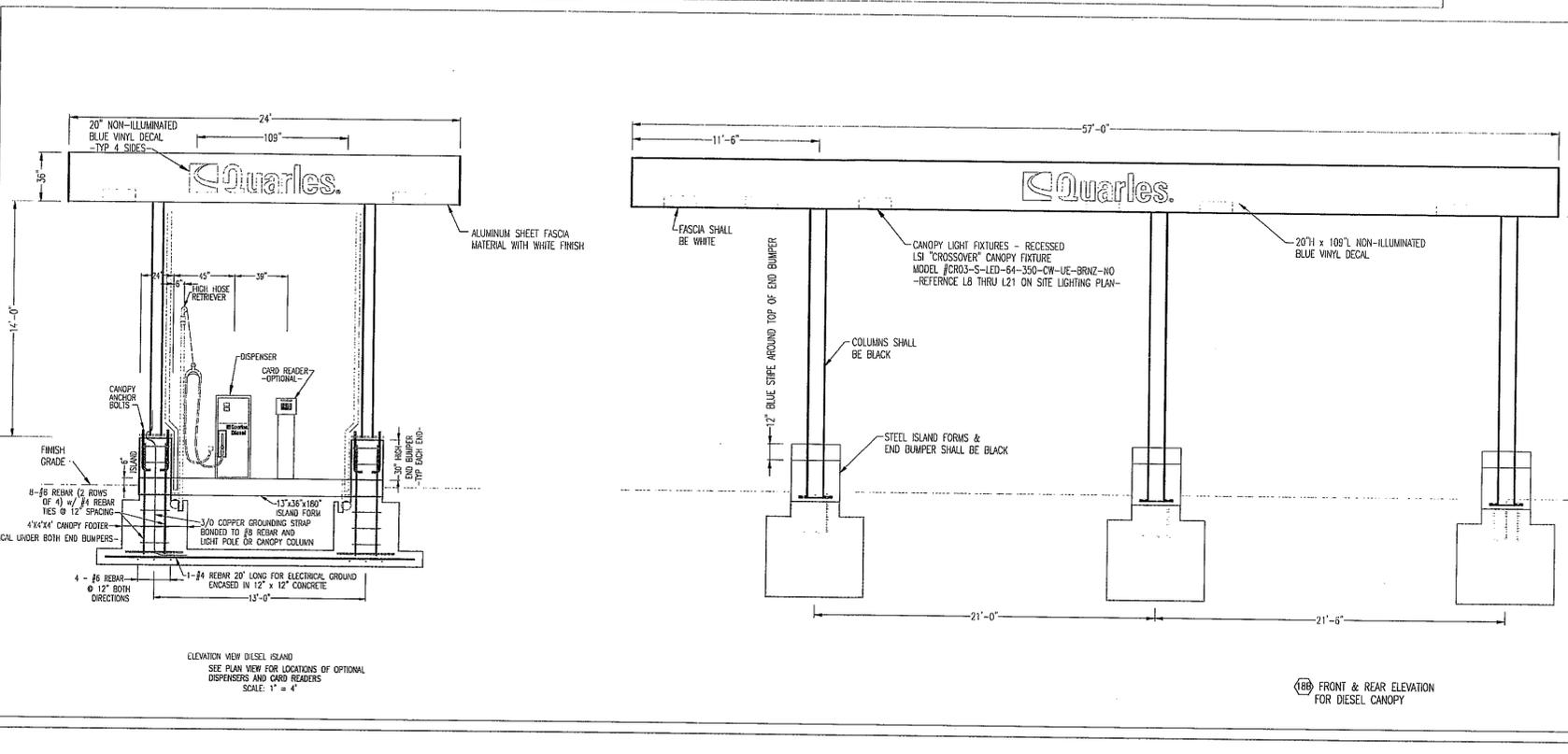
SPECIAL EXCEPTION PLAT
 SHIRLEY INDUSTRIAL
 PARK - LOT 38A
 FAIRFAX COUNTY, VIRGINIA

PROJECT No: 10-81-01
 SCALE: AS SHOWN
 DATE: 09-24-10
 DESIGN: DRAWN: CHECKED:
 SHEET No.



DATE	DESCRIPTION	BY	DATE	DESCRIPTION
7/17/11	ELIMINATE GROUND MOUNT SIGN	CM		
7/9/11	CHANGE GROUND SIGN GRAPHICS FROM WHITE TO BLUE & ADD DISPENSER DECAL DETAIL	CM		

DATE: 12-29-09 DWG BY: CAM
 DRAWN BY: R.H.
 1701 FALL HILL AVENUE - SUITE 300
 FREDERICKSBURG, VA 22401
 540-371-3819
 540-361-4674 FAX



Application No. SE-2010-MA-015 Staff R.H.
 Approved (SE) (SP) Plan
 SEE DEV CONDS DATED 09-29-2011
 Date of (ROS)(BZA) approval 10-18-2011
 Sheet 9 of 9

FOR ILLUSTRATIVE PURPOSES ONLY, WITHOUT LANDSCAPING. NOT FOR CONSTRUCTION PURPOSES.

THIS SHEET IS BY OTHERS,
 AND IS ONLY CERTIFIED AS
 PART OF OUR PLAN SET.