



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

September 21, 2016

RECEIVED  
Department of Planning & Zoning

OCT 11 2016

Zoning Evaluation Division

Sara V. Mariska  
Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA 84-S-027-08

Dear Ms. Mariska:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 20, 2016, approving Proffered Condition Amendment Application PCA 84-S-027-08 in the name of MACS Retail LLC. The Board's action amends the proffers for Rezoning Application RZ 84-S-027 previously approved for residential development and secondary commercial uses, to permit a service station, quick-service food store and modification of open space requirements with an overall Floor Area Ratio (FAR) of 0.24. The subject property is located in the N.E. quadrant of the intersection of Westfields Boulevard and Sequoia Farms Drive, on approximately 37,561.79 square feet of land zoned PDH-3, WS, [Tax Map 44-3 ((7)) B3 (part)], in the Sully District, subject to the proffers dated August 3, 2016.

Please note that on September 14, 2016, the Planning Commission approved Final Development Plan Amendment Application FDPA 84-S-027-06, subject to the development conditions dated August 30, 2016, with a modification to development condition #15 as follows: "Loading for the quick service food store will take place from the west side of the gas station canopy. All loading and fuel deliveries shall take place during off-peak hours, and shall not occur from 6 a.m. to 9 a.m. or from 4 p.m. to 9 p.m."

**The Board also:**

- Reaffirmed the modification of the transitional screening and barrier requirements of Sections 13-303 and 304 of the Zoning Ordinance in favor of existing landscaped vegetation
- Waived the loading space requirement of Section 11-200 of the Zoning Ordinance for the FDPA area, as conditioned

- Modified the open space requirement for the FDPA area, pursuant to Section 6-110 of the Zoning Ordinance for the FDPA area to permit 13 percent in lieu of 20 percent, with the overall open space for the shopping center remaining at 20 percent

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor Kathy Smith, Sully District  
Howard Goodie, Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Michael Davis, Section Chief, Transportation Planning Division  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Abdi Hamud, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Greg Bokan, Coordinator, Facilities Planning/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 20th day of September 2016, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT APPLICATION PCA 84-S-027-08**

**WHEREAS**, MACS Retail LLC, filed in the proper form an application to amend the proffers for RZ 84-S-027 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Sully District, and more particularly described as follows (see attached legal description): Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 20th day of September 2016.



Catherine A. Chianese  
Clerk to the Board of Supervisors



## PROFFERS

### MACS RETAIL LLC

PCA 84-S-027-08

August 3, 2016

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, MACS Retail LLC (hereinafter referred to as the "Applicant") and Sully Station, LLC (hereinafter referred to as the "Title Owner/Lessor") for themselves, successors and assigns in PCA 84-S-027-08, filed for property identified as Tax Map 44-3 ((7)) B3 (part) comprised of approximately 0.86 acre (hereinafter referred to as the "Application Property") hereby proffer that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves PCA 84-S-027-08. All other existing proffers affecting the Application Property shall remain in full force and effect and are not modified by these proffers except where inconsistent, in which case these proffers shall supersede.

#### 1. FINAL DEVELOPMENT PLAN

- a. Subject to the provisions of 16-402 and 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development and use of the Application Property shall be in substantial conformance with the Proffered Condition Amendment/Final Development Amendment Plan (the "FDPA") consisting of thirteen (13) sheets, prepared by Core States Group dated June 19, 2015 and revised through August 3, 2016.
- b. Subject to the provisions of Section 18-204 of the Zoning Ordinance, minor modifications to the FDPA may be permitted as determined by the Zoning Administrator.
- c. As shown on the FDPA, the Applicant hereby amends Proffer 19 of PCA 84-S-027-01 to allow development of the Application Property with a service station and quick service food store.

#### 4. GROSS FLOOR AREA

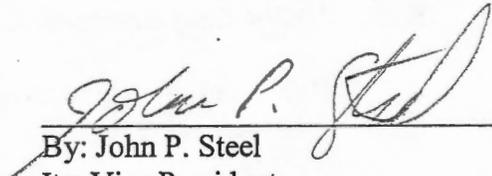
The Applicant hereby proffers not to exceed a floor area of 149,995 square feet.

#### 8. SUCCESSORS AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicant, Title Owner/Lessor, and their successors and assigns.

APPLICANT/LESSEE OF TAX MAP  
44-3 ((7)) B3 (part)

MACS RETAIL LLC

  
By: John P. Steel  
Its: Vice President

[SIGNATURES CONTINUE ON NEXT PAGE]

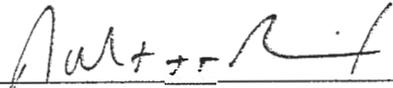
TITLE OWNER/LESSOR OF  
TAX MAP 44-3 ((7)) B3 (part)

SULLY STATION, LLC

By: JBG/R Sully Station LLC, its co-manager

By: 1111 Property Associates (1998) LLC, its  
managing member

By: Rosenfeld Realty Company, Inc., its  
managing member

  
\_\_\_\_\_  
By: Robert J. T. Rosenfeld  
Its: President

By: Moses LLC, its co-manager

\_\_\_\_\_  
By: Alfred H. Moses  
Its: Manager

[SIGNATURES END]

TITLE OWNER/LESSOR OF  
TAX MAP 44-3 ((7)) B3 (part)

SULLY STATION, LLC

By: JBG/R Sully Station LLC, its co-manager

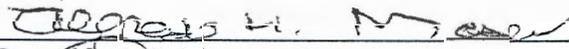
By: 1111 Property Associates (1998) LLC, its  
managing member

By: Rosenfeld Realty Company, Inc., its  
managing member

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By: Robert J. T. Rosenfeld  
Its: President

By: Moses LLC, its co-manager

  
By: Alfred H. Moses  
Its: Manager

[SIGNATURES END]

## DEVELOPMENT CONDITIONS

### FDPA 84-S-027-06

**As Revised by the Planning Commission on September 14, 2016**

With the Planning Commission approval of FDPA 84-S-027-06 for a quick service food store and modifications to a service station in the Sully Station Shopping Center located at Tax Map 44-3 ((7)) B3 (pt.), pursuant to Sect. 6-103 of the Fairfax County Zoning Ordinance, the Commission conditions the approval by requiring conformance with the following development conditions which are in addition to all previously approved conditions:

1. This approval is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Final Development Plan Amendment (FDPA) approved with the application, as qualified by these development conditions.
2. This FDPA is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any site plan submitted pursuant to this FDPA shall be in substantial conformance with the approved FDPA titled "Proffered Condition Amendment, Final Development Plan Amendment for Sully Station Shopping Center," prepared by Core State Group and consisting of thirteen sheets dated June 19, 2015, as revised through August 3, 2016, and these conditions. Minor modifications to the approved FDPA may be permitted pursuant to Sect. 16-403 of the Zoning Ordinance.
3. The maximum gross floor area of the quick service food store and the storage/food enclosure shall be a total of 3,910 square feet.
4. The exterior design, building materials and colors used in construction of the quick service food store and the storage structure shall be consistent on all four sides and shall generally conform to the character and quality of the perspective and elevations contained in the FDPA.
5. The following green building technology and strategies shall be incorporated into the quick service food store, and proof of each shall be demonstrated to the Environment and Development Review Branch (EDRB) of the Department of Planning and Zoning, prior to final bond release.
  - A. The Applicant shall install ultralow-flow plumbing fixtures throughout the building with the maximum water usage as listed below. In addition, motion sensor faucets and flush valves shall be installed in public area restrooms. Proof of installation and manufacturers' product data shall be provided to the EDRB.

Water Closet (gallons per flush, gpf) = 1.28

Urinal (gpf) = 0.5

Showerheads (gallons per minute, gpm) = 2.0 (when measured at a flowing pressure of 80 pounds per square inch, psi)

Lavatory faucets (gpm) = 1.5 (when measured at a flowing water pressure of 60 psi)

Kitchen and janitor sink faucets (gpm) = 2.20

Metering faucets (gpm) = 0.25

- B. The Applicant shall use low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products, as well as furniture and furnishings if available. Low-emitting is defined according to the following table:

Application	(VOC Limit g/L less water)
Carpet Adhesive	50
Rubber floor adhesive	60
Ceramic tile adhesive	65
Anti-corrosive/ anti-rust paint	250
Clear wood finishes	350

The Applicant shall provide proof of installation and the manufacturers' product data to the EDRB.

- C. Energy Star appliances and equipment shall be installed for all refrigerators, dishwashers, water heaters, computers, monitors, televisions, vending machines, water coolers, and other appliances and office equipment (if available). Proof of installation, installation locations and manufacturers' product data, including the Energy Star energy guide, shall be provided to the EDRB.
- D. The Applicant shall have a construction waste management plan that consist of hiring a waste removal and diversion company to process all construction waste at a recycling center. The Applicant shall provide a copy of the waste removal contract as proof of compliance to the EDRB.
- E. An area for the separation, collection and storage of glass, paper, metal, plastic and cardboard shall be provided. There shall be a dedicated area on the Application Property for the storage of the recycled materials. The Applicant shall provide proof of installation, installation locations, and a copy of the Applicant's hauling contract to the EDRB.
- F. The Applicant shall use materials that include recycled content for items such as flooring, ceiling, wall tiles, carpet, etc. The Applicant shall provide proof of installation and the manufacturers' product data indicating the recycled content.

6. Existing lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting may remain. All new and replacement outdoor lighting fixtures shall be in accordance with the Performance Standards of Article 14 of the Zoning Ordinance.
7. A parking tabulation which demonstrates that parking requirements are met for all uses in the shopping center shall be approved by the Department of Public Works and Environmental Services (DPWES) prior to the issuance of the Non-RUP for the quick service food store and any approved additions to the Sully Station Shopping Center. All parking spaces shall conform to the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES.
8. The Applicant shall provide landscaping, including trees and shrubs, in substantial conformance with the FDPA. The exact number, species, location and spacing of trees and other plant material shall be determined at the time of site plan review and shall be subject to review and approval of the Urban Forest Management Division (UFMD), DPWES.
9. Landscape Planting Pre-installation Meeting: Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer shall coordinate a pre-installation meeting on the site with the landscape contractor, UFMD staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan shall be reviewed and must be approved by UFMD staff prior to planting.
10. Tree Preservation Plan: The Applicant shall submit a Tree Preservation Plan and Narrative as part of all subsequent plan submissions. The Tree Preservation Plan and Narrative shall be prepared by a Certified Arborist or Registered Consulting Arborist, and shall include elements of PFM 12-0509.
11. Tree Protection Fencing: The Applicant shall provide appropriate tree protection devices, based on site conditions and proposed construction activities at time of site plan. Tree protection fence shall consist of four-foot high welded wire attached to six-foot steel posts driven 18 inches into the ground and space no further than 10 feet apart; or super silt fence.
12. Tree Preservation Measures: Tree preservation measures shall be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching, watering, etc. Specifications shall be provided on the plan detailing how preservation measures shall be implemented. Tree preservation activities shall be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.

13. Demolition: The demolition of all existing structures and site features within or adjacent to tree preservation areas shall be accomplished in the least disruptive manner practical as reviewed and approved by UFMD. All tree protection fencing shall be in place and verified by a County representative prior to commencement of demolition activities.
14. Site Monitoring: The Applicant's Project Arborist shall be present on site during implementation of the Phase 1 Erosion and Sediment Control Plan and monitor any construction activities conducted within or adjacent to areas of trees to be preserved. Construction activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation/tree removal, and demolition activities. During implementation of Phase 2 Erosion and Sediment Control Plan, the Project Arborist shall visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the Tree Preservation Plan and approved by UFMD. Written reports shall be submitted to UFMD and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports shall be described and detailed in the Tree Preservation Plan.
15. Loading for the quick service food store will take place from the west side of the gas station canopy. All loading and fuel deliveries shall take place during off-peak hours, and shall not occur from 6:00 a.m. to 9:00 a.m. or from 4:00 p.m. to 9:00 p.m.

This approval, contingent on the above noted conditions, shall not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

The Applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures.





**STORMWATER MANAGEMENT NARRATIVE:**

STORMWATER QUANTITY AND QUALITY CONTROLS WERE PROVIDED FOR THE SITE BY A SERIES OF DOWNSTREAM PONDERS THAT WERE CONSTRUCTED UNDER A PLAN PREPARED BY CANNONDAKE AND QUARRA BURNETT INC. 4125-20-01. POND NO. 2 IS THE POND THAT OUR SITE FLOWS TO. THE POND IS LOCATED JUST WEST OF WESTSIDE OF ALMOST DIRECTLY ACROSS WESTSIDE ST. FROM THE PROPOSED CONN. POND SITE. THE POND COVERS A DRAINAGE AREA OF 62.8 ACRES WHICH ENCOMPASSES THE ENTIRE SHOPPING CENTER PROPERTY. THE ORIGINAL IMPROVEMENTS TO THE PLAN (PLAN NO. 4125-20-01-02) WAS DESIGNED BY CANNONDAKE AND QUARRA AND DIRECTED THE FLOW THROUGH OUR SITE IN A SERIES OF CLOSERS COMPOSED THAT FORMS OUTLET IN A 40' WIDE AND 24' HIGH POND TO POND 2. THE PROPOSED IMPROVEMENTS WERE ANTICIPATED BY THE ORIGINAL SITE PLAN AND AS SUCH THERE IS NO INCREASE IN RUNOFF AS A RESULT OF THE PROPOSED IMPROVEMENTS. THE STORMWATER MANAGEMENT POND SUPPLEMENTS A 300' X 200' BANK CHANNEL THAT FLOWS APPROXIMATELY 1,400 CFS TO THE NAMED FLOODPLAIN FLATLICK BRANCH.

**CUTFALL NARRATIVE:**

THE SITE RUNOFF FOR THE SITE FLOWS IN A WESTERN DIRECTION TO THE EXISTING STORM DRAIN THAT CROSSES THE SITE. RUNOFF BEING BEYOND THE EXISTING STORMWATER MANAGEMENT/RETENTION PONDERS FROM CONSTRUCTED WITH THIS SITE. DUE TO THE EXISTING STORMWATER MANAGEMENT POND, THE RUNOFF FROM THE SITE HAS BEEN REDUCED TO MATCH THE PREDEVELOPMENT CONDITIONS. THE POND THEN OUTFALLS INTO AN EXISTING DITCH AND BANK CHANNEL. THE POND OUTFALL IS LINED WITH 80% GAP THE CHANNEL IS A WELL SERVED DITCH CHANNEL THE DITCH HAS 3' BANKS AND VEGETATED THE CHANNEL THAT PROTECTS THE FILL TO THE 300' X 200' BANK FLOODPLAIN OF FLATLICK BRANCH BEYOND THE OUR RUN BANK STUDY. THIS SECTION OF STREAM HAS A 100 YEAR FLOW OF 6,000 CFS. THE EXTENT OF REVIEW OF THE SUBJECT SITE HIGH EXCEEDS 2500 FT DOWNSTREAM FROM THE 300' X 200' BANK FLOODPLAIN FLATLICK BRANCH.

**EXTENT OF REVIEW OF DOWNSTREAM DRAINAGE SYSTEM:**

THE OUTFALL HAS BEEN EXTENDED TO A POINT 150 FT DOWNSTREAM IN A POINT ABOVE THE RECEIVING CHANNEL IS JOINED BY CHANNEL THAT HAS A DRAINAGE AREA THAT IS AT LEAST 50% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. THE SUBJECT SITE OUTFALL CHANNEL HAS A DRAINAGE AREA OF 60 ACRES. THE POINT OF CONFLUENCE OF A DOWNSTREAM CHANNEL WITH A DRAINAGE AREA OF 34 ACRES. THE DOWNSTREAM CHANNEL DRAINAGE AREA IS GREATER THAN 50% OF THE SITE CONTRIBUTING AREA. THE EXTENT OF REVIEW EXITS 150' DOWNSTREAM OF THE OFFICE RECEIVING CHANNEL.

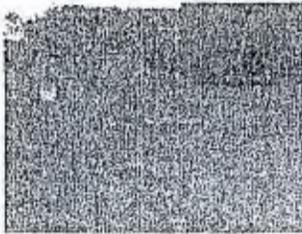


PHOTO AT TOP OF THE STORM DRAIN

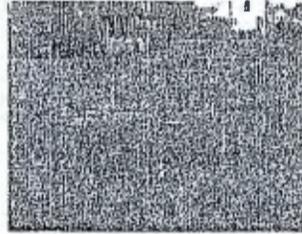


PHOTO AT OUTLET OF STORM POND

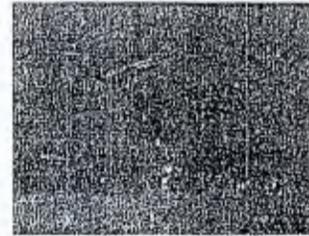
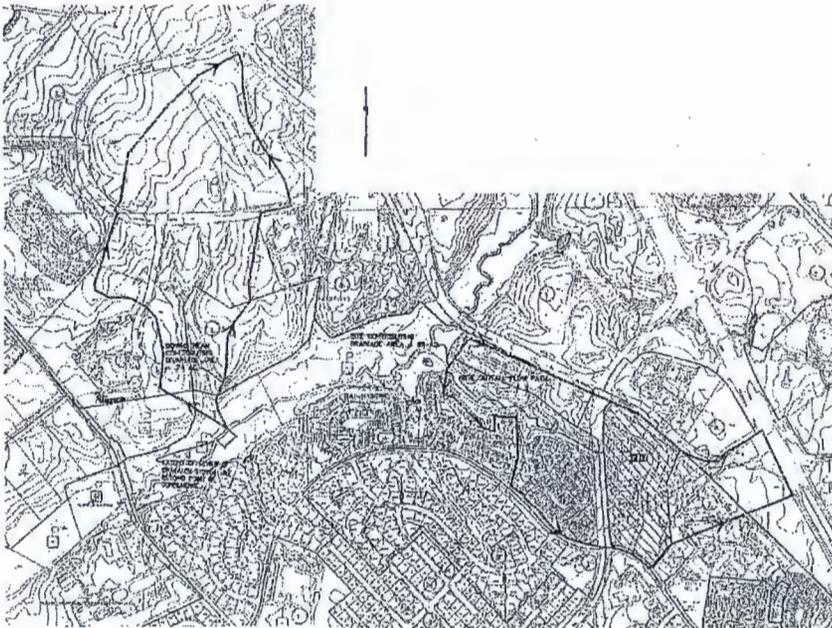


PHOTO AT SITE OUTFALL INTO FLATLICK BRANCH



MAP OF EXTENT OF REVIEW OF DOWNSTREAM DRAINAGE SYSTEM

FOR INFORMATION PURPOSES ONLY



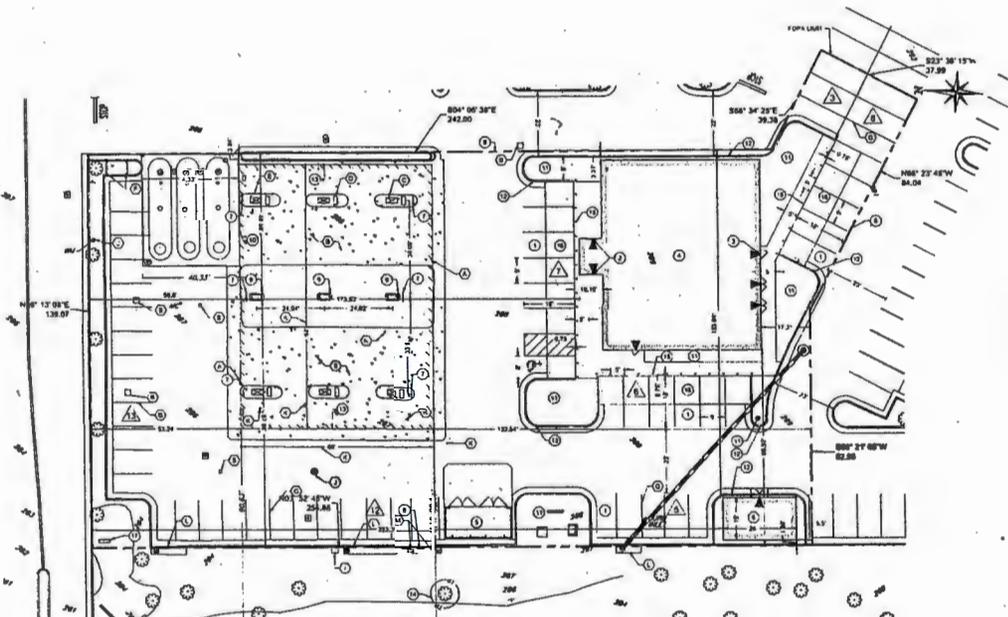
SULLY STATION  
SHOPPING CENTER

STORMWATER  
OUTFALL

NO.	DATE	DESCRIPTION
1	10/1/01	PRELIMINARY DESIGN
2	10/1/01	FINAL DESIGN
3	10/1/01	CONSTRUCTION
4	10/1/01	OPERATION
5	10/1/01	MAINTENANCE
6	10/1/01	REPAIRS
7	10/1/01	RECONSTRUCTION
8	10/1/01	DEMOLITION
9	10/1/01	RECONSTRUCTION
10	10/1/01	DEMOLITION
11	10/1/01	RECONSTRUCTION
12	10/1/01	DEMOLITION
13	10/1/01	RECONSTRUCTION
14	10/1/01	DEMOLITION
15	10/1/01	RECONSTRUCTION
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43	10/1/01	RECONSTRUCTION
44	10/1/01	DEMOLITION
45	10/1/01	RECONSTRUCTION
46	10/1/01	DEMOLITION
47	10/1/01	RECONSTRUCTION
48	10/1/01	DEMOLITION
49	10/1/01	RECONSTRUCTION
50	10/1/01	DEMOLITION







**EXISTING KEYNOTE LEGEND**

- A. EXISTING 2" FUEL CANOPY TO REMAIN AND BE PROTECTED IN PLACE.
- B. EXISTING CONCRETE TO REMAIN AND BE PROTECTED IN PLACE.
- C. EXISTING FUEL DISPENSER (FPV) TO REMAIN AND BE PROTECTED IN PLACE.
- D. EXISTING CONCRETE ISLAND (FPV) TO REMAIN AND BE PROTECTED IN PLACE.
- E. EXISTING CONCRETE ISLAND (FPV) TO REMAIN AND BE PROTECTED IN PLACE.
- F. EXISTING ISLAND TO REMAIN AND BE PROTECTED IN PLACE.
- G. EXISTING STRIP TO REMAIN.
- H. NOT USED.
- I. EXISTING UTILITY POLE TO REMAIN AND BE PROTECTED IN PLACE.
- J. EXISTING MANHOLE TO REMAIN AND BE PROTECTED IN PLACE.
- K. EXISTING CLEAN OUT TO REMAIN AND BE PROTECTED IN PLACE.
- L. EXISTING CURB ISLET TO REMAIN AND BE PROTECTED IN PLACE.
- M. EXISTING MOUND TO REMAIN AND BE PROTECTED IN PLACE.

**PROPOSED KEYNOTE LEGEND**

- 1. PROP. PARKING (BAY) TYP. SPACE
- 2. PROP. STORE FRONT ENTRANCE
- 3. PROP. REAR STOREFRONT ENTRANCE
- 4. PROP. 1.5" SF BULKHEADS NEAR EVERY (STAIR) APPROX. 30.25' FPD, BUILDING HEIGHT = 18.17'
- 5. PROP. CONCRETE DOUBLE TRAILER ENCLOSURE
- 6. PROP. 3" SF STORAGE FOOD ENCLOSURE (17'X24')
- 7. PROP. 1" BOLLARD
- 8. PROP. LEASE LINE
- 9. PROP. 4" SF DISPENSER ON NEW CONCRETE PAD
- 10. PROP. TANK FIELD
- 11. PROP. MULCHBEDS
- 12. PROP. 4" CURB AND GUTTER
- 13. EXISTING 2" FUEL CANOPY TO REMAIN AND BE PROTECTED IN PLACE.
- 14. PROP. TREE PROTECTION
- 15. PROP. 6" BOLLARD (TYP. 12)
- 16. PROP. CONCRETE FURNISH MOUND
- 17. PROP. 7" MOUNDING SIGN, 36" SF MOUNDING

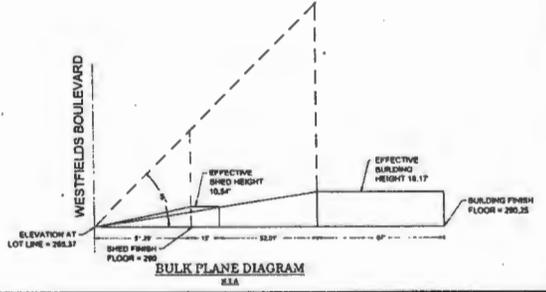
EXISTING IMPERVIOUSNESS IS 55.81 AT SF  
PROPOSED IMPERVIOUSNESS IS 41.21 AT SF

**NOTES:**

1. ALL UTILITY EASEMENTS OVER 24 FEET IN WIDTH AND ALL UNDERGROUND UTILITY EASEMENTS ARE DEPICTED ON THE CSD MAPS.
2. THE APPLICANT PROMISES ENHANCEMENT OF AN EASTWIND USE AND WILL HAVE NO ADVERSE IMPACTS ON ADJACENT PROPERTIES WITHIN THE SCOPE OF THE APPLICATION.

**SITE LEGEND**

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING ROAD CENTERLINE
- PROPOSED ROAD CENTERLINE
- PROPOSED DITCH CENTERLINE
- PROPOSED LIMITS OF SWP / DETENTION
- EXISTING CURB
- PROPOSED CURB
- PROPOSED MOUNTABLE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED WATER STRUCTURES
- PROPOSED 8" FORD'S STRUCTURES
- PROPOSED SANITARY STRUCTURES
- EXISTING SANITARY STRUCTURES
- SANITARY WATER STRUCTURES
- PROPOSED PARKING CANOPY
- PROPOSED BUILDING ENTRANCE



**CORE STATES GROUP**

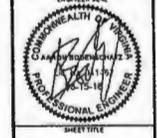
101 L. Maple Avenue  
Aurora, IL 60005-2725  
Tel: (708) 864-2124  
Fax: (708) 864-2124  
www.corestates.com

DOCUMENTS PREPARED BY CORE STATES INC. INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SITE FOR WHICH THEY WERE PREPARED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY AN OTHER PARTY, WITHOUT THE EXPRESS WRITTEN CONSENT OF CORE STATES INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. CORE STATES INC. WILL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, SPECIAL DAMAGES, ARISING FROM ALL CLAIMS AND LOSSES.

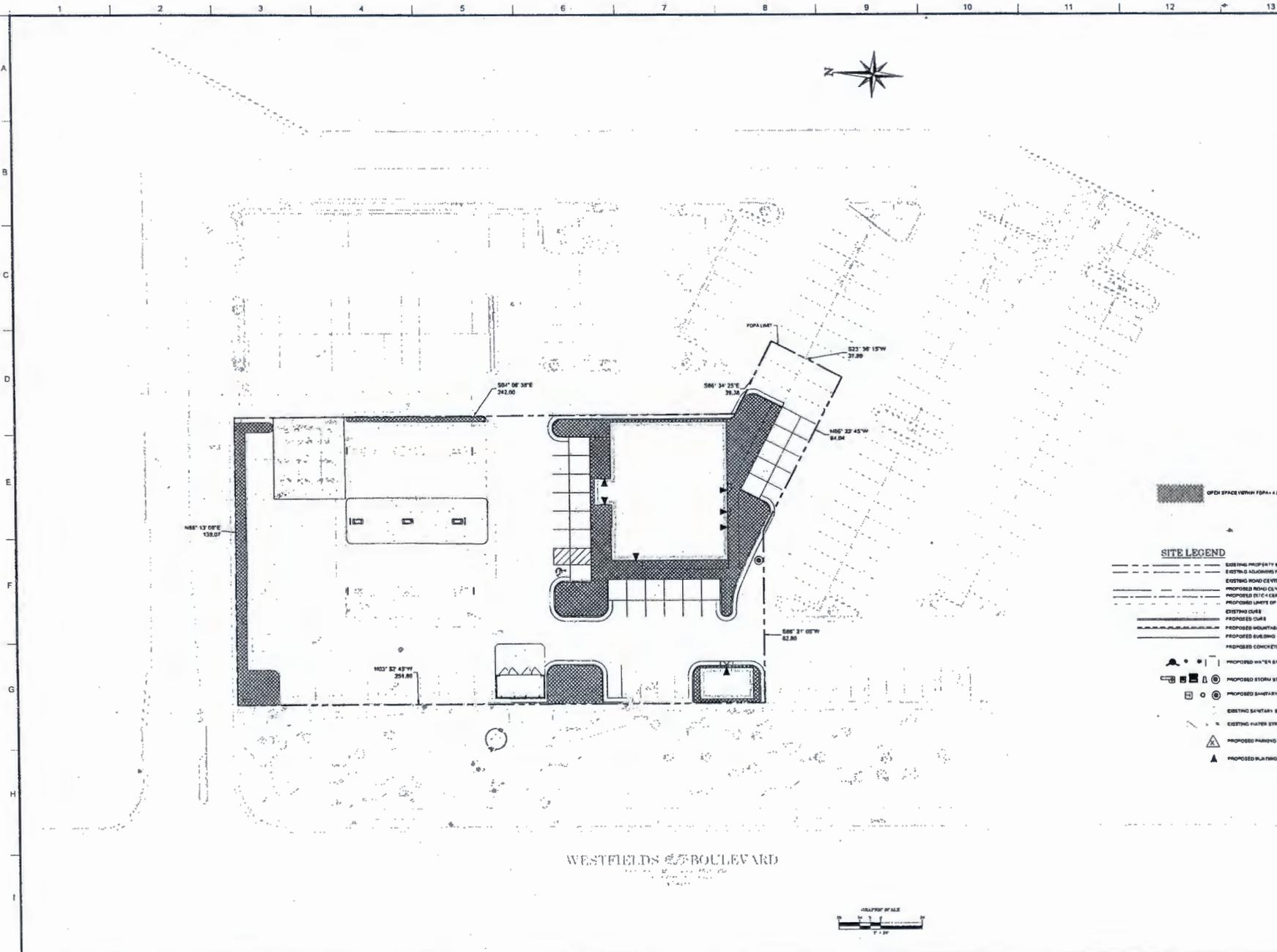


REV.	DATE	COMMENT	BY
1	06-18-14	PER CITY OF AURORA COMMENTS	MM
2	06-18-14	PER CITY OF AURORA COMMENTS	MM
3	11-23-13	PER CAROLINA COMMENTS	MM
4	10-10-14	PER COUNTY COMMENTS	MM
5	02-25-14	PER CITY OF AURORA COMMENTS	MM
6	05-28-14	PER CITY OF AURORA COMMENTS	MM
7	06-18-14	PER STAFF COMMENTS	MM
8	06-24-14	PER STAFF COMMENTS	MM
9	06-24-14	PER STAFF COMMENTS	MM
10	06-24-14	PER STAFF COMMENTS	MM

DOCUMENT: **FIPA**  
PROJECT: **SULLY STATION**  
CLIENT: **MACS RETAIL, LLC.**  
SITE LOCATION: **5135 WESTFIELDS BOULEVARD, CENTREVILLE, FAIRFAX COUNTY, VA**



SHEET TITLE: **FINAL DEVELOPMENT PLAN AMENDMENT**  
JOB # **SH-1736**  
DATE **06/18/14**  
SCALE **1"=20'**  
DRAWN BY **CP**  
CHECKED BY **AS**



WESTFIELDS CENTER BOULEVARD

**CORE STATES**  
GROUP

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301 S. Maple Avenue  
Farmingdale, NY 11735  
Phone: (516) 800-2125  
Fax: (516) 800-2124  
Admin@corestates.com

**811**  
Call before you dig

REVISIONS

REV.	DATE	COMMENT	BY
1	06-16-16	PER DEVELOPER COMMENTS	DP
2	06-13-16	PER CLIENT COMMENTS	MP
3	1-23-14	PER CLIENT COMMENTS	MP
4	10-18-14	PER CLIENT COMMENTS	MP
5	10-25-14	PER ATTORNEY COMMENTS	MP
6	10-08-14	PER COUNTY COMMENTS	MP
7	10-16-14	PER STAFF COMMENTS	MP
8	04-29-14	PER STAFF COMMENTS	DP
9	03-05-14	PER STAFF COMMENTS	MP

DOCUMENT  
FDPA

PROJECT  
SULLY STATION

CLIENT  
MACS RETAIL, LLC.

SITE LOCATION  
5135 WESTFIELDS BOULEVARD  
CENTREVILLE, VA  
FAIRFAX COUNTY, VA

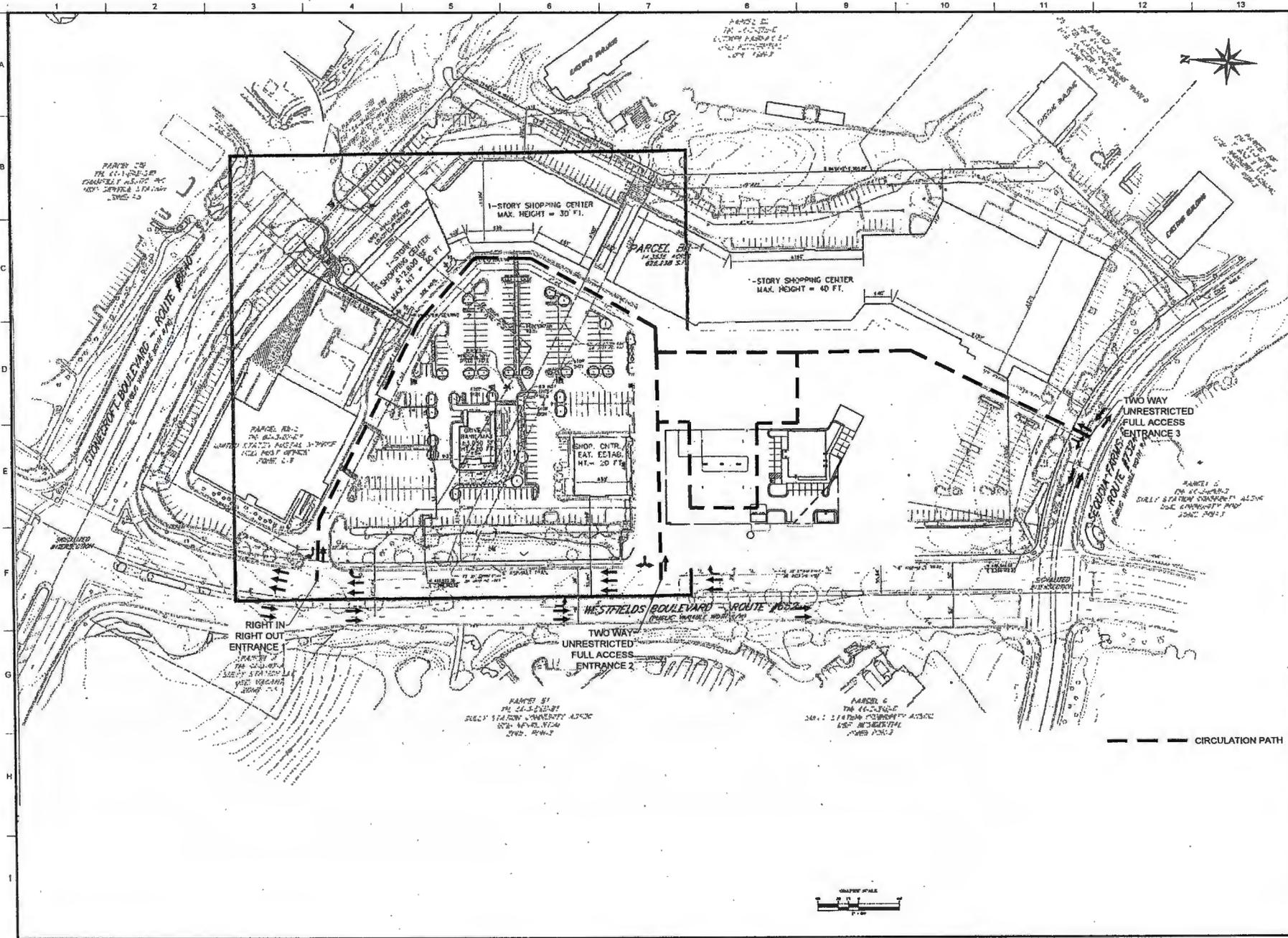
PROPOSED SEAL  
OFFICIAL SEAL  
OFFICIAL ENGINEER

SHEET TITLE  
OPEN SPACE EXHIBIT

JOB # \_\_\_\_\_ DATE 06/16/16  
SCALE 1/8" = 1'-0" DRAWN BY DP CHECKED BY AS

SHEET NO.  
7  
OF 16

- SITE LEGEND**
- EXISTING PROPERTY BOUNDARY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING ROAD CENTERLINE
  - PROPOSED ROAD CENTERLINE
  - PROPOSED IN-CH CENTERLINE
  - PROPOSED LANE OF TRAVEL SETBACK
  - EXISTING CURB
  - PROPOSED CURB
  - PROPOSED HORIZONTAL
  - PROPOSED CONCRETE
  - PROPOSED WATER STRUCTURES
  - PROPOSED STORM STRUCTURES
  - PROPOSED SANITARY STRUCTURES
  - EXISTING SANITARY STRUCTURES
  - EXISTING WATER STRUCTURES
  - PROPOSED PARKING CURB
  - PROPOSED PLANNING ENTRANCE



**CORE STATES**

GROUP

CONSULTANTS  
 1100 North 112th Street  
 Suite 1000  
 Omaha, NE 68131  
 (402) 426-1000  
 www.corestates.com

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REVISIONS

REV. DATE	COMMENTS	BY
1 06-15-11	PER DEVELOPER COMMENTS	DP
2 06-15-11	PER CLIENT COMMENTS	AV
3 11-29-11	PER LANDSCAPE COMMENTS	AV
4 10-26-11	PER COUNTY COMMENTS	AV
5 10-26-11	PER ARCHITECT COMMENTS	AV
6 10-26-11	PER COUNTY COMMENTS	AV
7 10-26-11	PER STREET COMMENTS	AV
8 06-29-11	PER STREET COMMENTS	DP
9 06-29-11	PER STREET COMMENTS	AV

DOCUMENT: FDPA

PROJECT: SULLY STATION

CLIENT: MACS RETAIL, L.L.C.

SITE LOCATION:  
 5135 WESTFIELDS BOULEVARD  
 CENTREVILLE, FAIRFAX COUNTY, VA



SHEET TITLE: CIRCULATION PLAN

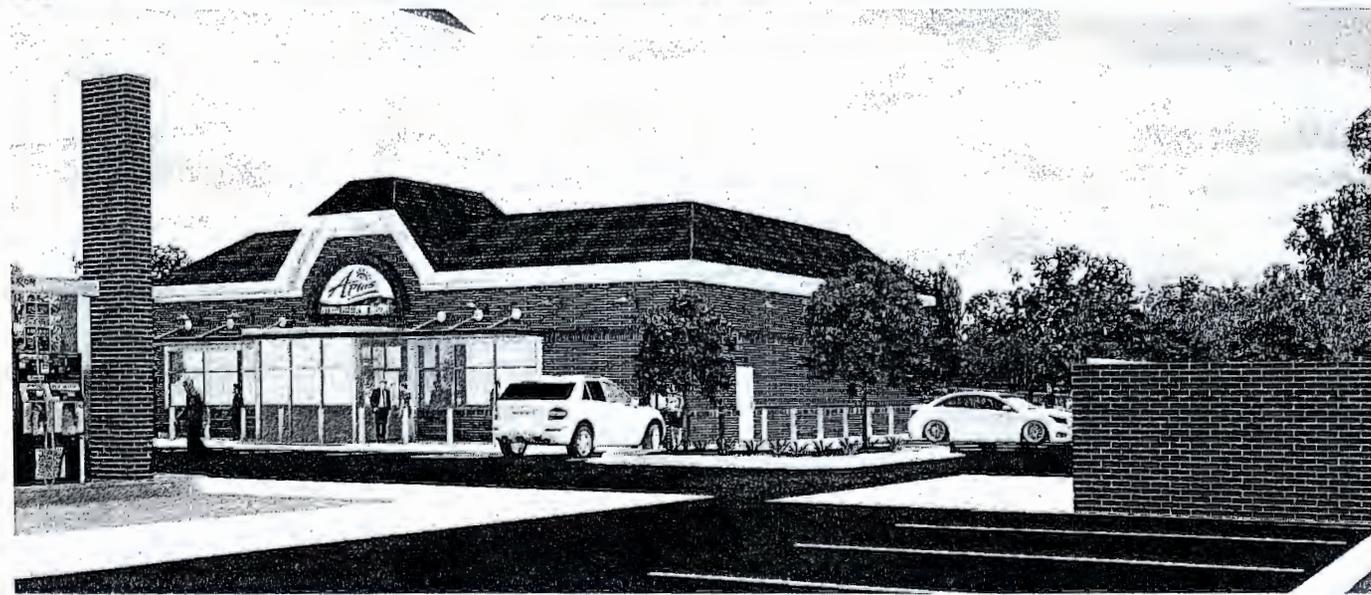
JOB NO: SULL1774  
 DATE: 06/15/11  
 SCALE: 1"=40'  
 DRAWN BY: DP  
 CHECKED BY: AV

8

OF 16



1 SITE PERSPECTIVE  
SCALE: NONE



2 SITE PERSPECTIVE  
SCALE: NONE

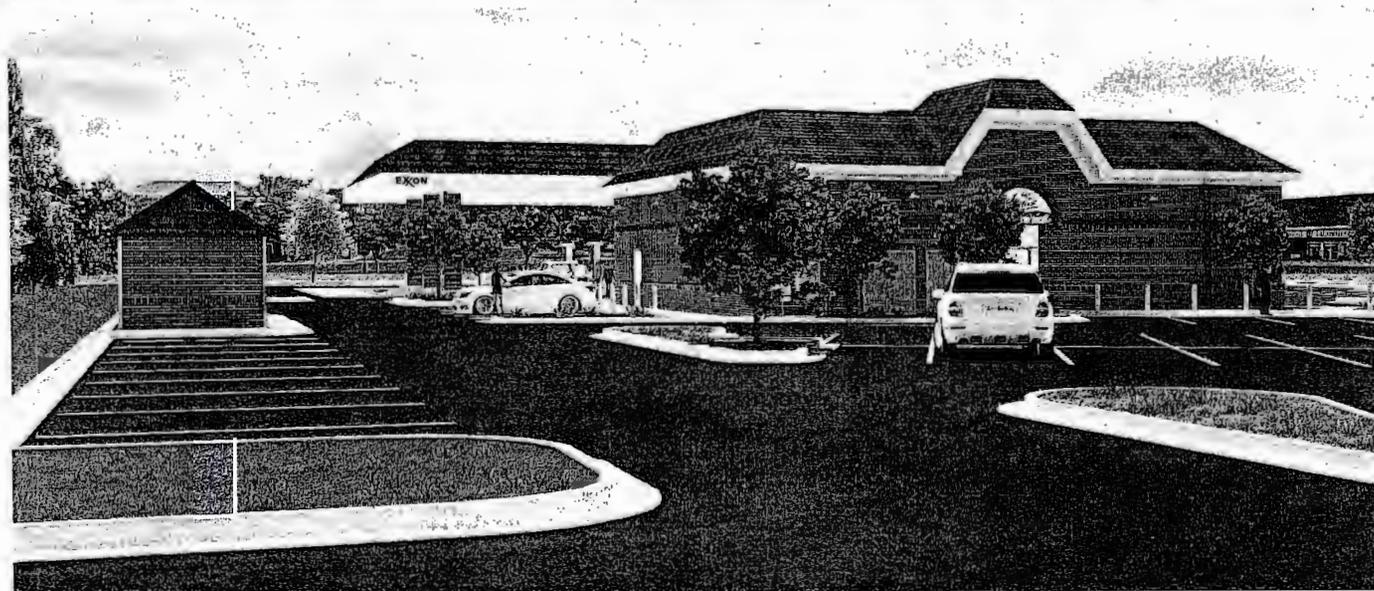


FOR ILLUSTRATIVE PURPOSES.  
SUBJECT TO FINAL DESIGN

DATE: 05/14/2014		TIME: 10:00 AM	
PROJECT: SUNOCO		SHEET: 9 OF 16	
<b>Cornerstone Consulting</b> Engineers & Architectural, Inc. 1170 N. Kings Street, Alexandria, VA 22304 Phone: 813-824-2001 Fax: 813-824-7900 www.cornerstoneconsulting.com			
CCPA #: 15-0173			
<b>SUNOCO, INC.</b> Retail Engineering 3901 West Choptank Pike, Centerville, PA 15013			
LOCATION:	5700 WESTFIELD DR NW TOWNSHIP OF LAMBERTVILLE FAIRFAX COUNTY VIRGINIA	PROJECT #:	MX13460
ENTRANCE PERSPECTIVE			
DESIGNED BY:	PROJECT #:	SHEET #:	TOTAL SHEETS:
DRAWN BY:	0597-7525	2	2
CHECKED BY:	SHEET 9 OF 16		



1 SITE PERSPECTIVE



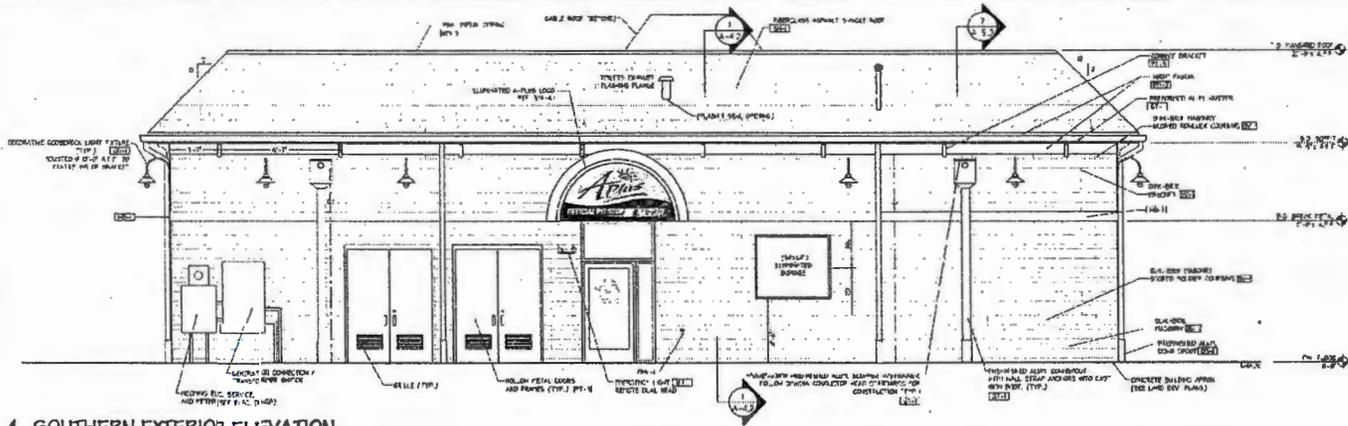
2 SITE PERSPECTIVE



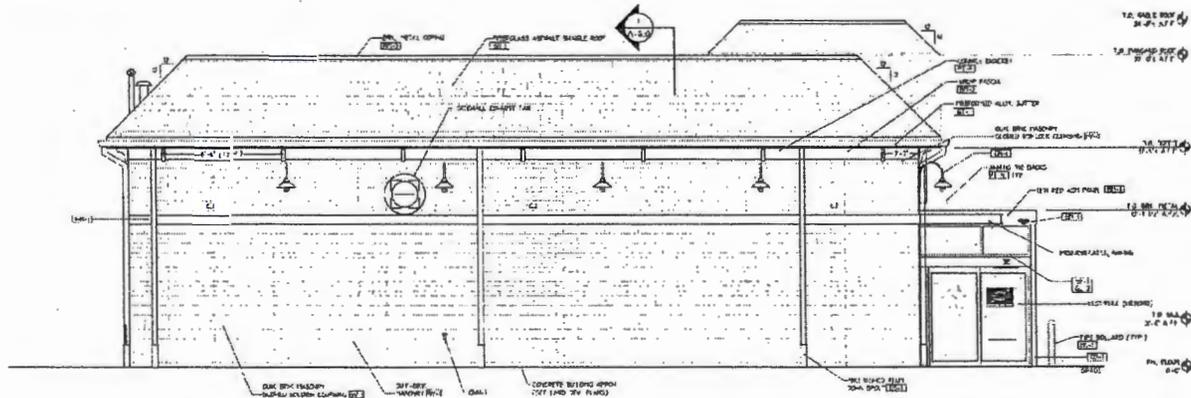
FOR ILLUSTRATIVE PURPOSES.  
SUBJECT TO FINAL DESIGN

<b>Corianna Consulting</b> Engineers & Architectural, Inc. 1175 N. Broad Street, Alexandria, VA 22304 Phone: 703.836.6200 Fax: 703.836.6200 www.coriana.com		CCPEA # 15-0371
<b>SUNOCO, INC.</b> Retail Engineering 1001 West Chester Pike, Swanton Square, PA 19071		PROJECT NO. <b>MX13460</b>
LOCATION: 3122 W. H. DAVIS RD. W3 FARM-UP CHARLESTON FARM-UP COUNTY, VIRGINIA		EXTERIOR PERSPECTIVE DATE AS SHOWN
SCALE: 1/8" = 1'-0" SHEET: 10 OF 16	PROJECT: 0597-7525	SHEET: 2





1 SOUTHERN EXTERIOR ELEVATION  
SCALE 1/4" = 1'-0"



2 EASTERN EXTERIOR ELEVATION  
SCALE 1/4" = 1'-0"

NOTE: BUILDING MATERIALS AND DESIGN MAY BE MODIFIED AT TIME OF FINAL DESIGN PROVIDED THAT THE MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE DESIGN PRESENTED HEREIN.



3 A PLUS ARCH DETAIL  
SCALE 1/2" = 1'-0"

NO.	FINISH MATERIAL	MANUFACTURER / MODEL	COLOR	SPECIFICATION / SIZE	LOCATION / NOTES	VENDOR CONTACT
001	CONCRETE	CONCRETE	GRAY	CONCRETE BUILDING SYSTEM	ENTIRE EXTERIOR	CONCRETE BUILDING SYSTEM
002	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
003	METAL FLASHING	METAL FLASHING	SILVER	METAL FLASHING	ROOF EDGES	METAL FLASHING
004	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
005	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
006	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
007	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
008	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
009	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
010	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
011	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
012	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
013	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
014	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
015	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
016	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
017	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
018	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
019	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW
020	GLASS BLOCK	GLASS BLOCK	TRANSPARENT	GLASS BLOCK WINDOW	WINDOW	GLASS BLOCK WINDOW

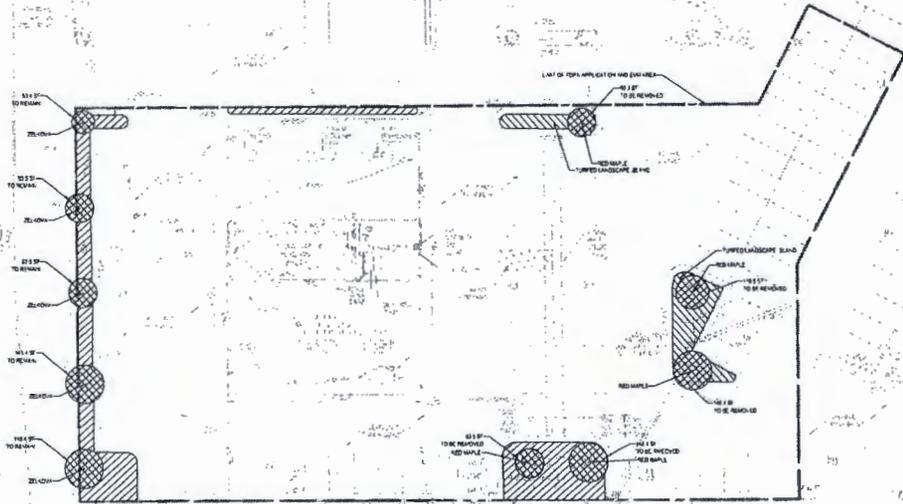
FOR ILLUSTRATIVE PURPOSES, SUBJECT TO FINAL DESIGN

**Cornerstone Consulting**  
Engineers & Architectural, Inc.  
1700 N. ...  
Phone: 540-330-7525  
Fax: 540-330-7526  
CCEA # 1540271

**SUNOCO, INC.**  
Retail Engineering  
2801 West Chester Pike, Newtown Square, PA 19075

LOCATION: 3100 N. ...  
PROJECT NO: MX13-160

DATE: 05/13/2013  
SHEET 12 OF 16



WESTFIELDS BOULEVARD

**EXISTING VEGETATION MAP (EVM)**

COVER TYPE SUMMARY TABLE  
 PARCEL 0403 07 81, FAIRFAX COUNTY VA  
 AREA 0.8823 ACRES (37,862 SF) - FDPA AREA  
 EVM PREPARED ON 05/26/15 BY NICHOLAS GEORGAS, CERTIFIED ARBORIST

NOTE: E.V.M. PREPARED ONLY FOR THE F.D.P.A. LIMITS OF SUNOCO SITE. ADJACENT LANDSCAPING AS PART OF THE OVERALL SHOPPING CENTER NOT INCLUDED IN THIS ANALYSIS.

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	DEVELOPED LAND	N/A	N/A	0.7948 AC	N/A	SEE DESCRIPTION BELOW
B	MATURED GRASSLANDS	N/A	N/A	0.0430 AC	N/A	SEE DESCRIPTION BELOW
C	LANDSCAPE TREE CANOPY	RED MAPLE, ZELKOVA	N/A	0.0250 AC	GOOD	SEE DESCRIPTION BELOW
				TOTAL ACREAGE 0.8623 AC		

DESCRIPTION	AREA A	DEVELOPED AREA CONSISTING OF CONCRETE CURB AND GUTTER, ASPHALT, AND EASTING SERVICE STATION.
	AREA B	AREAS OF TURF GRASS LANDSCAPE ISLAND
	AREA C	AREA CONSISTING OF 10 YR TREE CANOPY - RED MAPLE AND ZELKOVA NURSERY STOCK = 1 088.00 SF

**CORE STATES**

GROUP

101 S. Lakeside Avenue  
 Suite 200  
 Phone (215) 800-2125  
 Fax (215) 800-2126  
 www.corestates.com

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**811**

Know what's below

Call before you dig

REVISIONS

REV	DATE	PER DEVELOPER COMMENT	BY
1	05-15-15	PER DEVELOPER COMMENTS	DP
2	06-13-15	PER CLIENT COMMENTS	NP
3	11-23-15	PER LANDSCAPE COMMENTS	NP
4	02-19-16	PER COUNTY COMMENTS	NP
5	02-25-16	PER STAFF COMMENTS	NP
6	03-06-16	PER COUNTY COMMENTS	NP
7	05-16-16	PER STAFF COMMENTS	NP
8	06-20-16	PER STAFF COMMENTS	NP
9	06-25-16	PER STAFF COMMENTS	NP

DOCUMENT: FDPA

PROJECT: SULLY STATION

CLIENT: MACS RETAIL, LLC.

SITE LOCATION:  
 5135 WESTFIELDS BOULEVARD  
 CENTREVILLE, VA  
 FAIRFAX COUNTY, VA

REGISTERED PROFESSIONAL ENGINEER

NICHOLAS GEORGAS

05/26/15

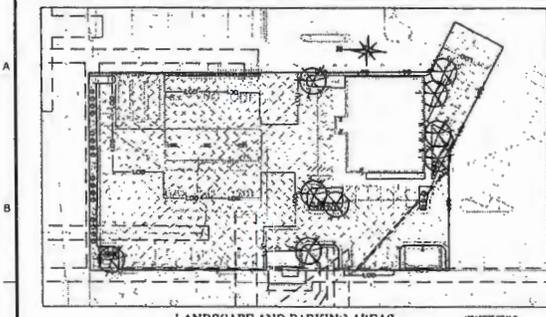
PROFESSIONAL ENGINEER

SHEET TITLE:  
 SUNOCO EXISTING VEGETATION MAP

JOB # : 501.17754  
 DATE : 06/15/15  
 SCALE : 1"=20'

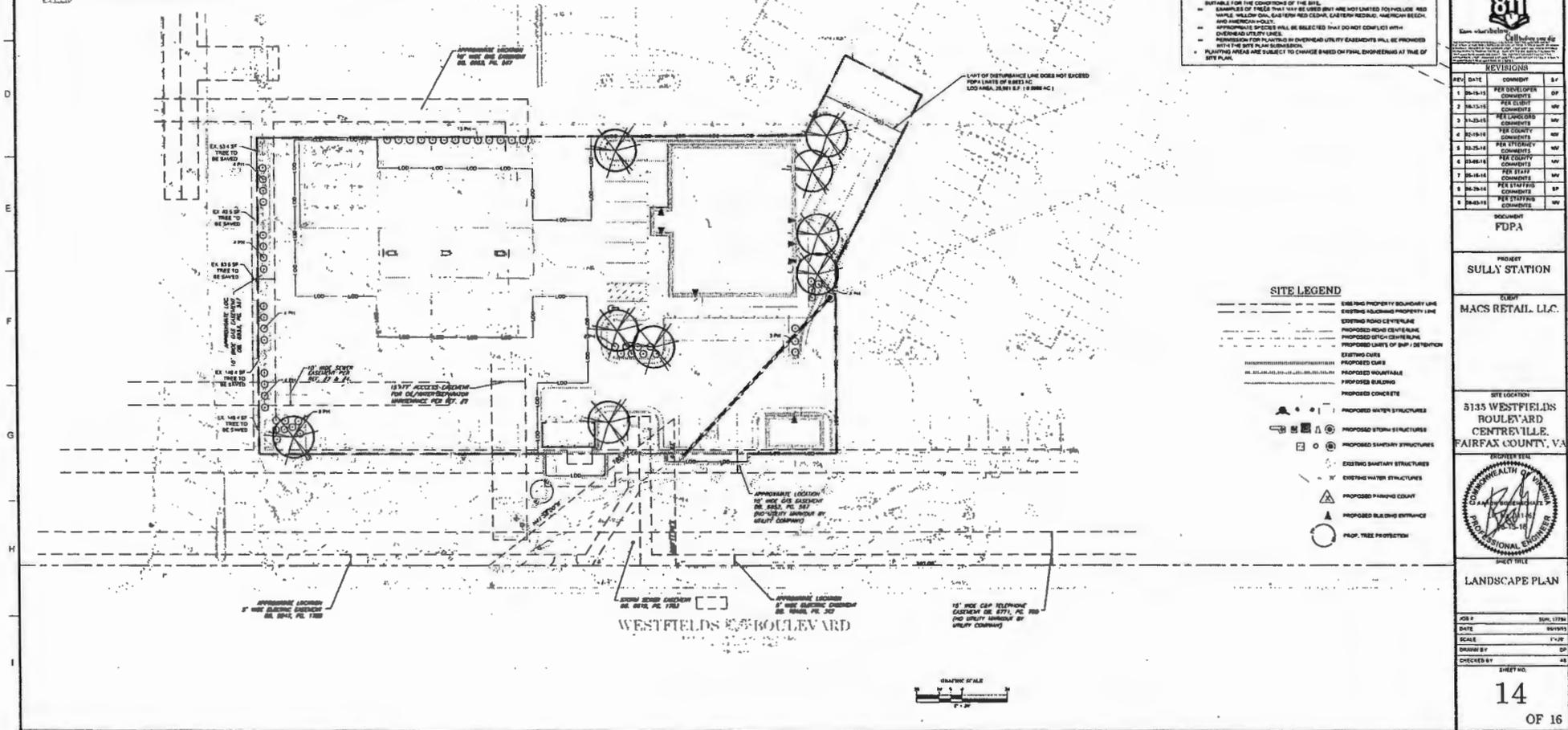
DRAWN BY : DP  
 CHECKED BY : AB

SHEET NO:  
**13**  
 OF 16



LANDSCAPE AND PARKING AREAS

PROPOSED AREA - 27,542 SQ. FT.  
 LANDSCAPE AREA - 2,222 SQ. FT. (8.0% PROPOSED AREA)



LANDSCAPE SCHEDULE			
PROPOSED AMOUNT	TYPE	NAME	SIZE
9	DECIDUOUS	RED MAPLE ACER RUBRUM	3.5' CAL.
11	SHRUB	PERIWINKLE MAHLEN	18" H. HEIGHT

**CANOPY CALCULATIONS**  
 EXISTING CANOPY TO BE SAVED 371.36 SF  
 EXISTING CANOPY TO BE REMOVED 308.41 SF  
 PROPOSED CANOPY 2,288.59 SF  
 TOTAL CANOPY ADDED 1,980.23 SF

LANDSCAPE LEGEND			
SYMBOL	SET	TYPE/NAME	15 YEAR CANOPY COVERAGE
(Symbol)	1	3 - 3" H. CATEGORY IV DECIDUOUS TREE	1.200

**REVISIONS & PROPOSED CHANGE SUMMARY**  
 ALL TREES TO BE SAVED OR TO BE REMOVED SHALL BE IDENTIFIED BY THE EXISTING TREE TAGS FOR THE NUMBER OF THE TREE. THE APPLICATOR PROPOSES THE REPLANTING OF THESE CATEGORIES OF DECIDUOUS TREES SO THAT THERE WILL BE NO NET LOSS OF VERTICAL TREE CANOPY ON SITE.  
 • ALL TREES OF THIS PLAN PLANTING DENSITY MEETING THE REQUIREMENTS OF SECTION 10.1.1 OF THE FAIRFAX COUNTY PDM WILL BE MET. TREE PLANTINGS ON SITE SHALL NOT BE COMPOSED OF MORE THAN 20 PERCENT OF ONE PLANT SPECIES OR AS PERCENT OF ONE GENUS.  
 • ALL TREES USED ON SITE WILL BE FROM THE FAIRFAX COUNTY PDM AND WILL BE SUITABLE FOR THE CONDITIONS OF THE SITE.  
 • EXAMPLES OF TREES THAT MAY BE USED BUT ARE NOT LIMITED TO INCLUDE: RED MAPLE, WILLOW OAK, EASTERN RED CEDAR, EASTERN REDDOG, AMERICAN BEECH, AND AMERICAN HICKORY.  
 • PROPOSED SPECIES WILL BE RELEASED THAT DO NOT CONFLICT WITH OVERHEAD UTILITY LINES.  
 • PERMISSION FOR PLANTING IN OVERHEAD UTILITY EASEMENTS WILL BE PROVIDED WITH THE SITE PLAN SUBMISSION.  
 • PLANTING AREAS ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AT TIME OF SITE PLAN.

SITE LEGEND	
(Symbol)	EXISTING PROPERTY BOUNDARY LINE
(Symbol)	EXISTING ADJOINING PROPERTY LINE
(Symbol)	EXISTING ROAD CENTERLINE
(Symbol)	PROPOSED ROAD CENTERLINE
(Symbol)	PROPOSED OFFICE CENTERLINE
(Symbol)	PROPOSED LIMITS OF SHIP DEFINITION
(Symbol)	EXISTING CURB
(Symbol)	PROPOSED CURB
(Symbol)	PROPOSED MOUNTABLE
(Symbol)	PROPOSED SIDEWALK
(Symbol)	PROPOSED CONCRETE
(Symbol)	PROPOSED WATER STRUCTURES
(Symbol)	PROPOSED STORM STRUCTURES
(Symbol)	PROPOSED SANITARY STRUCTURES
(Symbol)	EXISTING SANITARY STRUCTURES
(Symbol)	EXISTING WATER STRUCTURES
(Symbol)	PROPOSED PARKING CURB
(Symbol)	PROPOSED BLENDING ENTRANCE
(Symbol)	PROP. TREE PROTECTOR

**CORE STATES GROUP**  
 101 S. Maple Avenue  
 Suite 1000  
 Fairfax, VA 22031  
 Tel: (703) 292-2724  
 Fax: (703) 292-2724  
 corestates@corestates.com

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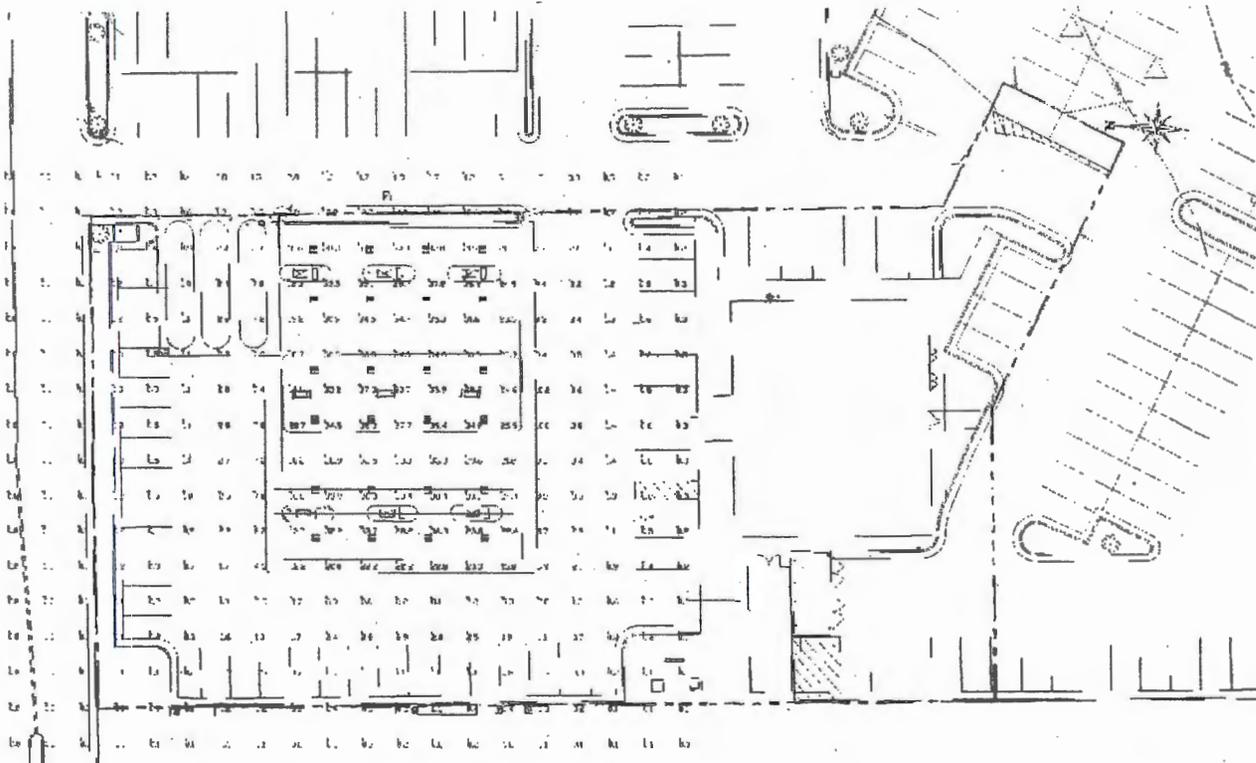
REV.	DATE	COMMENTS	BY
1	06-15-15	PER DEVELOPER COMMENTS	DP
2	06-15-15	PER CLIENT COMMENTS	MC
3	11-23-15	PER LANDSCAPE COMMENTS	MC
4	01-18-16	PER COUNTY COMMENTS	MC
5	02-25-16	PER HYDROLOGIST COMMENTS	MC
6	03-08-16	PER COUNTY COMMENTS	MC
7	05-18-16	PER STAFF COMMENTS	MC
8	06-29-16	PER STAFF COMMENTS	MC
9	08-24-16	PER STAFF COMMENTS	MC

REGISTERED PROFESSIONAL ENGINEER  
**FOPA**  
 PROJECT  
**SULLY STATION**  
 CLIENT  
**MACS RETAIL, LLC.**

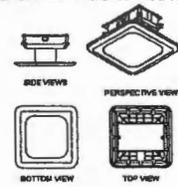
SITE LOCATION  
**5135 WESTFIELDS BOULEVARD  
 CENTREVILLE, VA  
 FAIRFAX COUNTY, VA**  
 PROJECT NO.  
  
 SHEET TITLE  
**LANDSCAPE PLAN**

JOB #	5041_1734
DATE	06/15/15
SCALE	1"=20'
DRAWN BY	DP
CHECKED BY	MC
SHEET NO.	14
OF 16	





**CRUS-SC-LED  
LED CANOPY LIGHT - LEGACY**



Location Schedule

Symbol	Area	Level	Room/Space	Description	Qty	Notes	Rev	Date	By
EE	24	A	CRUS-SC-LED	LED CANOPY LIGHT	17871	VA			BTB

Code of Job Summary

Code	Description	Qty	Unit	Material	Notes
ALL CRUS-SC-LED	LED CANOPY LIGHT	17871	EA	VA	
CRUS-SC-LED	LED CANOPY LIGHT	17871	EA	VA	



Notes on the information provided, it should be noted that the information provided is for informational purposes only and does not constitute a contract. The information provided is subject to change without notice. The information provided is for informational purposes only and does not constitute a contract. The information provided is subject to change without notice.

Drawing scaled or converted from PDF file or scanned / submitted image. Dimensions are approximate.

17-153313  
L. J. HARRIS  
PROFESSIONAL ENGINEER  
17-153313  
L. J. HARRIS  
PROFESSIONAL ENGINEER  
17-153313



DEPARTMENT OF PLANNING AND ZONING  
Zoning Evaluation Division  
www.fairfaxcounty.gov/dpz/zoning/application

PCA 84-S-027-08

APPLICATION #: FDPA 84-S-027-06  
RECEIVED  
Department of Planning & Zoning (Staff will assign)

ZONING APPLICATION MAR 10 2016

APPLICATION TYPE(S): RZ  PCA  FDP  FDPA  DP  DPA  CP  CPA  PRC

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), MACS Retail LLC the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the PDH-3 District to the PDH-3 District.

(PCA) This application proposes to amend the proffers approved pursuant to PCA 84-S-027-07 (case) in order to permit a service station and quick service food store and modification of open space requirements

7/28/16  
dlp

Is this a partial PCA? Y (Y/N) If Yes, please identify affected acreage: approximately 37,561.79 square feet

TAX MAP PARCEL(S):

44-3 ((7)) B3 pt.

TOTAL ACREAGE: Approx 37,561.79 SF CURRENT ZONING DISTRICT: PDH-3, WS

LEGAL DESCRIPTION: Deed Book: 10464 Page No.: 1665

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

5135 Westfields Boulevard, Centreville, VA 20120

ADVERTISING DESCRIPTION: (Ex: North side of Lee Highway approx. 1000 feet west of it's intersection with Newgate Blvd.)

The northeast quadrant of the intersection of Westfield Blvd. (Route 7021) and Sequoia Farms Drive (Route 7324)

EXISTING USE:	Service Station	PROPOSED USE:	Svc St & Quick Svc Food St
MAGISTERIAL DISTRICT:	Sully	PROPOSED DISTRICT(S):	PDH-3, WS

Waiver/Modification of Submission Requirements Requested:

The name(s) and address(s) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name:			Agent Name:		
			Sara Mariska, Walsh, Colucci, Lubeley & Walsh, P.C.		
Address:			Address:		
Street: 10 Industrial Highway			Street: 2200 Clarendon Boulevard, Suite 1300		
City: Lester	State: PA	Zip: 19029	City: Arlington	State: VA	Zip: 22201
Phone Number:			Phone Number:		
(W):	(C):		(W): 703-528-4700	(C):	
E-mail:			E-mail:		
			smariska@thelandlawyers.com		

Signature: Sara Mariska

Date: 3/10/16

DO NOT WRITE IN THIS SPACE

*Johnnie L. L. Lubeley*

Date Application Accepted: March 18, 2016/16  
Amended July 28, 2016

Application Fee Paid: \$ 14,550.00



171 Church Lane  
North Brunswick, NJ 08902

RECEIVED  
Department of Planning & Zoning

Tele: 732-422-6700  
Fax: 732-940-8786  
www.gallassurvey.com

FEB 29 2016

Zoning Evaluation Division

FEBRUARY 16, 2016  
GSG PROJECT NO. G14199

**METES & BOUNDS DESCRIPTION**

BEING PART OF PARCEL BB-1 AS RECORDED IN DEED BOOK 10464, PAGE 1665 AND SHOWN ON A SUBDIVISION PLAT RECORDED IN DEED BOOK 10177, PAGE 430, ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WITHIN THE LANDS OF SAID PARCEL BB-1, SAID POINT BEING THE FOLLOWING TWO (2) COURSES FROM THE NORTHERLY END OF A CURVE CONNECTING THE EASTERLY SIDE OF WESTFIELDS BOULEVARD (A.K.A. ROUTE 6675 – A.K.A. ROUTE 662 – F.K.A. POPLAR TREE ROAD – 90 FEET WIDE) WITH THE NORTHERLY SIDE OF SEQUOIA FARMS DRIVE (A.K.A. ROUTE 7324), THENCE;

- A) ALONG THE AFOREMENTIONED EASTERLY SIDE OF WESTFIELDS BOULEVARD, NORTH 03 DEGREES – 48 MINUTES – 34 SECONDS WEST, A DISTANCE OF 268.72 FEET TO A POINT, THENCE;
- B) THROUGH THE LANDS OF SAID PARCEL BB-1, NORTH 86 DEGREES – 11 MINUTES – 26 SECONDS EAST, A DISTANCE OF 49.40 FEET TO THE POINT AND PLACE OF BEGINNING, AND FROM SAID BEGINNING POINT RUNNING, THENCE; THROUGH THE LANDS OF PARCEL BB-1 THE FOLLOWING SEVEN (7) COURSES:
  - 1. NORTH 03 DEGREES – 52 MINUTES – 45 SECONDS WEST, A DISTANCE OF 254.88 FEET TO A POINT, THENCE;
  - 2. NORTH 86 DEGREES – 13 MINUTES – 08 SECONDS EAST, A DISTANCE OF 139.07 FEET TO A POINT, THENCE;
  - 3. SOUTH 04 DEGREES – 06 MINUTES – 38 SECONDS EAST, A DISTANCE OF 242.00 FEET TO A POINT, THENCE;
  - 4. SOUTH 66 DEGREES – 34 MINUTES – 25 SECONDS EAST, A DISTANCE OF 39.38 FEET TO A POINT, THENCE;
  - 5. SOUTH 23 DEGREES – 36 MINUTES – 15 SECONDS WEST, A DISTANCE OF 37.99 FEET TO A POINT, THENCE;
  - 6. NORTH 66 DEGREES – 23 MINUTES – 45 SECONDS WEST, A DISTANCE OF 84.04 FEET TO A POINT, THENCE;
  - 7. SOUTH 68 DEGREES – 21 MINUTES – 05 SECONDS WEST, A DISTANCE OF 82.95 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 37,561 SQUARE FEET OR 0.8623 ACRE

SAID LANDS ALSO BEING PART OF PARCEL 0443 07 B3 AS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP.