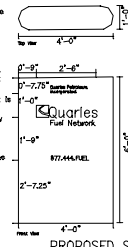


**ZONING NOTES:**

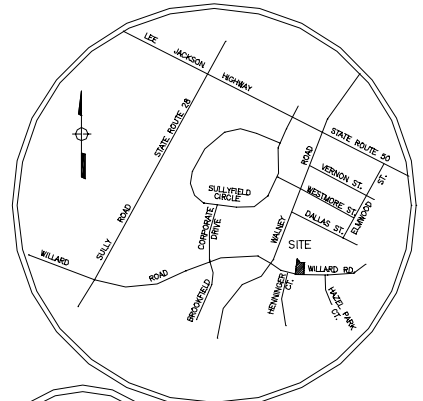
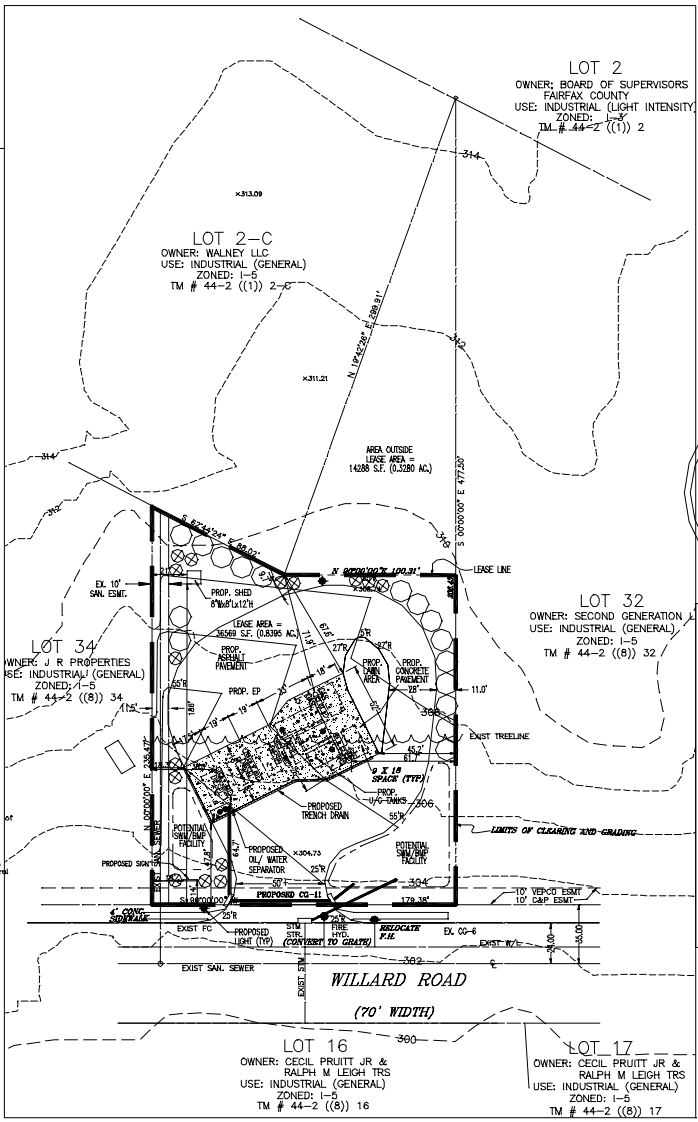
- THE APPLICATION REQUESTS SPECIAL EXCEPTION APPROVAL IN THE I-5 ZONE FOR THE PURPOSE OF CONSTRUCTING A SERVICE STATION ESTABLISHMENT (AUTOMATED DISPENSING, FUEL/FLUID DISPENSING FACILITY).
- THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 44-2 ((8)) 33 AND IS ZONED I-5.
- AREA TRIANGULATION (LEASE AREA ONLY)  
MINIMUM LOT AREA = 20,000 S.F. OR 0.46 AC. (PER I-5 ZONE)  
TOTAL LEASE AREA = 36,569 S.F. OR 0.8395 AC.
- LOT WIDTH  
MINIMUM REQUIRED LOT WIDTH = 100 FT. (PER I-5 ZONE)  
PROPOSED LOT (AND LEASE AREA) WIDTH (AT FRONT SETBACK LINE) = 179 FT.
- PROPOSED USE: SERVICE STATION ESTABLISHMENT.
- BUILDING HEIGHT  
MAXIMUM ALLOWABLE BUILDING HEIGHT = 75 FT. (PER I-5 ZONE)  
MAXIMUM PROPOSED BUILDING HEIGHT = 12 FT. (ACCESSORY STRUCTURE)
- THE SITE IS CURRENTLY VACANT.
- MINIMUM YARD REQUIREMENTS:  
FRONT YARD: 45° BULK ANGLE, 40' MINIMUM (PER I-5 ZONE)  
SIDE YARD: N/A (PER I-5 ZONE)  
REAR YARD: N/A (PER I-5 ZONE)
- TRANSITIONAL SCREENING AND BARRIERS:  
1. NO TRANSITIONAL SCREENING IS REQUIRED. (PER 13-302 Z.O.)  
2. NO BARRIERS ARE REQUIRED. (PER 13-303 Z.O.)
- LANDSCAPE COVERAGES:  
REQUIRED TREE COVERAGE = 10% (PER 13-401 Z.O.)  
PROPOSED TREE COVERAGE = (4,000 S.F./36,569 S.F.) = 11% OF LEASE AREA  
REQUIRED INTERIOR PARKING LOT LANDSCAPING = N/A (PER 13-201 Z.O.)  
REQUIRED PERIPHERAL PARKING LOT LANDSCAPING = N/A (PER 13-202 Z.O.)
- OPEN SPACE:  
REQUIRED = 15% MINIMUM (PER I-5 ZONE)  
PROPOSED = 13% OF LEASE AREA
- PARKING REQUIREMENTS:  
REQUIRED PARKING = 1 SPACE/ 200 S.F. NET FLOOR AREA  
2 SPACES/ SERVICE BAY  
1 SPACE/ EMPLOYEE  
MINIMUM 6 SPACES PER ARTICLE 11  
REQUIRED PARKING = (1 SPACE/ 200 S.F. NET FLOOR AREA (0 S.F.)) = 0 SPACES  
(2 SPACES/ SERVICE BAY) (0 SERVICE BAYS) = 0 SPACES  
(1 SPACE/ EMPLOYEE) (0 EMPLOYEES) = 0 SPACES  
TOTAL REQUIRED PARKING = 0 SPACES  
TOTAL PROPOSED PARKING = 8 SPACES  
REQUIRED LOADING SPACES = (1 SPACE/ 10,000 S.F. GFA (0 S.F.)) = 0 SPACES  
PROPOSED LOADING SPACES = 0 SPACES
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- STORMWATER MANAGEMENT AND QUALITY WILL BE PROVIDED AS REQUIRED BY THE PFM.  
STORMWATER MANAGEMENT IS REQUIRED ON-SITE (PER 6-1300 PFM)  
REQUIRED PHOSPHORUS REMOVAL = 50% (PER 118-3-2 COUNTY CODE)  
LEASE AREA = 36,569  
EXISTING IMPERVIOUS AREA = 0 S.F. (0%)  
EXISTING PERVIOUS AREA = 36,569 S.F. (100%)  
PROPOSED IMPERVIOUS AREA = 20,832 S.F. (57%)  
PROPOSED PERVIOUS AREA = 15,737 S.F. (43%)
- GROSS FLOOR AREA:  
PROPOSED = 64 S.F.
- FLOOR AREA RATIO:  
PERMITTED = 0.50 (PER I-5 ZONE)  
PROPOSED = (64 S.F./36,569 S.F.) = .002 OF LEASE AREA
- TOPOGRAPHY DELINEATED HEREON IS BASED ON FAIRFAX COUNTY TOPOGRAPHIC MAPS.
- THIS SITE IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS SHOWN ON F.U.M. MAP NO. 515625 0025 D PANEL 25 OF 150, DATED MARCH 5, 1990.
- THERE ARE NO VISIBLE GRAVE SITES OR BURIAL GROUNDS LOCATED ON THIS PROPERTY.
- THIS SITE IS NOT LOCATED WITHIN A HISTORIC OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN A NATURAL RESOURCE OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN AN AIRPORT NOISE IMPACT OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN A SIGN CONTROL OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT.
- THIS SITE IS LOCATED WITHIN A WATER SUPPLY PROTECTION OVERLAY DISTRICT.
- NO TITLE REPORT FURNISHED.
- REQUEST A MODIFICATION OF SEC. 2-509 (G) AND D.
- ALL BULK REGULATIONS CALCULATIONS ARE BASED ON LEASE AREA. THE AREA OUTSIDE LEASE AREA MAY BE REMOVED FROM THE SITE FOR COMPLIANCE WITH DEVELOPMENT CONDITIONS, WITHOUT REQUIRING THE APPROVAL OF AN AMENDMENT TO THIS SE.

**GENERAL NOTES:**

- Petroleum installation shall conform to National Fire Protection Association (NFPA) Standards 30, 30A and 70.
- Petroleum installation shall conform to Virginia Department of Environmental Quality (DEQ) VR 660-13-02 "Underground Storage Tanks: Technical Standards and Corrective Action Requirements" Code. (per 14-200)
- Petroleum operation shall conform to DEQ VR 660-13-08 "Virginia Petroleum Storage Tank Fund Requirements"
- An automatically activated "Dry Chemical" fire suppression system shall be installed with dispensing nozzles provided at each gasoline dispensing island and in compliance with Underwriters Laboratory standard UL 1254 "Standard for Fire-Engineered Dry Chemical Fire Extinguishing System Units"
- Only pre-approved, commercial customers will have ability to operate fuel dispensers. The general motoring public will not be able to activate this fueling system.
- Each pre-approved customer will be issued a "Quarries Fuel Network" credit card which is encoded with specific fuel type and quantity limit that is applicable to the vehicle to which the credit card will be assigned.
- Each fuel dispenser will be automatically turned off if no product is dispensed within 60 seconds of the dispenser being turned on.
- A public pay telephone will be installed on the site for emergency notification. A sign identifying emergency contacts will be installed within sight of the pay telephone.
- All customers shall be instructed in the use of the facility equipment and in the emergency notification procedure at the time when "Quarries Fuel Network" credit cards are issued.
- The facility is automated and unmanned, however daily site inspections will be performed by the combination of dispatch sales representative(s), maintenance personnel, technical service personnel, and/or product delivery drivers.
- Shall comply with the Rules and Regulations of the Commonwealth and Fairfax County Air Pollution Control Ordinance. (per 14-200)
- Shall comply with the Fire Prevention Code. (per 14-200)
- 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.

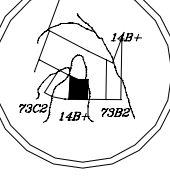


PROPOSED SIGN

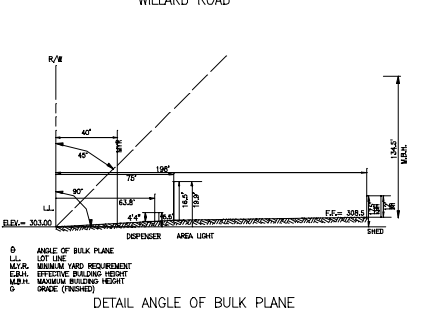


VICINITY MAP  
SCALE 1" = 1000'

NO.	DATE	REVISION	BY	CHKD.	APP'D.	DESCRIPTION
1	10/26/07	REVISED	WFO	RRE	REH	NOT REQUIRED
2	10/26/07	REVISED	WFO	RRE	REH	NOT REQUIRED
3	10/26/07	REVISED	WFO	RRE	REH	NOT REQUIRED



DETAIL ANGLE OF BULK PLANE



DISPENSER AREA LAYOUT

GRAPHICAL SCALE: 1" = 30'

NO.	DESCRIPTION	REVISED	APPROVED	DATE

REVISION APPROVED BY  
DIVISION OF DESIGN REVIEW

**Bury+Partners**  
ARCHITECTS  
1000 N. GLENN ST. SUITE 100  
DALLAS, TEXAS 75202  
TEL: 214.750.1000  
WWW.BURYPARTNERS.COM

**CHANTILLY INDUSTRIAL PARK PART OF LOT 33**  
SPECIAL EXCEPTION PLAT

DATE: NOVEMBER 27, 2007  
Scale: 1" = 30'  
Designed by: WFO  
Drawn by: RRE  
Checked by: REH  
Approved by: WFO  
Project No.: 20121527.DWG

**SHEET 1 OF 2**