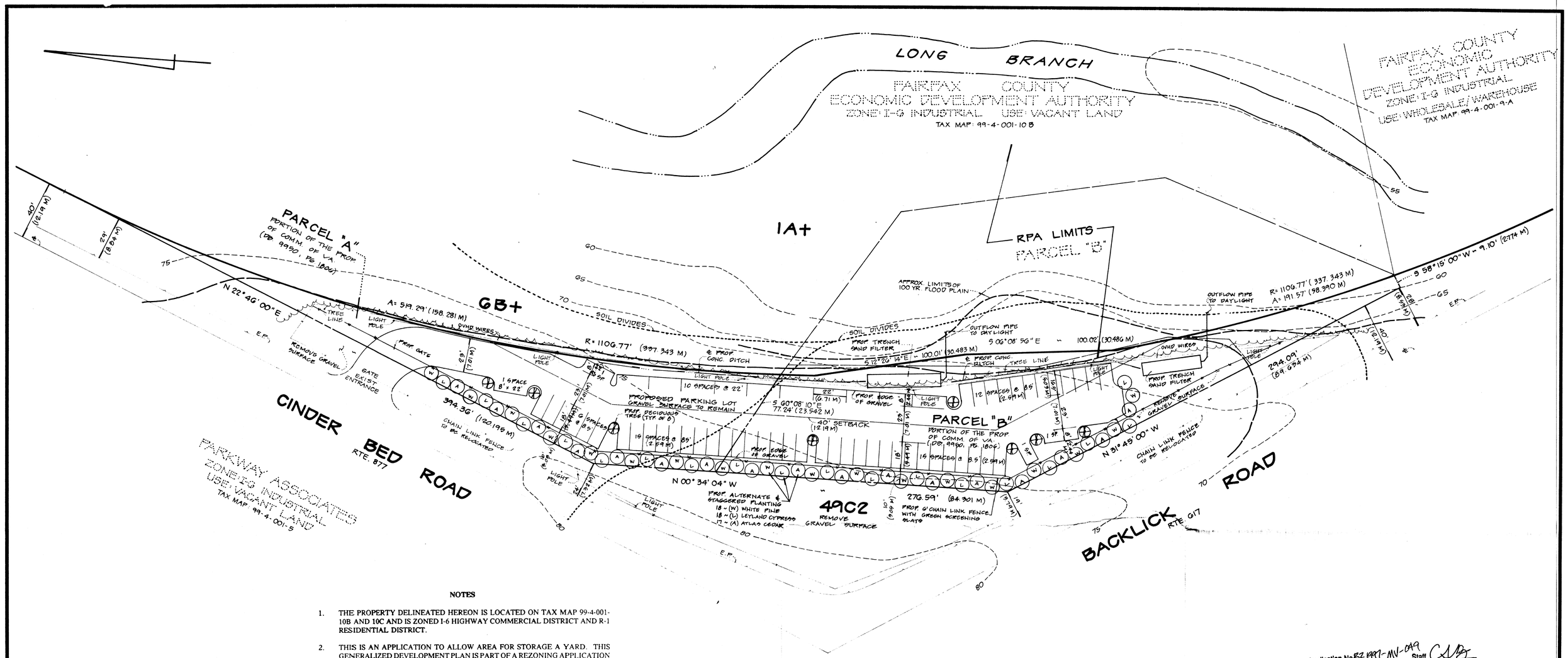

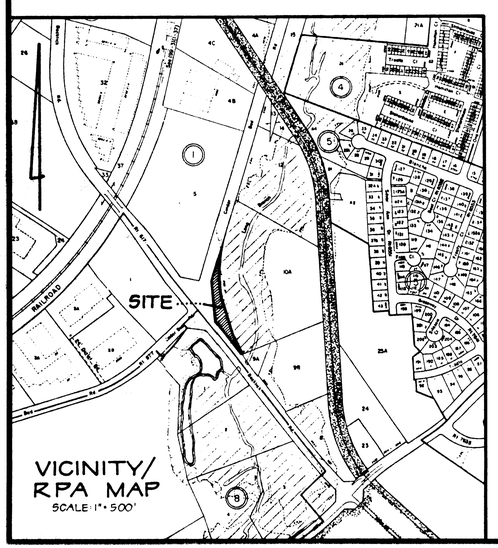

NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 99-4-001-10B AND 10C AND IS ZONED I-6 HIGHWAY COMMERCIAL DISTRICT AND R-1 RESIDENTIAL DISTRICT.
2. THIS IS AN APPLICATION TO ALLOW AREA FOR STORAGE A YARD. THIS GENERALIZED DEVELOPMENT PLAN IS PART OF A REZONING APPLICATION TO REZONE FROM R-1 TO I-6.
3. SITE AREA = 39,435 SQUARE FEET (3663.67 SQUARE METERS) OR 0.9053 ACRES (.3664 HECTARE).
4. HEIGHTS:

   CHAIN LINK FENCES: 6.0 FEET
5. THERE ARE NO STRUCTURES PROPOSED FOR THIS PROPERTY, THEREFORE FAR = 0.0.
6. ZONING CODE BULK REGULATIONS:

   MAXIMUM BUILDING HEIGHT: 75 FEET

   MINIMUM YARD REQUIREMENTS:
   A. FRONT: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
   B. SIDE: NO REQUIREMENT.
   C. REAR: NO REQUIREMENT.

   MAXIMUM FLOOR AREA RATIO: 0.50
7. THIS PROPERTY IS NOT SERVED BY PUBLIC WATER OR SEWER.
8. THERE ARE NO STORMWATER MANAGEMENT FACILITIES PROPOSED FOR THIS SITE.
9. TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS AND IS BASED ON AN AIR SURVEY.
10. THERE IS A FLOODPLAIN, RESOURCE PROTECTION AREA AND ENVIRONMENTAL QUALITY CORRIDOR DELINEATED ON THIS PLAT.
11. THE COMPREHENSIVE PLAN SHOWS TRAILS PROPOSED ALONG CINDER BED ROAD AND BACKLICK ROAD.
12. THERE ARE NO GRAVESITES OR BURIAL GROUNDS VISIBLE ON THIS PROPERTY.
13. ALL IMPROVEMENTS DELINEATED HEREON ARE EXISTING UNLESS DENOTED AS PROPOSED OR FUTURE.
14. ALL PARKING GEOMETRICS ARE PROPOSED. PARKING SPACES ARE 8.5' X 18'. THERE ARE 62 SPACES PROVIDED.
15. TOTAL AREA OF PARKING LOT = 21,132 SQ. FT.
16. PARKING LOT LANDSCAPING REQUIRED

    5% X 21,132 SQ. FT. (PARKING LOT) = 1057 SQ. FT.

    PARKING LOT LANDSCAPING PROVIDED = 1080 SQ. FT.
17. THIS IS AN EXISTING STORAGE YARD FORMERLY OCCUPIED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. THERE ARE NO PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHTS OF WAY.
18. THE EXISTING GRAVEL SURFACE FOR THE STORAGE YARDS SHALL REMAIN, ALL OTHER GRAVEL SURFACE OUTSIDE THE PROPOSED STORAGE AREA SHALL BE REMOVED AND SEEDED.
19. THE PROPERTY SHOWN HEREON WAS A SURPLUS VDOT RIGHT-OF-WAY. THEREFORE, NO DEDICATION IS REQUIRED.
20. SCREENING:
    REQUIRED - NONE
    PROVIDED - 8 FOOT STRIP, PLANTED WITH 53 SMALL, MEDIUM AND LARGE EVERGREEN TREES = 6,175 SF.
21. TOTAL TREE COVER PROVIDED:

SCREENING	=	6,175 SF
PARKING LOT	=	1,080 SF
TOTAL	=	7,255 SF

Application No. RZ 1997-MV-049 Staff CAB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 6/1/00
Date of (BOS) (PC) approval 6/15/00
Sheet 1 of 1

GENERALIZED DEVELOPMENT PLAN

FOR THE PROPERTY OWNED BY

ROBERT L. TRAVERS

(DEED BOOK 9950 , PAGE 1807)

LEE DISTRICT

FAIRFAX COUNTY , VIRGINIA

SCALE: 1" = 30' AUGUST 13, 1997
SEPTEMBER 19, 1997 (REVISED)
MARCH 23, 1998 (REVISED)

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 24 1998
ZONING EVALUATION DIVISION

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS

Kenneth W. White
KENNETH W. WHITE L.S.

COMMONWEALTH OF VIRGINIA
KENNETH W. WHITE
LICENSE NO. 1277 B
LAND SURVEYOR

CASE NAME

ALEXANDRIA SURVEYS, INC.
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-660-6615
FAX 703-768-7764

JOB # 83-97