SITE TABULATIONS:

EXISTING AREA OF SITE	=	±98,584 SF OR 2.26 ACRES
PROPOSED DEDICATION	=	±19,588 SF OR 0.45 ACRES
NET SITE AREA	=	±79,266 SF OR 1.82 ACRES

EXISTING AND PROPOSED FINANCIAL SERVICES ESTABLISHMENT

2,808 SF OF GFA @ 4.3 SPACES/1,000	=	12 SPACES
PROPOSED PHARMACY		
5 SPCS/1st 1,000 NSF & 6 SPCS/ADD'L 1,000 NSF x 10,191 NSF	=	60 SPACES
TOTAL PARKING REQUIRED	=	72 SPACES
REGULAR PARKING PROVIDED	=	68 SPACES
HANDICAP PARKING PROVIDED	=	4 SPACES
TOTAL PARKING PROVIDED:	=	72 SPACES

VARIANCE REQUESTED:

A VARIANCE IS BEING REQUESTED TO ALLOW THE EX. 1 STORY BRICK BUILDING WITHIN THE 40' BUILDING RESTRICTION LINE.

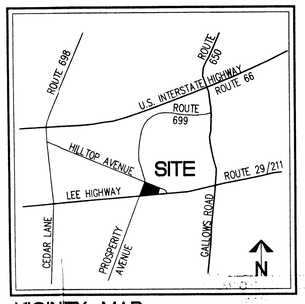
GENERAL NOTES:

1. THIS PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 49-3-001, PARCELS 72B, 72C, 73, 73A AND 73D; IS CURRENTLY ZONED I-5, AND IS WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT.
2. OWNER:
   HORIZON BANK OF VIRGINIA
   08414 LEE HWY
   FAIRFAX, VA 22031
3. DEVELOPER:
   CAPITAL COMMERCIAL REALTY
   715 DARTMOUTH AVENUE
   SILVER SPRING, MD 20910
4. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY BY WALTER L. PHILLIPS, INC., DATED OCTOBER 31, 2000. CONTOUR INTERVAL IS 2 FEET; DATUM IS U.S.G.S.
5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
6. BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THE PROPERTY.
7. EXISTING USE: FINANCIAL INSTITUTION (EXISTING USE TO REMAIN)
   PROPOSED USES: COMMERCIAL RETAIL W/ DRIVE-THRU FACILITIES
   FINANCIAL INSTITUTION W/ DRIVE-THRU FACILITIES
8. THIS GENERALIZED DEVELOPMENT/SPECIAL EXCEPTION AMENDMENT/VARIANCE PLAT MAY NOT SHOW ALL COVENANTS, RESTRICTIONS, EASEMENTS OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE. NO TITLE REPORT FURNISHED.
9. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN ON THE PLAT.
10. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE PROPERTY DESERVING OF PROTECTION.
11. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS. THOSE IMPROVEMENTS SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION AMENDMENT/VARIANCE PLAT ARE SUBJECT TO ADJUSTMENTS AND REFINEMENTS WITH FINAL ENGINEERING AND DESIGN.
12. THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
13. EXISTING BUILDING AREA = 2,610 SF OF GFA
    PROPOSED BUILDING AREA = 12,937 SF OF GFA
    TOTAL BUILDING AREA = 15,547 SF OF GFA
14. SWM IS PROPOSED TO BE ADDRESSED BY THE USE OF AN UNDERGROUND STORAGE FACILITY WITH A CONTROLLED RELEASE AS GENERALLY SHOWN ON THIS PLAN. WATER QUALITY (BMP'S) IS PROPOSED TO BE ADDRESSED BY THE USE OF A SANDFILTER OR OTHER SIMILAR STRUCTURAL MEASURES.
15. NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ARE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON THE PROPERTY.
16. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, THIS PROPERTY IS SHOWN AS BEING OUTSIDE THE 500-YEAR FLOODPLAIN.
17. BASED ON AVAILABLE MAPS AND RECORDS, THERE IS NO RESOURCE PROTECTION AREA (RPA) ON THIS PROPERTY.
18. IT IS EXPECTED THAT THIS PROJECT WILL ENTER THE PERMITTING PROCESS ONCE THE ZONING APPROVAL HAS BEEN OBTAINED; AND, CONSTRUCTION WILL COMMENCE UPON FINAL SITE PLAN APPROVAL AND PERMIT ISSUANCE.
19. SPECIAL AMENITIES - PROPOSED MINI-PARK. ITEMS TO BE INCLUDED IN MINI-PARK MAY INCLUDE, BUT MAY NOT BE LIMITED TO, BENCHES, TRASH RECEPTACLES, PAVER BLOCKS, ACCENT LIGHTING AND LANDSCAPING AND ARE ESTIMATED TO COST APPROXIMATELY $10,000.00.
20. ALL PROPOSED UTILITIES TO BE RELOCATED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL. LOCATION TO BE DETERMINED DURING SITE PLAN DEVELOPMENT.
21. PARKING LOT LIGHTING FIXTURES SHALL BE "RICHMOND" OR OTHER SIMILAR DOWNWARD FOCUSING TYPE; AND, THE HEIGHT SHALL NOT EXCEED 16 FEET.

ZONING TABULATIONS:

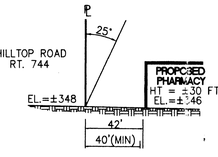
PROPOSED ZONING: C-6

	MINIMUM REQUIRED UNLESS SPECIFIED	PROVIDED
LOT AREA:	40,000 SF	±79,266 SF
LOT WIDTH:	200 FT	±314 FT
MAX. BUILDING HEIGHT:	40 FT	±30 FT
YARD REQUIREMENTS:		
FRONT	25 DEGREE ABP (40' MIN)	23 FT (SEE VARIANCE NOTE)
SIDE	NO REQUIREMENT	N/A
REAR	20 FT	N/A
MAXIMUM FAR:	0.4	0.16, OR 15,547 GFA
OPEN SPACE:	15%	21%, OR ±21,000 SF
INTERIOR PARKING LOT LANDSCAPING:	5%	5% MINIMUM

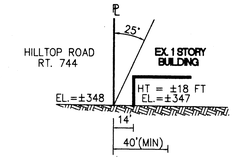


VICINITY MAP SCALE: 1"=2000'

Application No. 82-2001-PR-12 Staff Maylan
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-16-01
Date of (BOS) (PC) approval 8-6-01
Sheet 1 of 2

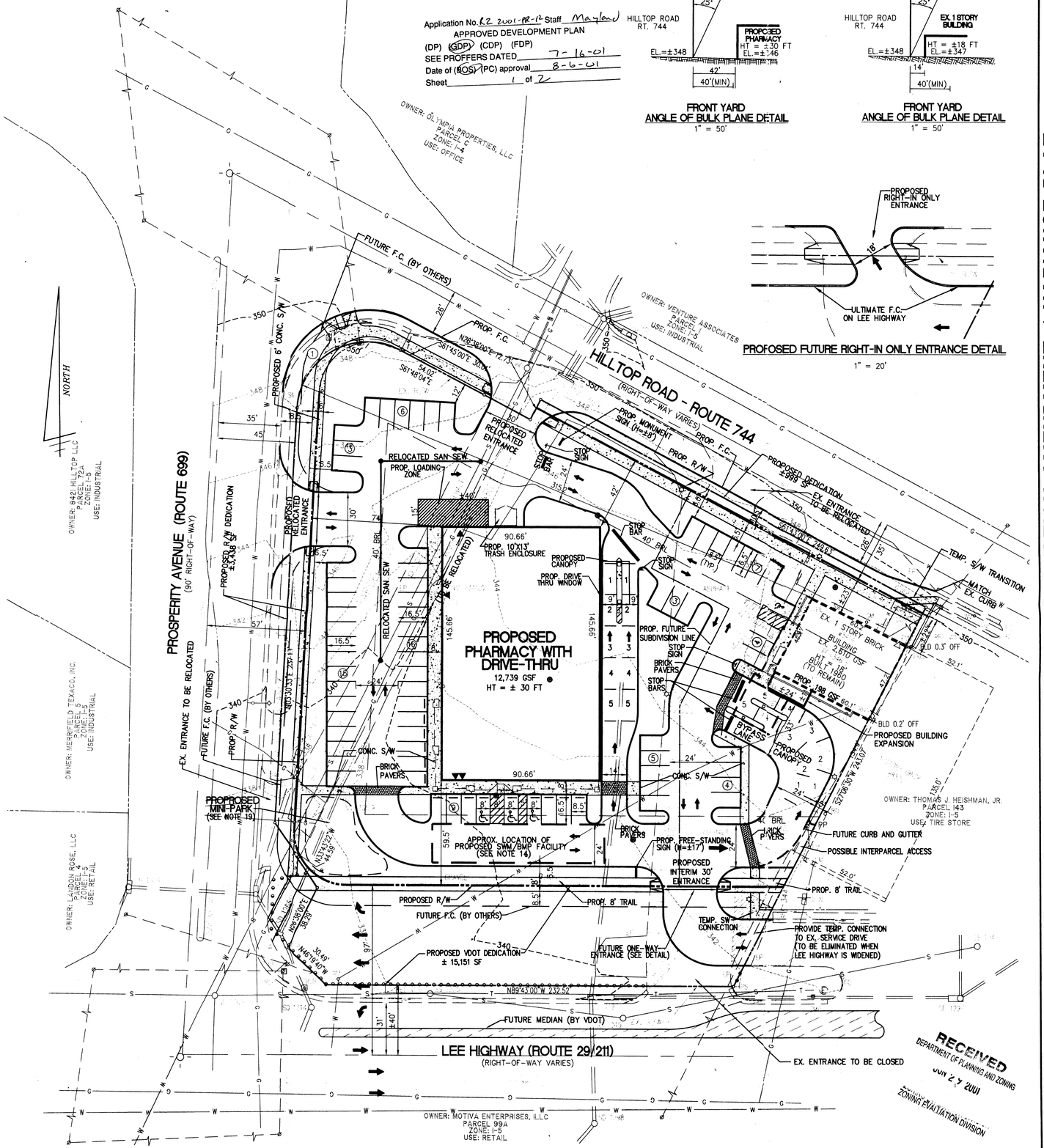


FRONT YARD ANGLE OF BULK PLANE DETAIL
1" = 50'



FRONT YARD ANGLE OF BULK PLANE DETAIL
1" = 50'

PROFOSED FUTURE RIGHT-IN ONLY ENTRANCE DETAIL
1" = 20'



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	40.00'	80.07'	114°41'23"	62.41'	67.35'	N60°51'15"E

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 27 2001
ZONING EVALUATION DIVISION

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENT / VARIANCE PLAT

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DPZ COMMENTS	3-8-01			
2	CO. COMMENTS	5-14-01			
3	CO. COMMENTS	6-14-01			
4	CO. COMMENTS	6-26-01			
5	CO. COMMENTS	6-28-01			

PHARMACY WITH DRIVE-THRU / SOUTHERN FINANCIAL BANK

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301 WWW.WLPINC.COM

SCALE: 1"=30' DATE: 2/16/01 DRAWN:

COMMONWEALTH OF VIRGINIA
CHARLES F. DUNLOP
No. 13098
2-16-01
LAND SURVEYOR

No. FK-17 Tax Map No. 49-3-001 Job No. 99-112 Cadd Dwg. File: 99112SE12 Xref:

EXISTING VEGETATION MAP INFORMATION

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	UPLAND FOREST	MAPLE, OAK	LONG TERM SUB-CLIMAX	GOOD	9,077 SF OR 0.208 AC	IN DECLINE MOST HAVE SMALL DEADWOOD
B	DEVELOPED	N/A	N/A	N/A	89,507 SF OR 2.055 AC	GRAVEL/ASPHALT PARKING AREAS

GENERAL NOTES:

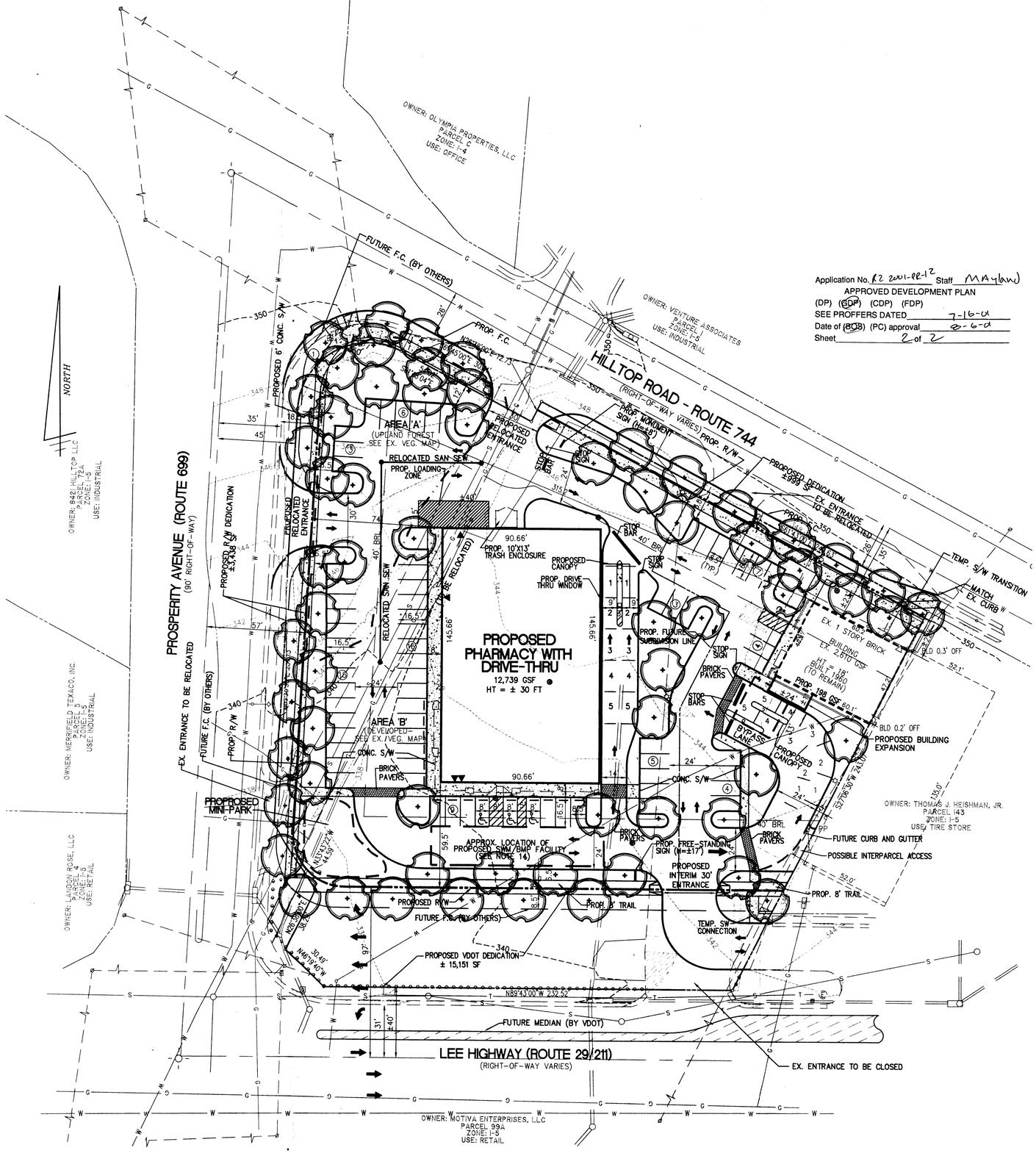
1. ADEQUATE SIGHT DISTANCE HAS BEEN CONSIDERED IN THE PROPOSED LANDSCAPING.
2. PROPOSED LANDSCAPING WILL INCLUDE 3" CALIPER TREES, SHRUBS AND GROUND COVERS/GRASSES.
3. ALL TREES SHALL BE A MINIMUM OF 3" CALIPER AT TIME OF PLANTING

TREE COVER CALCULATIONS :

SITE AREA	±98,584 SF
TOTAL BUILDING FOOTPRINT	16,241 SF
NET SITE AREA	±82,613 SF
REQUIRED TREE COVER (10%)	±8,261 SF
PROPOSED TREE COVER	9,750 SF

PROPOSED LANDSCAPE LEGEND :

– LARGE (250 SF) DECIDUOUS TREE



Application No. #2 2001-08-12 Staff MAyland
APPROVED DEVELOPMENT PLAN
(DP) (SDP) (CDP) (FDP)
SEE PROFFERS DATED 7-16-01
Date of (SDP) (PC) approval 8-6-01
Sheet 2 of 2

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DRAWN: DATE: 2/16/01 SCALE: 1"=30'

COMMONWEALTH OF VIRGINIA CHARLES F. DUNCAN No. 13098 2/16/01 LAND SURVEYOR

REVISION APPROVED BY

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LANDSCAPE PLAN

PHARMACY WITH DRIVE-THRU / SOUTHERN FINANCIAL BANK

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

No. FK-17 Tax Map No. 49-3-0001 Job No. 99-112 Cadd Dwg. File: 99112LN12 Xref: