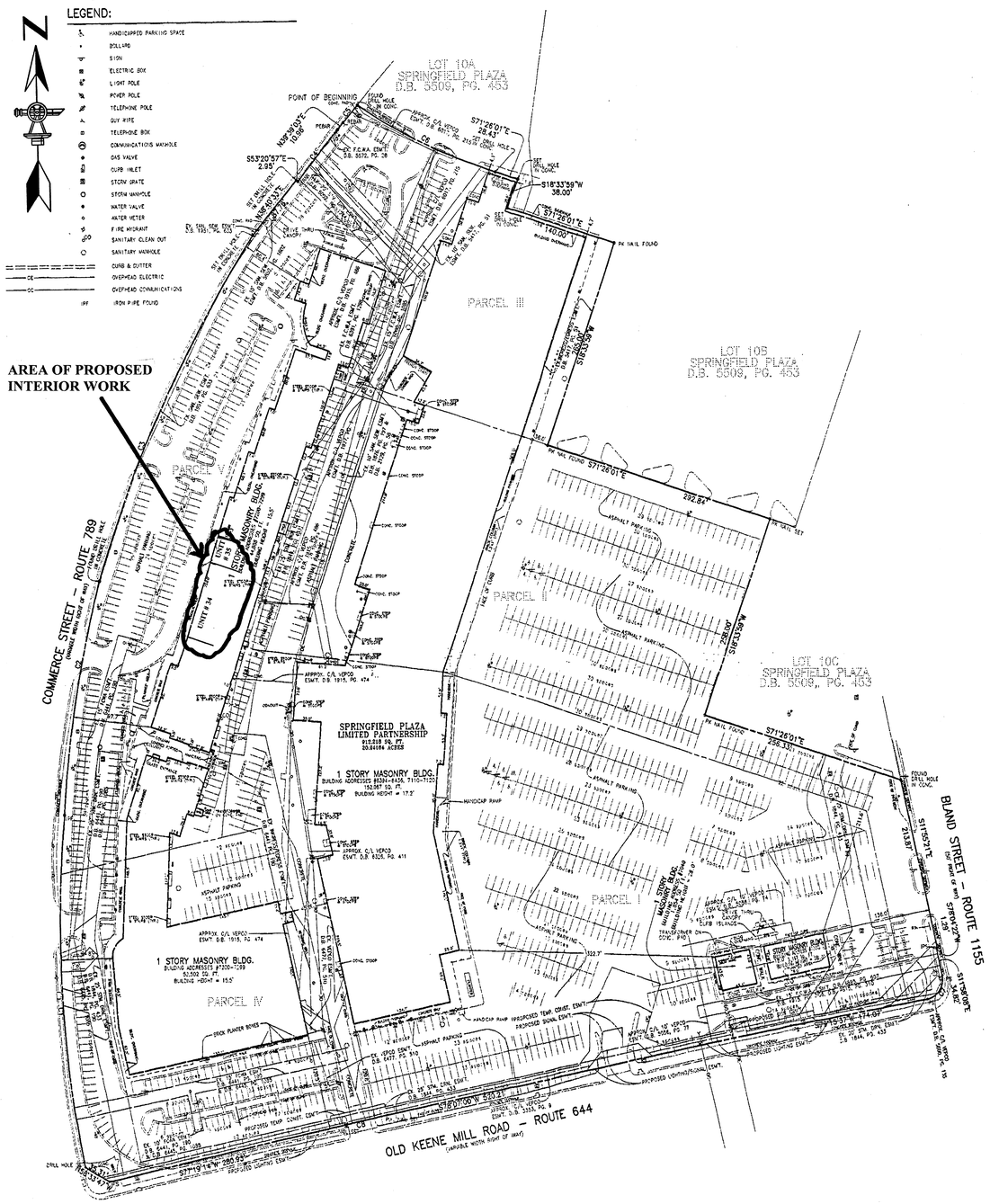
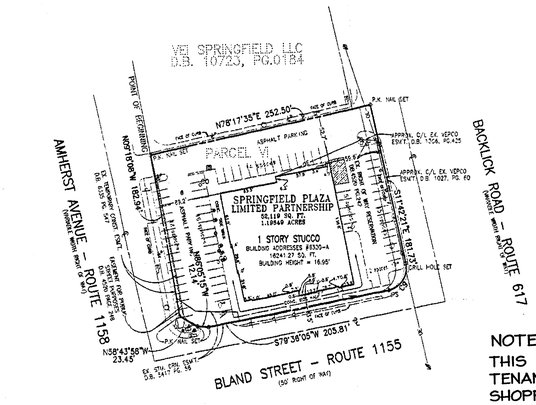


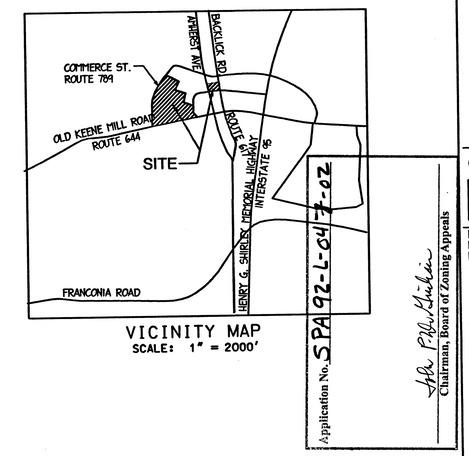
UNIT # 34 - EXISTING FAST EDDIES

UNIT # 35 - US ELECTRONICS / METRO RUN AND WALK UNIT FOR PROPOSED EXPANSION

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	240.49'	1885.32'	7°18'08"43"	241.63'	239.90'	N27°31'28"W
C2	294.55'	1878.05'	10°01'35"	147.52'	294.15'	N29°13'44"E
C3	473.04'	1874.82'	13°11'33"	238.30'	471.78'	N24°51'13"E
C4	82.01'	1556.20'	03°00'09"	41.01'	82.00'	N35°01'13"E
C5	28.45'	1055.39'	01°32'29"	14.23'	28.45'	N40°03'47"E
C6	181.83'	722.00'	15°42'09"	91.52'	181.32'	N43°14'55"E
C7	35.36'	24.44'	86°48'14"	24.43'	34.56'	S32°12'37"W
C8	80.73'	2507.50'	02°27'42"	40.36'	80.72'	S37°43'37"W
C9	39.95'	25.00'	91°19'09"	25.56'	35.76'	S33°58'52"W





VICINITY MAP
SCALE: 1" = 2000'

NOTE:
THIS PROJECT REPRESENTS THE OCCUPANCY OF AN EXISTING TENANT SPACE WITHIN THE ESTABLISHED SPRINGFIELD PLAZA SHOPPING CENTER. NO ENGINEERING IS PROPOSED TO THE INFRASTRUCTURE AND ALL WORK WILL BE INTERNAL. THE APPLICANT THEREFORE REQUESTS RELIEF FROM THE REQUIREMENTS OF PROVIDING LANDSCAPING, TOPOGRAPHY, AND BULK PLANE ANALYSIS AS THESE HAVE ALREADY BEEN PROCESSED AND APPROVED BY THE COUNTY.

PROPERTY INFORMATION:
1. PROPERTY OWNER: SPRINGFIELD PLAZA LIMITED PARTNERSHIP
2. PROPERTY ADDRESS:
   FAST EDDIES
   SPRINGFIELD PLAZA
   7255 COMMERCE STREET
   SPRINGFILED
   VIRGINIA 22150
3. APPLICANT: FAST EDDIES

BUILDING AND SITE INFORMATION:
1. TOTAL SITE AREA: 964,337 SF (OR 22.13813 AC)
2. TOTAL AREA OF BUILDINGS : ± 272,000 SF
3. AREA OF EXISTING FAST EDDIES : ± 6,020 SF
4. AREA OF ADJACENT UNIT FOR PROPOSED EXPANSION: ± 1,390 SF

PROJECT DESCRIPTION:
1. PROJECT NAME: FAST EDDIES
2. ADDRESS : 7255 COMMERCE STREET, SPRINGFIELD, VA
3. UNIT #: 34
4. AREA : ± 6,020 SQ FT
5. PARKING ALLOTTED : 28 SPACES (PER EXISITING COUNTY APPROVAL) SPA 92 - L - 047
6. USE: BILLIARD AND POOL HALL

EXPANSION DESCRIPTION :
1. ADDRESS : 7251 COMMERCE STREET, SPRINGFIELD, VA
2. UNIT #: 35 (US ELECTRONICS/METRO RUN AND WALK)
3. AREA : ± 1,390 SQ FT
4. PARKING ALLOTTED: 6 (PER EXISTING COUNTY APPROVAL)

NOTES:
1. THE SITE IS WITHIN THE C-6 ZONING DISTRICT AND IS PART OF THE SPRINGFIELD PLAZA SHOPPING CENTER. THIS SPECIAL PERMIT APPLICATION PROPOSES TO ALLOW THE EXISTING FAST EDDIES BILLIARD CAFE TO OCCUPY THE ADJACENT UNIT (UNIT # 35) FOR THEIR BILLIARD OPERATION. THE EXISTING FOOTPRINT OF THE BUILDING STRUCTURE WILL NOT BE DISTURBED IN ANY WAY. NO EXTERNAL WORK SUCH AS GRADING AND LANDSCAPING WILL BE DONE. EXISTING SITE UTILITIES WILL NOT BE DISTURBED.
2. THE INFORMATION ON THIS PLAN IS BASED ON A SURVEY DONE BY WILLIAM H. GORDON ASSOCIATES ON JUNE 16, 2000.
3. THE SITE IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP 80-3((1)) AND FOUND IN DEED BOOK 7655 PAGE 989.
4. LOCATION OF ALL EXISTING UTILITY EASEMENTS HAS BEEN PROVIDED
5. TOTAL GROSS FLOOR AREA=6,020+1,390=7,410
   PARKING SPACES: 4 SPACE/1,000 OF GFA. = 29.64 = 30 SPACES
   REQUIRED:- 30 SPACES PROPOSED: LEAVE AS EXISTING.
6. USE: BILLIARD AND POOL HALL IN SHOPPING CENTER
7. THIS SITE IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
8. NO RPA AREAS EXIST ON THIS SITE.

PHOTOGRAPH OF EXISTING FAST EDDIES AND ADJACENT UNIT TO BE OCCUPIED

RECEIVED
Department of Planning & Zoning
JUL 0 8 2004
Zoning Evaluation Division

HARCO I, INC.

CONSULTANTS:

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BHOOPENDRA PRAKASH, PE

COMMONWEALTH OF VIRGINIA
BHOOPENDRA PRAKASH
No. 019152
6/8/04
PROFESSIONAL ENGINEER

REVISIONS

No.	DATE:	

SUBMISSIONS

PROJECT INFORMATION:

HARCO I, INC.
SPRINGFIELD PLAZA,
7255 COMMERCE STREET
SPRINGFIELD, VIRGINIA 22150

DRAWING TITLE:

SPECIAL PERMIT PLAT

PROJECT MANAGER: RD	SCALE: 1"= 80'
DRAWN BY: AK/BSC	DATE: 06-02-04
CHECKED BY: BP	PROJECT NO.:
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