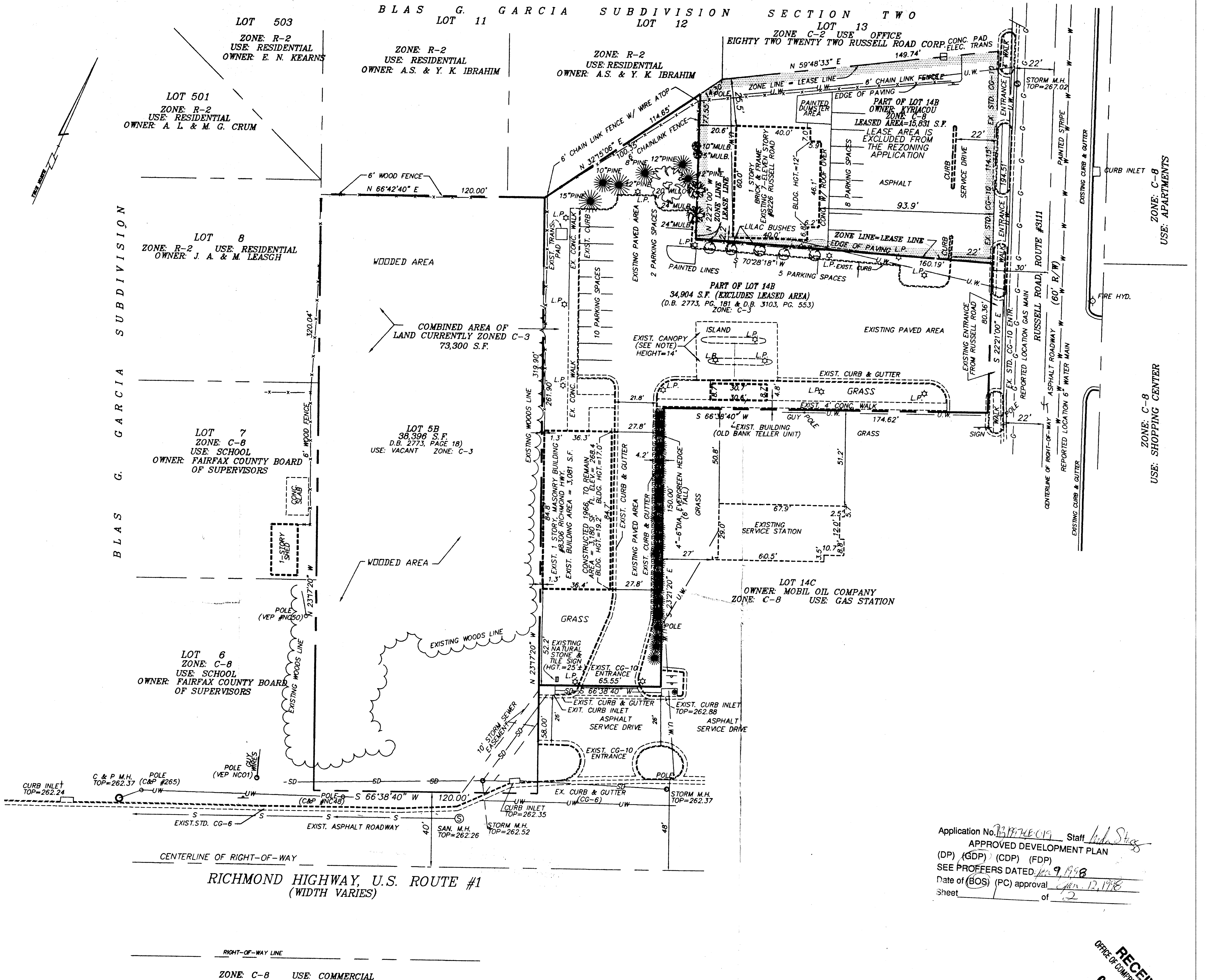
GENERAL NOTES

1. OWNER AND APPLICANT: DENISE L. & C. A. KYRIACOU
   7826 MIDDAY LANE
   ALEXANDRIA, VA. 22306
2. TAX MAP REFERENCE: PART OR 101-4 ((4)) 14B &
   101-4 ((1)) 5B.
3. PRESENT ZONING: LOT 14B: C-8 AND C-3; LOT 5B: C-3
4. REQUESTED ZONING: C-8 HIGHWAY COMMERCIAL DISTRICT
5. SITE DATA: THE 15,831 SQ. FT. OF LOT 14B WHICH IS ZONED C-8 IS NOT INCLUDED IN ANY OF THE CALCULATAIONS FOR THIS APPLICATION.
6. AREA OF LOT 14B ZONED C-3 = 34,904 S.F. OR 0.80129 ACRES
   AREA OF LOT 5B = 38,396 S.F. OR 0.88145 ACRES
   TOTAL AREA OF SITE CURRENTLY ZONED C-3 = 73,300 S.F. OR 1.68274 ACRES
7. EXISTING PARKING:
   REGULAR PARKING SPACES = 17 SPACES
8. TOPOGRAPHIC SURVEY WAS FIELD RUN BY GALLIFANT, HAWES AND JEFFERS JUNE, 1996. USGS DATUM, ONE FOOT CONTOUR INTERVALS.
9. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
10. THERE ARE NO KNOWN GRAVES OR BURIAL PLACES ON THIS SITE.
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE.
12. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THIS PROPERTY.

LEGEND

- UW — UTILITY WIRES
- G — G — GAS MAIN
- SD — SD — STORM SEWER/STORM DRAINAGE PIPE
- W — W — WATER MAIN
- X — X — X — EXISTING FENCE
- PROPOSED FENCE
- WOODS LINE
- PROPOSED CLEARING LIMITS
- L.P. EXISTING LAMP POST



Application No. RZ 1997-LE-019 Staff [signature]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED Jan. 9, 1998
Date of (BOS) (PC) approval Jan. 12, 1998
Sheet 1 of 2

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
OCT 27 1997
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
WILLIAM G. HAWES
No. 1298-B
10/24/97
LAND SURVEYOR

NO.	REV.DATE	DESCRIPTION	REVIEWED	APPROVED	DATE
5	10/24/97	REVISE LEGEND			
4	09/25/97	REVISE EXISTING LAMP POST SYMBOL			
3	07/21/97	REVISE NOTES, PLANTING AND PARCEL AREA			
2	04/03/97	REVISE DRAWING TITLE			
1	10/21/96	REVISE BUILDING AREAS, USE AND PARKING			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAT FOR REZONING PURPOSES SHOWING EXISTING SITE CONDITIONS ON THE LAND OF DENISE L. KYRIACOU & C. A. KYRIACOU

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGN:
DRAWN:
CHECKED:
DATE: SEPT. 9, 1996
SCALE: 1"=30'
SHEET 1 OF 2 SHEETS

GALLIFANT, HAWES & JEFFERS
LAND SURVEYING * LAND PLANNING
10195-Q MAIN STREET, FAIRFAX, VIRGINIA 22031 (703)-273-6790

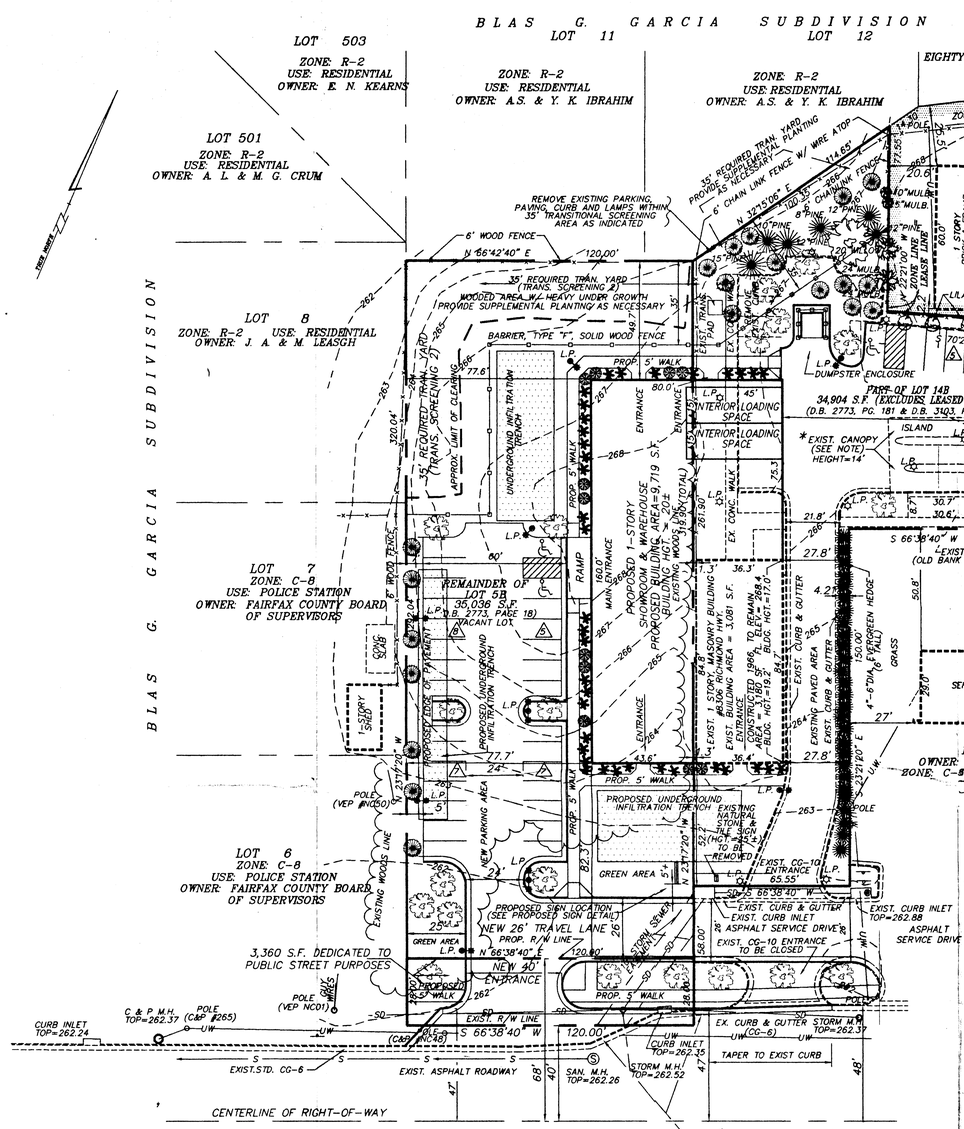
GENERAL NOTES

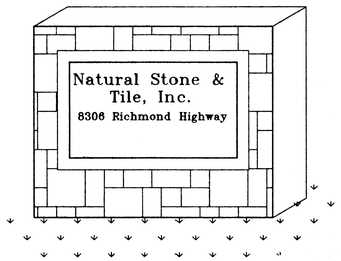
1. OWNER AND APPLICANT: DENISE L. & C. A. KYRIACOU
   7826 MIDDAY LANE
   ALEXANDRIA, VA. 22306
2. TAX MAP REFERENCE: PART OF 101-4 ((4)) 14B & 101-4 ((1)) 5B.
3. PRESENT ZONING: LOT 14B: C-8 AND C-3; LOT 5B: C-3
4. REQUESTED ZONING: C-8 HIGHWAY COMMERCIAL DISTRICT
5. SITE DATA: THE 15,831 SQ. FT. OF LOT 14B WHICH IS ZONED C-8 IS NOT INCLUDED IN ANY OF THE CALCULATIONS FOR THIS APPLICATION.
6. TOTAL AREA OF SITE CURRENTLY ZONED C-3 = 73,300 S.F.
7. AREA OF LOT 14B ZONED C-3 = 34,904 S.F. OR 0.80129 ACRES
   AREA OF LOT 5B = 38,396 S.F. OR 0.88145 ACRES
   LESS AREA OF PUBLIC STREET DEDICATION - 3,360 S.F. OR 0.07714 ACRES
   AREA OF SITE AFTER STREET DEDICATION = 69,940 S.F. OR 1.60560 ACRES
8. BUILDING USE:
   OFFICE USE (16% OF GROSS BUILDING AREA) = 2,000 S.F.
   SHOWROOM, INTERIOR LOADING & STORAGE = 10,800 S.F.
   TOTAL AREA OF BUILDING = 12,800 SQ FT.
9. ZONING REQUIREMENTS AND DEVELOPED CONDITIONS:

ZONING REQUIREMENTS, C-8 ZONING	DEVELOPED CONDITION
MINIMUM LOT AREA: 40,000 S.F.	73,300 S.F.
MINIMUM LOT WIDTH: 200 FT.	83.04', RUSSELL ROAD 185.55', RICHMOND HIGHWAY
MAXIMUM BUILDING HEIGHT: 40 FT.	20'±
MINIMUM YARD REQUIREMENTS	
FRONT: 45° BULK PLANE BUT NO LESS THAN 40 FT.	203.0' RUSSELL ROAD 82.3' RICHMOND HIGHWAY
SIDE: NO REQUIREMENT.	27.8' EASTERLY PROPERTY LINE 49.7' NORTHERLY PROPERTY LINE
REAR: 20 FT.	77.6' WESTERLY PROPERTY LINE
F.A.R.: 0.50	F.A.R.: 12,800/73,300 = 0.18
OPEN SPACE: 15% OF REMAINING AREA (0.15 x 73,300) = 10,995 S.F.	LANDSCAPED OPEN SPACE SHOWN 12,500 S.F. = 17%

PARKING TABULATION:

11. PARKING REQUIRED:
    PROVIDED 1 SPACE/300 S.F OF BUILDING AREA = 12,800/300 = 43 SPACES REQUIRED
12. PARKING PROVIDED:
    REGULAR PARKING SPACES = 45 SPACES (8.5'x18')
    HANDICAPPED PARKING SPACES = 3 SPACES
    TOTAL PARKING SPACES PROVIDED = 48 SPACES
13. LOADING SPACES REQUIRED = 2 SPACES
14. LOADING SPACES PROVIDED = 2 SPACES (MIN. SIZE 15'x 25')
    LOADING SPACES ARE SHOWN WITHIN INTERIOR OF BUILDING
15. TOPOGRAPHIC SURVEY WAS FIELD RUN BY GALLIFANT, HAWES AND JEFFERS JUNE, 1996. USGS DATUM, ONE FOOT CONTOUR INTERVALS.
16. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
17. THERE ARE NO KNOWN GRAVES OR BURIAL PLACES ON THIS SITE.
18. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE.
19. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THIS PROPERTY.
20. THERE ARE NO SPECIAL AMENITIES PROPOSED FOR THIS DEVELOPMENT.
21. CHESAPEAKE BAY ORDINANCE AND STORM WATER MANAGEMENT TO BE ACCOMPLISHED ON SITE BY UNDERGROUND INFILTRATION TRENCHES OR OTHER MEANS ACCEPTABLE TO THE DEPARTMNET OF ENVIRONMENTAL MANAGEMENT.
22. THE ESTIMATED STORAGE VOLUME REQUIRED WITHIN THE THE THREE (3) INDICATED INFILTRATION TRENCHES = 6,600 CUBIC FEET
23. ACCORDING TO THE FAIRFAX COUNTY SOILS MAP, THE ENTIRE AREA OF LOT 5B IS COMPOSED OF 54B2, SASSAFRAS FINE SANDY LOAM, A CLASS C SOIL. THIS SOIL HAS AN EXPECTED PERC RATE OF 10 TO 40 MINUTES PER INCH OR AN INFILTRATION RATE GREATER THAN ONE INCH PER HOUR.
24. THERE ARE NO PROBLEMS ASSOCIATED WITH TYPE 54 SOIL. SOILS ARE NOT MAPPED ON LOT 14B, WHICH IS A DEVELOPED SITE WITH NO KNOWN PROBLEMS.
25. THE FOLLOWING WAIVERS/MODIFICATIONS ARE REQUESTED WITH THIS APPLICATION:
    A. MODIFICATION OF TRANSITIONAL SCREENING ADJACENT TO LOTS 8, 501, 503, 11 AND 12, BLAS G. GARCIA SUBDIVISION, ALLOWING THE EXISTING VEGETATION TO BE SUPPLEMENTED AS REQUIRED.
    B. WAIVER OF BARRIER AND TRANSITIONAL SCREENING REQUIREMENT ALONG RUSSELL ROAD FRONTAGE TO PERMIT PARKING AS INDICATED.
    C. WAIVER OF LOT WIDTH REQUIREMENT ON RUSSELL ROAD AND RICHMOND HIGHWAY. THE EXISTING LOT WIDTH IN BOTH INSTANCES IS LESS THAN 200 FEET.
    D. WAIVER OF SERVICE DRIVE ALONG RICHMOND HIGHWAY.
26. THIS SITE APPEARS IN A MARCH 5, 1990 F.I.R.M. DESIGNATED ZONE X, AN AREA DETERMINED TO BE OUTSIDE OF A 500 YEAR FLOOD PLAIN.
27. PARKING LOT LIGHTING SHALL BE DIRECTED SO THAT LIGHTING IS LIMITED TO ON-SITE AREAS AND DOES NOT SPILL OVER INTO ADJACENT RESIDENTIAL LOTS, AS STATED IN THE PROFFERS.
28. BUILDING LIGHTING SHALL BE LIMITED TO THAT NECESSARY FOR SECURITY PURPOSES, AS STATED IN THE PROFFERS.





DETAIL OF PROPOSED SIGN
(NOT TO SCALE)

NOTES:
- THE ABOVE DETAIL IS PROVIDED TO GENERALLY INDICATE THE APPEARANCE OF THE PROPOSED REPLACEMENT SIGN ADJACENT TO RICHMOND HWY.
- THE LOCATION, AND SIZE OF THE PROPOSED SIGN SHALL CONFORM WITH ARTICLE 12, OF THE FAIRFAX COUNTY ZONING ORDINANCE

LEGEND

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- G — G — G — G — GAS MAIN
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- W — W — WATER MAIN
- X — X — X — X — EXISTING FENCE
- PROPOSED FENCE
- WOODS LINE
- PROPOSED CLEARING LIMITS
- EXISTING CURBING
- PROPOSED CURBING
- L.P. ☼ EXISTING LAMP POST
- L.P. ●✱ PROPOSED SITE LIGHTING WITH SINGLE LAMP FIXTURE
- L.P. ●✱● PROPOSED SITE LIGHTING WITH TWIN LAMP FIXTURES

LANDSCAPING LEGEND:

- PROPOSED LARGE/MEDIUM DECIDUOUS TREE MINIMUM 3" CALIPER
- PROPOSED EVERGREEN TREE, 6'-8' HEIGHT
- PROPOSED HOLLY OR OTHER SUITABLE SMALL TREE
- ✱ PROPOSED DWARF JUNIPER OR OTHER SUITABLE SHRUB
- EXISTING LARGE DECIDUOUS TREE
- EXISTING MEDIUM DECIDUOUS TREE
- EXISTING EVERGREEN TREE

Application No. 97-Z-015 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED
Date of (BOS) (PC) approval Jan. 13, 1998
Sheet 2 of 2

COMMONWEALTH OF VIRGINIA
WILLIAM G. HAWES
No. 1298-B
10/24/97
LAND SURVEYOR

NO.	REV.DATE	DESCRIPTION	REVIEWED	APPROVED	DATE
5	10/24/97	REVISE NOTES, PROPOSED LIGHTING			
4	09/25/97	REVISE NOTES, PARKING AND ADD PROPOSED SIGN			
3	07/21/97	REVISE BUILDING, PARKING, ECT.			
2	04/03/97	REVISE DRAWING TITLE			
1	10/21/96	REVISE BUILDING AREAS, USE AND PARKING			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

GENERALIZIED DEVELOPMENT PLAN
ON THE LAND OF

DENISE L. KYRIACOU & C. A. KYRIACOU

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGN:
DRAWN:
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DATE: SEPT. 9, 1996
SCALE: 1"=30'
SHEET 2 OF 2 SHEETS

GALLIFANT, HAWES & JEFFERS
LAND SURVEYING • LAND PLANNING
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