## ZONING ORDINANCE TABULATION:

THIS SITE IS WITHIN THE RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT, AND HIGHWAY CORRIDOR OVERLAY DISTRICT.

C-8 AND COMMERCIAL REVITALIZATION DISTRICT ZONING REQUIREMENTS:

| | MINIMUM REQUIRED UNLESS SPECIFIED | PROVIDED |
|---|---|---|
| LOT AREA: | 40,000 SF | 187,248 SF |
| LOT WIDTH: | 200 FEET | 375 FEET |
| MAXIMUM BUILDING HEIGHT: | 40 FEET | 40 FEET |
| YARD REQUIREMENTS: | | |
| FRONT | 20 FEET* | 65 FEET |
| SIDE | NO REQUIREMENT | N/A |
| REAR | 20 FEET | 380 FEET |
| MAXIMUM FAR: | 0.5, OR 93,624 GFA | 0.18, OR 34,078 GFA |
| OPEN SPACE: | 15%, OR 28,088 SF | 15%, OR 29,000 SF |
| INTERIOR PARKING | | |
| LOT LANDSCAPING: | 5%, OR 4,682 SF | 5%, OR 5,000 SF |
| TREE COVER: | 10%, OR 15,980 SF | 20%, OR 34,000 SF |

* PER RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT, THERE IS ONLY A 20' REQUIRED FRONT YARD, NO BULK PLANE ANGLE REQUIREMENT.

PARKING PROVIDED: 110 (INCLUDING 5 ACCESSIBLE SPACES)
PARKING REQUIRED: 136 SPACES
– 20% REDUCTION PER RICHMOND HIGHWAY CRD
109 SPACES

VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT
ENCLOSED SALES/RENTAL FLOOR AREA = 4,190 SF @ 1SP/500 SF
= 9 SPACES
OPEN SALES/RENTAL DISPLAY LOT AREA = 4,536 SF @ 1SP/2,500 SF
= 2 SPACES
SERVICE BAYS = 24 @ 2SP/BAY
= 48 SPACES
EMPLOYEES = 34 @ 1SP/EMPLOYEE
= 34 SPACES

OFFICE
11,924 GSF @ 3.6SP/1,000 GSF
= 43 SPACES

LOADING PROVIDED: 3 SPACES
LOADING REQUIRED: 3 SPACES

VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENTS
1SP/FIRST 5,000 GSF, PLUS 1SP/EACH ADDITIONAL 30,000 SF
= 2 SPACES
OFFICE
1SP/ FIRST 10,000 GSF, PLUS 1SP/FOR EACH ADDITIONAL 20,000 GSF
= 1 SPACES

## LANDSCAPE SCHEDULE

| KEY | BOTANICAL / COMMON NAME | SIZE | QTY. TOTAL | REMARKS | COVERAGE UNIT | COVERAGE TOTAL |
|---|---|---|---|---|---|---|
| PS | PINUS STROBUS EASTERN WHITE PINE | 3" cal. 10'–12' B&B | 4 | SEE EVERGREEN TREE PLANTING DETAIL | 250 | 1000 |

## NOTES:

1. OWNER/ APPLICANT: SHEEHY INVESTMENTS
6400 ARLINGTON BOULEVARD
FALLS CHURCH, VIRGINIA 22046
2. PROPERTY IS DELINEATED ON ASSESSMENT MAP NUMBER 92-4-001-68A, AND IS ZONED C-8.
3. SITE AREA IS 187,248 SF, OR 4.2986 ACRES.
4. UTILITY NOTE: THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND TAKEN FROM RECORD INFORMATION. TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN.
5. THIS PLAT DOES NOT SHOW ALL COVENANTS, EASEMENTS, RESTRICTIONS OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE.
6. THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE FAIRFAX COUNTY ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
7. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM 1987 SE PLAT SUBMITTED BY PATTON, HARRIS, RUST AND ASSOCIATES. CONTOUR INTERVAL IS 2 FEET.
8. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
9. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 5155250137D, DATED MARCH 1990, THIS PROPERTY IS SHOWN AS ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500–YEAR FLOOD PLAIN.
10. NO RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS, AS DEFINED, ARE DELINEATED ON THIS PROPERTY.
11. NO GRAVES OR OTHER EVIDENCE OF BURIAL PLACES ARE FOUND ON THIS PROPERTY.
12. PROPOSED CHANGES TO THE SITE WILL NOT RESULT IN A CHANGE TO THE IMPERVIOUS AREA, THEREFORE, NO SWM OR WQ FACILIITES WILL BE PROVIDED AS PART OF THIS DEVELOPMENT.
13. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING; AND, MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED.
14. SUPPLEMENTAL LANDSCAPING TO BE PROVIDED ACCORDING TO THIS SPECIAL EXCEPTION AMENDMENT PLAN.
15. PER SEA 85-L-136, A 35' UNDISTURBED BUFFER WAS PROVIDED FROM THE EDGE OF FORDSON ROAD RIGHT-OF-WAY TO A 7' BLOCK WALL AS SHOWN.
16. EXISTING CONDITIONS TAKEN FROM 1997 PACIULLI SIMMONS & ASSOCIATES PLAN, 6714-SP-01-A-2.

## BUILDING AREA CALCULATIONS:

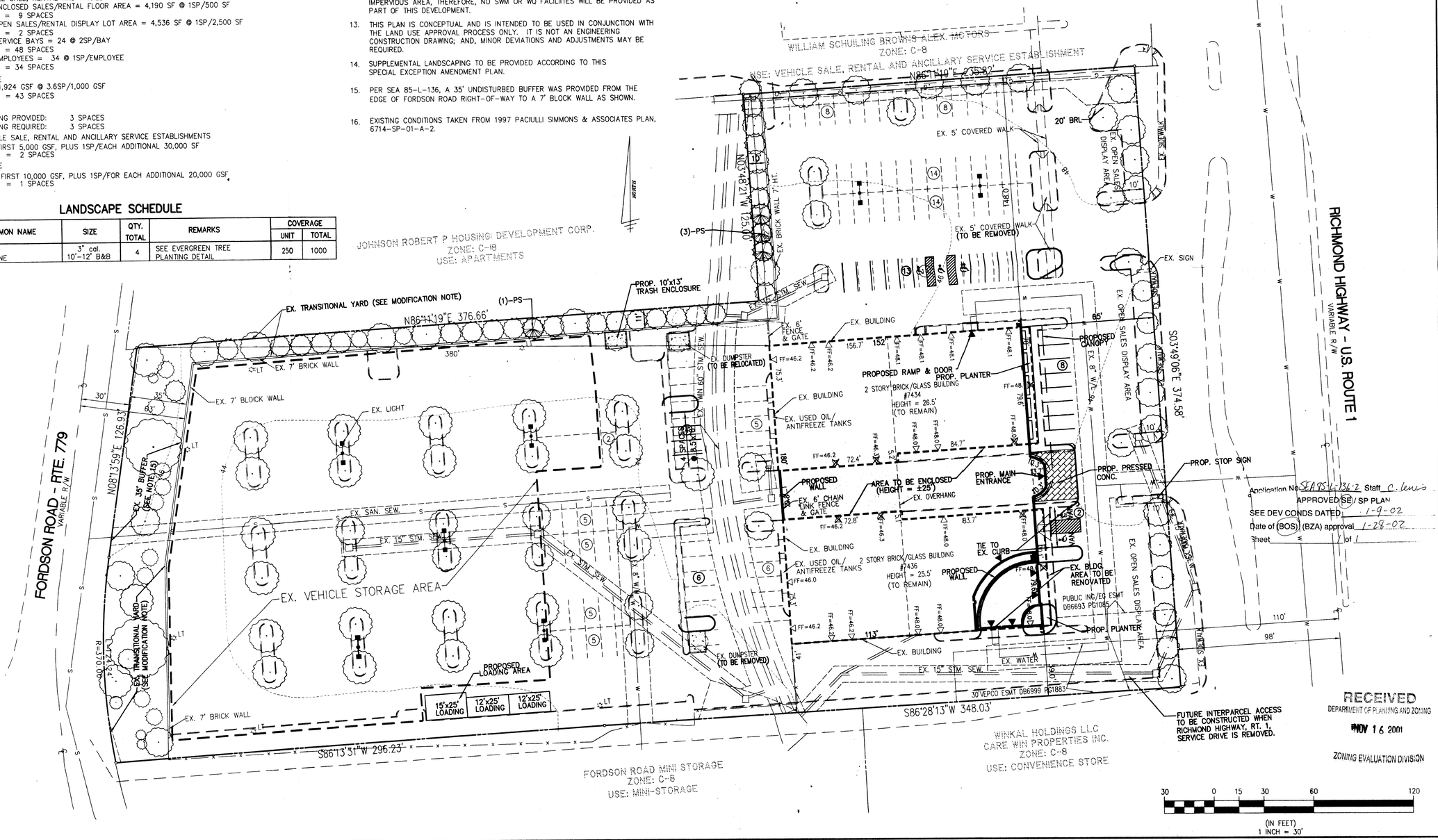
| | |
|---|---|
| **FIRST FLOOR:** | |
| EXISTING: | 22,618 SF |
| PROPOSED: | 5,260 SF |
| | 27,878 SF |
| **SECOND FLOOR:** | |
| EXISTING: | 6,200 SF |
| PROPOSED: | 0 SF |
| | 6,200 SF |
| **TOTAL EXISTING AND PROPOSED** | **34,078 SF** |

## MODIFICATION REQUESTED:

1. A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS, AS APPROVED IN CONJUNCTION WITH SE 85-L-136, ALONG FORDSON ROAD ON THE WEST AND ADJACENT TO MT. VERNON GARDEN APARTMENTS ON THE NORTHWEST SIDE OF THE SITE, IS REQUESTED TO BE CONTINUED.

## LEGEND

EX. DECIDUOUS TREE
EX. EVERGREEN TREE
PROP. EVERGREEN TREE




Application No. SEA 85-L-136-2 Staff C. Lewis
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 1-9-02
Date of (BOS) (BZA) approval 1-28-02
Sheet ___ of 1

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ZONING EVALUATION DIVISION


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


SCALE: 1"=30'
DATE: 11/16/01
DRAWN: JJH

COMMONWEALTH OF VIRGINIA
TERRANCE M. ANDERSON
9999
PROFESSIONAL ENGINEER

REVISION APPROVED BY

| NO. | DESCRIPTION | DATE | REV. BY | APPROVED | DATE |
|---|---|---|---|---|---|
| | | | | | |

# SPECIAL EXCEPTION AMENDMENT PLAT

# SHEEHY HONDA

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET: 1 OF 1

File No. FB-9 Tax Map No. 9" 4 Job No. 01-021 Cadd Dw "ile: 01021SE5 Xref: