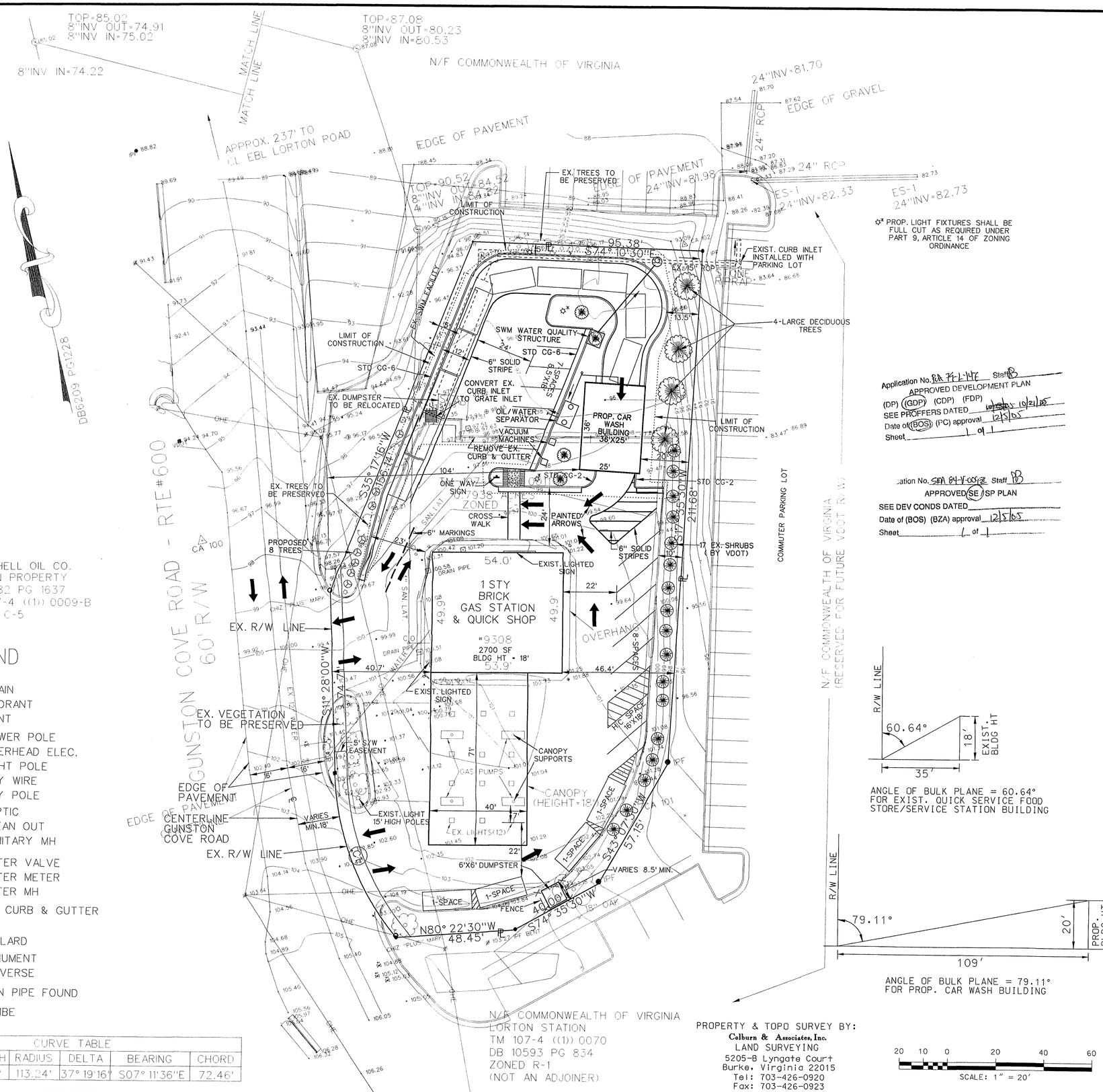

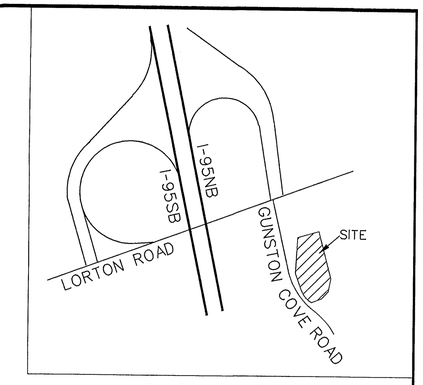

VICINTY MAP
SCALE: 1"=500'

PROPERTY OWNER:
KHAN INTERNATIONAL, LLC
DB 6209 PG 1228
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
ABDUL G. KHAN
9308 GUNSTON COVE RD
LORTON, VA 22079
TELE: 703-643-1439

Application No. PCA 79-L-147 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED ~~10/21/05~~ 10/21/05
Date of (BOS) (PC) approval 12/5/05
Sheet 1 of 1

ation No. SEA 84-V-009-02 Staff PB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 12/5/05
Sheet 1 of 1

GENERAL NOTES:

1. SITE AREA = 34,578 SF
2. PROPERTY LOCATED IN FAIRFAX COUNTY TAX MAP NO. 107-4 ((1)) - 0011A
3. ZONING = C-5 COMMERCIAL
4. EXIST. BUILDING AREA (QUICK SERVICE FOOD STORE AND SERVICE STATION) = 2700 SF
5. NEW BUILDING AREA (CAR WASH NO OVERHANG) = 900 SF
6. TOTAL GROSS FLOOR AREA PROVIDED = 3600 SF
7. FLOOR AREA RATIO PROVIDED = .104
8. FLOOR AREA RATIO PERMITTED = .30
9. PROP. MAXIMUM BUILDING HEIGHT PROVIDED = 20 FT
10. BUILDING HIGHT PERMITTED = 40 FT
11. OPEN SPACE REQUIRED (20%) = 6916 SF
12. OPEN SPACE PROVIDED = 7640 SF
13. PARKING SPACES FOR QUICK SERV. FOOD STORE/SERVICE STATION REQUIRED, 6.5 SPACES/1000 SF, 2.7X6.5 = 18
14. PARKING SPACES PROVIDED FOR QUICK SERVICE FOOD STORE/SERVICE STATION = 19
15. STACKING SPACES FOR CAR WASH REQUIRED = 10
16. STACKING SPACES FOR CAR WASH PROVIDED = 10
17. HANDICAP SPACES REQUIRED = 1
18. HANDICAP SPACES PROVIDED = 1
19. FRONT YARD REQUIRED = 40'
20. FRONT YARD PROVIDED FOR PROPOSED BUILDING = 104'
21. SIDE YARD = NO REQUIREMENT
22. REAR YARD REQUIRED = 20'
23. REAR YARD PROVIDED FOR PROP. BUILDING = 20'
24. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 13 OF ZONING ORDINANCE.
25. EXISTING BUILDING IS SERVED BY PUBLIC WATER AND SEWER. AND PROPOSED BUILDING WILL ALSO BE SERVED BY PUBLIC WATER AND SEWER .
26. THERE IS NO GRAVE, OBJECT OR STRUCTURE MARKING A SITE OF BURIAL ON THIS SITE.
27. THERE IS NO KNOWN HISTORIC RESOURCES WITHIN OR ADJACENT TO THIS PROPERTY CONTAINED ON THIS SITE.
28. ALL CONSTRUCTION TO CONFORM TO FAIRFAX COUNTY STANDARDS AND SPECIFICATIONS.
29. CONTOUR INTERVAL IS 1' AND TOPOGRAPHIC AND PROPERTY SURVEY BY " COLBURN & ASSOCIATES, 5205-B LYNGATE CT BURKE VA 22015", TELE: 703-426-0920
30. EXIST. BUILDING WAS CONSTRUCTED IN 1986.
31. THERE IS NET INCREASE IN IMPERVIOUS AREA OF 4950 SF FOR THIS SITE. TO MEET STORMWATER MANAGEMENT BMP REQUIREMENT STORMCEPTOR OR FILTERRA (BIORETENTION FILTERATION SYSTEM) WILL BE PROVIDED.
32. THERE IS NO FLOOD PLAIN ON THIS SITE.
33. ALL EXISTING LANDSCAPING SHALL BE PRESERVED.
34. THERE ARE NO 25' OR LARGER EASEMENTS ON THIS SITE.
35. MINIMUM LOT SIZE WAIVER WAS GRANTED WITH SE84V009.

ANGLE OF BULK PLANE = 60.64°
FOR EXIST. QUICK SERVICE FOOD STORE/SERVICE STATION BUILDING

ANGLE OF BULK PLANE = 79.11°
FOR PROP. CAR WASH BUILDING

LEGEND

- DRAIN
- HYDRANT
- VENT
- POWER POLE
- OHE OVERHEAD ELEC.
- LIGHT POLE
- GUY WIRE
- GUY POLE
- SEPTIC
- CLEAN OUT
- SANITARY MH
- WATER VALVE
- WATER METER
- WATER MH
- 30" CURB & GUTTER
- BOLLARD
- MONUMENT
- TRAVERSE
- IPF IRON PIPE FOUND
- SCRIBE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	73.76'	113.24'	37° 19'16"	S07° 11'36"E	72.46'

PROPERTY & TOPO SURVEY BY:
Colburn & Associates, Inc.
LAND SURVEYING
5205-B Lyngate Court
Burke, Virginia 22015
Tel: 703-426-0920
Fax: 703-426-0923

20 10 0 20 40 60
SCALE: 1" = 20'

COMMONWEALTH OF VIRGINIA
MUKHTAR AHMAD
No. 14472
PROFESSIONAL ENGINEER

PROJECT ENGINEER
MUKHTAR AHMAD
8908 TRIPLE RIDGE RD
FAIRFAX STATION,
VA 22039
TELE: 703-690-5810

METROPOLITAN CONSULTING ENGINEERS

RECEIVED Department of Planning & Zoning SEP 15 2005 Zoning Evaluation Division

CITGO SERVICE STATION
SPECIAL EXCEPTION PLAT
SEA NO. SE84V009
GENERALIZED DEVELOPMENT PLAN # PCA 79L147

SCALE:1"=20'	DATE: 9-14-05	SHEET 1 OF 1