

**PLAN NOTES:**

1. THE PROPERTY DELINEATED ON THE PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP 72-1 (9) 5,6,7,8.
2. OWNER: KHALIL SORBI  
6477 LITTLE RIVER TURN PIKE  
ALEXANDRIA, VA 22312  
Tel: 703-941-0081
3. BOUNDARY INFORMATION IS FROM PLAT BY WILLIAM E. RAMSEY, LAND SURVEYOR.
4. THE PROPERTY IS ZONED R-2.
5. TOPOGRAPHY IS U.S.G.S. DATUM WITH 1-FOOT CONTOUR INTERVAL - FIELD RUN.
6. SETBACKS REQUIRED: FRONT 30', SIDE 15' AND REAR 25'.  
EXISTING BUILDING SETBACKS: FRONT 13', SIDE 2.8' AND 16.9'; REAR 21.4'.  
FRONT AND SIDE SETBACKS FOR EXISTING BUILDING ARE NON CONFORMING SINCE THE BUILDING WAS CONSTRUCTED IN 1930. REAR SETBACK BECAME NON CONFORMING AS A RESULT OF AN ERROR IN BUILDING CONSTRUCTION FOR THE ADDITION IN 1999.
7. EXISTING TREES WILL BE SAVED AS SHOWN ON THE PLAN.
8. ALL CONSTRUCTION AND MAINTENANCE SHALL BE IN CONFORMANCE WITH FAIRFAX COUNTY AND VDOT STANDARDS AND SPECIFICATIONS.
9. THERE ARE NO RPA / RMA AREAS ON THIS PROPERTY.
10. THIS PROPERTY IS BEING SERVED BY PUBLIC WATER AND SEWER.
11. A WAIVER OF STORM WATER MANAGEMENT SHALL BE REQUESTED.
12. PROPOSED USE: SCHOOL OF SPECIAL EDUCATION

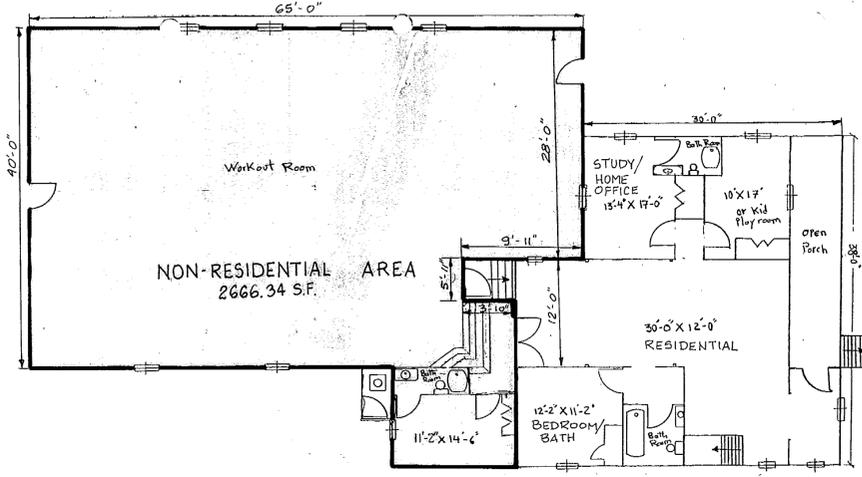
MAXIMUM NUMBER OF STUDENTS: 35  
NUMBER OF EMPLOYEES: 2

PARKING CALCULATED: 12  
PARKING PROVIDED: 12

13. GROSS FLOOR AREA: 4913 S.F.  
RESIDENTIAL USE: 2080 S.F.  
NON-RESIDENTIAL USE: 2600 S.F.  
MAX. F.A.R. PERMITTED FOR NON RESIDENTIAL USE: 0.20  
F.A.R. FOR PROPOSED NON RESIDENTIAL USE: 0.20

14. A WAIVER/MODIFICATION OF TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG ALL PROPERTY LINES IS HEREBY REQUESTED.  
15. THERE IS NO GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS SITE.

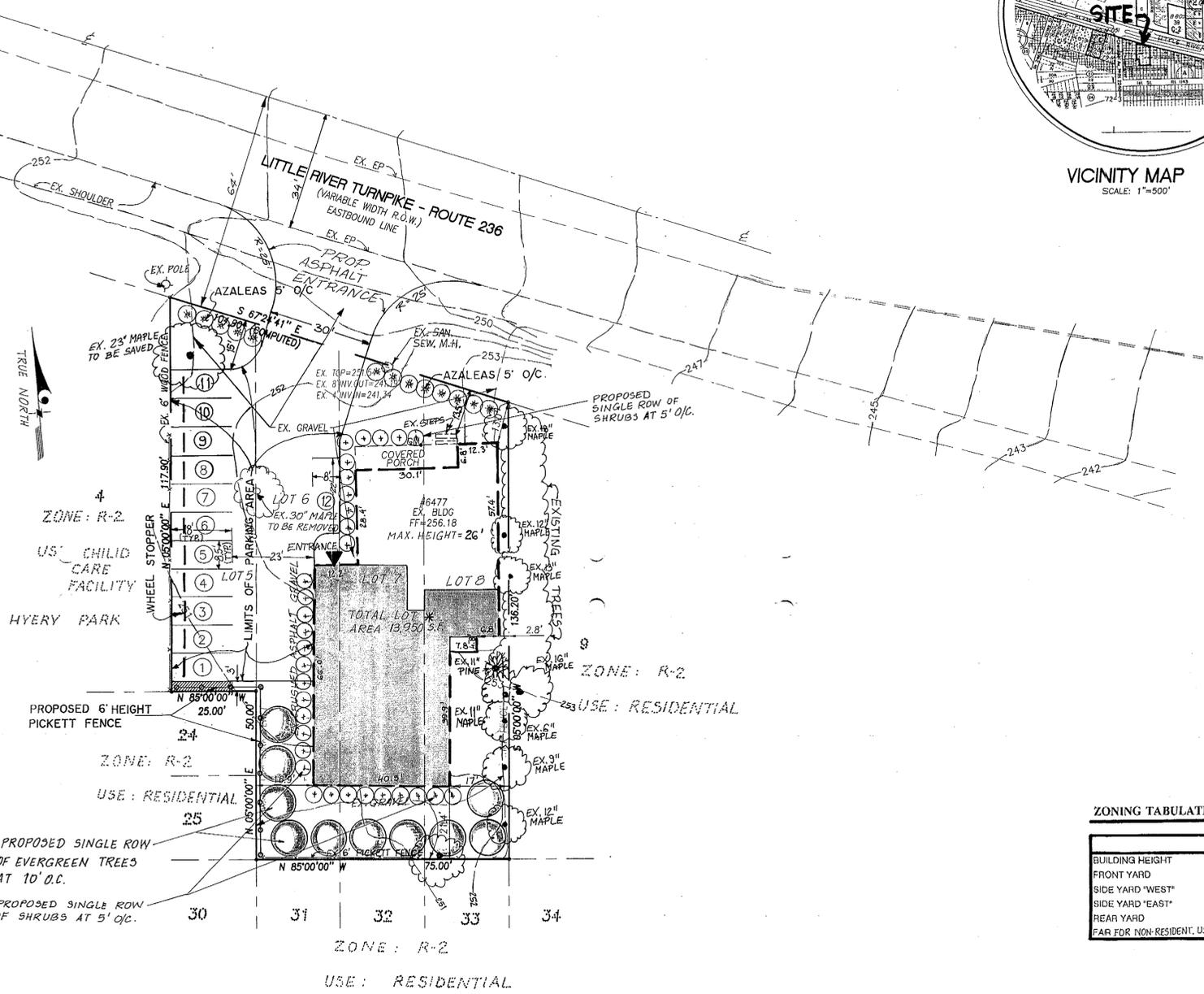
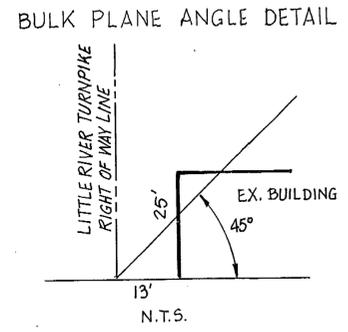
16. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS MATERIALS ON THIS PROPERTY.  
17. A WAIVER OF SERVICE DRIVE ALONG ROUTE 236 WILL BE REQUESTED AT SITE PLAN APPROVAL STAGE.  
18. ACCORDING TO CURRENT TRAILS PLAN OF FAIRFAX COUNTY A TRAIL IS NOT REQUIRED ALONG LITTLE RIVER TURNPIKE FRONTAGE OF THIS SITE.  
19. SECOND FLOOR (NOT SHOWN) RESIDENTIAL USE ONLY.



**FLOOR PLAN SCALE: 1" = 10'**

**FAR CALCULATION**  
NON-RESIDENTIAL AREA  
(5.00' x 40.00') - (3.83' x 5.92') - (6.08' x 12.00') + (11.17' x 14.5') =  
2600 SF - 22.67 SF - 72.96 SF + 161.97 SF = 2666.34 SF  
TOTAL LOT AREA 13,950 SF  
FAR = 2666.34 SF / 13,950 SF  
FAR = 0.19114 ROUNDED UP TO FAR = 0.20

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1.	ADDED NOTE, SHRUBS, LABELED ROOMS ON FLOOR PLAN 1-23-01			
REVISION APPROVED BY DIVISION OF DESIGN REVIEW				



**ZONING TABULATION**

	ALLOWED	EXISTING
BUILDING HEIGHT	35'	28.0'
FRONT YARD	35'	13.0'
SIDE YARD "WEST"	15'	16.9'
SIDE YARD "EAST"	15'	2.8'
REAR YARD	25'	21.4'
FAR FOR NON-RESIDENT. USE	0.20	0.20

**LEGEND**

402	EXISTING CONTOUR
402	PROPOSED CONTOUR
---	EXISTING TREE LINE
---	LIMITS OF CLEARING
---	CURB
---	ROAD SIGN
---	FIRE HYDRANT
---	WATER VALVE
---	SANITARY MH

**LEGEND**  
NON-RESIDENTIAL AREA USED FOR FAR CALCULATION

\*AREA IS COMPUTED BY CERTIFIED LAND SURVEYOR BASED ON RECENT SURVEY DATED 3-16-2000 BY WILLIAM E. RAMSEY, LAND SURVEYOR.

Application No. **SP 00-M-060**  
**APPROVED SPECIAL PLAT**  
SEE DEVELOPMENT CONDITIONS  
Date of (BOS) (BZA) approval **April 11, 2001**  
Site Coordinator **Yuan Bamill** 2001  
Sheet **1** of **1**

**DESIGN MANAGEMENT GROUP**  
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**6477 LITTLE RIVER TURNPIKE**  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**VARIANCE AND SPECIAL PERMIT PLAT**

Professional Engineer Seal for Zia U. Hassan, No. 10339.  
COUNTY PLAN NO.:  
SCALE: 1"=20'  
DATE: 9/18/2000  
SHEET **1** OF **1**  
FILE NO.: