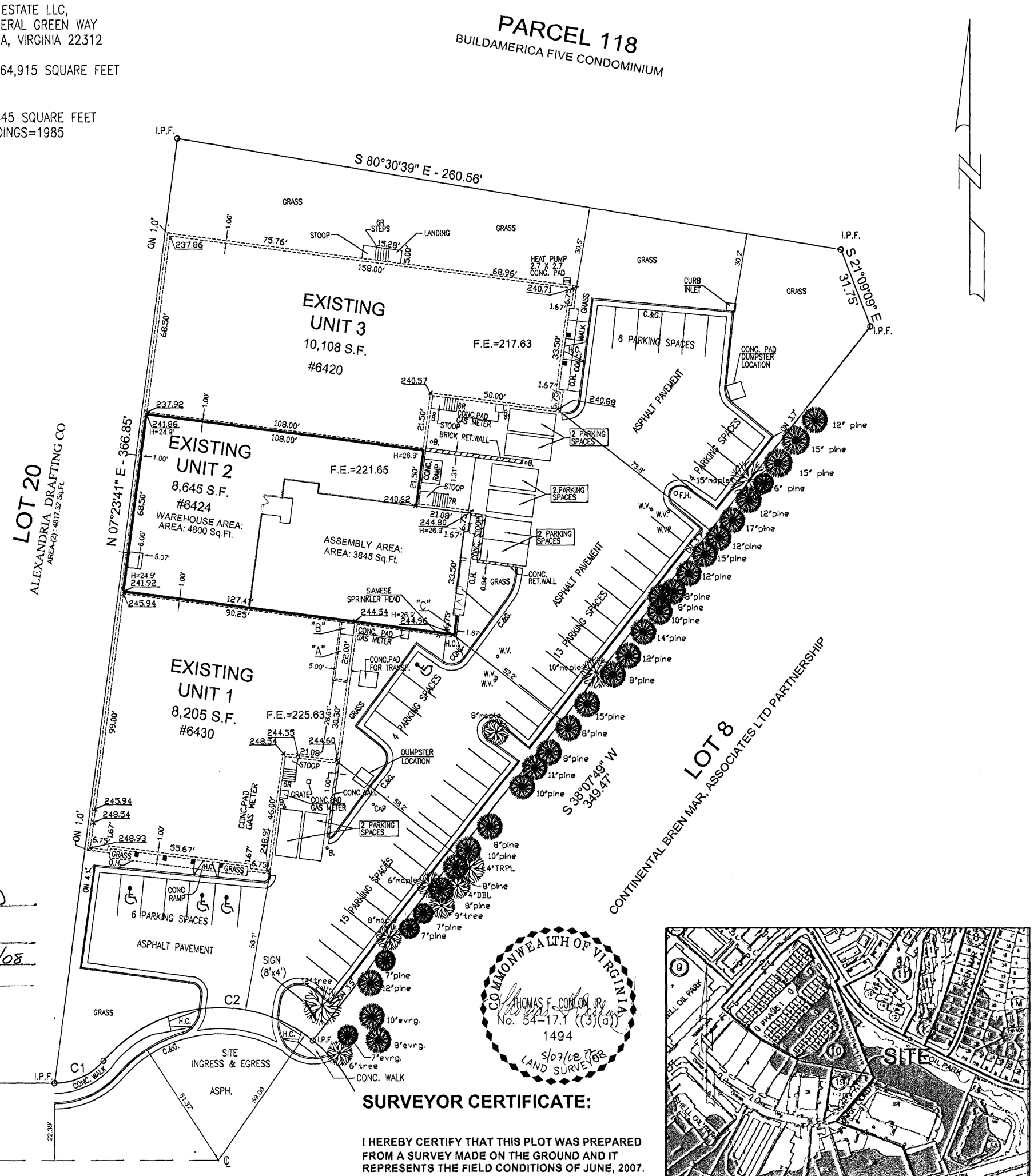
NOTES:

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS THE PARCEL 0811 19 0002 AND IS ZONED I-5, GENERAL INDUSTRIAL DISTRICT.
2. UNIT #2 OWNER: HAWKNAD REAL ESTATE LLC,
   6420 GENERAL GREEN WAY
   ALEXANDRIA, VIRGINIA 22312
3. TOTAL CONDOMINIUM LAND AREA=64,915 SQUARE FEET
4. BUILDING DATA:
   AREA OF UNIT #2 FOOTPRINT=8,645 SQUARE FEET
   CONSTRUCTION DATE: SITE &BUILDINGS=1985

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	21.42	25.00	49°06' 06"	11.42	S 65°31'11"W	20.78
C2	89.75	59.00	87°09'42"	56.15	S 84°32' 59"W	81.35

ABBREVIATIONS:

D.B.	DEED BOOK
PG.	PAGE
TRANS	TRANSFORMER
CONC.	CONCRETE
I.P.F.	IRON PIPE FOUND
℄	CENTERLINE
F.E.	FLOOR ELEVATION
W.V.	WATER VALVE
W.M.	WATER METER
O.H.	OVERHANG
F.H.	FIRE HYDRANT
B.	BOLLARD
H.	HEIGHT OF BUILDING



PARKING TABULATION

48	EXISTING SPACES
8	ADDITION SPACES
56	TOTAL SPACES
4	HANDICAPPED SPACES

Application No. SE 2007-MA-021 Staff WOD
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 6/10/08
Date of (BOS) (BZA) approval 7/21/08
Sheet 1 of 1

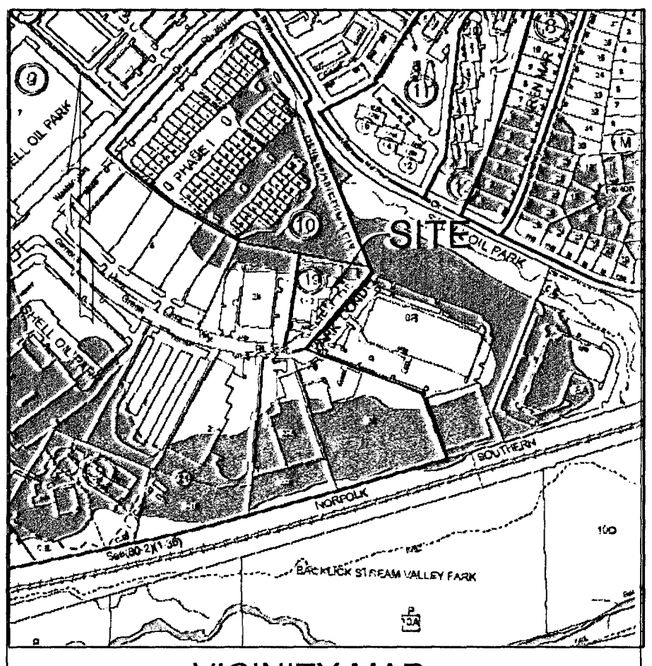
COMMONWEALTH OF VIRGINIA
THOMAS F. CONLON JR.
No. 54-17.1 ((3)(a))
1494
5/07/08
LAND SURVEYOR

SURVEYOR CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLOT WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND IT REPRESENTS THE FIELD CONDITIONS OF JUNE, 2007.

THOMAS F. CONLON SR. C.L.S. #1494

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.



VICINITY MAP
SCALE 1" = 500'

ADDRESS	LIST EACH FLOOR (include basement)	SUITE #	USE (See Notes 2, 3 and 4 below)	RIGHT	USE PERMITTED BY: SPECIAL PERMIT	USE PERMITTED BY: SPECIAL EXCEPTION	SQUARE FEET GROSS FLOOR AREA	# SERVICE BAYS	# OF EMPLOYEES	# STUDENTS	OTHER	PARKING RATE REQUIRED PER CODE (See Note 5 Below)	TOTAL PARKING SPACES REQUIRED FOR THIS USE
John C. Flood 6430 General Green Way	1	1	Office	X			8205	------	16			3.6/ 1000 s.f.	29.5
Ghana-American Comm. Assoc 6424 A General Green Way	1	1	Assem. Space			X	3845	------			168	1/3 Part	56
Christian Life Dvlpmnt Ctr. 6424A General Green Way	1	2	Church	X			3845	------			192	1/4 Part	48
Z Light & Furniture 6424 B General Green Way	1	1	Ware-House	X			4800	------	3			1.0/ 1000 s.f.	4.8
Hawknad Mfg. Industries 6420 General Green Way	1	1	Ware-House	X			10108	------	6			1.0/ 1000 s.f.	10.1
								REQUIRED TOTAL FOR ENTIRE SITE PLAN					149
NUMBER OF ACCESSIBLE SPACES PROVIDED		VAN ACCESSIBLE SPACES PROVIDED					= TOTAL ACCESSIBLE PARKING SPACE(S) on site per ADA Act and VUSBC (See Note 6 below)						4
(The total number of parking spaces, including accessible parking spaces, available and useable for vehicular parking on the area covered by this site plan (See note 6 below)								TOTAL PARKING SPACES PROVIDED					56

Note: Parking Reduction for Church use on Sundays = 39.8% Parking Reduction for Public Benefit use on Saturdays= 44.6%

2. In building where one floor has more than one use (personal services, general office &retail), use a separate line for each use. The uses must correspond to those identified in Article 11 of the Zoning Ordinance, or else documentation of the Zoning Admin. determination must be attached to the tabulation.

3. Units which are vacant shall be included, the intended use shall be indicated and parking allocated.

4. Developer should make an initial parking assignment for each unit on the site plan. If developer, condominium, association or landlord wishes to make changes to assigned number of spaces after final site plan bond release, a site plan revision for reallocation of parking will be required. This form, when properly completed and certified is intended to be such a site plan revision.

5. If use is a Grandfathered use, it may be calculated at previous code parking rate if so identified and justification is submitted with the parking tabulations.

PARKING STUDY

CJM CONDOMINIUM

DEED BOOK: 15343 PAGE: 1590

MASON DISTRICT
FAIRFAX COUNTY - VA.

DATE:01/21/2008 SCALE 1"=30'

CERVANTES & ASSOCIATES, P.C.
3701 PENDER DRIVE, SUITE 110
FAIRFAX , VIRGINIA 22030-6045
TELEPHONE : (703) 691-4114
FAX : (703) 385-1869

JOB 27006.55

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Zoning Evaluation Division