

FAR

GFA 1st FLOOR	= 13,573 S.F.
TOTAL GFA	= 13,573 S.F. = 0.32
LAND AREA	= 41,968 S.F.

N/F - DE LASHMUTT BROS., INC.
 TM - 061-2-01-00-0103A
 ZONED C-8
 USE - NEW CAR INVENTORY STORAGE

N/F - JAMES J. MELMER, TR.
 TM - 061-2-20-00-0001
 ZONED C-8
 USE - FURNITURE STORE

N/F - ATHENA PROPERTIES, LLC
 TM - 061-2-20-00-0016
 ZONED C-8
 USE - AUTO BODY REPAIR SHOP

PARKING TABULATION
 USE - VEHICLE MAJOR SERVICE ESTABLISHMENT

15 SERVICE BAYS @ 2 SPACES / SERVICE BAY	= 30 SPACES
20 EMPLOYEES @ 1 SPACE / EMPLOYEE	= 20 SPACES
TOTAL	= 50 SPACES
PARKING REDUCTION	= 20%
	= -10 SPACES
TOTAL PARKING REQUIRED	= 40 SPACES
TOTAL PARKING PROVIDED	= 40 SPACES

*INCLUDES ACCESSIBLE SPACES
 ACCESSIBLE SPACES REQUIRED = 2 SPACES
 ACCESSIBLE SPACES PROVIDED = 2 SPACES (1 VAN ACCESSIBLE)

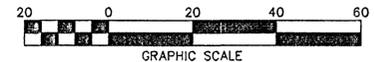
LOADING

TOTAL LOADING REQUIRED	= 1 SPACE
TOTAL LOADING PROVIDED	= 1 SPACE

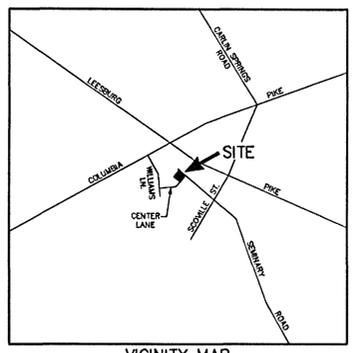
CURVE TABLE

NUMBER	C1	C2
RADIUS	25.00	230.55
DELTA	90°00'00"	20°55'00"
ARC	39.27	84.17
TANGENT	25.00	42.56
CHORD	35.36	83.70
CHD BRG	S 05°45'00" W	S 61°12'30" W

EXISTING VEGETATION MAP NOTE
 THE COVER TYPE FOR THIS PARCEL IS DEVELOPED.



- NOTES:**
1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP No. 061-2-20-00-0003-A, 0004 & 0015.
 2. OWNER - RADLEY MANAGEMENT, LLC
 3421-A JEFFERSON DAVIS HIGHWAY
 FREDERICKSBURG, VIRGINIA 22401
 DB 18060 P 177
 3. AREA - 41,968 S.F.
 4. ZONED - C-8 BAILY'S CROSSROADS/SEVENCORNERS COMMERCIAL REVITALIZATION DISTRICT.
 5. THIS PARCEL IS SERVED BY PUBLIC WATER AND SEWER.
 6. BOUNDARY AND TOPOGRAPHY FIELD RUN BY THIS FIRM.
 7. CONTOUR INTERVAL = 0.5'
 8. NO GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL WAS OBSERVED DURING FIELD INSPECTION.
 9. THERE ARE NO EXISTING UTILITY EASMENTS HAVING A WIDTH OF 25' OR MORE LOCATED ON THIS PROPERTY.
 10. EXISTING CONTOURS SHOWN THUS -218--218--
 11. EXISTING SPOT ELEVATION SHOWN THUS - 218.3



- LEGEND**
- EP - EDGE OF PAVEMENT
 - FH - FIRE HYDRANT
 - WM - WATER METER
 - WV - WATER VALVE
 - LP - LIGHT POLE
 - MH - MANHOLE
 - CI - CURB INLET
 - C&G - CURB & GUTTER
 - DENOTES OVERHEAD WIRES

BUILDING INFORMATION

EXISTING 1 STORY BUILDING FOOTPRINT	= 13,931 S.F.
GFA	= 13,573 S.F.
HEIGHT EX. BUILDING = 16'	
HEIGHT RAISED ROOF = 39'	
YEAR BUILT (EXISTING BUILDING) = 1945	

*EXISTING BUILDING BUILT PRIOR TO THE ADOPTION OF THE 1978 ZONING ORDINANCE

NOTE:
 ALL EXISTING SIGNS TO BE REMOVED
 ANY NEW SIGNS WILL CONFORM TO ARTICLE 12 OF THE ZONING ORDINANCE

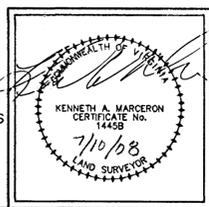
ZONING TABULATION

(BAILEY'S CROSSROADS REVITALIZATION DISTRICT)		REQUIRED	PROVIDED
LOT SIZE		40,000 S.F.	41,968 S.F.
MIN. LOT WIDTH		200'	124.50' SEMINARY ROAD 280.88' CENTER LANE
BULK REGULATIONS			
MAXIMUM BUILDING HEIGHT	50'		39'
MIN. YARD REQUIREMENTS			
FRONT YARD	20'		18.1' EX. BLDG (SEMINARY ROAD) 20.0' PROP. BLDG. (SEMINARY ROAD) 24.3' (CENTER LANE)
SIDE YARD	NO REQUIREMENT		0
REAR YARD	20'		93.4'
MAX FAR	0.50 (ZO) 0.35 (COMP. PLAN)		0.32
OPEN SPACE	15%		17.6%

Station No. SE 2008-M-008 Staff: *[Signature]*
 APPROVED: *[Signature]* SP PLAN
 SEE DEV CONDS DATED: July 24, 2008
 Date of (BOS) (BZA) approval: Aug. 4, 2008
 Sheet 1 of 6

RECEIVED
 Department of Planning & Zoning
 JUL 11 2008
 Zoning Evaluation Division

SE2008-MA-008
 PLAT FOR SPECIAL EXCEPTION



THE LAND OF
RADLEY MANAGEMENT, LLC
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA
DiGIULIAN ASSOCIATES, P.C.
 LAND SURVEYORS
 7000-D NEWINGTON ROAD
 LORTON, VIRGINIA 22079
 703-339-7449 ~ FAX 703-339-2180

DATE	12-22-06
SCALE	1" = 20'
SHEET	1 OF 6
JOB No.	
FILE No.	

- REV. 7-10-08 - FX. CO. COMMENTS
 REV. 7-2-08 - INTERPARCEL ACCESS & UF COMMENTS
 REV. 6-18-08
 REV. 6-12-08 - FX. CO. COMMENTS
 REV. 5-21-08 - FX. CO. COMMENTS
 REV. 1-29-08 - FX. CO. COMMENTS
 REV. 9-20-07

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE	STOCK TYPE	10 YEAR TREE COVER SQ. FT.	TREE COVER TOTAL SQ. FT.	REMARKS
RM	ACER RUBRUM	RED MAPLE	2	2"	B&B	200	400	
PO	QUERCUS PALUSTRIS	PIN OAK	3	2"	B&B	200	600	
AA	THUGA OCCIDENTALIS 'NIGRA'	DARK GREEN AMERICAN ARBORVITAE	7	6' MIN. HGT.	B&B	40	280	160 SF INCLUDED IN TREE COVER
RB	BETULA NIGRA	RIVER BIRCH	12	3"	B&B	175	2100	
AS	STYRAX AMERICANA	AMERICAN SNOWBELL	6	1"	B&B	75	450	NOT INCLUDED IN TREE COVER

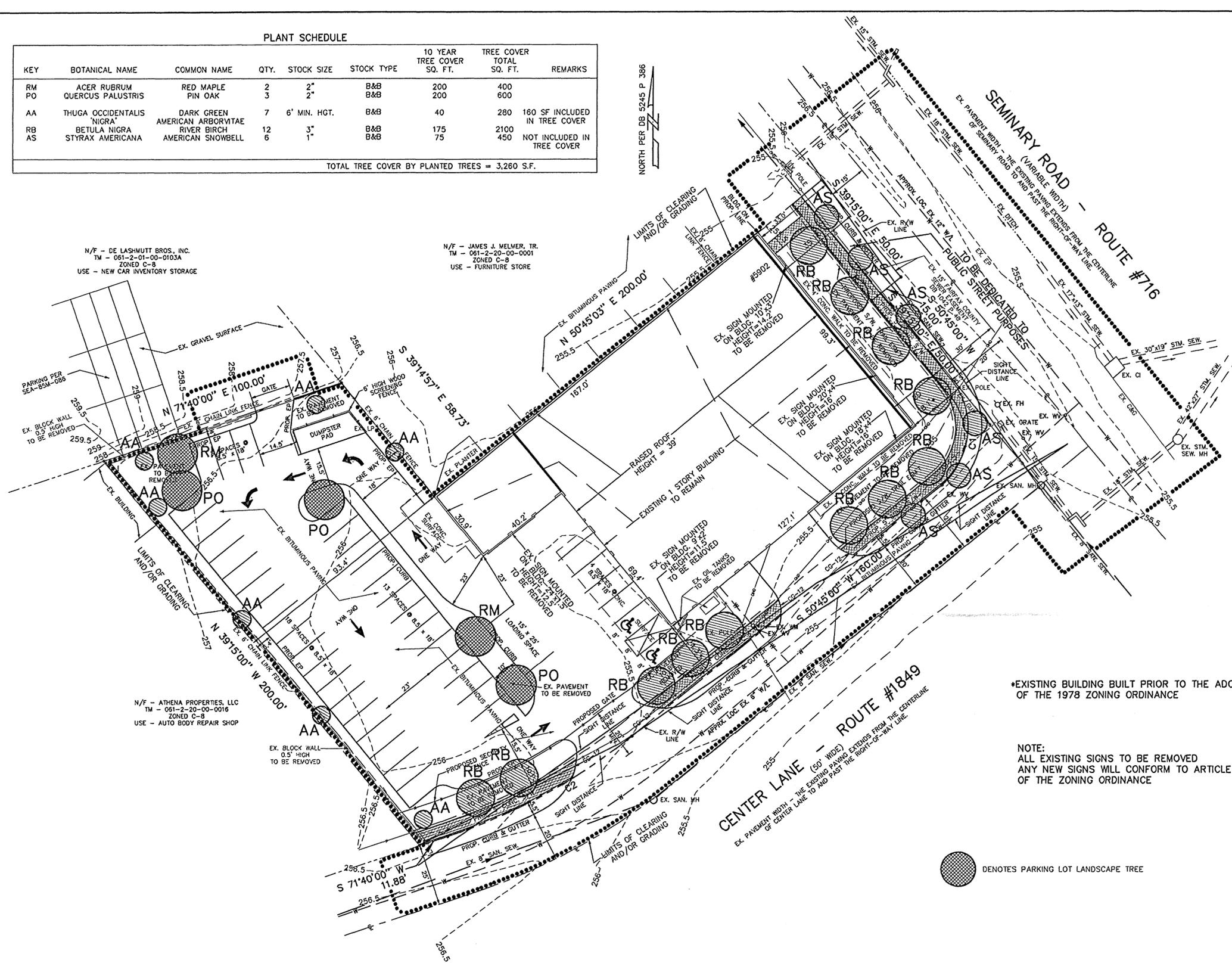
TOTAL TREE COVER BY PLANTED TREES = 3,260 S.F.

NORTH PER DB 5245 P 386

N/F - DE LASHMUTT BROS., INC.
TM - 061-2-01-00-0103A
ZONED C-8
USE - NEW CAR INVENTORY STORAGE

N/F - JAMES J. WELMER, TR.
TM - 061-2-20-00-0001
ZONED C-8
USE - FURNITURE STORE

N/F - ATHENA PROPERTIES, LLC
TM - 061-2-20-00-0016
ZONED C-8
USE - AUTO BODY REPAIR SHOP



LEGEND

- EP - EDGE OF PAVEMENT
- FH - FIRE HYDRANT
- WM - WATER METER
- WV - WATER VALVE
- LP - LIGHT POLE
- MH - MANHOLE
- CI - CURB INLET
- C&G - CURB & GUTTER
- DENOTES OVERHEAD WIRES

LANDSCAPED OPEN SPACE

GROSS SITE AREA	= 41,968 S.F.
LANDSCAPED OPEN SPACE REQUIRED	= 6,295 S.F.
LANDSCAPED OPEN SPACE PROVIDED	= 7,380 S.F. = 17.6%

PARKING LOT LANDSCAPING

AREA OF PARKING LOT	= 18,012 S.F.
INT. LANDSCAPING REQUIRED (5%)	= 901 S.F.
PLANTED TREES (5 TREES @ 200 S.F.)	= 1,000 S.F.

TOTAL AREA REQUIRED

TOTAL AREA REQUIRED	= 901 S.F.
TOTAL AREA PROVIDED	= 1,000 S.F.

TREE COVER CALCULATIONS

TREE COVER REQUIRED	= 2,804 S.F.
GROSS SITE AREA	= 41,968 S.F.
DEDUCTIONS	= -13,931 S.F.
ADJUSTED GROSS SITE AREA	= 28,037 S.F.
PERCENT TREE COVER REQUIRED	= 10%
TREE COVER PROVIDED	= 3,260 S.F.
TREE COVER BY PLANTED TREES	= 3,260 S.F.
DEDUCTION - BUILDING FOOTPRINT	

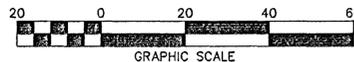
*EXISTING BUILDING BUILT PRIOR TO THE ADOPTION OF THE 1978 ZONING ORDINANCE

NOTE:
ALL EXISTING SIGNS TO BE REMOVED
ANY NEW SIGNS WILL CONFORM TO ARTICLE 12 OF THE ZONING ORDINANCE

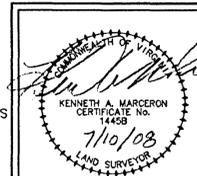
● DENOTES PARKING LOT LANDSCAPE TREE

CURVE TABLE

NUMBER	C1	C2
RADIUS	25.00	230.55
DELTA	90°00'00"	20°55'00"
ARC	39.27	84.17
TANGENT	25.00	42.56
CHORD	35.36	83.70
CHD BRG	S 05°45'00" W	S 61°12'30" W



- REV. 7-10-08 - FX. CO. COMMENTS
- REV. 7-2-08 - INTERPARCEL ACCESS & UF COMMENTS
- REV. 6-18-08
- REV. 6-12-08 - FX. CO. COMMENTS
- REV. 5-21-08 - FX. CO. COMMENTS
- REV. 1-29-08 - FX. CO. COMMENTS
- REV. 9-20-07



SE2008-MA-008
LANDSCAPING PLAN
PLAT FOR SPECIAL EXCEPTION

THE LAND OF
RADLEY MANAGEMENT, LLC
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
DIGIULIAN ASSOCIATES, P.C.
LAND SURVEYORS
7000-D NEWINGTON ROAD
LORTON, VIRGINIA 22079
703-339-7449 ~ FAX 703-339-2180

DATE 12-22-08
SCALE 1" = 20'
SHEET 2 OF 6
JOB No.
FILE No.

APPROVED (SE) SP PLAN
SEE DEV CONDS DATED July 24, 2008
Date of (BOS) (BZA) approval Aug. 4, 2008
Sheet 2 of 6

STORMWATER MANAGEMENT NARRATIVE

THE PROJECT CONSISTS OF RAISING THE ROOF OF THE EXISTING BUILDING TO A HEIGHT OF 39', RESTRIPIING OF THE EXISTING PARKING LOT AND LANDSCAPING.

STORMWATER DETENTION:
STORMWATER DETENTION FACILITIES ARE NOT REQUIRED TO BE CONSTRUCTED BASED ON THE POST-DEVELOPMENT RUN-OFF FROM THE SITE IS LESS THAN THE PRE-DEVELOPMENT RUN-OFF FROM THE SITE AS SHOWN BY THE FOLLOWING COMPUTATIONS.

AREA OF SITE = 41,968 S.F. ~ 0.96 Ac.

PRE-DEVELOPMENT CONDITIONS

	Ac.	C
BUILDING	0.32	0.90
PAVEMENT & CONCRETE	0.64	0.90
	0.96	0.90

Q2 = 0.96 x 0.90 x 5.45 = 4.69 cfs
Q10 = 0.96 x 0.90 x 7.27 = 6.25 cfs

POST-DEVELOPMENT CONDITIONS

	Ac.	C
BUILDING	0.32	0.90
PAVEMENT & CONCRETE	0.45	0.90
GREEN	0.19	0.30
	0.96	0.78

Q2 = 0.96 x 0.78 x 5.45 = 4.08 cfs
Q10 = 0.96 x 0.78 x 7.27 = 5.44 cfs

DECREASE IN Q2 = 0.61 cfs
DECREASE IN Q10 = 0.81 cfs

BEST MANAGEMENT PRACTICES:
THE REQUIREMENT FOR BMP'S IS BASED ON REDEVELOPMENT. THERE IS LESS THAN A 20% INCREASE IN THE AMOUNT OF IMPERVIOUS AREA RELATIVE TO THE PRE-DEVELOPMENT CONDITIONS. 19.8% DECREASE IN IMPERVIOUS AREA.

PRE-DEVELOPMENT CONDITIONS

BUILDING	0.32 Ac.
PAVEMENT & CONCRETE	0.64 Ac.
	0.96 Ac.

POST-DEVELOPMENT CONDITIONS

BUILDING	0.32 Ac.
PAVEMENT & CONCRETE	0.45 Ac.
	0.77 Ac.

AS SHOWN BY THE ABOVE COMPUTATIONS THERE IS A 0.19 Ac (19.8%) DECREASE IN THE IMPERVIOUS AREA.

THE PHOSPHORUS REMOVAL REQUIREMENT IS BASED ON THE FOLLOWING FORMULA:

$[1 - 0.9 \frac{I_{pre}}{I_{post}}] \times 100 = \% \text{ P REMOVAL}$
 $[1 - 0.9 \frac{100}{80.2}] \times 100 = -12.22\% \text{ P REMOVAL}$

*BMP MEASURES NOT REQUIRED

ADEQUATE OUTFALL NARRATIVE

THE STORMWATER RUN-OFF FROM THE SITE IS NON-CONCENTRATED SHEET FLOW. THE POST-DEVELOPMENT RUN-OFF FOR THE 2-YEAR AND 10-YEAR STORMS IS BEING REDUCED BY 0.61 cfs (Q2) AND 0.81 cfs (Q10). THE RUN-OFF FROM THE SITE ENTERS AN EXISTING STORM SEWER SYSTEM ON THE EAST SIDE OF SEMINARY ROAD. THE RUN-OFF IS CARRIED THROUGH AN EXISTING STORM SEWER SYSTEM CONSISTING OF 30"x19", 42"x27", 30", 36", 42", 54" 72" 8"x7" CULVERT AND 96" STORM SEWER TO AN EXISTING CHANNEL. THE DRAINAGE AREA TO THE EXISTING CHANNEL IS 411 ACRES. Q10=933 cfs. CAPACITY OF 96" STORM SEWER = 1106 cfs (SP 6194-SP-002). THE RUN-OFF DRAINS THROUGH THE CHANNEL FOR APPROXIMATELY 1300' TO ANOTHER 96" STORM SEWER FOR APPROXIMATELY 1000' TO THE FLOODPLAIN OF FOUR MILE RUN.

SINCE THERE IS A DECREASE IN THE POST-DEVELOPMENT RUN-OFF FROM THE PRE-DEVELOPMENT RUN-OFF, THE DEVELOPMENT OF THE SITE WILL NOT HAVE AN ADVERSE IMPACT ON THE EXISTING DOWNSTREAM DRAINAGE SYSTEMS OR THE LOWER LYING PROPERTIES.

SEE OUTFALL MAP SHEET #4.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
 Development Plans PRC District (18-302 3 & 4L) PRC Plan (18-303 1E & 1O)
 FDP P Districts (except PRC) (18-502 1F & 1Q) Amendments (18-202 10F & 10I)

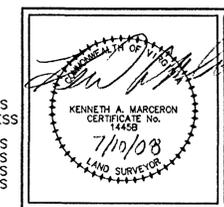
- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- N/A 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet _____.
- N/A 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Totals						
- N/A 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet _____.
Pond inlet and outlet pipe systems are shown on Sheet _____.
- N/A 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet _____.
Type of maintenance access road surface noted on the plat is _____ (asphalt, geoblock, gravel, etc.).
- N/A 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet _____.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 3.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 3.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 3.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1.
- N/A 11. A submission waiver is requested for _____.
- 12. Stormwater management is not required because Post-Development Runoff is less than Pre-Development Runoff

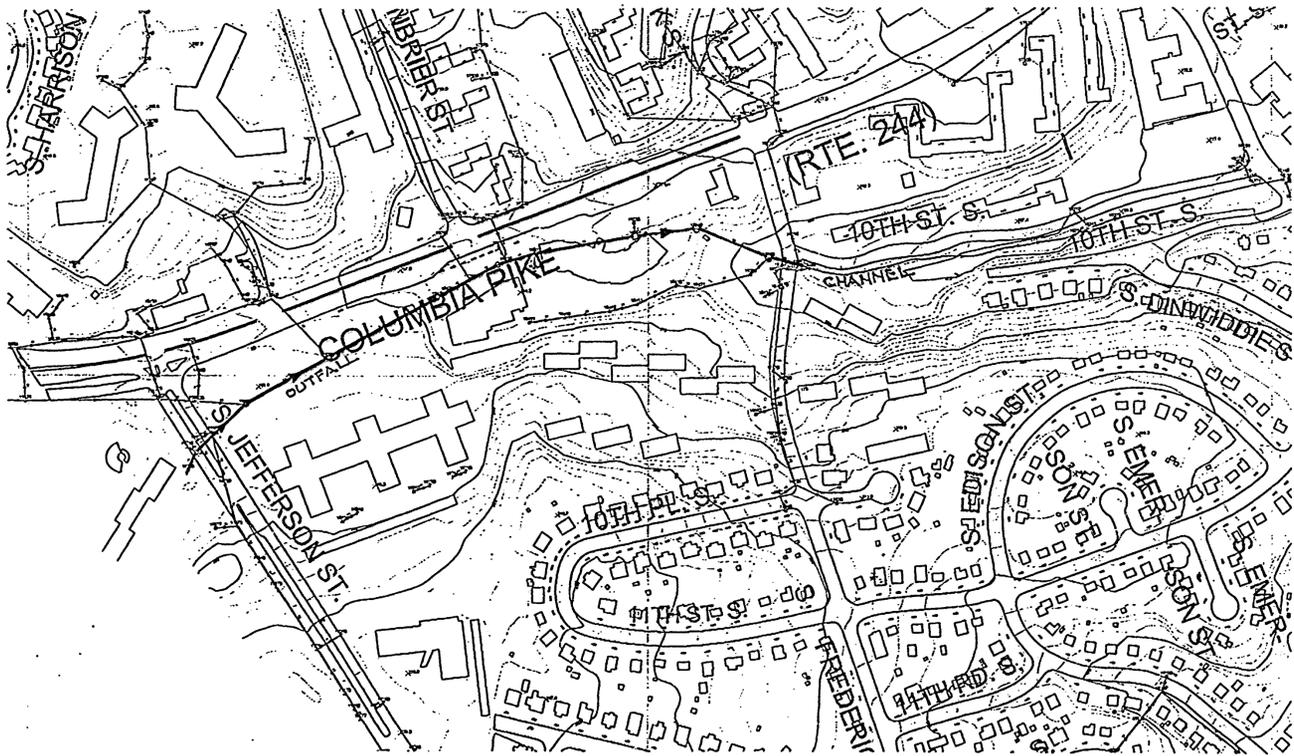
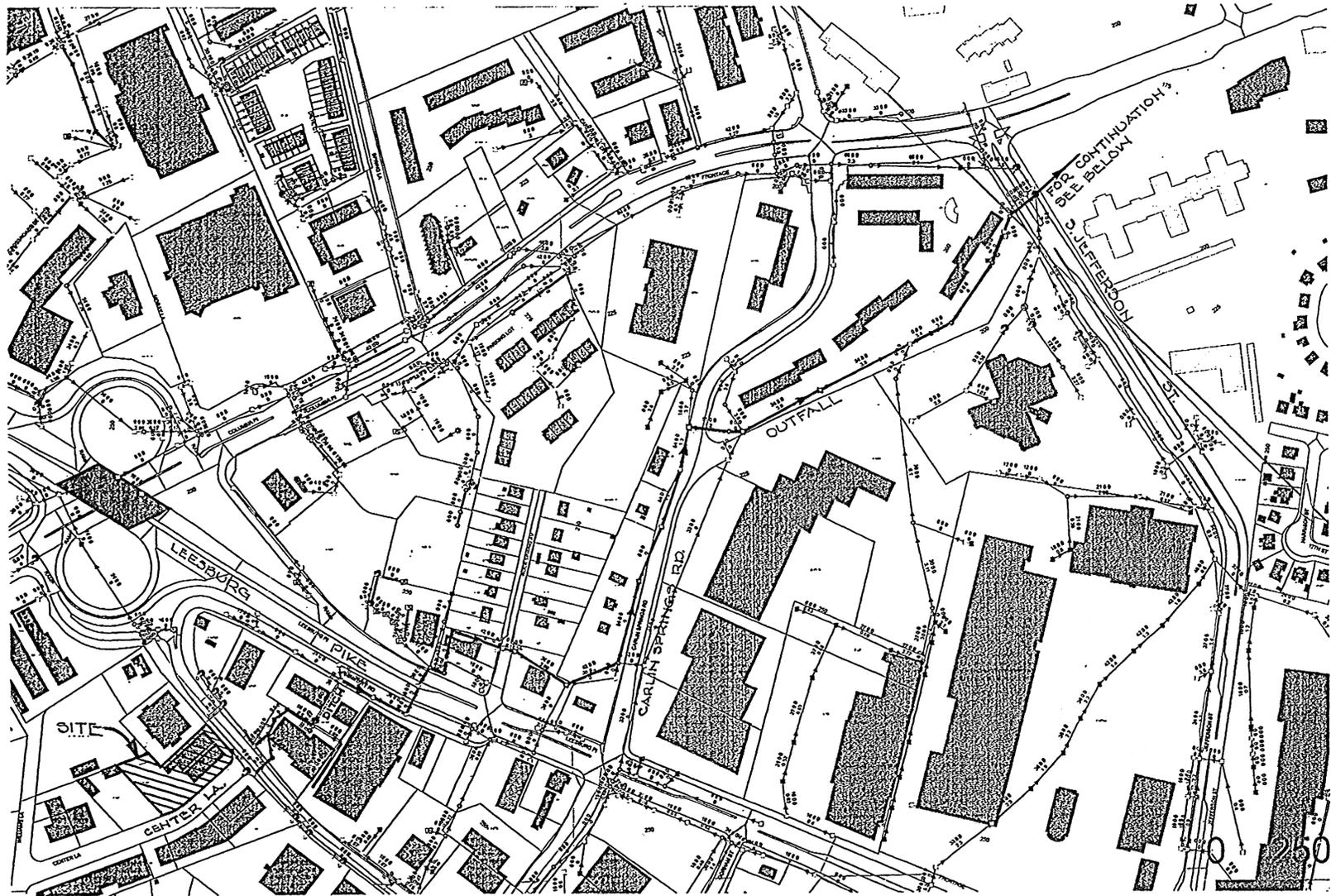
Application No. SE 2008-MA-008 State of Virginia
 APPROVED [Signature] SP PLAN
 SEE DEV CONDS DATED July 24, 2008
 Date of (BOS) (BZA) approval Aug. 4, 2008
 Sheet 3 of 6

SE2008-MA-008
 STORMWATER MANAGEMENT NARRATIVE &
 STORMWATER INFORMATION CHECKLIST
 PLAT FOR SPECIAL EXCEPTION

REV. 7-10-08 - FX. CO. COMMENTS
 REV. 7-2-08 - INTERPARCEL ACCESS & UF COMMENTS
 REV. 6-18-08 - FX. CO. COMMENTS
 REV. 6-12-08 - FX. CO. COMMENTS
 REV. 5-21-08 - FX. CO. COMMENTS
 REV. 1-29-08 - FX. CO. COMMENTS
 REV. 9-20-07



THE LAND OF RADLEY MANAGEMENT, LLC	DATE 12-22-06
MASON DISTRICT FAIRFAX COUNTY, VIRGINIA	SCALE NO SCALE
DiGIULIAN ASSOCIATES, P.C. LAND SURVEYORS 7000-D NEWINGTON ROAD LORTON, VIRGINIA 22079 703-339-7449 ~ FAX 703-339-2180	SHEET 3 OF 6
	JOB No.
	FILE No.

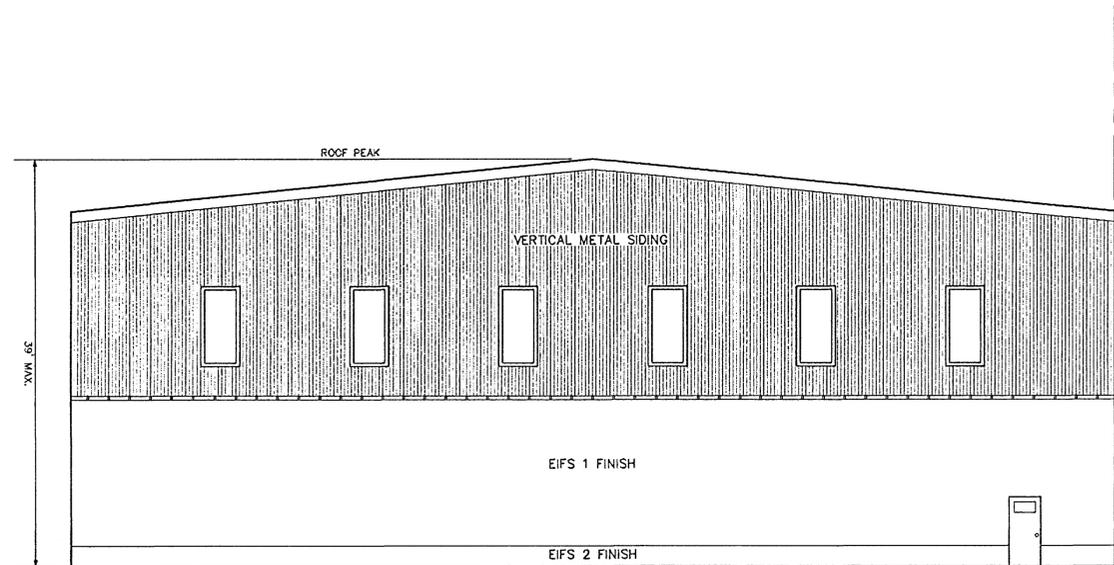


Station No. SE 2008-11-008 Staff R. Johnson
 APPROVED SE/SP PLAN
 SEE DEV CONDS DATED July 24, 2008
 Date of (BOS) (BZA) approval Aug. 4, 2008
 Sheet 4 of 6

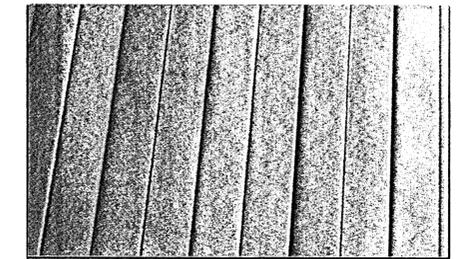
**OUTFALL MAP
 PLAT FOR SPECIAL EXCEPTION**

Rev 7/10/08 - Fk Co Comments
 Rev 7/2/08 - Interparcel
 Access & UF
 Comments
 Rev 5/21/08

	THE LAND OF RADLEY MANAGEMENT, LLC MASON DISTRICT FAIRFAX COUNTY, VIRGINIA DiGIULIAN ASSOCIATES, P.C. LAND SURVEYORS 7000-D NEWINGTON ROAD LORTON, VIRGINIA 22079 703-339-7449 ~ FAX 703-339-2180	DATE 12-22-06 SCALE 1" = 200' SHEET 4 OF 6 JOB No. FILE No.
--	---	--



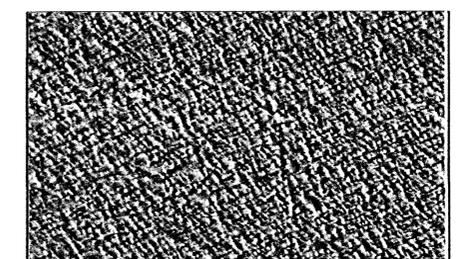
SEMINARY ROAD ELEVATION
1/8" = 1'-0"



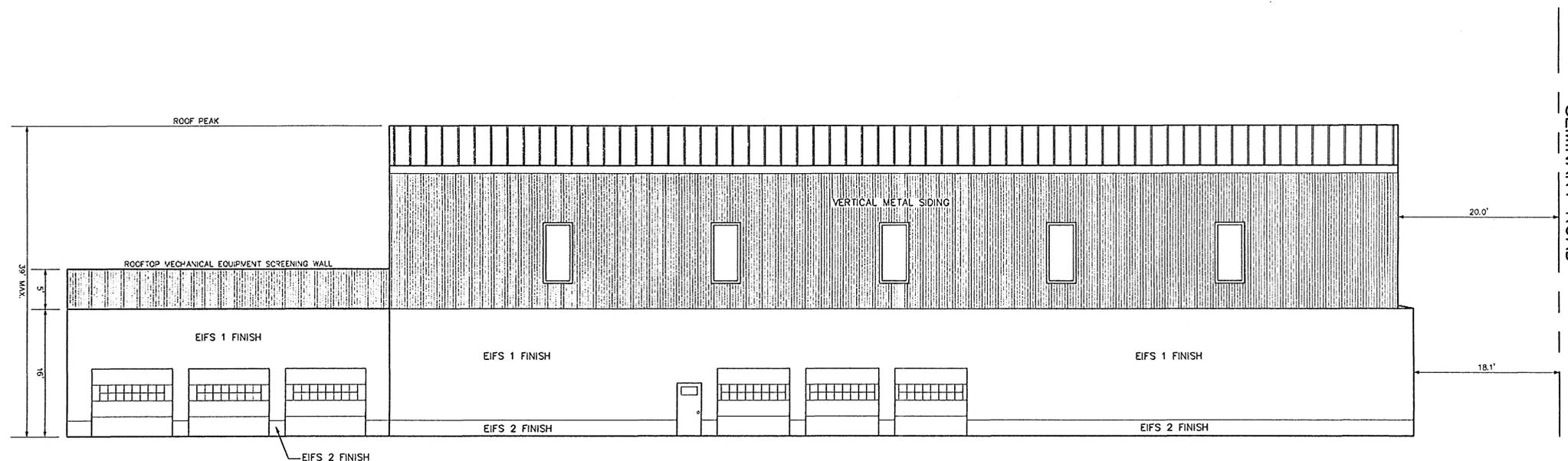
VERTICAL METAL SIDING



EIFS 1 FINISH



EIFS2 FINISH



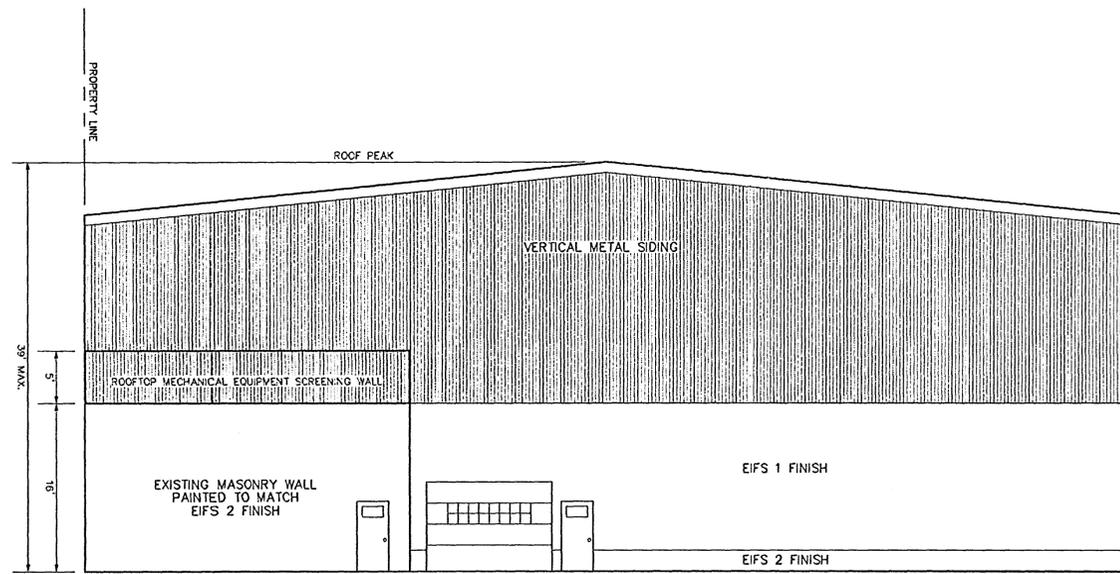
CENTER LANE ELEVATION
1/8" = 1'-0"

Application No. SE2008-MA-008 Staff *[Signature]*
 APPROVED SE/SP PLAN
 SEE DEV CONDS DATED July 24, 2008
 Date of (BOS) (BZA) approval Aug. 4, 2008
 Sheet 5 of 6

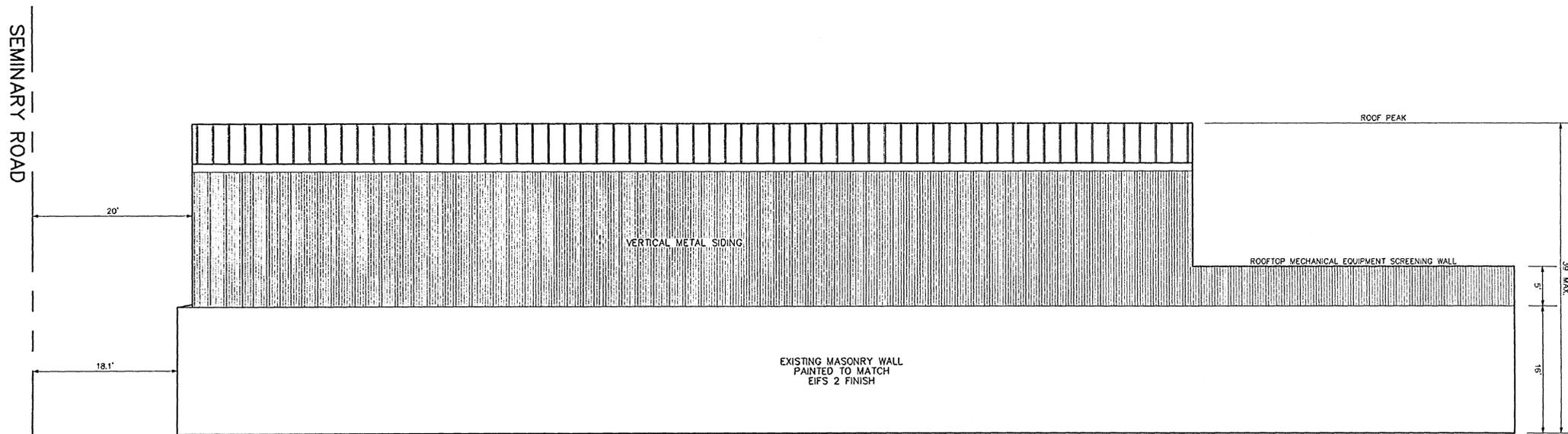
SE2008-MA-008
 ARCHITECTURAL ELEVATION VIEWS
 PLAT FOR SPECIAL EXCEPTION

Rev 7/10/08 Fx Co Comments
 Rev 7/2/08 Interparcel Access
 & UF Comments

	THE LAND OF RADLEY MANAGEMENT, LLC MASON DISTRICT FAIRFAX COUNTY, VIRGINIA	DATE 5-21-08
	DIGIULIAN ASSOCIATES, P.C. LAND SURVEYORS 7000-D NEWINGTON ROAD LORTON, VIRGINIA 22079 703-339-7449 ~ FAX 703-339-2180	SCALE AS SHOWN
	SHEET 5 OF 6	
	JOB No. FILE No.	



WEST SIDE ELEVATION
1/8" = 1'-0"



NORTH SIDE ELEVATION
1/8" = 1'-0"

Application No. SE2008-MA-008 State of Virginia
 APPROVED SE/SP PLAN
 SEE DEV CONDB DATED July 24, 2008
 Date of (BOB) (BZA) approval Aug 4, 2008
 Sheet 6 of 6

SE2008-MA-008
 ARCHITECTURAL ELEVATION VIEWS
 PLAT FOR SPECIAL EXCEPTION

Rev 7/10/08 Fx Co Comments
 Rev 7/2/08 Interparcel Access
 1 UF Comments

	THE LAND OF RADLEY MANAGEMENT, LLC	DATE 5-21-08
	MASON DISTRICT FAIRFAX COUNTY, VIRGINIA DIGIULIAN ASSOCIATES, P.C. LAND SURVEYORS	SCALE AS SHOWN
	7000-D NEWINGTON ROAD LORTON, VIRGINIA 22079 703-339-7449 ~ FAX 703-339-2180	SHEET 6 OF 6
		JOB No. FILE No.