MOUNT VERNON SHOPPING CENTER

VEHICLE LIGHT SERVICE ESTABLISHMENT
SPECIAL EXCEPTION AMENDMENT PLAT

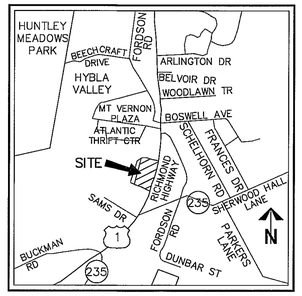
LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION AMENDMENT # 2011-LE-017

NOTES

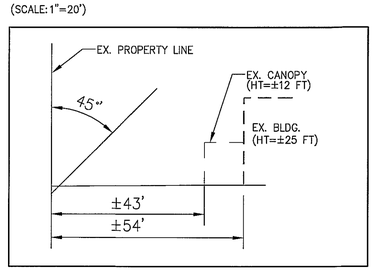
1. OWNER/APPLICANT:
   HYBLA CENTER LP
   4733 BETHESDA AV SUITE 650 C/O FINMARC MANAGEMENT
   BETHESDA MD 20814
2. THE PROPERTY IS DELINEATED ON ASSESSMENT MAP NUMBERS 101-2-06-0507B AND IS APPROXIMATELY 321,539 SF. THE AREA WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AMENDMENT IS ±12,625 SF.
3. THE PROPERTY IS CURRENTLY ZONED C-6 (±218,478 SF) AND C-8 (±103,061 SF).
4. THE CATEGORY 5 SPECIAL EXCEPTION IS REQUESTED TO ALLOW FOR VEHICLE LIGHT SERVICE ESTABLISHMENT FOR THE AREA WITHIN THE LIMITS OF SPECIAL EXCEPTION. THE PROPERTY IS ALSO LOCATED WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT AND THE RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT.
5. EXISTING CONDITIONS, TOPOGRAPHY AND BOUNDARY INFORMATION HAS BEEN TAKEN FROM AVAILABLE RECORD INFORMATION. CONTOUR INTERVAL IS 1 FOOT.
6. THIS APPLICATION WILL NOT REQUIRE ANY CLEARING AND GRADING; THEREFORE, NO LIMITS OF CLEARING AND GRADING ARE SHOWN.
7. TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN.
8. THIS PLAT DOES NOT SHOW ALL COVENANTS, EASEMENTS, RESTRICTIONS, OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE.
9. THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE FAIRFAX COUNTY ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED.
10. THE SITE IS CURRENTLY SERVED BY PUBLIC WATER AND SANITARY SEWER.
11. THERE ARE NO RESOURCE PROTECTION AREAS AND ENVIRONMENTAL QUALITY CORRIDORS ARE LOCATED ON THIS SITE. THERE IS NO PLATTED FLOODPLAIN ON THE PROPERTY.
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES OR OTHER EVIDENCE OF BURIAL PLACES FOUND ON THIS PROPERTY.
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. A REVIEW OF THE COMPREHENSIVE PLAN TRAILS MAP SHOWS A TRAIL AND BIKE ROUTE REQUIREMENT ALONG THE FRONTAGE OF THE PROPERTY. AN EXISTING 4 FOOT SIDEWALK SHALL SERVE TO SATISFY THIS REQUIREMENT.
15. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 515525 0137D, THIS PROPERTY IS SHOWN AS ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
16. ALL EXISTING BUILDINGS ARE TO REMAIN.
17. ANY NEW SIGNAGE WILL BE IN COMPLIANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.
18. THERE ARE NO LIMITS OF DISTURBANCE PROPOSED WITH THIS PLAN; THEREFORE, AN EXISTING VEGETATION MAP, ARCHAEOLOGICAL SURVEY OR STORMWATER MANAGEMENT PLAN IS NOT REQUIRED.



VICINITY MAP SCALE: 1"=2000'

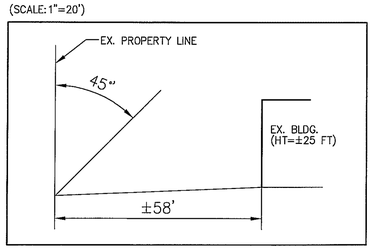
SE AREA ABP FOR FRONT YARD SETBACK

(SCALE: 1"=20')



OVERALL SITE ABP FOR FRONT YARD SETBACK

(SCALE: 1"=20')



WAIVERS REQUESTED TO BE REAFFIRMED

WAIVERS APPROVED WITH SE 99-L-045 APPLICATION, ON MARCH 27, 2000, AND REQUESTED TO BE REAFFIRMED WITH THIS APPLICATION:

1. REAFFIRM WAIVER OF TRANSITIONAL SCREENING YARD REQUIREMENT ADJACENT TO RESIDENTIAL DWELLINGS.
2. REAFFIRM WAIVER OF PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT.
3. REAFFIRM WAIVER OF INTERIOR PARKING LOT LANDSCAPING REQUIREMENT.
4. REAFFIRM WAIVER OF TREE COVER REQUIREMENT.
5. REAFFIRM WAIVER OF OPEN SPACE REQUIREMENT.
6. REAFFIRM WAIVER OF MINIMUM LOT WIDTH.
7. REAFFIRM WAIVER OF MINIMUM LOT AREA.

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 (16-302 2 & 4L)	PRC Plan (16-303 1E & 10)
FDP P Districts (except PRC) 916-502 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).
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 are served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
(e.g. dry pond A, infil. trench, underground vault, etc.)						
					Totals	

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet N/A.
5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet N/A.
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet N/A.
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 N/A.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet N/A.
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 0101,0201.
11. A submission waiver is requester for N/A.
12. Stormwater management is not required because THERE IS NO ONSITE DISTURBANCE; THEREFORE STORMWATER MANAGEMENT IS NOT REQUIRED.

Application No: SE 2011-LE-017 Staff: NAR

APPROVED SE / SP PLAN

SEE DEV CONDS DATED: March 8, 2012

Date of (BOS) (BZA) Approval: March 20, 2012

Comments: Sheet: 1 of 3

ZONING TABULATION

EXISTING ZONE: C-6 COMMUNITY RETAIL COMMERCIAL DISTRICT (±218,477 SF)
C-8 HIGHWAY COMMERCIAL DISTRICT (±103,062 SF)
OVERALL SITE AREA: ±7.38 AC OR ±321,539 SF
SE SITE AREA: ±0.29 AC OR ±12,625 SF

	REQUIRED	PROVIDED ON OVERALL SITE	PROVIDED ON AREA OF SE
MIN. LOT AREA:	40,000 SF	±321,539 SF	±12,625 SF
MIN. LOT WIDTH:	200 FT	±890 FT	±73 FT
MAX. BLD. HT:	40 FT	±25 FT	±25 FT
MIN. YARD REQUIREMENTS:			
FRONT	45' ABP; 40'	±58 FT (EX. BLDG)	±54 FT (EX. BLDG.) ±43 FT (EX. CANOPY)
SIDE	NO REQUIREMENT	N/A	N/A
REAR	20 FT	±30 FT	20 FT
MAX. FAR:	0.40	0.26	±0.16 (±2,000 SF OF GFA)
OPEN SPACE	15%	±11%	±11%

PARKING TABULATION - LIMITS OF SPECIAL EXCEPTION

PARKING REQUIRED
USE: SHOPPING CENTER
RATE: 4.3 SPACE/1,000 SF OF GFA
(2,000 / 1,000 X 4.3 = 9 SPACES

TOTAL PARKING REQUIRED = 9 SPACES

PROVIDED
TOTAL PARKING PROVIDED = 11 SPACES (INCL. 2 HC SPACES)

SHEET INDEX

P-0101 COVER SHEET
P-0201 OVERALL SITE EXISTING CONDITIONS EXHIBIT
P-0301 SPECIAL EXCEPTION AMENDMENT PLAT

RECEIVED
Department of Planning & Zoning
MAR 21 2012
Zoning Evaluation Division

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DRAWN/CHECKED: NAW
SCALE: AS NOTED
DATE: 06/01/11; REV. 10/21/11; 01/13/12

COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.031215
1/13/12
PROFESSIONAL ENGINEER

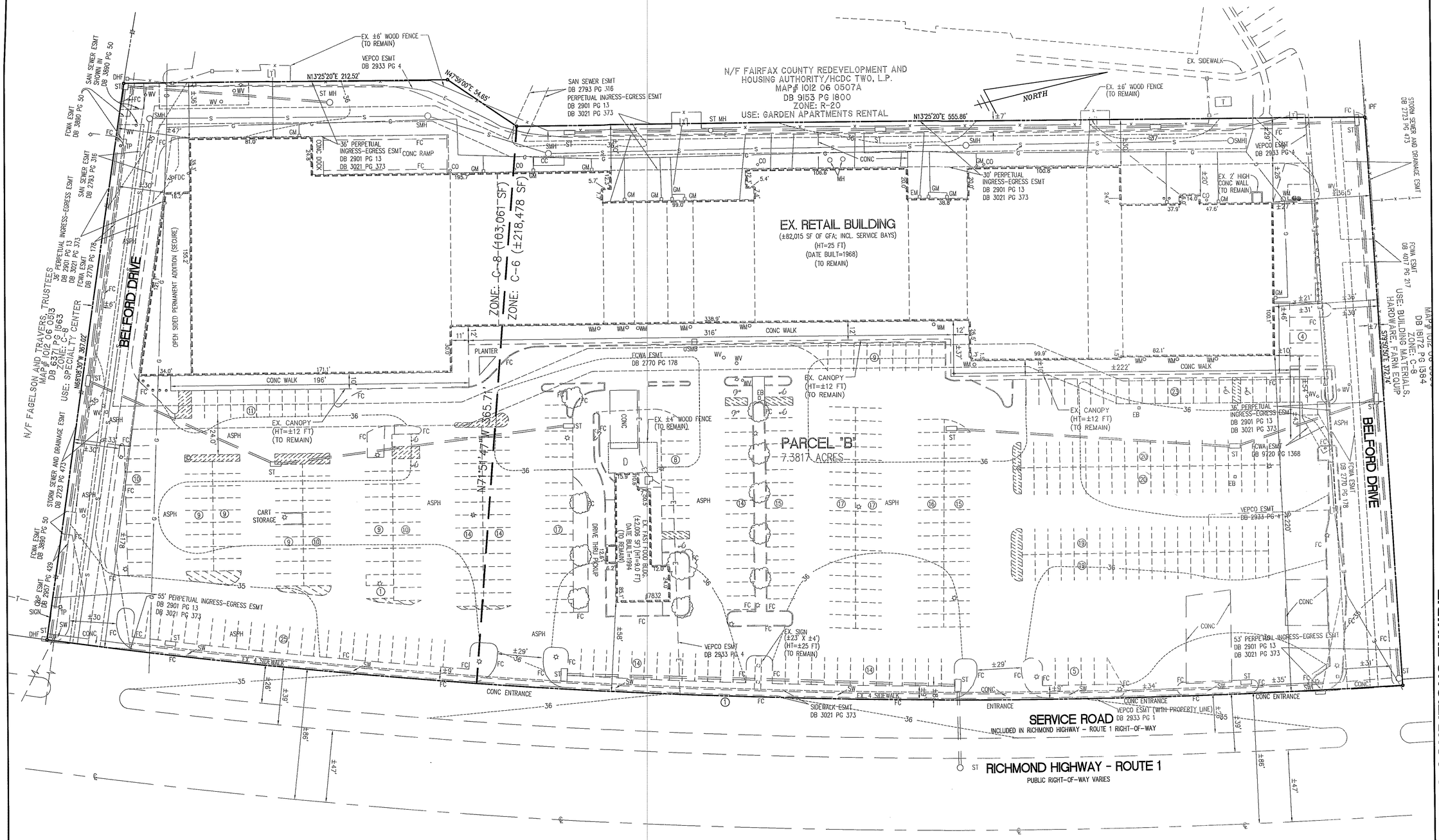
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COVER SHEET

MOUNT VERNON SHOPPING CENTER
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET: P-0101



Application No: SE 2011-LE-017 Staff: NAR

APPROVED SE PLAN

SEE DEV CONDITIONS DATED: March 8, 2012

Date of BOS/BZA Approval: March 20, 2012

Sheet: 2 of 3

Comments:

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	4,360.93'	890.94'	11°42'20"	447.03'	889.39'	S16°00'20"W

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

File No. FB-8 Tax Map No. 101-2 Job No. 92014 Cadd Dwg. File: Planning\Zoning\92014P-0201 Xref Dwg. File: Planning\Zoning\92014P-0301

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SCALE: 1"=30' DATE: 08/31/11; REV. 10/21/11; 01/13/12

DRAWN/CHECKED: JJS/JJ

JEFFREY J. STUCHEL Lic. No.031215 1/13/12 PROFESSIONAL ENGINEER

REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

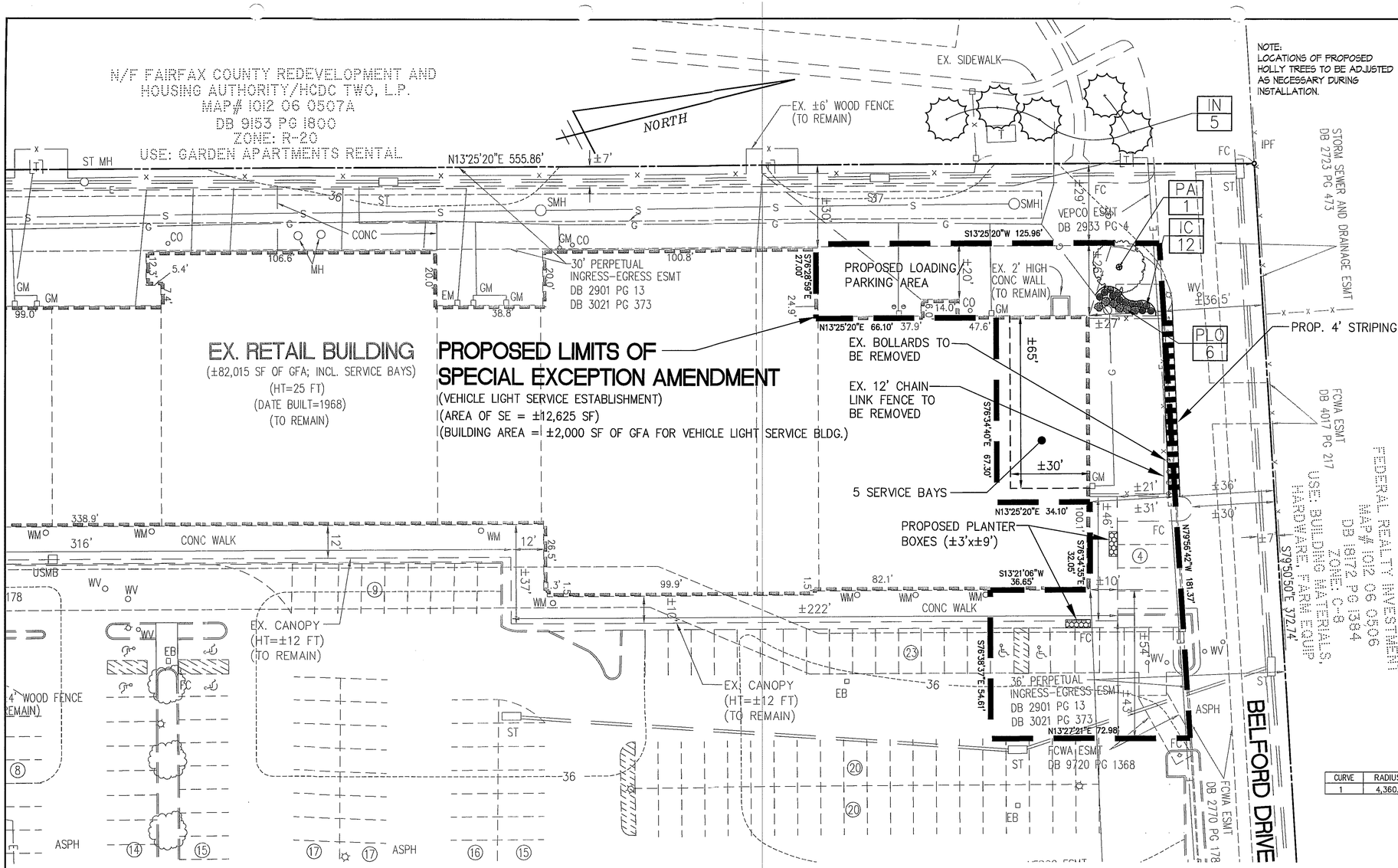
OVERALL SITE EXISTING CONDITIONS EXHIBIT

MOUNT VERNON SHOPPING CENTER

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET: P-0201



NOTE:
LOCATIONS OF PROPOSED HOLLY TREES TO BE ADJUSTED AS NECESSARY DURING INSTALLATION.

LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVER / PERENNIALS
- LIMITS OF CLEARING AND GRADING

(IN FEET)
1 INCH = 20'

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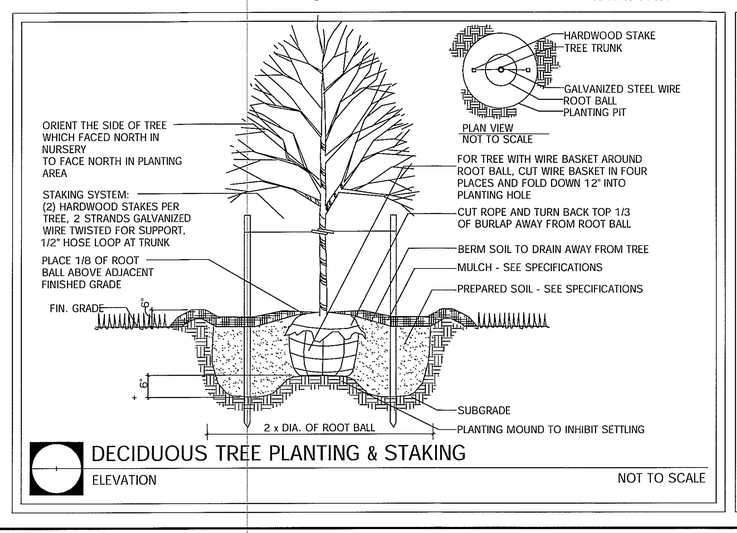
LANDSCAPE SCHEDULE - TREES

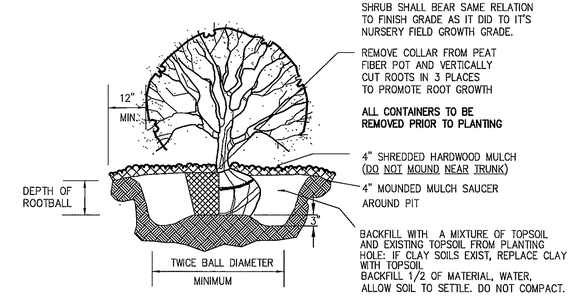
KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS
IN	ILEX x. NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	6-7' HT.	5	SEE TREE PLANTING DETAIL.
PO	PLATANUS x. ACERIFOLIA LONDON PLANE TREE	2-2.5"CAL. B&B	1	SEE TREE PLANTING DETAIL.

LANDSCAPE SCHEDULE - SHRUBS

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS
IC	ILEX CRENATA 'SOFT TOUCH' SOFT TOUCH HOLLY	18-24" HT.	11	SEE SHRUB DETAIL.
PLO	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAURELS	24-30" HT.	5	SEE SHRUB DETAIL.



DECIDUOUS TREE PLANTING & STAKING
ELEVATION — NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

SHRUB PLANTING
ELEVATION — NOT TO SCALE

Application No: SE 2011-LE-017 Staff: NAR
APPROVED SE / SP PLAN
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COMMONWEALTH OF VIRGINIA JEFFREY J. STUCHEL Lic. No.32125 PROFESSIONAL ENGINEER 1/13/12

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

SPECIAL EXCEPTION AMENDMENT PLAT
MOUNT VERNON SHOPPING CENTER
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET: P-0301

File No. FB-8 Tax Map No. 101-2 Job No. 92014 Cadd Dwg. File: Planning\Zoning\92014P-0301 Xref Dwg. File: Planning\Zoning\92014P-0301