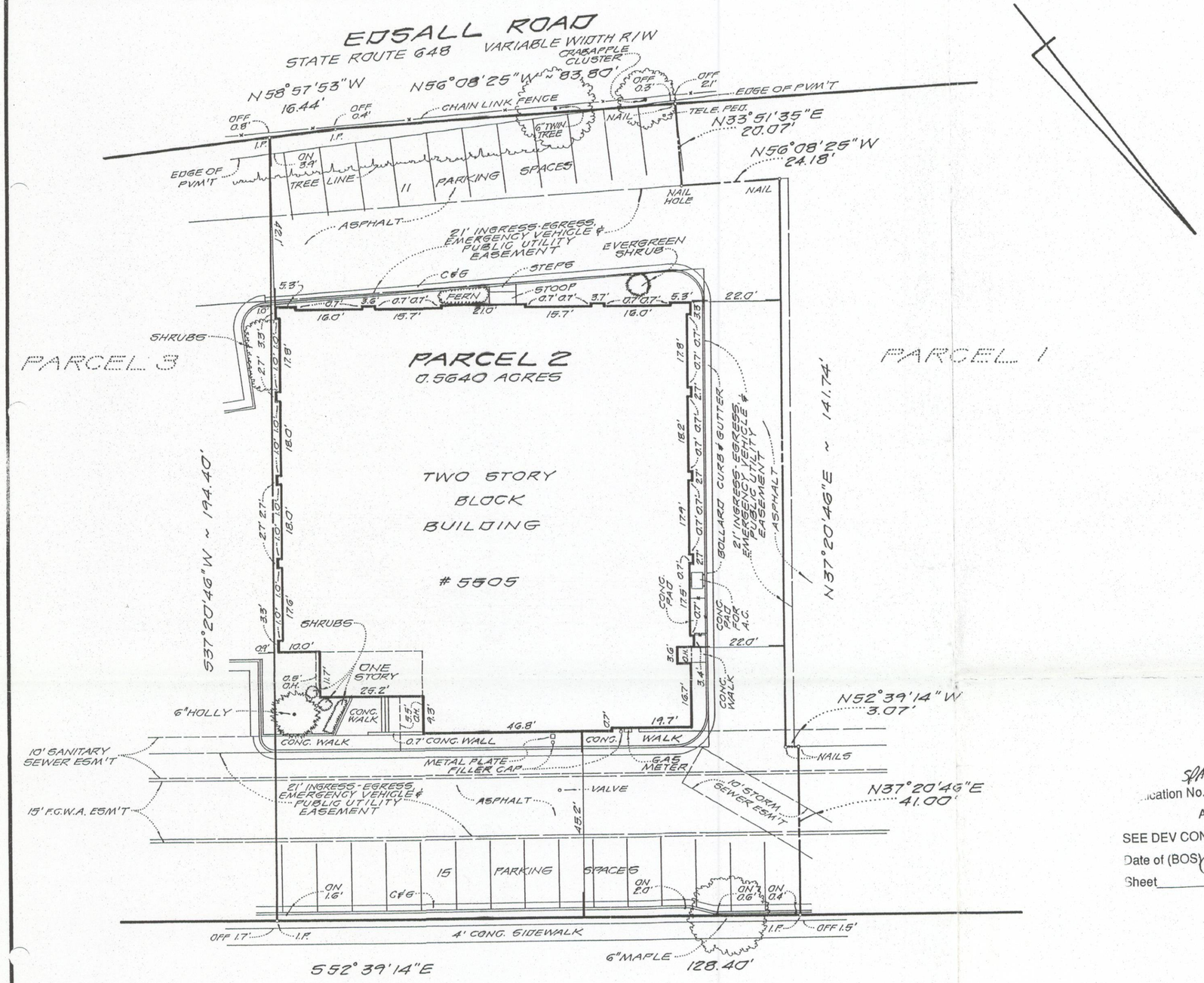

NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 80-2-001-52 AND IS ZONED I-5.
2. SITE AREA = 24,568 SQUARE FEET OR 0.5640 ACRES.
3. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
4. MODIFICATION OF NORTH ORIENTATION HEREBY REQUESTED.
5. ALL EXISTING LANDSCAPING IS SHOWN ON THIS PLAT. THERE IS NO ADDITIONAL LANDSCAPING PROPOSED.
6. EXISTING USE: HEALTH CLUB WITH FOUR (4) RACQUETBALL COURTS
7. EXISTING NUMBER OF EMPLOYEES: TWO (2)
8. MAXIMUM OCCUPANCY LOAD: 36 (EXCLUDING RACQUETBALL COURTS AND EMPLOYEES)
9. PARKING REQUIRED:

THREE (3) SPACES PER RACQUETBALL COURT	= 3 X 4	= 12 SPACES
ONE (1) SPACE PER EMPLOYEE	= 1 X 2	= 2 SPACES
ONE (1) SPACE PER THREE (3) PERSONS*	= 36÷3	= 12 SPACES
*BASED ON OCCUPANCY LOAD		
TOTAL		= 26 SPACES

10. PARKING PROVIDED = 26 SPACES
11. GROSS FLOOR AREA (AS PER APPROVED SITE PLAN) = 12,335.37 SQ. FT.
12. FLOOR AREA RATIO = 0.5
13. BUILDING HEIGHT (AS PER APPROVED SITE PLAN) = 27 FEET
14. MINIMUM YARD REQUIREMENTS:
    A. FRONT: CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET
    B. SIDE: NO REQUIREMENT
    C. REAR: NO REQUIREMENT
15. THERE ARE NO GRAVES OR BURIAL SITES VISIBLE ON THIS SITE.

APPROVED

Application No. SPA 79-A-164-3

RECEIVED
Department of Planning & Zoning
FEB 07 2012
Zoning Evaluation Division

John A Pillsbury
Chairman, Board of Zoning Appeals

Application No. SPA 79-A-164-2
Staff S. Ch
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 6/20/06
Date of (BOS) (BZA) approval 6/27/06
Sheet 1 of 1

RECEIVED
Department of Planning & Zoning
MAR 14 2006
Zoning Evaluation Division

PLAT
SHOWING BUILDING LOCATION ON
PARCEL 2
OF THE DIVISION OF THE

RAYMOND M. LYNCH PROPERTY

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'

OCTOBER 20, 1993
REVISED JULY 29, 1994
REVISED AUGUST 8, 1994

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

PLAT SUBJECT TO RESTRICTIONS OF RECORD.

TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

Kenneth W. White
KENNETH W. WHITE ..... L.S.

COMMONWEALTH OF VIRGINIA
KENNETH W. WHITE
LICENSE NO. 1277 B
LAND SURVEYOR

CASE NAME:
SPRINGFIELD ASSOCIATES
WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

ALEXANDRIA SURVEYS, INC.
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-660-6615
FAX 703-768-7764

#9355731

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