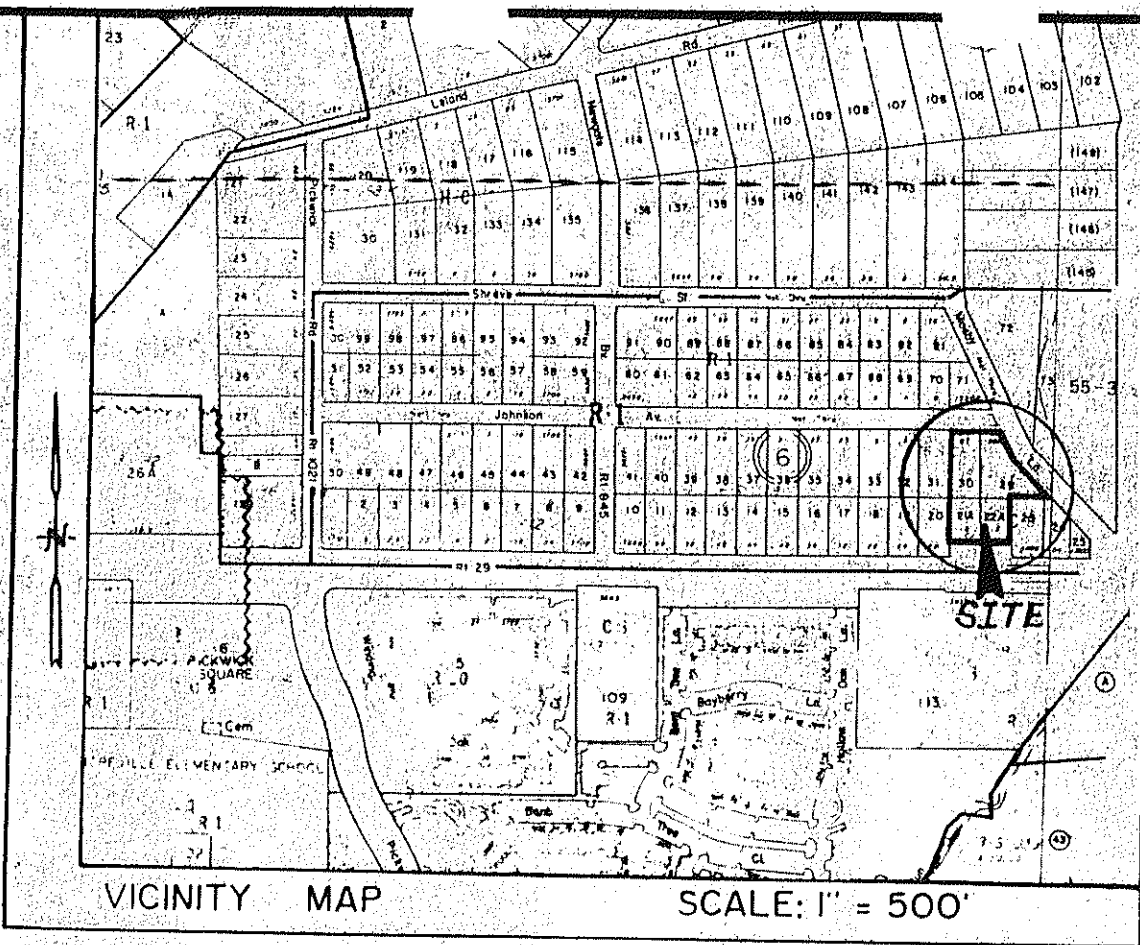


- NOTES
- BOUNDARY SURVEY AND FIELD RUN TOPOGRAPHIC SURVEY BY SITE DESIGN ENGINEERING.
  - DEVELOPMENT SCHEDULE: WITHIN ONE YEAR OF THE APPROVAL OF SPECIAL EXCEPTION.
  - THE DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY.
  - THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
  - STORMWATER MANAGEMENT SHALL BE PROVIDED BY AN UNDERGROUND PIPE UNLESS A WAIVER IS GRANTED BY THE DIRECTOR OF ENVIRONMENTAL MANAGEMENT.
  - THE SITE IS MOSTLY CLEAR AND DEVELOPED BY A ONE STORY BUILDING AND A PAVED PARKING LOT. REDEVELOPMENT OF THIS SITE WILL REQUIRE CLEARING AS SHOWN.
  - THERE ARE NO KNOWN HAZARDOUS MATERIALS OR TOXIC SUBSTANCES ON-SITE.
  - THERE IS NO KNOWN GRAVE, OBJECT OF STRUCTURE MARKING A PLACE OF BURIAL ON THE SUBJECT SITE.
  - A MODIFICATION OF TRANSITIONAL SCREENING IS REQUESTED ALONG THE NORTH, EAST, AND A PORTION OF WEST PROPERTY LINE.
  - THERE IS NO FLOOD PLAIN OF F.O.C. ON THIS PROPERTY.
  - \* DENOTES: ALL EXISTING BUILDINGS WILL BE REMOVED.
  - BUILDING FOOTPRINTS ARE FOR ILLUSTRATION ONLY, AND ARE SUBJECT TO CHANGE.



**SITE TABULATION**

|                 |   |
|-----------------|---|
| SITE AREA       | 54,371 S.F. (1.2482 AC)   |
| TAX MAP         | 54-4 ((6)) 21A, 22A, 29, 30                                       |
| EXISTING ZONING | C - 8   |
| EXISTING USE    | AUTOMOBILE SALES  |
| PROPOSED USE    | GASOLINE STATION AND VEHICLE LIGHT SERVICE WITH CONVENIENCE STORE |

|                               |           |
|-------------------------------|-----------|
| TOTAL GROSS FLOOR AREA F.A.R. | 5811 S.F. |
| PROPOSED:                     | 0.10      |
| ALLOWABLE:                    | 0.50      |

VEHICLE LIGHT SERVICE AND CONVENIENCE STORE WITH GAS STATION  
7 SERVICE BAYS  
11 EMPLOYEES

**PARKING TABULATION**

VEHICLE LIGHT SERVICE, "JIFFY LUBE" INCLUDED

PARKING REQUIRED: 1 SPACE PER 200 S.F. N.F.A. PLUS 2 SPACES PER SERVICE BAY PLUS 1 SPACE PER EMPLOYEE  
NUMBER OF BAYS: 7  
NUMBER OF EMPLOYEES: 7  
TOTAL: 26 SPACES

G.F.A. = 986 S.F. ⇒

QUICK SERVICE FOOD STORE  
PARKING REQUIRED: 6.5 SPACE PER 1000 S.F. G.F.A.  
G.F.A. = 850 S.F. ⇒ 6 SPACES

SERVICE STATION:  
PARKING REQUIRED: 2 SPACES PER SERVICE BAY PLUS 1 SPACE PER EMPLOYEE BUT NEVER LESS THAN 5 SPACES = 5 SPACES  
PARKING PROVIDED: 5 SPACES

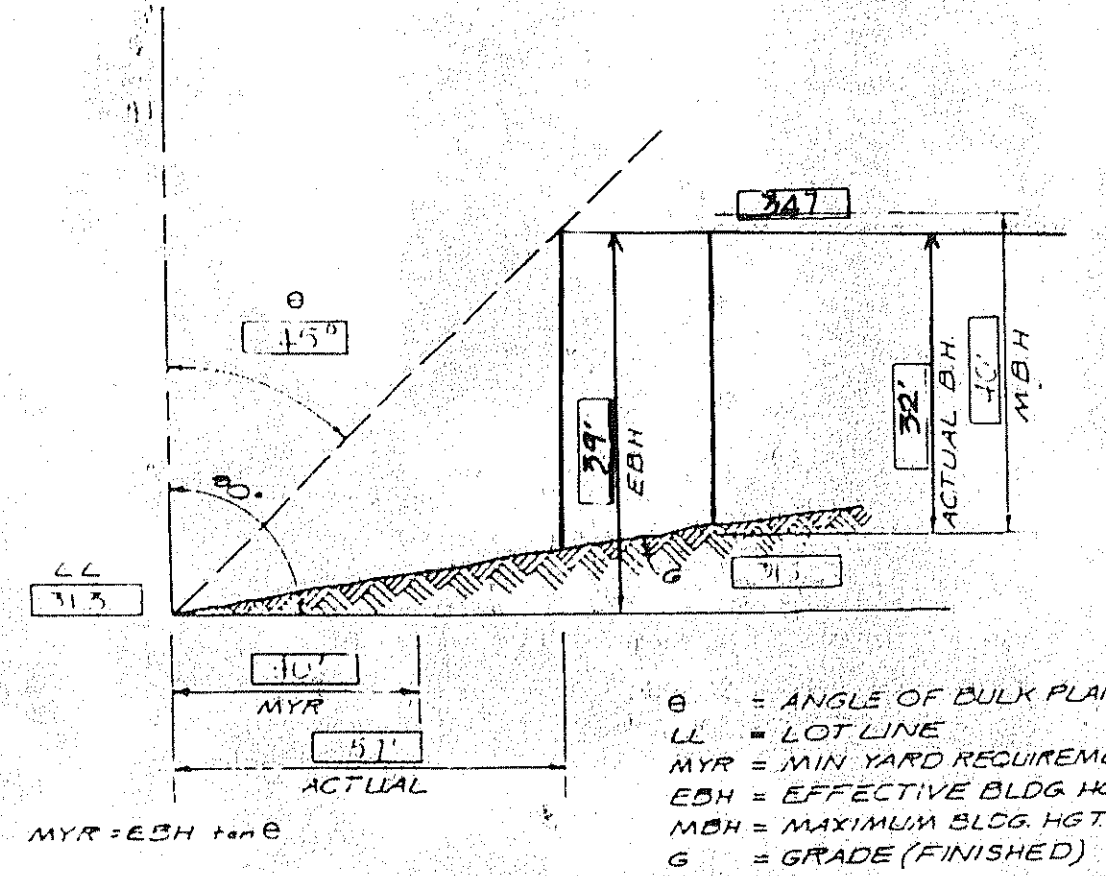
TOTAL PARKING SPACES REQUIRED: 26 + 6 + 5 = 37 PROVIDED: 40 SPACES

HANDICAP PARKING: REQUIRED = 2 SPACES PROVIDED = 2 SPACES

LOADING SPACES: REQUIRED = 2 SPACES PROVIDED = 2 SPACES

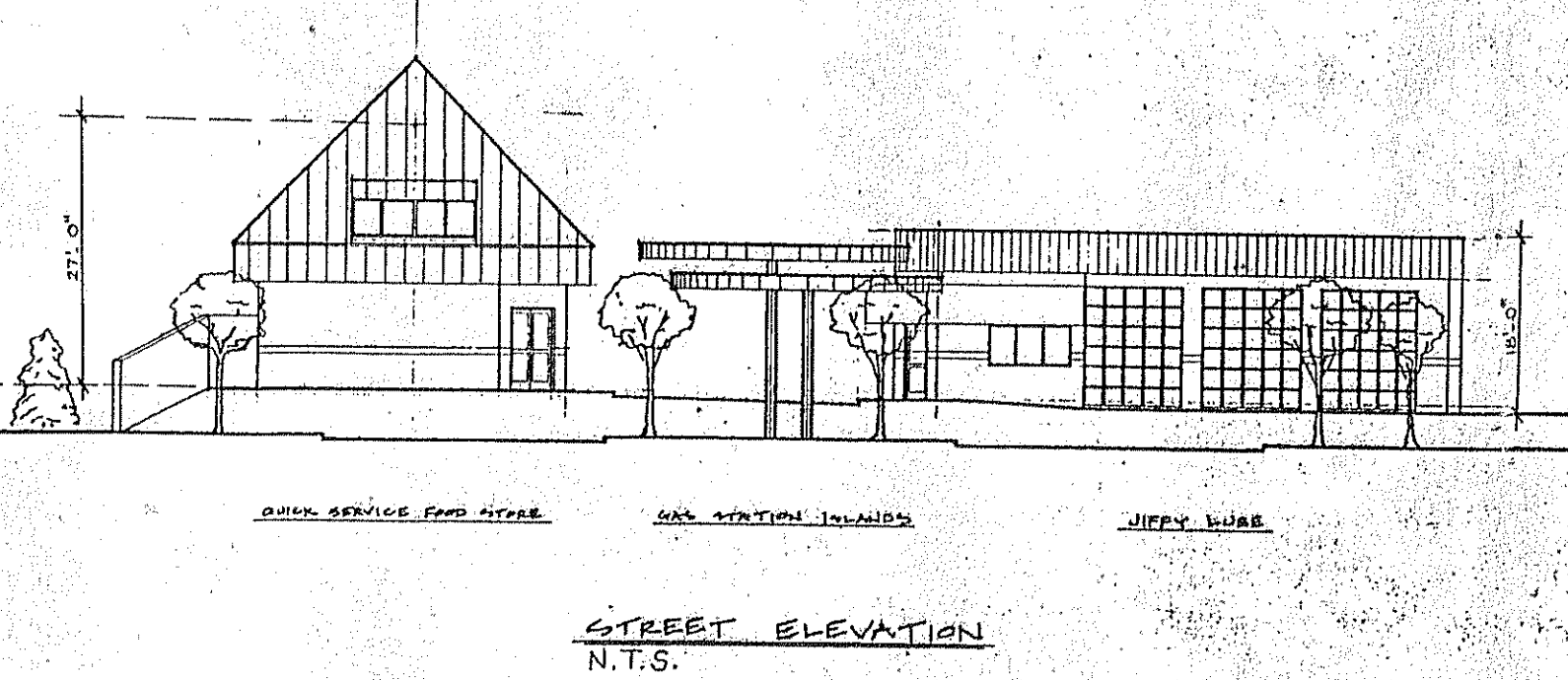
OPEN SPACE REQUIRED = 8,156 S.F. (15%)  
OPEN SPACE PROVIDED = 23,800 S.F. = (43.7%)

INTERIOR PARKING LOT LANDSCAPING REQUIRED  
AREA OF PARKING LOT: 23,092 S.F.  
LANDSCAPING REQUIRED 5% = 1,154 S.F.  
LANDSCAPING PROVIDED 6.09% = 1,407 S.F.



23  
OWNER: COATES AND SONS AUTOMOTIVE INC.  
ZONE: C-B  
PRESENT USE: GASOLINE STATION & AUTO REPAIR  
SEA 82-S-043 GRANTED FOR CAR WASH

- LEGEND**
- BRADFORD PEAR
  - AMERICAN LINDEN
  - AUSTRIAN PINE
  - LEYLAND CYPRESS
  - LOW GROWING EVERGREEN SHRUBS AND FLOWERING PLANTS
  - SECOND FLOOR ACCESSORY OFFICE TO VEHICLE LIGHT SERVICE USE



Application No. SEA 93-Y-006

**APPROVED SE/SP PLAT**

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval 2-13-95  
Staff Coordinator [Signature]

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING  
DEC 15 1994  
SPECIAL EXCEPTION DIVISION

SEA 93-Y-006

| NO. | DESCRIPTION  | DATE     |
|-----|--|----------|
| 1   | REVISED FLOOR PLAN TO CLARIFY THE SECOND FLOOR OFFICE LOCATION, REVISED CANOPY | 12-13-94 |
| 2   | ADDED CANOPY OVER PUMP ISLANDS   | 11-22-94 |
| 3   | ADDED ARCHITECTURAL ELEVATION  |          |
| 4   | REVISED LAYOUT   | 5-03-95  |

REVISION BLOCK

