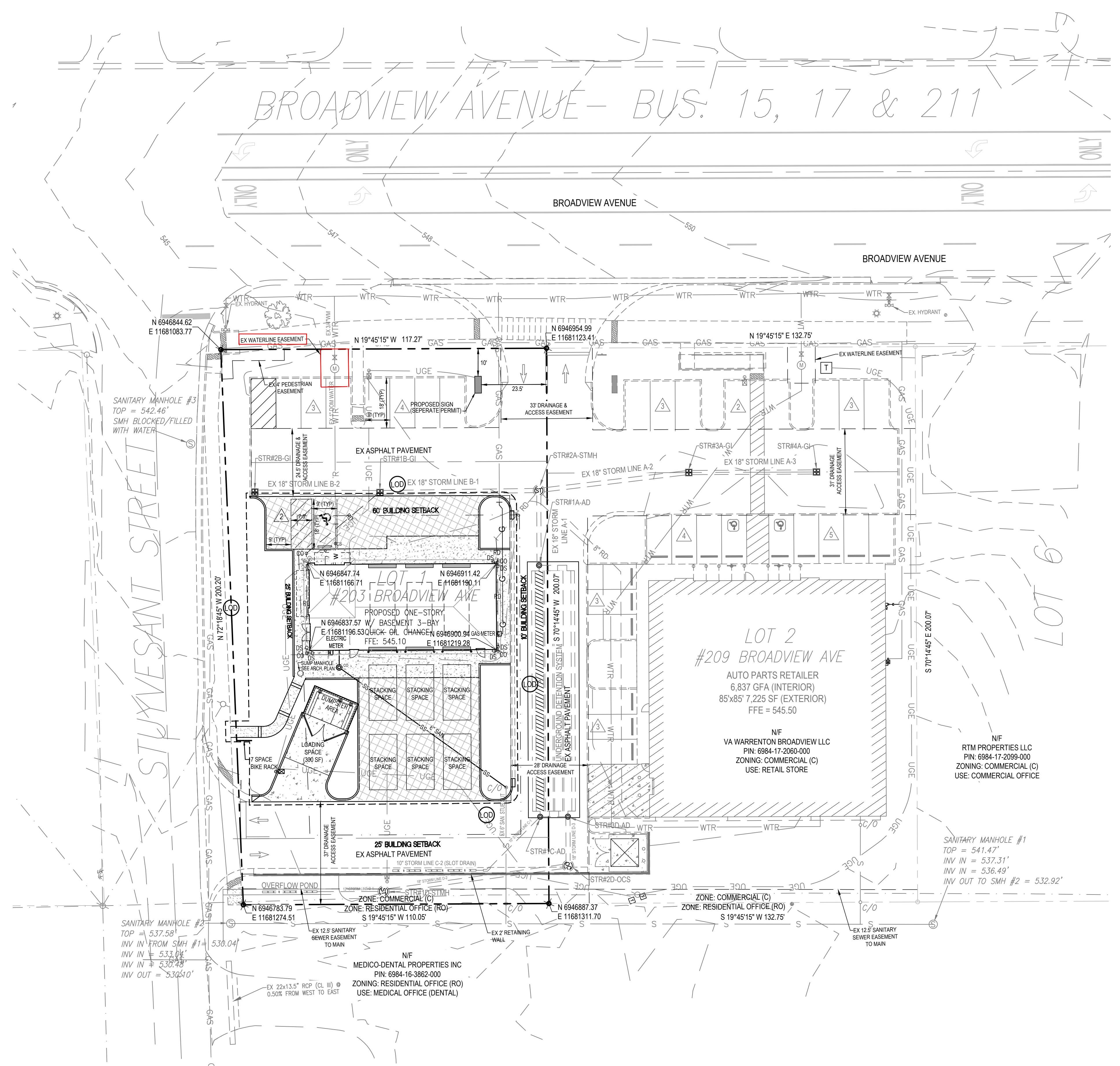




DATUM REFERENCE NOTE:
HORIZONTAL DATUM NORTH IS VIRGINIA STATE PLANE, NORTH
ZONE NAD83 PER GPS OBSERVATION, NO SCALE FACTOR
APPLIED. VERTICAL DATUM IS NAVD88 PER GPS OBSERVATION.

BENCHMARK #1
SANITARY MANHOLE NUMBER 1
N 6.947.014.8282
E 11.681.366.0671
TOP ELEVATION: 541.47

BENCHMARK #2
SANITARY MANHOLE NUMBER 2
N 6.946.777.2540
E 11.681.279.2777
TOP ELEVATION: 537.58

SETBACK NOTE:
BUILDING SETBACK ALONG STUYVESANT ST FRONTAGE IS
REDUCED TO 25 FEET AS THE DRIVE AISLE WAS ELIMINATED
AND NO PARKING OR LOADING IS PROPOSED ON THE SIDE OF
THE BUILDING, RESULTING IN A 20' REDUCTION OR
(40+10)/2=25 FEET

SITE SUMMARY

PROPERTY AREA: 0.52 ac (PER SURVEYED LIMITS ON BOTH PARCELS)

BUILDING SETBACKS:

BROADVIEW AVE FRONT: 60'

STUYVESANT ST FRONT: 25'

SIDE: 10'

REAR: 25'

*SEE C1.1 FOR SETBACK LINES

ZONING: C - COMMERCIAL

PARKING

PARKING SPACE DIMENSIONS: 9x18'

SERVICE STATION: 1.5 SPACES PER BAY, 1 SPACE PER EMPLOYEE FOR 8 EMPLOYEES (NOTE NO FUEL PUMPS OR RETAIL SALES, CUSTOMERS WILL USE DRIVE-THROUGH/STACKING)

SPACES REQUIRED: 12*

SPACES PROVIDED: 12**

ACCESSIBLE PARKING REQ'D: 1 (1 VAN)

ACCESSIBLE PARKING PROVIDED: 1 (1 VAN)

*13 SPACES REQUIRED PER ORDINANCE, REDUCED TO 12 PER 10% ADMINISTRATIVE WAIVER.

**9 SURFACE SPACES PROVIDED, REMAINING 3 ARE PROVIDED IN EACH BAY.

EASEMENT LEGEND

HEAVY DUTY ASPHALT PAVING

STANDARD DUTY ASPHALT PAVING

CONCRETE SIDEWALK

SPECIAL NOTES:
1. ALL EASEMENTS SHOWN HEREON WERE CREATED BY PREVIOUSLY APPROVED SITE PLAN SDP 2021-441 AND ASSOCIATED EASEMENT PLAT. NO NEW EASEMENTS ARE PROPOSED WITH THIS PLAN.

BEFORE YOU DIG !

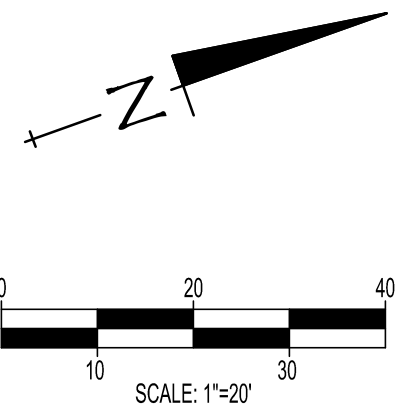
MAKE ONE CALL OF VIRGINIA

AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH

811

Dig With CARE

1-800-552-7001



LDCI

CIVIL ENGINEERS

Fairfax, Virginia

www.LandDevelopmentConsultants.com

LAND DEVELOPMENT CONSULTANTS, INC.

Civil Engineers

10805 Main Street

Suite 700

Fairfax, VA 22030

Phone (703) 591-5800

© copyright 2022

These drawings and design intent are the sole property of LDC, Inc. which may not be reproduced without written permission.

LDCI Project Number

13014.01

Seal

COMMONWEALTH OF VIRGINIA

JOHN C. MANGIACALLO

Lic. No. 20732

7/21/23

PROFESSIONAL ENGINEER

2ND SUBMISSION

3RD SUBMISSION

6/7/2023

7/21/2023

Project Name

DRIVE-THROUGH SERVICE FACILITY

Sheet Title

EASEMENT AND SETBACK PLAN

Date

FEB. 7, 2023

Checked By

JCM

Drawn By

RNR

Sheet Number

C1.1

5 of 37