

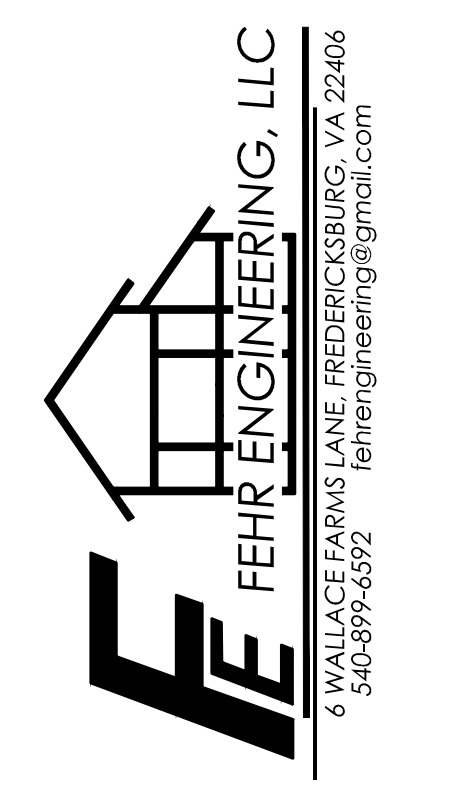
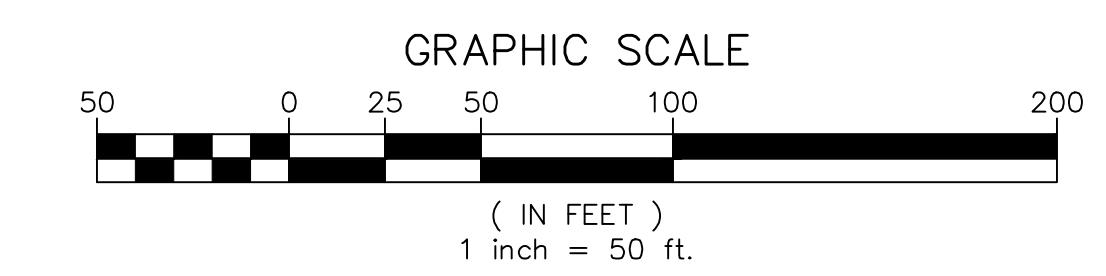
| ZONING DATA I-5 | | |
|-------------------------|----------------------------|------------|
| TRACT 7 | 6.0392 ACRES | |
| TRACT 8 | 5.9829 ACRES | |
| TOTAL SITE AREA | 12.0221 ACRES | |
| ITEM | REQUIRED | PROPOSED |
| LOT AREA | 20,000 SF | |
| LANDSCAPED OPEN SPACE | 15 PERCENT | |
| MAXIMUM BUILDING HEIGHT | 75 FEET | 40 FEET |
| FRONT YARD | BUILDING HEIGHT OR 40 FEET | 40 FEET |
| SIDE YARD | NO REQUIREMENT | 11.23 FEET |
| REAR YARD | NO REQUIREMENT | 78.16 FEET |
| FLOOR AREA | | 126798 SF |
| FLOOR AREA RATIO | 0.50 | 0.24 |

| PARKING CALCULATION | | | | |
|------------------------|--|---------------|------------------|------------------|
| USE | REQUIREMENT | PARAMETER | REQUIRED PARKING | PROVIDED PARKING |
| WAREHOUSING | 1 SPACE PER 1.5 EMPLOYEES ON MAJOR SHIFT | 150 EMPLOYEES | 100 | |
| PLUS WAREHOUSING | 121 SPACE PER COMPANY VEHICLE | 29 VEHICLES | 29 | |
| OR WAREHOUSING MINIMUM | 1 SPACE 1000 SF GFA | 128433 SF | 129 | |
| TOTAL | | | 129 | 132 |

| ACCESSIBLE PARKING CALCULATION | | | | |
|--------------------------------|--------------------------|-------------------|------------------|------------------|
| USE | REQUIREMENT | PARAMETER | REQUIRED PARKING | PROVIDED PARKING |
| ACCESSIBLE PARKING | TOTAL SPACES PROVIDED | 101 to 150 SPACES | 5 | 6 |
| VAN ACCESSIBLE PARKING | 1 OF 6 ACCESSIBLE SPACES | 6 SPACES | 1 | 2 |

| TRUCK PARKING COUNTS | | | | |
|----------------------|-----------------|----------------|----------------|------------------|
| DESIGNATION | TYPE | OVERALL LENGTH | TRAILER LENGTH | PROVIDED PARKING |
| WB67 | TRACTOR-TRAILER | 73.0 FT | 53 FT | 42 |
| WB62 | TRACTOR-TRAILER | 69.0 FT | 49 FT | 0 |
| S30 | SINGLE UNIT | 30 FT | NA | 50 |
| TOTAL | | | | 92 |

- NOTES**
1. WETLANDS AND WATERS DELINEATION BY VIRGINIA WATERS & WETLANDS, VINT HILL VA, JANUARY 2022
 2. WETLANDS AND WATERS SURVEY BY INFRA TECH, STERLING VA, JANUARY 2022.
 3. PROPERTY BOUNDARY IS A PLOT FROM AVAILABLE DEEDS
 4. TRACTOR TRAILER PARKING: 63 SPACES 12' X 65'
PASSENGER CAR PARKING: 122 SPACES 9' X 18'



DESIGNED BY: DLF
DRAWN BY: DLF
JOB NO. VAFF-10
DATE: 12-11-2023
SCALE: 1"=50'

| # | DESCRIPTION | DATE |
|---|------------------------|---------|
| A | WETLANDS/WATERS SURVEY | 2-23-22 |

FAIRWOOD ESTATES LOTS 7 AND 8
SULLY DISTRICT, CHANTILLY, VA
PREPARED FOR
EMSI
9110 RAILROAD AVE SUITE 320A
MANASSAS PARK VA 20111

SITE PLAN

