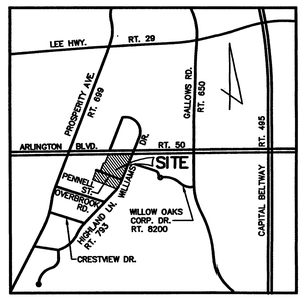
Arlington Boulevard Consolidation

Providence District Fairfax County, Virginia

Generalized Development Plan/Special Exception Plat



VICINITY MAP
SCALE: 1" = 1000'

Applicant:
Arlington Boulevard Consolidation LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

SE 2004-PR-007
Application No. _____ Staff Maylon
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 4-7-04
Date of (BOS) (BZA) approval 5-10-04
Sheet 1 of 9

Sheet Index

1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN
3. NOTES AND TABULATION\SPECIAL EXCEPTION PLAT
4. CROSS SECTIONS AND SITE DETAILS
5. ELEVATIONS AND PERSPECTIVES
6. BUILDING D ALTERNATIVES AND ELEVATIONS
7. LANDSCAPE DETAILS
8. LANDSCAPE DETAILS
9. WILLIAMS DRIVE IMPROVEMENTS

Arlington Boulevard Consolidation
Generalized Development Plan/Special Exception Plat
RZ 2004-PR-003
SE 2004-PR-007

December 29, 2003
Rev. February 26, 2004
Rev. March 3, 2004
Rev. April 6, 2004*

Dewberry

Dewberry & Davis LLC
8401 ARLINGTON BLVD.
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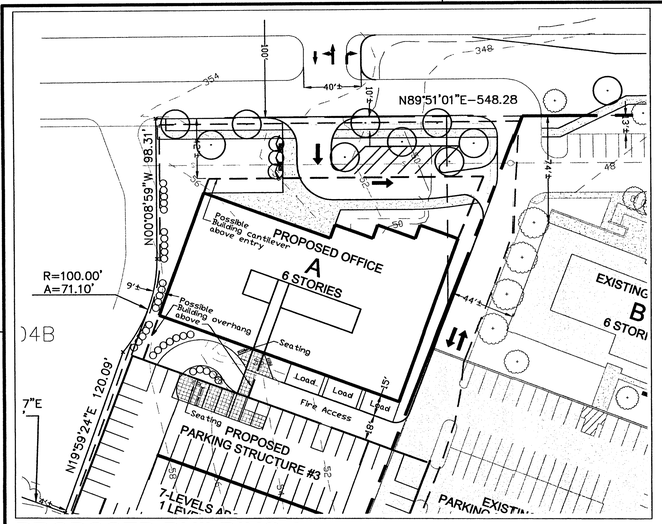
SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLETON
No. 0402 020112
4-6-04
PROFESSIONAL ENGINEER

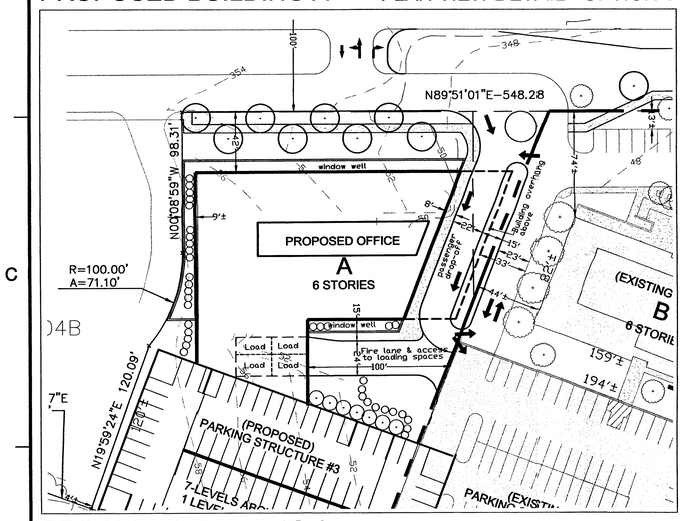
December 29, 2003
Rev. Feb. 26, 2004
Rev. March 3, 2004
Rev. April 6, 2004*

RECEIVED
Department of Planning & Zoning
APR 07 2004
Zoning Evaluation Division

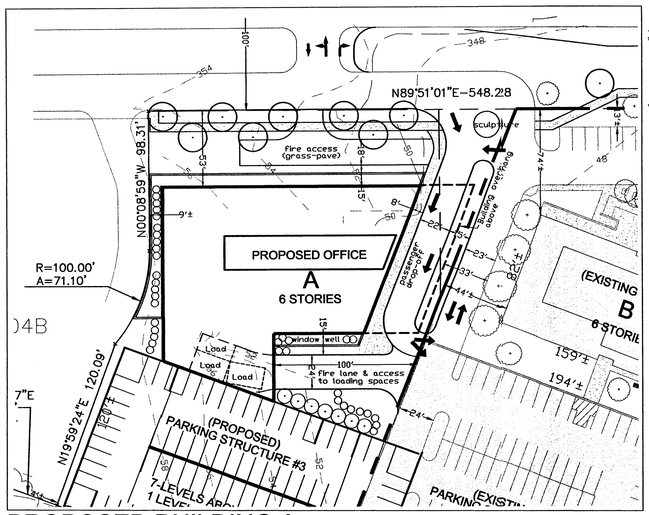
M-10486



PROPOSED BUILDING A PLAN VIEW DETAIL - OPTION 1



PROPOSED BUILDING A PLAN VIEW DETAIL - OPTION 2

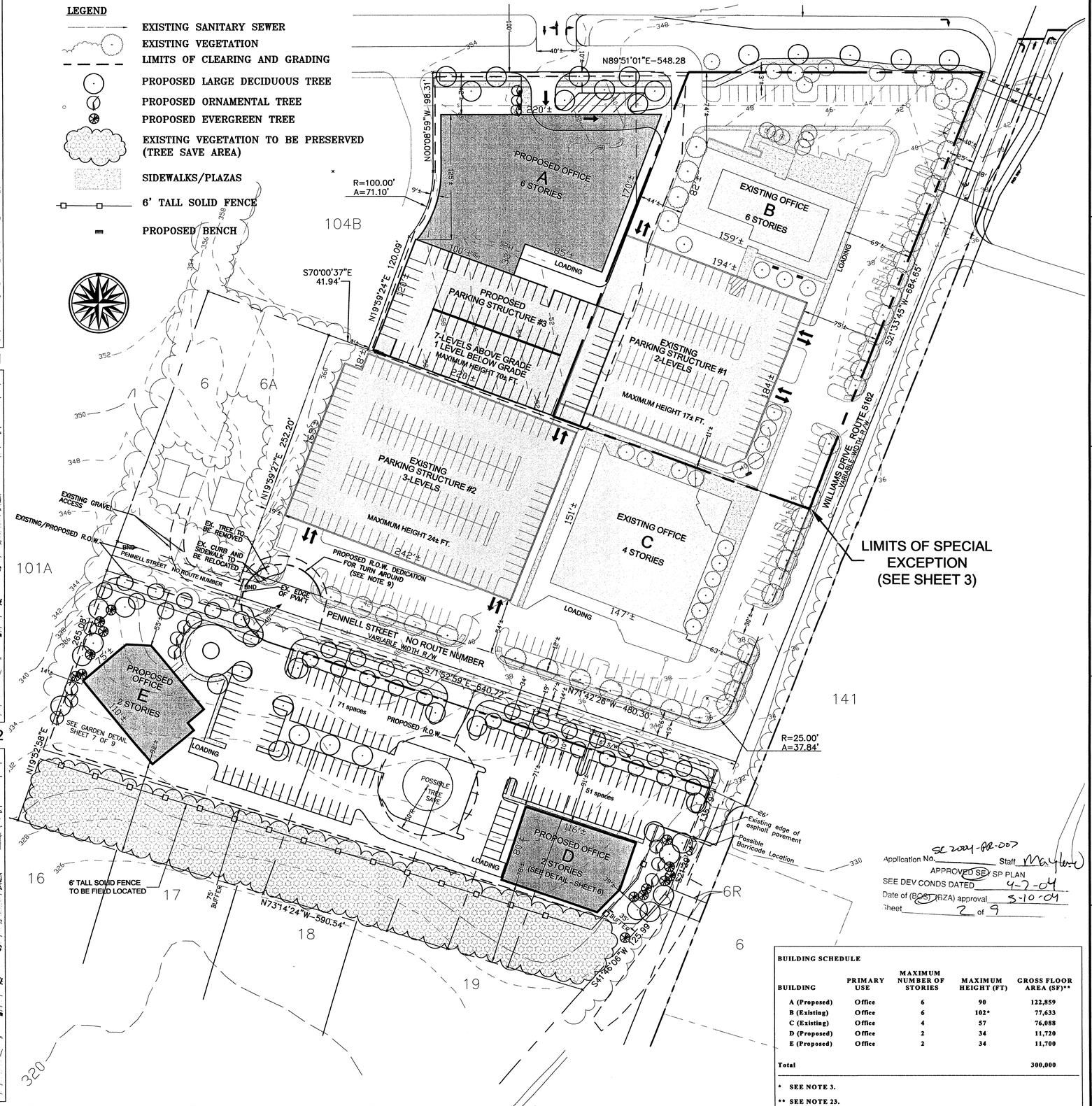


PROPOSED BUILDING A PLAN VIEW DETAIL - OPTION 3

(NOTE: THE THREE BUILDING A OPTIONS ARE SUBJECT TO FIRE MARSHAL APPROVAL)

LEGEND

- EXISTING SANITARY SEWER
- EXISTING VEGETATION
- LIMITS OF CLEARING AND GRADING
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- EXISTING VEGETATION TO BE PRESERVED (TREE SAVE AREA)
- SIDEWALKS/PLAZAS
- 6' TALL SOLID FENCE
- PROPOSED BENCH



BUILDING SCHEDULE				
BUILDING	PRIMARY USE	MAXIMUM NUMBER OF STORIES	MAXIMUM HEIGHT (FT)	GROSS FLOOR AREA (SF)**
A (Proposed)	Office	6	90	122,859
B (Existing)	Office	6	102*	77,633
C (Existing)	Office	4	57	76,088
D (Proposed)	Office	2	34	11,720
E (Proposed)	Office	2	34	11,700
Total				300,000

* SEE NOTE 3.

** SEE NOTE 23.

Application No. SE 2004-PR-007 Staff Mary Ann

APPROVED SE/SP PLAN

SEE DEV CONDS DATED 4-7-04

Date of (BOS/BZA) approval 5-10-04

Sheet 2 of 9

No.	DATE	BY	Description
3	04.06.04	JMC	
2	03.03.04	JEM	
1	02.26.04	JMC	

REVISIONS

DRAWN BY JMC

APPROVED BY

CHECKED BY PGY

DATE Dec. 29, 2003

TITLE

GENERALIZED DEVELOPMENT PLAN

RZ 2004-PR-003

SE 2004-PR-007

PROJECT NO. M–10486

2

Dewberry

Dewberry & Davis LLC

8401 ARLINGTON BLVD.
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ARLINGTON BOULEVARD CONSOLIDATION

GENERALIZED DEVELOPMENT PLAN \SPECIAL EXCEPTION PLAT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEITON
No. 0402 020112
4-6-04
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

0 50 100

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NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT (GDP/SE) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 49-3 ((1)) 135 AND 49-3 ((9)) 1B, 2, 2A, 3, 4, 7A AND 11A. THE PROPERTY IS CURRENTLY ZONED R-1 AND C-3 AND CONTAINS A TOTAL OF 10.74 ACRES.

   THERE ARE TWO (2) EXISTING OFFICE BUILDINGS AND RELATED PARKING STRUCTURES LOCATED ON LOTS 7A AND 11A. ONE, BUILDING B, WAS CONSTRUCTED IN 1980 AND THE SECOND ON LOT 7A, BUILDING C, WAS CONSTRUCTED IN 1988. BOTH BUILDINGS ARE OCCUPIED BY DEWBERRY. THE TWO BUILDINGS WILL BE RETAINED AS VITAL COMPONENTS OF THE PROPOSED DEVELOPMENT PROGRAM.

   IN ADDITION, THERE IS AN EXISTING OFFICE BUILDING LOCATED ON LOT 135. IT WAS CONSTRUCTED IN 1970 AND IS OWNED AND OCCUPIED BY THE NORTHERN VIRGINIA ASSOCIATION OF REALTORS. THIS EXISTING BUILDING WILL BE RAZED AND A NEW OFFICE BUILDING AND RELATED PARKING STRUCTURE WILL BE CONSTRUCTED ON THE SUBJECT LOT UNDER THE PROPOSED DEVELOPMENT PROGRAM.

   LOTS 1B, 2, 2A AND 3 ARE CURRENTLY VACANT AND ARE ZONED C-3. LOT 4 IS ALSO VACANT AND IS ZONED R-1. AS NOTED ON THE GRAPHIC, THESE LOTS WILL BE DEVELOPED WITH TWO SMALL OFFICE BUILDINGS AND RELATED PARKING UNDER THE PROPOSED DEVELOPMENT PROGRAM. ONE OF THE PROPOSED OFFICE BUILDINGS (E) WILL BE OCCUPIED BY LIFE WITH CANCER, A NON-PROFIT ORGANIZATION THAT IS AFFILIATED WITH INOVA FAIRFAX HOSPITAL.

   ALL OF THE ABOVE-REFERENCED LOTS, WITH THE EXCEPTION OF LOT 4, WERE THE SUBJECT OF A REZONING APPLICATION, RZ 2003-PR-032, THAT WAS APPROVED WITH PROFFERS ON OCTOBER 27, 2003. THE PURPOSE OF THE REZONING APPLICATION THAT ACCOMPANIES THIS GENERALIZED DEVELOPMENT PLAN IS TO INCORPORATE LOT 4 INTO THE PROPOSED DEVELOPMENT PROGRAM FOR THE TOTAL CONSOLIDATED PROPERTY.

2. THE GDP ACCOMPANIES AN APPLICATION THAT HAS BEEN FILED TO REZONE THE SUBJECT PROPERTY FROM THE R-1 AND C-3 DISTRICTS TO THE C-3 DISTRICT. THE PROPOSED DEVELOPMENT PROGRAM WILL CONSIST OF TWO (2) EXISTING OFFICE BUILDINGS AND RELATED PARKING STRUCTURES; AND THREE (3) PROPOSED OFFICE BUILDINGS AND THEIR RELATED STRUCTURES AND SURFACE PARKING AS REFLECTED ON THE GRAPHIC. THE NEW BUILDINGS IN THE PROPOSED DEVELOPMENT PROGRAM WILL BE IN ACCORDANCE WITH AN OUT-OF-TURN PLAN AMENDMENT TO THE MERRIFIELD SUBURBAN CENTER COMPREHENSIVE PLAN THAT WAS ADOPTED BY THE BOARD OF SUPERVISORS ON JULY 21, 2003.

3. THE SPECIAL EXCEPTION THAT HAS BEEN FILED IS LIMITED TO THAT 2.63 ACRE PORTION OF LOT 11A THAT ENCOMPASSES EXISTING OFFICE BUILDING B. THE SOLE PURPOSE OF THE SPECIAL EXCEPTION IS TO RECOGNIZE THE EXISTING FOOTPRINT AND HEIGHT OF THE PENTHOUSE THAT IS LOCATED ON THE BUILDING. THE APPLICATION IS FILED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 9-607 OF THE ZONING ORDINANCE. NO ADDITIONAL HEIGHT OR EXPANSION OF THE PENTHOUSE OR OF BUILDING B IS PROPOSED.

   AS NOTED ABOVE, BUILDING B WAS CONSTRUCTED IN 1980. THE BUILDING WAS ACTUALLY DESIGNED, HOWEVER, IN THE 1978 TO 1980 TIMEFRAME. PRIOR TO AUGUST 14, 1978, PENTHOUSES AND OTHER ROOFTOP STRUCTURES WERE ALLOWED TO EXTEND BEYOND THE SPECIFIED BUILDING HEIGHT FOR A GIVEN DISTRICT "...PROVIDED, THAT NO SUCH EXCEPTION SHALL COVER AT ANY LEVEL MORE THAN FIFTEEN PERCENT OF THE AREA OF THE LOT..." THE PENTHOUSE ON BUILDING B WAS IN ACCORD WITH THIS PROVISION.

   ON AUGUST 14, 1978, HOWEVER, WHEN THE NOW CURRENT ZONING ORDINANCE BECAME EFFECTIVE, THE APPLICABLE PROVISION, SECT. 2-506 STRUCTURES EXCLUDED FROM MAXIMUM HEIGHT REGULATIONS, WAS REVISED TO READ IN PART AS FOLLOWS:

   > "...A – NO SUCH STRUCTURE WHEN LOCATED ON A BUILDING ROOF SHALL OCCUPY AN AREA GREATER THAN TWENTY-FIVE (25) PERCENT OF THE TOTAL ROOF AREA."

   THE EXISTING PENTHOUSE ON BUILDING B DOES NOT CONFORM WITH THIS CURRENT PROVISION. IT OCCUPIES 39% OF THE TOTAL ROOF AREA AND WAS DESIGNED IN ACCORDANCE WITH THE PRIOR ORDINANCE REGULATIONS AND WITH THE INTENT OF SHIELDING OR COVERING ALL OF THE MECHANICAL EQUIPMENT THAT WAS TO BE LOCATED ON THE ROOF. THE MAXIMUM HEIGHT SPECIFIED FOR THE C-3 DISTRICT IS 90 FEET, SUBJECT TO INCREASE AS MAY BE PERMITTED BY THE BOARD IN ACCORDANCE WITH THE PROVISIONS OF SECT. 9-607. WITH THE INCLUSION OF THE PENTHOUSE, THE TOTAL HEIGHT OF BUILDING B IS 102 FEET. AS NOTED ABOVE, THE SOLE PURPOSE OF THE SPECIAL EXCEPTION IS TO REMEDY THE CIRCUMSTANCE OF THE EXISTING PENTHOUSE.

4. NOTWITHSTANDING THE GDP AND RELATED REZONING APPLICATION INCLUDE A TOTAL OF FIVE (5) SEPARATE OFFICE BUILDINGS, AND THE SPECIAL EXCEPTION APPLICATION INCLUDES ONLY ONE OFFICE BUILDING, THE APPLICANT RESERVES THE RIGHT TO FILE A PARTIAL PROFFERED CONDITION AMENDMENT(S) (PCA) IN THE FUTURE FOR A PORTION OF THE DEVELOPMENT PROGRAM IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 6 OF SECT. 18-204 OF THE ZONING ORDINANCE.

5. THE BOUNDARY SHOWN ON THE GRAPHIC IS BY DEWBERRY & DAVIS LLC. IT IS FROM BOUNDARY SURVEYS AND EXISTING RECORDS.

6. THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO (2) FEET. THE TOPOGRAPHY IS FROM FIELD SURVEY AND COUNTY RECORDS.

7. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) WILL BE DESIGNED AND PROVIDED IN ACCORDANCE WITH CURRENT APPLICABLE ORDINANCES. THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE PROPOSED NEW DEVELOPMENT WILL BE ACCOMMODATED IN THE REGIONAL POND B OR ITS COMPANION POND A, LOCATED TO THE EAST OF THE SUBJECT PROPERTY. TO ACCOMPLISH THIS, A WAIVER OF THE PROVISION SET FORTH IN SECT. 6-0202.3A OF THE PUBLIC FACILITIES MANUAL IS HEREBY REQUESTED FOR THE PROPOSED NEW DEVELOPMENT SOUTH OF PENNELL STREET. THIS SECTION REQUIRES A PROPOSED DRAINAGE SYSTEM TO HONOR THE NATURAL DRAINAGE DIVIDES. SHOULD THE WAIVER NOT BE APPROVED, OR IN THE ALTERNATIVE IF AN UNDERGROUND STORMWATER MANAGEMENT PLAN CANNOT BE DESIGNED AND APPROVED THAT WOULD BE IN CONFORMANCE WITH THE PROPOSED GENERALIZED DEVELOPMENT PLAN AND PROFFERS, THE APPLICANT WILL FILE A PROFFERED CONDITION AMENDMENT TO ADDRESS THIS ISSUE.

   THE BMP REQUIREMENTS FOR THE PROPOSED NEW DEVELOPMENT WILL BE ACCOMMODATED IN A CONSERVATION EASEMENT(S) OR A COMBINATION OF MEASURES TO INCLUDE A CONSERVATION EASEMENT(S), SAND FILTERS, STORMWATER INLET FILTERS AND/OR IN THE MODIFIED DESIGN OF THE ABOVE-REFERENCED PONDS. THE EXACT MEASURES WILL BE SPECIFIED AT TIME OF SITE PLAN SUBMISSION.

8. PARKING SPACES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. AS NOTED IN THE TABULATION, THE MAJORITY OF THE PROPOSED PARKING SPACES WILL BE PROVIDED IN PARKING STRUCTURES.

   THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF PARKING SPACES AS REPRESENTED ON THE GRAPHIC AND IN THE TABULATION SO LONG AS THE RESULTING NUMBER OF SPACES SATISFIES THE MINIMUM NUMBER PRESCRIBED BY THE APPLICABLE PROVISIONS IN THE ZONING ORDINANCE AND/OR THE AMOUNT OF OPEN SPACE AND THE MINIMUM DISTANCES TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.

   IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES AS MAY BE APPROVED BY THE BOARD OF SUPERVISORS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 11-102 OF THE ZONING ORDINANCE.

9. LOADING SPACES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED IN ACCORDANCE WITH THE SPACES REPRESENTED ON THE GRAPHIC. LOADING DOCKS, IF PROVIDED, AND DUMPSTERS WILL BE SCREENED BY FENCING, WALLS, LANDSCAPING OR A COMBINATION THEREOF.

   A MODIFICATION OF THE NUMBER OF LOADING SPACES OTHERWISE REQUIRED BY THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE FOR PROPOSED BUILDING A IS HEREBY REQUESTED. FIVE (5) LOADING SPACES ARE REQUIRED; A MINIMUM OF THREE (3) LOADING SPACES ARE PROPOSED FOR BUILDING A.

   FOR INFORMATION, THERE ARE FOUR (4) LOADING SPACES REQUIRED FOR EXISTING BUILDING B; FIVE (5) SPACES ARE PROVIDED. THERE ARE FOUR (4) LOADING SPACES REQUIRED FOR EXISTING BUILDING C; THREE (3) SPACES ARE PROVIDED. THERE IS ONE (1) LOADING SPACE REQUIRED FOR EACH OF PROPOSED BUILDINGS D AND E, AND ONE (1) LOADING SPACE WILL BE PROVIDED FOR EACH BUILDING.

10. THERE ARE NO MAJOR ROAD IMPROVEMENTS ASSOCIATED WITH THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY ALTHOUGH IMPROVEMENTS WILL BE MADE TO THE EXISTING ROAD NETWORK SUCH AS THE DEDICATION OF RIGHT-OF-WAY AND CONSTRUCTION OF IMPROVEMENTS TO ARLINGTON BOULEVARD (ROUTE 50), TO PENNELL STREET AND THE CONSTRUCTION OF IMPROVEMENTS TO WILLIAMS DRIVE IF THE REQUISITE RIGHT-OF-WAY IS AVAILABLE.

    ANY PROPOSED DEDICATION(S) OF RIGHT-OF-WAY WILL BE TENDERED WITH THE UNDERSTANDING THAT THE DEDICATED LAND AREA(S) WILL BE SUBJECT TO FUTURE INTENSITY (FLOOR AREA RATIO) CREDIT IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 2-308 OF THE ZONING ORDINANCE.

    THE PROPOSED PARTIAL CUL-DE-SAC SHOWN ON THE GRAPHIC NEAR THE TERMINUS OF PENNELL STREET IS REPRESENTED BASED ON A MEETING WITH VDOT. IT WAS RECOMMENDED THAT THE PARTIAL CUL-DE-SAC BE CONSTRUCTED AT THIS LOCATION, OR IN THE ALTERNATIVE, FUNDS FOR ITS CONSTRUCTION BE ESCROWED FOR THE FUTURE WHEN ADJACENT PROPERTIES MAY DEVELOP. THE DECISION TO CONSTRUCT THE PARTIAL CUL-DE-SAC OR TO ESCROW THE FUNDS WILL BE MADE AT TIME OF SITE PLAN SUBMISSION.

    IN REFERENCE TO THE PROPOSED CUL-DE-SAC, REQUEST IS HEREBY MADE FOR A MODIFICATION OF THE STANDARD SET FORTH IN PAR. 7.0406.8A OF THE PUBLIC FACILITIES MANUAL (PFM) TO ALLOW FOR A MINIMUM PAVEMENT RADIUS OF THIRTY (30) FEET AND A MINIMUM RIGHT-OF-WAY RADIUS OF FORTY (40) FEET AS REPRESENTED ON THE GRAPHIC.

    ALTHOUGH THE PROPOSED DEVELOPMENT PROGRAM PRESENTED ON THE GRAPHIC REPRESENTS PENNELL STREET AS A PUBLIC RIGHT-OF-WAY, THE APPLICANT RESERVES THE RIGHT TO VACATE THE EXISTING RIGHT-OF-WAY AND CONSTRUCT A PRIVATE STREET WITH A PUBLIC INGRESS AND EGRESS EASEMENT IN ACCORDANCE WITH RECOMMENDATION SET FORTH IN THE COMPREHENSIVE PLAN WITH THE CONCURRENCE OF ALL ADJACENT PROPERTY OWNERS. ABSENT THE CONCURRENCE OF ALL PROPERTY OWNERS AND THE APPROVAL OF THE COUNTY TO VACATE THE PUBLIC RIGHT-OF-WAY, PENNELL STREET, TO ITS CURRENT TERMINUS, WILL REMAIN A PUBLIC RIGHT-OF-WAY. IN ADDITION, IF APPROVED BY THE COUNTY, AN ADDITIONAL SECTION OF WILLIAMS DRIVE MAY BE VACATED IN THE VICINITY OF LOT 1B.

11. THE PROPOSED OPEN SPACE AREAS ARE REPRESENTED ON THE GRAPHIC. THE BUFFER AREAS ADJACENT TO THE PINE RIDGE COMMUNITY WILL BE PRESERVED AND AUGMENTED WITH LANDSCAPING MATERIALS AND/OR A FENCE DESIGNED TO HELP SCREEN THE PROPOSED DEVELOPMENT PROGRAM FROM THE NEIGHBORING PINE RIDGE COMMUNITY.

    OTHER THAN THE PROPOSED BUFFER AREAS AND THE PROPOSED LIFE WITH CANCER COMMUNITY-SERVING USE, THERE ARE NO ADDITIONAL COMMUNITY OR PUBLIC FACILITIES PROPOSED WITH THE DEVELOPMENT PROGRAM.

12. OTHER THAN THE TWO (2) EXISTING OFFICE BUILDINGS THAT WILL REMAIN AS PART OF THE PROPOSED DEVELOPMENT PROGRAM AND THE VEGETATED BUFFER AREA ADJACENT TO THE PINE RIDGE COMMUNITY, THERE ARE NO EXISTING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION LOCATED ON THE SUBJECT PROPERTY. GIVEN THE LOCATION AND NATURE OF THE PROPOSED DEVELOPMENT OF THE PROPERTY, AND THE PRESERVATION OF THE BUFFER AREA, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.

13. SANITARY SEWER AND PUBLIC WATER ARE CURRENTLY AVAILABLE ON SITE.

14. OTHER THAN THE PROPOSED BUFFER AREA ADJACENT TO THE PINE RIDGE COMMUNITY, THE ENTIRE SITE HAS BEEN/WILL BE THE SUBJECT OF CLEARING, GRADING AND DEVELOPMENT.

15. THERE IS AN EXISTING OFFICE BUILDING LOCATED ON LOT 135. AS REPRESENTED IN NOTE 1 ABOVE, THE EXISTING OFFICE BUILDING, BUILT IN 1970, WILL BE RAZED AS PART OF THE PROPOSED DEVELOPMENT PROGRAM. THE BUILDING HAS NO SIGNIFICANT HISTORICAL OR ARCHITECTURAL VALUE.

16. THE SUBJECT PROPERTY IS LOCATED IN SUB-UNITS L3 AND L4 OF THE MERRIFIELD SUBURBAN CENTER COMPONENT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE LAND USE RECOMMENDATION FOR THESE SUB-UNITS IS OFFICE USE AT VARYING SPECIFIED INTENSITIES.

    AS NOTED IN NOTE 2 ABOVE, THERE IS A RECENTLY ADOPTED AMENDMENT TO THE LAND USE RECOMMENDATIONS FOR SUB-UNITS L3 AND L4 THAT WAS APPROVED BY THE BOARD OF SUPERVISORS ON JULY 21, 2003. THE NEW BUILDINGS IN THE PROPOSED DEVELOPMENT WILL BE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE COMPREHENSIVE PLAN.

17. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SUBJECT PROPERTY. IN ADDITION, THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE PROPERTY.

18. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE OR NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY.

19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

20. ONE OR MORE OF THE PROPOSED OFFICE BUILDINGS MAY BE OCCUPIED WITH MEDICAL OFFICES. IF SO, SUCH A PROPOSED USE MAY UTILIZE, STORE, TREAT AND DISPOSE OF HAZARDOUS AND TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-10 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR UNDERSTANDING, ALL SUCH SUBSTANCES THAT WILL BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH A POSSIBLE MEDICAL OFFICE USE AND/OR THE MAINTENANCE AND CLEANING OF THE BUILDINGS AND GROUNDS ON THE SUBJECT PROPERTY WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

21. THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIREMENT ALONG THE NORTHERN, NORTHWESTERN OR NORTHEASTERN BOUNDARIES OF THE SUBJECT PROPERTY. THERE IS A REQUIREMENT ALONG THE SOUTHWESTERN, SOUTHEASTERN AND SOUTHERN BOUNDARIES.

    A MODIFICATION OF THE SCREENING YARD AND BARRIER REQUIREMENTS IS HEREBY REQUESTED IN FAVOR OF THE LANDSCAPING AND BARRIER REPRESENTED ON THE GRAPHIC.

    IN ADDITION, A MODIFICATION OF THE PROVISION SET FORTH IN SECT. 12.0703.3D OF THE PUBLIC FACILITIES MANUAL IS REQUESTED IN FAVOR OF THE EXISTING AND PROPOSED LANDSCAPING SHOWN ON THE GRAPHIC WHICH IS DESIGNED TO PROVIDE SHADE FOR 5% OF THE AREA OF THE PARKING LOTS AND PARKING STRUCTURES.

    LANDSCAPING WILL BE A VITAL COMPONENT OF THE PROPOSED DEVELOPMENT PROGRAM AND WILL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPING REPRESENTED ON THE GRAPHIC.

22. THE PROPOSED LOW INTENSITY TRANSITIONAL OFFICE USE(S) AND VEGETATIVE BUFFER SOUTH OF PENNELL STREET REPRESENT THE SPECIAL AMENITIES ASSOCIATED WITH THE PROPOSED DEVELOPMENT PROGRAM.

23. THE EXACT LOCATIONS, SHAPES AND SIZES OF THE PROPOSED BUILDING FOOTPRINTS AND PARKING STRUCTURES SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SCHEMATIC AND ARE NOT TO BE CONSIDERED FINAL. THEY ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS WITH THE UNDERSTANDING THAT THE GROSS FLOOR AREA(S) FOR EACH PROPOSED BUILDING MAY VARY AS LONG AS THE TOTAL GROSS FLOOR AREA REPRESENTED FOR THE TOTAL DEVELOPMENT PROGRAM IS NOT EXCEEDED. THE OPEN SPACE AS REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES AS REPRESENTED ON THE GRAPHIC ARE TO BE CONSIDERED MINIMUMS WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC MAY BE INCREASED BUT NOT DECREASED.

    THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL REPRESENTED IN THE TABULATION, AND THE BUILDING FOOTPRINTS AND ASSOCIATED PARKING STRUCTURE AND/OR LOT LAYOUTS WILL BE REDUCED/MODIFIED ACCORDINGLY. THE APPLICANT RESERVES THE FURTHER RIGHT TO PROVIDE ADDITIONAL PARKING SPACES WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS THE PARKING SPACES DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.

24. THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT SOME OF THE BUILDINGS MAY HAVE CELLAR SPACES WHICH SPACES WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 25 OF SECT. 11-102 OF THE ZONING ORDINANCE.

25. THE PROPOSED BUILDING A WILL LIKELY HAVE A PENTHOUSE DESIGNED IN PART TO SHIELD THE MECHANICAL EQUIPMENT LOCATED ON THE ROOF. THE HEIGHT AND ROOF AREA COVERAGE OF THE PENTHOUSE WILL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE; WILL BE COMPATIBLE WITH THE HEIGHT AND SCALE OF THE BUILDING; AND WILL BE CONSTRUCTED OF MATERIALS THAT ARE AN EXTENSION OF OR HARMONIOUS WITH THE ARCHITECTURAL MATERIALS OF THE MAIN BUILDING. THE BUILDING HEIGHT REPRESENTED IN THE BUILDING SCHEDULE FOR BUILDING A DOES NOT INCLUDE THE HEIGHT OF THE PENTHOUSE.

26. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, BENCHES, COVERED WALKWAYS, FLAGPOLES, TRELLISES, WATER FEATURES, SIGNS, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THE GRAPHIC.

    IT IS ALSO UNDERSTOOD THAT MOBILE AND LAND-BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED ON THE PORTION OF THE SITE NORTH OF PENNELL STREET IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-514 OF THE ZONING ORDINANCE. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE.

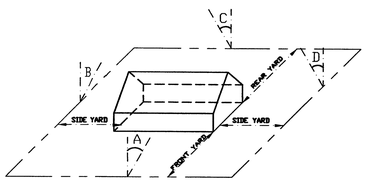
    ALL LIGHTING ON SITE TO INCLUDE THAT ON AND IN THE PROPOSED PARKING STRUCTURE WILL BE SHIELDED AND LOCATED IN SUCH A MANNER AS TO REDUCE GLARE ON ADJACENT PROPERTIES IN ACCORDANCE WITH THE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE. IN ADDITION, THE PROPOSED PARKING STRUCTURE WILL BE DESIGNED WITH WALLS OF SUFFICIENT HEIGHT TO BLOCK THE GLARE FROM CAR HEADLIGHTS.

27. THE MERRIFIELD SUBURBAN CENTER COMPONENT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN CONTAINS AN OPEN SPACE AND PEDESTRIAN SYSTEM MAP ON FIGURE 8 WHICH IS PRESENTED ON PAGE 21 OF THE COMPREHENSIVE PLAN. THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY INCLUDES A SYSTEM OF SIDEWALKS THAT WILL BE IN ACCORDANCE WITH THE PEDESTRIAN SYSTEM THAT IS RECOMMENDED BY THE MERRIFIELD SUBURBAN CENTER COMPREHENSIVE PLAN.

28. THE PRIMARY USE IN ALL OF THE BUILDINGS WILL BE OFFICE. IN ADDITION, IT IS TO BE UNDERSTOOD THAT ACCESSORY SERVICE USES MAY ALSO BE ESTABLISHED IN THE BUILDINGS TO SERVE THE OCCUPANTS AND VISITORS.

29. IT IS CURRENTLY ANTICIPATED THAT BUILDINGS D AND E WILL BE CONSTRUCTED AS SOON AS THE REQUISITE PLANS AND PERMITS ARE APPROVED. PROPOSED BUILDING A AND ITS RELATED ACCESSORY PARKING MAY BE CONSTRUCTED AS A SUBSEQUENT PHASE IN THE FUTURE SUBJECT TO MARKET CONDITIONS. THE APPLICANT RESERVES THE RIGHT, HOWEVER, TO DO THE REQUISITE SITE WORK FOR BUILDING A IN CONJUNCTION WITH THE SITE WORK PERFORMED FOR BUILDINGS D AND E.

30. TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.



FRONT YARD : 1A 25' WITH A BUILDING HEIGHT OF 102'; THE FRONT YARD =49' BUT NOT LESS THAN 40'

SIDE YARD : 1B NO REQUIREMENT

REAR YARD : 1C 30' WITH A BUILDING HEIGHT OF 102'; THE REAR YARD =38' BUT NOT LESS THAN 25'

ANGLE OF BULK PLANE WITHIN THE C-3 DISTRICT

MINIMUM REQUIRED YARD FOR BUILDING WITH 102' HEIGHT

TABULATION

TABULATION:

EXISTING ZONING
- SOUTH OF PENNELL STREET ..... R-1 and C-3
- NORTH OF PENNELL STREET C-3

PROPOSED ZONING C-3

LAND AREA OF REZONING ..... 10.74± AC
- SOUTH OF PENNELL STREET ..... 3.71± AC
- NORTH OF PENNELL STREET ..... 7.03± AC

LAND AREA OF SPECIAL EXCEPTION ..... 2.63± AC (114,355± SF)

PROPOSED GROSS FLOOR AREA ..... 300,000± SF
- SOUTH OF PENNELL STREET ..... 23,420± SF
  - PROPOSED BUILDING D ..... 11,720± SF
  - PROPOSED BUILDING E ..... 11,700± SF
- NORTH OF PENNELL STREET ..... 276,580± SF
  - PROPOSED BUILDING A ..... 122,859± SF
  - EXISTING BUILDING B ..... 77,633± SF
  - EXISTING BUILDING C ..... 76,088± SF

PROPOSED FLOOR AREA RATIO (FAR) 0.641
- SOUTH OF PENNELL STREET 0.145
- NORTH OF PENNELL STREET 0.903

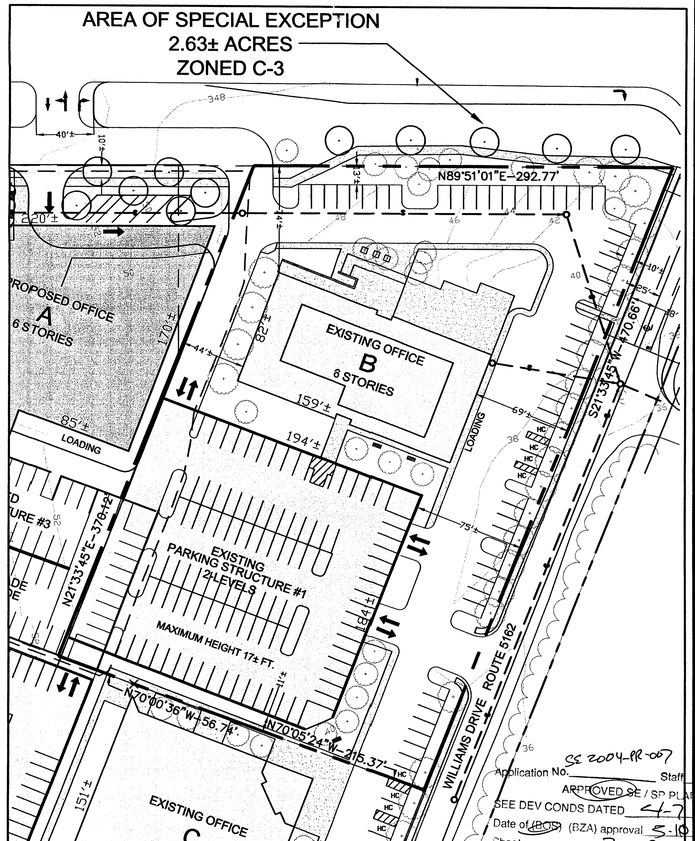
MAXIMUM HEIGHTS OF BUILDINGS ..... SEE BUILDING SCHEDULE

TOTAL PARKING SPACES REQUIRED 917
- PROPOSED BUILDING A – 122,859 SF GFA
  - AT 3.0 SPACES PER 1,000 SF 369
- EXISTING BUILDING B – 77,633 SF GFA
  - AT 3.0 SPACES PER 1,000 SF 233
- EXISTING BUILDING C – 76,088 SF GFA
  - AT 3.0 SPACES PER 1,000 SF 229
- PROPOSED BUILDING D – 11,720 SF GFA
  - AT 3.6 SPACES PER 1,000 SF 43
- PROPOSED BUILDING E – 11,700 SF GFA
  - AT 3.6 SPACES PER 1,000 SF 43

TOTAL PARKING SPACES PROPOSED 1,457*
- STRUCTURE 1 (EXISTING) ..... 194±
- STRUCTURE 2 (EXISTING) ..... 388±
- STRUCTURE 3 PROPOSED ..... 638±
- SURFACE NORTH OF PENNELL STREET ..... 115±
- SURFACE SOUTH OF PENNELL STREET ..... 122±

OPEN SPACE REQUIRED (15%) ..... 1.61± AC
OPEN SPACE PROVIDED (32%) ..... 3.44± AC

* THE 540 SURPLUS PARKING SPACES (1,457 - 917) ARE AN ALLOWANCE FOR POSSIBLE MEDICAL OFFICE USES, ACCESSORY SERVICE USES AND USES IN CELLAR AREAS.



Application No. SE 2004-PR-007 Staff
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 4-7-04
Date of BOS (BZA) approval 5-10-04

Dewberry

Dewberry & Davis LLC

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FAIRFAX, VA 22031
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ARLINGTON BOULEVARD CONSOLIDATION

GENERALIZED DEVELOPMENT PLAN \SPECIAL EXCEPTION PLAT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLETON
No. 0402 020112
4-6-04
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

No.	DATE	BY	Description
3	04.06.04	JMC	
2	03.03.04	JEM	
1	02.26.04	gah	

REVISIONS

DRAWN BY JMC
APPROVED BY
CHECKED BY PGY
DATE Dec. 29, 2003

TITLE

NOTES & TABULATION/ SPECIAL EXCEPTION PLAT

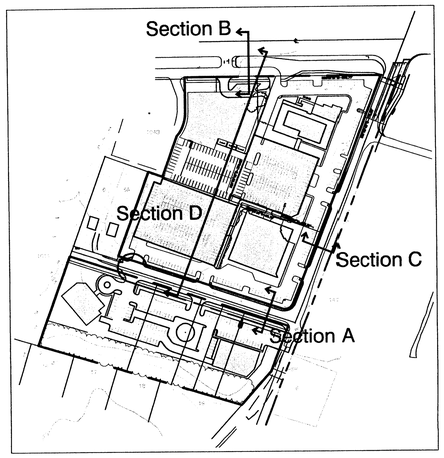
RZ 2004-PR-003

SE 2004-PR-007

PROJECT NO. M–10486

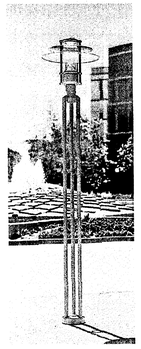
3

J:\DCT\pennell\GDP\Deliverables\GDP-SE-Deliver\NOTES arlington blvd (3).dwg, 4/6/2004 2:56:40 PM, jcena

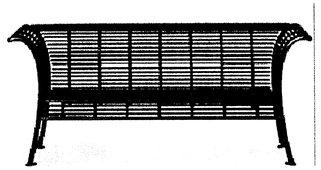


SECTION KEY MAP
SCALE: 1" = 200'

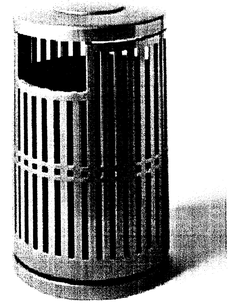
NOTE: The typical site furniture and cross sections presented on this sheet are shown to illustrate the general theme and character of the proposed development. They are subject to minor modification with final engineering and architectural design.



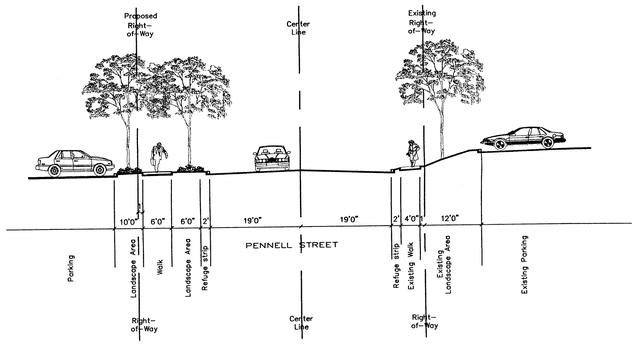
TYPICAL
DECORATIVE LIGHT



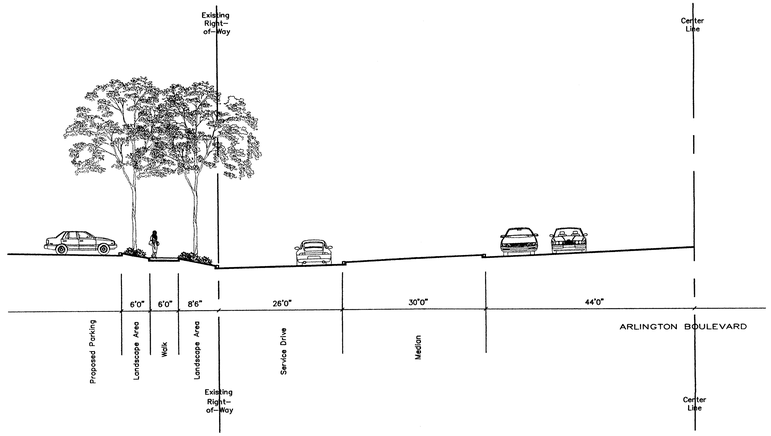
TYPICAL BENCH



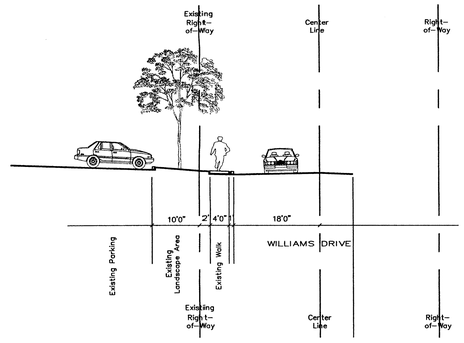
TYPICAL
TRASH RECEPTICAL



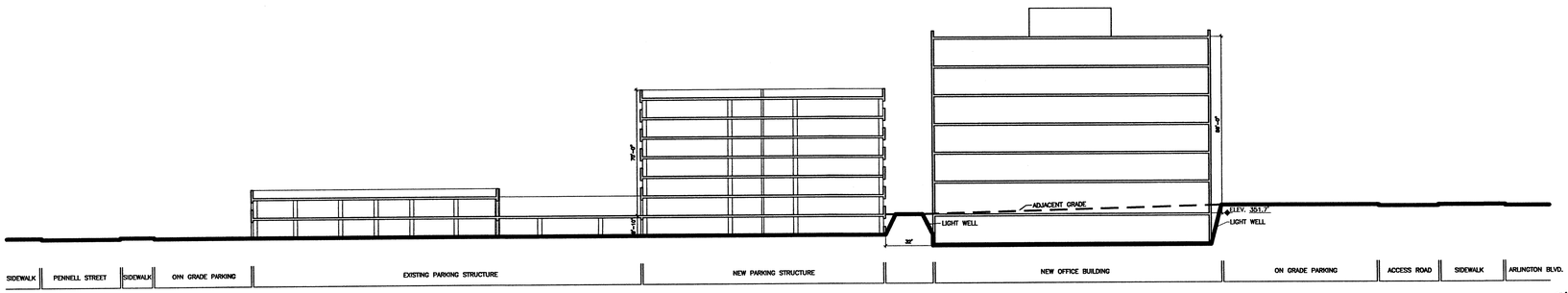
CROSS SECTION A
PENNELL STREET
SCALE: 1" = 15'



CROSS SECTION B
ARLINGTON BOULEVARD
SCALE: 1" = 15'



CROSS SECTION C
WILLIAMS DRIVE
SCALE: 1" = 15'



SECTION LOOKING WEST

CROSS SECTION D
SCALE: 1" = 400'

Application No. SE 2004-PE-004 Staff Mayhew
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 4-7-04
Date of (BOS) (BZA) approval 5-10-04
Sheet 4 of 9

Dewberry

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ARLINGTON BOULEVARD CONSOLIDATION
GENERALIZED DEVELOPMENT PLAN
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COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLETON
No. 0402 020112
PROFESSIONAL ENGINEER
46-04

KEY PLAN

SCALE

AS NOTED

No.	DATE	BY	Description
3	04.06.04	JMC	
2	03.03.04	JEM	
1	02.26.04	JMC	

REVISIONS

DRAWN BY JMC
APPROVED BY
CHECKED BY PGY
DATE Dec. 29, 2003

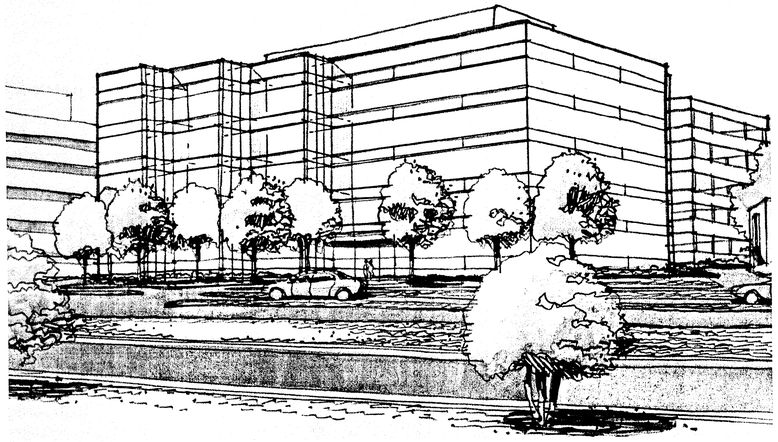
TITLE

CROSS SECTIONS

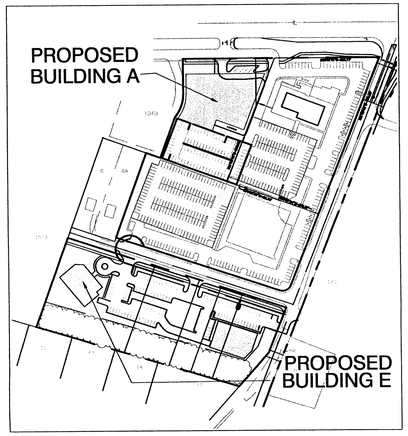
PROJECT NO. M-10486

4

SHEET NO. 4 OF 9

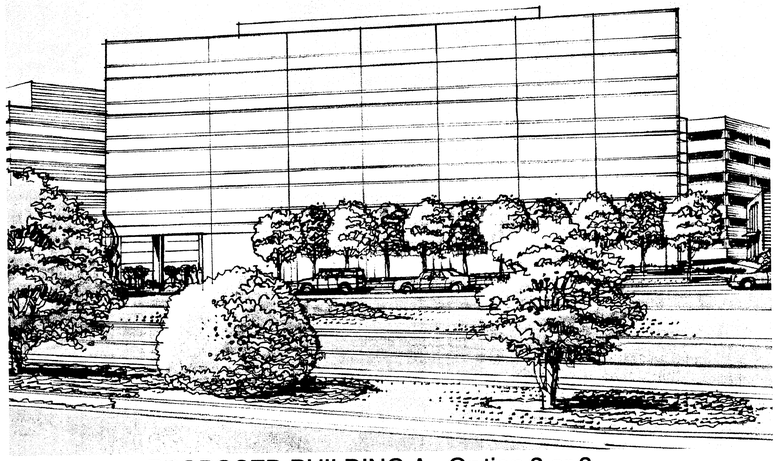


PROPOSED BUILDING A - Option 1



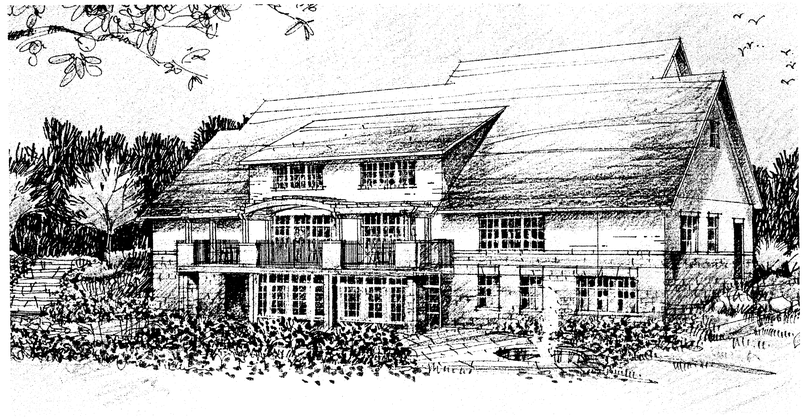
KEY MAP
SCALE: 1" = 200'

PROPOSED BUILDING E - FRONT

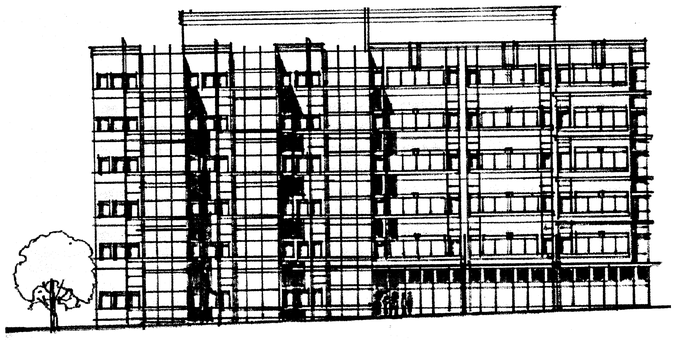


PROPOSED BUILDING A - Option 2 or 3

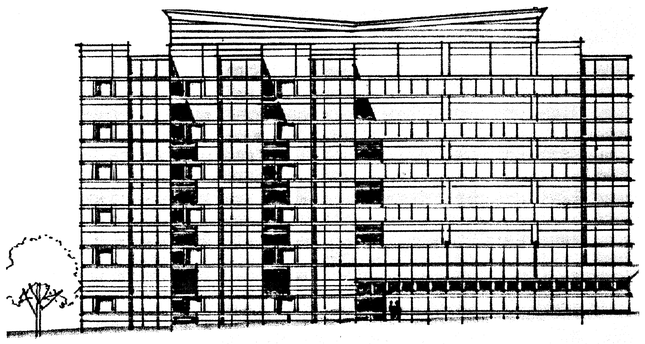
NOTE:
THE BUILDING ELEVATIONS AND SKETCHES PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO REFINEMENT AND MINOR MODIFICATION WITH FURTHER ARCHITECTURAL AND ENGINEERING DESIGN. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL ARCHITECTURAL THEME OF THE PROPOSED BUILDINGS.



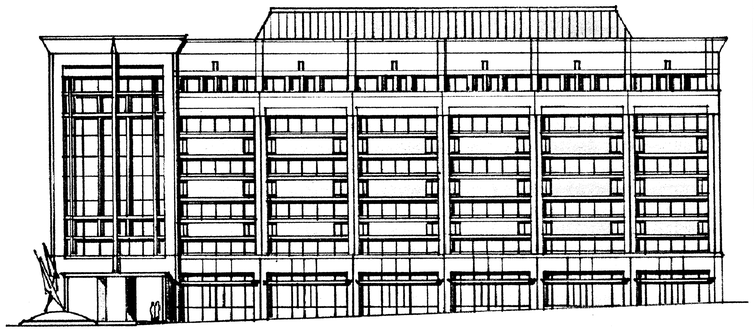
PROPOSED BUILDING E - REAR



ALTERNATIVE 1



ALTERNATIVE 2



ALTERNATIVE 3

POSSIBLE ALTERNATIVE FRONT ELEVATIONS
FOR PROPOSED BUILDING A

Application No. SE 2004-PR-007 Staff Mayfield
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 4-7-04
Date of (BOS) (BZA) approval 5-11-04
Sheet 5 of 9

Dewberry

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ARLINGTON BOULEVARD CONSOLIDATION
GENERALIZED DEVELOPMENT PLAN
\SPECIAL EXCEPTION PLAT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLETON
No. 0402 020112
4-6-04
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
NOT TO SCALE

No.	DATE	BY	Description
3	04.06.04	JMC	
2	03.03.04	JEM	
1	02.26.04	JMC	

REVISIONS

DRAWN BY JMC
APPROVED BY
CHECKED BY PGY
DATE Dec. 29, 2003

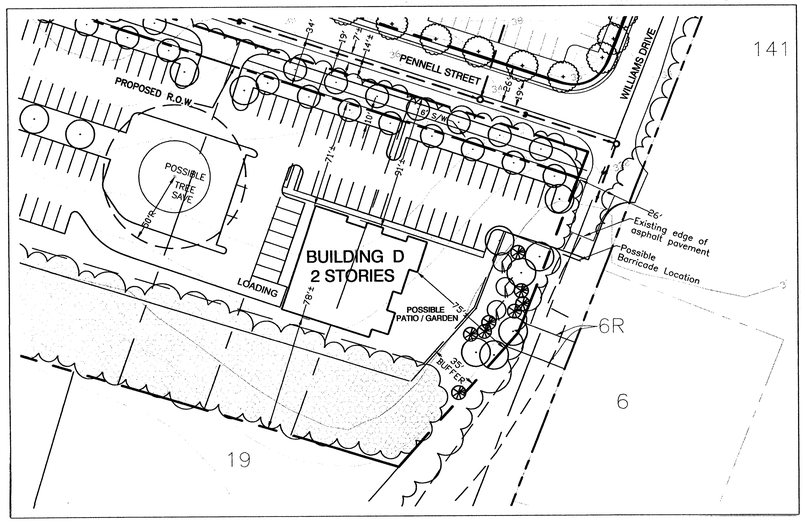
TITLE

ELEVATIONS

PROJECT NO. M-10486

5

SHEET NO. 5 OF 9

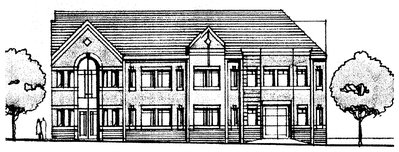


BUILDING D

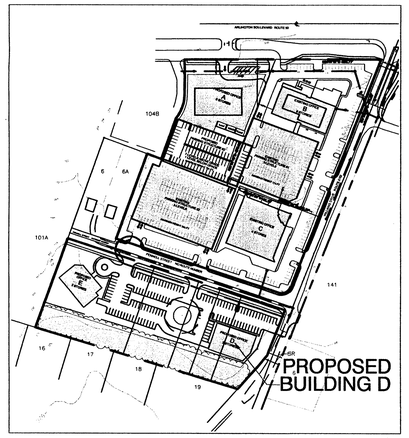
BUILDING D FRONT ELEVATION

BUILDING D REAR ELEVATION

BUILDING D WEST ELEVATION



BUILDING D EAST ELEVATION



KEY MAP
SCALE: 1" = 200'

NOTE:
THE BUILDING ELEVATIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO REFINEMENT AND MINOR MODIFICATION WITH FURTHER ARCHITECTURAL AND ENGINEERING DESIGN. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL ARCHITECTURAL THEME OF THE PROPOSED BUILDING.

Application No. SE 2004-PR-007 Staff Maylan
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 4-7-04
Date of BOS (BZA) approval 5-10-04
Sheet 6 of 9

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ARLINGTON BOULEVARD CONSOLIDATION
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4-6-04

KEY PLAN

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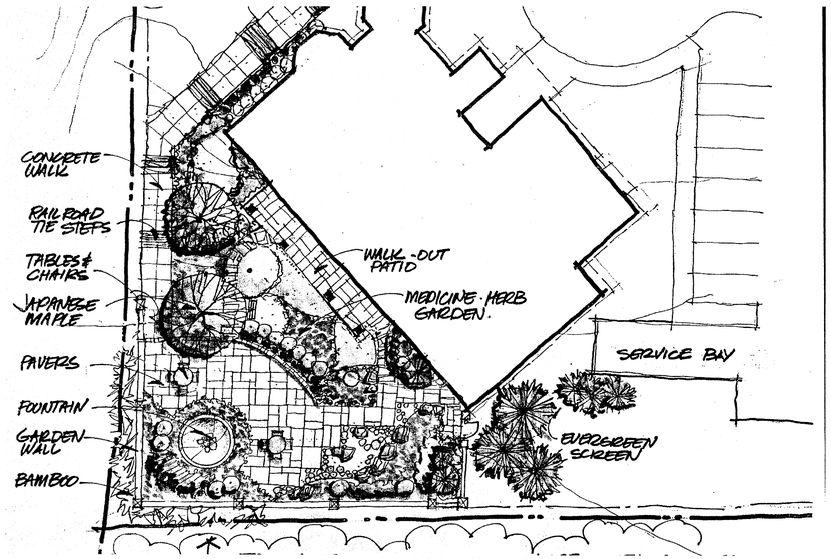
TITLE

BUILDING D ELEVATIONS

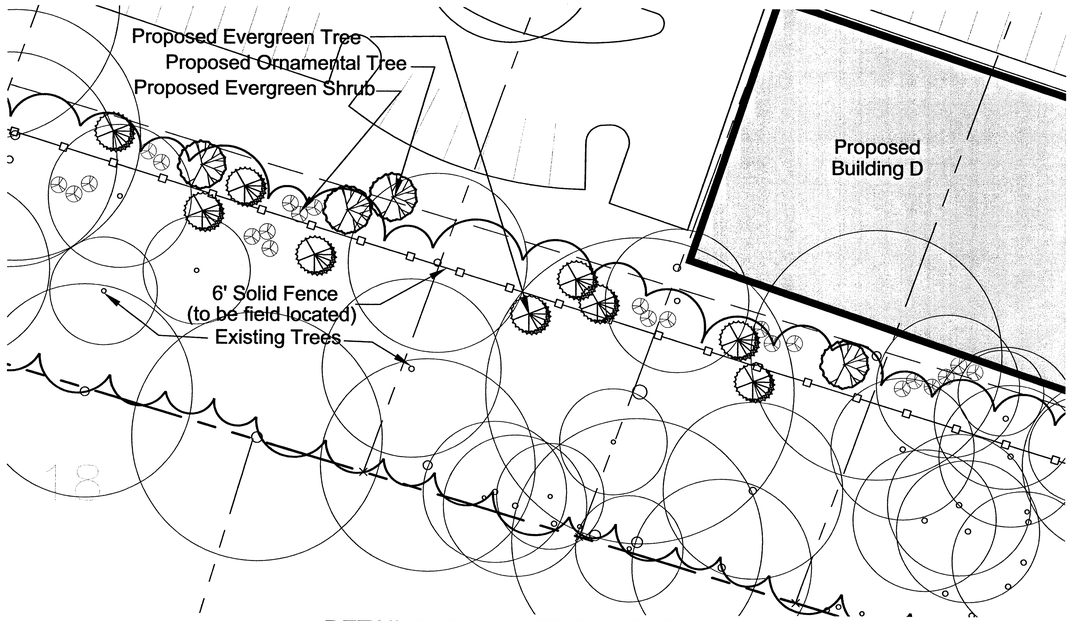
PROJECT NO. M-10486

6

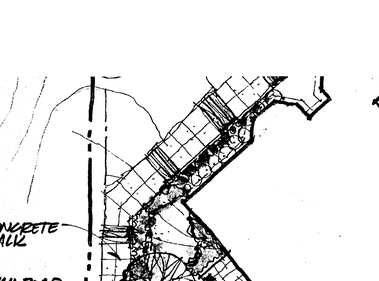
SHEET NO. 6 OF 9



DETAIL 1 - Proposed Healing Garden
Not to Scale

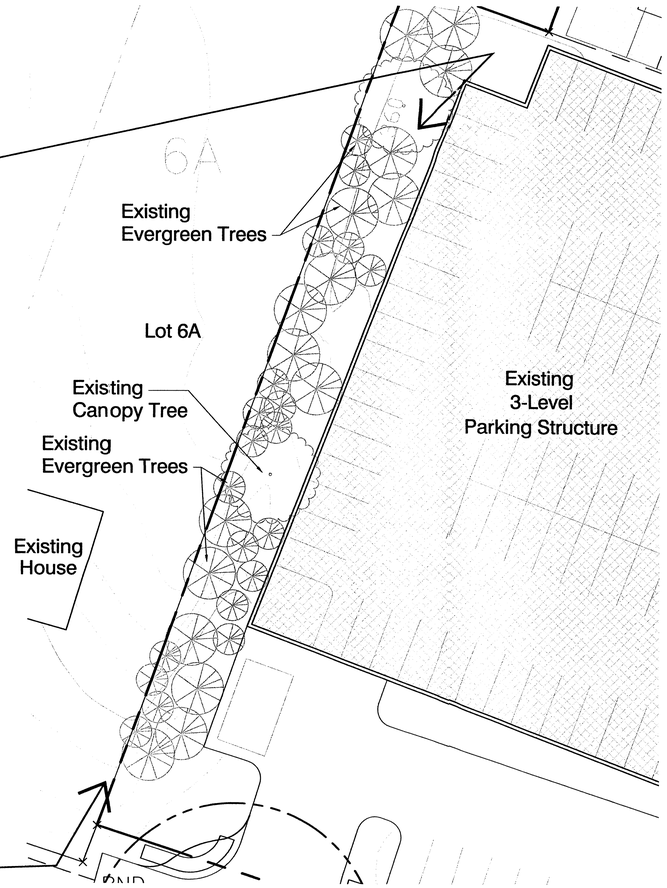


DETAIL 2 - Typical 75-Foot Buffer with Supplemental Planting
Scale: 1" = 20'



Photograph 1 - From Northwest Corner of Existing Parking Garage Looking South

Photograph 2 - From Pennell Street Looking North



DETAIL 3 - Existing Buffer at Lot 6A Property Boundary
Scale: 1" = 20'

NOTE: DETAILS 1 AND 2 SHOWN ON THIS SHEET ARE PRELIMINARY AND ILLUSTRATIVE IN NATURE AND ARE SHOWN TO REPRESENT THE GENERAL THEME OF THE PROPOSED LANDSCAPING. THE LANDSCAPE DETAILS ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND DESIGN.

Application No. SE 2004-PR-007 Staff evaluation
APPROVED SE SP PLAN
SEE DEV CONDS DATED 4-7-04
Date of (BOS) (BZA) approval 5-10-04
Sheet 7 of 9

Dewberry

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ARLINGTON BOULEVARD CONSOLIDATION
GENERALIZED DEVELOPMENT PLAN
\SPECIAL EXCEPTION PLAT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
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TIMOTHY CHARLES CULLETON
No. 0402 020112
PROFESSIONAL ENGINEER
4-6-04

KEY PLAN

SCALE

AS NOTED

No.	DATE	BY	Description
3	04.06.04	JMC	
2	03.03.04	JEM	
1	02.26.04	JMC	

REVISIONS

DRAWN BY JMC
APPROVED BY
CHECKED BY PGY
DATE Dec. 29, 2003

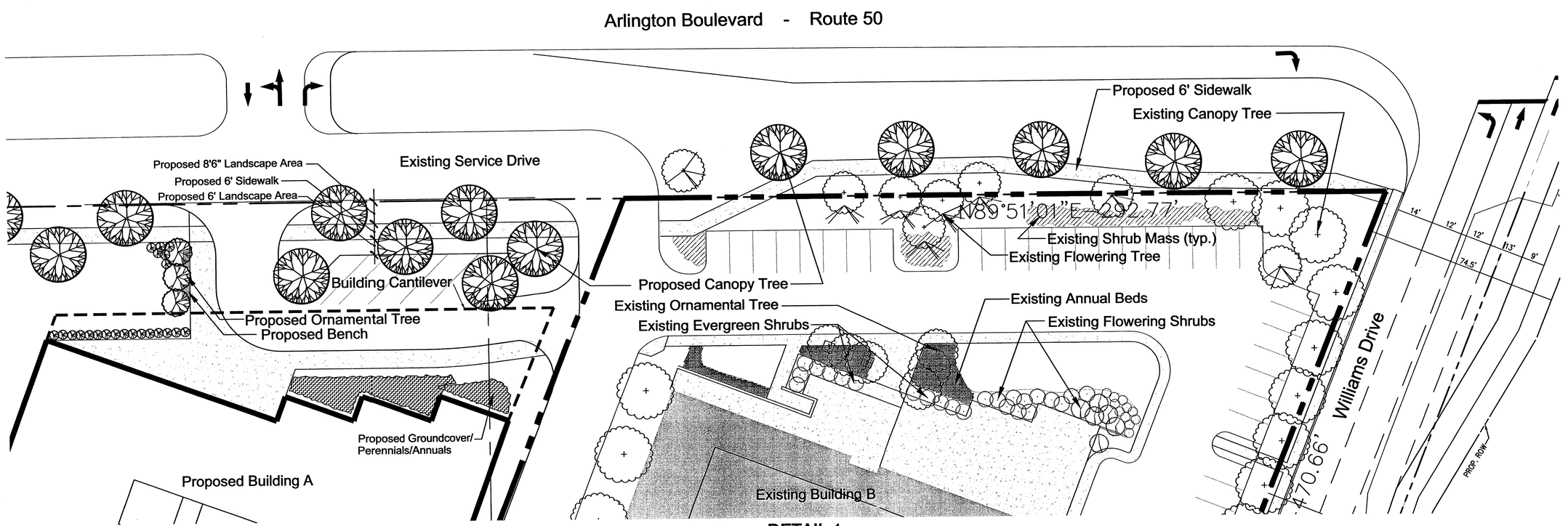
TITLE

LANDSCAPE DETAIL SHEET

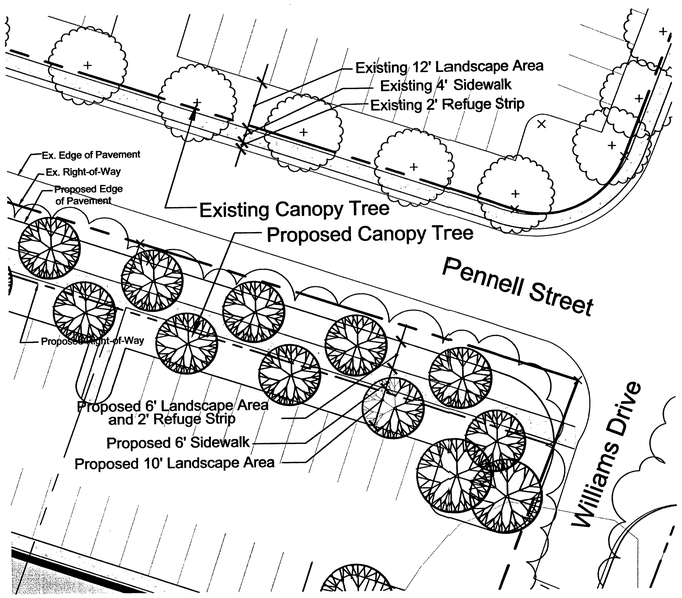
PROJECT NO. M-10486

7

SHEET NO. 7 OF 9

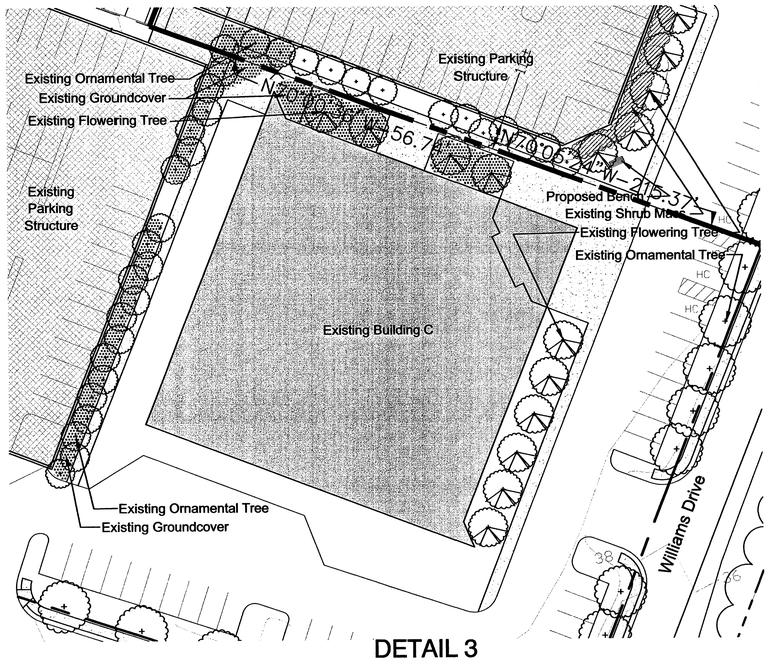


DETAIL 1
Arlington Boulevard Streetscape/
Proposed Foundation Planting for Building A/
Existing Foundation Planting for Building B
Scale: 1" = 20'



DETAIL 2
Pennell Street Streetscape
Scale: 1" = 20'

NOTE: DETAILS SHOWN ON THIS SHEET ARE ILLUSTRATIVE IN NATURE AND ARE SHOWN TO REPRESENT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. LANDSCAPE DETAILS ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



DETAIL 3
Existing Foundation Planting for Building C
Scale: 1" = 30'

Application No. SE 2004-PR-007 Staff Mayhew
APPROVED SP/ SP PLAN
SEE DEV CONDS DATED 4-7-04

Dewberry

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ARLINGTON BOULEVARD CONSOLIDATION
GENERALIZED DEVELOPMENT PLAN
\SPECIAL EXCEPTION PLAT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL
COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLETON
No. 0402 020112
4-6-04
PROFESSIONAL ENGINEER

KEY PLAN

SCALE
AS NOTED

No.	DATE	BY	Description
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2	03.03.04	JEM	
1	02.26.04	JMC	

REVISIONS

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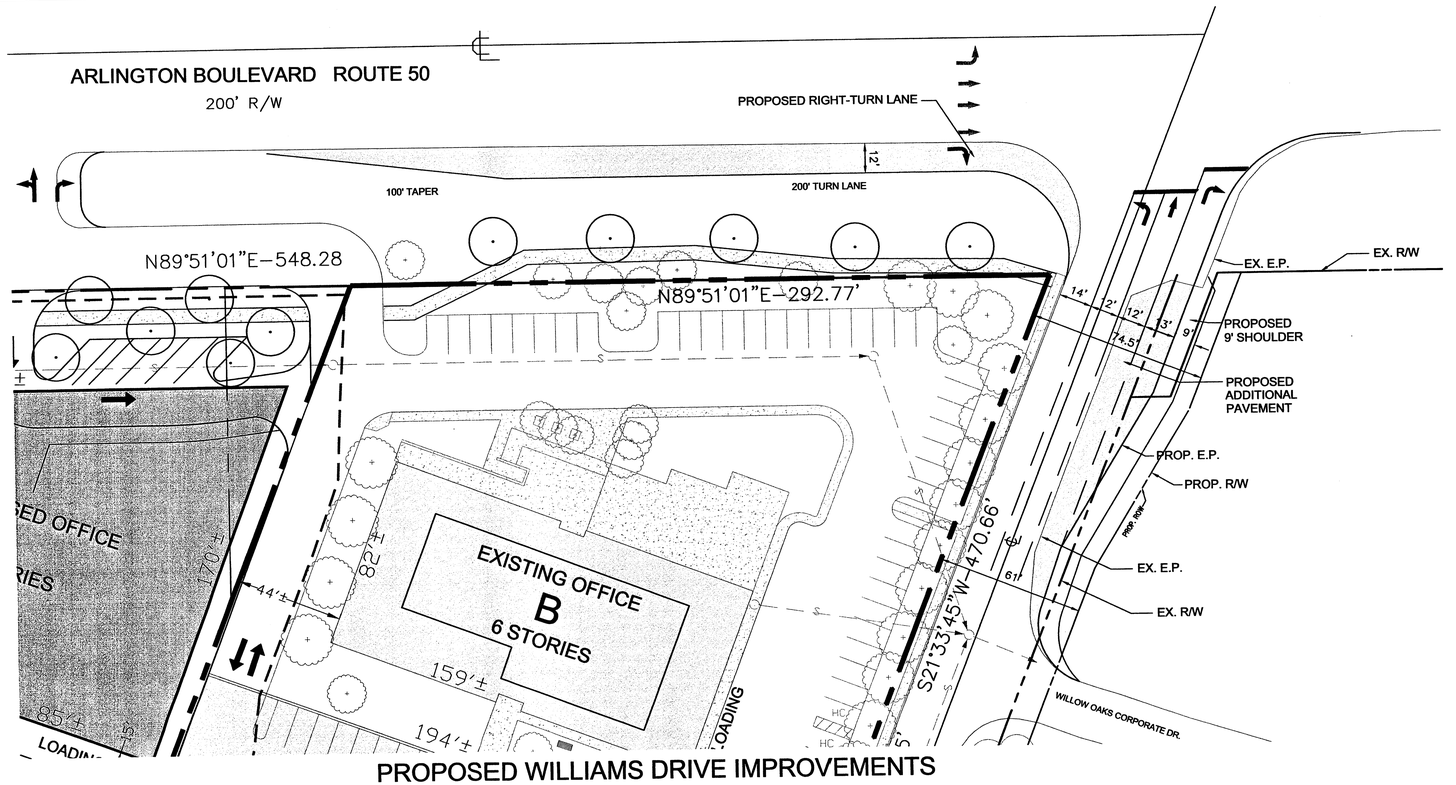
APPROVED BY
CHECKED BY PGY
DATE Dec. 29, 2003

TITLE
LANDSCAPE DETAIL SHEET

PROJECT NO. M-10486

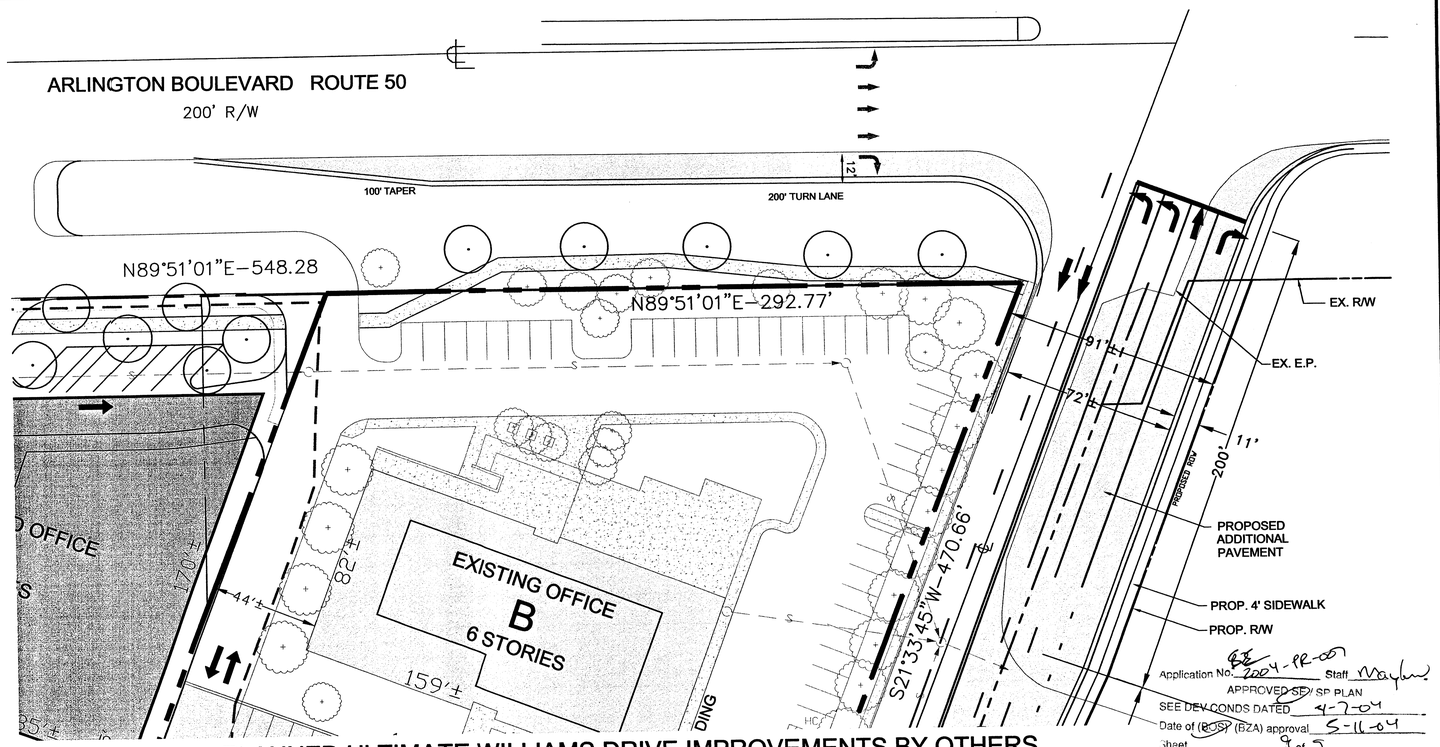
8

SHEET NO. 8 OF 9



PROPOSED WILLIAMS DRIVE IMPROVEMENTS

SCALE: 1" = 30'



PLANNED ULTIMATE WILLIAMS DRIVE IMPROVEMENTS BY OTHERS

SCALE: 1" = 30'

Application No. 2004-PR-007 Staff Maylee
APPROVED SE/ SP PLAN
SEE DEV CONDS DATED 4-7-04
Date of (BOS) (BZA) approval 5-11-04
Sheet 9 of 9

Dewberry

Dewberry & Davis LLC

8403 ARLINGTON BLVD.
FAIRFAX, VA 22031
PHONE: 703 849 0100
FAX: 703 849 0519

ARLINGTON BOULEVARD CONSOLIDATION

GENERALIZED DEVELOPMENT PLAN
\SPECIAL EXCEPTION PLAT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLETON
No. 0402 020112
PROFESSIONAL ENGINEER
4-6-04

KEY PLAN

SCALE

AS NOTED

No.	DATE	BY	Description
3	04.06.04	JMC	
2	03.03.04	JEM	
1	02.26.04	JMC	

REVISIONS

DRAWN BY JMC
APPROVED BY
CHECKED BY PGY
DATE Dec. 29, 2003

TITLE

WILLIAMS DRIVE IMPROVEMENTS

PROJECT NO. M-10486

9

SHEET NO. 9 OF 9

M-10486