BREN MAR BUSINESS PARK

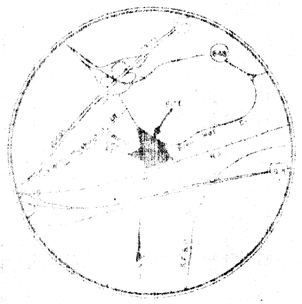
PROFFERED CONDITION AMENDMENT PLAT

ALTERNATIVE PLAN

GENERAL NOTES

1. The property delineated by this plan is located on Fairfax County Tax Assessment Map No. 81-1 ((1)) Parcel 8A and 8B.
2. The owners of the subject property are:
   Parcel 8A - Cafferty Bren Mar Associates LP., as recorded in Deed Book 7687 at page 0511 in the land records of Fairfax County, VA
   Parcel 8B - Continental Bren Mar Associates, L.P., as recorded in Deed Book 6573 at page 1851 in the land records of Fairfax County, VA
3. The subject property consists of 18.1689 acres and is zoned I-4. The proposed use of the subject property is office and warehouse.
4. Topographic information is by Air Survey and Design in 1984.
5. This plan is an alternative design concept to the previously approved RZ/PCA/SE plat and proffers, approved by the Board on July 27, 1987, June 20 1988, and June 8, 1992. The applicant reserves the right to develop any option in accordance with the associated proffers. Minor modifications to the building footprint may occur (including a reduction in the building FAR) at the time of final site plan.
6. Storm water management has been provided under approved Site Plan # 7364 SP-01.
7. The development schedule for the remaining development is dependent upon Fairfax County plan processing and required county approvals.

VICINITY MAP
Scale: 1" = 2000'



SITE TABULATIONS

Existing Zoning: I-4

Site Area: 18.1689 acres

Minimum Lot Area
Required: 20,000 SF
Provided: 791,441.61 SF (18.1689 acres)

Minimum Lot Width
Required: 100 feet
Provided: 135 feet

Minimum Yard Requirements
Front Yard Required: 40 feet
Provided: 168 ± feet
Side Yard Required: none
Provided: NA
Rear Yard Required: none
Provided: NA

Building Height
Permitted: 75 feet
Provided: 75 feet max.

Gross Floor Area
Proposed Maximum Gross Floor Area: 238,688 SF

Floor Area Ratio
Permitted: 0.50
Proposed: 0.30

Open Space
Required: 15% (2.73 acres)
Provided: ±32% (±5.8 acres)

PARKING TABULATIONS

PARKING REQUIRED

2 story Office Building: 142,688 SF	
2.6 spaces/1,000 SF =	371 spaces
Office/Warehouse Building: 96,000 SF	
Office = 96,000 SF	
3 spaces/1,000 SF	288 spaces
Total Required =	659 spaces

PARKING PROVIDED

2 story Office Building (surface and garage) (92 parking spaces provided in excess of county minimums are reserved for future development as per approved Site Plan # 7364-SP-01)	463 spaces
Office/Warehouse Building	196 spaces
Total Provided =	659 spaces

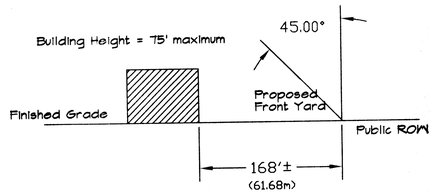
(Applicant reserves the right to reduce the building size and thus the corresponding parking.)

LOADING REQUIRED

2 story Office Building: 142,688 SF	
1 space/10,000 SF + 1/ Ea. Add'l 20,000 SF (maximum of 5 spaces/building required)	5 spaces
Office/Warehouse Building: 96,000 SF	
Office/Warehouse = 96,000 SF	
1 space/10,000 SF + 1/ Ea. Add'l 20,000 SF (maximum of 5 spaces/building required)	5 spaces
Total Provided =	10 spaces

LOADING PROVIDED

2 story Office Building	5 spaces
Office/Warehouse Building	5 spaces
Total Provided =	10 spaces



Angle of Bulk Plane

HISTORICAL SUMMARY

Application No. PCA 86-L-056 Staff Jackie Blue
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2.17.99
Date of (BOS) (PC) approval (BOS-3.22.99) (PC-3.17.99)
Sheet 2 of 2

NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APPROVED	DATE
1	ALTERNATIVE PLAN	2/17/99	PJS			

REVISION

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
SUSAN S. WOLFORD
No. 293
CERTIFIED LANDSCAPE ARCHITECT

PROJECT
BREN MAR BUSINESS PARK
MASON DISTRICT
FAIRFAX COUNTY, VA.

TITLE
NOTES & TABULATIONS

PHR&A
Patton Harris Rust & Associates, pc.
Engineers, Surveyors, Planners, Landscape Architects
14532 Lee Road
Chantilly, Virginia 20151-1679
703-449-6700

Offices:
Fairfax, Va.
Bridgewater, Va.
Leesburg, Va.
Virginia Beach, Va.
Chantilly, Va.
Winchester, Va.
Woodbridge, Va.

DESIGN PHRA	SURVEY PHRA/OTHERS
DRAWN PJS	DATE OCTOBER 26, 199
CHECKED SSW	SCALE N/A
SHEET 1 OF 2	FILE NO. 5389-1-0

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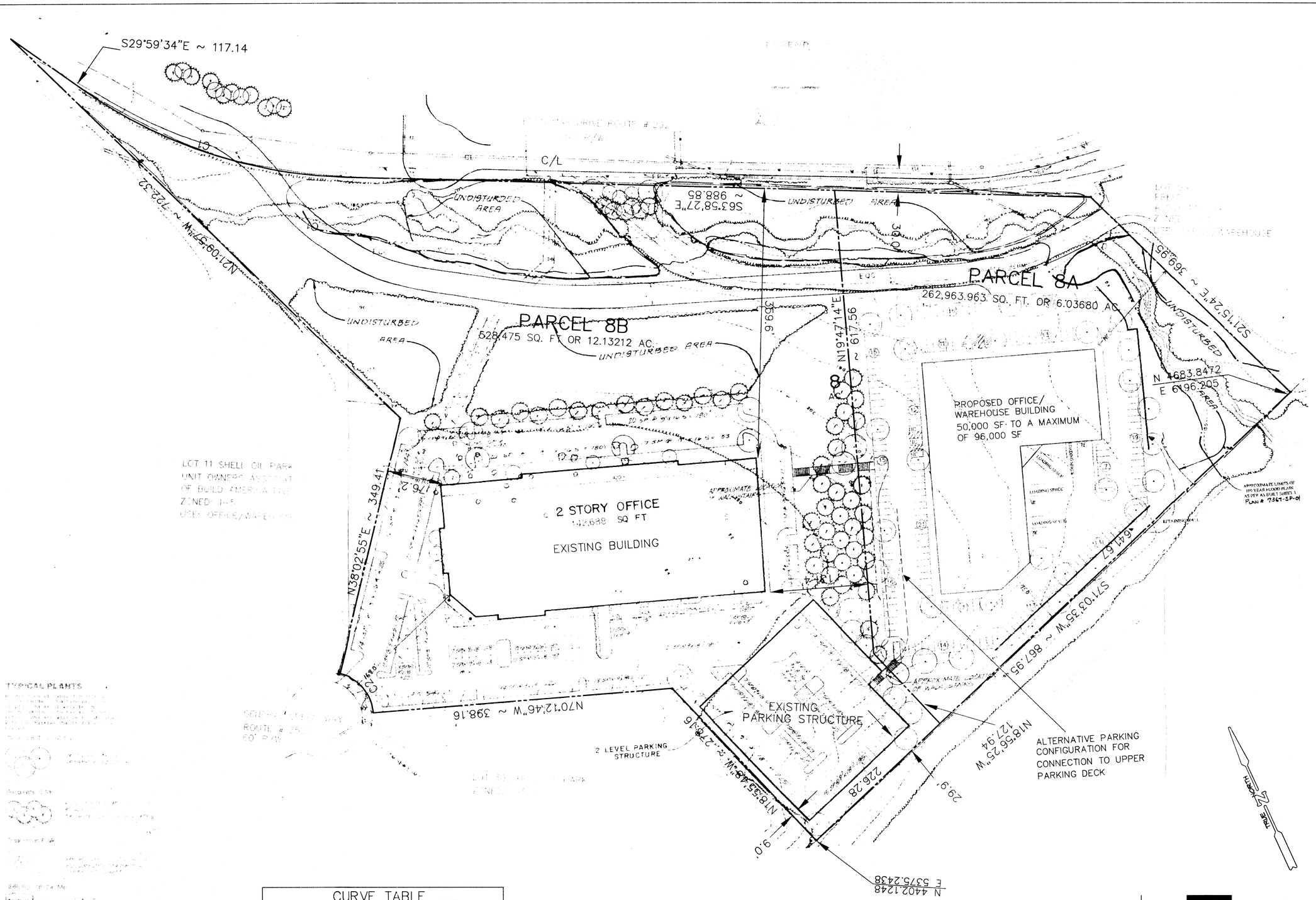

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD
C1	33°45'55"	850.00	573.64	142.50	S46°54'00"E	565.19
C2	114°40'18"	54.00	73.80	42.61	N16°26'08"W	69.08

PHR&A

Offices:
Fairfax, Va.
Bridgewater, Va.
Leesburg, Va.
Virginia Beach, Va.
Chantilly, Va.
Winchester, Va.
Woodbridge, Va.

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Engineers Surveyors Planners Landscape Architects
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Fairfax, Virginia 22039-7800
703-573-1460

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
SUSAN S. WOOD
No. 293
CERTIFIED LANDSCAPE ARCHITECT

DESIGN	PHRA	SURVEY	OTHERS
DRAWN	PJS/OTHERS	DATE	OCTOBER 26, 1998
CHECKED	SSW	SCALE	1" = 60'
SHEET	2 OF 2	FILE NO.	5389-1-0

NO.	DESCRIPTION	DATE	REVISED BY	APPROVED	DATE
1	ALTERNATIVE PLAN	2/17/99	PJS		

TITLE
PROFFERED CONDITION AMENDMENT PLAT
ALTERNATIVE PLAN

PROJECT
BREN MAR BUSINESS PARK
MASON DISTRICT
FAIRFAX COUNTY, VA.

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