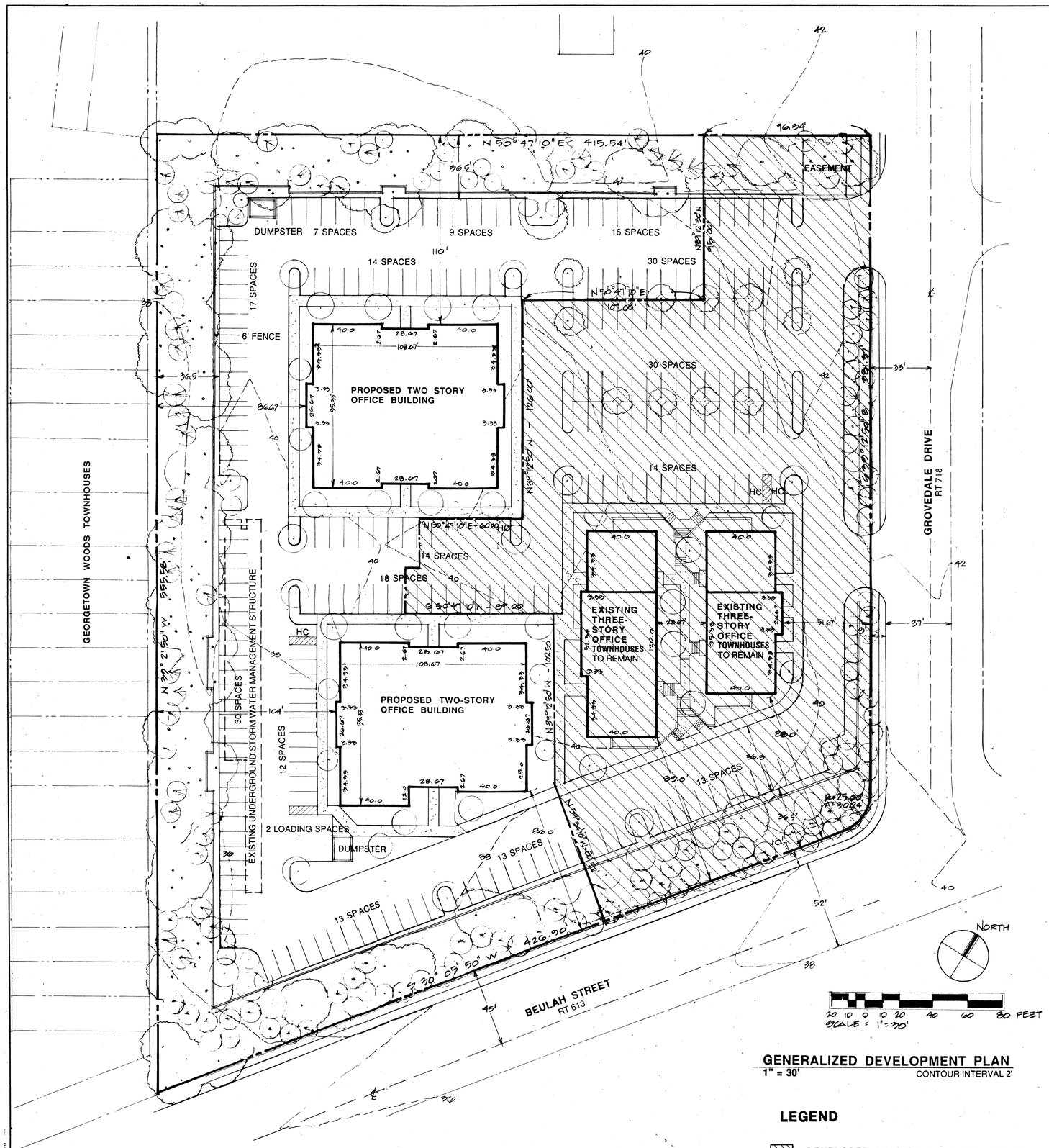

GENERALIZED DEVELOPMENT PLAN

1" = 30' CONTOUR INTERVAL 2'

LEGEND

DEVELOPED PART OF THE PROPERTY IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

NOTE:

THE APPLICATION PROPERTY IS SUBJECT TO THE RECORDED CONDOMINIUM FOR COURTYARDS OF ALEXANDRIA CONDOMINIUM WHICH INCLUDES THE EXISTING BUILDINGS, WHICH REGIME PROVIDES FOR SHARED COMMON OPEN SPACE, PARKING AND INGRESS-EGRESS.

TABULATIONS

Description	Previous GDP	Existing Development	Application Property	Overall Development
Total Site Area	4.55020 acres	1.77735 acres	2.77285 acres	4.55020 acres
Existing Zoning	C-2	C-2	C-2	C-2
Building Coverage	±0.54 acres	±0.204 acres	±0.454 acres	±0.66 acres
Pavement Area	±2.01 acres	0.97 acres	±1.04 acres	±2.01 acres
Open Space Required 30%	1.37 acres	0.54 acres	0.83 acres	1.37 acres
Open Space Provided	±2.043 acres (45%)	0.606 acres	±1.274 acres	±1.88 acres (41%)
Parking Required	253 Spaces (4.5 spaces/1000 NSF)	89 Spaces	140 Spaces	288 spaces (3.6 spaces/1000 GSF)
Parking Provided	253 Spaces	105 Spaces	145 Spaces	250 Spaces
Loading Space Req'd	1 Space	0 Space	2 Spaces	2 Spaces
Loading Spaces	1 Space	0 Space	2 Spaces	2 Spaces

C-2 BULK REQUIREMENTS

Maximum Building Ht	40 Feet	40 Feet	40 Feet	40 Feet
Existing Building Ht	35.83 Feet	35.83 Feet	26.46 Feet	26.46-35.83 Feet

MINIMUM YARD REQUIREMENTS:

Front Yard	30' Bulk Plane	30' Bulk Plane	30' Bulk Plane	30' Bulk Plane
Side Yard	No Requirement	No Requirement	No Requirement	No Requirement
Rear Yard	25 Feet	25 Feet	25 Feet	25 Feet

MINIMUM YARD REQUIREMENTS:

Total Bldg Area, Gross	70,278 GSF*	24,477 GSF*	38,648 GSF*	63,125 GSF*
Total Bldg Area, Net	56,222 NSF	19,582 NSF	30,918 NSF	50,500 NSF
Maximum FAR	0.50	0.50	0.50	0.50
GDP FAR	0.35	0.32	0.32	0.32

* GROSS AREA IS CALCULATED TO INTERIOR FACE OF EXTERIOR WALL

NOTES:

1. The application property delineated on this plan is located on Tax Assessment Map number:
   81-3((5)) A
2. The remainder of the property is located on:
   81-3((38)) (01) C, 0202, 0302, 0100, 0200, 0300
   81-3((38)) (04) C, 0101, 0102, 0202-A, 0301, 0302-A, 0302-B
   91-1((21)) (03) C, 300
3. Development of the project shall begin after all county approvals.
4. Owner 81-3 (15) A: York Federal Savings and Loan Association.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 4 - 1997
ZONING EVALUATION DIVISION

Application No. RZA 85-L-018 Staff NWH
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-22-97
Date of (BOS) (PC) approval 5-12-97
Sheet \ of \

RZ 85-L-018

Revisions
3-5-97 RIGHT-OF-WAY DEDICATIONS

STANMYRE·NOEL
ARCHITECTS
Stanmyre and Noel
11495 Sunset Hills Road
Reston Virginia 22090
Telephone 703-471-9350
FAX 703-834-1031

Notes

Seal

Project
GROVEDALE OFFICE CENTER
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Sheet Title
GENERALIZED DEVELOPMENT PLAN

Date	8-19-96	Sheet	GDP-1
Job No.	9408		
Drawn			
Checked	KN		
Bind. Order			