FAIRFAX COUNTY PU

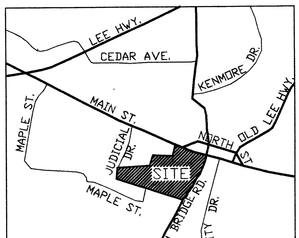
FAIRFAX COU

PROFFERED COND

CONCEPTUAL DEVELOP

VICINITY MAP

SCALE 1" = 2000'



GENERAL

GENERAL NOTES – CDP

1. The property delineated on this plat is located on Fairfax County Tax Assessment Map No. 57–4 ((1)) Lot 14 and 14A, commonly known as the 'Public Safety Center' and is now in the name of the Board of Supervisors Fairfax County as recorded in Deed Book 1631 at Page 0196 among the land records of Fairfax County, Virginia.

2. The Owner of the subject property is:

   Fairfax County Board of Supervisors
   12000 Government Center Parkway
   Fairfax, Virginia 22035–0071

3. This plat has been prepared without the benefit of a title report and does not, therefore, necessarily indicate all encumbrances on the property.

4. Boundary information has been taken from boundary survey prepared by Fairfax County Department of Public Works.

5. Topographic information has been compiled by PHR&A from available County topographic maps. Contour interval is 5 feet.

6. This application requests a Proffered Condition Amendment and an amendment to the associated Conceptual Development Plan and Final Development Plan (RZ 91–W–023) approved on October 26, 1992 and a subsequent amendment to the Final Development Plan approved on October 31, 1994 for additional buildings and parking facilities to the Juvenille Detention Center expansion.

7. The Subject property is within Fairfax County but is surrounded by the City of Fairfax. It is comprised of 2,082,215 square feet or 47.80 acres and is currently zoned PDC.

8. All existing and proposed structures on the subject property are to be for public use. All historic structures located on the property (Old Courthouse, Old Jail and Legato School) shall be protected and preserved as part of the proposed development. These historic structures lie outside the areas impacted by the proposed development. The Legato School building will be relocated to an appropriate location.

9. Minor modifications may occur for security purposes on an as–needed basis.

10. Other uses permitted on the include those activities sponso government and/or the 'a for–profit organizations je Zoning Administrator.

11. A Phase I archaeological surv if necessary, a Phase II surve

12. The subject property is locat Planning District, Governmenta Planning Sector – F6. The C the subject property for the Safety Center. Land Use rec

    "Establish the Massey Building as the County's Public Safety the expanded Adult Detention facilities, adult and juvenile c and fire and rescue main adm

    The proposed development co Comprehensive Plan and polic adverse effects are foreseen

13. No floodplain exists on the s designated by the Federal In United States Geological Surve resource protection area exist as per the Fairfax County Ch Area Maps.

14. Public sewer and water are c subject property with sufficier proposed development.

15. The existing stormwater man west of Parking Structu provide 10% phosphorous the Adult Detention Center E 'Massey Building SWM?BMP Pon Number 89A001. Additional re management will be accommod

16. Proposed improvements to pu as part of this amendment i 123 and Judicial Drive. Intern accordance with proffered co

17. Soil erosion and sedimentatio provided prior to any clearing construction. Such me gravel filters and/or silt traps will be constructed arou structures.

18. Existing vegetation to be pre PCA/CDPA Landscape Plan. provided along Judicial Drive provide screening for adjacen

BLIC SAFETY CENTER

NTY, VIRGINIA

ITION AMENDMENT/

MENT PLAN AMENDMENT

NOTES

ubject property shall
ed by the Fairfax County
C Council and other not-
t. ie approval of the

will be performed, and
will be conducted.

within Area II, Fairfax
Center Community
mprehensive Plan designates
irfax County Public
nmendations include:

Judicial Center Complex
enter which will include
enter, Juvenile Detention
rts system, and police
istrations."

orms to the adopted
of Fairfax County. No
adjacent properties.

ject property as
rance Administration,
or Fairfax County. No
on the subject property
apeake Bay Preservation

rently available to the
capacity to support the

ement pond located just
nodified to
to completion of
nsion in accordance with
Retrofit", DPW Project
irements for stormwater
ed on-site as approved by DEM.

ic rights-of-way included
ude turn lanes on Route
road improvements shall be provided in
tions.

control methods will be
rading, or
de earth berms,
where necessary. Silt
all storm sewer

rved is shown on the
ditional landscaping will be
d Chain Bridge Road to
roperties.

19. To the best of our knowledge, the proposed development will conform to the provisions of all applicable ordinances, regulations and adopted standards of Fairfax County.

20. The significant scenic assets that exist on the developed property is the preservation of mature vegetation and the preservation of approximately 38% open space.

21. The approximate development schedule is shown on the Building Data tabulation.

22. No hazardous or toxic substances, as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; or hazardous waste as set forth in the Commonwealth of Virginia/Department of Waste Management VR 672-10-1-- Virginia Hazardous Waste Management Regulations; or petroleum products (with the exception of those listed below) as defined in Title 40, Code of Federal Regulations Part 280 shall be generated, utilized, stored, treated and/or disposed of on-site.

23. The proposed development calls for the installation of one new 15,000 gallon gasoline tank, one new 15,000 gallon fuel oil tank, one new 20,000 gallon fuel oil tank, and three additional new fuel oil tanks of undetermined size. One 6,000 gallon fuel oil tank, two 1,000 gallon fuel oil tanks, two 550 gallon fuel oil tanks, one 10,000 gallon fuel oil tank, and one 200 pound propane tank currently existing at the subject property shall remain in place. All gasoline and fuel oil storage tanks will be installed and removed in accordance with all local, state and federal requirements.

24. No existing utility easements having a width of twenty-five feet or more are present on the subject property as per a title report dated December 2, 1989 prepared for Fairfax County by U.S. Titles, Inc.

25. No trails are shown on the Comprehensive Plan for the subject property area.

26. To the best of our knowledge, no grave, object or structure marking a place of burial is known to exist on the property.

27. No special amenities or developed recreational facilities are proposed within the development proposal.

28. No residential dwelling units are proposed on the subject property.

29. Subject to Section 16-403 of the Fairfax County Zoning Ordinance, minor deviations of the size, dimensions, footprint and location of the proposed facilities may result from final engineering and design as approved by the Department of Environmental Management (DEM).

SHEET INDEX

1. General Notes
2. Tabulations and Building Data
3. Existing Conditions
4. Conceptual Development Plan
5. Angle of Bulk Plane Sketches

Application No. PCA91-W-023 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/16/97
Date of (BOS) (PC) approval 10/27/97
Sheet 1 of 5
see also FDP 91-W-023-3
FDPA91-W-023-1-1

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
SEP 18 1997
ZONING EVALUATION DIVISION

PHR&A
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Engineers, Surveyors, Planners, Landscape Architects
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VETTA GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN

DATE: DECEMBER 1996 FILE#: 8969-1-2 SHEET: 1 OF 5
REVISED: 5/14/97
9/8/97

SITE TABULATIONS

SITE TABULATIONS

Existing Zoning		PDC
Total Site Area	2,082,215 SF	47.80 Acres
Maximum FAR Permitted		1.5
Proposed FAR		0.85

Existing Building Square Footage

1.	Massey Building and Computer Center	166,777 SF
2.	Adult Detention Center and Pre-Release Center	538,169 SF
3.	Judicial Center (Jennings Building)	228,000 SF
4.	Juvenile Detention Center and Less Secure	77,000 SF
5.	Old Courthouse and Juvenile Holding	148,943 SF
6.	Old Jail	6,743 SF
7.	Finance Building	20,064 SF
8.	Police Administration	27,179 SF
9.	Police Evidence Storage	4,200 SF
10.	Chronic Offenders Residence	11,666 SF
11.	School Administration Building and Annex	37,808 SF
12.	Workout Building	1,950 SF
13.	Legato School	600 SF
14.	White House	3,992 SF

TOTAL EXISTING BUILDING SF **1,268,891 SF**

Proposed Facilities

1.	Judicial Center Expansion (Jennings Building)	118,300 SF
2.	Jennings Addition, Phase II	46,758 SF
3.	New Court Center	206,700 SF

TOTAL PROPOSED BUILDING SF **371,758 SF**

TOTAL GROSS BUILDING SF **1,640,649 SF**

Open Space		
Required	312,325 SF	15%
Provided	320,000 SF	15%+ min.

PARKING TAB

PARKING TABULATIONS FOR ENTIRE SITE

PARKING REQUIRED

	Square Feet	Spaces Required
OFFICE USES (in accordance with Article 11-104 paragraph 12 of the Zoning Ordinance)		
Old Courthouse	145,000	377
Existing Jennings Building	228,000	593
Additions to Jennings Buildings	165,058	430
Massey Building and Computer Complex	166,777	434
Finance Building	20,064	73
Workout Building	1,950	7
Police Administration	27,179	98
Old Jail	6,743	25
School Administration and Annex	37,808	136
New Court Center	206,700	538
Total Office Uses	1,005,279 Square Feet	
Total Parking Required for Office Uses		2,711 Spaces
PUBLIC USES (in accordance with Article 11-106 paragraph 22 of the Zoning Ordinance)		
Juvenile Holding Facility	3,943	0
Adult Detention Center/ PreRelease Center and ADC/PRC Expansions	538,169	196 (staff)
Juvenile Detention Center, Youth Residential Addition and JDC Expansion	77,000	73
Youth Residential Addition	11,666	6
Legato School	600	0
White House	3,992	0
Total Public Uses	635,370 Square Feet	
Total Parking Required for Public Uses		275 Spaces

COUNTY VEHICLE POOL

Police (Massey Building)	100
Fire and Rescue (Massey Building)	65
Office of the Sheriff (Adult Detention Center)	49
Juvenile Detention Center (Bus)	1
Total Parking Required for County Vehicle Pool	215 Spaces

SUMMARY

Total Office Uses	1,005,279 Square Feet	2,711 Spaces
Total Public Uses	635,370 Square Feet	275 Spaces
Total County Vehicle Pool		215 Spaces
TOTAL PARKING REQUIRED	**1,640,649 SF**	**3,201 SPACES**

NOTE: Parking distribution shown above for each building may be changed within the site area, however, minimum parking will be provided.

PARKING PROVIDED

TOTAL PARKING PROVIDED **3,201 SPACES MIN.**
(includes 46 handicap parking spaces dispersed throughout the site area)

NOTE:
1. Above parking tabulations are based on a 1994 Parking Analysis included in the Fairfax County Courts Expansion Master Plan dated April 1996; Site verification of the parking changes around the Old Courthouse area and Less Secure Shelter conducted in October 1996; and Site Plans for the Adult Detention and Juvenile Detention Centers.

2. Applicant reserves the right to provide parking in excess of County minimum as long as the open space is not reduced below the proffered amount.

ULATIONS

TABULATIONS FOR ENTIRE SITE

REQUIRED

	Square Feet	Spaces Required
USES		
ordance with Article 11-200 of the Zoning Ordinance)	1,005,279 Square Feet	22 Spaces
SES		
ordance with Article 11-200 of the Zoning Ordinance)	635,370 Square feet	8 Spaces
VEHICLE POOL		
ordance with Article 11-200 of the Zoning Ordinance)		0 Spaces
OADING REQUIRED	30 SPACES	

PROVIDED

L ING PROVIDED 30 SPACES

Future development exact square footage and number of parking and loading spaces required shall be determined based upon final engineering of Judicial Center Expansion and Parking Structure 'B' and 'C' and shall meet or exceed minimum Zoning Ordinance requirements.

BUILDING DATA

FAIRFAX COUNTY PUBLIC SAFETY CENTER
BUILDING DATA

BUILDING NAME	ADDRESS	STATUS	DATE OF CONSTRUCTION (START) COMPLETION	BUILDING HEIGHT
Massey Building and Computer Center	4100 Chain Bridge Road	Existing (to remain)	1971 1986	13 Stories Above Grade 198 Feet
Adult Detention Center and Pre Release Center	10520 Judicial Drive	Existing (to remain)	1978 1986	7 Stories 100 Feet
Judicial Center	4110 Chain Bridge Road	Existing (to remain)	1982	6 Stories 83 Feet
Juvenile Detention Center and Less Secure Shelter	10650 Page Avenue	Existing (to remain)	1981 1991	1 Story 24 Feet
Old Courthouse and Juvenile Holding Facility	4000 Chain Bridge Road	Existing (to remain)	circa 1850, 1929, 1953, 1971 1991	3 Stories 48 Feet
Old Jail	10459 Main Street	Existing (to remain)	Unknown	2 Stories
Finance Building	4080 Chain Bridge Road	Existing (to remain)	1982	2 Stories
Police Administration	10600 Page Avenue	Existing (to remain)	1961	3 Stories 36 Feet
School Administration Building and Annex	10700 Page Avenue	Existing (to remain)	1959	2 Stories
White House	10530 Page Avenue	Existing (May be removed)	Unknown	1 Story
Workout Building	10604 Judicial Drive	Existing (to remain)	Unknown	1 Story
Legato School	N/A	Existing (to be relocated post 1997)	Relocated to current site in 1971	1 Story
Police Storage Addition	10600 Page Avenue	Existing (to remain)	1994	2 Stories 22 Feet
Parking Structure A	N/A	Existing (to remain)	1994	5 Stories 65 Feet
Pre Release Center Addition	10520 Judicial Drive	Under Construction	(1995) Fall 1997	3 Stories 36 Feet
Juvenile Detention Center Expansion	10650 Page Avenue	Under Construction	(1995) Fall 1997	1 Story 18 Feet
Youth Resdential Addition	10650 Page Avenue	Proposed	Post 1997	1 Story 32 Feet Partially Below Grade 2 Stories Above Grade
Adult Detention Center Expansion	10520 Judicial Drive	Under Construction	(1995) Fall 1998	1 Story 125 Feet Below Grade 9 Stories Above Grade
Judicial Center Expansion	4110 Chain Bridge Road	Proposed	Post 1997	6 Stories 115 Feet
Parking Structure B(1)	N/A	Proposed	Post 1997	5 Stories 55 Feet
Parking Structure C	N/A	Proposed	Post 1997	4 stories 55 feet

(1) ADDITIONAL PARKING BELOW GRADE MAY BE ADDED WITH NO CHANGE IN BUILDING HEIGHT ABOVE GRADE.

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TABULATIONS AND BUILDING DATA

FAIRFAX COUNTY PUBLIC SAFETY CENTER
PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

Fairfax County, Virginia

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1600 Duke Street, Suite 400, Alexandria, VA 22314, (703)683-1600, FAX (703)683-1662

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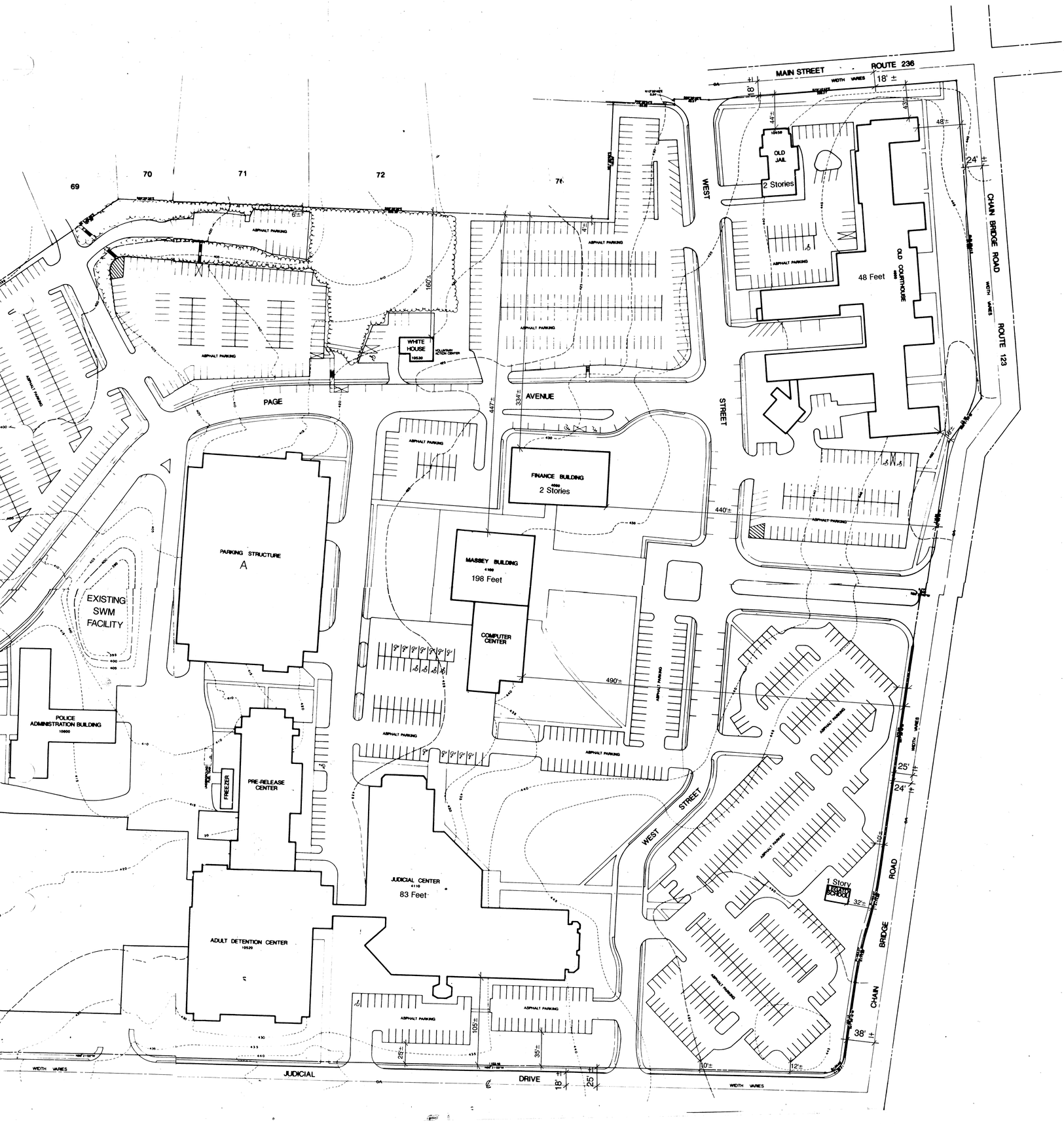
CITY CEMETERY
153
67
1
1
2
PAGE
AVENUE
JUVENILE DETENTION CENTER
LESS SECURE SHELTER
WORKOUT BUILDING
SCHOOL BOARD
35' ± 35' ±
24' ± 24' ±
JUDICIAL
DRIVE
JUDICIAL
DRIVE
JONES STREET
width varies
24' ±
18' ±



EXISTING CONDITIONS

FAIRFAX COUNTY PUBLIC SAFETY CENTER
PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN

Fairfax County, Virginia

0 30 60 120

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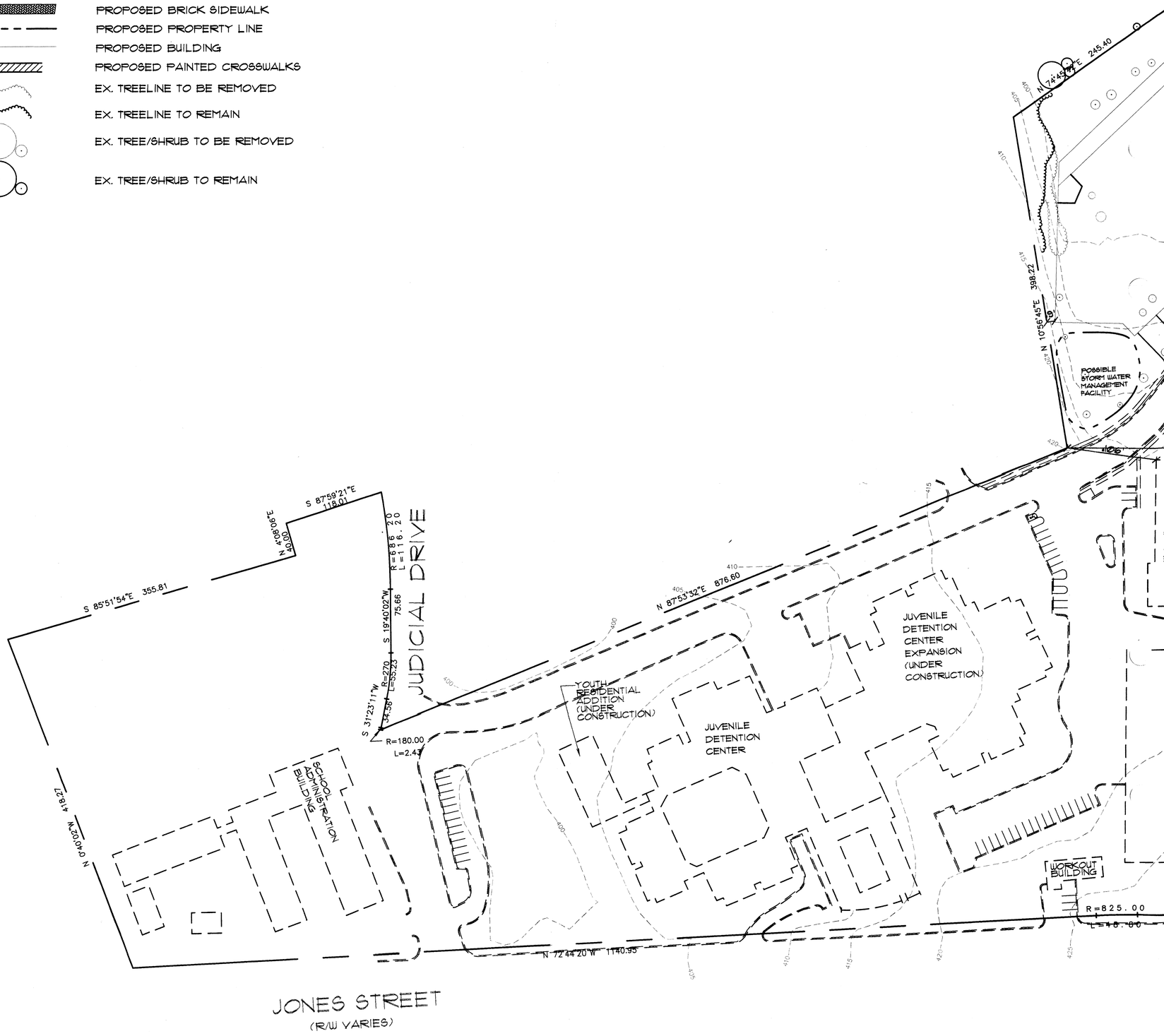
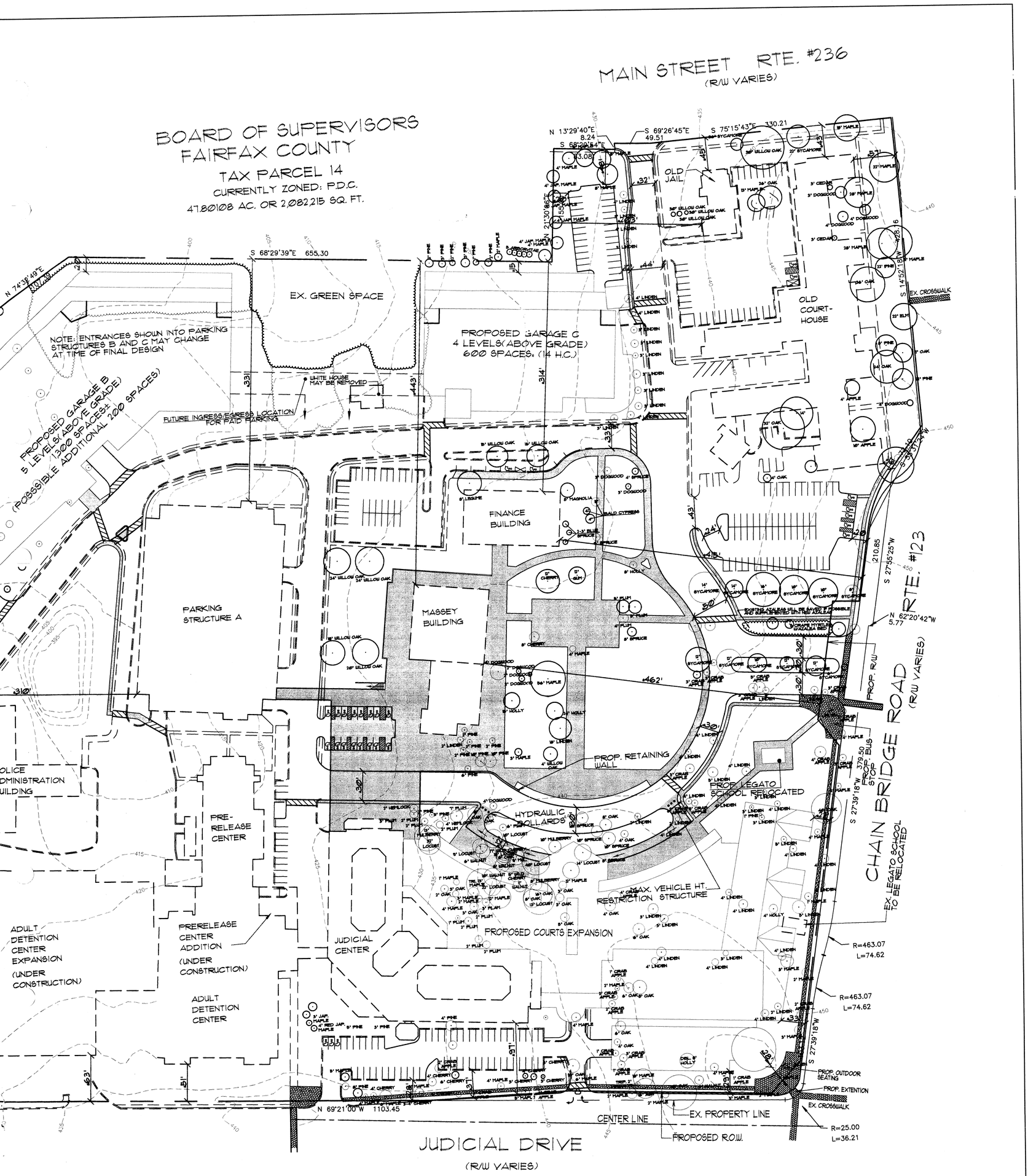
LEGEND

- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING BUILDING
- EXISTING PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED CONC. SIDEWALK
- PROPOSED BRICK SIDEWALK
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED PAINTED CROSSWALKS
- EX. TREELINE TO BE REMOVED
- EX. TREELINE TO REMAIN
- EX. TREE/SHRUB TO BE REMOVED
- EX. TREE/SHRUB TO REMAIN





CONCEPTUAL DEVELOPMENT PLAN

FAIRFAX COUNTY PUBLIC SAFETY CENTER
PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

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V. VETTA GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN

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Application No. PCA 91-W-023 Staff B
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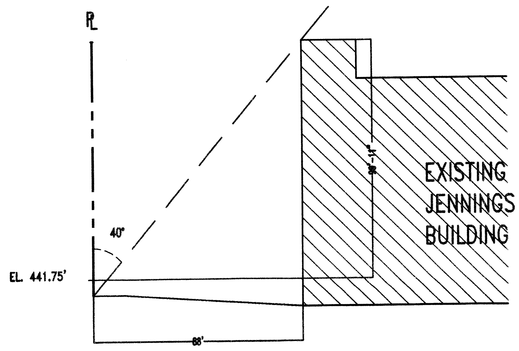
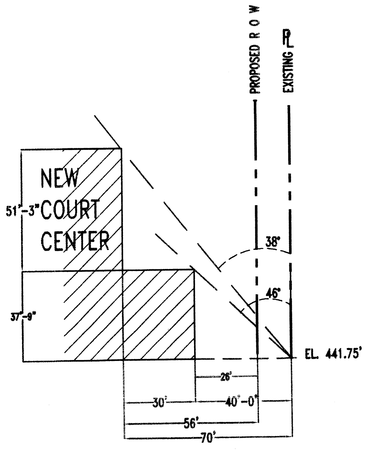


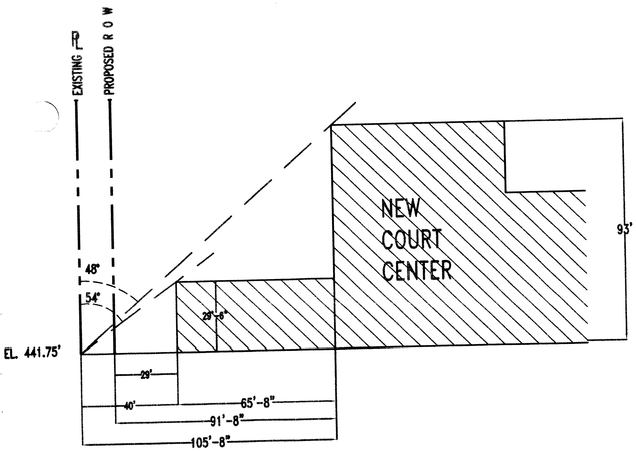
1 EXISTING JENNINGS BUILDING
1" = 30'-0"

BULK PLANE = 40°
BUILDING HEIGHT = 99'-11"
BUILDING ROOF EL. = 543.0'
SETBACK = 88'

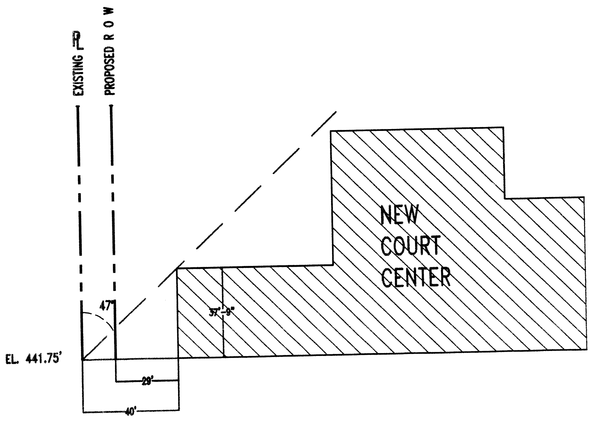


4 NEW COURT CENTER AT THE CORNER OF JUDICIAL DRIVE AND CHAIN BRIDGE ROAD
1" = 30'-0"

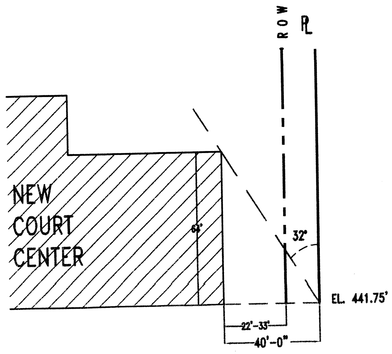
BULK PLANE = 46°,38°
BUILDING HEIGHT = 37'-9", 89'-0"
BUILDING ROOF EL. = 479.5', 530.75'
SETBACK = 40'



2 NEW COURT CENTER FROM JUDICIAL DRIVE
1" = 30'-0"
BULK PLANE = 54°, 48°
BUILDING HEIGHT = 29'-6", 93'
BUILDING ROOF EL. = 471.25', 534.75'

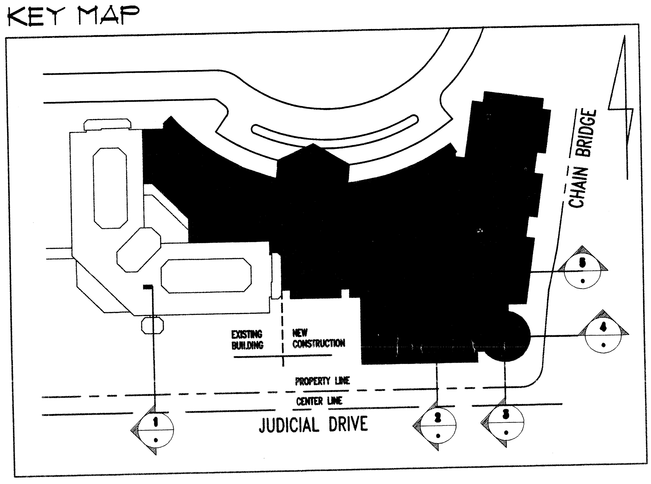


3 NEW COURT CENTER FROM JUDICIAL DRIVE
1" = 30'-0"
BULK PLANE = 47°
BUILDING HEIGHT = 37'-9"
BUILDING ROOF EL. = 479.5'



5 NEW COURT CENTER FROM CHAIN BRIDGE ROAD
1" = 30'-0"
BULK PLANE = 32°
BUILDING HEIGHT = 64'-0"
BUILDING ROOF EL. = 505.75'

KEY MAP



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ANGLE OF BULK PLANE

FAIRFAX COUNTY PUBLIC SAFETY CENTER

PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

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