NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA)/SPECIAL EXCEPTION AMENDMENT (SEA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 100-1 ((1)) 10B. THE PURPOSE OF THE FDPA IS TO AMEND SEVERAL OF THE BUILDING FOOTPRINTS AND TO CHANGE THE USE OF PROPOSED BUILDING 1. THE PURPOSE OF THE SPECIAL EXCEPTION IS STATED IN NOTE 12 BELOW.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS BY DEWBERRY & DAVIS.

3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET FROM AN AIR SURVEY BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

4. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVER. THE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE (BMP) REQUIREMENTS FOR THIS SITE WILL BE ACCOMMODATED IN A MODIFIED STORMWATER MANAGEMENT FACILITY AND COMMON OPEN SPACE THAT IS LOCATED ON THE ADJACENT PARCEL.

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

6. THE ENTIRE SITE WILL BE SUBJECT TO CLEARING AND GRADING. THE LANDSCAPED OPEN SPACE AREAS REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE AND THE REPRESENTATION PRESENTED ON THE GRAPHIC.

TRANSITIONAL SCREENING WILL BE PROVIDED AS REPRESENTED ON THE GRAPHIC. A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHERN AND WESTERN BOUNDARIES IS REQUESTED PURSUANT TO PAR. 1 OF SECT. 13-304 OF THE ZONING ORDINANCE. A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERN AND SOUTHERN BOUNDARIES IS REQUESTED PURSUANT TO PAR. 9 AND PAR. 7 RESPECTIVELY OF SECT. 13-304 OF THE ZONING ORDINANCE. IT IS NOTED THAT THE BOARD OF SUPERVISORS PREVIOUSLY APPROVED THESE WAIVERS AND MODIFICATIONS ON JULY 31, 1995 WHEN IT APPROVED PCA 84-L-020-7 AND SE 95-L-010.

THERE ARE 40.5 ACRES OR 33% OF THE TOTAL LAND AREA OF LANDSDOWNE THAT IS REQUIRED TO BE PROVIDED AS OPEN SPACE BASED ON THE APPROVED CDP. SAID OPEN SPACE LAND AREA HAS BEEN PROVIDED EXCLUSIVE OF SECTIONS 58 AND 59.

7. THE BUILDING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. IT IS TO BE UNDERSTOOD THAT THE FOOTPRINTS MAY BE INCREASED OR DECREASED IN SIZE BY A FACTOR OF 10% SO LONG AS THE MAXIMUM GROSS FLOOR AREA, MINIMUM OPEN SPACE AREA AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE ALL MAINTAINED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP SMALLER BUILDINGS THAN REPRESENTED HEREON AND TO REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY.

8. IN ACCORDANCE WITH PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS/TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

9. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, FENCES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.

10. ARCHITECTURAL SKETCHES HAVE BEEN FURNISHED SEPARATELY.

11. THE NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION IS BASED ON PRELIMINARY ESTIMATES OF FLOOR AREA, EMPLOYEES, USES, ETC. A FINAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. IT IS TO BE UNDERSTOOD THAT THE NUMBER OF PARKING SPACES MAY BE MODIFIED IN ACCORDANCE WITH A COOPERATIVE PARKING PLAN THAT MAY BE SUBMITTED FOR APPROVAL BY THE BOARD OF SUPERVISORS. IT IS TO BE FURTHER UNDERSTOOD THAT THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THE NUMBER REPRESENTED IN THE TABULATION AND ON THE FDPA GRAPHIC BASED ON A FINAL USE MIX AS LONG AS THE OPEN SPACE PROVIDED AND MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. ACCESSIBLE OFF-STREET PARKING SPACES AND LOADING SPACES WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

12. THE PRIMARY USE OF BUILDINGS 1, 2, 5 AND 6 WILL BE A SHOPPING CENTER WHICH WILL CONTAIN A MIXTURE OF THE FOLLOWING SECONDARY AND SPECIAL EXCEPTION USES:

- AUTOMOBILE-ORIENTED USES
- BANK TELLER MACHINES
- BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS
- COMMUNITY USES
- EATING ESTABLISHMENTS
- FAST FOOD RESTAURANTS*
- FINANCIAL INSTITUTIONS
- HEALTH CLUBS
- INSTITUTIONAL USES
- LIGHT PUBLIC UTILITY USES
- OFFICES
- PERSONAL SERVICE ESTABLISHMENTS
- QUASI-PUBLIC USES
- QUICK SERVICE FOOD STORES
- REPAIR SERVICE ESTABLISHMENTS
- RETAIL SALES ESTABLISHMENTS
- VETERINARY HOSPITALS

* A SPECIAL EXCEPTION WAS APPROVED ON JULY 31, 1995 SUBJECT TO DEVELOPMENT CONDITIONS TO ESTABLISH FAST FOOD RESTAURANTS THAT WILL BE LOCATED WITHIN BUILDINGS 2, 5 AND/OR 6, THAT WILL HAVE A COMBINED TOTAL MAXIMUM GROSS FLOOR AREA OF 12,500 SQUARE FEET; AND NONE OF WHICH WILL HAVE DRIVE-IN FACILITIES. THE ONLY PROPOSED CHANGE TO THE DEVELOPMENT CONDITIONS THAT WERE APPROVED ON JULY 31, 1995 IS TO INCREASE THE COMBINED TOTAL MAXIMUM GROSS FLOOR AREA FOR THE FAST FOOD RESTAURANTS TO 17,500 SQUARE FEET.

13. THERE ARE NO UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY THAT HAVE A WIDTH OF TWENTY-FIVE (25) FEET OR MORE.

14. THE PROPOSED DEVELOPMENT OF LOCAL-SERVING COMMERCIAL AND INSTITUTIONAL USES ON THE SUBJECT PROPERTY IS IN ACCORDANCE WITH THE CONCEPTUAL DEVELOPMENT PLAN APPROVED IN CONJUNCTION WITH RZ 84-L-020 ON JUNE 17, 1985, AND THEREFORE IT WILL NOT POSE ANY ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.

15. THERE ARE NO EXISTING BUILDINGS ON THE SUBJECT PROPERTY.

16. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER AS REPRESENTED ON THE GRAPHIC.

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

18. THE EXACT LOCATION, WIDTH AND DESIGN OF THE PROPOSED ENTRANCES TO THE SITE ARE SUBJECT TO ADJUSTMENT BASED ON FINAL DESIGN AND ENGINEERING AND THE APPROVAL OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

19. THE FLOOR AREA(S) REPRESENTED HEREON IS GROSS FLOOR AREA(S) AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDING(S) MAY HAVE CELLAR SPACE(S) AND THAT PARKING SPACES WILL BE PROVIDED FOR THOSE USES THAT OCCUPY THE CELLAR SPACE(S) IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE. NOTWITHSTANDING THE DEFINITION OF GROSS FLOOR AREA AS SET FORTH IN ARTICLE 20 OF THE ZONING ORDINANCE, THOSE AREAS WITHIN A CELLAR THAT ARE NOT USED EXCLUSIVELY FOR STORAGE OR FOR MECHANICAL EQUIPMENT SHALL BE INCLUDED AS GROSS FLOOR AREA.

20. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, ANY SUCH SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280 THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH ANY OF THE PROPOSED USES AND BUILDING MAINTENANCE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

21. IT IS CURRENTLY CONTEMPLATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL REQUIRED PLANS AND PERMITS HAVE BEEN SECURED. THE CONSTRUCTION PROGRAM MAY BE PHASED.

22. A STATEMENT CONFIRMING THE OWNERSHIP OF THE SUBJECT PROPERTY IS FURNISHED UNDER SEPARATE COVER.

23. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION:

EXISTING/PROPOSED ZONING	PDH-4
LAND AREA OF FDPA AND SEA	8.44 AC
LAND AREA (PRIOR TO DEDICATION)	8.9 AC
RIGHT-OF-WAY DEDICATION	0.5 AC
PUBLIC/INSTITUTIONAL USES	2.7 AC
COMMERCIAL AND OFFICE USES	5.7 AC
(620 UNITS X 400 SF/UNIT = 5.7 AC)	

BUILDING	PROPOSED USES	NUMBER OF STORIES	MAXIMUM BUILDING HEIGHT	GROSS FLOOR AREA*
1	SHOPPING CENTER	1	30 FT	10,125± SF
2	SHOPPING CENTER	1	30 FT	5,600± SF
3	CHILD CARE CENTER	2	40 FT	6,650± SF
4	SERVICE STATION/MINI MART	1	30 FT	1,600± SF
5	SHOPPING CENTER	1	30 FT	25,600± SF
6UL	SHOPPING CENTER (UPPER LEVEL - UL)	2**	40 FT**	20,650± SF
6LL	PUBLIC LIBRARY (LOWER LEVEL - LL)			15,000± SF
6LL	SHOPPING CENTER (LOWER LEVEL - LL)			3,500± SF

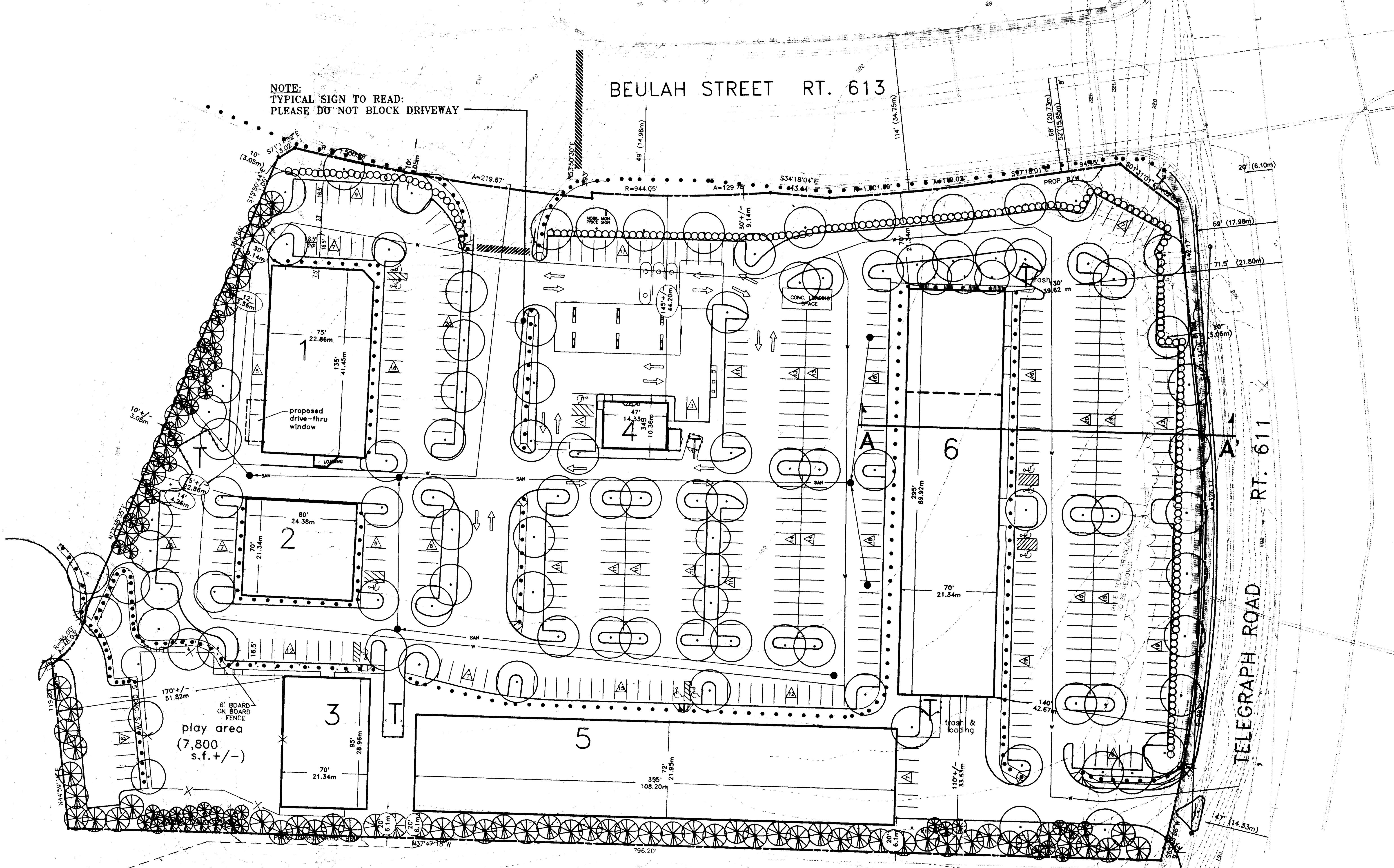
* GROSS FLOOR AREA MEASURED FROM INSIDE FACES OF PERIMETER WALLS.

** INCLUDING UL AND LL

FLOOR AREA RATIO (88,725 SF ÷ 367,646 SF (8.44 ACRES))		0.24
OPEN SPACE REQUIRED		SEE NOTE 6
OPEN SPACE PROVIDED (23% OF 8.44 ACRES)		1.9± AC
INTERIOR PARKING LOT LANDSCAPING REQUIRED		5%
INTERIOR PARKING LOT LANDSCAPING PROVIDED		5.8%
TOTAL PARKING SPACES REQUIRED/PROVIDED		470
CHILD CARE CENTER - UP TO 180 CHILDREN (0.16 SPACE/CHILD)	29	
SERVICE STATION/QUICK SERVICE FOOD STORE (1,600 SF @ 6.5 SPACES/1000 SF GFA OF RETAIL USE)	11	
SHOPPING CENTER - (LESS AREA FOR EATING ESTABLISHMENTS) 59,100 SF (4.3 SPACES/1000 SF GFA)	255	
EATING ESTABLISHMENTS - 6, 375 SF	70	
1 SPACE/4 SEATS (248) 62		
1 SPACE/2 EMPLOYEES (16) 8		
LIBRARY - 15,000 SF (7 SPACES/1000 SF GFA)	105	
LOADING SPA[CES R]EQUIRED/PROVIDED		4

LEGEND:

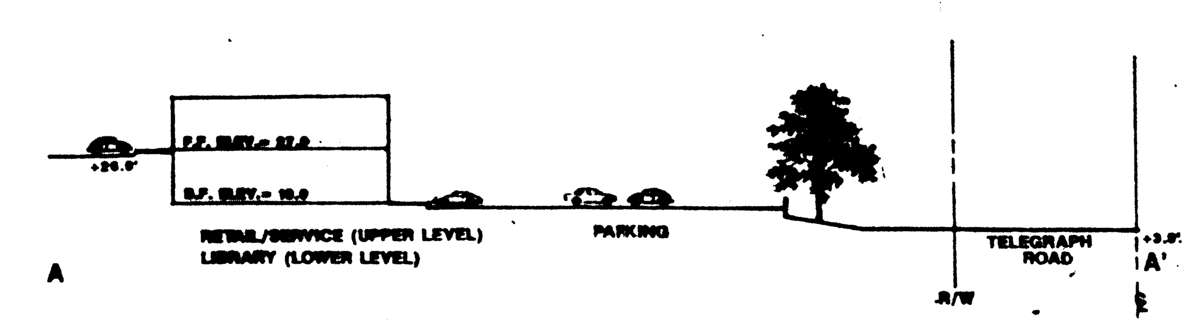
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- COMPREHENSIVE PLAN TRAIL
- PROPOSED PEDESTRIAN WALK
- EXISTING VEGETATION
- PROPOSED FENCE
- PROPOSED PEDESTRIAN CROSSWALK
- T PROPOSED DUMPSTER LOCATION
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED MEDIUM DECIDUOUS TREE
- PROPOSED LARGE EVERGREEN TREE
- PROPOSED SMALL EVERGREEN TREE
- PROPOSED LOW GROWING HEDGE



FDPA
Application No. 84-L-020-4-2 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/5/98
Date of (BOS) (PC) approval 1/15/98
Sheet 1 of 1

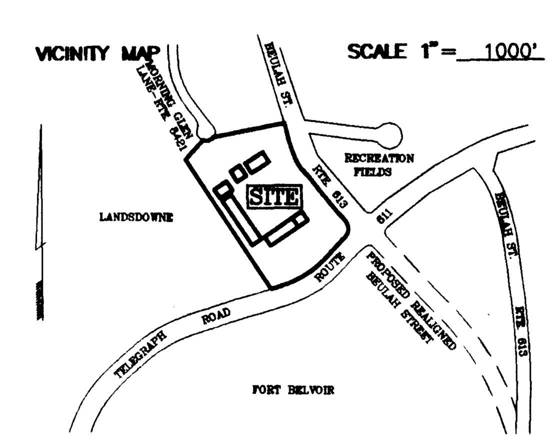
Application No. SEA 95-L-010 Staff Godfrey
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 1/6/98
Date of (BOS) (BZA) approval 1/26/98
Sheet 1 of 1

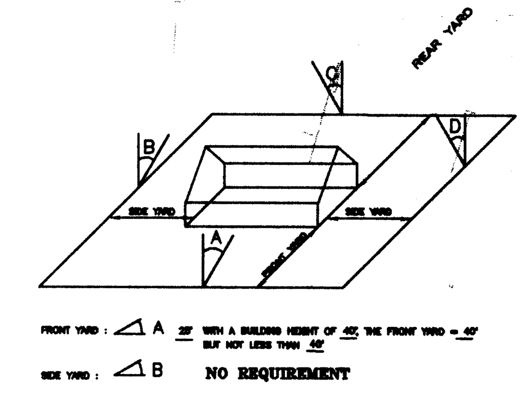
RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 22 1997
ZONING EVALUATION DIVISION



SECTION A-A'

VICINITY MAP SCALE 1"= 1000'





FRONT YARD : A 25' WITH A BUILDING HEIGHT OF 40', THE FRONT YARD = 40' BUT NOT LESS THAN 40'

SIDE YARD : B NO REQUIREMENT

REAR YARD : C NO REQUIREMENT

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 40' HEIGHT

NOTE:
THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PDH DISTRICT. THIS GRAPHIC DEPICTION OF THE C-5 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECT. 16-102 OF THE ZONING ORDINANCE.

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FINAL DEVELOPMENT PLAN AMENDMENT /SPECIAL EXCEPTION AMENDMENT
FDPA 84-L-020-5
SEA 95-L-010

LANDSDOWNE CENTRE

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

Drawn By	MWT
Designed By	MWT
Checked By	PGY
Date	9-16-97 Rev. 12-5-97*
Scale	1'=50'
Plan Number	
Zoned	
Sheet	1 of 1
File Number	