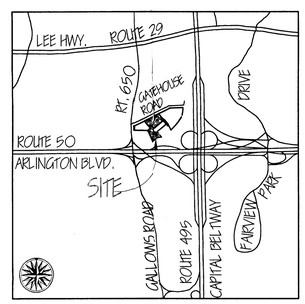
JEFFERSON PARK

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

LANDBAY B



VICINITY MAP' SCALE: 1" = 2000'

Application No. RZ 96-PR-31 Staff 4
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/13/97
Date of (BOS) (PC) approval 3/24/97
Sheet 1 of 7

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 17 1997
ZONING EVALUATION DIVISION

APPLICANT:

GREENSTAR II L.P.

8614 WESTWOOD CENTER DRIVE
VIENNA, VIRGINIA 22182

NOVEMBER 7, 1996
JANUARY 3, 1997
JANUARY 13, 1997
JANUARY 28, 1997
FEBRUARY 11, 1997
MARCH 14, 1997

SHEET INDEX:

1. COVER SHEET
2. 100 SCALE OVERALL DEVELOPMENT PLAN
3. 50 SCALE DEVELOPMENT PLAN
4. CIRCULATION PLAN
5. CENTRAL PARK PLAZA PLAN
6. TYPICAL GATEHOUSE ROAD ELEVATION- PARK PLAZA ENTRANCE
7. CENTRAL PARK PLAZA SECTIONS AND SCREENING

PRINTED
MAR 17 1997
Dewberry & Davis

JEFFERSON PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
LANDBAY B

DAVIS ▪ CARTER ▪ SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE
Davis, Carter, Scott Ltd
8260 Greensboro Drive, Suite 500, McLean, Virginia 22102 • 703.556.9275
805 Fifteenth Street, N.W., Suite 1100, Washington, D.C. 20005 • 202.682.2800

Parker – Rodriguez, Inc.
102 S. Alfred Street, Alexandria, Virginia 22314
(703) 548-5010 Fax (703) 548-6280

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118

M-9158b

NOTES:

1. THE GENERALIZED DEVELOPMENT PLAN (GDP) ACCOMPANIES AN APPLICATION TO REZONE THE PROPERTY FROM THE C-4 DISTRICT TO THE C-4 DISTRICT WITH PROFFERS TO PERMIT THE DEVELOPMENT OF TWO OFFICE BUILDINGS AND ONE HOTEL ON THE SITE.

   THE PURPOSE OF THE SPECIAL EXCEPTION (SE) IS TO ESTABLISH A HOTEL IN THE C-4 DISTRICT PURSUANT TO PAR. 4E OF SECT. 4-404 OF THE ZONING ORDINANCE. THE TOTAL LAND AREA OF THE SE CONSISTS OF 3.33 AC.

2. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 49-4 ((1)) 62B (PART) AND 62D (PART).

3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AERIAL PHOTOGRAPHY BY AIR SURVEY, INC. DEWBERRY & DAVIS FIELD VERIFIED THE AERIAL TOPOGRAPHY.

4. THE BOUNDARY INFORMATION PRESENTED HEREON IS FROM A FIELD SURVEY BY DEWBERRY & DAVIS.

5. SIDEWALKS AND PEDESTRIAN CIRCULATION HAVE BEEN CREATED IN CONFORMANCE WITH THE MERRIFIELD URBAN CONCEPT AS PRESENTED IN THE COMPREHENSIVE PLAN.

6. STORMWATER MANAGEMENT(SWM)/BEST MANAGEMENT PRACTICES (BMPs) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFER CONDITION AND/OR WAIVER TO AN EXISTING OFF-SITE FACILITY.

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

8. ALL STREETS WITHIN THE PROJECT WILL BE PRIVATE AND PRIVATELY MAINTAINED.

9. THE LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S) WHICH WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING FEATURES PRESENTED HEREON.

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

11. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN THE SAME IS PROVIDED ON THE AFFIDAVIT SUBMITTED SEPARATELY.

12. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.

13. AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF OPEN SPACE IS NOT DECREASED.

    THE NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION FOR THE HOTEL IS BASED ON A PRELIMINARY ESTIMATE OF RENTAL UNITS. THE NUMBER OF PARKING SPACES FOR THE HOTEL MAY BE ADJUSTED IN ACCORDANCE WITH THE NOTE ABOVE FROM THE NUMBERS REPRESENTED IN THE TABULATION AND FROM THOSE SHOWN ON THE GRAPHIC BASED ON THE FINAL DEVELOPMENT PROGRAM AS LONG AS THE OPEN SPACE PROVIDED IS NOT DIMINISHED.

    THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES AND LOADING SPACES TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

14. THE FOOTPRINTS OF THE BUILDINGS SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH PAR. 4 OF SECT. 9-004 AND PAR. 5 OF SECT. 18-204 OF THE ZONING ORDINANCE. THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY, AND THE EXACT LOCATION OF THE BUILDINGS AND THE NUMBER OF RENTAL UNITS SHOWN IN THE TABULATION MAY CHANGE AS A RESULT OF FINAL ENGINEERING AND/OR ARCHITECTURAL DESIGN. THE TOTAL GROSS FLOOR AREAS AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATIONS ARE TO BE CONSIDERED MAXIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL PRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINTS AND ASSOCIATED PARKING LOT LAYOUT(S) WILL BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINT IS REDUCED, SHIFTED OR MODIFIED SO LONG AS THE AREA OF LANDSCAPED OPEN SPACE PROVIDED IS NOT DECREASED. IT IS UNDERSTOOD THAT SUCH DEVIATIONS ARE PERMITTED PROVIDED THE RESULTS ARE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

    MINOR MODIFICATIONS TO THE LOCATIONS OF SIDEWALKS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

15. ADDITIONAL SITE FEATURES SUCH AS PLANTERS, ENTRANCE SIGNS, TRASH/RECYCLING FACILITIES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED. IT IS ALSO TO BE UNDERSTOOD THAT ARCHITECTURAL FEATURES SUCH AS BALCONIES, STAIRWELLS ETC. MAY BE PROVIDED.

16. IT IS TO BE UNDERSTOOD THAT ACCESSORY SERVICE USES MAY ALSO BE LOCATED IN THE HOTEL BUILDING.

    THE PRIMARY USE OF BUILDINGS A AND B WILL BE OFFICE. IT IS TO BE UNDERSTOOD THAT OTHER PRINCIPAL AND SECONDARY USES PERMITTED IN THE C-4 DISTRICT MAY ALSO BE ESTABLISHED IN THESE BUILDINGS.

17. THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IT IS TO BE UNDERSTOOD THAT THE BUILDINGS MAY HAVE CELLARS WHICH 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. THE USE OF THE CELLAR SPACE(S) WILL BE LIMITED TO ACCESSORY SERVICE USES, BUILDING MECHANICAL AND ELECTRICAL AREAS, BUILDING MAINTENANCE AREAS AND BUILDING STORAGE AREAS.

18. IT IS CURRENTLY ANTICIPATED THAT DEVELOPMENT OF THE PROPERTY WILL COMMENCE WHEN ALL REQUIRED APPROVALS AND PERMITS HAVE BEEN OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS.

19. THE SUBJECT PROPERTY IS IN THE SUB-UNIT K-5 OF THE MERRIFIELD SUBURBAN CENTER IN THE JEFFERSON PLANNING DISTRICT AND IS PLANNED FOR OFFICE AND HOTEL USES WITH RESIDENTIAL OPTIONAL USES RANGING IN DENSITY FROM 16 TO 20 UNITS TO 20 TO 30 UNITS WITH THE SATISFACTION OF SPECIFIC CONDITIONS. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN.

20. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THE SITE.

21. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONJUNCTION WITH THE USES AND MAINTENANCE OF BUILDINGS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

22. THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE SITE.

23. THERE ARE NO COMMUNITY OR PUBLIC FACILITIES PROPOSED.

24. SPECIAL AMENITIES FOR THE OFFICE BUILDINGS INCLUDE TREE SAVE AREAS, EXTENSIVE PLANTINGS AND A NETWORK OF PEDESTRIAN WALKWAYS. SPECIAL AMENITIES FOR THE HOTEL INCLUDE A POOL AND A MULTI-PURPOSE COURT.

25. THERE ARE NO PUBLIC IMPROVEMENTS PROPOSED WITH THIS DEVELOPMENT.

26. THE LIMITS OF CLEARING AND GRADING SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING AND DESIGN.

27. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.

28. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS ARE NOT AVAILABLE AT THIS TIME.

29. AS PROVIDED FOR IN PAR. 6 OF SECT. 13-301 OF THE ZONING ORDINANCE, THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG THE BOUNDARY BETWEEN THE HOTEL AND LAND BAY C WILL BE SATISFIED BY THE LANDSCAPING SHOWN HEREON.

    A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE BOUNDARIES OF LAND BAY B THAT IS CONTIGUOUS TO LAND BAY A OF RZ/FDP 95-P-039 ARE HEREBY REQUESTED PURSUANT TO PAR. 3 AND PAR. 12 OF SECT. 13-304 OF THE ZONING ORDINANCE.

30. WITH THE EXCEPTION OF THE MODIFICATION AND WAIVER REQUESTED ABOVE, 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 FOR SE:

CURRENT ZONING	C-4
PROPOSED ZONING	C-4 PROFFERED
LAND AREA OF SE	3.33 AC
PROPOSED GROSS FLOOR AREA	120,000 SF
PROPOSED NUMBER OF RENTAL UNITS	160
PERMITTED FLOOR AREA RATIO	1.65
PROPOSED FLOOR AREA RATIO	0.83
MAXIMUM HEIGHT (4 STORIES)	50 FT
PARKING SPACES REQUIRED/PROPOSED (1 SPACES/RENTAL UNIT + 4 SPACES/50 RENTAL UNITS)	1"3 *
OPEN SPACE REQUIRED (15%+)	0.50 AC
OPEN SPACE PROVIDED (20±%+)	0.66± AC

* THE APPLICANT RESERVES THE RIGHT TO APPLY FOR A REDUCTION IN PARKING.

TABULATION FOR GDP:

CURRENT ZONING	C-4
PROPOSED ZONING	C-4 PROFFERED
TOTAL SITE AREA	9.38± AC
MAXIMUM GROSS FLOOR AREA	536,000 SF *
OFFICE BUILDING A	208,000± SF
OFFICE BUILDING B	208,000± SF
HOTEL (160 ROOMS)	120,000± SF
MAXIMUM FAR PERMITTED	1.65
MAXIMUM FAR PROPOSED	1.31
MAXIMUM HEIGHT (5 STORIES)	75 FT
PARKING SPACES REQUIRED/PROPOSED	1255
OFFICE BUILDINGS A AND B	1,082
HOTEL	1"3
OPEN SPACE REQUIRED (15%+)	1.40 AC
OPEN SPACE PROPOSED (20±%+)	1.87± AC

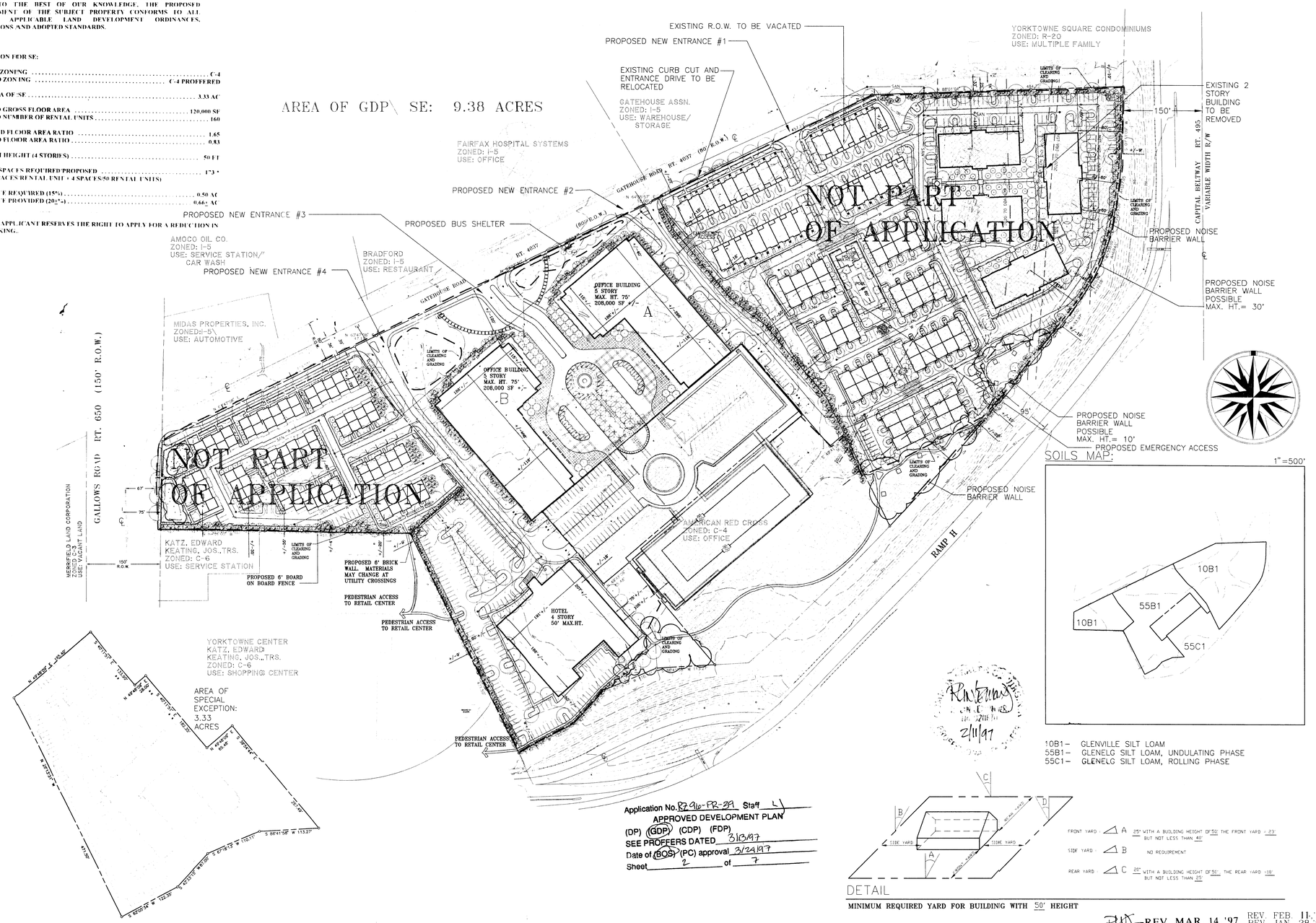
* THE APPLICANT RESERVES THE RIGHT TO SHIFT THE FLOOR AREA FROM ONE BUILDING TO ANOTHER AS LONG AS THE TOTAL GROSS FLOOR AREA DOES NOT EXCEED 536,000 SF AND PROVIDED IT IS SUBSTANTIAL CONFORMANCE WITH THE FOOTPRINT AS SHOWN HEREON.

LEGEND

- APPROXIMATE LIMITS OF CLEARING AND GRADING
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED SIDEWALK
- PROPOSED 10' HEIGHT NOISE BARRIER WALL
- PROPOSED 30' HEIGHT NOISE BARRIER WALL
- EXISTING VEGETATION
- 2020 NOISE CONTOURS (1st. FLOOR)
- 2020 NOISE CONTOURS (2nd. FLOOR)
- PROPOSED 6' HEIGHT MASONRY WALL REFER TO POSSIBLE WALL ELEVATION PANEL OPTIONS
- PROPOSED PAR COURSE STATION
- PROPOSED TREE SAVE AREA

LANDSCAPE LEGEND

- PROPOSED LARGE DECIDUOUS TREE 3" – 3 1/2" CAL. MIN.
- PROPOSED MEDIUM DECIDUOUS TREE 2" – 2 1/2" CAL. MIN.
- PROPOSED ORNAMENTAL TREE 8' – 10' HT. MIN.
- PROPOSED EVERGREEN TREE 8' – 10' HT. MIN.
- PROPOSED EVERGREEN SHRUB/HEDGE 24–36" HT. MIN.
- PROPOSED DECIDIOUS SHRUB/ORNAMENTAL HEDGE 24–36" HT. MIN.



SOILS MAP: 1" =500'

10B1– GLENVILLE SILT LOAM
55B1– GLENELG SILT LOAM, UNDULATING PHASE
55C1– GLENELG SILT LOAM, ROLLING PHASE

Application No. 82-96-PR-39 Staff L
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/13/97
Date of (BOS) (PC) approval 3/24/97
Sheet 2 of 7

DETAIL

FRONT YARD: A 25' WITH A BUILDING HEIGHT OF 50' THE FRONT YARD 23' BUT NOT LESS THAN 40'

SIDE YARD: B NO REQUIREMENT

REAR YARD: C 50' WITH A BUILDING HEIGHT OF 50' THE REAR YARD 18' BUT NOT LESS THAN 25'

MINIMUM REQUIRED YARD FOR BUILDING WITH 50' HEIGHT

REV. MAR. 14,'97 REV. FEB. 11,'97 REV. JAN. 28,'97

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX(703) 849-0118

OVERVIEW
JEFFERSON PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn By	MWT
Designed By	--
Checked By	LAM
Date NOV. 7,'96 REV. JAN. 3,'97 REV. JAN. 13,'97	
Scale	1' = 100'
Plan Number	
Zoned	
Sheet	2 of 7
File Number	M-9158b

PROPOSED NEW ENTRANCE #2

NEW ENTRANCE #3

PROPOSED BUS SHELTER

(80' R.O.W.)

RT. 1037

BRADFORD
ZONED: I-5
USE: RESTAURANT

GATEHOUSE ROAD

OFFICE BUILDING
5 STORY
MAX. HT. 75'
208,000 SF +/-
A

OFFICE BUILDING
5 STORY
MAX. HT. 75'
208,000 SF +/-
B

LIMITS OF CLEARING AND GRADING

NOT PART OF APPLICATION

NOT PART OF APPLICATION

EMERGENCY ACCESS

CLUB HOUSE MAX.HT.20'

POOL

2020 70 DBA

95'

LIMITS OF CLEARING AND GRADING

PROPOSED NOISE BARRIER WALL

AMERICAN RED CROSS
ZONED: C-4
USE: OFFICE

RAMP H

LIMITS OF CLEARING AND GRADING

PROPOSED 6' BRICK WALL. MATERIALS MAY CHANGE AT UTILITY CROSSINGS

PEDESTRIAN ACCESS TO RETAIL CENTER

PROPOSED 6' BOARD ON BOARD FENCE

PEDESTRIAN ACCESS TO RETAIL CENTER

HOTEL
4 STORY
50' MAX.HT.

PEDESTRIAN ACCESS TO RETAIL CENTER

NOTE: FOR AREA OF THE SE SEE SHEET 2.

Application No. 1796-P-39 Staff LJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/13/97
Date of (BOS) (PC) approval 3/24/97
Sheet 3 of 7

REV. FEB. 11,'97
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Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
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GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION

JEFFERSON PARK

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

Drawn By	MWT
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Date	NOV. 7, '96 REV. JAN 3, '97 REV. JAN 13,'97
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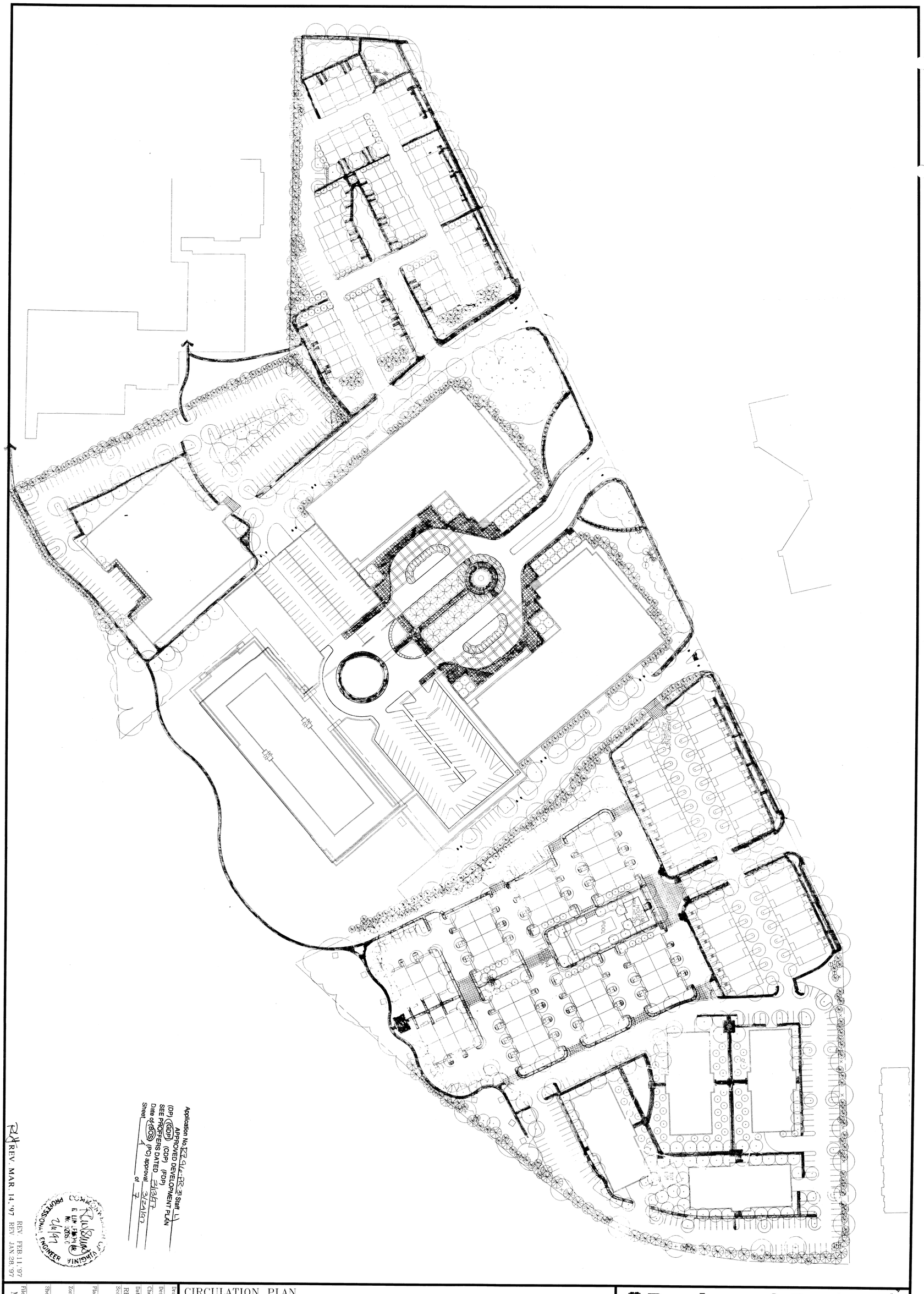
Plan Number	
Zoned	
Sheet	3 of 7
File Number	M-9158b



Application No. RZ 96-PR-31 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3/13/97
Date of BOS (PC) approval 3/24/97
Sheet 4 of 7

REV. MAR. 14, '97
REV. FEB. 11, '97
REV. JAN. 28, '97

PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
E. LIM FAIRFAX
No. 026.0
2/6/97

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REV.	JAN. 13, '97
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Plan Number	
Zoned	
Sheet	4 of 7
File Number	M-9158

CIRCULATION PLAN

JEFFERSON PARK

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118
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HOTEL

PROPOSED OFFICE BUILDING A

LIMITS OF CLEARING AND GRADING

EXISTING TREES

CENTRAL PARK PLAZA ±90,000 S.F.

GATEHOUSE ROAD

WALKWAY WITH SPECIAL PAVEMENT

ENTRANCE TO INOVA

EXISTING RED CROSS BUILDING

LIMITS OF CLEARING AND GRADING

CENTRAL FOUNTAIN PARK

EXISTING TREES

OUTDOOR SEATING AREA

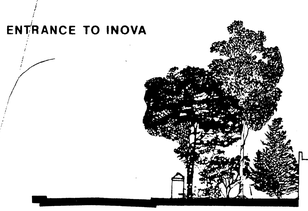
SPECIAL PAVING IN PARK PLAZA

BUS STOP

PROPOSED OFFICE BUILDING B

(80' R.O.W.)

GATEHOUSE



SECTION AT BUS STOP ON GATEHOUSE ROAD

Application No. RZ 96-P-39 Staff LJ

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 3/13/97

Date of (BOS) (PC) approval 3/24/97

Sheet 5 of 7

PARCEL 28B

ParkerRodriguez, Inc.

Planning
Urban Design
Landscape Architecture

102 South Alfred Street
Alexandria, VA 22314
703 548 5010
703 548 6280 fax

Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118

CENTRAL PARK PLAZA PLAN

JEFFERSON PARK

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

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Date	NOV. 7, '96
Scale	1' = 30'
Plan Number	
Zoned	
Sheet	5 of 7
File Number	M-9158b

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REV. FEB. 11,'97
REV. MAR. 14,'97 RLA

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Planning
Urban Design
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102 South Alfred Street
Alexandria, VA 22314
703 548 5010
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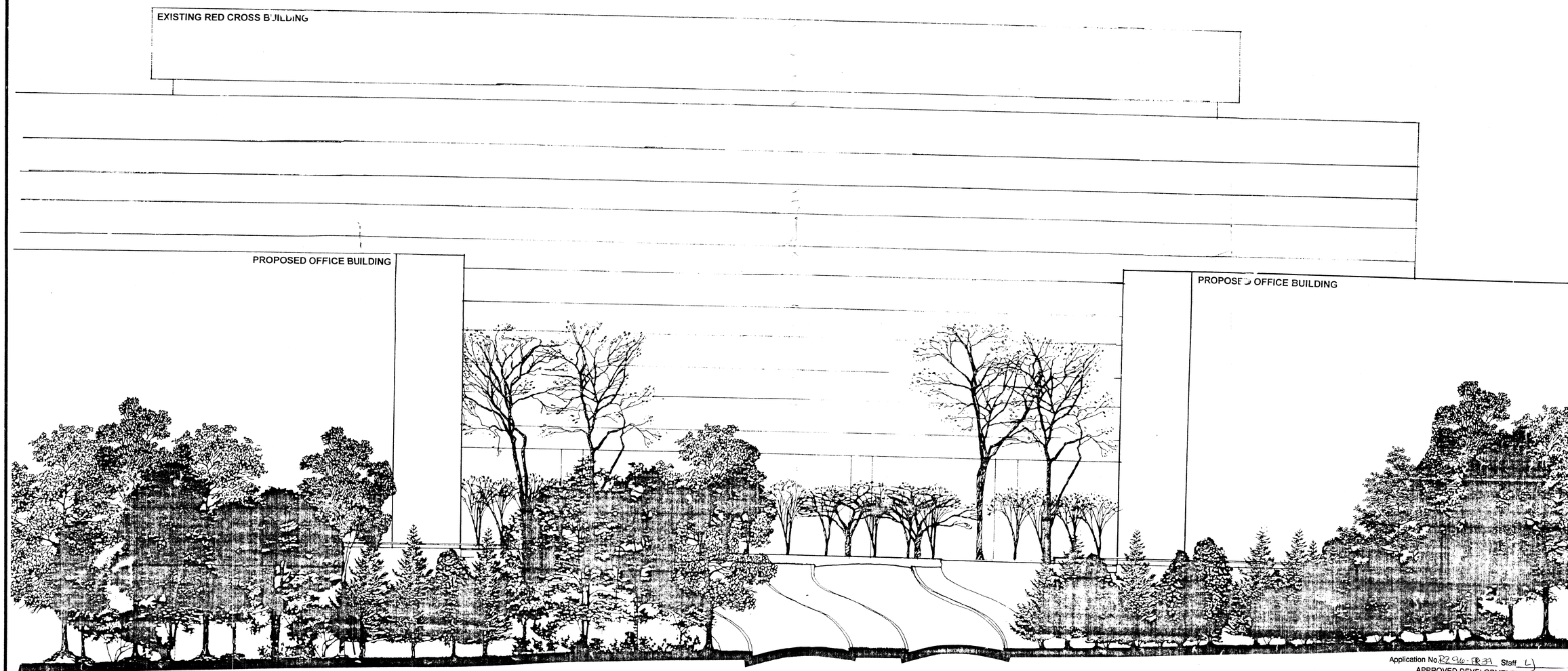

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Date of (BOS) (PC) approval 3/24/97
Sheet 6 of 7

COMMONWEALTH OF VIRGINIA
LIN LEMOON
No. 020570
PROFESSIONAL ENGINEER
10/4/96

REVISION DATE
REV. JAN. 3, '97
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Engineers
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8401 Arlington Blvd., Fairfax, Va. 22031
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TYPICAL GATEHOUSE ROAD ELEVATION– PARK PLAZA ENTRANCE

JEFFERSON PARK

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

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Plan Number	
Zoned	
Sheet	6 of 7
File Number	M-9158b

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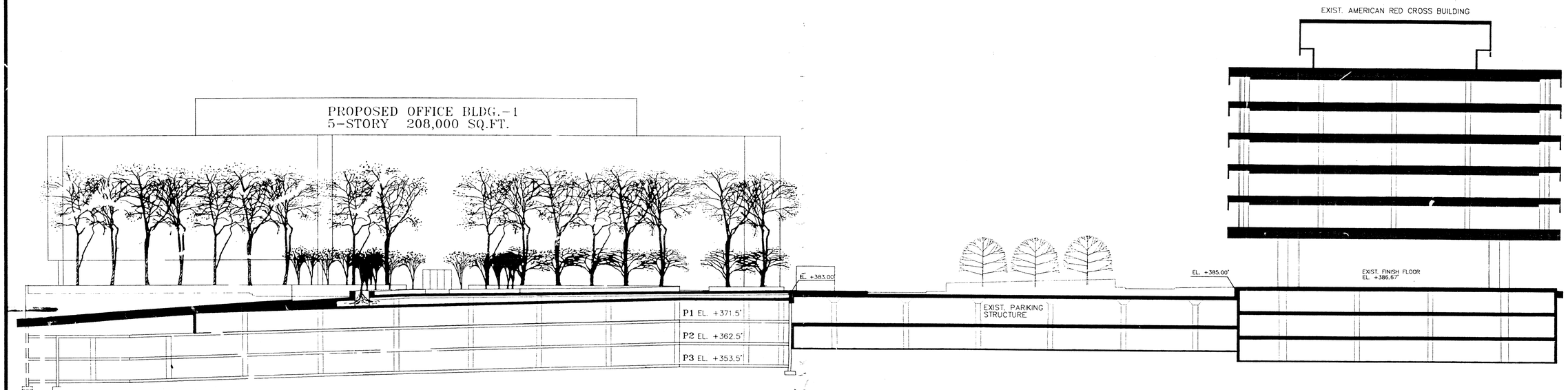
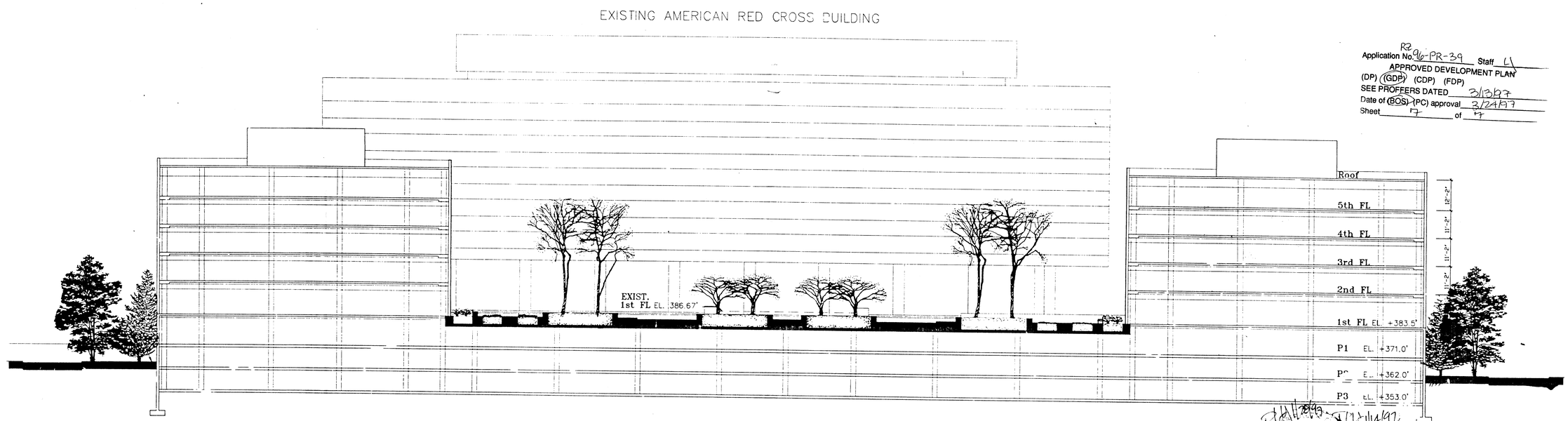


NORTH SOUTH SECTION THROUGH CENTRAL PARK PLAZA



EAST-WEST SECTION THROUGH CENTRAL PARK PLAZA

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APPROVED DEVELOPMENT PLAN
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SEE PROFFERS DATED 3/13/97
Date of (BOS) (PC) approval 3/24/97
Sheet 17 of 17

APPROVAL DATE
REV. JAN. 3, '97
REV. JAN. 13, '97
REV. JAN. 28, '97
REV. FEB. 11, '97
REV. MAR. 14, '97 RLL

CENTRAL PARK PLAZA SECTIONS AND SCREENING

JEFFERSON PARK

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

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Plan Number	
Zoned	
Sheet	7 of 7
File Number	M-9158b