SITE TABULATION

SITE AREA: ..... 173,369 ± S.F. OR 3.98 ACRES

ZONE:
- EXISTING: R-1
- PROPOSED: C-5

PROPOSED USE: ..... 34,000 S.F. RETAIL SALES

MINIMUM YARDS:
- FRONT: ..... 45', NOT LESS THAN 40 FEET
- SIDE: ..... NO REQUIREMENT
- REAR: ..... 20 FEET

MAXIMUM BUILDING HEIGHT
- ALLOWED: ..... 40 FEET
- PROPOSED: ..... 25 FEET

MAXIMUM F.A.R.
- ALLOWED: 0.50
- PROPOSED: 0.20

OPEN SPACE
- ALLOWED: 20%
- PROPOSED: 25%

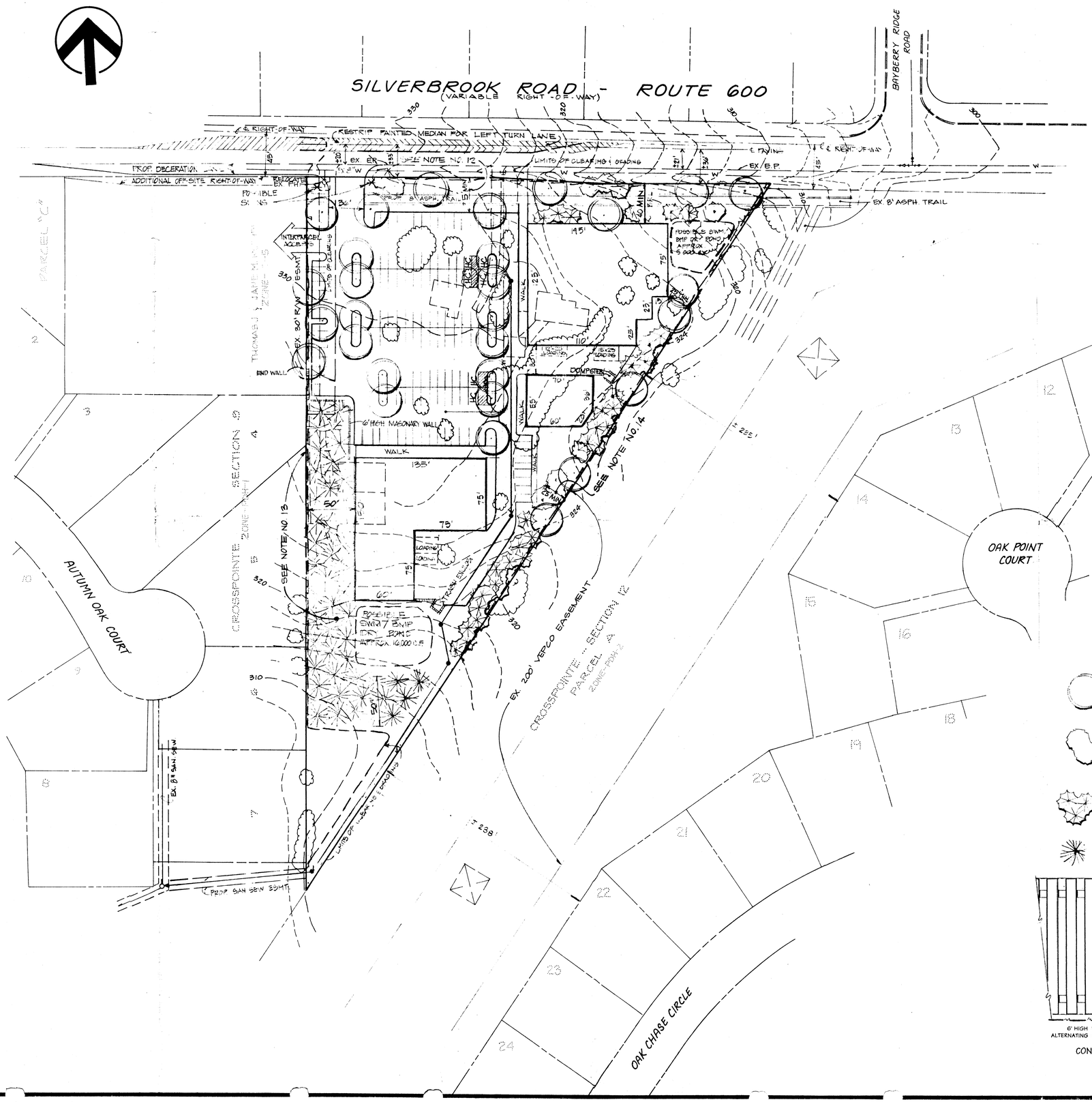
PARKING SPACES
- REQUIRED: ..... 4.3 SPACES PER 1,000 G.S.F. = 146 SPACES
- PROPOSED: ..... 146 SPACES (SEE NOTE 10)

LOADING SPACES
- REQUIRED: ..... 1 SPACE FOR THE FIRST 10,000 G.S.F. PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 G.S.F. EQUALS 3 LOADING SPACES.
- PROPOSED: ..... 3 SPACES

NOTES

1. THE PROPERTY THAT IS SUBJECT TO THIS RE-ZONING IS LOCATED ON FAIRFAX COUNTY TAX MAP No. 97-4-001-18A, & 19 AND IS CURRENTLY ZONED R-1.
2. THE BOUNDARY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS.
3. THE EXISTING TOPOGRAPHY IS AT TWO FOOT CONTOUR INTERVALS BY AERIAL SURVEY BY OTHERS.
4. THE PROPOSED MAXIMUM BUILDING HEIGHT IS 25'
5. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.
6. ALL EXISTING STRUCTURES WILL BE DEMOLISHED AND REMOVED.
7. CONSTRUCTION WILL COMMENCE WITH THE APPROVAL BY APPROPRIATE AGENCIES AND FINANCING. MARKET INFLUENCES MAY EFFECT THE ACTUAL START OF CONSTRUCTION.
8. THE BUILDING FOOTPRINTS SHOWN MAY BE INCREASED BY UP TO FIVE PERCENT SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY AND CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN, AND TENANT NEGOTIATIONS. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT REPRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS, AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC ARE TO BE DEEMED MINIMUMS. THE FLOOR AREA OF THE BUILDINGS MAY VARY AS A RESULT OF THE FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THE TOTAL MAXIMUM FLOOR AREA OF 34,000 SQUARE FEET FOR THE ENTIRE SHOPPING CENTER IS NOT EXCEEDED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL REPRESENTED IN THE TABULATION AND THE FOOTPRINT(S) AND ASSOCIATED PARKING LOT LAYOUT(S) WILL BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINT(S) ARE REDUCED, SHIFTED, OR MODIFIED SO LONG AS TO NOT ENCROACH INTO AREAS DEPICTED AS LANDSCAPED OPEN SPACE AS DETERMINED BY THE URBAN FORESTER.
9. ALL USES PERMITTED IN THE C-5 ZONING CATEGORY WILL BE ALLOWED. USES REQUIRING SPECIAL PERMITS OR SPECIAL EXCEPTIONS WILL BE FILED FOR UNDER A SEPARATE APPLICATION. PARKING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE AND APPROPRIATE SITE PLAN APPROVALS WILL BE OBTAINED.
10. THE NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION IS BASED ON PRELIMINARY ESTIMATES OF FLOOR AREA, USES, ETC. A FINAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISION OF ARTICLE 11 OF THE ZONING ORDINANCE. IT IS TO BE UNDERSTOOD THAT THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THE NUMBER REPRESENTED IN THE TABULATION AND ON THE GENERAL DEVELOPMENT PLAN GRAPHIC, BASED ON A FINAL USE MIX, AS LONG AS THE OPEN SPACE IS PROVIDED AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
11. THE LANDSCAPED OPEN SPACE AREAS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING AND DESIGN. THE FINAL LANDSCAPE PLAN WILL BE IN GENERAL CONFORMANCE WITH THAT SHOWN ON THE DEVELOPMENT PLAN. HOWEVER, IF IT IS DETERMINED THAT THE LANDSCAPED OPEN SPACE SHOWN HEREON CANNOT BE PROVIDED, THEN AN AREA(S) OF LANDSCAPED OPEN SPACE WILL BE SUBSTITUTED ON THE SITE OR, IF NECESSARY, ADDITIONAL LANDSCAPING WILL BE PROVIDED WITH THE APPROVAL OF THE URBAN FORESTRY BRANCH.
12. A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SILVERBROOK ROAD FRONTAGE TO THAT SHOWN ON THE DEVELOPMENT PLAN IS REQUESTED PURSUANT TO PAR. 3 OF SECT. 13-304 OF THE ZONING ORDINANCE.

    A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SILVERBROOK ROAD FRONTAGE TO THAT SHOWN ON THE DEVELOPMENT PLAN IS REQUESTED PURSUANT TO PAR. 12 OF SECT. 13-304 OF THE ZONING ORDINANCE.
13. TRANSITIONAL SCREENING ALONG THE WESTERN PROPERTY LINE SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE REQUIREMENT.
14. A MODIFICATION OF THE TRANSITIONAL SCREENING TO THAT SHOWN ON THE DEVELOPMENT PLAN, AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERN PROPERTY LINE IS REQUESTED PURSUANT TO PAR. 7 OF SECT. 13-304 OF THE ZONING ORDINANCE.
15. ACCORDING TO THE FEDERAL INSURANCE ADMINISTRATION, U.S.G.S., AND FAIRFAX COUNTY, THERE ARE NO EXISTING FLOOD PLAINS ON THIS SITE.
16. TO OUR BEST KNOWLEDGE AND BELIEF, THERE ARE NO EXISTING GRAVE SITES ON THIS PARCEL.
17. TO OUR BEST KNOWLEDGE AND BELIEF, THIS DEVELOPMENT CONFORMS TO THE DEVELOPMENT CRITERIA OF THE ADOPTED COMPREHENSIVE PLAN OF THE COUNTY.
18. TO OUR BEST KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED ON THIS PARCEL
19. TO OUR BEST KNOWLEDGE AND BELIEF, THIS DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
20. PROFFERS WILL BE SUBMITTED UNDER A SEPARATE COVER.



VICINITY MAP
NOT TO SCALE

Application No. 122 96-S-013 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-17-96
Date of (BOS) (PC) approval 1-16-97
Sheet 1 of 2

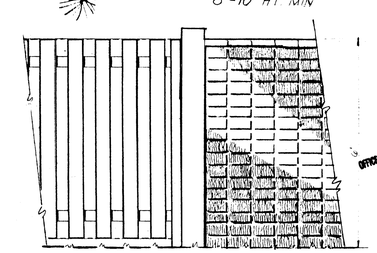
LEGEND

PROPOSED LARGE DECIDUOUS TREE
2-2½" CAL. MIN.

PROPOSED ORNAMENTAL TREE
6' HT. MIN.

PROPOSED EVERGREEN TREE
6' HT. MIN.

PROPOSED EVERGREEN TREE
8'-10' HT. MIN.



CONCEPTUAL FENCE & WALL DETAIL
NO SCALE

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
SEP 24 1996
ZONING EVALUATION DIVISION

GENERALIZED DEVELOPMENT PLAN
VILLAGE SQUARE

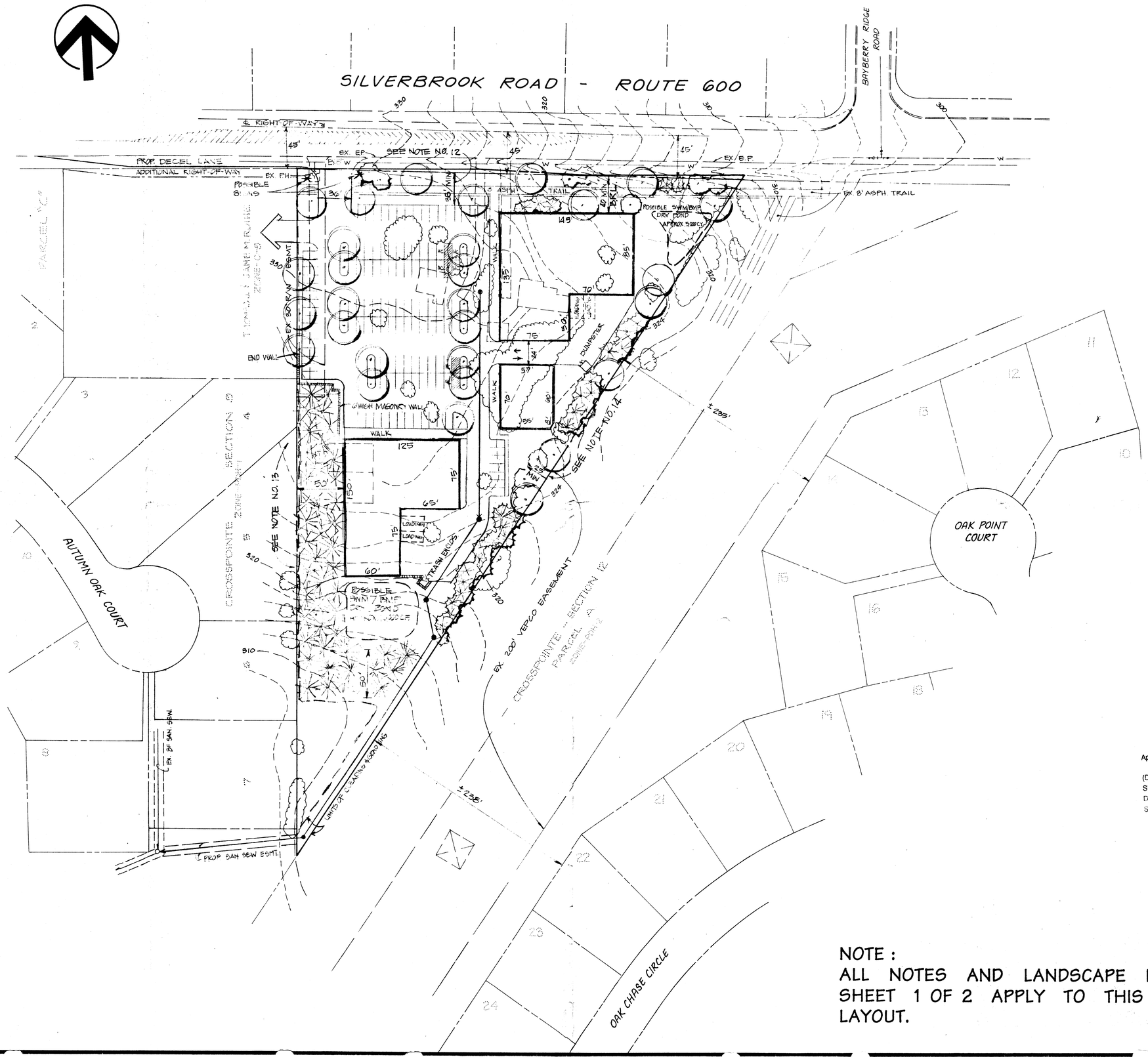
SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA

REVISIONS
9-24-96
7-30-96
7-29-96
7-12-96
6-26-96
6-24-96
6-21-96
6-6-96
3-26-95
1-4-95

BZI
LAND PLANNING
LANDSCAPE ARCHITECTURE
2042 PEACH ORCHARD DRIVE
SUITE G-50
FALLS CHURCH VA 22043
(703) 847-1775

DATE	12-14-94
SCALE	1" = 50'
SHEET	1 OF -

VS-03



NOTE :
ALL NOTES AND LANDSCAPE DETAILS ON SHEET 1 OF 2 APPLY TO THIS ALTERNATE LAYOUT.

Application No. R2965-017 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-7-96
Date of (BOS) (PC) approval 1-6-97
Sheet 2 of 2

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
SEP 24 1996
ZONING EVALUATION DIVISION

ALTERNATE LAYOUT

GENERALIZED DEVELOPMENT PLAN
VILLAGE SQUARE

SPRINGFIELD DISTRICT, FAIRFAX COUNTY VIRGINIA

REVISIONS
9-24-96
7-30-96
7-29-96
7-12-96
6-26-96

BZI
LAND PLANNING
LANDSCAPE ARCHITECTURE
2042 PEACH ORCHARD DRIVE
SUITE G-50
FALLS CHURCH VA 22043
(703) 847-1775

DATE 6-26-96
SCALE 1" = 50'
SHEET 2 OF 2
VS-02