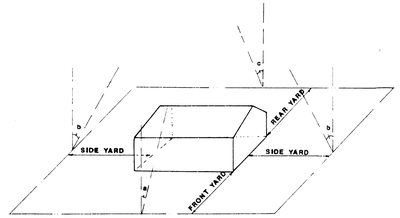
TABULATION

EXISTING ZONING	R-1, H-C (PART)
PROPOSED ZONING	I-4, H-C (PART)
LAND AREA	2.28± AC
PROPOSED GROSS FLOOR AREA	49,660± SF
PERMITTED/PROPOSED FLOOR AREA RATIO (FAR)	0.50
MAXIMUM HEIGHT	30 FT (2 STORIES)
PARKING SPACES REQUIRED	6
3.2 SPACES/1000SF OF GFA FOR OFFICE	4
2 SPACES/RESIDENT MANAGER	2
PARKING SPACES PROVIDED	13*
OPEN SPACE REQUIRED (15%)	0.34 AC
OPEN SPACE PROPOSED (30.1%)	0.68± AC

* SEE NOTES 13 AND 18.

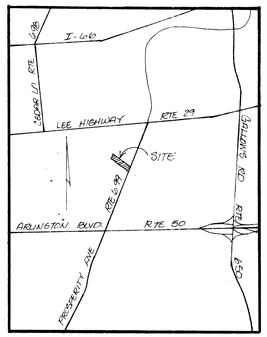
MINIMUM REQUIRED YARD FOR BUILDING WITH 30' HEIGHT



FRONT YARD : 45° WITH A BUILDING HEIGHT OF 30' THE FRONT YARD = 30' BUT NOT LESS THAN 40'

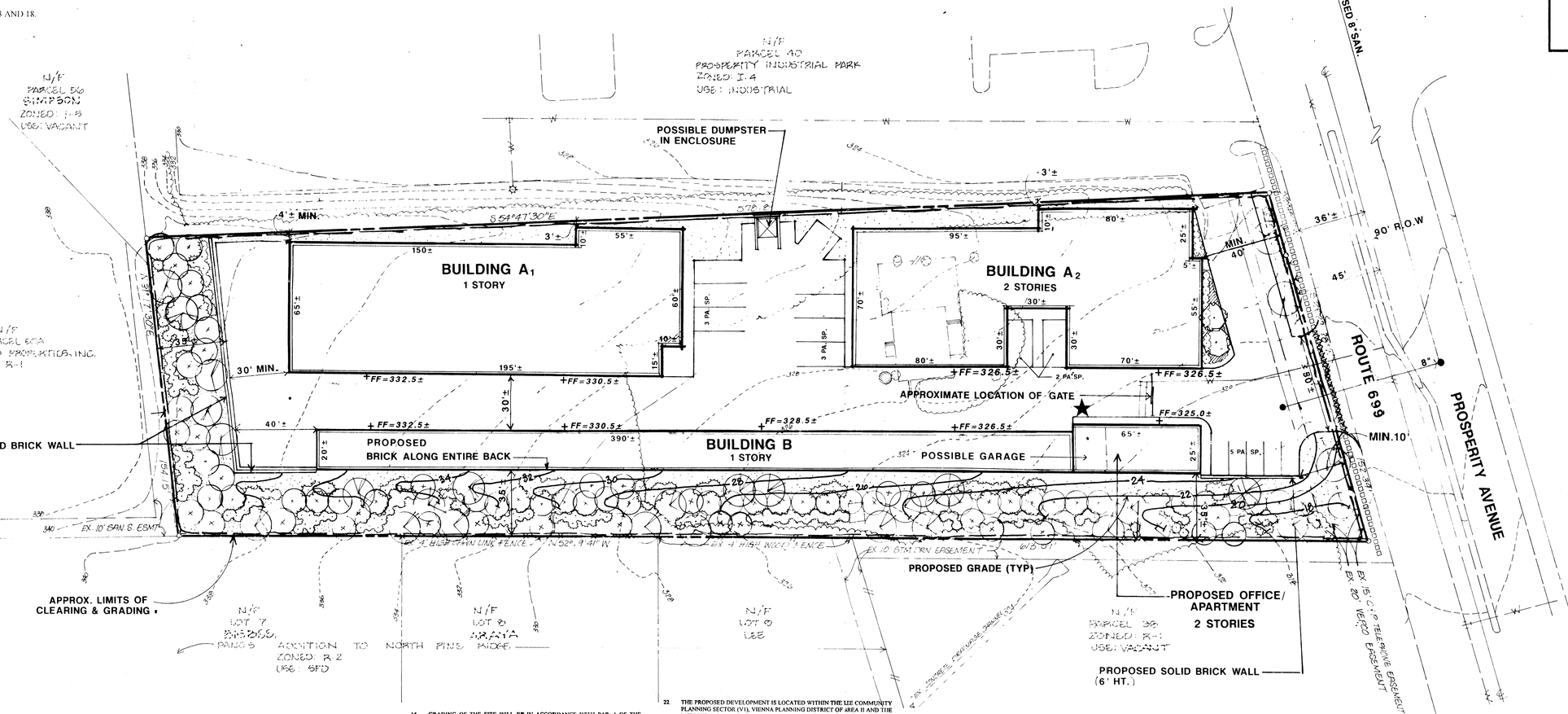
SIDE YARD : NO REQUIREMENT

REAR YARD : NO REQUIREMENT



VICINITY MAP

1"=2000'



Application No. RZ96-P-024 Staff Linda Smith
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED December 11, 1996
Date of (BOS) (PC) approval January 6, 1997
Sheet 1 of 1

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 18 1996
ZONING EVALUATION DIVISION

NOTES

1. THIS GENERALIZED DEVELOPMENT PLAN (GDP) ACCOMPANIES A REZONING APPLICATION TO REZONE THE SUBJECT PROPERTY FROM THE R-1 DISTRICT TO THE I-4 DISTRICT.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS GDP IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 49-3 ((1)) 39.
3. THE TOTAL LAND AREA OF THIS GDP CONSISTS OF APPROXIMATELY 2.28 ACRES. THE DEVELOPMENT PROGRAM PROPOSES A MINI-WAREHOUSING ESTABLISHMENT.
4. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD RUN SURVEY BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.
5. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A SURVEY BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.
6. THERE IS AN EXISTING STRUCTURE LOCATED ON THE SUBJECT PROPERTY. ITS CONSTRUCTION DATE IS UNKNOWN AND IT WILL BE DEMOLISHED.
7. AT THIS TIME, IT IS ANTICIPATED THAT DEVELOPMENT OF THE PROPERTY WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS HAVE BEEN OBTAINED.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT 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 USE AND BUILDING MAINTENANCE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
10. THE ENTIRE SITE WILL BE SUBJECT TO CLEARING AND GRADING.
11. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
12. STORMWATER MANAGEMENT (SWM) QUANTITY CONTROL REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY AN UNDERGROUND FACILITY(S) IN ACCORDANCE WITH SECTION 6-0303 8 OF THE 1995 FAIRFAX COUNTY PUBLIC FACILITIES MANUAL UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DEM. THE EXACT LOCATION AND STORAGE VOLUME OF THE FACILITY(S), IF REQUIRED, WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING.

    STORMWATER MANAGEMENT QUALITY CONTROL REQUIREMENTS (BMPs) WILL BE SATISFIED BY UNDERGROUND SAND FILTRATION SYSTEMS IN ACCORDANCE WITH DEM POLICY MEMO 95-4 UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DEM. THE ACTUAL NUMBER AND LOCATION OF THESE UNDERGROUND SYSTEMS, IF REQUIRED, WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING.
13. THE FOOTPRINTS OF THE MINI-WAREHOUSE BUILDINGS SHOWN HEREON MAY BE ADJUSTED IN ACCORDANCE WITH PAR. 5 OF SECT. 18-204 OF THE ZONING ORDINANCE SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY, AND THE EXACT LOCATION OF THE BUILDINGS MAY CHANGE AS A RESULT OF FINAL ENGINEERING, AND/OR ARCHITECTURAL DESIGN. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT PRESENTED IN THE TABULATIONS ARE TO BE CONSIDERED MAXIMUMS. THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC ARE TO BE DEEMED MINIMUMS.

    THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL PRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT AND ASSOCIATED PARKING LOT LAYOUT(S) WILL BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINT(S) IS REDUCED, SHIFTED OR MODIFIED SO LONG AS THEY DO NOT ENCROACH INTO AREAS DEPICTED AS LANDSCAPED OPEN SPACE.

    THERE WILL BE A CONTINUOUS CELLAR UNDERNEATH AND BETWEEN BUILDING A1 AND A2 AND THE AREA IN THE CELLAR WILL BE PARKED IN ACCORDANCE WITH PAR. 25A OF SECT. 11-102 OF THE ZONING ORDINANCE.
14. GRADING OF THE SITE WILL BE IN ACCORDANCE WITH PAR. 1 OF THE PROFFERS. IT IS UNDERSTOOD THAT THE FIRST FLOOR ELEVATIONS AND PROPOSED GRADES AT THE REAR OF BUILDING B ARE PRELIMINARY AND SUBJECT TO MINOR ADJUSTMENT IN ACCORDANCE WITH PAR. 5 OF SECT. 18-204 OF THE ZONING ORDINANCE.
15. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS ENTRANCE SIGNS, PLANTERS, FENCES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
16. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY, OR ANY ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.
17. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE I-4 DISTRICT REGULATIONS OF THE ZONING ORDINANCE ARE AS FOLLOWS:

FRONT YARD	CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
SIDE YARD	NO REQUIREMENT.
REAR YARD	NO REQUIREMENT.

18. THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.
19. IT IS TO BE UNDERSTOOD THAT EVEN THOUGH THERE ARE 13 PARKING SPACES SHOWN ON THE GRAPHIC, THE APPLICANT RESERVES THE RIGHT TO PROVIDE ONLY THE MINIMUM NUMBER OF SPACES REQUIRED UNDER THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

    A FINAL NUMBER OF PARKING SPACES AND A FINAL NUMBER AND LOCATION OF LOADING SPACES AND ACCESSIBLE PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
20. GIVEN THE SIZE AND NATURE OF THIS DEVELOPMENT, THERE ARE NO COMMUNITY OR PUBLIC FACILITIES OR SPECIAL AMENITIES BEING PROPOSED. ALSO, THERE ARE NO PUBLIC IMPROVEMENTS PROPOSED.
21. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN THE SAME IS PROVIDED IN A SEPARATE ASSOCIATED DOCUMENT.
22. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE LEE COMMUNITY PLANNING SECTOR (V1), VIENNA PLANNING DISTRICT OF AREA II AND THE MERRIFIELD SUBURBAN CENTER OF THE COMPREHENSIVE PLAN. THE PLAN RECOMMENDS INDUSTRIAL USE UP TO .50 FAR. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE PLAN RECOMMENDATION.
23. THERE IS AN EXISTING 4 FOOT WIDE SIDEWALK LOCATED ON THE WEST SIDE OF PROSPERITY AVENUE IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN.
24. THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE SITE.
25. A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN BOUNDARY OF THE PROPERTY IS REQUESTED PURSUANT TO PAR. 12 OF SECT. 13-304 OF THE ZONING ORDINANCE GIVEN THAT THE REAR FACADE OF BUILDING 'B' IS PROPOSED TO BE BRICK AND THAT SOLID BRICK WALLS ARE PROPOSED TO BE EXTENDED FROM BUILDING 'B' BOTH TO THE FRONT AND REAR OF THE PROPERTY. THE PROPOSED BUILDING FACADE AND WALLS WILL SERVE THE PURPOSE AND INTENT OF A BARRIER. IT IS TO BE UNDERSTOOD THAT THE PORTION OF BUILDING 'B' THAT IS TO BE USED AS AN OFFICE/APARTMENT MAY HAVE WINDOWS IN THE SECOND FLOOR OF THE REAR FACADE.
26. THE LANDSCAPING SHOWN HEREON IS ILLUSTRATIVE ONLY AND REPRESENTS THE LEVEL OF QUANTITY AND QUALITY PROPOSED. THE ACTUAL LOCATION, LAYOUT, TYPE AND AMOUNT OF LANDSCAPING WILL BE DETERMINED PURSUANT TO A MORE DETAILED LANDSCAPE PLAN TO BE PREPARED AND SUBMITTED IN CONJUNCTION WITH THE SITE PLAN.
27. OUTSIDE LIGHTING ASSOCIATED WITH THE PROPOSED DEVELOPMENT PROGRAM WILL BE LIMITED TO LOW INTENSITY LIGHTS LOCATED ON THE NORTHERN FACE OF BUILDING B ORIENTED DOWNWARD AND DESIGNED TO ILLUMINATE THE DRIVEWAY. THE OUTSIDE LIGHTING WILL CONFORM TO THE GLARE STANDARDS THAT ARE SET FORTH IN PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
28. TO THE BEST OF OUR KNOWLEDGE, EXCEPT FOR THE WAIVERS REFERENCED ABOVE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING VEGETATION
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- POSSIBLE TREE SAVE
- EXISTING 4' HIGH CHAIN LINK FENCE
- EXISTING 4' HIGH WOOD FENCE
- EXISTING CONCRETE SIDEWALK
- EXISTING WELL
- EXISTING FIRE HYDRANT
- POSSIBLE LOCATION OF UNDERGROUND SWM AND BMP.
- EXISTING CONCRETE SIDEWALK TO BE REMOVED

LANDSCAPE LEGEND

- PROPOSED LARGE EVERGREEN TREE
- PROPOSED MEDIUM EVERGREEN TREES
- PROPOSED DECIDUOUS TREE
- PROPOSED SMALL DECIDUOUS TREE
- PROPOSED EVERGREEN OR DECIDUOUS SHRUBS
- PROPOSED GROUNDCOVER

PRINTED
DEC 18 1996
Dewberry & Davis

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd. Fairfax, VA 22031
☎ 703 849-0100

RZ 96-P-024

GENERALIZED DEVELOPMENT PLAN
STORAGE USA / PROSPERITY AVENUE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Revision Date
10-01-96
11-01-96
11-5-96
11-18-96
12-11-96*

Drawn By	JMC
Designed By	
Checked By	NS/PGY
Engineer	JOP
Date	4-22-96
Scale	1"=30'
Plan Number	SW251 PLAN S6204 GDP
Zoned	
Sheet	1 of 1
File Number	M-9390