NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THE REZONING FROM THE R-3 DISTRICT TO THE C-8 DISTRICT IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 61-2 ((1)) 82 (PART). IT CONSISTS OF 0.10 ACRE.

   THE GENERALIZED DEVELOPMENT PLAN (GDP) RELATED TO THE REZONING WAS WAIVED IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 10 OF SECT. 18-202 OF THE ZONING ORDINANCE. IN ADDITION, REQUEST IS HEREBY MADE FOR THE BOARD OF SUPERVISORS IN CONJUNCTION WITH ITS APPROVAL OF THE REZONING TO WAIVE THE MINIMUM LOT AREA AND MINIMUM LOT WIDTH REQUIREMENTS SPECIFIED FOR THE C-8 DISTRICT IN ACCORDANCE WITH THE PROVISION SET FORTH IN SECT. 9-610. IT IS FURTHER REQUESTED THAT THE BOARD OF SUPERVISORS RECOMMEND THAT THE DIRECTOR WAIVE THE SERVICE DRIVE THAT IS REQUIRED ALONG THE FRONTAGE OF COLUMBIA PIKE.

2. THE PROPERTY THAT IS THE SUBJECT OF THE SPECIAL EXCEPTION (SE) APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 61-2 ((1)) 82 AND 61-2 ((43)) 4 (PART). IT CONSISTS OF 2.19 ACRES.

   IT IS TO BE NOTED THAT THERE IS A COMPANION APPLICATION BEING PROCESSED CONCURRENTLY WITH THE REZONING AND SPECIAL EXCEPTION APPLICATIONS TO VACATE A 0.04 ACRE PIECE OF RIGHT-OF-WAY THAT PROTRUDES INTO THE PROPERTY THAT IS THE SUBJECT OF THE SPECIAL EXCEPTION APPLICATION. THIS LAND AREA IS INCLUDED IN THE TOTAL LAND AREA OF THE SPECIAL EXCEPTION APPLICATION.

3. THE PURPOSE OF THE SPECIAL EXCEPTION IS TO ESTABLISH AN AUTOMOBILE-ORIENTED USE (RETAIL SALES ESTABLISHMENT WITH A DRIVE-IN WINDOW) AND A FAST FOOD RESTAURANT ON THE SUBJECT PROPERTY. IF EITHER ONE OF THESE USES IS NOT ESTABLISHED, THE APPLICANT RESERVES THE RIGHT TO SUBSTITUTE A PERMITTED USE AS SET FORTH IN SECT. 4-802 OF THE ZONING ORDINANCE. PARKING WILL BE PROVIDED FOR SAID SUBSTITUTE USE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.

4. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.

5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AIR SURVEY PREPARED BY DEWBERRY & DAVIS.

6. STORMWATER MANAGEMENT (SWM) REQUIREMENTS AND BEST MANAGEMENT PRACTICE (BMP) FACILITIES WILL BE PROVIDED FOR IN UNDERGROUND PIPES AND SAND FILTERS IN THE GENERAL LOCATION(S) REPRESENTED ON THE GRAPHIC IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE PUBLIC FACILITIES MANUAL. THE EXACT SIZE AND LOCATION(S) OF THE FACILITIES WILL BE DETERMINED AT TIME OF SITE PLAN PREPARATION.

7. THE FOOTPRINTS, SIZES, SHAPES AND LOCATIONS OF THE BUILDINGS SHOWN HEREON ARE PRELIMINARY AND MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 9-004 OF THE ZONING ORDINANCE. THE GROSS FLOOR AREAS, BUILDINGS HEIGHTS AND NUMBER OF SEATS PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC AND THE OPEN SPACE AREA PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MINIMUMS.

   THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA OR PROVIDE A FEWER NUMBER OF SEATS IN THE FAST FOOD RESTAURANT AND THE BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING LOT LAYOUT WILL BE MODIFIED ACCORDINGLY. IT IS UNDERSTOOD THAT ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE A BUILDING FOOTPRINT IS SLIGHTLY REDUCED, SHIFTED OR MODIFIED SO LONG AS THE OPEN SPACE AREA PRESENTED IN THE TABULATION IS NOT REDUCED.

8. THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IT IS UNDERSTOOD THAT THE BUILDINGS MAY HAVE CELLAR SPACE(S) WHICH SPACE(S) 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.

9. THE NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION FOR THE TWO PROPOSED USES IS BASED ON A PRELIMINARY ESTIMATE OF GROSS FLOOR AREAS AND NUMBER OF SEATS. THE NUMBER OF PARKING SPACES MAY BE ADJUSTED FOR EITHER OR BOTH USES IN ACCORDANCE WITH NOTES 7 AND 8 ABOVE BASED ON THE FINAL DEVELOPMENT PROGRAM AS LONG AS THE OPEN SPACE PROVIDED AND THE MINIMUM DIMENSIONS TO THE FRONT LOT LINE ARE NOT DIMINISHED. A FINAL NUMBER OF PARKING SPACES, LOADING SPACES AND A FINAL NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

10. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, PLANTERS, FENCES AND/OR WALLS NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED. A TRASH RECEPTACLE AND FOUR ORNAMENTAL STREET LIGHTS WILL BE PROVIDED AS REQUESTED BY THE BAILEYS CROSSROADS REVITALIZATION CORPORATION.

11. FREESTANDING AND BUILDING-MOUNTED SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE.

12. THERE IS AN EXISTING STRUCTURE ON LOT 61-2 ((1)) 82. IT WAS BUILT IN 1958 AND HAS NO HISTORICAL SIGNIFICANCE. IT WILL BE RAZED.

13. THERE IS A BICYCLE TRAIL PROPOSED BY THE COMPREHENSIVE PLAN ALONG THE FRONTAGE OF THE SUBJECT PROPERTY ON COLUMBIA PIKE. A WAIVER OF THIS TRAIL MAY BE REQUESTED AT THE TIME OF SITE PLAN SUBMISSION AS THERE IS NO BICYCLE TRAIL ON EITHER SIDE OF THE SUBJECT PROPERTY TO TIE INTO.

14. THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION LOCATED ON THE SUBJECT PROPERTY.

15. THE SUBJECT PROPERTY IS LOCATED IN LAND UNIT C OF THE BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER AREA OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE PLAN RECOMMENDS OFFICE USE WITH GROUND FLOOR RETAIL, UP TO 0.35 FAR, WITH A BUILDING HEIGHT NOT TO EXCEED 40 FEET. A NOMINATION TO AMEND THE COMPREHENSIVE PLAN TO ALLOW THE PROPOSED DEVELOPMENT PROGRAM WAS APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 17, 1997 (APR #97-I-3B).

16. THE PROPOSED DEVELOPMENT PROGRAM WILL BE SERVED BY PUBLIC WATER AND SEWER BOTH OF WHICH ARE CURRENTLY AVAILABLE AT THE SITE.

17. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SITE. IN ADDITION, THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE SITE.

18. THE ENTIRE SITE WILL BE SUBJECT TO CLEARING AND GRADING.

19. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

20. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES 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 V. 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 BUILDING MAINTENANCE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

21. THERE IS NO TRANSITIONAL SCREENING YARD OR BARRIER REQUIRED BY THE PROVISIONS SET FORTH IN ARTICLE 13 OF THE ZONING ORDINANCE. THERE IS A SEVEN FOOT HIGH BRICK SCREENING WALL AND FOUR FOOT WIDE PLANTING STRIP PROPOSED ALONG A PORTION OF THE PROPERTY'S COMMON BOUNDARY LINE WITH THE ROCK SPRINGS PROFESSIONAL CENTER CONDOMINIUM AS SHOWN ON THE GRAPHIC IN ACCORDANCE WITH PAR. 22 OF THE PROFFERS DATED JULY 7, 1994 THAT WERE APPROVED IN CONJUNCTION WITH THE APPROVAL OF PCA 84-M-004-2.

22. THE STATEMENTS AND ADDITIONAL INFORMATION REQUIRED BY THE PROVISIONS OF SECT. 9-011 OF THE ZONING ORDINANCE ARE FURNISHED IN A SEPARATE ASSOCIATED DOCUMENT.

23. EXTERIOR LIGHTING WILL BE PROVIDED BY A COMBINATION OF WALL-MOUNTED LIGHT FIXTURES LOCATED ON THE BUILDING AND POLE-MOUNTED LIGHT FIXTURES LOCATED IN THE PARKING LOTS. THE POLE-MOUNTED LIGHT FIXTURES WILL NOT EXCEED 20 FEET IN HEIGHT. ALL LIGHTING WILL CONFORM TO THE PERFORMANCE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.

24. THE LANDSCAPING SHOWN HEREON IS ILLUSTRATED TO REPRESENT A DESIGN CONCEPT ONLY. FINAL LANDSCAPING MAY VARY WITH RESPECT TO PLANT TYPES AND ACTUAL LOCATIONS PENDING FINAL ENGINEERING AND DESIGN AND THE PLACEMENT OF SIDEWALKS AND UTILITIES.

25. THERE ARE NO UTILITY EASEMENTS GREATER THAN 25' IN WIDTH LOCATED ON THE SUBJECT PROPERTY.

26. THE EXISTING CENTERLINE OF COLUMBIA PIKE REPRESENTED ON THE GRAPHIC IS BASED ON A CERTIFICATE OF TAKING AS RECORDED IN THE LAND RECORDS RELATED TO PROJECT 2529-05 LAST DATED JANUARY 9, 1957. THE CENTERLINE AS WELL AS THE RELATED DIMENSIONS TO THE EDGE OF PAVEMENT AND TO THE EDGE OF THE RIGHT-OF-WAY MAY BE SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.

27. 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 ZONING	C-8, R-3, HC AND SC
PROPOSED ZONING	C-8, HC AND SC
LAND AREA OF SPECIAL EXCEPTION	2.19± AC
LAND AREA OF REZONING	0.10± AC
LAND AREA OF RIGHT-OF-WAY VACATION	0.04± AC
PROPOSED GROSS FLOOR AREA	14,000 GSF
RETAIL SALES ESTABLISHMENT	11,000± GSF
FAST FOOD RESTAURANT	3,000± GSF
PROPOSED NUMBER OF SEATS IN FAST FOOD RESTAURANT	54
PARKING SPACES REQUIRED	86
RETAIL SALES ESTABLISHMENT @ 6 SPACES PER 1,000 NSF - 1	59
FAST FOOD RESTAURANT @ 1 SPACE PER 2 SEATS	27
PARKING SPACES PROVIDED	91
MAXIMUM BUILDING HEIGHT	40 FT
PERMITTED FLOOR AREA RATIO (FAR)	0.50
PROPOSED FLOOR AREA RATIO (FAR)	0.15
OPEN SPACE REQUIRED (15%)	0.33 AC
OPEN SPACE PROPOSED (25%)	0.55 AC

PRINTED
DEC 0 9 1997
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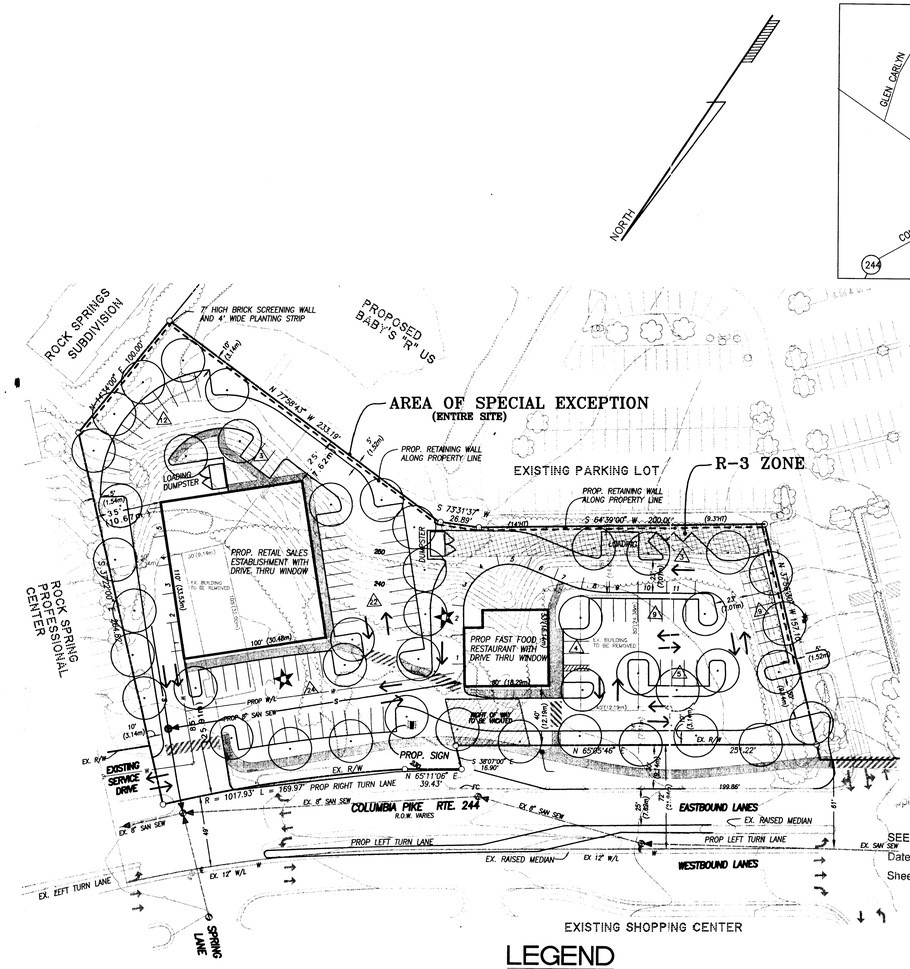
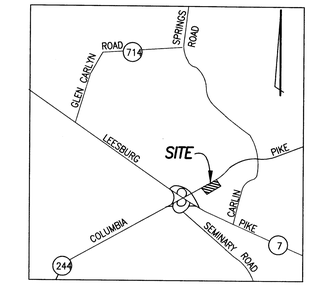




VICINITY MAP
SCALE : 1" = 2000'

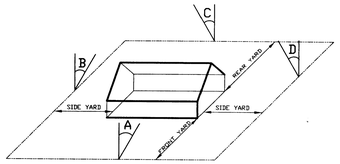
Application No. 97-M-044 Staff L
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 2/9/98
Date of (BOS) (BZA) approval 2/9/98
Sheet 1 of 2

LEGEND

EXISTING SANITARY SEWER	S
EXISTING WATER MAIN	W
EXISTING VEGETATION	
PROPOSED SANITARY SEWER	S
PROPOSED WATER MAIN	W
PROPOSED STREET TREES (2.5"-3" CAL.)	
APPROX. LOCATION OF PROP. UNDERGROUND STORMWATER MANAGEMENT FACILITIES	
PROPOSED SIDEWALK	
PROPOSED SPECIAL PAVEMENT CROSSWALK	

Application No. 97-M-044 Staff L
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/3/98
Date of (BOS) (PC) approval 2/9/98
Sheet 1 of 2

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 9 1997
ZONING EVALUATION DIVISION



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

SIDE YARD : B NO REQUIREMENT

REAR YARD : C 20'

DETAIL
MINIMUM REQUIRED YARD FOR BUILDING WITH 40' HEIGHT

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
12/8/97
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

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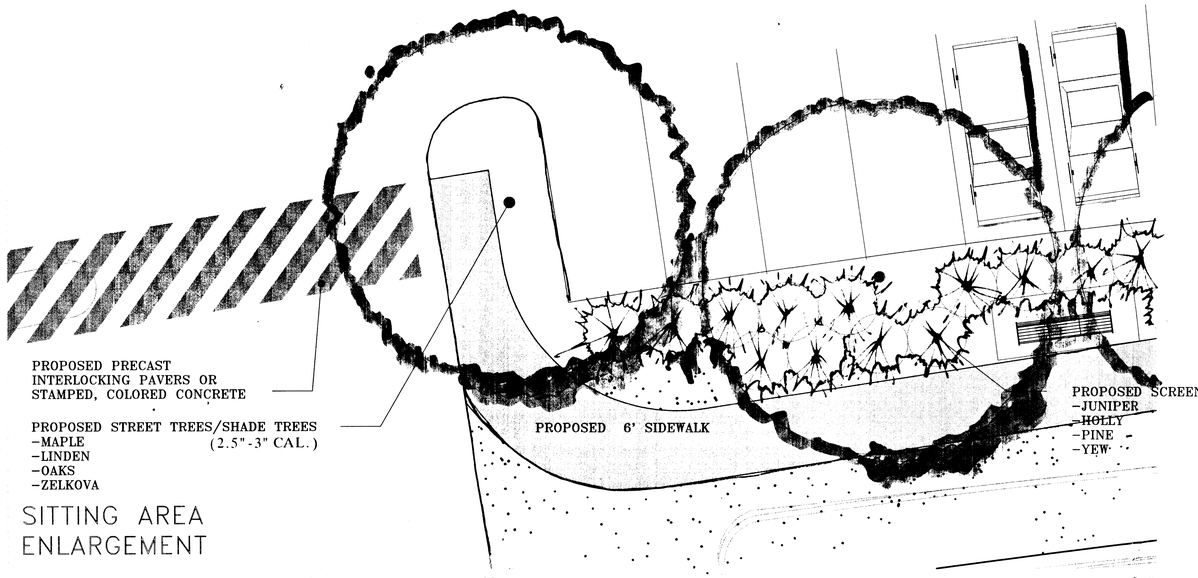
SE 97-M-044
(RZ 1997-MA-044)
FAIRFAX COUNTY, VIRGINIA

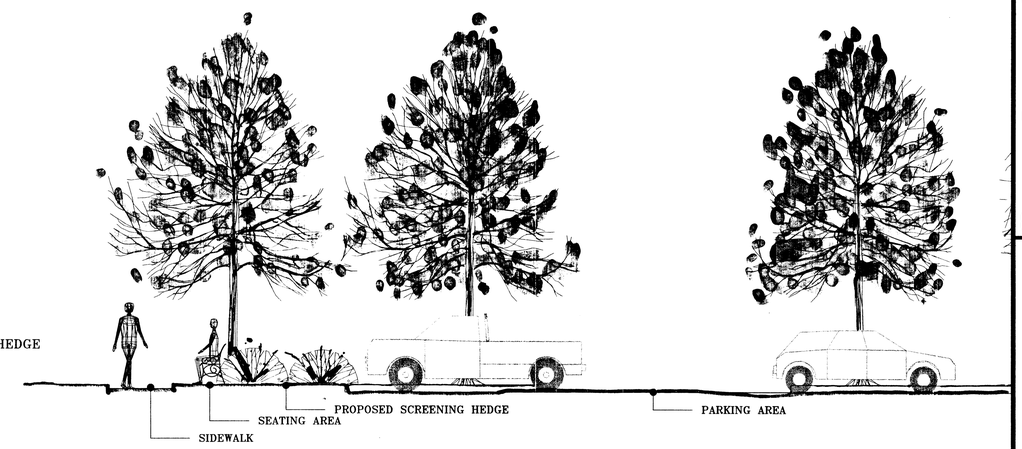
SPECIAL EXCEPTION PLAT
SKYLINE ENTRE PLAZA
MASON DISTRICT

Drawn By	MWT
Designed By	MWT
Checked By	PGY
Date	11-3-97
Rev.	12-N-97
Scale	1"=50'
Plan Number	
Zoned	C-8 & R-3
SHEET	1 OF 2
File Number	M-9327

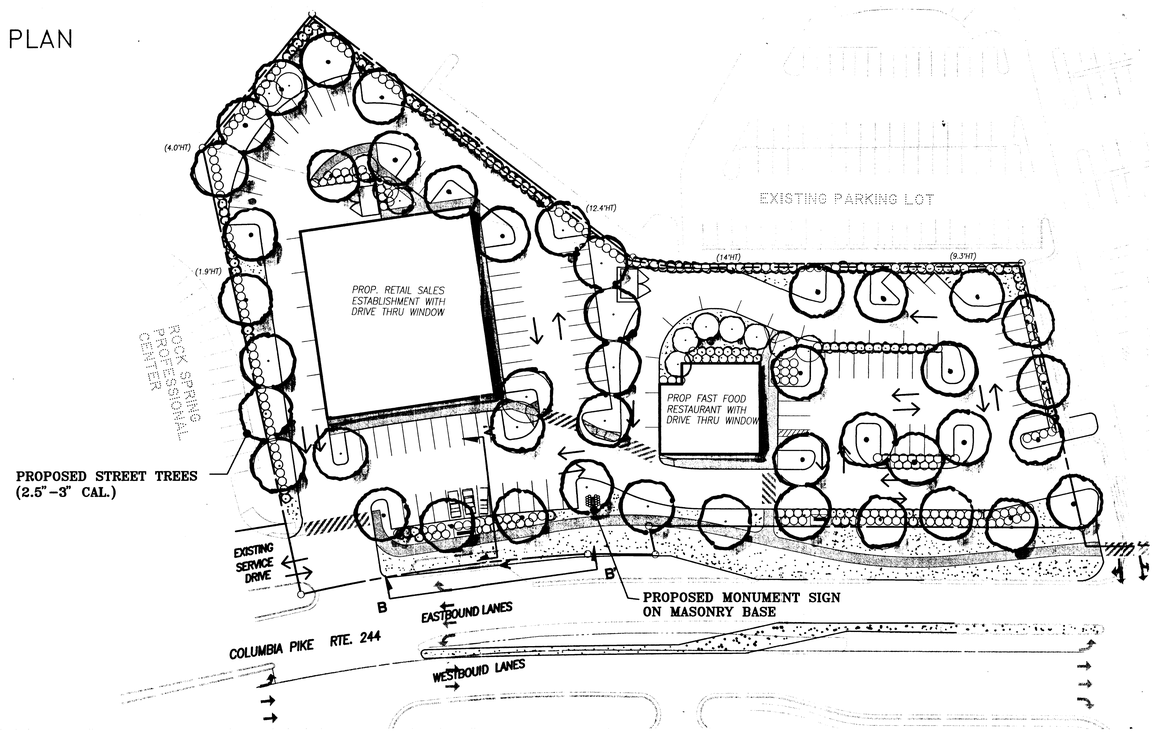
SITTING AREA ENLARGEMENT



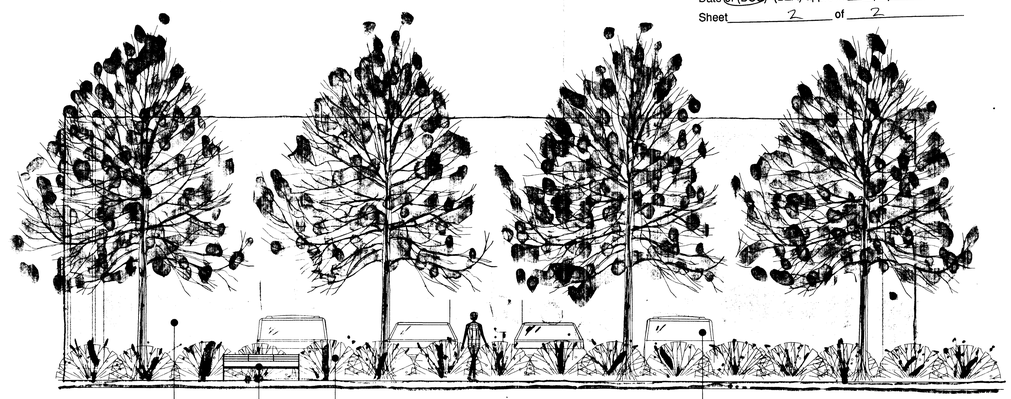
SECTION A–A'



PLAN



SECTION B–B'



Application No. 97-M-044 Staff 4
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 2/9/98
Date of (BOS) (BZA) approval 2/9/98
Sheet 2 of 2

Application No. 97-M-044 Staff 4
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/3/98
Date of (BOS) (PC) approval 2/9/98
Sheet 2 of 2

NOTE:

THE LANDSCAPE PLAN AND RELATED SECTIONS ON THIS SHEET ARE BASED ON PRELIMINARY ENGINEERING. THEY ARE INTENDED TO REPRESENT THE LEVEL OF QUALITY AND QUANTITY AND THE THEME OF LANDSCAPING THAT IS PROPOSED. THE ACTUAL LOCATION, LAYOUT,TYPE AND AMOUNT OF VEGETATION, STREET FURNITURE AND SPECIAL PAVERS WILL BE DETERMINED PURSUANT TO A MORE DETAILED LANDSCAPE PLAN THAT WILL BE PREPARED IN CONJUNCTION WITH THE SITE PLAN(S).

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
PROFESSIONAL ENGINEER
11/3/97

ENGINEER'S SEAL & SIGNATURE

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FAIRFAX COUNTY, VIRGINIA

LANDSCAPE ENLARGEMENTS / SECTIONS

SKYLINE / ENTRE PLAZA

MASON DISTRICT

Drawn By	MWT
Designed By	MWT
Checked By	PGY
Date	11-3-97
Scale	NOT TO SCALE
Plan Number	
Zoned	
SHEET	2 OF 2
File Number	M-9327

Rev. 12-8-97