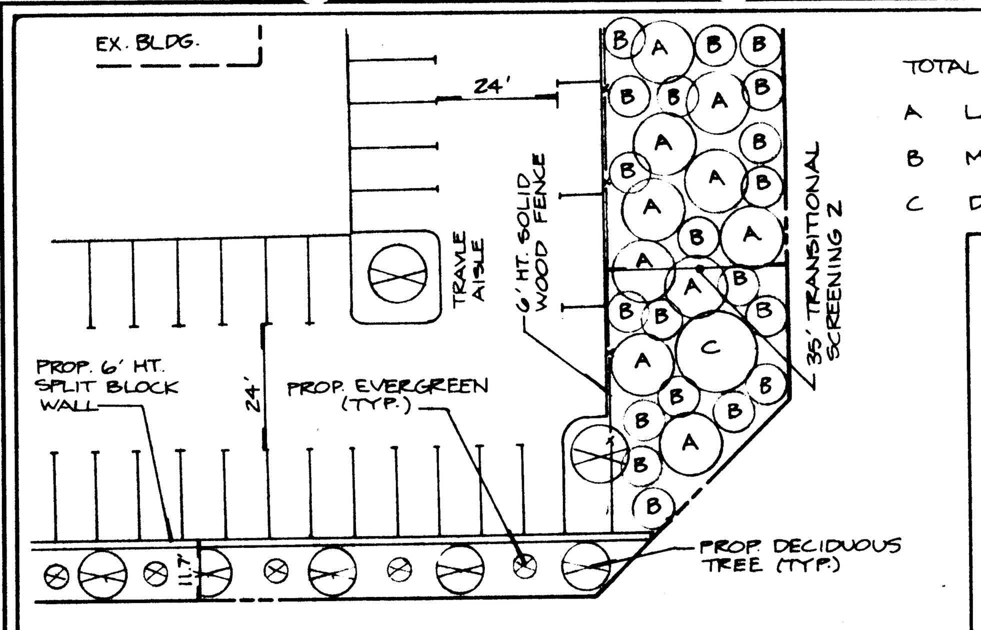


TRANSITIONAL SCREENING DETAIL (NO SCALE)

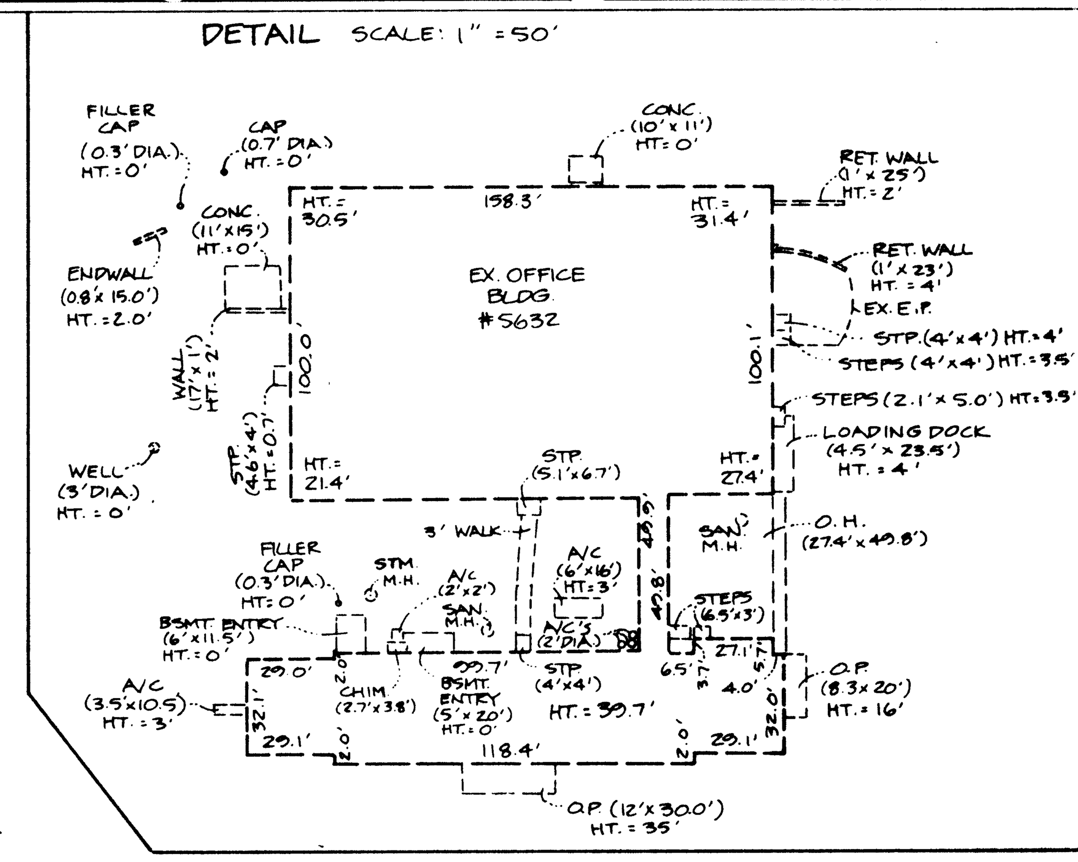
TRANSITIONAL SCREENING & BARRIER REQUIREMENT:

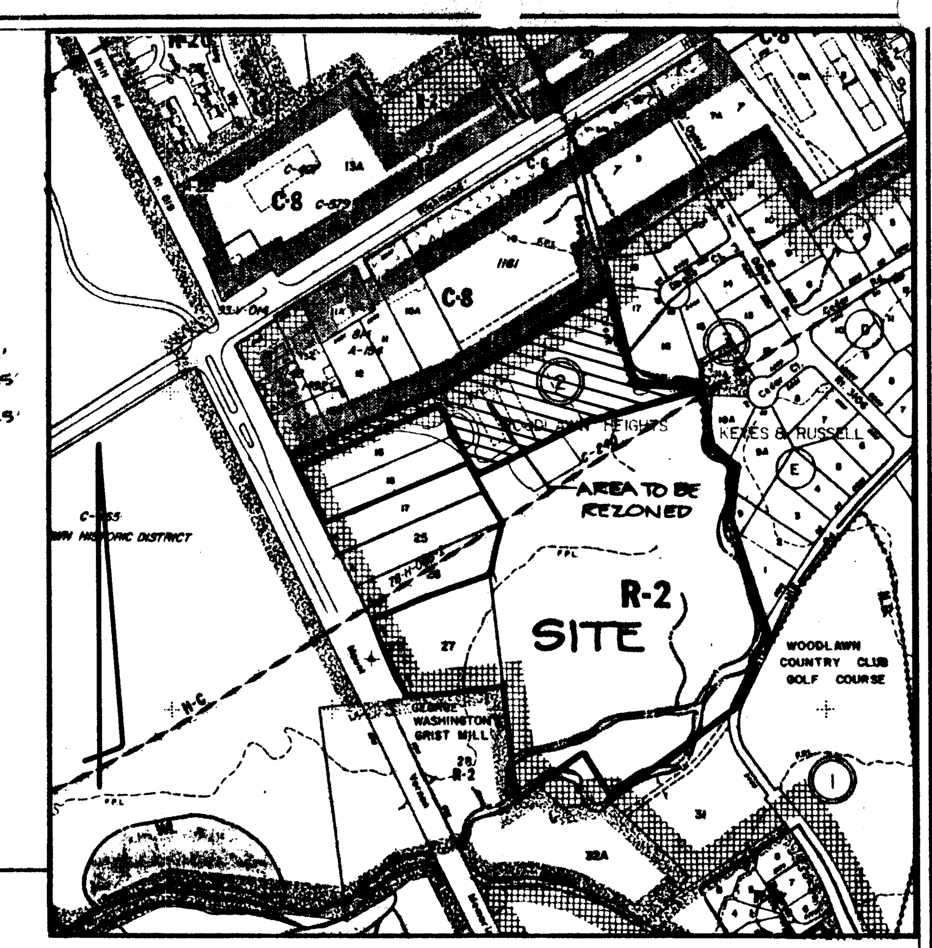
OFFICE USE ADJACENT TO R-2 ZONES REQUIRES TRANSITIONAL SCREENING 2 AND BARRIER REQUIREMENT "D" OR "F".

SCREENING REQUIREMENT: 35 FT. WIDE UNBROKEN STRIP OF OPEN SPACE PLANTED WITH:

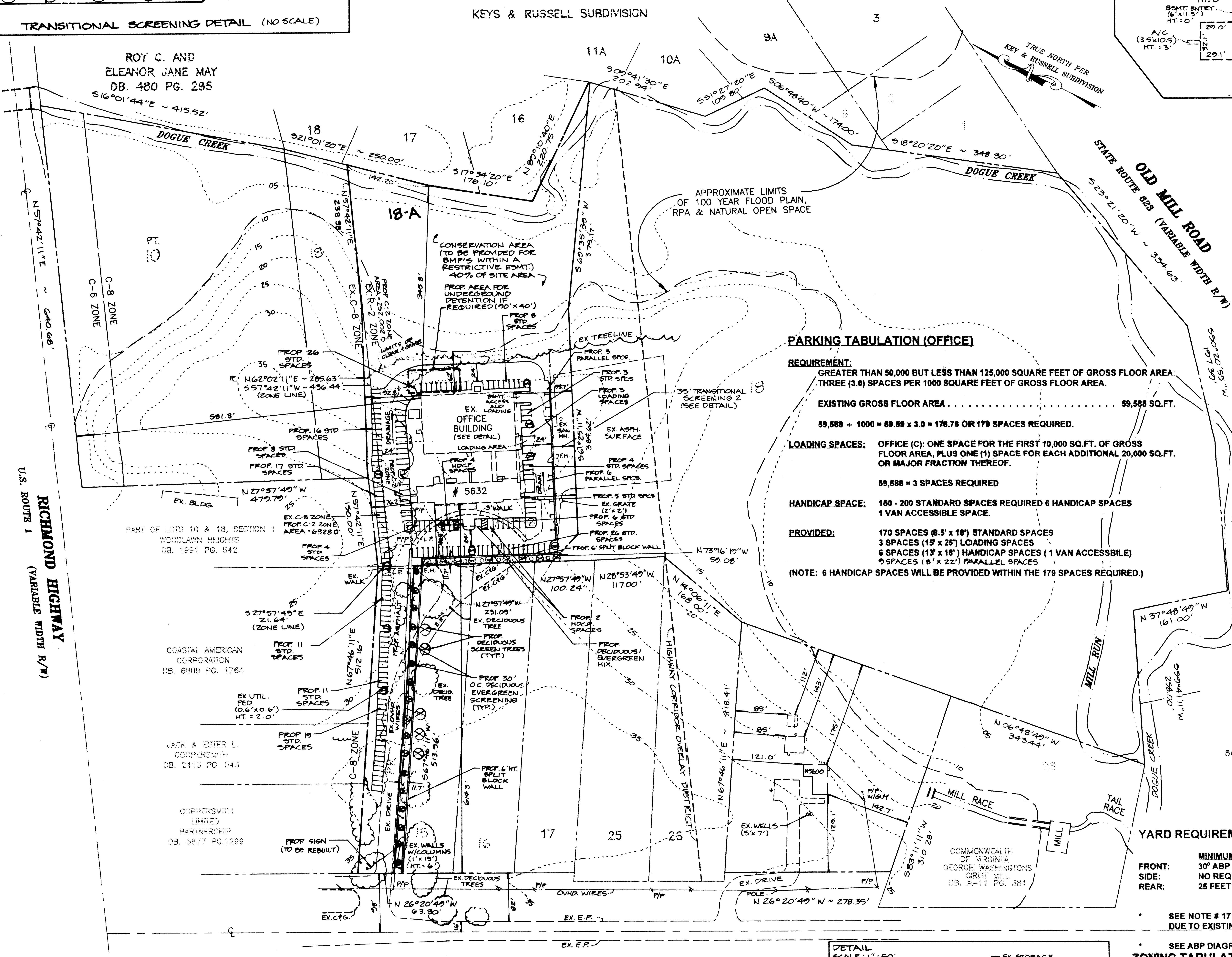
- 1 LARGE EVERGREEN TREE (ULTIMATE HEIGHT OF 40') PLANTED 10' ON CENTER.
- 1 MEDIUM EVERGREEN TREE (ULTIMATE HEIGHT OF 20' - 40') PLANTED 5' ON CENTER.
- 1 DECIDUOUS TREE (ULTIMATE HEIGHT OF 50') PLANTED 30' ON CENTER.

BARRIER REQUIREMENT: 6' HEIGHT SOLID WOOD FENCE
(SEE DETAIL FOR TYPICAL SCREENING/BARRIER PROVIDED)





VICINITY MAP SCALE: 1" = 500'



PARKING TABULATION (OFFICE)

REQUIREMENT:
GREATER THAN 50,000 BUT LESS THAN 125,000 SQUARE FEET OF GROSS FLOOR AREA. THREE (3.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA.

EXISTING GROSS FLOOR AREA . . . . 59,588 SQ.FT.

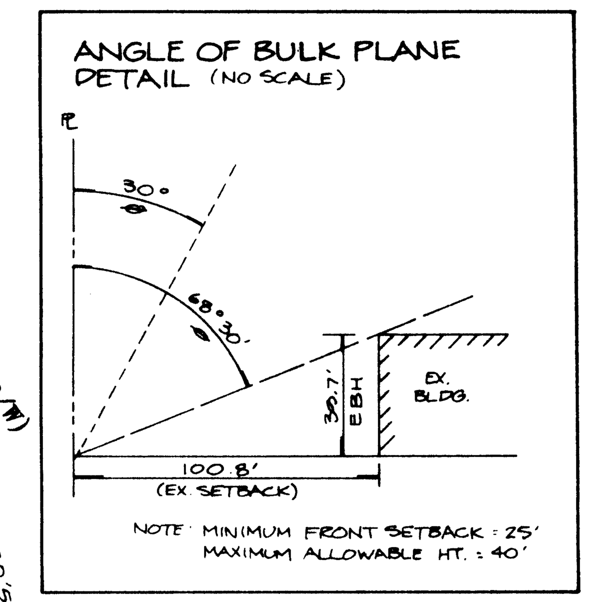
59,588 ÷ 1000 = 59.59 x 3.0 = 178.76 OR 179 SPACES REQUIRED.

LOADING SPACES: OFFICE (C): ONE SPACE FOR THE FIRST 10,000 SQ.FT. OF GROSS FLOOR AREA, PLUS ONE (1) SPACE FOR EACH ADDITIONAL 20,000 SQ.FT. OR MAJOR FRACTION THEREOF.

59,588 = 3 SPACES REQUIRED

HANDICAP SPACE: 150 - 200 STANDARD SPACES REQUIRED 6 HANDICAP SPACES
1 VAN ACCESSIBLE SPACE.

PROVIDED:
170 SPACES (8.5' x 18') STANDARD SPACES
3 SPACES (15' x 25') LOADING SPACES
6 SPACES (13' x 18') HANDICAP SPACES (1 VAN ACCESSBILE)
9 SPACES (8' x 22') PARALLEL SPACES
(NOTE: 6 HANDICAP SPACES WILL BE PROVIDED WITHIN THE 179 SPACES REQUIRED.)



Application No. RZ1998-MV-021 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED Nodate - Rec'd by DPZ on 8-3-98
Date of (BOS) (PC) approval 8-3-98
Sheet 1 of 1

YARD REQUIREMENTS:

	MINIMUM REQUIRED	MINIMUM PROVIDED
FRONT:	30° ABP PLANE; MINIMUM 25'	100.8
SIDE:	NO REQUIREMENT	92.8
REAR:	25 FEET	345.8

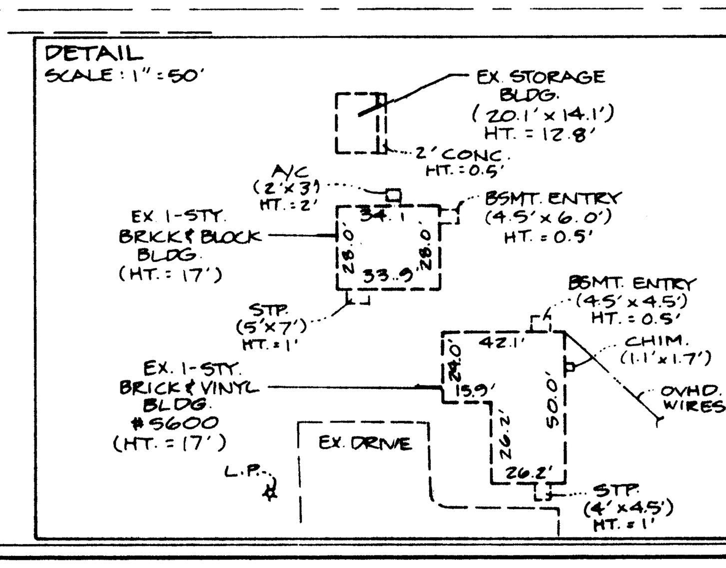
* SEE NOTE # 17 FOR REQUEST TO WAIVE MINIMUM LOT WIDTH DUE TO EXISTING CONDITIONS.

* SEE ABP DIAGRAM FOR SETBACK COMPLIANCE

ZONING TABULATIONS AND BULK REGULATIONS

EXISTING ZONE:	R-2 & C-8
PROPOSED ZONE:	C-2
LOT AREA REQUIRED	20,000 SQ.FT. (MINIMUM)
LOT AREA PROVIDED	258,330 SQ.FT. OR 5.9304 ACRES
REZONING AREA	R-2 TO C-2; 252,002 SQ.FT. OR 5.7852 ACRES C-8 TO C-2; 6,328 SQ.FT. OR 0.1453 ACRES
ALLOWABLE BUILDING HEIGHT:	40 FT. (MAXIMUM)
EXISTING BUILDING HEIGHT:	39.7 FT. (MAXIMUM)
LOT WIDTH REQUIRED:	100 FT. (MINIMUM)
LOT WIDTH PROVIDED:	63.3 FT *
ALLOWABLE FLOOR AREA RATIO (FAR):	0.50
PROPOSED FLOOR AREA RATIO (FAR):	0.23
ALLOWABLE FLOOR AREA:	129,165 SQ.FT.
EXISTING FLOOR AREA:	59,588 SQ.FT.
LANDSCAPED OPEN SPACE REQUIRED	30% OR 76,870 SQ.FT.
LANDSCAPED OPEN SPACE PROVIDED	55% OR 140,000 SQ.FT.

MOUNT VERNON HIGHWAY
STATE ROUTE 235 (VARIABLE WIDTH R/W)



GENERAL NOTES:

1. THIS REZONING APPLICATION R-2 & C-8 TO C-2 IS TO ALLOW THE EXISTING OFFICE BUILDING TO REMAIN ON THIS PROPERTY UNDER THE PROPER ZONING CLASSIFICATION. THIS BUILDING WILL MEET THE REQUIREMENTS OF FLOOR AREA RATIO AND PARKING. THIS GENERALIZED DEVELOPMENT PLAN WILL BE FOR THE REZONING OF THE LAND FOR THE EXISTING OFFICE BUILDING ONLY. ALL OTHER INFORMATION SHOWN SURROUNDING THIS PROPOSED SITE IS FOR INFORMATION ONLY.
2. TAX MAP: #109-2-002-(10 & 18)
3. EXISTING ZONE: R-2 & C-8
   PROPOSED ZONE: C-2
4. TITLE REPORT NOT FURNISHED. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
5. ADJACENT PROPERTIES WILL BE PROTECTED FROM ANY ADVERSE EFFECTS OF DEVELOPMENT BY INCREASED AMOUNTS OF VEGETATION.
6. THE SPECIAL AMENITIES ON-SITE ARE THE INCREASE IN PROPOSED VEGETATION OPEN SPACE, CONSERVATION AREA, AND THE EXISTING VEGETATION ACTING AS A BUFFER.
7. RIGHT-OF-WAY DEDICATION WILL BE DONE DURING THE SITE PLAN PROCESS AND ROAD IMPROVEMENTS WILL BE DONE PRIOR TO OCCUPANCY. IMPROVEMENTS WILL BE PROVIDED WITHIN 6-8 MONTHS AFTER THE BEGINNING OF CONSTRUCTION.
8. THE DEVELOPMENT SCHEDULE CONSISTS OF APPROVAL OF MASTER PLAN AMENDMENT, REZONING, AND FINAL SUBDIVISION APPROXIMATELY WITHIN 2 YEARS.
9. TOPOGRAPHY TAKEN FROM FAIRFAX COUNTY TOPOGRAPHY MAPS (5' CONTOURS).
10. THERE ARE NO VISIBLE OR KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
11. THERE ARE NO KNOWN HAZARDOUS, TOXIC SUBSTANCES, OR PETROLEUM PRODUCTS TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON-SITE.
12. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE CURRENT ADOPTED FAIRFAX COUNTY COMPREHENSIVE PLAN.
13. THIS DEVELOPMENT WILL BE SERVED BY PUBLIC SEWER AND WATER.
14. SEE PARKING TABULATION FOR PARKING REQUIREMENT.
15. OWNER:
    FFA COMPANY, L.C.
    C/O JAMES D. TURNER, MANAGER
    124 S. ROYAL STREET
    ALEXANDRIA, VA. 22314
    DB. 10333 PG. 517
16. THIS DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY.
17. A REQUEST IS BEING MADE FOR A WAIVER OF MINIMUM LOT WIDTH AND MODIFICATION OF A PORTION OF TRANSITIONAL SCREENING/BARRIER REQUIREMENTS ALONG THE EXISTING TRAVEL AISLE AND ALONG THE WESTERN PROPERTY LINE (ACROSS FROM THE MAIN ENTRANCE). A REQUEST IS BEING MADE FOR A WAIVER OF MINIMUM LOT WIDTH FROM THE REQUIRED 100 FT. WIDTH TO THE EXISTING WIDTH OF 63.3 FT. THIS REQUEST WILL ALLOW FOR A REDUCTION OF 36.7 FT. THE TRANSITIONAL SCREENING/BARRIER MODIFICATION IS BEING REQUESTED TO ALLOW THE EXISTING TRAVEL AISLE TO REMAIN IN PLACE WITH A 6 FT. HEIGHT MASONRY WALL BEING PROVIDED ALONG THE TRAVEL AISLE AND WESTERN PROPERTY LINE. AN ORNAMENTAL/EVERGREEN MIX WILL BE UTILIZED ON SITE ALONG THE TRAVEL AISLE AND DECIDUOUS TREES WILL BE PROVIDED ON THE ADJACENT PROPERTY. A DECIDUOUS/EVERGREEN MIX WILL BE PROVIDED ALONG THE WESTERN PROPERTY LINE ADJACENT TO THE PROPOSED WALL.
18. PROPOSED UTILITIES UNDERGROUND.
19. BOUNDARY SURVEY PERFORMED BY OTHERS.
20. SOLID WASTE WILL BE PICKED UP TWICE WEEKLY BY A PRIVATE SERVICE AND DISPOSED OF AT A COUNTY APPROVED LANDFILL.
21. ALL CONSTRUCTION WILL CONFORM TO CURRENT FAIRFAX COUNTY STANDARDS AND SPECIFICATIONS.
22. THERE IS CURRENTLY ONE (1) BRICK & BLOCK STRUCTURE ON-SITE. THIS BUILDING WAS CONSTRUCTED BETWEEN 1958 AND 1969 AND WILL BE RETAINED.
23. MINOR DEVIATION TO DIMENSION, FOOTPRINTS SIZES AND LOCATIONS OF THE BUILDINGS, PARKING AND TRAVEL AISLES REPRESENTED HEREON MAY RESULT FROM FINAL ENGINEERING AND DESIGNS.
24. ALL DEVELOPMENT WILL BE PROVIDED WITHIN THE RMA. ANY DISTURBANCES IN THE RPA WILL BE IN ACCORDANCE WITH THE CHESAPEAKE BAY REGULATIONS AND FAIRFAX COUNTY REQUIREMENTS. THIS SITE WILL COMPLY WITH ALL STANDARDS AND SPECIFICATIONS SET FORTH BY THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO).
25. STORMWATER DETENTION/QUALITY WILL BE PROVIDED IN AREA AS SHOWN UNLESS OTHERWISE WAIVED.
26. UTILITY LOCATIONS ARE SUBJECT TO CHANGE DUE TO FINAL ENGINEERING DESIGNS.
27. LOT AREAS ARE SCALED AND SUBJECT TO CHANGES AT THE TIME OF FINAL LOT COMPUTATIONS.

GEN. NOTES CONT.

28. ALL ON-SITE STORMWATER WILL DRAIN TO THE REAR OF THE SITE BY SURFACE FLOW DRAINING TO THE PROPOSED SWM/CONSERVATION AREA AS REQUIRED.
29. EXISTING SANITARY SEWER AND WATER WILL CONTINUE TO SERVE THIS BUILDING.
30. AN 8' WIDE TRAIL WILL BE ESCROWED DURING DEVELOPMENT TO PROVIDE A TRAIL AT WHICH TIME THE ADJACENT DEVELOPMENT OCCURS FOR PROPER ALIGNMENT.
31. PART OF LOT 18, SECTION 1, WOODLAWN HEIGHTS IS BEING REZONED TO CREATE A PARCEL EXCEEDING 5 ACRES. THE PROPOSED SUBDIVISION WILL BE CREATED AND WILL NOT APPLY TO SUBDIVISION CONTROL.

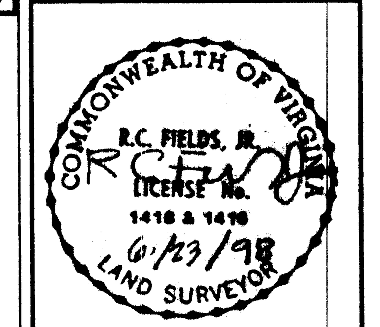
THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS, JR. & ASSOC., P.C. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE COUNTY OF FAIRFAX.

R.C. FIELDS, JR. & ASSOCIATES
A PROFESSIONAL CORPORATION
LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN
718 Jefferson Street
Alexandria, Virginia 22314 (703) 549-6422



GENERALIZED DEVELOPMENT PLAN
ON THE PROPERTY LOCATED AT
#5632 MT. VERNON MEMORIAL HIGHWAY
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUN 23 1998
ZONING EVALUATION DIVISION

DATE	REVISION
3/30/98	AS PER COUNTY
4/2/98	AS PER COUNTY
6/17/98	ENTRANCE SCREEN
6/23/98	PARKING / SCREENING

DESIGN: F.A.W.
DRAWN: R.K.B.
SCALE: 1" = 100'
DATE: MARCH, 1998
SHEET 1 OF 1
FILE: 97-73
DWG:

C:\9773\9773CP1 Fri Mar 13 16:07:06 1998