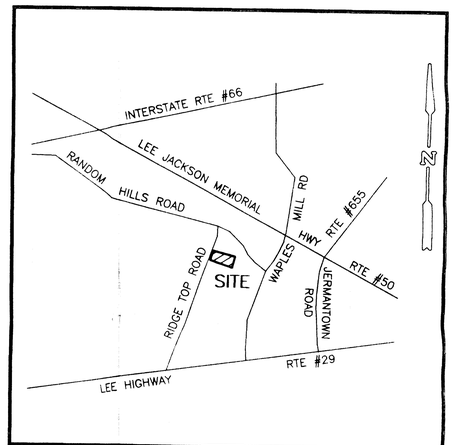
GENERALIZED DEVELOPMENT PLAN
AND
SPECIAL EXCEPTION PLAT
FOR
APPLE FEDERAL CREDIT UNION

GENERAL NOTES

1. The property delineated by this plan is located on Fairfax County Tax Assessment map 56-2 ((11)) Parcel 32.
2. The owner of the subject property is Land Fund II Limited Partnership, a Virginia Limited Parnership, as recorded in Deed Book 9908 at Page 1026 among the land records of Fairfax County, Virginia.
3. The subject property consists of 1.9 Acres and is undeveloped. The current zoning is R-1.
4. The plan has been prepared without the benefit of a title report, and therefore does not necessarily indicate all encumbrances in the property.
5. The boundary information is from current survey performed by Patton Harris Rust and Associates. Topographic information is from Aerial Survey from available county records. The contour interval is 5 feet.
6. Ingress and egress to the property is via Ridge Top Road.
7. Existing land use and zoning adjacent to the site are:
   west: PDH-2 Use: Multi-family Residential
   north: C-4 Use: Office
   east: I-5 Use: General Industrial
   south: C-4 Use: Office
8. The proposed deveelopment conforms to the adopted Comprehensive Plan and policies of Fairfax County. No adverse effects are foreseen on adjacent properties.
9. No floodplain exists on the subject property as delineated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County.
   No Resource Protection Area (RPA) or Environmental Quality Corridor (EQC) exists on the subject property as per the Fairfax County Chesapeake Bay Preservation Area maps.
10. To the best of our knowledge, the proposed development will be in conformance with all applicable ordinances, regulations, and adopted standards except as noted.
11. Development of this project shall commence at such time as appropriate County approvals have been obtained and subject to the discretion of the owner.
12. Public water service to the site shall be an extension of existing water mains provided by the Fairfax County Water Authority (FCWA). Detailed service to the building shall be completed during final site plan engineering.
13. Public sanitary sewer will be provided by an extension of existing facilities. Detailed service to the building shall be completed during final site plan engineering.
14. An air quality permit shall be obtained prior to commencement of construction. If required.
15. Stormwater management and BMP shall be provided in an underground facility in accordance with Fairfax County Ordinances. BMP will be provided in an underground DC Type Sand Filter. Peak Reduction by underground chamber.
16. Storm sewer shown is conceptual. Detailed storm design will be completed during the final site plan engineering. Storm drainage outfalls from this site will flow to existing culverts in Ridge Top Road and are adequate for post developed flows.
17. Parking will be provided in conformance with Article 11 of the zoning ordinance. See Separate Parking Tabulations.
18. To the best of our knowledge and belief, there are no graves or burial sites located on this site.
19. No hazardous or toxic substances are present on site as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management Regulations VR 672-10-1 - Virginia Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; none are generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.
20. Owner/applicant reserves the right to make minor modifications and adjustments to the final design of the proposed landscaping areas prior to site plan submittal. In no case shall there be a reduction in the total quantity of landscaping proposed hereon.
21. Dimensions are approximate as scaled. The building footprint may vary due to final engineering and architectural design prior to site plan submission, but will remain in general conformance to footprint shown hereon.
22. The site is covered predominately with hardwoods. All reasonable effort will be made during site plan/construction to save existing vegetation along the east property line. Supplemental plantings will be provided to ensure Transitional Screening Requirement 1 is met.
23. All existing structures are to be demolished.
24. There are not any easements with a width greater than 25' on site.
25. Trails are not required on site per the adopted Comprehensive Plan.
26. Decidous trees have been planted along the southern side of the building to provide energy conservation measures and provide shade for pedestrians. Proposed architecture will incorporate energy saving design elements.
27. All signs will be in conformance with Article 12 of the Fairfax County Zoning Ordinance.

WAIVERS:

1. A waiver of Article 13-300, Transitional Screening and Barriers, is hereby requested along Ridge Top Road.



VICINITY MAP
SCALE: 1" = 24,000

TABULATIONS

Gross Site Area: 1.9 Acres (83, 106 SF)

Existing Zoning: (R-1) RESIDENTIAL DISTRICT
Proposed Zoning: (C-3) Office District

ZONING:	REQUIRED:	PROVIDED:
Min. Lot Area:	20,000 SF	20,000 SF
Min. Lot Width:	100'	178'±
Max. Building Height:	90'	60'±
Yards:		
Front Yard:	Controlled by a 25° angle of Bulk Plane but no less than 40 Ft.	85'±
Side Yard:	No Requirement	4'
Rear Yard:	Controlled by a 20° angle of Bulk Plane, but no less than 25 Ft.	25'

FAR (per Comprehensive Plan)): 0.70; (per C-3 Zoning District): 1.0
Density Tabulations: OFFICEE BLDG 58,174 SF
Floor Area Ratio (F.A.R) Callculation:
Gross Square Foot of Buildirng (gsf): 58,174 gsf
F.A.R. = 0.70

PARKING:
Proposed use: Bank and Office Building
Total Parking Required: Bank 3,877 SF @ 4 sp/1000 GFA= 16 Spaces
Office 54,297 SF @ 3 sp/1000 GFA=163 Spaces

Total Spaces Required: 179 SSpaces
Parking Provided: 218 SSpaces (7 Handicapped Spaces)
+ 20 SStacking Spaces Total
+ 3 LLoading spaces

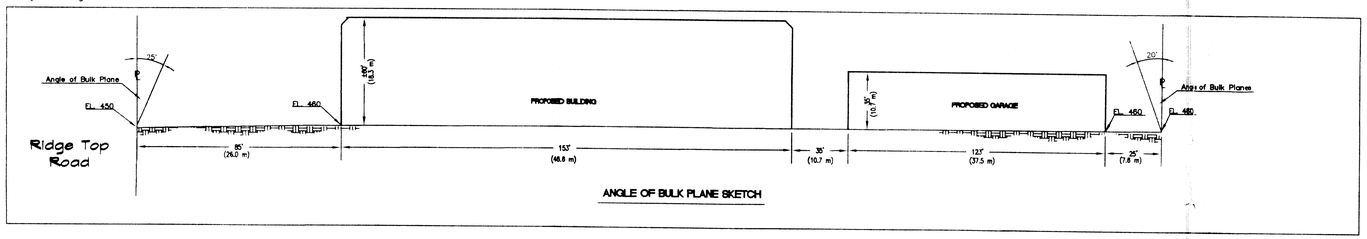
Surface Parking: 22 Spaces
Parking Garage: Ground Level 78 Spaces
Upper Levels 118 Spaces

Total Provided 218 Spaces *

Open Space: 155% or 12,465 SF — 24,931 SF (30%)

Interior Landscaping 5%% or 1,840 SF — 2,321 SF (6%)

*Applicant reserves the right to increase the number of parking spaces in the garage so long as the height of the garage does not increase and the open space is not reduced



ANGLE OF BULK PLANE SKETCH

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 23 1998
ZONING EVALUATION DIVISION

Application No. PCA 1998-SU-005 Staff SSHOWS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-3-98
Date of (BOS) (PC) approval 9-14-98
Sheet 1 of 5

NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APPROVED	DATE
1	Added site furnishing note per County comment	5/29				
2	Added site furnishing details per County comment	7/1				
3	Added details, limits of CEs, revised layout per County comments	7/10				
4	Added note regarding ability to increase parking.	7/23				

REVISION

PROFESSIONAL SEAL: COMMONWEALTH OF VIRGINIA — THOMAS D. RUST — NO. 5254 — REGISTERED PROFESSIONAL ENGINEER

PROJECT: APPLE FEDERAL CREDIT UNION
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE: NOTES & TABULATIONS

PHR&A
Patton Harris Rust & Associates, pc.
Engineers, Surveyors, Planners, Landscape Architects
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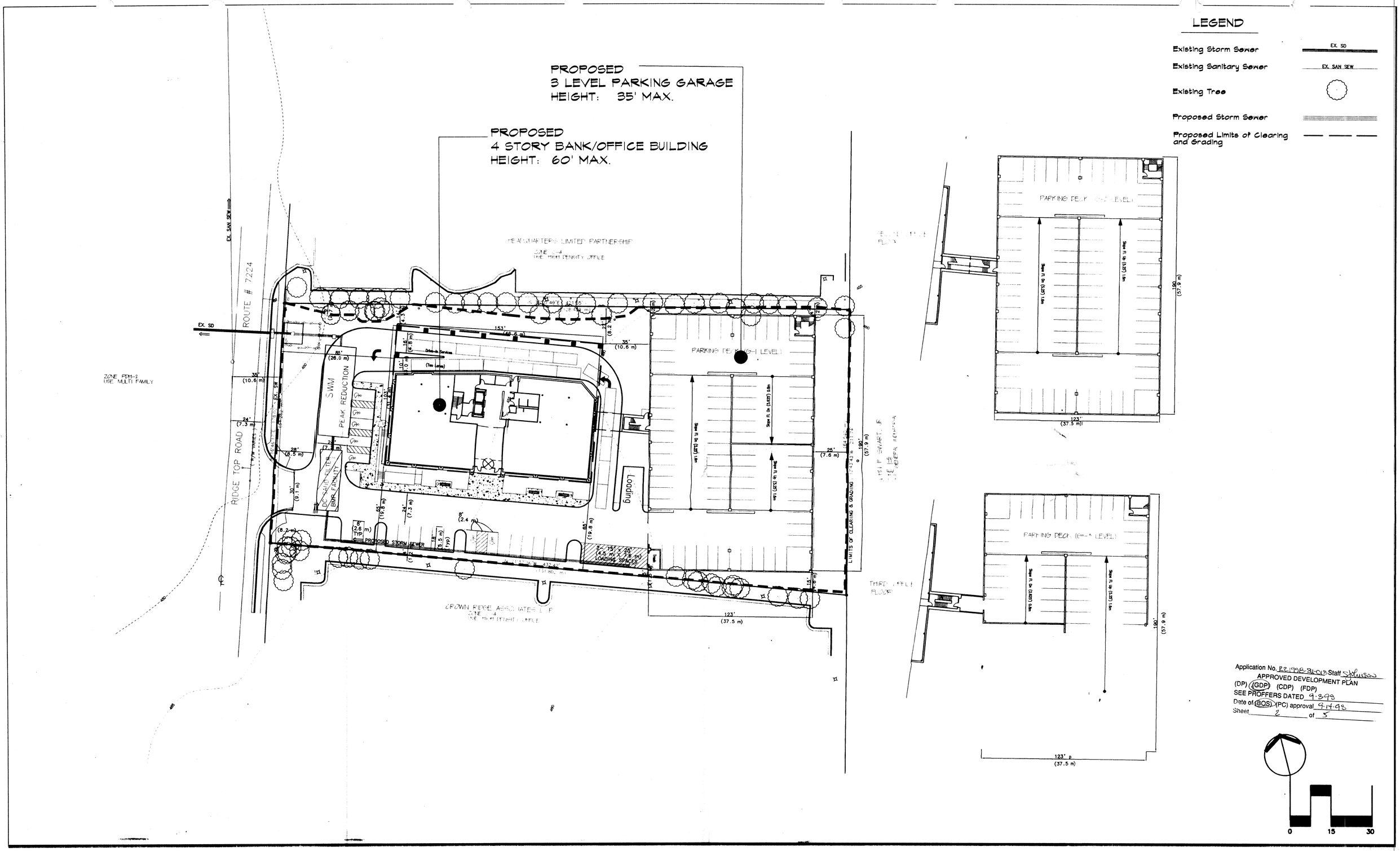
Chantilly, Va.
Winchester, Va.
Woodbridge, Va.

DESIGN	SURVEY
DRAWN: GMH	DATE: JANUARY 1998
CHECKED: SSW	SCALE: 1"=30'
SHEET: 1 OF 5	FILE NO.: 4200-D-0



Application No. RZ1998-SL-018 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-3-98
Date of (BOS) (PC) approval 9-14-98
Sheet 2 of 5

NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APPRC	DATE
1	Added site furnishing note per County comment	5/29				
2	Added site furnishing details per County comment	7/1				
3	Added details, limits of C&G, revised layout per County comment.	7/10				

REVISION

PROFESSIONAL SEAL
THOMAS D. RUST
NO. 5254
CERTIFIED PROFESSIONAL ENGINEER
VIRGINIA

PROJECT
APPLE FEDERAL CREDIT UNION
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
GENERALIZED DEVELOPMENT PLAN/
SPECIAL EXCEPTION PLAT

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DESIGN	GMH	SURVEY	
DRAWN	GMH	DATE	JANUARY 1998
CHECKED	SSW	SCALE	1"=30'
SHEET	2 OF 5	FILE NO.	4200-D-0

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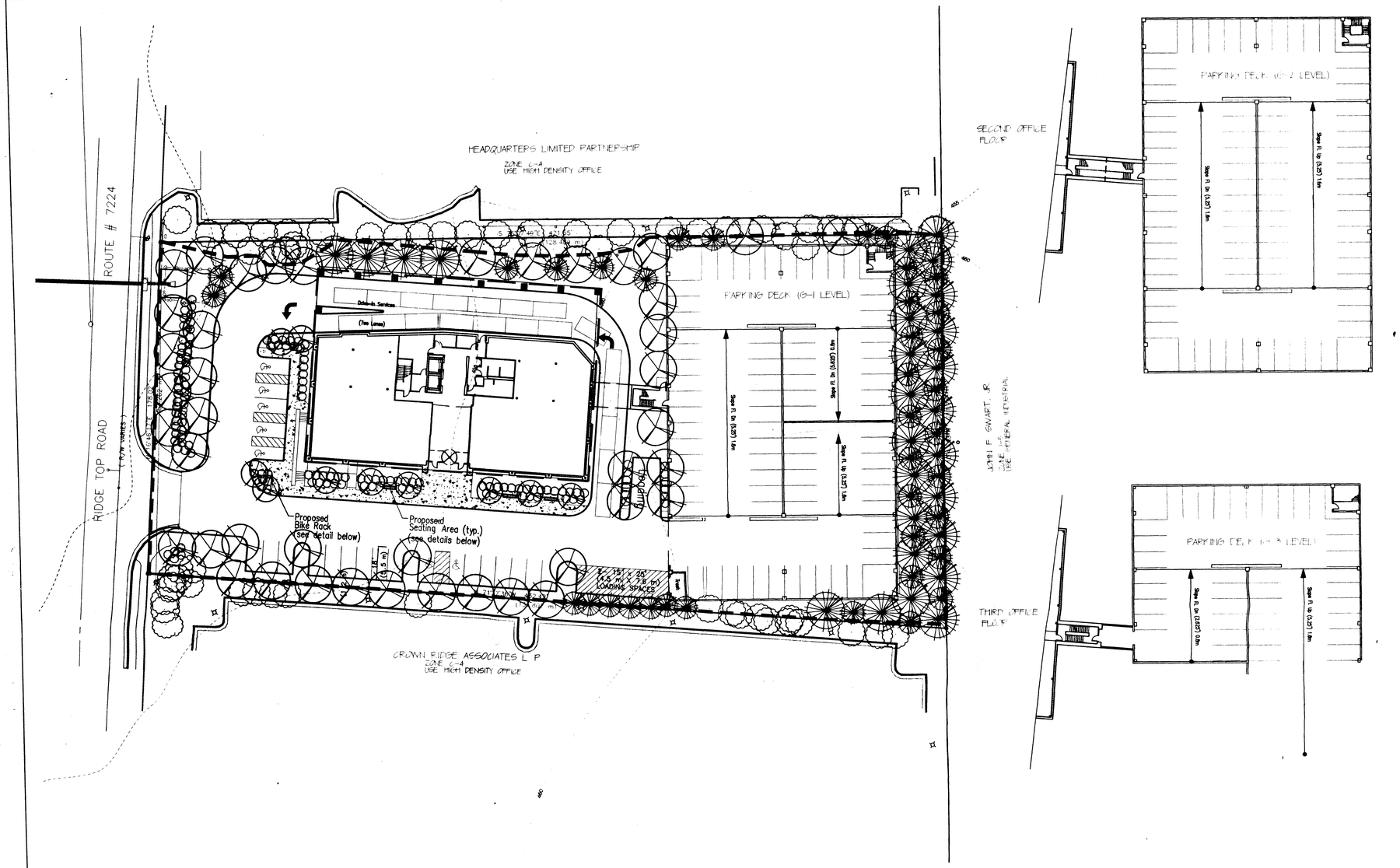
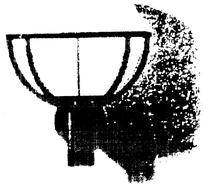


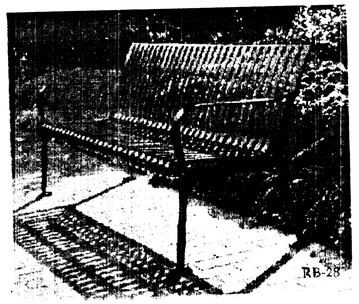
LEGEND

Existing Storm Sewer	EX. SD
Existing Water	EX. WATER
Existing Sanitary Sewer	EX. SAN SEW
Existing Tree	
Proposed Evergreen Tree (min. 8' ht.)	
Proposed Shade Tree (min. 2 1/2" cal.)	
Proposed Shrub	
Proposed Storm Sewer	
Proposed Limits of Clearing and Grading	

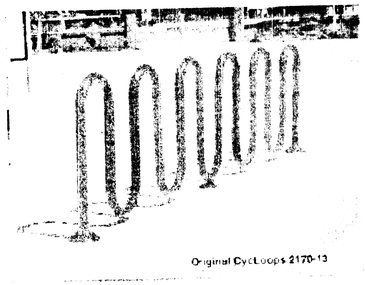
Final Planting Design to be determined at time of Final Design.



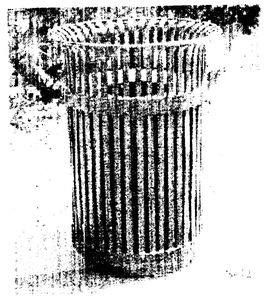
Proposed Lighting
Bega or approved equal
wall mounted.
location to be determined
color to compliment architecture.



Proposed Bench:
Victor Stanley, Inc
or approved equal
color to compliment
architecture.

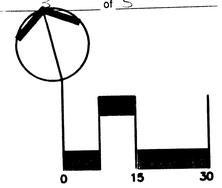


Proposed Bike Rack:
CycLoops Bike Rack
or approved equal
color to compliment architecture.



Proposed Trash Receptacle
Victor Stanley, Inc.
or approved equal
location to be determined
color to compliment architecture.

Application No. RZ-1998-SW-C-0 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9-3-98
Date of (BOS) (PC) approval 9-14-98
Sheet 3 of 5



NO.	DESCRIPTION	REVS'D	REVW'D	APPROVE	DATE
1	Added site furnishing note per County comment	5/29			
2	Added site furnishing details per County comment	7/1			
3	Added details, limits of C&G, revised layout per County comment.	7/10			

REVISION

PROFESSIONAL SEAL
TD Rust

PROJECT
APPLE FEDERAL CREDIT UNION
SULLY DISTRICT
FAIRFAX COUNTY, VIRGI

TITLE
CONCEPTUAL LANDSCAPE PLAN

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Woodbridge, Va.

DESIGN	GMH	SURVEY	
DRAWN	GMH	DATE	JANUARY 1998
CHECKED	SSW	SCALE	1"=30'
SHEET	3 OF 5	FILE NO.	4200-D-0

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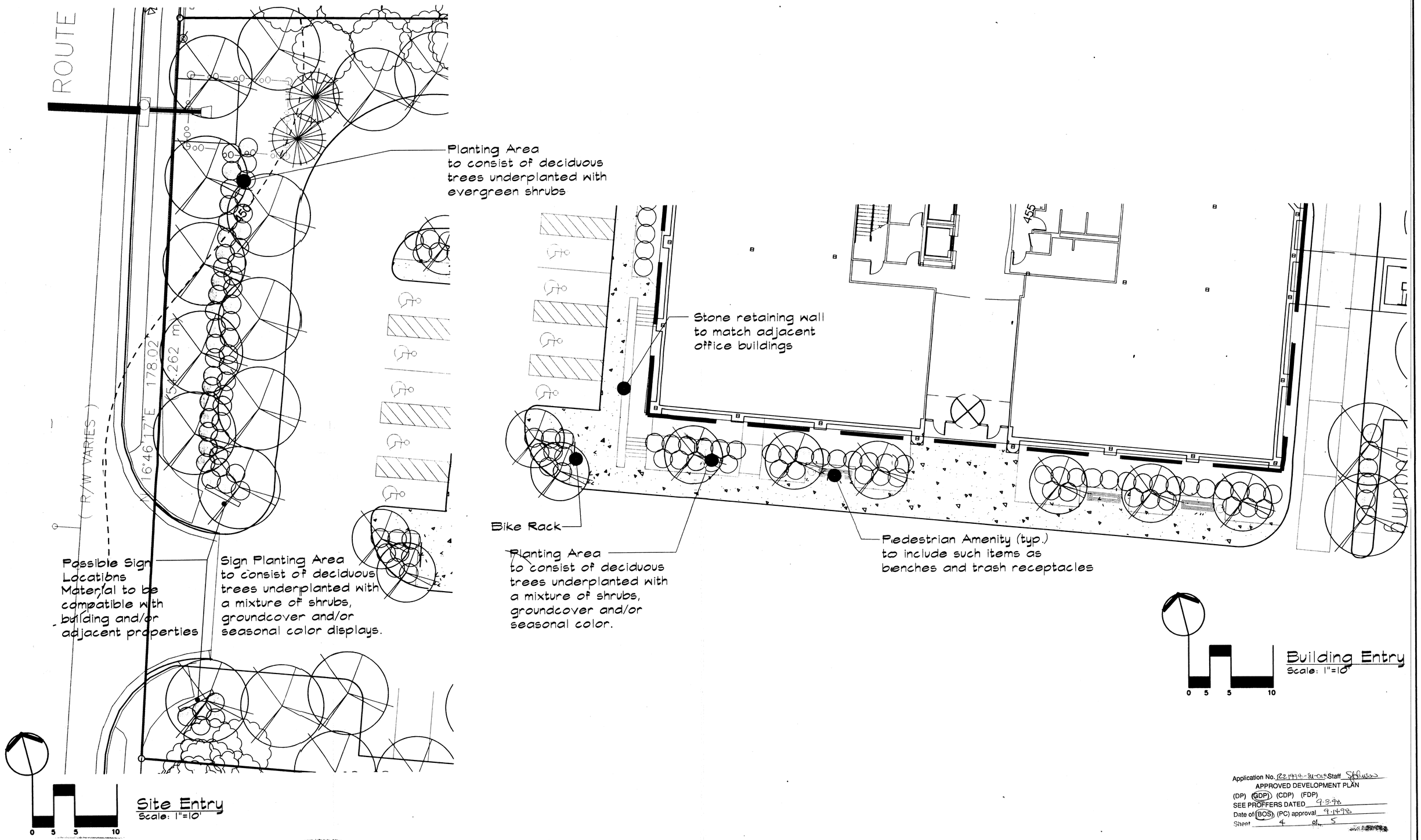

Application No. RZ1998-SU-018 Staff [signature]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 9.3.98
Date of (BOS) (PC) approval 9.14.98
Sheet 4 of 5

NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APPRO	DATE
1	Added site furnishing note per County comment	5/29				
2	Added site furnishing details per County comment	7/1				
3	Added details, limits of C&G, revised layout per County comments.	7/10				

REVISION

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
THOMAS D. RUST
NO. 5254
CERTIFIED PROFESSIONAL ENGINEER

PROJECT
APPLE FEDERAL CREDIT UNION
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
CONCEPTUAL LANDSCAPE DETAILS

PHR&A
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Virginia Beach, Va.
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Winchester, Va.
Woodbridge, V

DESIGN	SURVEY
DRAWN GMH	DATE JANUARY 1998
CHECKED SSW	SCALE 1"=30'
SHEET 4 OF 5	FILE NO. 4200-D-0

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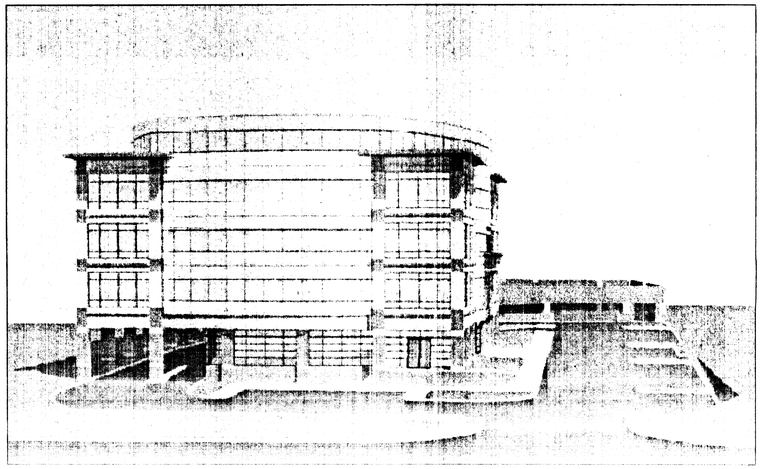
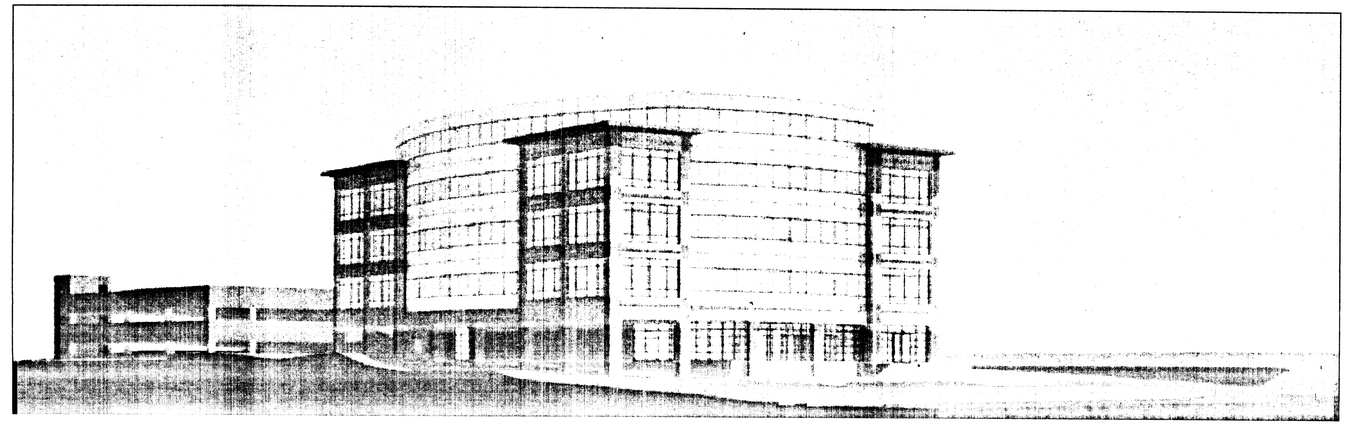
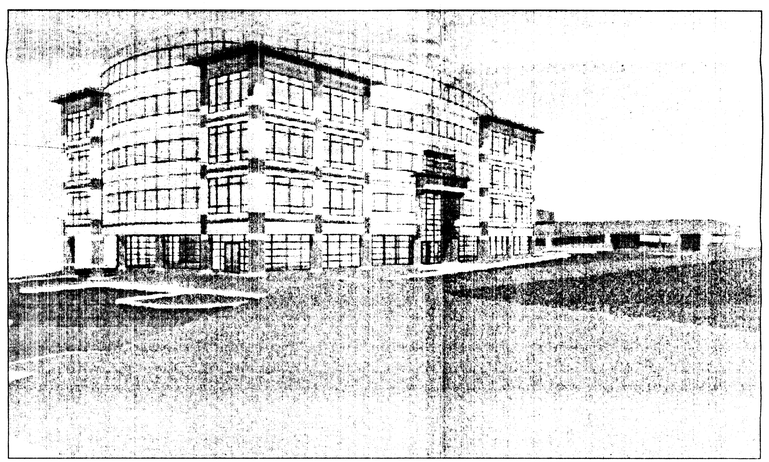


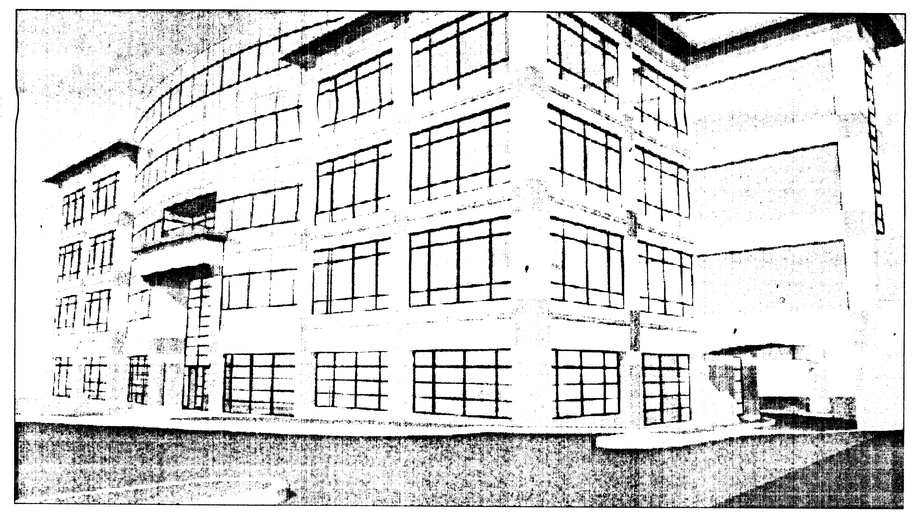
Ridge Top Road View



North Corner View



West Corner View



South Corner view

Application No. RZ1998-SU-018 Staff S/Shuss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Date of (BOS) (PC) approval 9.14.98
Sheet 5 of 5

NO.	DESCRIPTION	E	REVS'D	REVW'D	APPROV.	DATE
1	Added site furnishing note per County comment	5/29				
2	Added site furnishing details per County comment	7/1				
3	Added details, limits of C&G, revised layout per County comment.	7/10				

REVISION

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
THOMAS D. RUST
NO. 5254
CERTIFIED PROFESSIONAL ENGINEER

PROJECT
APPLE FEDERAL CREDIT UNION
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
ARCHITECTURAL ELEVATIONS

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DESIGN	SURVEY
DRAWN GMH	DATE JANUARY 1998
CHECKED SSW	SCALE 1"=30'
SHEET 5 OF 5	FILE NO. 4200-D-0

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