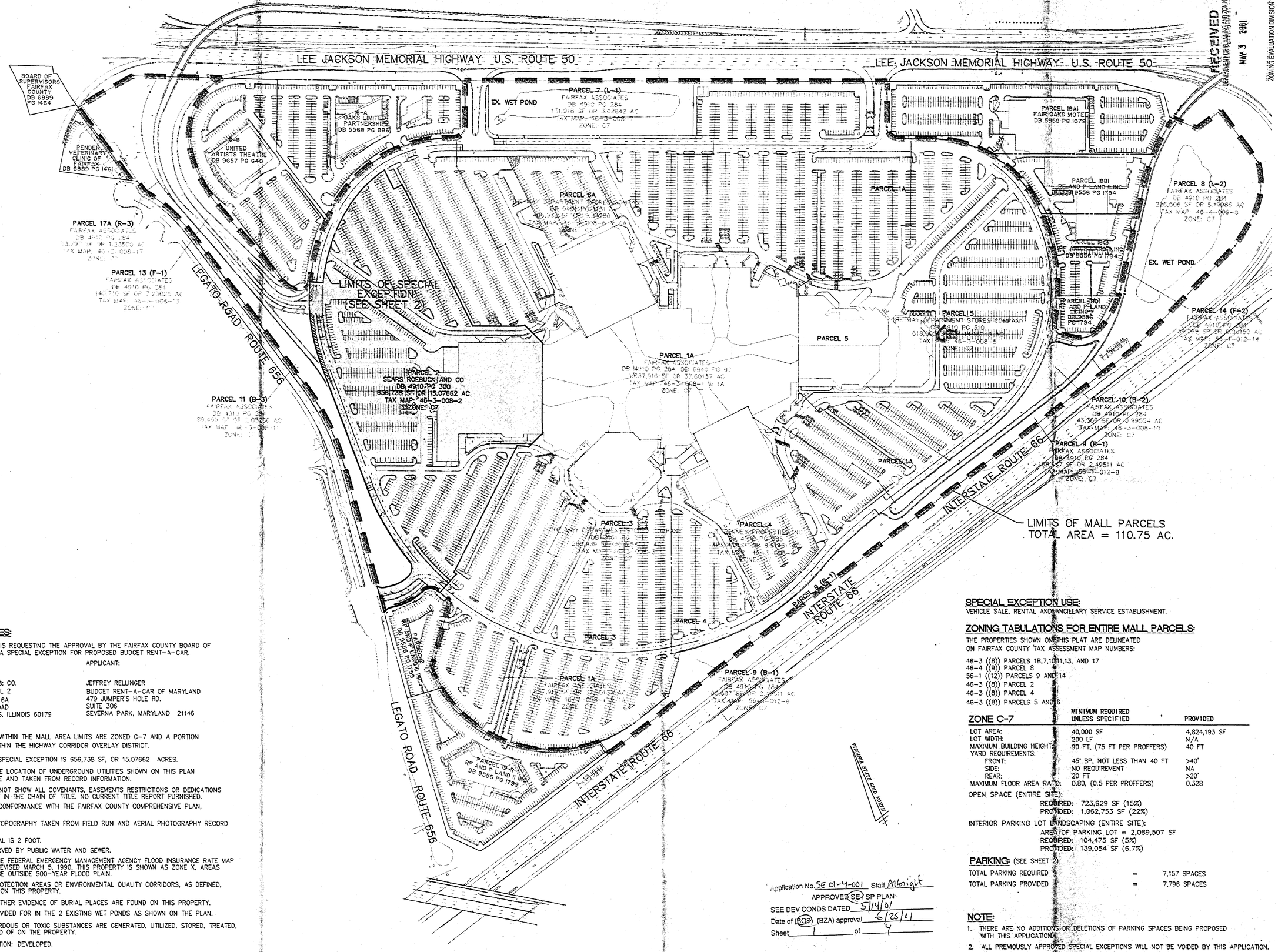


RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAY 3 2001
ZONING EVALUATION DIVISION

GENERAL NOTES:

1. THIS APPLICATION IS REQUESTING THE APPROVAL BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS OF A SPECIAL EXCEPTION FOR PROPOSED BUDGET RENT-A-CAR.

OWNER:	APPLICANT:
SEARS ROEBUCK & CO.	JEFFREY RELLINGER
46-3 ((8)) PARCEL 2	BUDGET RENT-A-CAR OF MARYLAND
D/768 TAX B2-116A	479 JUMPER'S HOLE RD.
3333 BEVERLY ROAD	SUITE 306
HOFFMAN ESTATES, ILLINOIS 60179	SEVERNA PARK, MARYLAND 21146

2. ALL PROPERTIES WITHIN THE MALL AREA LIMITS ARE ZONED C-7 AND A PORTION ARE LOCATED WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT.
3. TOTAL AREA OF SPECIAL EXCEPTION IS 656,738 SF, OR 15.07662 ACRES.
4. UTILITY NOTE: THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND TAKEN FROM RECORD INFORMATION.
5. THIS PLAT DOES NOT SHOW ALL COVENANTS, EASEMENTS RESTRICTIONS OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE. NO CURRENT TITLE REPORT FURNISHED.
6. THIS PLAT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN, AS ADOPTED.
7. BOUNDARY AND TOPOGRAPHY TAKEN FROM FIELD RUN AND AERIAL PHOTOGRAPHY RECORD INFORMATION.
8. CONTOUR INTERVAL IS 2 FOOT.
9. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
10. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 515525 0025D, REVISED MARCH 5, 1990, THIS PROPERTY IS SHOWN AS ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
11. NO RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS, AS DEFINED, ARE DELINEATED ON THIS PROPERTY.
12. NO GRAVES OR OTHER EVIDENCE OF BURIAL PLACES ARE FOUND ON THIS PROPERTY.
13. SWM/BMP IS PROVIDED FOR IN THE 2 EXISTING WET PONDS AS SHOWN ON THE PLAN.
14. NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ARE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON THE PROPERTY.
15. EXISTING VEGETATION: DEVELOPED.
16. THERE ARE NO KNOWN EASEMENTS WITH A WIDTH OF 25' OR GREATER LOCATED WITHIN THE SPECIAL EXCEPTION LIMITS AREA.

Application No. SE 01-4-001 Staff: Mknight
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 5/14/01
Date of BOS / BZA approval 6/25/01
Sheet 1 of 4

SPECIAL EXCEPTION USE:

VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT.

ZONING TABULATIONS FOR ENTIRE MALL PARCELS:

THE PROPERTIES SHOWN ON THIS PLAT ARE DELINEATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBERS:

46-3 ((8)) PARCELS 1B,7,10,11,13, AND 17
46-4 ((9)) PARCEL 8
56-1 ((12)) PARCELS 9 AND 14
46-3 ((8)) PARCEL 2
46-3 ((8)) PARCEL 4
46-3 ((8)) PARCELS 5 AND 6

ZONE C-7	MINIMUM REQUIRED UNLESS SPECIFIED	PROVIDED
LOT AREA:	40,000 SF	4,824,193 SF
LOT WIDTH:	200 LF	N/A
MAXIMUM BUILDING HEIGHT:	90 FT. (75 FT PER PROFFERS)	40 FT
YARD REQUIREMENTS:		
FRONT:	45' BP, NOT LESS THAN 40 FT	>40'
SIDE:	NO REQUIREMENT	NA
REAR:	20 FT	>20'
MAXIMUM FLOOR AREA RATIO:	0.80, (0.5 PER PROFFERS)	0.328

OPEN SPACE (ENTIRE SITE):
REQUIRED: 723,629 SF (15%)
PROVIDED: 1,062,753 SF (22%)

INTERIOR PARKING LOT LANDSCAPING (ENTIRE SITE):
AREA OF PARKING LOT = 2,089,507 SF
REQUIRED: 104,475 SF (5%)
PROVIDED: 139,054 SF (6.7%)

PARKING: (SEE SHEET 2)

TOTAL PARKING REQUIRED	=	7,157 SPACES
TOTAL PARKING PROVIDED	=	7,796 SPACES

NOTE:

1. THERE ARE NO ADDITIONS OR DELETIONS OF PARKING SPACES BEING PROPOSED WITH THIS APPLICATION.
2. ALL PREVIOUSLY APPROVED SPECIAL EXCEPTIONS WILL NOT BE VOIDED BY THIS APPLICATION.

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

DRAWN: JW
DATE: 10/6/00
SCALE: 1" = 150'

COMMONWEALTH OF VIRGINIA
TERRANCE M. ANDERSON
9165
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

SPECIAL EXCEPTION PLAT FOR BUDGET RENT-A-CAR

BUDGET RENT-A-CAR
FAIR OAKS MALL
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

File No. FR-16 Tax Map No. 46-3 Job No. 85-071 Cadd Dwg. File: 85071SE3 Xref:

SHEET 1 OF 2

CURVE TABLE
(SEARS PARCEL ONLY)

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C15	811.00'	10.00'	00°42'23"	5.00'	10.00'	S24°20'12"E
C16	134.00'	34.51'	14°45'20"	17.35'	34.41'	N58°31'57"W
C17	93.00'	22.37'	13°47'00"	11.24'	22.32'	S72°48'06"E
C18	400.00'	162.30'	23°14'52"	82.28'	161.19'	N68°52'46"E
C19	600.00'	291.87'	27°52'19"	148.88'	289.00'	N43°19'12"E
C23	897.00'	8.01'	00°30'42"	4.01'	8.01'	N24°26'02"W
C24	39.00'	58.13'	85°24'26"	35.99'	52.90'	N66°52'48"W
C25	191.00'	95.63'	28°41'08"	48.84'	94.63'	S84°45'42"W
C26	39.00'	29.82'	43°48'40"	15.68'	29.10'	S77°11'55"W
C27	39.00'	29.82'	43°48'40"	15.68'	29.10'	S58°59'19"E
C28	119.00'	59.58'	28°41'12"	30.43'	58.96'	N84°45'42"E
C29	39.00'	58.13'	85°24'26"	35.99'	52.90'	N27°42'58"E
C30	897.00'	293.62'	18°45'18"	148.13'	292.31'	N05°36'31"W
C31	645.00'	288.38'	25°36'53"	146.63'	285.96'	S16°34'35"W

LINE TABLE
(SEARS PARCEL ONLY)

LINE	DIRECTION	DISTANCE
L23	N39°27'44"W	31.00'
L25	S65°18'37"W	86.00'
L26	N65°54'36"W	5.91'
L27	S69°05'24"W	64.23'
L28	S20°54'36"E	84.40'
L29	N87°31'30"E	32.00'
L30	S02°28'30"E	72.20'
L31	S60°36'58"E	45.00'
L44	S70°25'05"W	4.64'
L45	N80°53'42"W	23.21'
L46	N09°06'18"E	93.71'
L47	S80°53'42"E	23.21'
L48	N70°25'05"E	4.64'

PARKING TABULATION (ENTIRE MALL)

PARKING REQUIRED:

EXISTING: (SEE NOTE 1)

USE	GFA (SF)	NFA (SF)	SEATING	EMPLOYEES	PARKING REQ'D
RETAIL	1,514,241	1,211,377			6,057
OFFICE	15,789	12,631			57
RESTAURANT	52,435	41,948	1,246 SEATS 97 COUNTER	84	402
MALL AREA	158,875	636			636
TOTAL	1,582,465	1,265,956			7,152 SP.

PROPOSED (BUDGET RENT-A-CAR):

VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT = 300 GFA @ 1 SP./500 GFA = + 1 SPACE
RENTAL DISPLAY LOT AREA = 4050 SF @ 1 SPACE/2500 SF = + 2 SPACES
EMPLOYEES = 4 EMPLOYEES @ 1 SP./EMP. = + 4 SPACES
SEARS RETAIL SPACE CONVERTED TO BUDGET RENT-A-CAR SPACE = 300 GFA @ 4 SP./1000 GFA = - 2 SPACES
TOTAL = + 5 SPACES

TOTAL PARKING REQUIRED = 7,157 SPACES
TOTAL PARKING PROVIDED = 7,796 SPACES

HANDICAP PARKING (ENTIRE MALL):

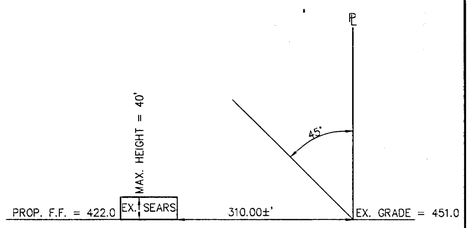
TOTAL HANDICAP PARKING REQUIRED = 20+(6796 SP.)(10 SP.)/1000 SP. = 88 SP.
TOTAL HANDICAP PARKING PROVIDED = 101 SP.
TOTAL VAN ACCESSIBLE PARKING REQUIRED = 13 SP.
TOTAL VAN ACCESSIBLE PARKING PROVIDED = 20 SP.

LOADING SPACES:

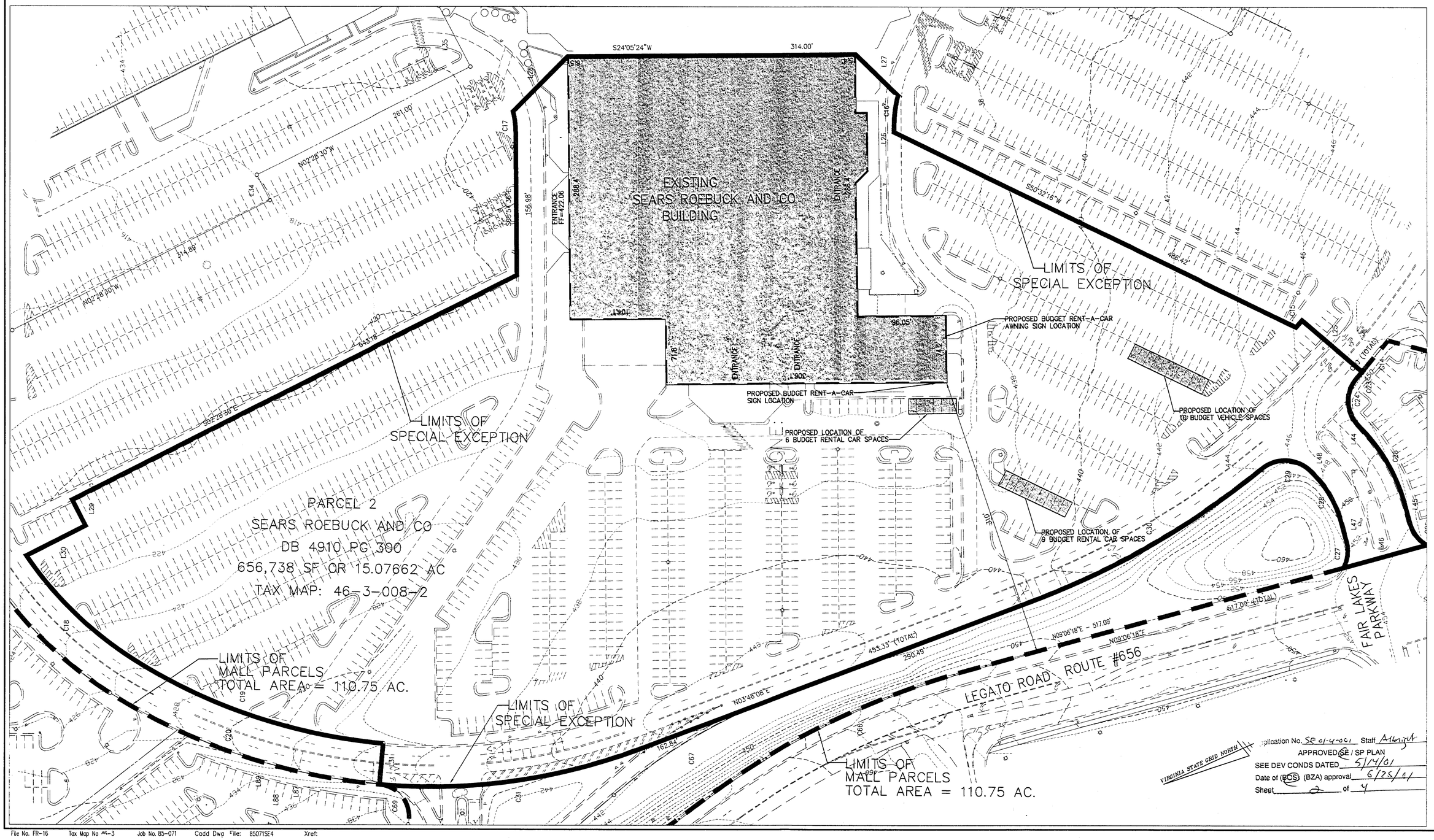
REQUIRED = 5 SP.
PROVIDED = 6 SP.

NOTE 1:

1. THE EXISTING PARKING TABULATION WAS TAKEN FROM THE APPROVED SITE PLAN FOR FAIR OAKS MALL ADDITION (2509-SP-12) AND THEN UPDATED TO REFLECT THE RECENT ZONING ORDINANCE AMENDMENT RELATING TO SHOPPING CENTERS.



BULK PLANE DETAIL - EXISTING SEARS:



Application No. SE 01-4-001 Staff A. Wright
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 5/14/01
Date of (BOS) (BZA) approval 6/25/01
Sheet 2 of 4

SPECIAL EXCEPTION PLAT FOR BUDGET RENT-A-CAR

BUDGET RENT-A-CAR
FAIR OAKS MALL
SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

DATE: 10/06/00 REV. 2/6/01 5/2/01
DRAWN: KLM
SCALE: 1" = 50'

COMMONWEALTH OF VIRGINIA
TERRANCE M. ANDERSON
No. 9909
PROFESSIONAL ENGINEER

PARCEL 1A
FAIRFAX ASSOCIATES
DB 4910 PG 284, DB 6940 PG 92
1,637,916 SF OR 37.60137 AC
TAX MAP: 46-3-008-1 & 1A
ZONE: C7

EX. MACY'S
DEPT. STORE
PARCEL 3

EXISTING PARKING STRUCTURE

PARCEL 6A
MAY DEPARTMENT STORES COMPANY
DB 9491 PG 1131
406,973 SF OR 9.34280 AC
TAX MAP: 46-3-008-6 & 6A
ZONE: C7

S24°05'24"W
314.00'
261.00'
N02°28'30"W
314.89'
S50°32'16"W
456.43'
156.98'
ENTRANCE
PARCEL 2B
288.4'
ENTRANCE
288.4'
EXISTING
SEARS ROEBUCK AND CO
BUILDING
LIMITS OF
SPECIAL EXCEPTION
104.1'
98.05'
PROPOSED BUDGET RENT-A-CAR AWNING SIGN LOCATION
71.8'
ENTRANCE
ENTRANCE
306.1'
PROPOSED BUDGET RENT-A-CAR SIGN LOCATION
74.2'
PROPOSED LOCATION OF 10 BUDGET VEHICLE SPACES
PROPOSED LOCATION OF 6 BUDGET RENTAL CAR SPACES
PARCEL 2
SEARS ROEBUCK AND CO
DB 4910 PG 300
656,738 SF OR 15.07662 AC
TAX MAP: 46-3-008-2
PROPOSED LOCATION OF 9 BUDGET RENTAL CAR SPACES
PARCEL 2
SEARS ROEBUCK AND CO
DB 4910 PG 300
656,738 SF OR 15.07662 AC
TAX MAP: 46-3-008-2
LIMITS OF
SPECIAL EXCEPTION
LIMITS OF
MALL PARCELS
TOTAL AREA = 110.75 AC.
453.33' (TOTAL)
290.49'
N09°06'18"E - 517.09'
N09°06'18"E
517.09' (TOTAL)
N03°46'08"E
LIMITS OF
SPECIAL EXCEPTION
182.84'
LIMITS OF
MALL PARCELS
TOTAL AREA = 110.75 AC.

Application No. SE 01-4-001 Staff A. Ebrahimi
NORTH
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 5/14/01
Date of (BOS) (BZA) approval 6/26/01
Sheet 3 of 4

EXHIBIT SHOWING EXISTING SEARS AND MACY'S DEPARTMENT STORES

BUDGET RENT-A-CAR
FAIR OAKS MALL
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1801 WWW.WLPINC.COM

DATE: 12/29/00 REV. 2/6/01 5/2/01
DRAWN: KLM
SCALE: 1"=60'

COMMONWEALTH OF VIRGINIA
TERRANCE M. ANDERSON
9909
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

File No. FR-16 Tax Map No. [illegible]-3 Job No. 00-085 Cadd Dwg File: 00085X01 Xref:

SHEET: 1 OF 1

CONSTRUCTION NOTES

1. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN IN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.

2. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES BY MISS UTILITY TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED IF REQUIRED.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.

4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.

5. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR CAUSING EXISTING UTILITIES TO BE DISCONNECTED.

6. THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.

7. FINISHED GRADES SHOWN IN PROFILE FOR FINISHED TOP OF CURB GRADES ON EXISTING ROADS SHALL BE FIELD ADJUSTED AS REQUIRED TO CONFORM TO THE INTENT OF THE TYPICAL SECTION USING THE EXISTING EDGE OF PAVEMENT AS THE CONTROL POINT. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING RIGHT-OF-WAY TO THE FACE OF CURB TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF WATER ON THE ROADWAY. THE EXISTING PAVEMENT SHALL BE RECAPPED AND/OR REMOVED AND REPLACED AS REQUIRED TO ACCOMPLISH THIS REQUIREMENT. CURB FORMS SHALL BE INSPECTED AND APPROVED FOR HORIZONTAL AND VERTICAL ALIGNMENT BY FAIRFAX COUNTY INSPECTORS PRIOR TO PLACING OF CONCRETE.

8. ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE COUNTY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY FAIRFAX COUNTY.

9. EXISTING WELLS SHALL BE PERMANENTLY ABANDONED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD REQUIREMENTS.

10. EXISTING SEPTIC FIELDS SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.

11. ALL OVER HEAD POLE LINES SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.

12. THE CONTRACTOR IS ADVISED THAT THE VIRGINIA DEPARTMENT OF TRANSPORTATION MAY REQUIRE AS A PART OF THE PERMIT THAT, TO THE MAXIMUM EXTENT POSSIBLE, ALL NEW UTILITIES WILL BE BORED, TUNNELED OR JACKED AND THAT NO PAVEMENT CUTS WILL BE ALLOWED.

13. SUBBASE MATERIAL SHOWN ON THE TYPICAL STREET SECTION SHALL CONFORM TO VDOT SPECIFICATIONS SECTION 209. PAVEMENT THICKNESS AS SHOWN ON THE PLAN ARE BASED ON AN ASSUMED SOIL SUPPORT VALUES (S.S.V.) OF 10 UNLESS OTHERWISE NOTED. A QUALIFIED SOILS TESTING FIRM SHALL BE ENGAGED BY THE CONTRACTOR TO DETERMINE THE ACTUAL S.S.V. IN ACCORDANCE WITH "A DESIGN GUIDE FOR SUBDIVISION PAVEMENTS IN VIRGINIA" BY N.K. VASWANI, OCTOBER 1973, VHRC 73-821 AS AMENDED. SOIL SUPPORT VALUES SHALL BE OBTAINED AT EACH CHANGE IN SUBGRADE SOILS AND AT A MAXIMUM SPACING OF 500 FEET WHERE SUBGRADE SOILS REMAIN CONSTANT. S.S.V. SHALL BE FURNISHED TO THE ENGINEER AND THE ENGINEER SHALL REVISE THE PAVEMENT DESIGN THICKNESS TO SHOW THE ACTUAL DEPTH OF PAVEMENT MATERIAL REQUIRED AND SHALL SUBMIT THE REVISION TO THE FAIRFAX COUNTY FOR REVIEW AND APPROVAL. THE CONTRACTOR IS ADVISED NOT TO BRING THE AREA SUBJECT TO THIS REVISION TO FINISHED GRADE UNTIL AFTER THE REVISED PAVEMENT SECTION IS APPROVED.

14. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSION, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.

15. THE CONTRACTOR IS TO VERIFY INVERT, SIZE AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.

16. NO UNDERGROUND SOILS INVESTIGATION HAS BEEN PERFORMED BY WALTER L. PHILLIPS, INC. ALL SOILS INFORMATION PRESENTED AS PART OF THIS SITE PLAN HAS BEEN PREPARED BY OTHERS AND IS INCLUDED AS REQUIRED FOR FAIRFAX COUNTY SITE PLAN APPROVAL.

17. EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONTRACTOR.

18. ALL PROPOSED SIDEWALK, CG-6, CG-2 OR CG-6R IS TO BE CONSTRUCTED WITH A MINIMUM 4" AGGREGATE BASE.

19. EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION.

20. DAMAGE TO ANY EXISTING ENTRANCES, CURB AND GUTTER, PAVEMENT OR OTHER EXISTING STRUCTURES NOT PROPOSED TO BE DISTURBED WITH THIS DEVELOPMENT , WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE REPAIRED TO THE SATISFACTION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND ANY ADJOINING OWNERS THAT MAY BE AFFECTED.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB.

22. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.

23. SEE ARCHITECTURAL AND/OR LANDSCAPE DRAWINGS FOR DIMENSIONS AND DETAILS FOR ALL RETAINING WALLS. ALL ON-SITE RETAINING WALLS ARE SUBJECT TO A SEPARATE BUILDING PERMIT TO BE OBTAINED BY OWNER. THIS PLAN IS FOR APPROXIMATE LOCATION AND PROPOSED GRADING ONLY. GEOTECHNICAL AND STRUCTURAL DESIGN TO BE ACCOMPLISHED BY OTHERS.

24. TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS MAY BE REQUIRED.

25. SEE LANDSCAPE PLAN FOR ALL ON-SITE SIDEWALK AND PLANTING DETAILS.

26. THE DESIGN, CONSTRUCTION, FIELD PRACTICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE GOVERNING AGENCY AND IT'S CURRENT ZONING ORDINANCE AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.

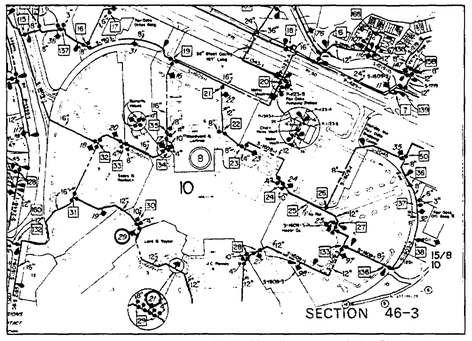
27. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE GOVERNING AGENCY.

28. A MINIMUM PERMISSIBLE GRADE OF 1.00% IS REQUIRED FOR PAVEMENT TO ASSURE POSITIVE DRAINAGE. IF THERE IS EXISTING PAVEMENT WHICH IS TO REMAIN DISTURBED DURING CONSTRUCTION AND IS LESS THAN 1.00%, THEN THE CONTRACTOR IS TO CHECK TO MAKE SURE THE SITE AREA WILL HAVE ADEQUATE DRAINAGE.

29. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING.

30. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.

31. NO EVIDENCE OF GRAVES OR BURIAL SITES HAS BEEN FOUND ON THIS PROPERTY.



FIRE FLOW MAP

HYD. #21 & 29

TEST DATE: 9-23-97
STATIC = 63 PSI
RESIDUAL = 58 PSI
FLOW = 1000 GPM

Q_{20} = 3,000 GPM (PER F.C.W.A.)

FAIRFAX COUNTY WATER AUTHORITY WATERMAIN CONSTRUCTION NOTES

1. ALL WATERMAIN CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS AND PLANS OF FCWA AND THE REQUIREMENTS OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
2. NO WATERMAIN VALVES ARE TO BE CLOSED PRIOR TOO NOTIFICATION OF FCWA (PHONE# 698-5600, EXT. 388 OR 389).
3. THE DEVELOPER SHALL REQUEST INSPECTION BY THE PUBLIC WATER SUPPLY AGENCY THREE DAYS PRIOR TO COMMENCING CONSTRUCTION OF ANY WATERMAIN.
4. WORKING PRESSURE SHALL BE 75 PSI.
5. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY RELOCATION OR REMOVAL OF WATERMAINS AND APPURTENANCES DUE TO THE DEVELOPMENT OF THIS PROPERTY.

BUILDING CODE ANALYSIS

A. DEPT STORE

TYPE OF CONSTRUCTION = 1B (SMOKE CONTROL NOT REQ'D.)
USE GROUP: M
NUMBER OF STORIES = 3
HEIGHT = 40' MAX.
FOOTPRINT = 85,803 SF
GROSS FLOOR AREA = 215,000 SF
SPRINKLERED
2-HR FIRE WALL
(SEE PLAN VIEW FOR LOCATION)

B. PARKING GARAGE

TYPE OF CONSTRUCTION = 2C
USE GROUP: S-2
NUMBER OF STORIES = 1
HEIGHT = 25' MAX.
FOOTPRINT = 94,513 SF
NOT SPRINKLERED; OPEN STRUCTURE

Application No. SE 01-4-001 Staff A. Wright
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 5/14/01
Date of (BOS) (BZA) approval 6/25/01
Sheet 4 of 4

THIS SHEET IS AS SHOWN ON THE APPROVED SITE PLAN FOR THE MACY'S STORE ENTITLED "FAIR OAKS MALL ADDITION" (2509-SP-10) AND IS BEING INCLUDED WITH THE SPECIAL EXCEPTION FOR BUDGET RENT-A-CAR PER STAFF'S REQUEST.

ZONING TABULATION (ENTIRE MALL)

AREA OF PROPERTY = 110.75 AC. OR 4,824,193 SF (ENTIRE MALL SITE)

ZONE OF PROPERTY : C-7

PROPOSED USE : REGIONAL SHOPPING CENTER

FLOOR AREA	GSF	GROSS LEASABLE AREA (NSF)
EXISTING BUILDING (ENTIRE MALL)	1,387,465	1,109,972
EXISTING "OLD LORD & TAYLOR BUILDING TO BE DEMOLISHED	- 100,020	- 80,016
PROPOSED DEPT. STORE ADDITION	215,000	172,000
TOTAL	1,502,445	1,201,956

FLOOR AREA RATIO : 1,502,445/4,824,193 = 0.311

OPEN SPACE (ENTIRE SITE):
REQUIRED: 723,629 SF (15%)
PROVIDED: 1,062,753 SF (22%)

INTERIOR PARKING LOT LANDSCAPING (ENTIRE SITE):
AREA OF PARKING LOT = 2,089,507 SF
REQUIRED: 104,475 SF (5%)
PROVIDED: 139,054 SF (6.7%)

PARKING TABULATION (ENTIRE MALL)

I. EXISTING SHOPPING CENTER

USE	GFA (SF)	NFA (SF)	SEATING	EMPLOYEES	PARKING REQ'D
RETAIL	1,319,241	1,055,393			6,332
OFFICE	15,789	12,631			57
RESTAURANT	52,435	41,948	1,246 SEATS 97 COUNTER	84	402
JC PENNEY EXPANSION	44,000	35,200			211
HECHT'S EXPANSION	36,000	28,800			173
TOTAL	1,467,465	1,173,972			7,175 SP.

AS SHOWN ON APPROVED JC PENNEY/ HECHT'S EXPANSION SITE PLAN #2509-SP-12

II. EXISTING BUILDING TO BE DEMOLISHED (OLD 'LORD AND TAYLOR')

USE	GFA (SF)	NFA (SF)	SEATING	EMPLOYEES	PARKING REQ'D
EXISTING 'OLD' LORD & TAYLOR	100,020	80,016	--	--	480 SP.

III. PROPOSED EXPANSIONS

USE	GFA (SF)	NFA (SF)	SEATING	EMPLOYEES	PARKING REQ'D
NEW DEPT. STORE	215,000	172,000	--	--	1,031 SP.
				TOTAL	1,031 sp.

IV. TOTAL PARKING REQUIRED

EXISTING SHOPPING CENTER (PART I ABOVE)	= 7175 SP.
EXISTING BUILDING TO BE REMOVED (PART II ABOVE)	= -480 SP.
ADDITIONAL PARKING DUE TO EXPANSIONS	= 1031 SP.
TOTAL PARKING REQUIRED	= 7726 SP

V. TOTAL PARKING PROVIDED

TOTAL EXISTING PARKING SPACES PROVIDED (PER APPROVED JC PENNEY/HECHT'S SITE PLAN # 2509-SP-12)	= +7649 SP.
EXISTING PARKING WITHIN SITE PLAN LIMITS	= -1546 SP.
TOTAL SURFACE PARKING PROVIDED WITHIN SITE PLAN LIMITS (INCLUDES GRADE LEVEL OF DECK)	= +1400 SP.
NEW DECK PARKING PROVIDED WITHIN SITE PLAN LIMITS (2 LEVELS)	= +275 SP.
TOTAL PROVIDED	= 7,778 SP.

VI. HANDICAP PARKING (ENTIRE MALL)

TOTAL HANDICAP PARKING REQUIRED = 20+(6778 SP.)(10 SP. / 1000 sp.)	= 88 SP.
TOTAL HANDICAP PARKING PROVIDED	= 101 SP.
TOTAL VAN ACCESSIBLE PARKING REQUIRED	= 13 SP.
TOTAL VAN ACCESSIBLE PARKING PROVIDED	= 20 SP.

VII. LOADING SPACES

REQUIRED = 5 SP.
PROVIDED = 6 SP.

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

DATE: 11-4-97 6-19-98 12-23-98 REV. 5-12-99
DRAWN: JW/KJC
SCALE:

COMMONWEALTH OF VIRGINIA TERRANCE W. ANDERSON 9095 PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED
1	PARKING TAB.	5/12/99		
2	PARKING TAB.	1/5/00		

REVISION APPROVED BY

CONSTRUCTION NOTES AND ZONING TABULATIONS

FAIR OAKS MALL ADDITION

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA