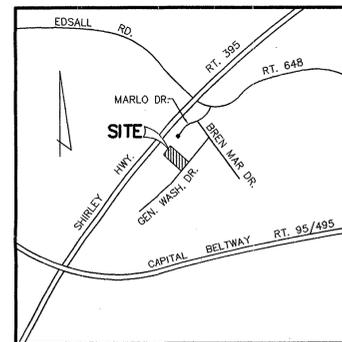


MARLO FURNITURE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN/
SPECIAL EXCEPTION PLAT



VICINITY MAP
SCALE: 1" = 2,000'

APPROVED SE / SP PLAN
SEE DEV CONDS DATED 11-13-00
Date of (BZA) approval 12-11-00
Sheet 1 of 2



RECEIVED
DEPARTMENT OF PLANNING & ZONING
DEC 7 2000
ZONING EVALUATION DIVISION

APPLICANT:

Shirley Highway Distribution Partnership
725 Rockville Pike
Rockville, MD 20852

Marlo Furniture
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN/
SPECIAL EXCEPTION PLAT

SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
CONCEPTUAL / FINAL DEVELOPMENT PLAN

June 27, 2000
Revised September 21, 2000
Revised October 13, 2000
Revised October 25, 2000

JST 10-16-2000
JST 10-25-2000

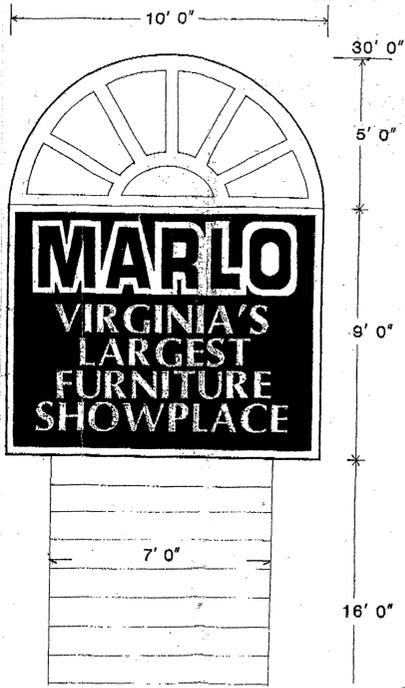
Dewberry & Davis LLC Engineers
A Dewberry Company Planners
8401 Arlington Blvd. Surveyors
Fairfax, VA 22031 Landscape Architects
(703) 849-0100 Fax (703) 849-0118

NOTES

NOTES:

- THE GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT (GDP/SEP) ACCOMPANIES APPLICATIONS TO REZONE A PORTION OF THE PROPERTY FROM THE I-5 DISTRICT TO THE C-6 DISTRICT AND TO PERMIT AN INCREASE IN THE FLOOR AREA RATIO (FAR) AS PROVIDED FOR IN PAR. 3 OF SECT. 5-507 AND PAR. 3 OF SECT. 4-607 OF THE ZONING ORDINANCE RESPECTIVELY.
- THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 81-1 (09) 7 AND CONSISTS OF A TOTAL OF 8.69 ACRES, OF WHICH 4.68 ACRES IS PROPOSED TO BE ZONED TO THE C-6 DISTRICT.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A SITE PLAN PREPARED BY DEWBERRY, NEALON AND DAVIS DATED MAY 1978.
- THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS AND FIELD SURVEY VERIFICATION OF THE BUILDING LOCATION AND INTERIOR WALL LINE BY DEWBERRY & DAVIS WHICH WAS DONE IN SEPTEMBER OF 1999.
- A WAIVER OF STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES IS HEREBY REQUESTED IN VIEW OF THE FACT THAT THERE IS NO EXTERIOR CONSTRUCTION PROPOSED FOR THE EXISTING BUILDING. STORMWATER MANAGEMENT IS CURRENTLY BEING PROVIDED BY ROOFTOP DETENTION WHICH IS CONVEYED TO A CLOSED PIPING SYSTEM.
- LANDSCAPING AND TREE COVER ARE PROVIDED AS SHOWN HEREON.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR GREATER LOCATED ON THE SUBJECT PROPERTY.
- THERE IS AN EXISTING STRUCTURE ON SITE OR SHOWN HEREON WHICH WILL REMAIN AND CONTINUE TO BE OCCUPIED.
- THERE ARE NO PROPOSED CHANGES TO THE EXISTING ROAD SYSTEM AND POINTS OF INGRESS AND EGRESS.
- THERE ARE NO TRAILS IDENTIFIED ON THE COMPREHENSIVE PLAN TRAILS MAP IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY.
- THERE IS NO FLOODPLAIN ON THE SITE AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY. THERE IS NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THIS PROPERTY.
- THE SITE IS FULLY DEVELOPED AND NO ADDITIONAL EXTERIOR CONSTRUCTION IS PROPOSED EXCEPT A SMALL PORTION OF THE BUILDING WILL BE REMOVED.
- THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE I-5 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.
THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE C-6 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: 20 FEET.
- THERE ARE NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENTS FOR THE PROPOSED USE, HOWEVER, THE EXISTING PERIPHERAL LANDSCAPING WILL REMAIN.
- THE SUBJECT PROPERTY IS LOCATED IN THE L-3 BREN MAR PARK COMMUNITY PLANNING DISTRICT, AREA 1 OF THE ADOPTED COMPREHENSIVE PLAN. THE PROPOSED DEVELOPMENT PLAN IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.
- AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF OPEN SPACE IS NOT DECREASED.
- A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS PROVIDED ON AN AFFIDAVIT SUBMITTED SEPARATELY.
- THE SITE IS FULLY DEVELOPED AND NO ADDITIONAL EXTERIOR CONSTRUCTION IS PROPOSED.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THE SITE.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/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, STORE, AND/OR DISPOSED OF IN CONJUNCTION WITH THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
- IN VIEW OF THE FACT THAT THE SITE IS FULLY DEVELOPED AS A RETAIL/INDUSTRIAL FACILITY, THERE ARE NO AREAS THAT HAVE SCENIC OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE SITE.
- THERE ARE NO COMMUNITY OR PUBLIC FACILITIES BEING PROPOSED IN CONJUNCTION WITH THESE REZONING AND SPECIAL EXCEPTION REQUESTS.
- LESS THAN 2,500 SQUARE FEET OF PERVIOUS SURFACE WILL BE DISTURBED. THEREFORE, PURSUANT TO PAR. 2M OF SECT. 9-011 OF THE ZONING ORDINANCE, AN EXISTING VEGETATION MAP IS NOT REQUIRED.
- WITH THE EXCEPTION OF THE WAIVER REQUESTED ABOVE, 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.

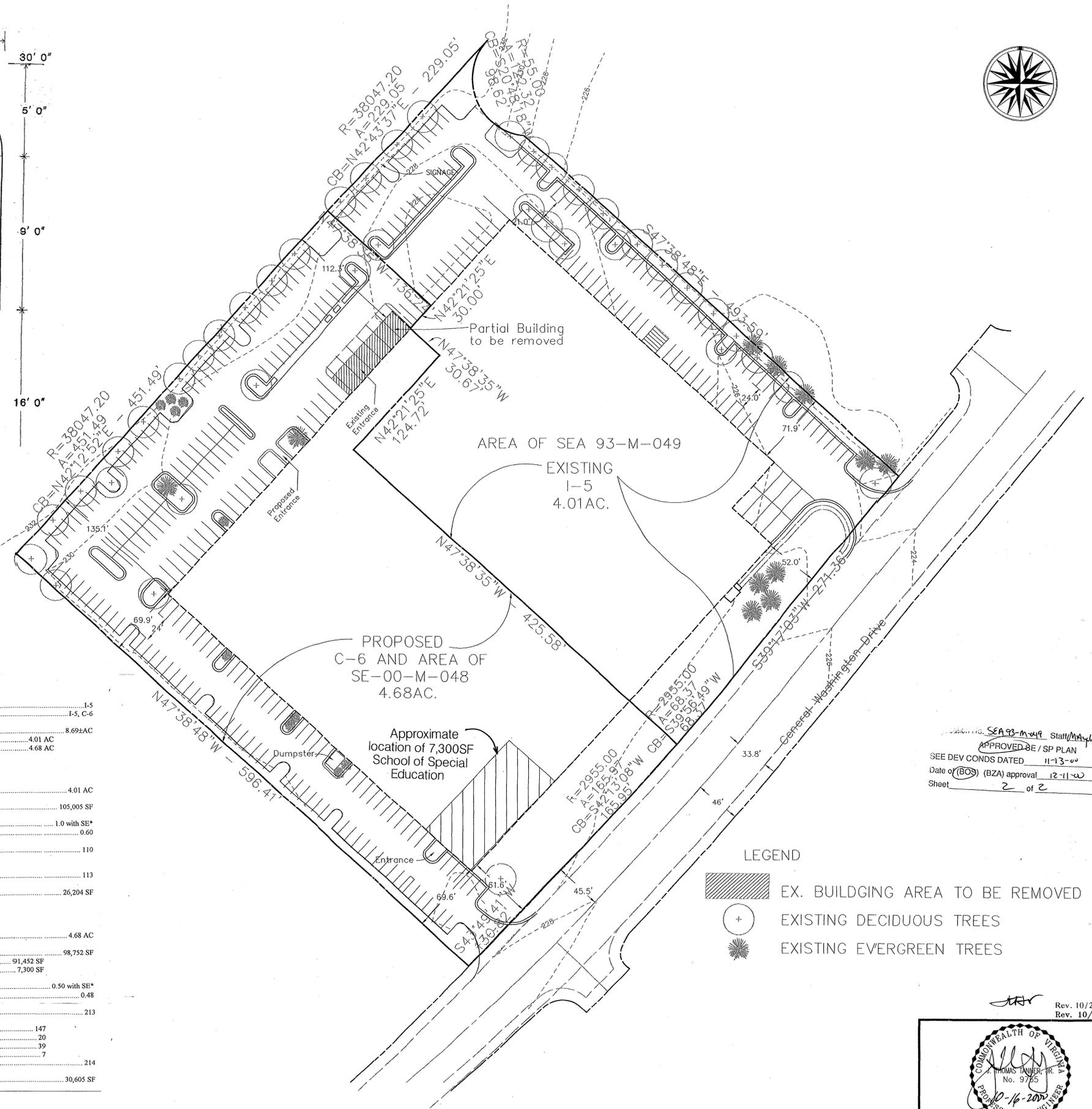
Lighted Sign



TABULATION:

CURRENT ZONING	I-5
PROPOSED ZONING	I-5, C-6
TOTAL LAND AREA	8.69± AC
I-5 DISTRICT	4.01 AC
C-6 DISTRICT (PROPOSED)	4.68 AC
I-5 DISTRICT	
LAND AREA (174,700 SF)	4.01 AC
GROSS FLOOR AREA	105,005 SF
FLOOR AREA RATIO PERMITTED	1.0 with SE*
FLOOR AREA RATIO PROPOSED (105,005 ÷ 174,700)	0.60
PARKING SPACES REQUIRED	110
ONE SPACE PER 1,000 GROSS = 105 SPACES	
LOADING = 5 SPACES	
PARKING SPACES PROVIDED	113
OPEN SPACE REQUIRED/PROVIDED (15%)	26,204 SF
C-6 DISTRICT (PROPOSED)	
LAND AREA (204,037 SF)	4.68 AC
GROSS FLOOR AREA	98,752 SF
RETAIL	91,452 SF
PRIVATE SCHOOL OF GENERAL EDUCATION	7,300 SF
FLOOR AREA RATIO PERMITTED	0.50 with SE*
FLOOR AREA RATIO PROPOSED (98,752 ÷ 204,037)	0.48
PARKING SPACES REQUIRED	213
(91,452 X 0.80) 73,161 NET	
ONE SPACE PER 500 SF	147
EMPLOYEES	20
PRIVATE SCHOOL OF SPECIAL EDUCATION	39
LOADING	7
PARKING SPACES PROVIDED	214
OPEN SPACE REQUIRED/PROVIDED (15%)	30,605 SF

*SEE NOTE 1.



LEGEND

- EX. BUILDING AREA TO BE REMOVED
- EXISTING DECIDUOUS TREES
- EXISTING EVERGREEN TREES

SEAL NO. SEA 93-M-049 STAFF/MAY/LAND
 APPROVED BE / SP PLAN
 SEE DEV CONDS DATED 11-13-00
 Date of (BOS) (BZA) approval 12-11-00
 Sheet 2 of 2

Rev. 10/25/00
 Rev. 10/13/00

ENGINEER'S SEAL & SIGNATURE

Dewberry & Davis LLC
 A Dewberry Company
 Engineers
 Planners
 Surveyors
 Landscape Architects
 8401 Arlington Blvd.
 Fairfax, VA 22031
 (703) 849-0100 Fax (703) 849-0118

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
 MASON DISTRICT
MARLO FURNITURE
 FAIRFAX, VIRGINIA

DRAWN BY **MLB**
 DESIGNED BY
 CHECKED BY **LM**
 DATE **JUNE 27, 2000**
 Rev. 9/21/00
 SCALE
 1" = 50'
 PLAN NUMBER
 ZONED
 SHEET
2 OF 2
 FILE NUMBER
M-10080