



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

April 28, 2009

Keith C. Martin  
Sack, Harris & Martin, P.C.  
8270 Greensboro Drive, Suite 810  
McLean, Virginia 22102

RE: Proffered Condition Amendment Application PCA-C-491-02

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 27, 2009, approving Proffered Condition Amendment Application PCA-C-491-02 in the name of T&M McLean Venture LLC. The Board's action amends the proffers for Rezoning Application RZ C-491, previously approved for commercial development to permit site modifications and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.52. The subject property is located on the south side of Chain Bridge Road, approximately 800 feet east of its intersection with Westmoreland Street, on approximately 4.43 acres of land zoned C-2, CRD, and SC [Tax Map 30-2 ((1)) 23], in the Dranesville District and is subject to the proffers dated April 23, 2009.

**The Board also:**

- Modified the transitional screening requirements in favor of that shown on the Generalized Development Plan (GDP).
- Waived the required on-road bike lane along the Chain Bridge Road frontage of this site.
- Reduced the parking requirement in a Commercial Revitalization District by up to four percent, as generally depicted on the GDP, to permit a minimum of 345 parking spaces.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/dms  
Enclosure

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**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova  
Supervisor John W. Foust, Dranesville District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
Denise James, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 27<sup>th</sup> day of April, 2009, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT PCA-C-491-02**

**WHEREAS**, T&M McLean Venture LLC, filed in the proper form an application to amend the proffers for RZ C-491 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Dranesville District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 27<sup>th</sup> day of April, 2009.

  
\_\_\_\_\_  
Nancy Velts  
Clerk to the Board of Supervisors



# Charles P. Johnson & Associates, Inc.

Planners Engineers Landscape Architects Surveyors Environmental Services

3959 Pender Drive, Suite 210 • Fairfax, VA 22030 • 703-385-7555 • Fax: 703-273-8595

May 21, 2008

RECEIVED  
Department of Planning & Zoning

JUL 15 2008

Zoning Evaluation Division

## Description of Parcel II

**T & M MCLEAN VENTURE, LLC**

Deed Book 18257, Page 668

Fairfax County Tax Map No. 030-2-01-0023

(for Zoning Purposes Only)

Dranesville District

Fairfax County, Virginia

**BEGINNING AT A POINT** in the southeasterly right-of-way line of Chain Bridge Road, Route #3546 (variable width), at the northeasterly property corner of the now or formerly Rogers Family L.L.C. property as recorded in Deed Book 15628 at Page 1964 among the Land Records of Fairfax County, Virginia (all recording references hereinafter referred recorded among said Land Records);

1. Thence, departing said Rogers Family L.L.C. property and running with said southeasterly right-of-way line of Chain Bridge Road, **N57°23'33"E, a distance of 256.34 feet** to a point in the extension of the westerly line of Lot 18A of the "Second Addition to Bryn Mawr" subdivision as platted and recorded in Deed Book 1962 at Page 189;
2. Thence, departing said Chain Bridge Road and running with the same line extended with said Lot 18A and continuing with Lots 17 through 12 (respectively) of the "Second Addition to Bryn Mawr" as originally platted and recorded in Deed Book 543 at Page 309, **S19°51'53"E, a distance of 724.59 feet** to a point at the northeasterly corner of Lot 36 of "McLean Manor, Section Two" as platted and recorded in Deed Book 1378 at Page 403;
3. Thence, departing said westerly line of Lots 11 and 12 of the "Second Addition to Bryn Mawr" and running with the northerly line of said Lot 36 and continuing with the northerly terminus of McNeer Street, Route #2639 (50 foot wide right-of-way) and Lots 20 and 19 (respectively) of "McLean Manor, Section Two" as originally platted and recorded in Deed Book 1248 at Page 354, **S69°35'00"W, a distance of 305.85 feet** to a point at the southeasterly corner of Parcel I of the T & M McLean Venture, LLC property as described and recorded in Deed Book 18257 at Page 668;
4. Thence, departing said northerly line of Lot 19 of "McLean Manor, Section Two" and running with the easterly line of said Parcel I, T & M McLean Venture, LLC property and the same line extended with the easterly line of the aforementioned Rogers Family L.L.C. property, **N15°06'37"W, a distance of 673.31** to the **POINT OR PLACE OF BEGINNING**

**CONTAINING 193,109 SQUARE FEET OR 4.43317 ACRES OF LAND.**

N:\07539\wp\Legal\_Description\Zoning Description 5-20-08.doc



**COMMERCIAL  
REVITALIZATION DISTRICT**

COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
APPLICATION FOR ZONING MAP AMENDMENT

PLEASE TYPE  
OR PRINT IN BLACK INK  
**RECEIVED**  
Department of Planning & Zoning

AUG 12 2008

Zoning Evaluation Division

APPLICATION NO. PCA C-491-02  
(Assigned by Staff)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA  
I (We), T&M McLean Venture LLC, the applicant(s),  
petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by  
reclassifying from the N/A C-2, SC, CRD District to the N/A C-2, SC, CRD  
District the property described below and outlined in red on the Zoning Section Sheet(s)  
accompanying and made a part of this application.

PROPERTY DESCRIPTION

1. LEGAL DESCRIPTION:

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
			18257	668

2. TAX MAP DESCRIPTION:

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac. or Sq. Ft.)
30-2	1		23	4.43 acres

3. POSTAL ADDRESS OF PROPERTY: (If any)

1479, 1481, 1483, 1485, 1487, 1497, 1499 Chain Bridge Road

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)

South side of Chain Bridge Road (Rt. 3547) approximately 800 feet east of Westmoreland (Rt. 693)

5. PRESENT USE: Office

6. PROPOSED USE: Office

7. SUPERVISOR DISTRICT: Dranesville

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Keith C. Martin, Agent  
Type or Print Name of Applicant or Agent

Keith C. Martin  
Signature of Applicant or Agent

Sack Harris & Martin, P.C., 8270 Greensboro Drive, Suite 810, McLean, VA 22102  
Address

Telephone No. 703-883-0102  
Home \_\_\_\_\_ Work \_\_\_\_\_

Please provide name and telephone number of contact person if different from above.

PCA 2008-0001 and 912608

DO NOT WRITE IN THIS SPACE

Date application received: \_\_\_\_\_ Application Fee Paid: \$5,885.00

Date application accepted: 9/22/08 Virginia Rappier Form R2 (10/89)

**ZAPS USER GENERATED REPORTS  
ZONING APPLICATION SUMMARY REPORT  
APPLICATION NUMBER: PCA -C -491-02**

DECISION DATE: 4-27-2009

HEARING BODY: BOS

CRD: YE

MAGISTERIAL DISTRICT: DRANESVILLE

APPLICANT NAME T&amp;M MCLEAN VENTURE LLC

STAFF COORDINATOR: SLIN00

ACTION: APPROVE

**DECISION SUMMARY:**

ON APRIL 27, 2009, THE BOARD UNANIMOUSLY APPROVED PCA C  
-491-02 ON A MOTION BY SUPERVISOR FOUST, SUBJECT TO PRO  
FFERS DATED APRIL 23, 2009.

**ZONING INFORMATION****EXISTING ZONING**

<u>DISTRICT</u>	<u>AREA</u>
C-2	4.43 ACRES
<b>TOTAL</b>	<b>4.43 ACRES</b>

**APPROVED AREA**

<u>DISTRICT</u>	<u>AREA</u>
C-2	4.43 ACRES
<b>TOTAL</b>	<b>4.43 ACRES</b>

**TAX MAP NUMBERS**

030-2- /01/ /0023-

**APPROVED ZONING DISTRICT DATA**

ZONING DISTRICT: C-2

**APPROVED RESIDENTIAL DEVELOPMENT**

<u>LAND USE</u>	<u>DWELLING</u> UNITS	<u>LAND</u> AREA	<u>UNIT OF</u> <u>MEASURE</u>	<u>NO.</u> <u>OF</u> <u>ADU'S</u>
OFFC/DI/SL				
<b>TOTAL</b>				

**APPROVED NON-RESIDENTIAL DEVELOPMENT**

<u>FLOOR AREA</u>	<u>UNIT OF</u> <u>MEASURE</u>	<u>LAND</u> AREA	<u>UNIT OF</u> <u>MEASURE</u>	<u>FAR</u>
99,840.00	SQ FEET	4.43	ACRES	0.52
<b>99,840.00</b>	<b>SQ FEET</b>	<b>4.43</b>	<b>ACRES</b>	<b>0.52</b>

**PROFFER INFORMATION**

PROFFER STATEMENT DATE: 04-23-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
DRAINAGE IMPROVEMENT OFF-SITE	01-01-0001	0	N/A	\$	01-01-0001
DRIVEWAYS AND DRIVEWAY ENTRANCE	01-01-0001	0	N/A	\$	01-01-0001
EXISTING STRUCTURES (RETAIN)	01-01-0001	0	N/A	\$	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	\$	01-01-0001
PARKING	01-01-0001	0	N/A	\$	01-01-0001
RETURN PLANS FOR REVIEW (PC / BOS,	01-01-0001	0	N/A	\$	01-01-0001
STREETSCAPE	01-01-0001	0	N/A	\$	01-01-0001
TURN LANE(S) (INCLUDES ACCEL AND D	01-01-0001	0	N/A	\$	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	N/A	\$	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$	01-01-0001
UTILITIES UNDERGROUND	01-01-0001	0	N/A	\$	01-01-0001

**PROFFER INFORMATION**

PROFFER STATEMENT DATE: 04-23-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
	01-01-0001	0	N/A	\$	01-01-0001
CONTRIBUTION / OTHER TRANSPORTAT	01-01-0001	0	SITE PLAN	\$25,000	01-01-0001

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**WAIVERS/MODIFICATIONS**

APPROVED WAIVERS/MODIFICATIONS

MODIFY TRANSITIONAL SCREENING REQUIREMENT

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS

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**SUPPLEMENTAL MOTIONS**

SUPPLEMENTAL MOTIONS APPROVED

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**PCA C-491-02**  
**T&M MCLEAN VENTURE, LLC**  
**PROFFER**

April 23, 2009

Pursuant to §15.1-2203(A) of the Code of Virginia (1950 as amended) and §18-204 of the Zoning Ordinance of Fairfax County (1978 as amended) the property owner and Applicant, T&M McLean Venture, LLC, for itself and its successors and assigns, (hereinafter referred to as the "Applicant") proffers that the development of the parcel under consideration identified on the Fairfax County Tax Maps as Tax Map Reference 30-2((1))23 (hereinafter referred to as the "Property"), will be in accordance with the following conditions, if and only if, the application, known as PCA C-491-02 is granted.

The Applicant reaffirms the proffers dated October 1, 1975 approved in Rezoning Application RZ C-491, subject to the following amendments:

1. a. Ingress and egress to and from the Property shall be by way of the entrance as shown on the Generalized Development Plan ("GDP") dated February 6, 2009 prepared by Charles P. Johnson & Associates, Inc. The existing entrance on Chain Bridge Road shall be closed and a new entrance shall be constructed within 12 months of VDOT approval of the site plan.
- b. During site plan review, the Applicant shall review and evaluate the possible relocation and/or removal of the two parking spaces closest to the new entrance and will remove or relocate said spaces if final engineering shows the spaces to be conflict points, as determined by DPWES and the Fairfax County Department of Transportation.
- c. Applicant agrees that it shall, at no cost to the grantees, grant easements to all required utility companies including but not limited to Dominion Power, Verizon and Cox Cable, for the construction, installation, operation and maintenance of underground telecommunication (including telephone and cable) systems, underground electric transmission and distribution systems and installation, maintenance and operation of above ground equipment related to the underground utility systems. The easements shall be in customary forms as provided by the utility companies and shall be recorded prior to the issuance of a building permit for any redevelopment of Applicant's property. Said easements shall be adjacent to the [north] property line along the entire frontage of the Property along Chain Bridge Road and include: (1)

A permanent easement up to 15 feet in width for underground concrete encased duct banks and conduits; (2) temporary easement(s) up to 25 feet in width for grading and construction deemed necessary for construction and installation of the system; (3) and locations as required for the installation, operation and maintenance of any required above ground hardware.

2. A four foot high brick wall with a two foot high wrought iron railing on top will surround the entire development except for the openings mentioned in paragraph 1 and the Chain Bridge Road frontage as shown on the GDP and except for that part of the wall commencing at the Southwest corner of the Clarke-Hook Building (Tax Map 30-4-003-16) and continuing along the boundary line of the subject premises to the Southeast corner thereof for which distance said brick wall will be six feet in height. The Applicant acknowledges that there is no wall adjacent to the face of the Clark-Hook building. If the Clark-Hook building is ever demolished, a six foot tall section of wall will be added to that area of the Property. The Applicant shall construct streetscape improvements in substantial conformance with the McLean CBC Design Guidelines and install landscaping as shown on sheet 3 of the GDP subject to minor modifications as approved by the Department of Planning and Zoning within 12 months of VDOT approval of the site plan.

3. On site retention of storm water drainage will be provided sufficient to insure that no damage is caused to the adjacent properties.

4. The drainage ditch located near Laughlin Street and Tennyson Street will be graded in a manner sufficient to prevent water drainage from flowing from the ditch and spilling over into Tennyson Street.

5. There shall be no retail commercial establishments within the development except those permitted in a C-2 district for the convenience of those occupying structures within the development.

6. Prior to the submission of a site plan to the County, the applicants will present a complete site plan to the Dranesville District Supervisor's Office, including physical features and facilities of immediately adjacent properties having frontage on Chain Bridge Road, the site plan to include all proper landscaping with specific details of the same as are appropriate.

7. Property Owner shall seek no amendment to these proffers that would permit access to and from the site to McNeer Street.

Add Paragraph 8 to Read:

8. Prior to site plan submission, the applicant shall coordinate with Urban Forest Management (UFM) to establish the required limits of clearing and grading and UFM shall review and approve the limits of clearing and grading and field delineation in order to maximize tree preservation and minimize impact of construction/landscaping activities on the 12" diameter red maple and the 20" diameter pin oak identified by staff. Applicant shall comply with these limits to maximize the likelihood of survival for these trees and shall utilize welded wire fencing protection, as approved by UFM.

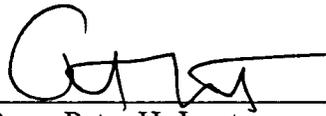
Add Paragraph 9 to Read:

9. Applicant shall restripe the turn lane on Chain Bridge Road adjacent to the relocated entrance to the Property as shown on sheet 3 of the GDP, subject to VDOT approval.

Add Paragraph 10 to Read:

10. Prior to site plan approval, the Applicant shall contribute the sum of Twenty-Five Thousand Dollars (\$25,000) to the Dranesville District Walkways Fund.

APPLICANT TITLE OWNER:  
T&M McLean Venture, LLC



By: Peter H. Lunt

Title: Executive Committee Member

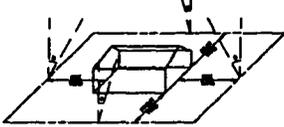
# GENERALIZED DEVELOPMENT PLAN AMENDMENT

# McLEAN PROFESSIONAL PARK

DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

PCA C-491-02

MINIMUM REQUIRED YARD FOR BUILDING WITH SET HEIGHT OFFICE



- FRONT YARD :  $\frac{1}{4}$  OF WITH A BUILDING HEIGHT OF  $\frac{1}{2}$  OF THE FRONT YARD -  $\frac{1}{2}$  BUT NOT LESS THAN  $\frac{1}{2}$
- SIDE YARD :  $\frac{1}{4}$  OF WITH A BUILDING HEIGHT OF  $\frac{1}{2}$  OF THE SIDE YARD -  $\frac{1}{2}$  BUT NOT LESS THAN  $\frac{1}{2}$
- REAR YARD :  $\frac{1}{4}$  OF WITH A BUILDING HEIGHT OF  $\frac{1}{2}$  OF THE REAR YARD -  $\frac{1}{2}$  BUT NOT LESS THAN  $\frac{1}{2}$

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

- 1. Plot to be a minimum width of 1'-0" (Section 2) is depicted on one sheet with a minimum scale of 1"=100'.
- 2. A graphic depicting the stormwater management facilities and details of storage and grading arrangements for the stormwater management facilities, storm drainage pipe systems and outlet protection, pond systems, erosion control, site details, energy dissipation devices, and stream stabilization measures as shown on Sheet   .
- 3. A table with the following columns: 

Facility Name/Type & No.	Stormwater Area (Acres)	Runoff Area (Acres)	Storage Area (Acres)	Retention Volume (cu ft)	Storage Volume (cu ft)	Retention Depth (ft)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
- 4. Details of storage, retention, and pipe systems are shown on Sheet   . Pond inlet and outlet pipe systems are shown on Sheet   .
- 5. Retention systems (ponds) for stormwater management facilities are shown on Sheet   . Type of stabilization control and surface control on the pond is   .
- 6. Landscaping and tree preservation plans to and near the stormwater management facility to show on Sheet   .
- 7. A Vegetation management schedule which includes a description of how retention and best management practices requirements will be met is provided on Sheet   .
- 8. A description of the existing conditions of each watershed site and adjacent streamflow from the site to a point added to at least 100' from the site area or within a drainage area of at least one square mile (one acre) is provided on Sheet   .
- 9. A description of how the water requirements, including losses changes to stormwater storage areas (in drainage basins), of the Public Facilities Manual will be satisfied is provided on Sheet   .
- 10. Existing topography with contour lines at intervals of two (2) feet and a note on its whether it is an alluvial or bedrock topography is shown on Sheet   .
- 11. A subdivision order is supported for    Article 10-200 (1)(A) of the Code of Ordinances.
- 12. Stormwater management is not required because    the criteria in Section 200.10 is satisfied.

SITE TABULATIONS

SITE AREA :	
LOT AREA	103,106.9 (4,633 AC)
TOTAL	103,106.9 (4,633 AC)

C-2 ZONE

	REQUIRED	PROVIDED
MAXIMUM FLOOR AREA RATIO	0.80	0.817
MINIMUM LOT AREA	20,000.0	103,106.9
MINIMUM LOT WIDTH	100'	300.0
MAXIMUM BUILDING HEIGHT	40'	40'
MINIMUM YARDS :		
FRONT	25' ASSEY/25'	25'
SIDE	MORE REQUIRED	25'
REAR	25'	25'
OPEN SPACE	30%	30%
PARKING (SEE PARKING SUMMARY)	3.0 SPACES/1,000 GFA = 300 SPACES	246 SPACES

PARKING SUMMARY

THE SITE WAS DEVELOPED UNDER APPROVED SITE PLAN 1780-SP-01 (MCLEAN PROFESSIONAL PARK) APPROVED IN 1977. THE REQUIRED PARKING SHOWN ON THE APPROVED SITE PLAN WAS AS FOLLOWS:

GROSS FLOOR AREA = 80,840 SF  
NET FLOOR AREA = 80,300 SF

PARKING REQUIRED: 80,300 NET FLOOR AREA SPACES/1,000 SF = 341 (FOR SITE PLAN 1780-SP-01)

BASED UPON CURRENT ZONING ORDINANCE REQUIREMENTS, 300 SPACES ARE REQUIRED (80,400 GROSS @ 2.6 SPACES/1,000 SF = 300 SPACES)

THE ENTRANCE AND IMPROVEMENTS WILL REDUCE THE AVAILABLE PARKING. THEREFORE, UNDER THE PROVISIONS OF THE MCLEAN COMMERCIAL REVITALIZATION DISTRICT (A7-200 (1)(A)) A PARKING REDUCTION IS REQUESTED.

NOTES

- THE PROPERTY DEPICTED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 20-2011 PHASE 23. THE SITE IS CURRENTLY ZONED O-2, CWR & DC.
- THE PROPERTY HEREIN IS CURRENTLY IN THE POSSESSION OF T & M McLEAN VENTURE, LLC IN DEED BOOK FIRST AT PAGE 600 UNDER THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM EXISTING RECORDS. TOPOGRAPHIC INFORMATION IS FROM COUNTY AERIAL RECORDS. CONTOUR INTERVAL EQUALS TWO FEET UNLESS NOTED OTHERWISE.
- THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE ARE NO RESOURCE PROTECTION AREAS (SPRING OR ENVIRONMENTAL QUALITY CORRIDORS (EQC)) ON-SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO BODING AGREES OR NATURAL FEATURES DEMANDING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS WASTES, OBJECTS, OR STRUCTURES HAVING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 10 FEET OR GREATER, NOR ANY SUBMERGED UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- THE EXISTING STRUCTURES, CONSTRUCTED IN 1980, ARE TO REMAIN.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 191A, 201.4, AND 201.6 HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT BY 870-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION AND/OR PETROLEUM PRODUCTS AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 261, TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
- THIS PROJECT LIES WITHIN THE COMMERCIAL REVITALIZATION (CWR) AND BIRD CONTROL DISTRICTS (BC).
- THERE ARE NO AFFORDABLE HOUSING UNITS (AHU) REQUIRED FOR THIS PROJECT.
- NO BIODIVERSITY RESTRICTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-300.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE OFFICE DEVELOPMENT AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW:
  - A. IN WAGER OF THE SUBMISSION REQUIREMENTS OF ARTICLE 10-200 (1)(B) IN FAVOR OF THE INFORMATION INCLUDED HEREIN, THIS SITE IS AN EXISTING OFFICE DEVELOPMENT CONSTRUCTED IN 1980. ADDITIONAL BUILDING CONSTRUCTION IS NOT PROPOSED WITH THIS PLAN. THIS PLAN IS ONLY FOR THE ADDITION OF AN ENTRANCE ONTO CHAM BUCKLE ROAD AND THE RECONFIGURATION OF AN EXISTING ENTRANCE ON CHAM BUCKLE ROAD. SHEET 2 SHOWS THE LAYOUT OF THE OVERALL SITE NAMED UPON PLANS OF RECORD.
  - B. SEE PARKING SUMMARY BELOW FOR INFORMATION ON REQUIRED PARKING.
  - C. ADDITIONAL SIGNAGE OR IDENTIFICATION OF THE ZONING ORDINANCE OR PUBLIC FACILITIES MANUAL, INCLUDING BEST MANAGEMENT PRACTICES AND STORMWATER MANAGEMENT, MAY BE REQUIRED WITH FINAL ENGINEERING DRAWINGS.
- PROPOSED PUBLIC IMPROVEMENTS:
  - A. WATER SERVICE TO BE PROVIDED BY AN EXISTING MAIN LOCATED ON-SITE.
  - B. SANITARY SERVICE TO BE PROVIDED BY AN EXISTING MAIN LOCATED ON-SITE.
- PARKING SPACES WILL BE PROVIDED AS INDICATED BY THE GENERALIZED DEVELOPMENT PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER INDICATED BY THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AS MODIFIED ACCORDING TO APPENDIX 7, A7-200 (2) A.
- THERE ARE NO RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT.
- SPECIAL AGREEMENTS ARE NOT PROPOSED WITH THIS PLAN.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- A TRAIL IS NOT REQUIRED FOR THIS PROJECT FOR THE FAIRFAX COUNTY TRAILS PLAN.
- UNDER MODIFICATIONS TO THE BUILDING FOOTPRINT, LOT AREA, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE SDP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MODIFICATIONS PROVIDED IN SECTION 10-200 OF THE ZONING ORDINANCE.
- ALL SIGNS SHALL COMPLY WITH ARTICLE 12 OF THE ZONING ORDINANCE.
- BIODIVERSITY CREDIT IS NOT BEING TAKEN FOR PREVIOUS PAINT-OR-WAY DESIGNATION MADE WITH SITE PLAN 1780-SP-01.



VICINITY MAP

SCALE: 1" = 200'

REVISIONS		
1	(1) ADD MORE DETAIL TO RECTANGLE B	2-6-00
2	(2) L. L. OF ACROSS ENTRANCE LOCATION, STREETCANE	1-7-00
	LOCATIONS, AND PARKING CURBS, AND SHORT DISTANCE	
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE

NO CHANGES OTHER THAN THOSE SPECIFIED ABOVE, HAVE BEEN MADE TO THIS PLAN FROM THAT PREVIOUSLY SUBMITTED OR APPROVED.



OWNER

T & M McLEAN VENTURE  
8530 LEECHING PIKE  
SUITE 500  
VIRGINIA, VIRGINIA 22180  
(703) 268-8730

TABLE OF CONTENTS

- COVER SHEET
- EXISTING SITE LAYOUT
- GENERALIZED DEVELOPMENT PLAN AMENDMENT
- SHORT DISTANCE PLAN
- EXISTING VEGETATION MAP

**CPJ** Charles P. Johnson & Associates, Inc.  
PLANNING ENGINEERS ARCHITECTS INTERIORS  
200 PARKWAY DRIVE, SUITE 200, FAYETTEVILLE, NORTH CAROLINA 28404  
910-486-1100

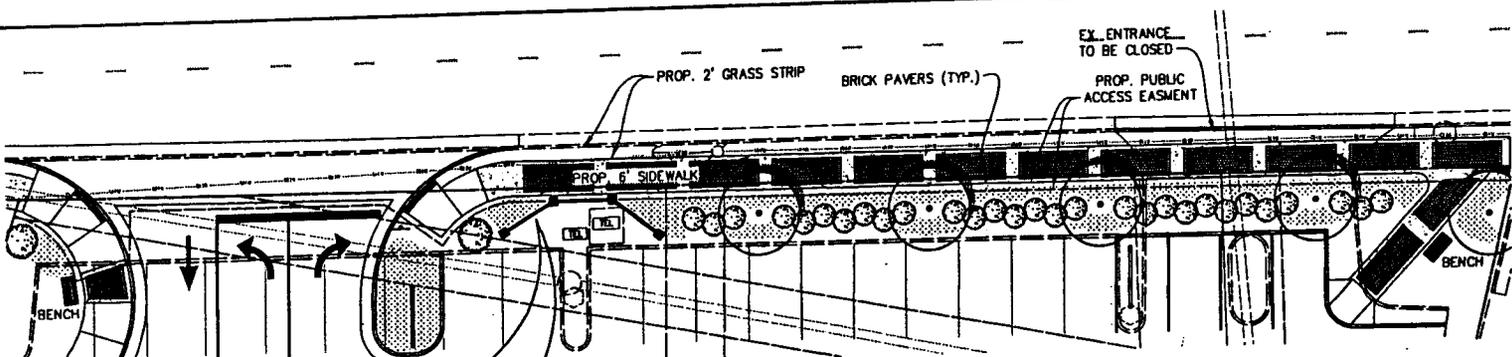
DATE: SEPTEMBER 10, 2008  
REVISED: JANUARY 7, 2009  
FEBRUARY 6, 2009

SHEET 1 OF 5

McLEAN PROFESSIONAL PARK

FILE # 07-539



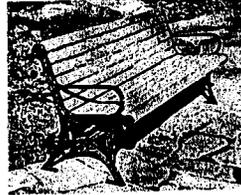


**LANDSCAPING & SIDEWALK DETAIL**  
SCALE: 1" = 10'

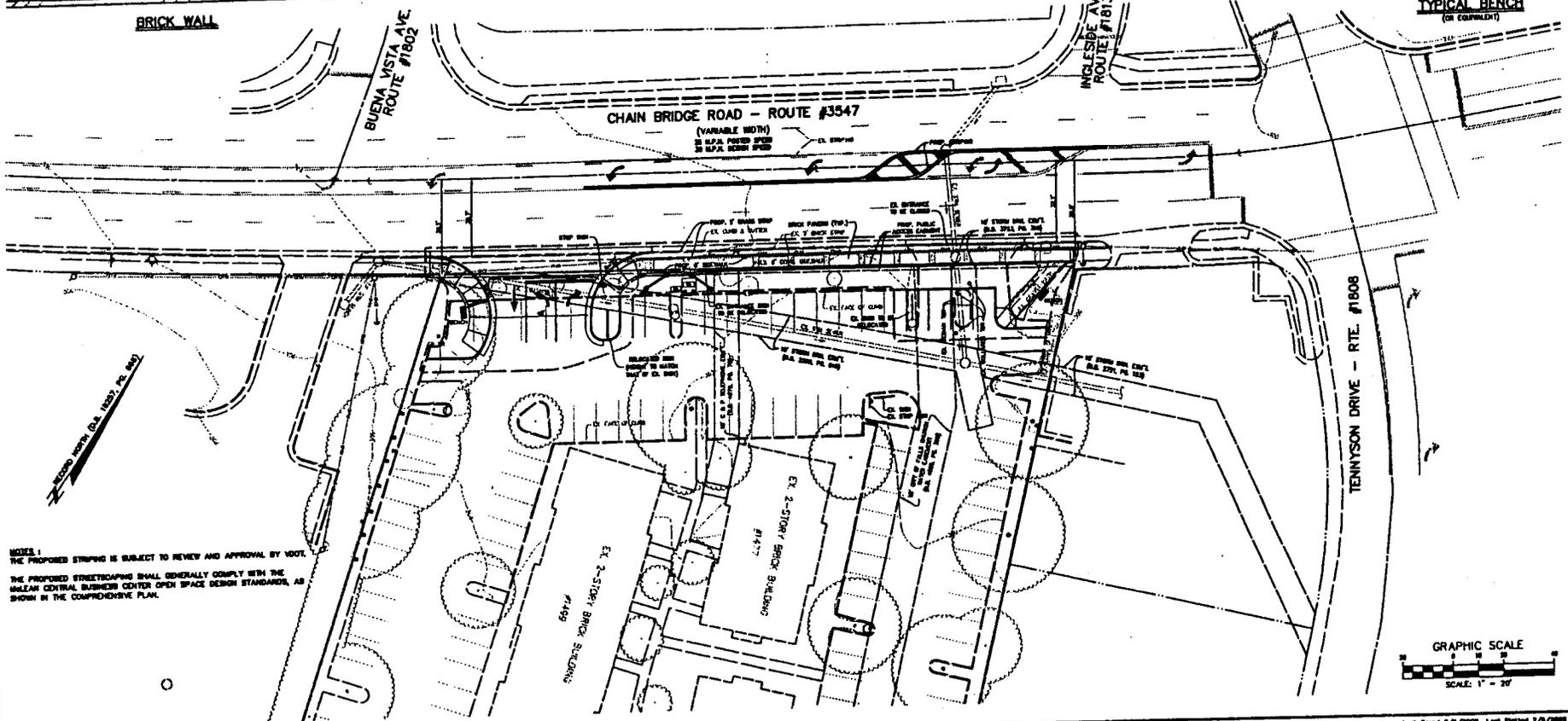
**LEGEND**

- LIMITS OF CLEARING & GRADING
- - - - - EXISTING TIE/LINE
- - - - - EXISTING UTILITY LINE & POLE
- - - - - EX. STORM DRAIN
- SHADE TREE (2" CAL.)
- MED. EVERGREEN SHRUB
- ▨ GRASS/COVER/PERENNIALS/RAILS

\* LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATION AND SPECIES ARE TO BE DETERMINED AT FINAL SITE PLAN



**TYPICAL BENCH**  
(OR EQUIVALENT)



**NOTES:**  
1. THE PROPOSED STRIPING IS SUBJECT TO REVIEW AND APPROVAL BY VDOT.  
2. THE PROPOSED STREETSCAPING SHALL GENERALLY COMPLY WITH THE MCGLEAN CENTRAL BUSINESS CENTER OPEN SPACE DESIGN STANDARDS, AS SHOWN IN THE COMPREHENSIVE PLAN.



GENERALIZED DEVELOPMENT PLAN AMENDMENT

**McLEAN PROFESSIONAL PARK**

DRAKESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

PC-A P-481-07

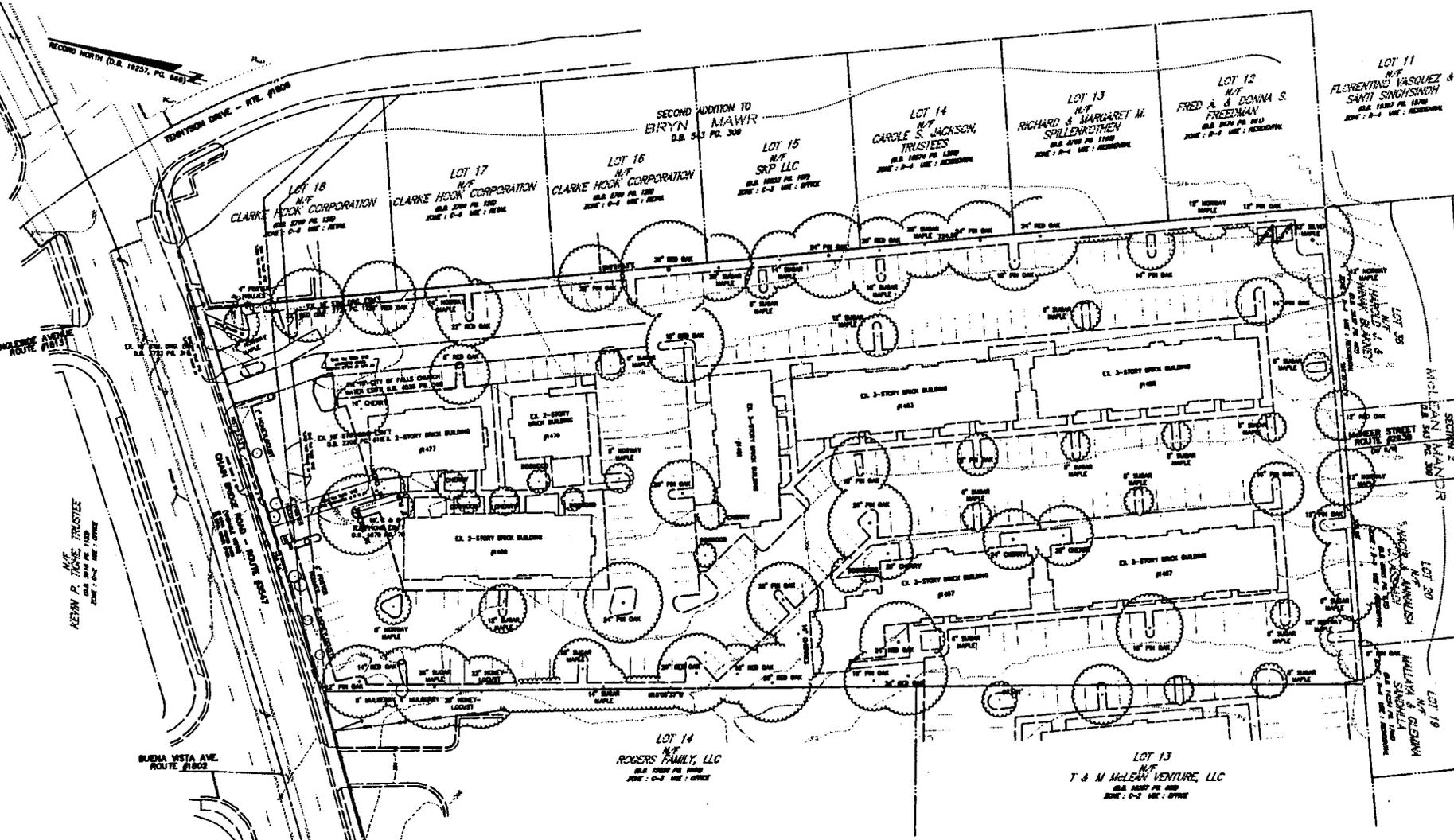


PROJECT NO.	10000
SHEET NO.	3
TOTAL SHEETS	5
DATE	11/11/09
TYPE	CON



COVER TYPE SUMMARY			
COVER TYPE	PRIMARY SPECIES	CONDITION	AREAGE
Developed Area	Pin Oak, Red Oak, Sugar Maple	good	4.43
TOTAL AREAGE			4.43
COMMENTS:			
The trees on this site are mostly in good condition.			

Charles P. Johnson & Associates, Inc.  
 10000 WOODBURN DRIVE, SUITE 200 FARMAS, VIRGINIA 22031  
 TEL: 703-438-1100 FAX: 703-438-1101  
**CPJ**  
 AN ASSOCIATE OF



EXISTING VEGETATION MAP  
**McLEAN PROFESSIONAL PARK**  
 DRANESVILLE DISTRICT  
 FARRAX COUNTY, VIRGINIA  
 PCA C-491-02



**TREE LOCATIONS ARE APPROXIMATE AND HAVE NOT BEEN FIELD-SURVEYED**

PROJECT NO.	07-538
SHEET NO.	5
TOTAL SHEETS	5
DATE	07/20/09
TYPE	DDP