

## **APPROVED DEVELOPMENT CONDITIONS**

### **FDPA 80-P-073-03-04**

**Revised November 12, 2003**

If it is the intent of the Planning Commission to approve FDPA 80-P-073-03-04 located at Tax Map 49-4 ((1)) 74A (2941 Fairview Park Drive) to permit site modifications to a commercial development. Staff recommends that the approval be subject to the following development conditions. These conditions supercede those previously approved development conditions imposed pursuant to FDPA 80-P-073-03-01, FDPA 80-P-073-03-02 and FDPA 80-P-073-03-03 which provide specific reference to Building F. All other previously approved conditions imposed pursuant to FDPA 80-P-073-03-01, FDPA 80-P-073-03-02 and FDPA 80-P-073-03-03 that pertain to other buildings shall remain in full force and effect.

1. Development of the subject property shall be in substantial conformance with the FDPA plat entitled "Fairview Park Northeast Quadrant, Building F", prepared by Vika Inc., dated June 18, 2003 as revised through October 14, 2003, consisting of five sheets. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
2. The gross floor area of Building F shall not exceed 375,000 square feet.
3. A tree preservation plan for the Building F site shall be submitted to the Urban Forestry Division of DPWES for review and approval as part of the grading plan submission. No additional land disturbing activities shall be permitted on site until the tree preservation plan is approved. The tree preservation plan shall provide for the preservation, as determined by the Urban Forester, of specific quality trees or clusters of trees in those areas identified as tree save area on the tree preservation exhibit entitled, "Proposed Restaurant Drop-Off Area Plan" prepared by Vika Inc., dated June 18, 2003, as revised through October 14, 2003, which has been attached to the Final Development Plan as Sheet 5.

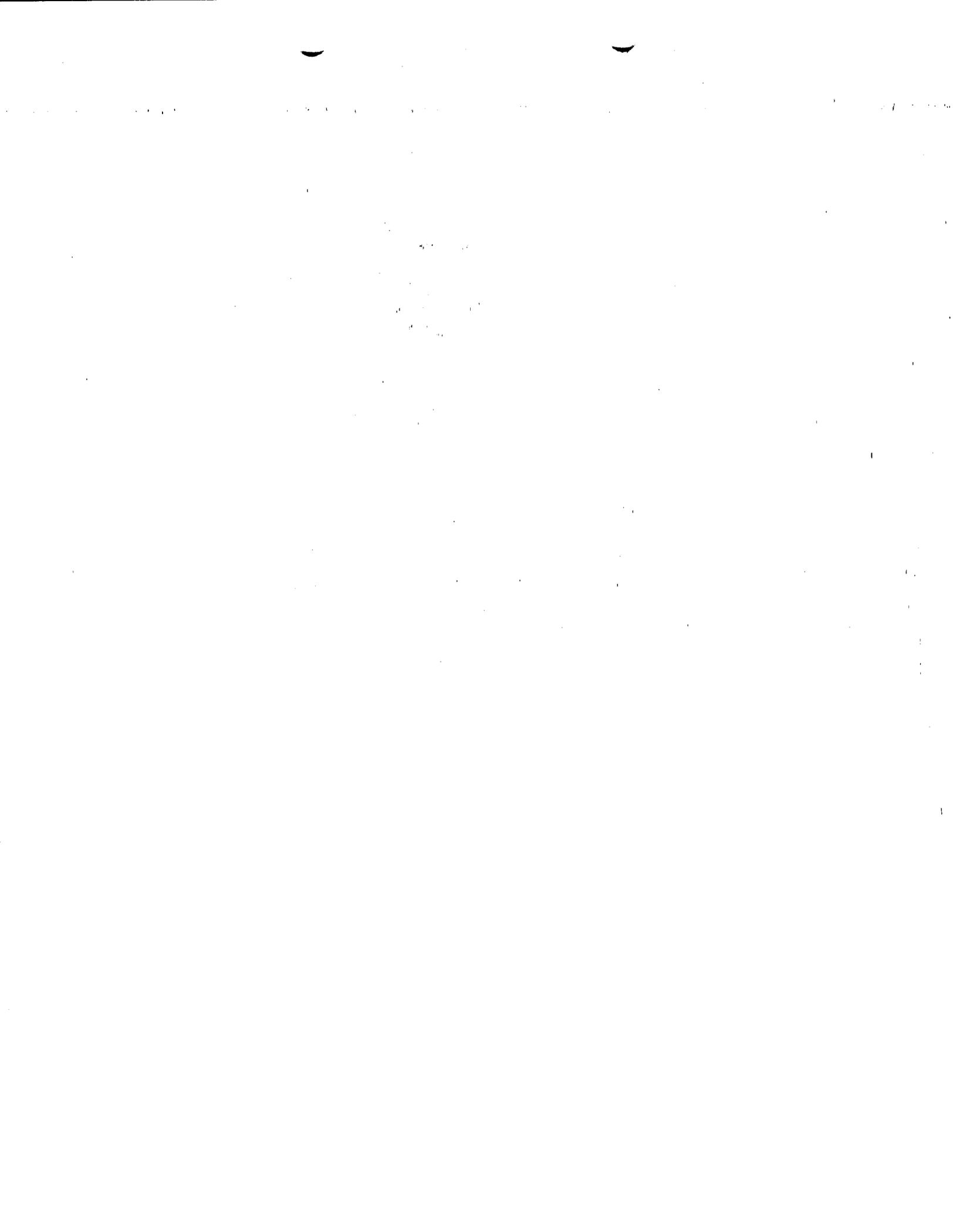
The tree preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by the Urban Forestry Division. The tree preservation plan shall include recommendations for methods to be used to ensure preservation of the trees shown on the tree preservation exhibit attached as Sheet 5 of the FDP to be preserved and shall include the tree survey information gathered as part of the preparation of the exhibit (size and species of existing trees). In addition, a condition analysis using the methods described in the Guide of Plant Appraisal, ninth edition, published by the International Society of Arboriculture, shall be provided for those trees within the tree save areas shown to be preserved that are within 20 feet of any area to be cleared or graded.

All tree save areas and individual trees outside of the tree save areas shown to be preserved on the tree preservation plan shall be protected by orange, tree protection fencing, a minimum of four feet in height, placed as close as practical to the dripline of the trees to be preserved, as determined by the Urban Forester. The fencing shall be installed prior to any work being conducted on the site, and signage identifying "tree save area". "Do not disturb" shall be posted on the temporary fencing and shall be clearly visible to all construction personnel.

In the event that trees identified clearly with tree save areas on the tree preservation exhibit cannot be preserved as determined by the Urban Forestry Division, an equivalent area of replacement trees shall be planted on the site, as described in the PFM and in consultation with the Urban Forestry Division.

4. As part of the grading plan submission for the surface valet parking area for Building F, the applicant shall submit a vegetative restoration plan that shows the preservation and supplemental planting of native species of vegetation along the perimeter of the parking area, in the interior parking lot landscaping island and in other interior parking lot landscaping areas as approved by the Urban Forestry Division, between the trail on the north side of the valet parking lot and the subject parking lot, and between the subject parking lot and Fairview Park Drive and between the subject parking lot and the tree save area to the south. The species and quantity of trees and shrubs shall be determined by the Urban Forestry Division and shall be supplemented, as needed, to ensure that the tree save area eliminated by the driveway is exceeded by the additional landscaped tree cover. Additional tree cover, in excess of that shown on the FDP, shall be provided in the area northwest of the parking lot if such is determined to be appropriate by the Urban Forester. The parking lot landscaping, which is intended to address the impacts of the parking lot, shall not count toward the mitigation of the lost tree save area. The flood plain shall also be restored to a more natural state using native species and all fill removed as determined by the Urban Forestry Division.
5. For Building F, in addition to the tree save areas referenced in Condition 3 above, the applicant shall, to the extent reasonably practicable as determined by the Urban Forestry Division, preserve existing trees and/ or provide supplemental landscaping around the parking structure designed to visually break up the appearance of the façade of the parking garage from the townhouses north of the lake through such means as planting of fast growing evergreen trees at 25-30 foot intervals or as deemed appropriate by the Urban Forester.
6. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.

7. The applicant shall notify the County Archaeologist a minimum of 10 days prior to any grading or disturbance of the site. The applicant shall permit the County Archaeologist to observe clearing and excavation during construction with the understanding that this action will not unreasonably delay construction. The applicant reserves the right to retain any artifacts for exhibit within one of its office buildings. In the event that the applicant is not interested in retaining the artifact(s), the applicant shall offer the object(s) to the County Archaeologist in writing and shall take no alternate action in regard to the artifact(s) until ninety (90) days have elapsed.
8. The hours of operation for the eating establishment within Building F shall be limited to 7 a.m. to 2 a.m., seven days a week. However, for quick service food stores and fast food restaurants which may be permitted as secondary uses within the office building, the hours of operation set forth in the development conditions approved with FDPA 80-P-073-03-02 shall control.
9. Outdoor lighting fixtures shall comply with Part 9 of Article 14 of the Zoning Ordinance.



# FAIRVIEW PARK

NORTHEAST QUADRANT  
BUILDING F

## FINAL DEVELOPMENT PLAN AMENDMENT

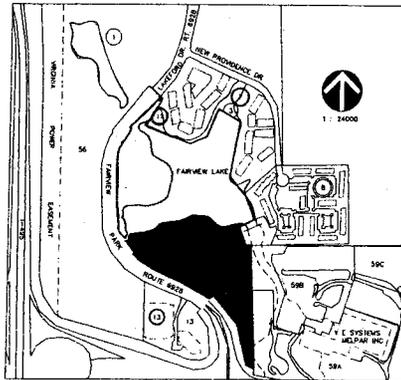
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

### FDPA 80-P-073-3-4

#### SHEET INDEX \*

1. COVER SHEET
2. OVERALL FINAL DEVELOPMENT PLAN AMENDMENT
3. FINAL DEVELOPMENT PLAN AMENDMENT
4. NOTES AND TABULATIONS
5. RESTAURANT DROP-OFF AREA DETAIL

\* EVM WAIVER REQUESTED, SEE SHEET 4 OF 6.



VICINITY MAP  
SCALE: 1:24000

**APPLICANT/OWNER**  
2941 FAIRVIEW, LLC  
2941 FAIRVIEW PARK DRIVE  
FALLS CHURCH VIRGINIA 22042

**ATTORNEY**  
WALSH, COLUCCI, LUBELY, ENRICH & TERPAK  
2200 CLARENDON BLVD., 13TH FLOOR  
ARLINGTON, VA. 22201  
ATTN: ELIZABETH BAKER  
(703) 528-4700

**ENGINEER**  
VKA INC.  
8180 GREENSBORO DRIVE  
SUITE 200  
MCLEAN, VIRGINIA 22102  
(703) 442-7800



9/26/2003  
10/14/2003

10/14/2003  
9/26/2003  
6/18/2003

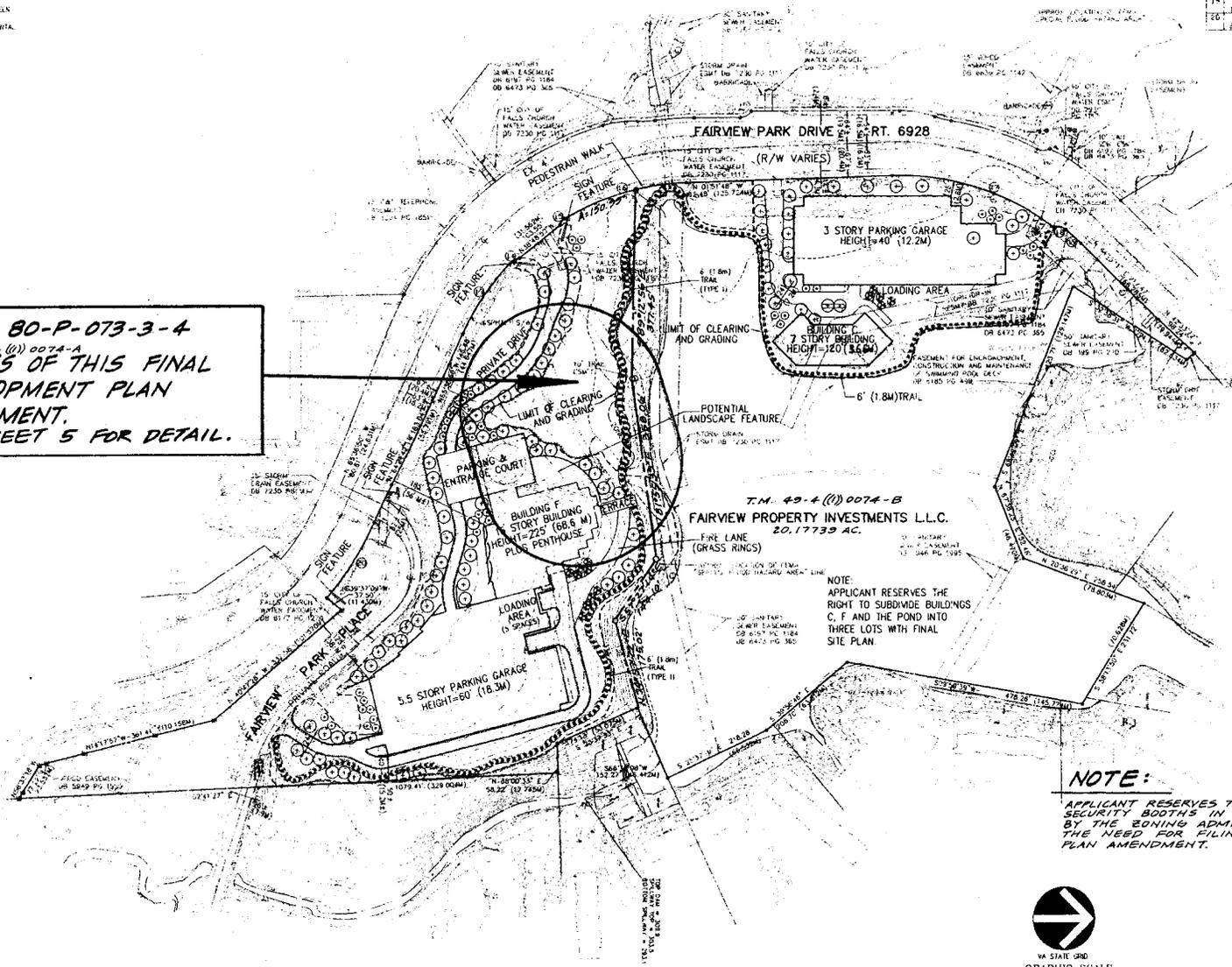


**LEGEND**

- LARGE DEDUCTIONS
- ⊕ CHECKPOINTS
- ⊙ CORNER/PT.

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
11	500.45	18°27'57"	167.65	84.63	180.68	52°07'57"
12	158.20	51°00'00"	25.10	25.10	30.90	39°00'00"
13	17.00	15°52'51"	2.17	1.96	2.91	32°42'21"
14	150.00	42°10'38"	16.00	16.00	22.39	51°41'06"
15	100.00	28°14'44"	10.00	10.00	14.14	37°13'42"
16	100.00	15°07'20"	5.00	4.50	6.37	22°14'12"
17	100.00	59°55'58"	16.14	16.14	22.39	69°40'17"
18	100.00	104°28'03"	40.42	40.42	56.38	120°01'17"
19	100.00	101°14'00"	16.07	16.07	22.39	111°43'00"
20	200.00	52°00'00"	31.62	31.62	45.00	39°00'00"

**FDPA 80-P-073-3-4**  
 T.M. 43-4 (1) 0074-A  
**LIMITS OF THIS FINAL DEVELOPMENT PLAN AMENDMENT.**  
 SEE SHEET 5 FOR DETAIL.

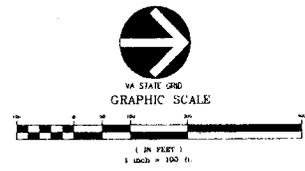


T.M. 43-4 (1) 0074-B  
**FAIRVIEW PROPERTY INVESTMENTS L.L.C.**  
 20.17733 AC.

NOTE:  
 APPLICANT RESERVES THE RIGHT TO SUBDIVIDE BUILDINGS C, F AND THE POND INTO THREE LOTS WITH FINAL SITE PLAN.

**NOTE:**  
 APPLICANT RESERVES THE RIGHT TO LOCATE SECURITY BOOTHS IN LOCATIONS APPROVED BY THE ZONING ADMINISTRATOR WITHOUT THE NEED FOR FILING A FINAL DEVELOPMENT PLAN AMENDMENT.

4/6/2003  
 J. THOMAS HARRISON  
 9/26/2003  
 10/14/2003



NO.	DESCRIPTION	DATE

**VIA**  
 THE OFFICE OF THE ZONING ADMINISTRATOR  
 100 SOUTH MAIN STREET  
 SUITE 200  
 RICHMOND, VA 23219  
 TEL: (804) 781-1111  
 FAX: (804) 781-1112

**FAIRVIEW PARK  
 NORTHEAST QUADRANT  
 BUILDING C AND F**

**FINAL DEVELOPMENT PLAN  
 AMENDMENT  
 80-P-073-3-3**

10/14/2003  
 9/26/2003  
 6/18/2003

**NOTES:**

- THE PURPOSE OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS TO ESTABLISH THE PERMITTED PRINCIPAL AND SECONDARY USES AND TO BRING THE PARKING INTO CONFORMANCE WITH THE CURRENT PROVISIONS OF ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND TO SHOW GROSS FLOOR AREA INCLUDING RETAIL FROM BUILDING C TO BUILDING I.
- THE INFORMATION SHOWN HEREIN IS A FINAL DEVELOPMENT PLAN AMENDMENT THAT AFFECTS ONLY 33.8677 ACRES WHICH IS AN AREA WHICH WAS COMPLETELY CONTAINED WITHIN FDPA 80-P-073-3-2 WHICH WAS COMPOSED OF 89 ACRES WHICH WAS APPROVED BY THE PLANNING COMMISSION MARCH 12, 1990. THE APPLICANT AGREES TO CONTINUE TO HONOR ALL CONDITIONS THAT WERE APPROVED WITH THE ORIGINAL FDP THROUGH FDPA 80-P-073-3-2, EXCEPT AS MODIFIED BY THIS APPLICATION. NOTES ON ANY PREVIOUSLY APPROVED PLANS WILL REMAIN IN FULL FORCE AND EFFECT UNLESS SUPERCEDED BY THE NOTES AND TABULATION HEREIN. IF ANY CONFLICTING LANGUAGE EXISTS, THAT THE MOST CURRENT WILL PREVAIL.
- THE FLOOR AREAS REPRESENTED HEREIN ARE GROSS FLOOR AREAS AS CURRENTLY DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDINGS MAY HAVE CELLAR SPACE AND THAT PARKING SPACES WILL BE PROVIDED FOR THOSE USES, THAT OCCUPY THE CELLAR SPACE IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE.
- AS REPRESENTED ON THE GRAPHIC, THE PRINCIPAL USE OF THE BUILDINGS WILL BE OFFICE. IT IS TO BE UNDERSTOOD THAT THE FOLLOWING USES MAY ALSO BE ESTABLISHED IN THE AREA REPRESENTED FOR OFFICE USE: EATING ESTABLISHMENTS, ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING WHERE RESEARCH, INVESTIGATION AND TESTING OF PRODUCTS IN A COMPLETELY ENCLOSED BUILDING IS INCIDENTAL TO THE PRINCIPAL USE OF SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING (EXCEPT FOR OFFICE-THRU), CONFERENCE FACILITIES, AND ACCESSORY USES THERE TO AS PERMITTED BY ARTICLE 11 OF THE ZONING ORDINANCE. THE SECONDARY USE OF THE AREA WILL BE RETAIL. IT IS TO BE UNDERSTOOD THAT THE USES WHICH MAY BE ESTABLISHED IN THE AREAS REPRESENTED FOR OFFICE, BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, FOOD RESTAURANTS (NO DRIVE THRU), PERSONAL SERVICE ESTABLISHMENTS, RETAIL SALES ESTABLISHMENTS, CHILD-SERVICE FOOD STORES (NO DRIVE-THRU), HEALTH CLUBS, CHILD CARE CENTERS, INSTITUTIONAL USES (EXCEPT 3), PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS, ACCESSORY USES AS PERMITTED BY ARTICLE 10, LIGHT PUBLIC UTILITY USES (CATEGORY 1), AND COMMERCIAL OFFICE PARKING ARE A PRINCIPAL USE. ALL PROPOSED USES WILL BE LOCATED WITHIN THE OFFICE/PARKING STRUCTURES SHOWN HEREIN.
- THE LOCATION OF THE PROPOSED SIX FOOT WIDE TRAIL SHOWN AROUND THE LAKE IS APPROPRIATE AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND DESIGN AS MAY BE APPROVED BY DDM.
- THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 80-14-1(1) AND THE OWNER OF THE PROPERTY IS AIRVIEW PROPERTY INVESTMENTS, L.L.C. AND THE APPLICANT IS 2941 FAIRVIEW, L.L.C.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BY DEMBERRY & DAVIS JAN 1987.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET AS PREPARED BY DEMBERRY AND DAVIS AND IS BASED ON AN AERIAL SURVEY.
- STORMWATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVER. AT THIS TIME, IT IS ANTICIPATED THAT STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICE REQUIREMENTS FOR THE PROPERTY WILL BE SATISFIED THROUGH THE EXISTING STORMWATER MANAGEMENT WET POND.
- THE FOOTPRINTS OF THE BUILDINGS SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND DESIGN IN ACCORDANCE WITH PAR 4 OF SECT 16-403 OF THE ZONING ORDINANCE. IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO MODIFY THE BUILDING FOOTPRINTS AND ASSOCIATED PARKING BUT REMAINING IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- PLANS AND ELEVATIONS OF THE PROPOSED OFFICE BUILDINGS ARE NOT AVAILABLE AT THIS TIME.
- IN ACCORDANCE WITH PAR 4 OF SECT 16-403 OF THE ZONING ORDINANCE, MAJOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
- IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GARAGES, GAZEBOS, TRELLISES, PLANTERS, ENTRANCE SIGNS AND/OR WALLS AND LIGHT STANDARDS NOT REPRESENTED HEREIN MAY BE PROVIDED. THE LIGHT STANDARDS WILL BE LOCATED THROUGHOUT THE DEVELOPMENT TO PROVIDE A SAFE ENVIRONMENT AND WILL BE SO DESIGNED TO COMPLY WITH THE CLEAR PERFORMANCE STANDARDS SET FORTH IN 14 OF THE ZONING ORDINANCE.  
THE TRASH PICK UP IS PLANNED TO BE AT A CENTRAL TRASH CURB IN THE BUILDING LOADING AREA.
- THE LIMITS OF CLEARING AND GRADING AND THE LANDSCAPED OPEN AREAS REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER CONSISTING OF A COMBINATION OF EVERGREENS AND DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF ARTICLE 13.14 OF THE ZONING ORDINANCE.
- THE NUMBER OF REQUIRED AND PROVIDED PARKING SPACES REPRESENTED IN THE TABULATION IS BASED ON THE GROSS FLOOR AREA OF THE BUILDINGS. IT IS TO BE UNDERSTOOD THAT THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THE NUMBER REPRESENTED IN THE TABULATION AND GRAPHIC AS LONG AS THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION IS PROTECTED AND THE MINIMUM DIMENSIONS TO PERMITTING LOT USE ARE NOT DIMINISHED. THE FINAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND AT LEAST THE MINIMUM NUMBER WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 8 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PARK EACH USE IN EXCESS OF THE MINIMUM REQUIRED BY ORDINANCE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.
- THERE IS A FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY AND FAIRFAX COUNTY AND A RESOURCE PROTECTION AREA LOCATED ON THE SUBJECT PROPERTY.
- A STATEMENT OF THE PUBLIC IMPROVEMENTS THAT ARE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION AND AN ESTIMATE OF THE TRAFFIC OF PROVIDING SUCH IMPROVEMENTS IS SPECIFIED IN THE ORIGINAL PROFFERS WITH 82-80-P-073.
- EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADAPTED STANDARDS.

- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE(S) WILL COMPLY WITH ALL CURRENT APPLICABLE STATE REGULATIONS REGARDING THE UTILIZATION, STORAGE, TREATMENT OR DISPOSAL OF SUCH SUBSTANCES ON THE PROPERTY.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN ESTABLISHED BY THE APPLICANT AT THIS TIME.
- THE PROPERTY IS LOCATED WITHIN THE AREA OF 82-80-P-073 ZONED PDC. THE AREA IS WITHIN A PORTION OF THE AREA INCLUDED WITH FDPA 80-P-073-3-2. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE COP AND PROFFERS ESTABLISHED WITH 82-80-P-073.
- THE COMPREHENSIVE PLAN RECOMMENDS A TRAIL ON THE NORTHERN SIDE OF FARMW LANE THAT WAS CONSTRUCTED BY OTHERS. SIDEWALKS WILL BE PROVIDED AS REPRESENTED ON THE GRAPHIC.

**WAIVERS REQUESTED**

- A MODIFICATION OF THE TRANSITIONAL SCREENING AND THE BARRIER REQUIREMENTS ALONG THE NORTHERN AND EASTERN PROPERTY LINES IS HEREBY REQUESTED PURSUANT TO PARAGRAPHS 3 AND 5 OF SECTION 13-304 OF THE ZONING ORDINANCE.

**FDPA 80-P-073-3-3  
T.M. 49-4(11) 0074-A + 74-B  
(33.96077 AC)**

**TABULATIONS**

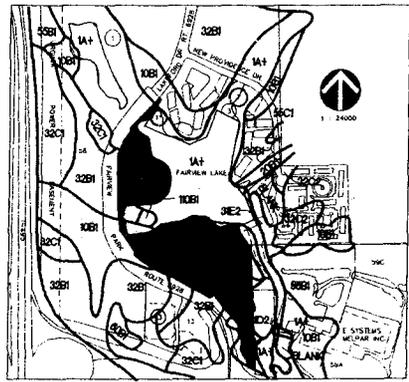
EXISTING ZONING	PDC
PROPOSED ZONING	PDC
TOTAL SITE AREA (THIS FDPA)	33.96077 ACRES (13.74 HECTARE)
TOTAL COP AREA	= 155.23 ACRES (82 80-P-073)
TOTAL GROSS FLOOR AREA (NOT TO EXCEED)	482,500 GROSS SQUARE FEET
TOTAL GROSS FLOOR AREA BUILDING F	= 375,000 GROSS SQUARE FEET (INCLUDING 20,000 CSF RETAIL)
TOTAL GROSS FLOOR AREA BUILDING G	= 107,500 GROSS SQUARE FEET
OPEN SPACE REQUIRED: 54 ACRES ON COP AREA (INCLUDING RESIDENTIAL)	

OPEN SPACE PROVIDED: 20 ACRES ± / 8.1 HECTARE ON FDPA AREA (INCLUDING POND)

PARKING SPACES PROVIDED: SHALL BE IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE

MAXIMUM BUILDING HEIGHT: BUILDING I) 15 STORES (225' ± 48.8M)  
MAXIMUM BUILDING HEIGHT: BUILDING C) 7 STORES (126' ± 36.8M)

\* APPLICANT RESERVES THE RIGHT TO ADJUST FINAL GROSS SQUARE FEET OF BUILDINGS G & F INCLUDING RETAIL UP TO 25,000 SF WITHIN THE AREA OF THIS FDPA SO LONG AS THE TOTAL GROSS FLOOR AREA DOES NOT EXCEED 482,500 SF.



**SOILS MAP**  
SCALE: 1" = 2400'

**FDPA 80-P-073-3-4  
T.M. 49-4(11) 0074-A  
(13.78338 AC)**

**TABULATIONS**

THE PURPOSE OF THIS FDPA IS TO GAIN APPROVAL OF A VEHICULAR DRIVE AISLE, VALET PARKING AREA AND AN OUTDOOR DINING AREA FOR THE EXISTING OFFICE BUILDING WITH RESTAURANT (2941 FAIRVIEW PARK DRIVE).

EXISTING ZONING	PDC
PROPOSED ZONING	PDC
TOTAL SITE AREA (THIS FDPA)	= 13.78338 AC
TOTAL G.F.A. PROVIDED BLDG. F	= 375,000 SF (INCLUDING 20,000 SF RETAIL)
OPEN SPACE PROVIDED =	8.73 AC (PER 9000-SF 21-3)
	= 0.58 AC (ADDITIONAL PAVED AREA WITH THIS FDPA)
	= 2.15 AC (TOTAL T.M. 49-4(11) 0074A)
	= 1.16 AC (FROM T.M. 49-4(11) 0074B)
	= 384 ACRES ± (TOTAL T.M. 49-4(11) 0074A & 74B)

PARKING SPACES PROVIDED - SHALL BE IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE (SEE NOTE #1)

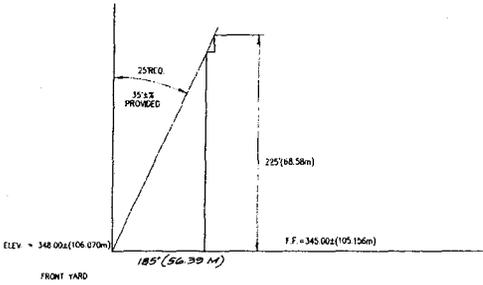
MAXIMUM BUILDING HEIGHT (BUILDING I) = 15 STORES, 225' (PLUS PENTHOUSE)

\* APPLICANT RESERVES THE RIGHT TO ADJUST FINAL GROSS FLOOR AREA (SF) OF BUILDINGS C AND F (INCLUDING RETAIL) UP TO 25,000 SF WITHIN THE AREA OF THIS FDPA SO LONG AS THE TOTAL GROSS FLOOR AREA DOES NOT EXCEED 482,500 SF.

FDPA 80-P-073-3-4

**WAIVERS REQUESTED**

- A WAIVER OF THE REQUIREMENTS OF PFM ARTICLE 11-8465 FOR PREPARATION OF EXISTING VEGETATION MAP (EVM) IS HEREBY REQUESTED. THE PREVIOUS FDPA WAS APPROVED PRIOR TO THE REQUIREMENT OF THE EVM. IN ADDITION, AN APPROVED TREE PRESERVATION PLAN WAS PROVIDED WITH SITE PLAN 89800-SF-21-1.
- A WAIVER OF THE REQUIREMENTS OF PFM ARTICLE 7-6185 FOR INSTALLATION OF CURB AND GUTTER IS HEREBY REQUESTED.
- A WAIVER OF THE REQUIREMENTS OF PFM ARTICLE 7-6594 (DUSTLESS SURFACE) IS HEREBY REQUESTED.



**BULK PLANE (AT PERIMETER PROPERTY LINE)**  
(BASED ON C-4 FRONTYARD)

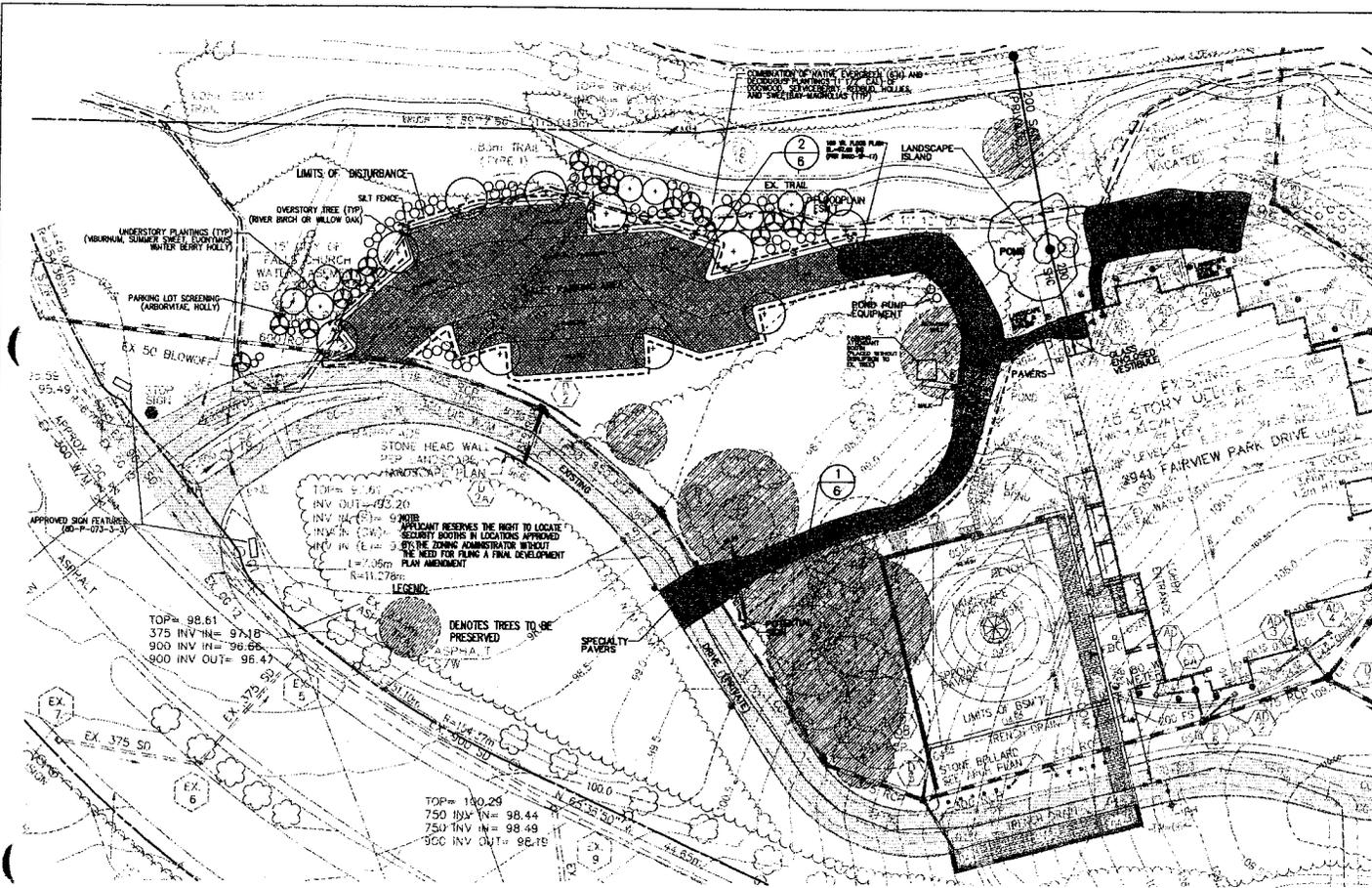


9/10/2003  
10/14/2003

NO.	DESCRIPTION	DATE
1	REVISION APPROVED BY	
2	REVISION APPROVED BY	
3	REVISION APPROVED BY	
4	REVISION APPROVED BY	
5	REVISION APPROVED BY	

10-14-2003  
8-26-2003  
6-18-2003  
DATE MAT'D. USE  
BY  
WH  
BY  
SIGNED  
DATE  
4 OF 5

**NOTES AND TABULATIONS**  
 FAIRVIEW PARK  
 NORTHEAST QUADRANT  
 BUILDINGS C AND F  
 VIKI



**COMPUTATIONS FOR INTERIOR PARKING LOT LANDSCAPING**  
(20 OR MORE PARKING SPACES)

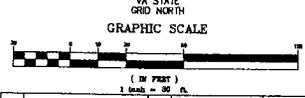
AREA OF PARKING LOT:	14,400 SF
LANDSCAPING REQUIRED:	720 SF (5% OF ABOVE)
LANDSCAPING PROVIDED:	1,130 SF

**VKA**  
 VANDERKAM & ASSOCIATES LANDSCAPE ARCHITECTS INC. VIKAS@VKA.COM  
 1000 EAST WASHINGTON ST. SUITE 100  
 FARMERSVILLE, VA 22434  
 (540) 442-7800 # FAX (540) 442-7817  
 FAX (540) 442-7817

2941 FAIRVIEW PARK  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

FDPA 80-P-073-3-4  
 PROPOSED RESTAURANT  
 DROP-OFF AREA PLAN

10/14/2003  
 J. THOMAS HUBBARD  
 100.000  
*J. Thomas Hubbard*



NO.	DESCRIPTION	REV. #	APPROVED	DATE

REVISION APPROVED BY:  
 DIVISION OF DESIGN REVIEW

REV: 10-14-03	
REV: 9-26-03	
DATE: JUNE 18, 2000	
DES: JTH	DWN:
CADD	
SCALE: 1"=30'	
PROJECT/FILE NO. 6125	
SHEET NO. 5	

6/25/2004 10:46 AM 2941.P 1/5