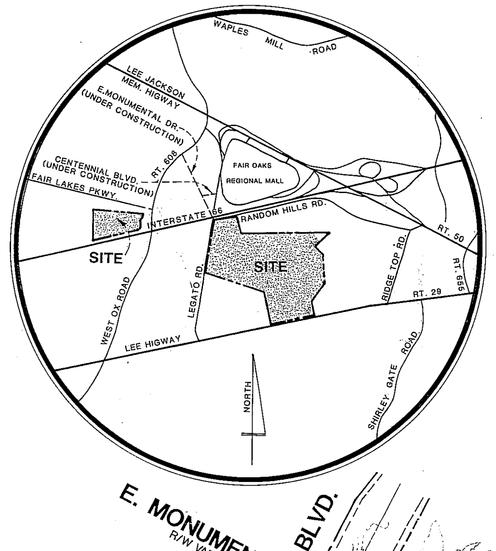
VICINITY MAP
SCALE: 1"=2000'



NARRATIVE

A. GENERAL NOTES

1. THE LAND BAYS B, C AND D DELINEATED ON THIS PLAN ARE LOCATED ON FAIRFAX COUNTY TAX MAP NUMBERS 56-1 AND 56-4 (17)) PARCELS 4B AND 4DD. CURRENTLY PARCEL 4DA IS ZONED PDC AND PDH-20. PARCEL 4B IS CURRENTLY ZONED PDH-5. THE LAND BAY A DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP NUMBERS 55-2 AND 56-1 PARCELS 3A, 2L, AND 2B AND IS CURRENTLY ZONED PDC.

2. THE LAND EMBRACED IN LAND BAYS B, C, AND D IS NOW IN THE NAME OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA ACQUIRED FROM BENJAMIN H. SMITH, JR. TRUSTEE AND JACK W. CARNEY, TRUSTEE IN DEED BOOK 6144, PAGE 1979, DATED MARCH 1, 1979, DEED BOOK 6284, PAGE 86. THE LAND EMBRACED IN LAND BAY A IS NOW IN THE NAME OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA ACQUIRED FROM ROSE CORPORATION, ROSE AND OTHERS ON JUNE 2, 1982 DEED BOOK 2582, PAGE 903 AND FROM FAIRLAKES SOUTH PARTNERSHIP ON NOVEMBER 30, 1982, DEED BOOK 5862, PAGE 1795. ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY.

3. THE CONTOUR INTERVAL IS 2 FEET.

4. THIS DEVELOPMENT CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND STANDARDS, EXCEPT AS NOTED BELOW IN THE REQUEST FOR SPECIAL EXCEPTIONS AND WAIVERS.

5. THIS PLAN ADHERES TO THE RELATIONSHIPS AND CONCEPTS PROPOSED IN THE COMPREHENSIVE PLAN OF FAIRFAX COUNTY.

6. THE APPLICANT INTENDS TO BEGIN CONSTRUCTION OF THE PROPOSED DEVELOPMENT AS SOON AS THE REQUIRED COUNTY APPROVALS AND PERMITS ARE ISSUED.

7. BUILDING HEIGHTS FOR LAND BAYS A, B, AND C WILL NOT EXCEED 120 FEET. BUILDING HEIGHTS FOR LAND BAY D WILL NOT EXCEED 40 FEET.

8. RECREATIONAL AMENITIES IN LAND BAY D SHALL INCLUDE A POOL, COMMUNITY CENTER/GREEN HALL, TENNIS COURTS AND TOT LOTS.

B. TRANSPORTATION

1. THE EAST-WEST SUBCONNECTOR IS DEPICTED ON THIS PLAN FOR THE PURPOSE OF CONCEPT ALIGNMENT ONLY. PORTIONS OF THE EAST-WEST SUBCONNECTOR ARE TO BE BUILT BY OTHERS. FOR CLARIFICATION, SEE PROFFERS.

2. LEE HIGHWAY ACCESS FOR LAND BAY D SHALL BE CONSIDERED TEMPORARY UNTIL SUCH TIME AS STREETS WITHIN THE ADJACENT PARCEL AND THE SUBCONNECTOR ARE CONSTRUCTED AND AVAILABLE TO THE APPLICANT FOR PUBLIC USE.

3. AN APPLICATION TO PERMIT THE UTILIZATION OF COMPACT CAR SPACES IS BEING REQUESTED FOR LAND BAY C AS AN INTEGRAL PART OF THIS FDP.

4. SUFFICIENT AREA WILL BE PROVIDED WITHIN LAND BAY B, BETWEEN THE ADJACENT PROPERTY TO THE SOUTH AND THE PROPOSED LEGATO ROAD ACCESS TO FACILITATE THE PROPOSED CUL-DE-SAC OF LEGATO ROAD (FROM THE SOUTH). THE ACTUAL CONSTRUCTION OF THE CUL-DE-SAC WILL BE PERFORMED BY OTHERS.

C. UTILITIES

1. STORM SEWER: STORM SEWER SHOWN IS CONCEPTUAL. DETAILED STORM DESIGN WILL BE COMPLETED DURING FINAL ENGINEERING. STORM OUTFALLS FLOW INTO EXISTING 100 YEAR FLOOD PLAIN PROVIDING ADEQUATE OUTFALL.

2. SANITARY SEWER: PUBLIC SANITARY SEWER WILL BE PROVIDED BY AN EXTENSION OF EXISTING FACILITIES AS SHOWN SERVING ALL LAND BAYS. DETAILED SERVICE TO INDIVIDUAL BUILDINGS SHALL BE COMPLETED DURING FINAL ENGINEERING.

3. WATER: PUBLIC WATER SERVICE TO THE SITES SHALL BE AN EXTENSION OF EXISTING WATER MAINS PROVIDED BY THE FAIRFAX COUNTY WATER AUTHORITY (FCWA). DETAILED SERVICE TO THE INDIVIDUAL LAND BAYS AND BUILDINGS SHALL BE COMPLETED DURING FINAL ENGINEERING.

D. STORMWATER MANAGEMENT (SWM)

1. SWM WILL BE PROVIDED BY A COMBINATION OF WET AND DRY PONDS TO BE CONSTRUCTED GENERALLY AS SHOWN ON THIS PLAN. BEST MANAGEMENT PRACTICES (BMP) SHALL ALSO BE PROVIDED.

2. THE FLOOD PLAIN DELINEATED REPRESENTS THE ACTUAL 100 YEAR WATER SURFACE IN ACCORDANCE WITH DETAILED FLOOD PLAIN STUDIES PREPARED BY WILLIAM H. GORDON ASSOCIATES, INC.

3. THE EQC REFLECTED ON THE FDP REPRESENTS AN ACCURATE DELINEATION BASED ON ACCEPTED CRITERIA. APPROVAL OF THE FDP SHALL CONSTITUTE ACCEPTANCE OF THE EQC LIMITS AS SHOWN.

4. SUFFICIENT VEHICULAR ACCESS TO SWM FACILITIES SHALL BE PROVIDED THROUGH THE CONSTRUCTION OF THE PEDESTRIAN/BIKE TRAILS PROPOSED FOR THE DEVELOPMENT. THE TRAILS WILL BE REINFORCED TO A TYPICAL SECTION CONSISTING OF SIX INCHES OF VDOT BASE COURSE SMYE 21D, TWO INCHES OF VDOT SM-2A ASPHALTICED CONCRETE AND WIDENED TO A TEN FOOT WIDTH IN THOSE SECTIONS WHERE THE TRAIL WILL FUNCTION AS ACCESS TO THE SWM FACILITIES.

E. LANDSCAPING, BUFFERS AND SCREENING

1. SCREENING OF ADJACENT PROPERTIES AND PRESERVATION OF EXISTING NATURAL FEATURES WILL BE ACCOMPLISHED PER THE FOLLOWING:

LAND BAY B - A BUFFER ZONE OF A 100' MINIMUM WIDTH HAS BEEN PROVIDED TO ACCOMMODATE AN EARTH BERM 5-10' IN HEIGHT. THE EARTH BERM IN CONJUNCTION WITH EVERGREEN TREES (8' IN HEIGHT) WILL SCREEN THE ADJACENT PROPOSED ROAD WHICH CONNECTS LEGATO ROAD WITH THE INTERNAL 100' ROAD SERVICING LAND BAYS B, C AND D FROM THE ADJACENT EXISTING RESIDENTIAL PROPERTIES TO THE SOUTHWEST.

LAND BAY C - A BUFFER ZONE APPROXIMATELY 100' WIDE HAS BEEN PROVIDED TO ACCOMMODATE AN EARTH BERM 5' IN HEIGHT. THE EARTH BERM IN CONJUNCTION WITH EVERGREEN TREES (8' IN HEIGHT) WILL BUFFER AND DIRECT ATTENTION AWAY FROM EXISTING TOWNHOUSES BACKING TO THE PROPOSED LEGATO ROAD. ADDITIONAL EVERGREEN TREE PLANTING IN CONJUNCTION WITH A 6' EXISTING EARTH BANK WILL ALSO PROVIDE PRIVACY FOR THE BACK YARDS OF THE ADJACENT TOWNHOUSES.

LAND BAY B - THE ROAD THAT SPLITS LAND BAY B WILL RETAIN A MINIMUM 100' WIDE BUFFER ALONG BOTH SIDES OF THE ROAD TO MAINTAIN THE CHARACTER OF THE EXISTING VEGETATION.

ENVIRONMENTAL QUALITY CORRIDOR (EQC) - IT IS THE APPLICANT'S INTENT TO MINIMIZE, TO THE EXTENT PRACTICAL, DISRUPTION OF THE EQC FOR ROADS/UTILITIES, AND STORMWATER MANAGEMENT FACILITIES.

2. FOR ILLUSTRATION LANDSCAPE PLAN & DETAILS, PLAZA PLAN AND PROPOSED SCREENING AND BUFFERS SEE LANDSCAPE ARCHITECT'S DRAWINGS INCLUDED WITH THIS APPLICATION.

3. FOR WAIVERS OF REQUIRED SCREENING, SEE NOTE BELOW.

F. SPECIAL EXCEPTIONS/WAIVERS

1. A SPECIAL EXCEPTION WILL BE SUBMITTED TO ALLOW THE STORMWATER MANAGEMENT POND TO BE CONSTRUCTED WITHIN THE 100 YEAR FLOOD PLAIN IN LAND BAY A.

2. A WAIVER IS REQUESTED FOR TRANSITIONAL SCREENING BETWEEN LAND BAYS C AND D SINCE EXISTING WOODED EQC AREAS ARE PRESENT ALONG THE ENTIRE BOUNDARY. A WAIVER IS ALSO REQUESTED FOR THE SERVICE DRIVE ALONG ROUTE 29.

PARKING TABULATIONS

SITE	BUILDING	SPACES**** REQUIRED	SPACES PROVIDED	LOADING SPACES REQUIRED	LOADING SPACES PROVIDED	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED
LAND BAY A	A1	413*****	413	5	5	5	5
	A2	319*	319	5	5	10	10
	A3	918*	918	5	5	10	10
TOTAL		2,290	1,650	15	15	25	25
LAND BAY B	B1	926*	926	5	5	10	10
	B2	925*	925	5	5	10	10
	B3	926*	926	5	5	10	10
		2,777******	2,777				
TOTAL		2,887	2,887	15	15	30	30
LAND BAY C	C1	3,461*	4,289**	5	5	35	35
LAND BAY D		990***	1,095*******	N/A	N/A	N/A	N/A

* REQUIRED PARKING TABULATIONS ARE BASED ON OFFICE USE. WET FLOOR AREA/ 1,000 x 4.5 = REQUIRED PARKING (WFA = 80% OF GFA)

** COMPACT CAR SPACES ARE PROPOSED. TOTAL NUMBER NOT TO EXCEED 20% OF TOTAL SPACES. SPACES PROVIDED FOR LAND BAY C INCLUDE ALLOCATION FOR 300 COUNTY VEHICLE SPACES.

*** LAND BAY D REQUIRED PARKING TABULATIONS ARE BASED ON RESIDENTIAL USE. TOWNHOMES, 192 UNITS - 2 PARKING SPACES PER UNIT. APARTMENTS, 404 UNITS - 1.5 PARKING SPACES PER UNIT.

**** SPACES REQUIRED BY COUNTY ZONING ORDINANCE.

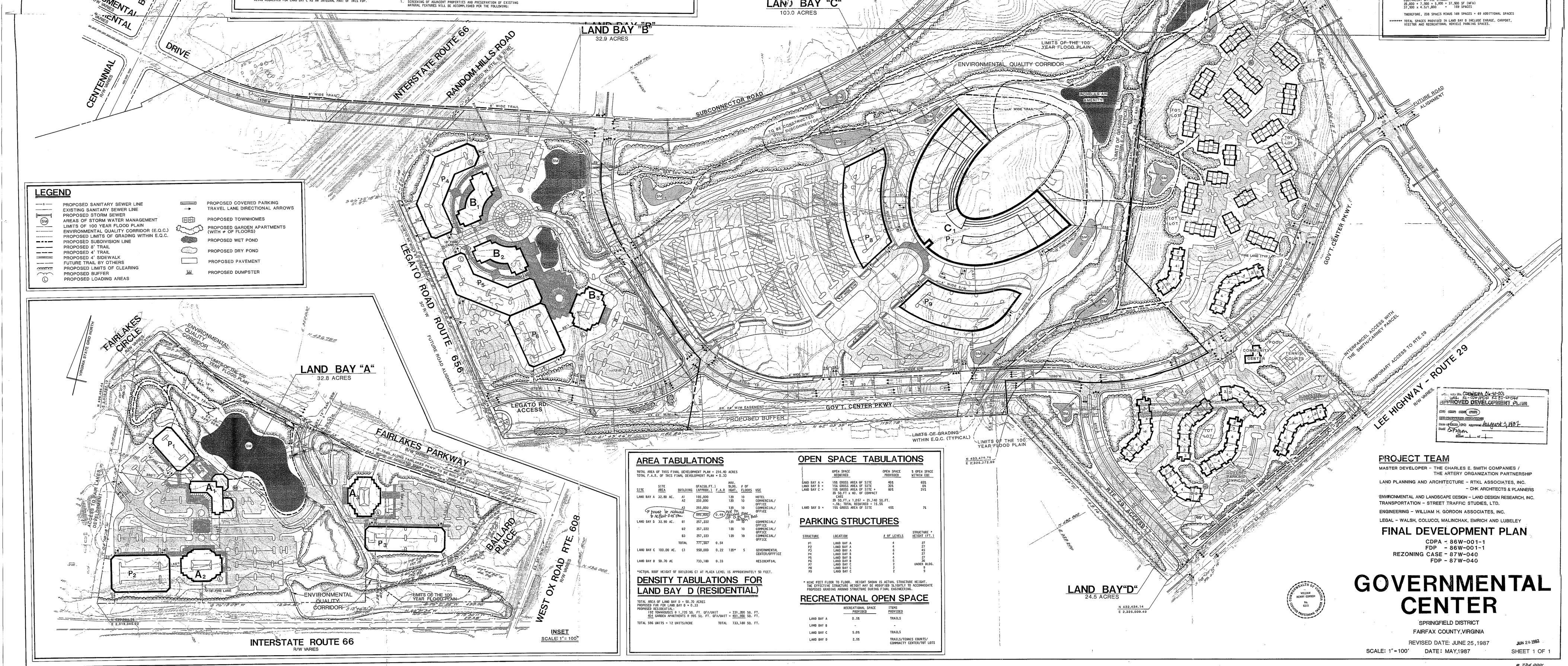
***** REQUIRED PARKING FOR HOTEL BASED ON THE FOLLOWING:
225 ROOMS + 1 SPACE EACH ROOM +ATND ROOM = 200 + 80 = 270
RESTAURANT = 15 SEATS 15P/R SEATS + 1 SP/2 EMPLOYEES (10 EMPL) = 24
LOUNGE = 60 SEATS 15P/R SEATS + 1 SP/2 EMPLOYEES (10 EMPL) = 30
CONFERENCE ROOM = 2,000 SF 4.5 x 1,000(WFA)/1000 = 14
RETAIL RESTAURANT = 300 SEATS 1.5P/R SEATS + 1 SP/2 EMPLOYEES = 85
(80 EMPLOYEES)
TOTAL 413

****** ADDITIONAL PARKING REQUIRED PER SPECIFIC USES IN LAND BAY D.
RETAIL = 25,000 SF(WFA), 1SP/200 SF UP TO 1,000 SF
+ 4SP/4(X GOOT.. 1,000 SF = 149
RESTAURANT = 300 SEATS 15P/R SEATS + 1SP/2 EMPLOYEES
(10 EMPLOYEES) = 85
LUNCH CART = 5,000 (WFA) SF 2SP/3 EMPLOYEES (6 EMPLOYEES) = 4
TOTAL 238

EQUIVALENT OFFICE SPACES
25,000 + 7,500 x 3.00 = 37,500 SF (WFA)
37,500 x 4.5/1,000 = 169 SPACES

THEREFORE, 238 SPACES MINUS 169 SPACES = 69 ADDITIONAL SPACES

******* TOTAL SPACES PROVIDED IN LAND BAY D INCLUDE GARAGE, CARPORT, VISITOR AND RECREATIONAL VEHICLE PARKING SPACES.



LEGEND

- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED STORM SEWER
- AREAS OF STORM WATER MANAGEMENT
- LIMITS OF 100 YEAR FLOOD PLAIN
- ENVIRONMENTAL QUALITY CORRIDOR (E.Q.C.)
- PROPOSED LIMITS OF GRADING WITHIN E.Q.C.
- PROPOSED SUBDIVISION LINE
- PROPOSED 8' TRAIL
- PROPOSED 4' TRAIL
- PROPOSED 4' SIDEWALK
- FUTURE TRAIL BY OTHERS
- PROPOSED LIMITS OF CLEARING
- PROPOSED BUFFER
- PROPOSED LOADING AREAS
- PROPOSED COVERED PARKING
- TRAVEL LANE DIRECTIONAL ARROWS
- PROPOSED TOWNHOMES
- PROPOSED GARDEN APARTMENTS (WITH # OF FLOORS)
- PROPOSED WET POND
- PROPOSED DRY POND
- PROPOSED PAVEMENT
- PROPOSED DUMPSTER

AREA TABULATIONS

TOTAL AREA OF THIS FINAL DEVELOPMENT PLAN = 216.80 ACRES
TOTAL F.A.R. OF THIS FINAL DEVELOPMENT PLAN = 0.33

SITE	SITE AREA	BUILDING	GFA(SQ.FT.) (APPROX.)	F.A.R	MAX. BLDG. HEIGHT	# OF FLOORS	USE
LAND BAY A	32.80 AC.	A1	168,000		120	10	HOTEL
		A2	255,000		120	10	COMMERCIAL/ OFFICE
			255,000		120	10	COMMERCIAL/ OFFICE
		TOTAL	680,000	0.19	120	10	
LAND BAY B	32.90 AC.	B1	257,222		120	10*	COMMERCIAL/ OFFICE
		B2	257,222		120	10	COMMERCIAL/ OFFICE
		B3	257,223		120	10	COMMERCIAL/ OFFICE
		TOTAL	777,667	0.54			
LAND BAY C	100.00 AC.	C1	958,000	0.22	120*	5	GOVERNMENTAL CENTER/OFFICE
LAND BAY D	50.70 AC		733,180	0.33			RESIDENTIAL

*ACTUAL ROOF HEIGHT OF BUILDING C1 AT PLAZA LEVEL IS APPROXIMATELY 50 FEET.

DENSITY TABULATIONS FOR LAND BAY D (RESIDENTIAL)

TOTAL AREA OF LAND BAY D = 50.70 ACRES
PROPOSED FAR FOR LAND BAY D = 0.33
PROPOSED RESIDENTIAL:
192 TOWNHOUSES @ 1,720 SQ. FT. GFA/UNIT = 330,240 SQ. FT.
404 GARDEN APARTMENTS @ 985 SQ. FT. GFA/UNIT = 401,940 SQ. FT.
TOTAL 596 UNITS = 12 UNITS/ACRE TOTAL 732,180 SQ. FT.

OPEN SPACE TABULATIONS

	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	% OPEN SPACE WITHIN EQC
LAND BAY A *	15% GROSS AREA OF SITE	40%	40%
LAND BAY B *	15% GROSS AREA OF SITE	30%	0%
LAND BAY C *	15% GROSS AREA OF SITE + 20 SQ.FT. x 1,053 = 21,140 SQ.FT. OR 5 x NO. OF COMPACT SPACES	60%	31%
	20 SQ.FT.x 1,053 = 21,140 SQ.FT. -15; TOTAL REQUIRED = 15.5%		
LAND BAY D *	15% GROSS AREA OF SITE	45%	7%

PARKING STRUCTURES

STRUCTURE	LOCATION	# OF LEVELS	STRUCTURE * HEIGHT (FT.)
P1	LAND BAY A	4	27
P2	LAND BAY A	4	27
P3	LAND BAY A	6	45
P4	LAND BAY B	4	27
P5	LAND BAY B	4	27
P6	LAND BAY B	5	36
P7	LAND BAY C	2	UNDER BLDG.
P8	LAND BAY C	2	9
P9	LAND BAY C	2	9

* NINE FEET FLOOR TO FLOOR. HEIGHT SHOWN IS ACTUAL STRUCTURE HEIGHT. THE EFFECTIVE STRUCTURE HEIGHT MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE PROPOSED GRADING AROUND STRUCTURE DURING FINAL ENGINEERING.

RECREATIONAL OPEN SPACE

	RECREATIONAL SPACE PROVIDED	ITEMS PROVIDED
LAND BAY A	0.1%	TRAILS
LAND BAY B	-	-
LAND BAY C	5.0%	TRAILS
LAND BAY D	2.9%	TRAILS/TENNIS COURTS/ COMMUNITY CENTER/TOT LOTS

PROJECT TEAM

MASTER DEVELOPER - THE CHARLES E. SMITH COMPANIES / THE ARTERY ORGANIZATION PARTNERSHIP

LAND PLANNING AND ARCHITECTURE - RTKL ASSOCIATES, INC. - OHK ARCHITECTS & PLANNERS

ENVIRONMENTAL AND LANDSCAPE DESIGN - LAND DESIGN RESEARCH, INC.
TRANSPORTATION - STREET TRAFFIC STUDIES, LTD.

ENGINEERING - WILLIAM H. GORDON ASSOCIATES, INC.

LEGAL - WALSH, COLUCCI, MALINCHAK, EMRICH AND LUBELEY

FINAL DEVELOPMENT PLAN

CDPA - 86W-001-1
FDP - 86W-001-1
REZONING CASE - 87W-040
FDP - 87W-040

GOVERNMENTAL CENTER

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED DATE: JUNE 25, 1987
SCALE: 1"=100' DATE: MAY, 1987

JUN 26 1987

SHEET 1 OF 1

COMMONWEALTH OF VIRGINIA
WILLIAM HENRY GORDON
No. 6215
PROFESSIONAL ENGINEER

CHANGES A/W 9-30-00
WM. E. DOWLING AS BY-RIGHT
APPROVED DEVELOPMENT PLAN
(CDP) (SDP) (SUP) (VC) (VAR)
SUBJECT TO PROFFERS AND CONDITIONS
Date of BOS (BZA) approval August 3, 1987
Staff E. Fagan
Sheet 1 of 1

734 0001

RCB Hewitt U.