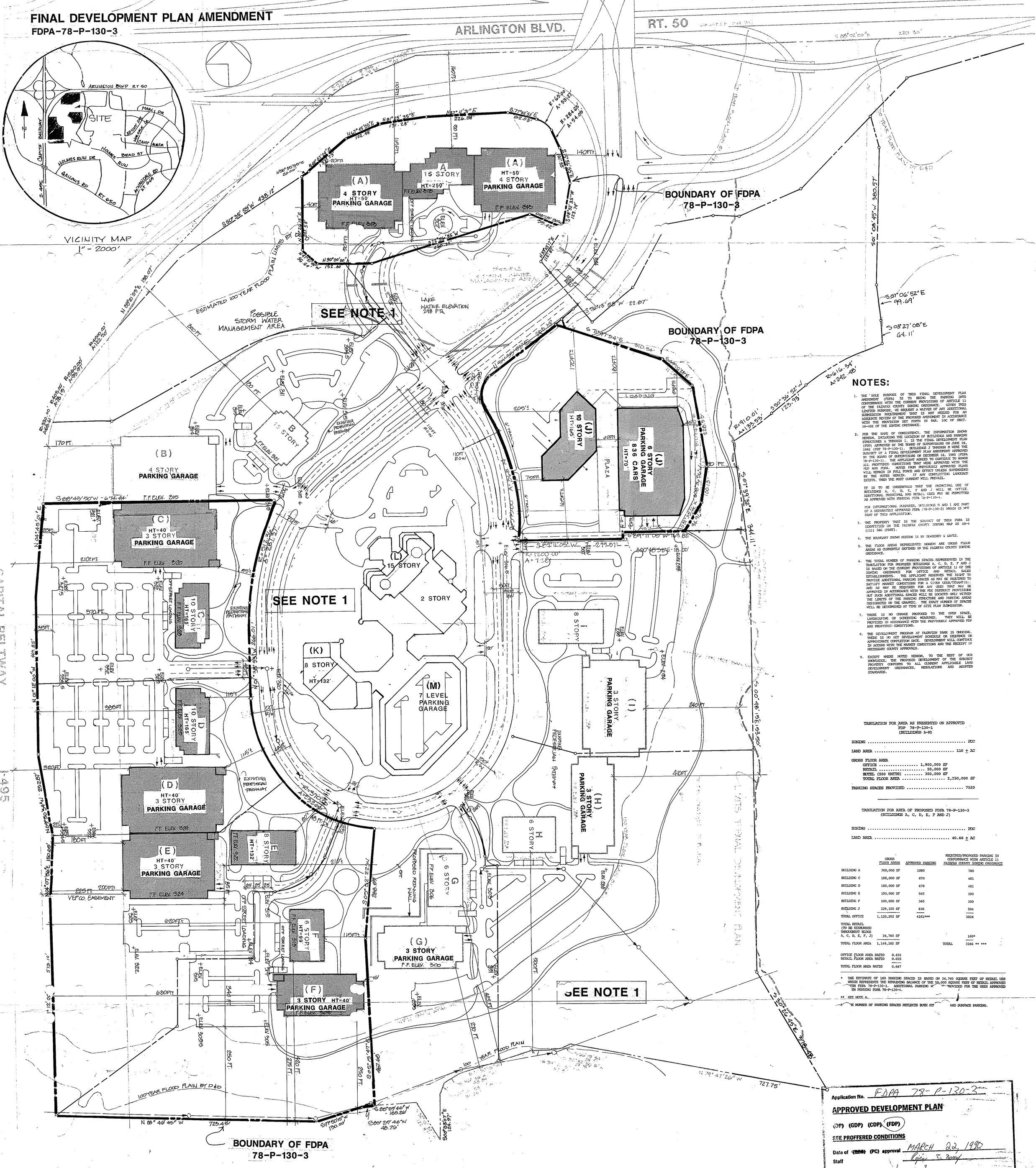
FINAL DEVELOPMENT PLAN AMENDMENT

FDPA-78-P-130-3

VICINITY MAP
1" = 2000'



NOTES:

1. THE SOLE PURPOSE OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS TO BRING THE PARKING INTO CONFORMANCE WITH THE CURRENT PROVISIONS OF ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE. GIVEN THIS LIMITED PURPOSE, WE REQUEST A WAIVER OF ANY ADDITIONAL SUBMISSION REQUIREMENT THAT IS NOT NEEDED FOR AN ADEQUATE REVIEW OF THE PROPOSED AMENDMENT IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 10C OF SECT. 16-402 OF THE ZONING ORDINANCE.

2. FOR THE SAKE OF CONSISTENCY, THE INFORMATION SHOWN HEREON, INCLUDING THE LOCATION OF BUILDINGS AND PARKING STRUCTURES A THROUGH I, IS THE FINAL DEVELOPMENT PLAN (FDP) APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 28, 1982 (FDP 78-P-130-1). BUILDINGS J THROUGH M WERE THE SUBJECT OF A FINAL DEVELOPMENT PLAN AMENDMENT APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 16, 1985 (FDPA 78-P-130-1). THE APPLICANT AGREES TO CONTINUE TO HONOR ALL PROFFERED CONDITIONS THAT WERE APPROVED WITH THE FDP AND FDPA. NOTES FROM PREVIOUSLY APPROVED PLANS WILL REMAIN IN FULL FORCE AND EFFECT UNLESS SUPERSEDED BY THE NOTES HEREIN. IF ANY CONFLICTING LANGUAGE EXISTS, THEN THE MOST CURRENT WILL PREVAIL.

   IT IS TO BE UNDERSTOOD THAT THE PRINCIPAL USE OF BUILDINGS A, C, D, E, F AND J WILL BE OFFICE. ADDITIONAL PRINCIPAL AND RETAIL USES MAY BE PERMITTED AS APPROVED WITH PENDING FDPA 78-P-130-4.

   FOR INFORMATIONAL PURPOSES, BUILDINGS H AND I ARE PART OF A SEPARATELY APPROVED FDPA (78-P-130-2) WHICH IS NOT PART OF THIS APPLICATION.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS FDPA IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 49-4 ((1)) 58G (PART).

4. THE BOUNDARY SHOWN HEREON IS BY DEWBERRY & DAVIS.

5. THE FLOOR AREAS REPRESENTED HEREON ARE GROSS FLOOR AREAS AS CURRENTLY DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE.

6. THE TOTAL NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION FOR PROPOSED BUILDINGS A, C, D, E, F AND J IS BASED ON THE CURRENT PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE FOR OFFICE AND RETAIL SALES ESTABLISHMENTS. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING SPACES AS MAY BE REQUIRED TO SATISFY MARKET CONDITIONS FOR A GIVEN USER/TENANT(S); AND AS MAY BE REQUIRED FOR ANY USES THAT MAY BE APPROVED IN ACCORDANCE WITH THE PDC DISTRICT PROVISIONS BUT SUCH ADDITIONAL SPACES WILL BE LOCATED ONLY WITHIN THE LIMITS OF THE PARKING STRUCTURE AND PARKING AREAS DESIGNATED ON THE GRAPHIC. THE EXACT NUMBER OF SPACES WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION.

7. THERE IS NO CHANGE PROPOSED TO THE OPEN SPACE, LANDSCAPING OR SCREENING MEASURES. THEY WILL BE PROVIDED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED FDP AND PROFFERED CONDITIONS.

8. THE DEVELOPMENT PROGRAM AT FAIRVIEW PARK IS ONGOING. THERE IS NO SET DEVELOPMENT SCHEDULE OR SEQUENCE OR APPROXIMATE COMPLETION DATE. DEVELOPMENT WILL CONTINUE IN ACCORD WITH THE MARKET CONDITIONS AND THE RECEIPT OF NECESSARY COUNTY APPROVALS.

9. 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 ADOPTED STANDARDS.

TABULATION FOR AREA AS PRESENTED ON APPROVED FDP 78-P-130-1 (BUILDINGS A-M)

ZONING ..... PDC

LAND AREA ..... 110 ± AC

GROSS FLOOR AREA
- OFFICE ..... 1,900,000 SF
- RETAIL ..... 50,000 SF
- HOTEL (500 UNITS) ..... 300,000 SF
- TOTAL FLOOR AREA ..... 2,250,000 SF

PARKING SPACES PROVIDED 7520

TABULATION FOR AREA OF PROPOSED FDPA 78-P-130-3 (BUILDINGS A, C, D, E, F AND J)

ZONING ..... PDC

LAND AREA ..... 40.66 ± AC

	GROSS FLOOR AREAS	APPROVED PARKING	REQUIRED/PROPOSED PARKING IN CONFORMANCE WITH ARTICLE 11 FAIRFAX COUNTY ZONING ORDINANCE
BUILDING A	300,000 SF	1080	780
BUILDING C	185,000 SF	670	481
BUILDING D	185,000 SF	670	481
BUILDING E	150,000 SF	545	390
BUILDING F	100,000 SF	360	300
BUILDING J	229,102 SF	836	594
TOTAL OFFICE	1,120,202 SF	4161***	3026
TOTAL RETAIL (TO BE DISBURSED THROUGHOUT BLDGS A, C, D, E, F, J)	26,760 SF		160*
TOTAL FLOOR AREA	1,149,102 SF		TOTAL 3186 ** ***

OFFICE FLOOR AREA RATIO	0.632
RETAIL FLOOR AREA RATIO	0.015
TOTAL FLOOR AREA RATIO	0.647

* THE ESTIMATE OF 160 PARKING SPACES IS BASED ON 26,760 SQUARE FEET OF RETAIL USE WHICH REPRESENTS THE REMAINING BALANCE OF THE 50,000 SQUARE FEET OF RETAIL APPROVED IN FDPA 78-P-130-1. ADDITIONAL PARKING M[illegible] PROVIDED FOR THE USES APPROVED IN PENDING FDPA 78-P-130-4.

** SEE NOTE 6.

*** THE NUMBER OF PARKING SPACES REFLECTS BOTH STR[illegible] AND SURFACE PARKING.

Application No. FDPA 78-P-130-3
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERED CONDITIONS
Date of (BOS) (PC) approval MARCH 22, 1990
Staff [illegible]
Sheet 1 of 2

LEGEND
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED MAJOR STORM SEWER

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 16 1990
ZONING EVALUATION DIVISION

PRINTED
FEB 16 1990
DEWBERRY & DAVIS

ACDG EDP

Drawn By	G.R.
Designed By	
Checked By	K.F.
Date	REV 10-30-89 REV 8-30-89 REV 9-24-89
Scale	REV 2-16-90 1"=100'
Plan Number	
Zoned	
Sheet	1 of 1
File Number	M-159-C-2

FINAL DEVELOPMENT PLAN AMENDMENT
FAIRVIEW PARK
PROVIDENCE DISTRICT

SOUTHEAST QUADRANT
BUILDINGS A,C,D,E,F, & J

FDPA 78-P-130-3
FAIRFAX COUNTY, VIRGINIA

Dewberry & Davis
Architects Engineers Planners Surveyors