



**COUNTY OF FAIRFAX
PLANNING COMMISSION OFFICE**

12000 Government Center Parkway, Suite 330

Fairfax, Virginia 22035-0042

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2003 PLANNING COMMISSION

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Executive Director

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Assistant Director

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Clerk to the Commission

January 16, 2003

David S. Houston, Esquire
Shaw, Pittman, Potts & Towbridge
1650 Tysons Boulevard
McLean, VA 22102-4859

RE: FDPA-78-P-130-7 - Mitretek Systems

Dear Mr. Houston:

The purpose of this letter is to formally advise you, as the agent for the applicant of the above referenced case, that on Wednesday, January 16, 2003, the Planning Commission voted unanimously (Commissioners Alcorn and Wilson not present for the vote; Commissioners Harsel and Koch absent from the meeting) to approve FDPA-78-P-130-7, subject to the development conditions dated January 9, 2003, as attached.

Also enclosed for your records is a copy of the verbatim of the Commission's action on this matter. If you need additional information, please let me know.

Sincerely,

Barbara J. Lipka
Executive Director

Enclosures (a/s)

cc: Gerald Connolly, Supervisor, Providence District
Linda Smyth, Planning Commissioner, Providence District
Fran Burnszynski, Planner, Zoning Evaluation Division, DPZ
1/15/03 Date File
Y-2 File

APPROVED DEVELOPMENT CONDITIONS

FDPA 78-P-130-7

January 9, 2003

If it is the intent of the Planning Commission to approve FDPA 78-P-130-7 located at Tax Map 59-2 ((1)) 59 (3150 Fairview Park Drive) to modify the development conditions to allow the previously approved child care center to be open to the public. Staff recommends that the approval be subject to the following development conditions. These conditions incorporate and supercede all previous development conditions as they pertain to Parcel 59 only (FDPA 78-P-130-6). Previous conditions or those that have minor revisions are marked with an asterisk (*).

1. Development of the subject property shall be in substantial conformance with the FDPA plat entitled Mitretek Systems at Fairview Park, prepared by Dewberry & Davis (Sheets 1 – 4), Sheets 1 and 3 dated June 28, 2002; Sheet 2 dated May 27, 1999 and Sheet 4 dated September 9, 1999. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
2. Parking for Parcel 59 shall be provided in accordance with the FDPA. However, in the event a reduction in parking from that shown on the FDPA for Parcel 59 is permitted, the reduction shall be provided from the surface parking areas. Where surface parking is removed, preservation of existing vegetation shall be pursued and implemented to the maximum extent feasible subject to review and approval of Urban Forestry Division. In the event existing vegetation cannot be preserved, landscaped open space shall be provided as approved by DPWES.*
3. The principal and secondary uses for Parcel 59 shall be limited to those listed in Note 12 on the FDPA; shall be designated primarily to serve the occupants of Fairview Park and shall be conducted entirely within an enclosed building so as to allow no direct access to uses from an exterior door, except those necessary to meet Fire and Safety Codes. In addition, there shall be no outside display of goods or services. This condition shall not preclude the provision of a separate entrance or outdoor play area for the child care center.*
4. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.*
5. The applicant shall notify the County Archaeologist a minimum of 14 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.*

6. Category 3 Quasi-Public Uses shall be limited to employee training centers and the child care center.
7. The child care center shall be limited to a maximum enrollment of 50 children. No more than 25 children shall utilize the play area at any one time. The child care center shall comply with the applicable provisions of Chapter 30 of the Fairfax County Code and /or Title 63.1, Chapter 10 of the Code of Virginia.*
8. The hours of operation of any retail establishment or secondary use, except for the proposed child care center, shall be limited to Monday through Friday from 6:00 AM to 9:00 PM. This condition shall not be construed to limit the hours of operation of the principal office use. The hours of operation for the child care center shall be limited to Monday through Friday from 6:00 am to 9:00 pm and Saturday from 9:00 am to 1:00 pm.
9. Outdoor lighting fixtures used to illuminate the surface parking areas and walkways shall not exceed 13 feet in height, shall be of low intensity design and shall utilize full cut off fixtures which shall focus directly on the subject property.*
10. A minimum of 5 surface parking spaces shall be reserved and posted on the east side of the office building for child care center drop-off and pick-up. The parking spaces shall be along the western-most row of the parking lot to avoid children crossing travel aisles.

MITRETEK SYSTEMS AT FAIRVIEW PARK

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS SITUATED ON THE FAIRFAX COUNTY ZONING MAP AS 78-P-130-7. IT IS ZONED PDC.
2. THE PURPOSE OF THIS FDPA IS SIMPLY TO REVISE A DEVELOPMENT CONDITION THAT WAS APPROVED BY THE PLANNING COMMISSION IN CONNECTION WITH ITS APPROVAL OF FDPA 78-P-130-6 ON NOVEMBER 18, 1999. THE DEVELOPMENT CONDITION AT ISSUE IS CONDITION 4 WHICH CURRENTLY READS AS FOLLOWS:
 - a. GROUP 3 INSTITUTIONAL USES SHALL BE LIMITED TO EMPLOYEE TRAINING CENTERS AND THE PROPOSED CHILD CARE CENTER. THE CHILD CARE CENTER SHALL BE USED EXCLUSIVELY BY CHILDREN OF EMPLOYEES WITHIN THE OFFICE BUILDING.
 THIS FDPA PROPOSES TO REVISE THE LAST SENTENCE OF THE CONDITION TO REMOVE THE LIMITATION THAT THE CHILD CARE CENTER SHALL BE USED EXCLUSIVELY BY CHILDREN OF EMPLOYEES WITHIN THE OFFICE BUILDING. OTHER EDITORIAL REVISIONS TO THE DEVELOPMENT CONDITIONS MAY ALSO BE IN ORDER.
3. GIVEN THE LIMITED NATURE OF THIS PROPOSED FDPA AND THE FACT THAT THE OFFICE BUILDING AND RELATED SITE IMPROVEMENTS HAVE BEEN COMPLETED AND ARE IN ACCORDANCE WITH FDPA 78-P-130-6, THIS FDPA GRAPHIC IS LIMITED TO SHEETS 1 OF 4, 2 OF 4 AND 3 OF 4 OF THE GRAPHIC THAT WAS APPROVED WITH FDPA 78-P-130-6. ANY CHANGES AND PROPOSED TO THE DEVELOPMENT PROGRAM THAT IS REPRESENTED ON THE GRAPHIC.
4. THE NOTES AND TABULATION PRESENTED HEREWITH ARE IN ESSENCE THE SAME NOTES AND TABULATION THAT WERE PRESENTED ON FDPA 78-P-130-6. THEY HAVE BEEN UPDATED TO REFLECT THE FACT THAT THE SITE IS CURRENTLY DEVELOPED. THEY ARE PRESENTED PRIMARILY FOR INFORMATIONAL PURPOSES.
5. THE BOUNDARY INFORMATION SHOWN ON THE GRAPHIC IS BY DOWBERRY & DAVIS.
6. THE TOPOGRAPHIC INFORMATION SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO FEET FROM AN AIR SURVEY BY OTHERS.

7. THERE IS A FLOODPLAIN AND RELATED ENVIRONMENTAL QUALITY CONSIDERATION LOCATED ON THE SUBJECT PROPERTY AS REPRESENTED ON THE GRAPHIC. THERE IS NO RESOURCE PROTECTION AREA.
8. TO THE BEST OF OUR KNOWLEDGE, THERE IS ONLY ONE UTILITY EASEMENT HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY AND THAT IS A 25' FOOT WIDE VPPCO EASEMENT LOCATED ON THE WESTERN EDGE OF THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
10. THERE IS ONE EXISTING OFFICE BUILDING AND ACCESSORY PARKING STRUCTURE LOCATED ON THE SUBJECT PROPERTY. THEY WERE BUILT IN THE YEAR 2000. THEY WILL BE REPAIRED.
11. THERE ARE NO TRAILS RECOMMENDED BY THE COMPREHENSIVE PLAN LOCATED ON THE SUBJECT PROPERTY.
12. THERE IS NO CHANGE PROPOSED TO THE OPEN SPACE, LANDSCAPING OR SCREENING MEASURES ALL OF WHICH HAVE BEEN PROVIDED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED FDPA AND PROPOSED CONDITIONS.
13. IN ACCORDANCE WITH PREVIOUS APPROVALS, THE PRINCIPAL USE OF THE BUILDING WILL BE OFFICE. IT IS TO BE UNDERSTOOD, HOWEVER, THAT THE FOLLOWING USES MAY ALSO BE ESTABLISHED AS PRINCIPAL USES ALONG WITH ACCESSORY USES AS PERMITTED BY ARTICLE 10:
 - ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING; WAREHOUSE ASSEMBLY, REPAIRATIONS AND TESTING OF PRODUCTS IN A COMPLETELY ENCLOSED BUILDING INCIDENTAL TO THE PRINCIPAL USE OF SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING.
 - FINANCIAL INSTITUTIONS (NO DRIVE-THRU); AND
 - PUBLIC USES.
 IN ADDITION TO THE RETAIL USES CURRENTLY APPROVED AS A SECONDARY USE IN BUILDING 14, RETAIL USES MAY BE ESTABLISHED WITHIN THE BUILDING SO LONG AS THE TOTAL GROSS FLOOR AREA FOR THE RETAIL USES IN THE PROPOSED BUILDING AND BUILDINGS A, C, D, AND K DOES NOT EXCEED THE TOTAL GROSS SQUARE FEET AS SHOWN ON THE APPROVED FDPA. RETAIL USES WILL BE INTERPRETED TO INCLUDE THE FOLLOWING USES AS SET FORTH IN THE ZONING ORDINANCE:
 - BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS,

- COMMERCIAL OFF STREET PARKING AS A PRINCIPAL USE.
 - EATING ESTABLISHMENTS,
 - FAST FOOD RESTAURANTS (NO DRIVE-THRU),
 - HEALTH CLINIC,
 - INSTITUTIONAL USES (GROUP 1),
 - LIGHT PUBLIC UTILITY USES (CATWOBY 1),
 - PERSONAL SERVICE ESTABLISHMENTS,
 - PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS,
 - RETAIL SALES ESTABLISHMENTS, AND
 - QUICK-SERVICE FOOD STORES (NO DRIVE-THRU).
- ALL USES WILL BE LOCATED IN THE BUILDING SHOWN ON THE GRAPHIC. IT IS TO BE NOTED THAT A CHILD CARE CENTER WHICH HAS A MAXIMUM DAILY ENROLLMENT OF APPROXIMATELY 50 CHILDREN MAY BE ESTABLISHED IN THE BUILDING.
- PARKING FOR ALL USES WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
13. THE EXISTING AND PROPOSED DEVELOPMENT IN FAIRVIEW PARK IS SERVED BY PUBLIC WATER, SEWER, AND A COMPREHENSIVE STORMWATER MANAGEMENT SYSTEM CURRENTLY LOCATED WITHIN THE PARK.
 14. THE APPLICANT AGREES TO CONTINUE TO HONOR ALL PROPOSED AND DEVELOPMENT CONDITIONS THAT HAVE BEEN APPROVED TO DATE THAT ARE APPLICABLE TO THE SUBJECT PROPERTY AND THAT ARE SUBJECT TO REVISION WITH THIS PROPOSED FDPA.
 15. THERE ARE NO ADDITIONAL PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHTS-OF-WAY BEYOND THOSE WHICH CURRENTLY EXIST THAT WERE PROPOSED AND APPROVED IN CONNECTION WITH THE APPROVAL OF FDPA 78-P-130.

16. AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AND MORE THAN THE NUMBER REPRESENTED IN THE TABULATION AS LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
17. THERE IS A THIRTY-FIVE (35) FOOT TRANSITIONAL SCREENING YARD AND BARBER REQUIRED ALONG THE WESTERN BOUNDARY OF THE SUBJECT PROPERTY. THERE IS NO REQUIREMENT ALONG THE EASTERN, WESTERN OR NORTHERN BOUNDARIES.
18. THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDING HAS CELLAR SPACE AND THAT PARKING SPACES HAVE BEEN WILL BE PROVIDED FOR THOSE AREAS THAT OCCUPY THE CELLAR SPACE IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE.
19. THE SHAPES AND SIZES OF THE FOOTPRINTS OF THE PROPOSED OFFICE BUILDING AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AND AGREEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN. THE GROSS FLOOR AREA AND BUILDING HEIGHT PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE DIMENSIONS TO THE PERIPHERAL LOT LINES PRESENTED ON THE GRAPHIC AND THE OPEN SPACE REPRESENTED IN THE TABULATION ARE TO BE DEEMED NOMINALS. (THIS STATEMENT IS NO LONGER APPLICABLE SINCE THE BUILDING HAS BEEN CONSTRUCTED).
20. ACCESSIBLE PARKING SPACES AND LOADING SPACES WILL ALSO BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.
21. THERE IS A THIRTY-FIVE (35) FOOT TRANSITIONAL SCREENING YARD AND BARBER REQUIRED ALONG THE WESTERN BOUNDARY OF THE SUBJECT PROPERTY. THERE IS NO REQUIREMENT ALONG THE EASTERN, WESTERN OR NORTHERN BOUNDARIES.
22. THE APPLICANT AGREES TO CONTINUE TO HONOR ALL PROPOSED AND DEVELOPMENT CONDITIONS THAT HAVE BEEN APPROVED TO DATE THAT ARE APPLICABLE TO THE SUBJECT PROPERTY AND THAT ARE SUBJECT TO REVISION WITH THIS PROPOSED FDPA.
23. THE EXISTING AND PROPOSED DEVELOPMENT IN FAIRVIEW PARK IS SERVED BY PUBLIC WATER, SEWER, AND A COMPREHENSIVE STORMWATER MANAGEMENT SYSTEM CURRENTLY LOCATED WITHIN THE PARK.
24. THE APPLICANT AGREES TO CONTINUE TO HONOR ALL PROPOSED AND DEVELOPMENT CONDITIONS THAT HAVE BEEN APPROVED TO DATE THAT ARE APPLICABLE TO THE SUBJECT PROPERTY AND THAT ARE SUBJECT TO REVISION WITH THIS PROPOSED FDPA.
25. THERE ARE NO ADDITIONAL PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHTS-OF-WAY BEYOND THOSE WHICH CURRENTLY EXIST THAT WERE PROPOSED AND APPROVED IN CONNECTION WITH THE APPROVAL OF FDPA 78-P-130.

- THE APPLICANT RESERVES THE RIGHT TO DEVELOP LESS GROSS FLOOR AREA THAN THE TOTAL REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT AND ASSOCIATED NUMBER OF PARKING SPACES MAY BE REDUCED/COMPLETED ACCORDINGLY. THE APPLICANT FURTHER RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING SPACES WHERE THE BUILDING FOOTPRINT MAY BE REDUCED. (THIS STATEMENT IS NO LONGER APPLICABLE).
- IN ACCORDANCE WITH PAR. 4 OF SECT. 16-801 OF THE ZONING ORDINANCE, WORK MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATION OF THE PROPOSED BUILDING, PARKING STRUCTURE, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. (THIS STATEMENT IS NO LONGER APPLICABLE).
- THE MAXIMUM HEIGHT OF THE BUILDING WILL BE AS REPRESENTED IN THE TABULATION. IT IS TO BE UNDERSTOOD THAT THE BUILDING WILL HAVE A ROOF TOP ENCLOSED MECHANICAL STRUCTURE. THE HEIGHT OF WHICH IS INCLUDED IN THE MAXIMUM HEIGHT PRESENTED IN THE TABULATION AND WHICH BASED ON FINAL DESIGN MAY OCCUPY AN AREA UP TO 10% OF THE TOTAL ROOF AREA. (THIS STATEMENT IS NO LONGER APPLICABLE).
- ARCHITECTURAL SKETCHES OF THE PROPOSED OFFICE BUILDING ARE PRESENTED ON SHEET 4. (THIS STATEMENT AND THE RELATED FOOTPRINTS ARE NO LONGER RELEVANT SINCE THE BUILDING HAS BEEN CONSTRUCTED).
- IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, SIGNS, FOUNTAINS, STREAMS, PLAZAS, BENCHES, TABLES, WALLS, FENCES, GATES AND/OR UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.
- ALL SIGNS HAVE BEEN WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE. IT IS ALSO UNDERSTOOD THAT HOME AND LAND-BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-314 OF THE ZONING ORDINANCE.

24. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE WILL NOT GENERATE LIQUID, SOLID, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 119.4, 302.4 AND 303. ALL HAZARDOUS WASTE AS SET FORTH IN COMBINATION WITH THE ENVIRONMENTAL DEPARTMENT OF WASTE MANAGEMENT VR 676-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 119. HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONNECTION WITH THE PROPOSED BUILDING AND SITE MAINTENANCE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
25. IT IS CURRENTLY CONTINGENT UPON THE DEVELOPMENT WILL COMMENCE AS THE SOON AS ALL NECESSARY APPROVALS HAVE BEEN OBTAINED. THE PROPOSED DEVELOPMENT PROGRAM WILL BE CONSTRUCTED IN ONE CONTINUED PHASE. (THIS STATEMENT IS NO LONGER APPLICABLE).
26. TO THE BEST OF OUR KNOWLEDGE, EXCEPT FOR THE WORK AREA CONFINED BY THE TRANSITIONAL SCREENING YARD AND BARBER REFERENCED ABOVE, THE DEVELOPMENT ON THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENT

78-P-130-7

SHEET INDEX:

1. COVER SHEET - NOTES
2. AREA CONTEXT PLAN - FOR INFORMATION ONLY
3. CURRENTLY APPROVED/PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT



AT FAIRVIEW PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
FINAL DEVELOPMENT PLAN AMENDMENT
78-P-130-7

Dowberry & Davis LLC
A Dowberry Company
3401 Arlington Blvd.
Fairfax, VA 22031
(703) 948-0100 Fax (703) 948-0108

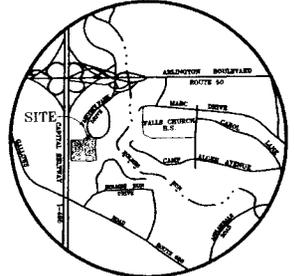
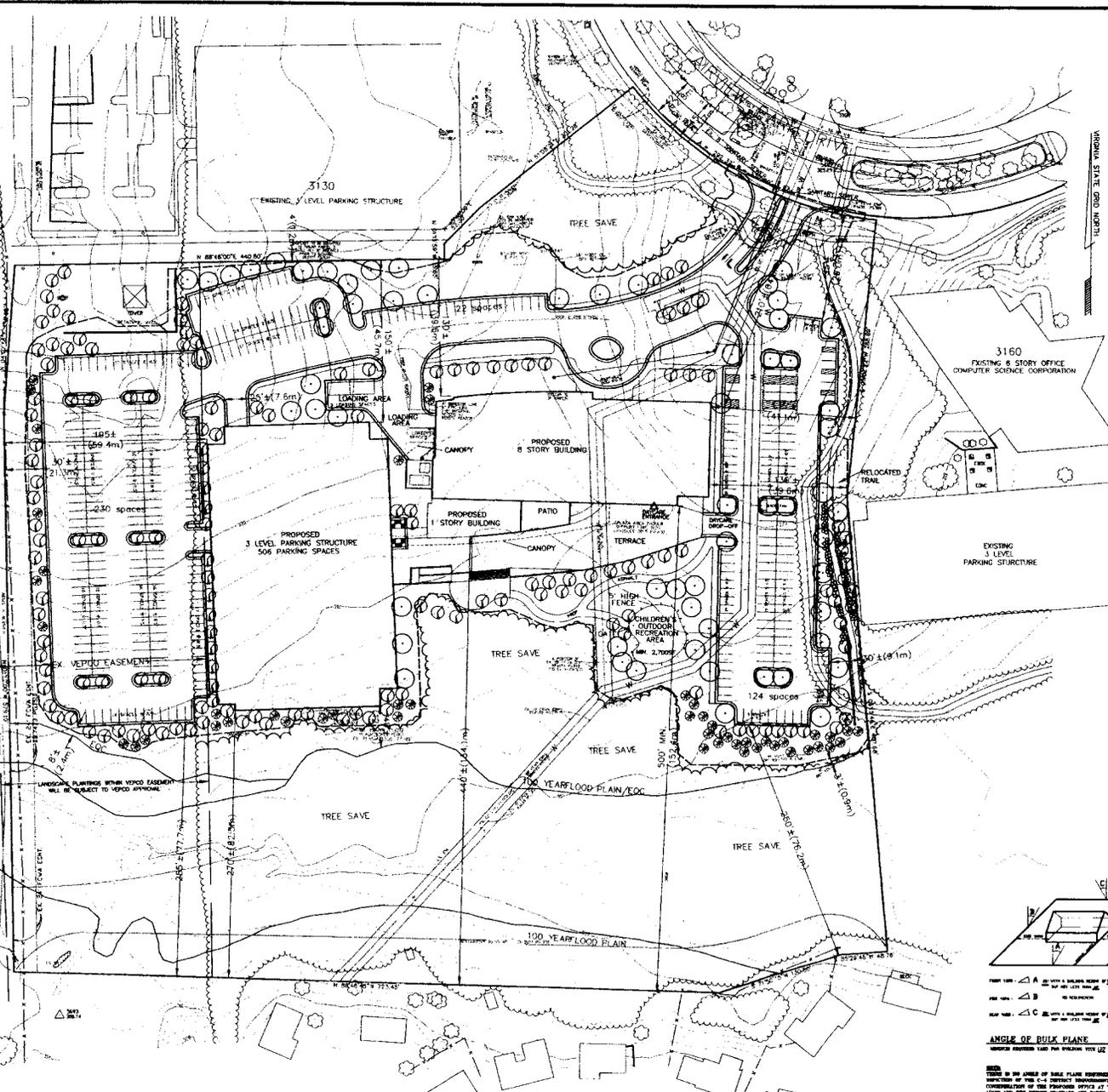
JUNE 28, 2002

M-10373

APP'D 5/21/02

INTERSTATE 495 RAMP
Limited Access Highway

Limited Access Line



VICINITY MAP
1"=2000'

- LEGEND**
- EXISTING WATERMAIN
 - PROPOSED WATERMAIN
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - LIMITS OF CLEARING AND GRADING
 - PROPOSED DECIDUOUS TREE
 - ⊙ PROPOSED ORNAMENTAL TREE
 - ⊗ PROPOSED EVERGREEN TREE

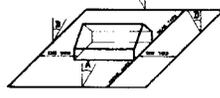
THE TABULATION PRESENTED BELOW IS THE EXACT TABULATION THAT IS PRESENTED ON FDPA 78-P-130-6. NO CHANGES OR UPDATES HAVE BEEN MADE. IT IS PRESENTED FOR INFORMATION ONLY.

TABULATION FOR AREA OF PROPOSED FDPA 78-P-130-7

ZONING	PD-C
LAND AREA	15.88 AC
CURRENTLY APPROVED GROSS FLOOR AREA	240,000 SF
BUILDING E	150,000 SF
BUILDING F	100,000 SF
PROPOSED GROSS FLOOR AREA	250,000 SF
FLOOR AREA RATIO	0.47
CURRENTLY APPROVED FOR NE QUADRANT	0.36
PROPOSED FOR LIMITED AREA OF FDPA	0.56
MAXIMUM BUILDING HEIGHT	135 FT*
EIGHT (8) STORIES PLUS ROOFTOP ENCLOSED MECHANICAL STRUCTURE	
PARKING SPACES REQUIRED	650+**
PARKING SPACES PROVIDED	675+**
OPEN SPACE	
REQUIRED - PDC DISTRICT	15%
CURRENTLY APPROVED - SE QUADRANT	35%
CUMULATIVE TOTAL - RECREURANT	54%
(AS PRESENTED ON LAST SITE PLAN#330-SP-14-01)	
PROPOSED - LIMITED AREA OF FDPA	50%
CUMULATIVE TOTAL - SE QUADRANT, EXISTING AND PROPOSED	51%
(AS PRESENTED ON LAST SITE PLAN#330-SP-14-01 AND PROPOSED DEVELOPMENT)	

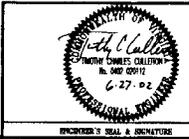
* SEE NOTE 21
** SEE NOTE 12
*** SEE NOTES 12, 14 AND 15

This sheet was sheet 3 of 4 of the FDPA 78-P-130-6 that was approved by the Planning Commission on November 10, 1995. There is no change to the graphic.



ANGLE OF BULK PLANE
APPROXIMATE LAND PLAN REFERENCE TO THE BULK PLANE

NOTES
1. THERE IS NO ANGLE OF BULK PLANE REQUIRED FOR THE PDC DISTRICT. THE GRAPHIC REPRESENTATION OF THE C-2 DISTRICT REQUIREMENT IS FOR INFORMATION ONLY. THE COMPARISON OF THE PROPOSED DEPTH AT THE FEDERAL BOUNDARY LINE AND THE BULK PLANE FOR THE PDC DISTRICT IS FOR INFORMATION ONLY.
2. THE ANGLE OF BULK PLANE IS 15 DEGREES.

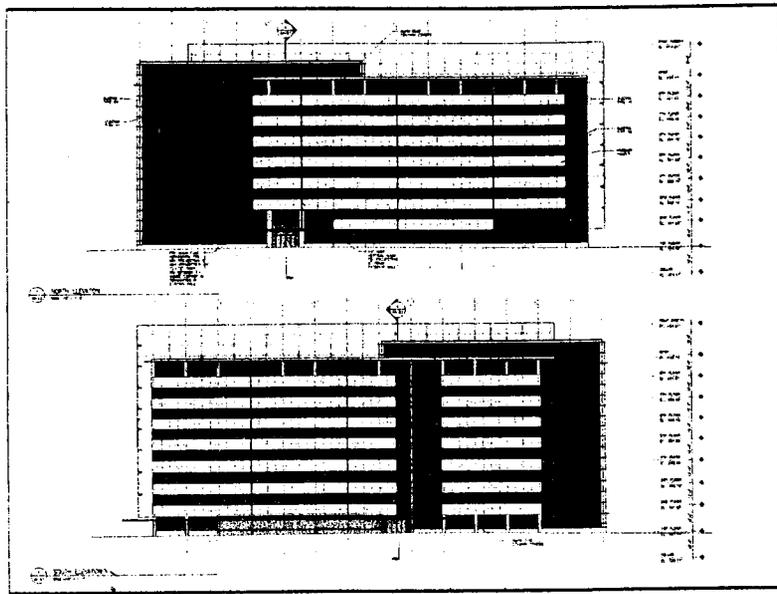


Dewberry & Davis LLC
A Dewberry Company
10000 Old Dominion Blvd., Suite 1000
Fairfax, VA 22030
(703) 844-0100 Fax (703) 844-0118

FDPA 78-P-130-7
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENT
FAIRVIEW PARK
PROVIDENCE DISTRICT

DRAWN BY: [Name]
CHECKED BY: PGY
DATE: JUNE 28, 2002
SCALE: 1" = 50'
PLAN NUMBER: [Number]
SHEET: PDC
PROJECT: [Project Name]
FILE # [Number]



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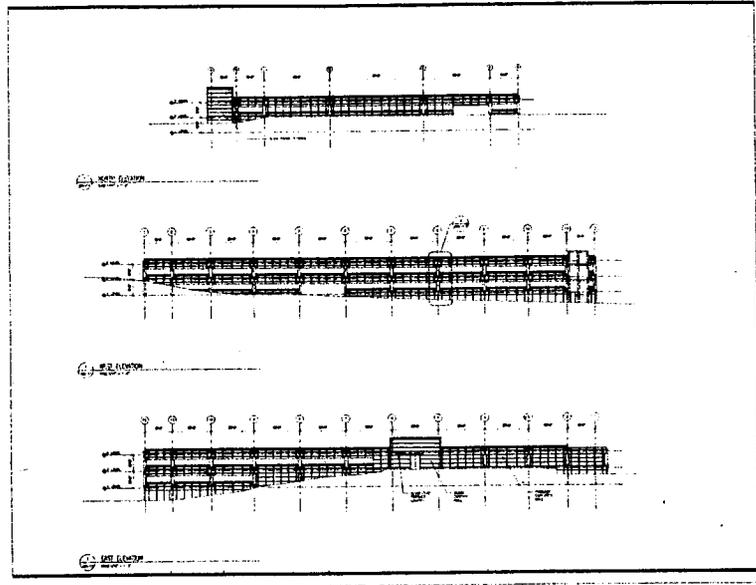
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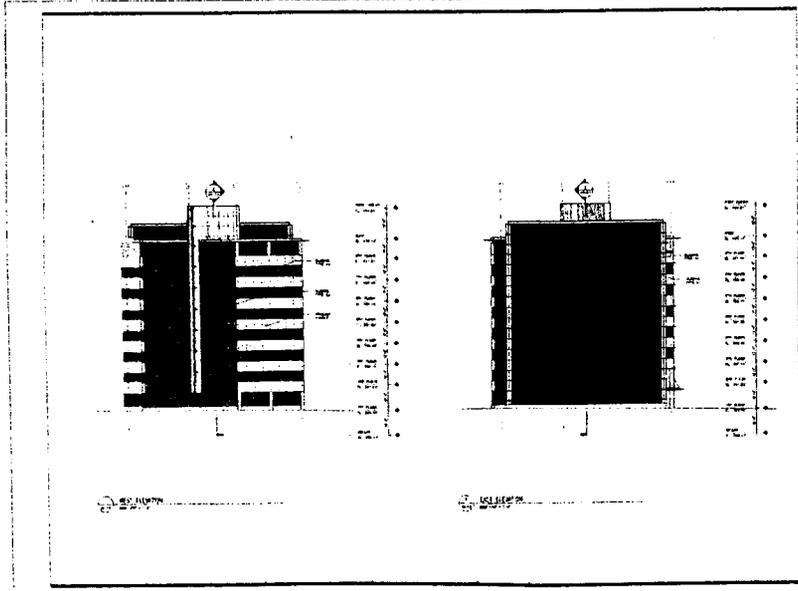
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Mitsubiki SYSTEMS

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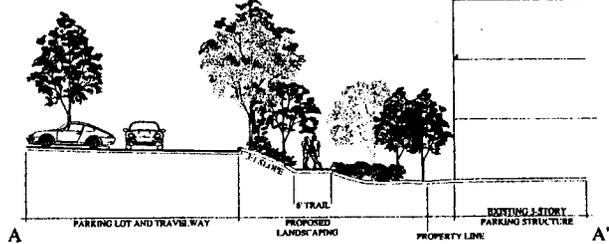
1.96

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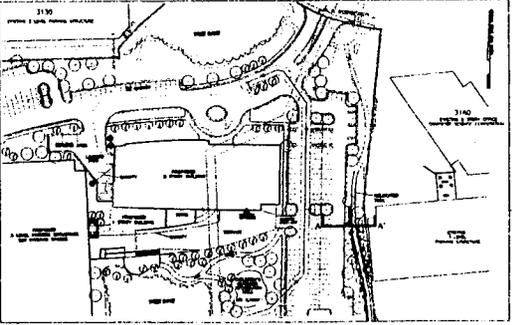
1.98

1.99

2.00



TRAIL SECTION A - A'
SCALE: 1"=10'



SECTION LOCATION PLAN
SCALE: 1"=10'

This building elevation and details presented in this sheet are preliminary. They are presented to represent the general character and intent of the proposed building and landscape features. The details will be refined and subject to minor modifications with final engineering, architectural, and landscape design.

REV. 10/7/99

PROFESSIONAL ENGINEER

10-09-99

ENGINEER'S SEAL & SIGNATURE

Dewberry & Davis
Engineers
Architects
Landscape Architects

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FDP# 78-P-80-6
FAIRFAX COUNTY, VIRGINIA

ARCHITECTURAL ELEVATIONS AND TRAIL SECTION
FAIRVIEW PARK
PROVIDENCE DISTRICT

DESIGNED BY	INC.
DRAWN BY	INC.
DATE	SEPT 9, 1999
SCALE	NA
FILE NUMBER	
SHEET	
4 OF 4	
FILE NUMBER	
H-10140	