PARKING TABULATION

EXISTING OFFICE SPACE: 262,193 GFA @ 2.6 SP/1,000 GFA= 682 SPACES
REQUIRED: PROPOSED OFFICE SPACE: 317,040 GFA @ 2.6 SP/1,000 GFA= 825 SPACES
REQUIRED: 1,507 SPACES
PROVIDED: 1,507 SPACES MIN.

LOADING:	REQUIRED	PROVIDED	
	5 SPACES	5 SPACES MIN.	OWNER RESERVES RIGHT TO PROVIDE PARKING ABOVE CODE REQUIREMENTS.

GENERAL NOTES:

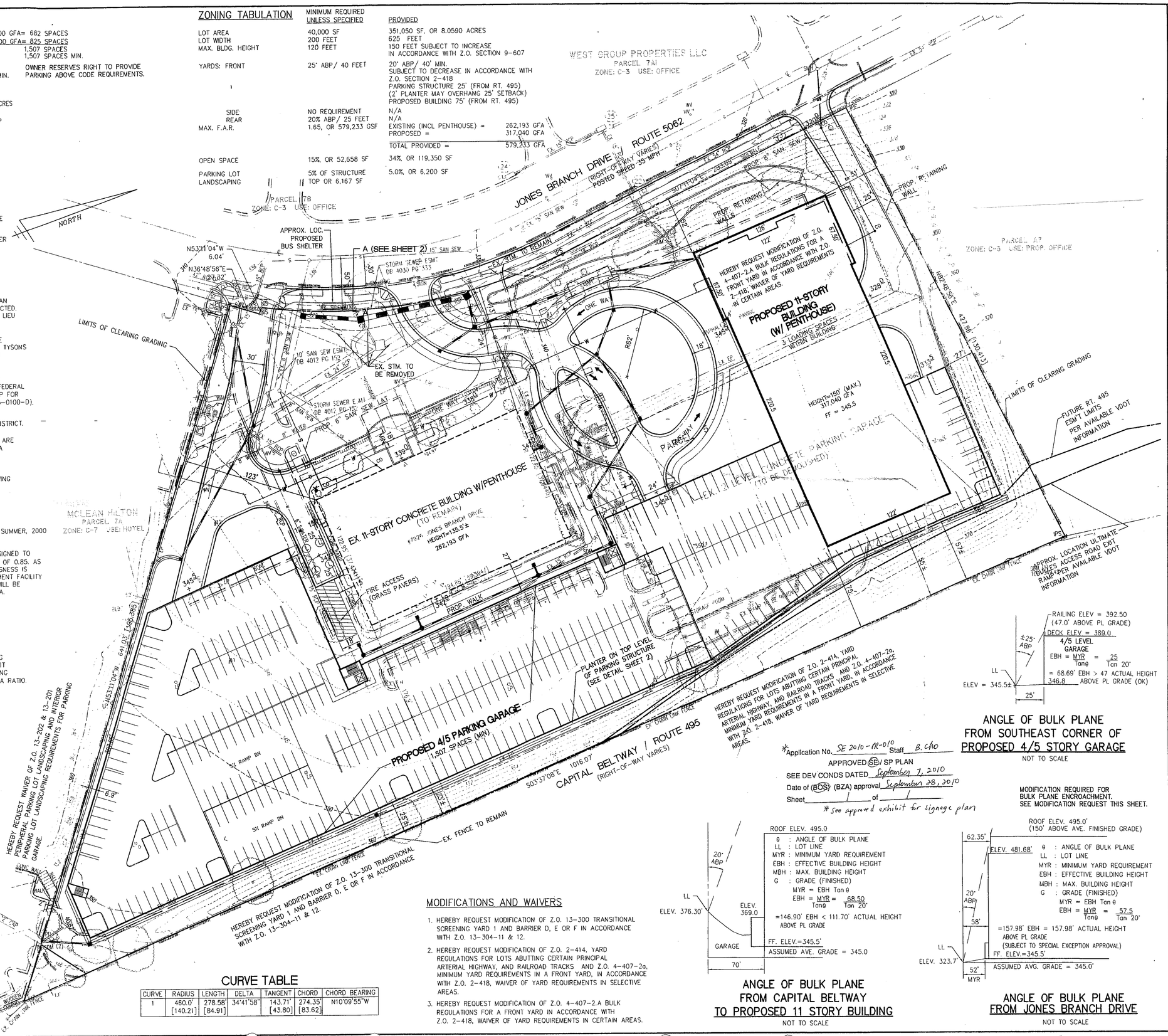
1. AREA OF SPECIAL EXCEPTION APPLICATION = 351,050 SF, OR 8.0590 ACRES
2. OWNER: TYSONS PARK PLACE ASSOCIATES LIMITED PARTNERSHIP
   8401 CONNECTICUT AVENUE
   CHEVY CHASE, MARYLAND 20815
   DEED BOOK 6291, PAGE 499
3. THE PROPERTY DELINEATED HERE IS LOCATED ON TAX ASSESSMENT MAP 29-4-007, PARCEL 5.
4. THE PROPERTY IS CURRENTLY ZONED C-4.
5. BOUNDARY AND TOPOGRAPHY IS A RESULT OF FIELD SURVEY BY THIS FIRM. NO TITLE REPORT FURNISHED. CONTOUR INTERVAL IS TWO (2) FEET.
6. THIS PLAN CONFORMS TO THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
7. THIS PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SEWER FACILITIES.
8. BUILDING, PARKING LOT AND UTILITY LOCATIONS ARE SUBJECT TO FINAL ENGINEERING CONSIDERATIONS. PROPOSED TREE LOCATIONS, LIMITS OF CLEARING AND GRADING, AND AREA OF EXISTING VEGETATION TO BE PRESERVED ARE SUBJECT TO ADJUSTMENT DUE TO FINAL ENGINEERING. FINAL BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING SITE PLAN REVIEW, BUT SHALL REMAIN IN SUBSTANTIAL ACCORD AS DEPICTED. THE OWNER RESERVES THE RIGHT TO ADD RETAINING WALLS IN LIEU OF OR IN ADDITION TO PROPOSED STEEPENED SLOPES.
9. THIS PLAN GENERALLY CONFORMS WITH THE GUIDELINES FOR THE STREETSCAPE DESIGN CONCEPT FOR MAJOR ROADWAYS FOR THE TYSONS CORNER URBAN AREA AND COUNTYWIDE TRAILS PLAN. SEE PLAN FOR LOCATION OF PROPOSED STREETSCAPE AMENITIES.
10. THIS PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA (COMMUNITY PANEL NUMBER 515525-0100-D). REVISED MARCH 5, 1990.
11. THIS PROPERTY IS LOCATED IN THE SIGN CONTROL OVERLAY DISTRICT.
12. NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON THIS PROPERTY WITH THE EXCEPTION OF A PORTION OF STORM SEWER EASEMENT DB 3040 PG 333 TO BE VACATED UPON POTENTIAL STORM SEWER RELOCATION.
13. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THIS PROPERTY,
14. NO BURIAL PLACES ARE KNOWN TO BE ON-SITE.
15. PROPOSED APPROXIMATE DEVELOPMENT SCHEDULE:
    SITE PLAN PROCESS - THROUGH SUMMER, 2000
    BREAK GROUND, ROUGH GRADE AND UTILITY INSTALLATION - SUMMER, 2000
    BUILDING CONSTRUCTION - FALL, 2000
16. THIS SITE FLOWS INTO WESTPARK POND C. THIS POND WAS DESIGNED TO ACCOMMODATE THIS PARCEL AT A PREDEVLOPMENT 'C' FACTOR OF 0.85. AS A RESULT OF REDEVELOPMENT A NET REDUCTION IN IMPERVIOUSNESS IS PROPOSED. THEREFORE NO ADDITIONAL STORM WATER MANAGEMENT FACILITY IS REQUIRED. AS SHOWN ON THIS PLAN, A BMP SAND FILTER WILL BE PROVIDED IN ACCORDANCE WITH CBPO REDEVELOPMENT CRITERIA.
17. ALL SIGNAGE TO COMPLY WITH ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE
18. EXISTING 11-STORY STRUCTURE WITH PENTHOUSE, BUILT IN 1975, WILL REMAIN. EXISTING 2-LEVEL PARKING STRUCTURE TO BE DEMOLISHED.
19. APPLICANT RESERVES THE RIGHT TO MODIFY LOBBY OF EXISTING BUILDING, ADJUST ITS EXISTING GROSS FLOOR AREA, AND CREDIT THE GROSS FLOOR AREA TOWARDS PROPOSED 11 STORY BUILDING TO REACH THE OVERALL SITE MAXIMUM ALLOWABLE FLOOR AREA RATIO.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
C	PLUG	C
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	TREES	
260 264	CONTOURS	260 264

ZONING TABULATION

	MINIMUM REQUIRED UNLESS SPECIFIED	PROVIDED
LOT AREA	40,000 SF	351,050 SF, OR 8.0590 ACRES
LOT WIDTH	200 FEET	625 FEET
MAX. BLDG. HEIGHT	120 FEET	150 FEET SUBJECT TO INCREASE IN ACCORDANCE WITH Z.O. SECTION 9-607
YARDS: FRONT	25' ABP/ 40 FEET	20' ABP/ 40' MIN. SUBJECT TO DECREASE IN ACCORDANCE WITH Z.O. SECTION 2-418 PARKING STRUCTURE 25' (FROM RT. 495) (2' PLANTER MAY OVERHANG 25' SETBACK) PROPOSED BUILDING 75' (FROM RT. 495)
SIDE	NO REQUIREMENT	N/A
REAR	20% ABP/ 25 FEET	N/A
MAX. F.A.R.	1.65, OR 579,233 GSF	EXISTING (INCL PENTHOUSE) = 262,193 GFA PROPOSED = 317,040 GFA TOTAL PROVIDED = 579,233 GFA
OPEN SPACE	15%, OR 52,658 SF	34%, OR 119,350 SF
PARKING LOT LANDSCAPING	5% OF STRUCTURE TOP OR 6,167 SF	5.0%, OR 6,200 SF



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	460.0' [140.21]	278.58' [84.91]	34°41'58"	143.71' [43.80]	274.35' [83.62]	N10°09'55"W

MODIFICATIONS AND WAIVERS

1. HEREBY REQUEST MODIFICATION OF Z.O. 13-300 TRANSITIONAL SCREENING YARD 1 AND BARRIER D, E OR F IN ACCORDANCE WITH Z.O. 13-304-11 & 12.
2. HEREBY REQUEST MODIFICATION OF Z.O. 2-414, YARD REGULATIONS FOR LOTS ABUTTING CERTAIN PRINCIPAL ARTERIAL HIGHWAY, AND RAILROAD TRACKS AND Z.O. 4-407-2a, MINIMUM YARD REQUIREMENTS IN A FRONT YARD, IN ACCORDANCE WITH Z.O. 2-418, WAIVER OF YARD REQUIREMENTS IN SELECTIVE AREAS.
3. HEREBY REQUEST MODIFICATION OF Z.O. 4-407-2.A BULK REGULATIONS FOR A FRONT YARD IN ACCORDANCE WITH Z.O. 2-418, WAIVER OF YARD REQUIREMENTS IN CERTAIN AREAS.

ANGLE OF BULK PLANE FROM SOUTHEAST CORNER OF PROPOSED 4/5 STORY GARAGE

NOT TO SCALE

*Application No. SE 2010-PR-010 Staff B. Cho
APPROVED SE/ SP PLAN
SEE DEV CONDS DATED September 7, 2010
Date of (BOS) (BZA) approval September 28, 2010
Sheet ___ of ___
* See approved exhibit for signage plan

MODIFICATION REQUIRED FOR BULK PLANE ENCROACHMENT. SEE MODIFICATION REQUEST THIS SHEET.

ANGLE OF BULK PLANE FROM CAPITAL BELTWAY TO PROPOSED 11 STORY BUILDING

NOT TO SCALE

ANGLE OF BULK PLANE FROM JONES BRANCH DRIVE

NOT TO SCALE

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

DRAWN: TT
DATE: 6-30-99 REV. 9-17-99 REV. 10-5-99
REV. 12-15-99, 12-29-99, 1-3-00, 1-24-00
SCALE: 1" = 40'

COMMONWEALTH OF VIRGINIA
DAVID K. OLIVER
NO. 017143
1-24-00
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE	APPROVED

REVISION APPROVED BY

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAR 27 2000
ZONING EVALUATION DIVISION

SPECIAL EXCEPTION PLAT

PARK PLACE II

PROVIDENCE DISTRICT

FAIRFAX, VIRGINIA

SHEET: 1 OF 2

File No. FJ-21 Tax M... 29-4 Job No. 99-025 Co... Dwg. File: 99025SE5 Xref: NONE