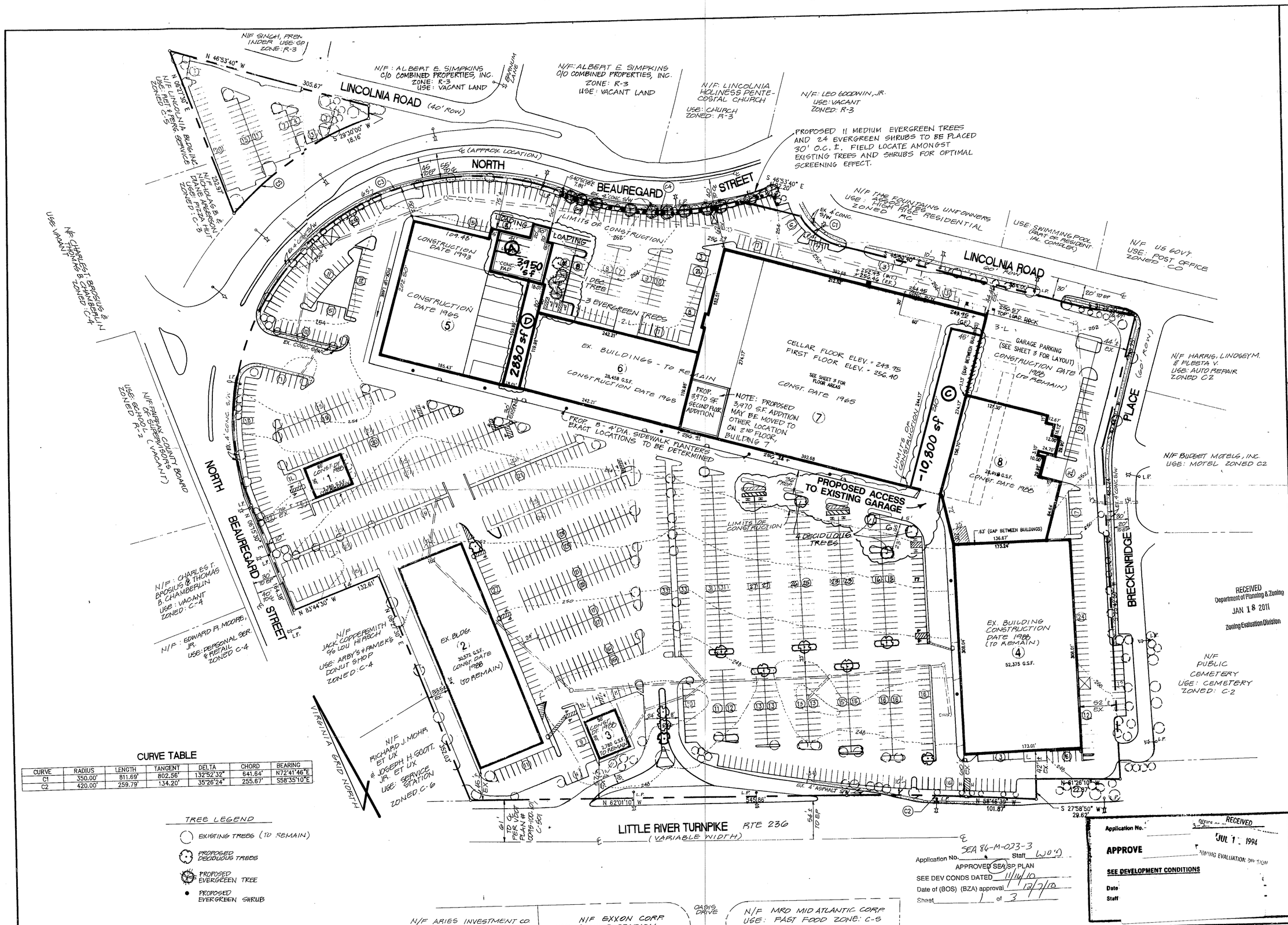

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	BEARING
C1	350.00'	811.69'	802.56'	132°52'32"	641.64'	N72°41'46"E
C2	420.00'	259.79'	134.20'	35°26'24"	255.67'	S58°35'10"E

TREE LEGEND

- EXISTING TREES (TO REMAIN)
- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN SHRUB

File No. FE-13 Tax Map No. 72-4 Job No. 93-039

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

SCALE: 1" = 60' DATE: 12-23-93 REV. 5-23-94 REV. 6-30-94 DRAWN: CG

COMMONWEALTH OF VIRGINIA TERRANCE M. ANDERSON No. 9909

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

SPECIAL EXCEPTION ADMENDMENT

PLAZA AT LANDMARK

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

PARKING TABULATION BY USE

EXISTING

USE	GSF	RATE	NUMBER OF SPACES REQUIRED
RETAIL	343,233	5/1000 GSF	1,647
PERS. SERVICE	7,691	1/200 GSF	39
FINANCE	1,960	4/1000 NSF	7
FAST FOOD	3,456	1/60 NSF	47
OFFICE	3,367	4.5/1,000 NSF	13
REC. FACILITY	61,839	PER SEA 86-M-023-1	227
FURNITURE	30,033	2/1,000 NSF + 1 EMP	59
MED. OFFICE	485	5/1,000 - GSF	3
RESTAURANT	2,780	1/4 SEATS + 1/2 EMPS.	28
ABANDONED	23,178	-	0
TOTAL	478,022		2,070
CELLAR	- 119,230	PARKING REQ. PER SEA 86-M-023-1	- 38
GFA =	358,792 *		2,032
EXISTING PARKING (INCLUDED MOTORCYCLE AND BICYCLE SPACES)			= 2,083

* CELLAR AREA IS EXCLUDED FROM GROSS FLOOR AREA PER DEFINITION, HOWEVER, PARKING WAS PROVIDED FOR THIS AREA BASED ON CURRENT USES.

PROPOSED

USE	GSF	RATE	NUMBER OF SPACES REQUIRED
EX. SHOPPING CENTER USES	335,906	4/1000 NSF	1,344
EX. RESTAURANT USES	2,780	1/4 SEATS + 1/2 EMPS	28
EX. OFFICE USES	1,955	3.6/1000 GSF	7
EX. ABANDONED SPACE	18,151	0	0
PROP. SHOPPING CENTER USES (A & D)	6,830	4/1000 GSF	28
PROP. RETAIL (BLDG. 7, 2ND FL)	3,970	4/1000 GSF	16
PROP. DELETION FOR GARAGE (C)	-10,800	4/1000 GSF	- 44
TOTAL GROSS FLOOR AREA	358,792		1,379
CELLAR (PARKED)			
EX. SHOPPING CENTER USES	82,207	4/1000 GSF	329
EX. REC. FACILITY (SHOP. CENTER USE)	30,099	4/1000 GSF	121
EX. OFFICE	1,897	3.6/1000 GSF	7
EX. ABANDONED	5,027	0	0
TOTAL CELLAR	119,230		457
TOTAL PARKING REQUIRED			1,836
TOTAL PARKING PROVIDED			1,961

PARKING PROVIDED

EXISTING			PROPOSED		
SURFACE	-	1,455	SURFACE	-	1409
GARAGE	-	486	GARAGE	-	486
N/W PARCEL	-	66	N/W PARCEL	-	66
BICYCLE	-	69			
MOTORCYCLE	-	7			
TOTAL PROVIDED	=	2,083	TOTAL PROVIDED = 1,961		

SITE TABULATION

1. THIS PROPERTY IS DELINEATED ON ASSESSMENT MAP #72-4-001-3 AND IS ZONED C-6.
2. AREA OF PROPERTY = 986,582 S.F.OR 22.6488 ACRES.
3. EXISTING BUILDING HEIGHT = 31 FEET
   PROPOSED BUILDING HEIGHT = NOT TO EXCEED 40 FEET.
4. REQUIRED MINIMUM YARDS:

		REQUIRED	EXISTING	PROPOSED
FRONT	-	40 FT. (CONTROLLED BY BULK PLANE)	40 FT.	40 FT.
SIDE	-	0	33.5 FT.	33.5 FT.
REAR	-	20 FT.	N/A *	N/A *

* NO REAR YARDS EXIST

5. ALL EXISTING BUILDINGS TO REMAIN, EXCEPT FOR A 10,800 G.S.F. FIRST FLOOR PORTION OF EXISTING BUILDING #7 TO BE CONVERTED TO AN ENTRANCE FOR THE EXISTING PARKING GARAGE IN ORDER TO ACHIEVE MORE CONVENIENT ACCESS.
6. ANGLE OF BULK PLANE DETAIL BELOW.
7. NO IMPROVEMENTS TO EXISTING RIGHTS-OF-WAY ARE PROPOSED.
8. PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SANITARY SEWER.
9. THERE IS NO INCREASE IN STORMWATER RUNOFF AND THERE IS AN INCREASE IN GREEN SPACE. THEREFORE, NO ADDITIONAL STORMWATER MANAGEMENT FACILITIES ARE PROPOSED.
10. EXISTING F.A.R. = 0.375
    PROPOSED F.A.R. = 0.375
11. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM SEA-86-M-023, DATED JANUARY 4, 1988, BY DEWBERRY AND DAVIS.
12. THIS PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED FLOODPLAIN, RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR, AS DEFINED.
13. THIS PROPERTY LIES WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT.
14. NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON-SITE.
15. ACCORDING TO THE FAIRFAX COUNTY TRAILS PLAN, A TRAIL IS REQUIRED ALONG ROUTE 236, BEAUREGARD STREET AND LINCOLNIA ROAD. HOWEVER, THE PLANNED SIDE OF THE STREET IS NOT SPECIFIED. EXISTING 4 FOOT SIDEWALKS ALONG THESE ROADS MAY SERVE TO SATISFY TRAIL REQUIREMENTS.
16. NO GRAVES OR BURIAL MARKERS ARE KNOWN TO EXIST ON-SITE.

OPEN SPACE REQUIREMENTS

REQUIRED	EXISTING		ADD'L PROP.		TOTAL PROVIDED
* 147,717 S.F.	84,270 S.F.	+	11,450 S.F.	=	95,720 S.F.

* (PER SEA 86-M-023)

INTERIOR PARKING LOT LANDSCAPING

REQUIRED
EX. P.L. AREA: 626,320 S.F.
EX. P.L. AREA TO BE REMOVED: - 10,150 S.F.
PROP. P.L. AREA = 616,170 S.F.
5% REQUIRED: X .05
REQUIRED: = 30,809 S.F.

EXISTING : ** 36,039 S.F.
PROP. ADD'L: 3,470 S.F.
TOTAL PROV. 39,509 S.F.(6.4%)

** PER APPROVED SITE PLAN EXCEPTION #013111

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Department of Planning & Zoning
JAN 18 2011
Zoning Evaluation Division

GROSS SQUARE FOOTAGE SUMMARY

BUILDING	EX. G.S.F. PER APPROVED WAIVER PLAN	PROPOSED G.S.F.*
#1	2,780	2,780
#2	30,572	30,572
#3	2,780	2,780
#4	52,375	52,375
#5	34,288	34,288
#6	28,458	28,458
#7 CELLAR	0 (119,230 S.F.) FOOTPRINT	0 (119,230 S.F.) FOOTPRINT
#7 FIRST FLOOR	106,449	95,649 (C) (106,449 - 10,800 FOR GARAGE ACCESS)
#7 SECOND FLOOR	73,072 (45,900 CURRENTLY USED **)	EX. 73,072 PROP. 3,970 (45,900 CURRENTLY USED **)
#8	28,018	28,018
BUILDING A	0	3,950
BUILDING D	0 (ARCADE)	2,880
TOTAL	358,792	358,792

* GSF CALCULATED BASED ON FAIRFAX COUNTY ZONING ORDINANCE DEFINITION.

** SECOND FLOOR AREA CURRENTLY BEING OCCUPIED AND PARKED.

LOADING REQUIREMENTS

PROP. G.F.A. = 358,792
USABLE CELLAR AREA + 114,203

TOTAL = 472,995

REQUIRED: 1 SP/1ST 10,000 G.S.F. + 1 SP/EA. ADD'L 15,000 G.S.F., W/A MAXIMUM OF 5 SP. @ 472,050 G.S.F.
= 32 LOADING SPACES - MAX. OF 5 SPACES REQUIRED

PROVIDED: 13 LOADING SPACES

TREE COVER REQUIREMENTS

EXISTING

TOTAL SITE AREA	-	986,582 S.F.
BUILDING FOOTPRINTS	-	-285,720 S.F.
ADJUSTED SITE AREA	-	700,862 S.F.
		.10%
TREE COVER REQUIRED	-	70,086 S.F.
EXISTING TREE COVER (58,500 X 1.25)	-	73,125 S.F.

PROPOSED

TOTAL SITE AREA	-	986,582 S.F.
BUILDING FOOTPRINTS	-	281,750 S.F.
ADJUSTED SITE AREA	-	704,832 S.F.
		.10%
TREE COVER REQUIRED	-	70,483 S.F.
EXISTING TREE COVER (58,500 x 1.25)	-	73,125 S.F.
PROPOSED LANDSCAPING	-	+ 4,750 S.F.
		77,875 S.F.

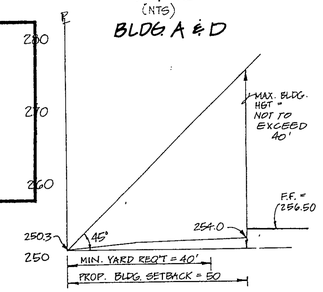
LANDSCAPING SCHEDULE

14 MEDIUM EVERGREEN TREES @ 5'-6' HGT. @ 125 S.F. = 1,750 S.F.
15 - LARGE DECIDUOUS TREES @ 2" CAL. @ 200 S.F. = 3,000 S.F.
PROPOSED LANDSCAPING = 4,750 S.F.

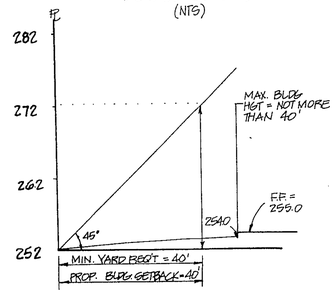
SEA 86-M-023-2
Application No. _____ Staff WOLD
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 11/14/10
Date of (BOS) (BZA) approval 12/7/10
Sheet 2 of 3

Application No. SEA 86-M-023-2
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) approval 7-25-94
Staff Coordinator KIRST
Sheet 2 of 3

ANGLE OF BULK PLANE DETAIL (NTS) BLDG A & D



ANGLE OF BULK PLANE DETAIL BLDG B (NTS)



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

SCALE: N/A | DATE: 12-23-93 REV. 10-28-94 | DRAWN: AV

COMMONWEALTH OF VIRGINIA TERRANCE M. UNDERWOOD LICENSED PROFESSIONAL ENGINEER

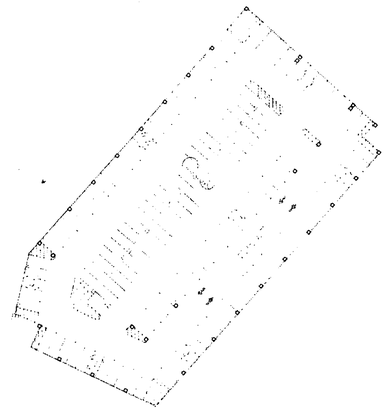
REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

SPECIAL EXCEPTION ADMENDMENT

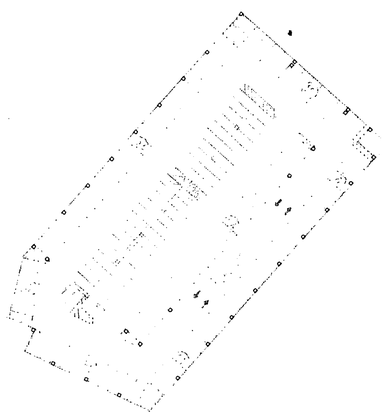
PLAZA AT LANDMARK
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 2 OF 3

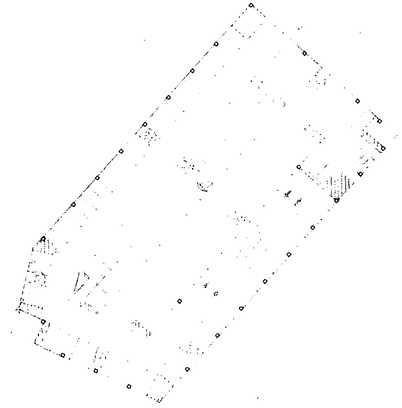
GROUND FLOOR
(31 PARKING SPACES)



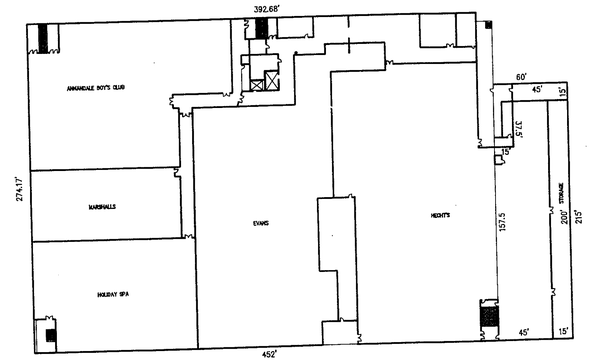
2nd FLOOR
(141 PARKING SPACES)



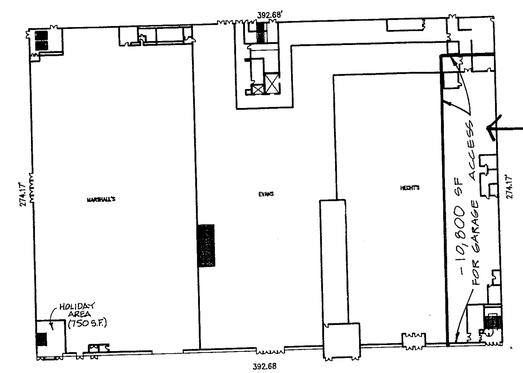
3rd FLOOR
(155 PARKING SPACES)



4th FLOOR
(159 PARKING SPACES)



0 G.S.F.
CELLAR
(119,230 SF FOOTPRINT)



REVISION TO BLDG 7
10,800 SF DELETED FOR GARAGE ACCESS (ULTIMATE SQUARE FOOTAGE MAY VARY WITH FINAL SITE/ ARCHITECTURAL PLANS

45,649 GSF (PROP.)
108,449 G.S.F. (EX.)
GROUND FLOOR

Application No. SEA 86-M-023-3 Staff WDID
APPROVED SEA SP PLAN
SEE DEV CONDS DATED 11/14/10
Date of (BOS) (BZA) approval 12/7/10
Sheet 3 of 3

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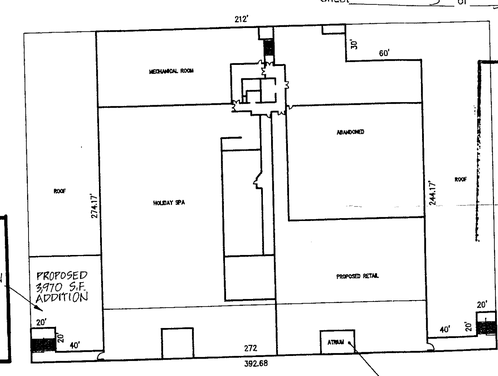

REVISION
NOTE: 3,790 S.F. BUILDING ADDITION MAY BE SHIFTED TO A DIFFERENT LOCATION ON 2ND FLOOR, BLDG. 7

PROPOSED 3,970 S.F. ADDITION

Application No. SEA 86-M-023-2
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) approval 7-25-94
Staff Coordinator LKIRST
Sheet 3 of 3

73,072 G.S.F.
SECOND FLOOR

NOTE: 280 GSF FROM 2ND FLOOR ATRIUM EXCLUDED FROM G.S.F. CALCULATIONS

BUILDING #7

WALTER L. PHILLIPS
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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

DRAWN: TOM O
DATE: 12-23-93
SCALE: 1" = 60'
REV. 6-30-94

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

SPECIAL EXCEPTION AMENDMENT

PLAZA AT LANDMARK

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET 3 OF 3

File No. FE-13 Tax Map No. Job No. 93-039