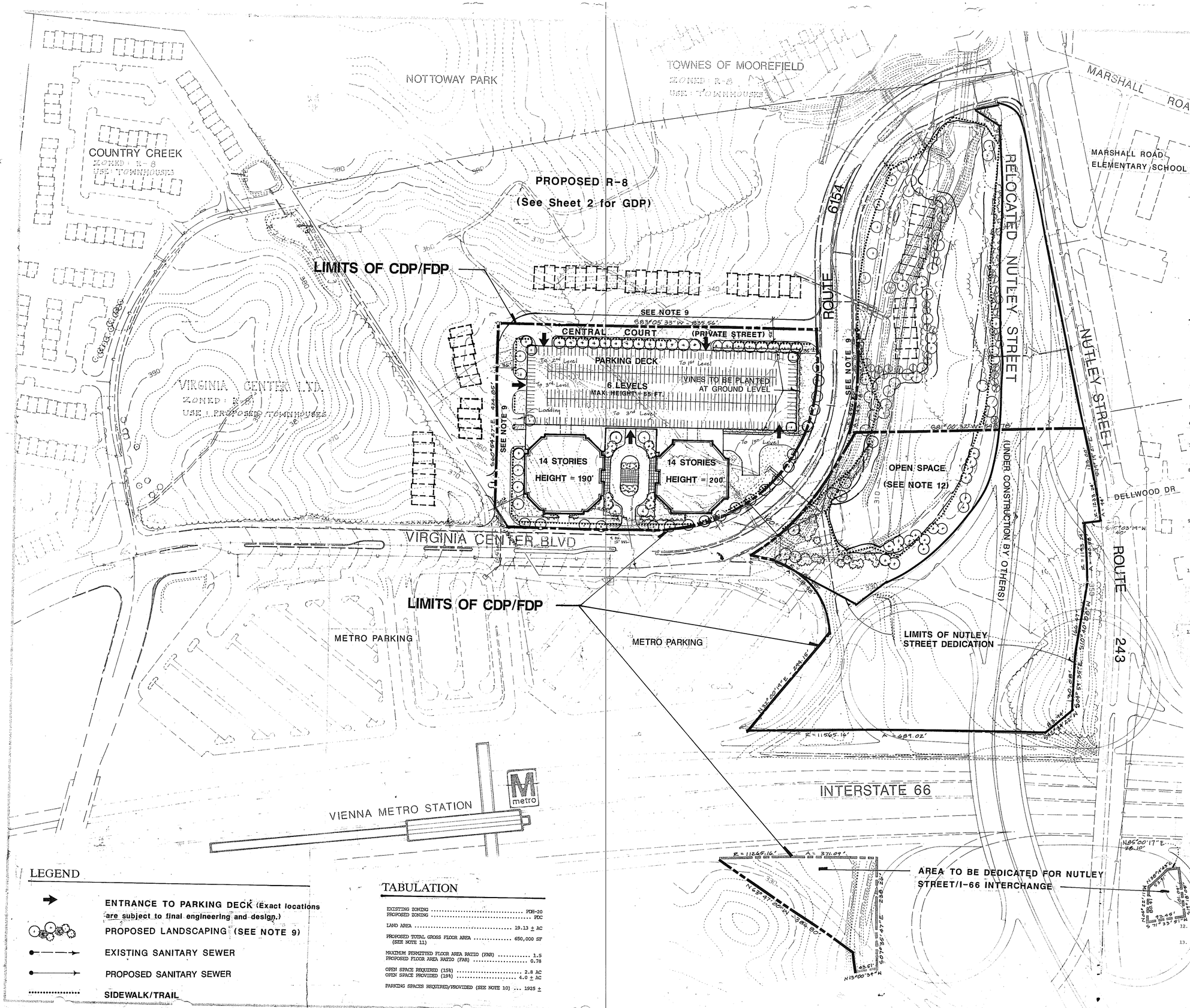

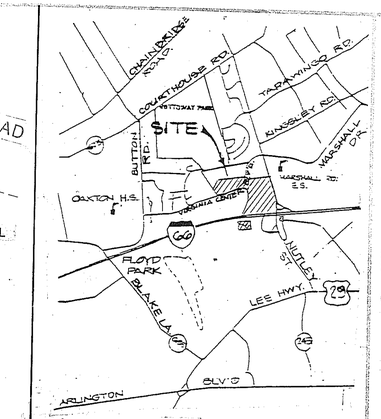

VICINITY MAP SCALE: 1" = 2000'

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 48-2 ((1)) 1A (PART), 2A (PART) AND 2B (PART). THE INFORMATION REPRESENTED OUTSIDE THE LIMITS OF THE CDP/FDP IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS BY DENBERRY & DAVIS (D&D).

3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET BY DENBERRY & DAVIS (D&D).

4. STORMWATER RETENTION WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITION AND/OR WAIVER.

5. MINOR DEVIATIONS OF THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF THE BUILDINGS MAY RESULT FROM FINAL ENGINEERING AND DESIGN.

6. THE STATEMENTS AND ADDITIONAL INFORMATION REQUIRED BY THE PROVISIONS OF SECT. 16-531 AND 16-532 OF THE ZONING ORDINANCE ARE FURNISHED IN A SEPARATE ASSOCIATED DOCUMENT.

7. THE LOCATION OF EASEMENTS/UTILITIES SHOWN HEREON IS BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THUS SHOULD NOT BE REGARDED AS AN ACTUAL LOCATION.

8. CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. IT IS TO BE NOTED THAT THE OFFICE BUILDINGS AND PARKING DECK WILL BE BUILT IN PHASES AND DURING THE FIRST PHASE, TEMPORARY SURFACE PARKING SPACES OR TEMPORARY STORM-WATER DETENTION FACILITIES TO SERVE THE ADJACENT DEVELOPMENT MAY BE PROVIDED IN THE LOCATION OF THE SECOND PHASE. IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO APPLY FOR A FINAL DEVELOPMENT PLAN AMENDMENT TO PERMIT THE ESTABLISHMENT OF A COMMERCIAL OFF-STREET PARKING FACILITY AS AN INTERIM USE.

9. PRELIMINARY ANALYSIS INDICATES THAT THE ENTIRE SITE MAY BE SUBJECT TO CLEARING AND GRADING. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN THAT WILL BE IN GENERAL CONFORMANCE WITH THE LANDSCAPING SHOWN HEREON. WHERE NOTED, A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT IS REQUESTED PURSUANT TO PAR. 3 OF SECT. 13-111 OF THE ZONING ORDINANCE. IN ADDITION, A WAIVER OF THE BARRIER REQUIREMENT IS REQUESTED PURSUANT TO PAR. 12 OF SECT. 13-111 OF THE ZONING ORDINANCE.

10. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. IT IS TO BE UNDERSTOOD THAT ADDITIONAL PARKING SPACES MAY BE PROVIDED FOR THE POSSIBLE USES IDENTIFIED IN NOTE 11 BELOW. THE FLOOR AREA REPRESENTED HEREON IS GROSS FLOOR AREA AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS TO BE UNDERSTOOD THAT BOTH BUILDINGS MAY HAVE CELLAR SPACE AND THAT PARKING SPACES WILL BE PROVIDED FOR THESE USES THAT OCCUPY THE CELLAR SPACE IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES SHOWN IN THE TABULATION INCLUDE PARKING FOR CELLAR SPACE.

11. THE PRIMARY USE OF THE BUILDINGS WILL BE OFFICE. IT IS TO BE UNDERSTOOD, HOWEVER, THAT THE FOLLOWING PRINCIPAL AND SECONDARY USES MAY ALSO BE ESTABLISHED IN THE BUILDINGS. BEFORE ESTABLISHMENT OF SUCH USES, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AND APPROPRIATE SITE PLANS WILL BE FILED.

    BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS.

    EATING ESTABLISHMENTS.

    ESTABLISHMENTS FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING WHERE ASSEMBLY, INVESTIGATION AND TESTING OF PRODUCTS IN A COMPLETELY ENCLOSED BUILDING IS INCIDENTAL TO THE PRINCIPAL USE OF SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING.

    FINANCIAL INSTITUTIONS.

    OFFICES.

    PERSONAL SERVICE ESTABLISHMENTS.

    PUBLIC USES.

    REPAIR SERVICE ESTABLISHMENTS.

    RETAIL SALES ESTABLISHMENTS.

    THEATRES.

    FAST FOOD RESTAURANTS.

    QUICK-SERVICE FOOD STORES.

    COMMERCIAL SWIMMING POOLS, TENNIS COURTS AND SIMILAR COURTS.

    HEALTH CLUBS.

    INSTITUTIONAL USES (GROUP 3).

    MEDICAL CARE FACILITIES, EXCEPT NURSING FACILITIES WHICH HAVE A CAPACITY OF LESS THAN FIFTY (50) BEDS.

    PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS.

    CHILD CARE CENTERS AND NURSERY SCHOOLS WHICH HAVE AN ENROLLMENT OF 100 OR MORE STUDENTS DAILY.

12. NO BUILDINGS WILL BE LOCATED IN THAT PORTION OF THE PROPERTY FRONTING VIRGINIA CENTER BOULEVARD.

13. EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE THE DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

LEGEND

- ENTRANCE TO PARKING DECK (Exact locations are subject to final engineering and design.)
- PROPOSED LANDSCAPING (SEE NOTE 9)
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SIDEWALK/TRAIL

TABULATION

EXISTING ZONING	PCH-20
PROPOSED ZONING	PDC
LAND AREA	19.13 ± AC
PROPOSED TOTAL GROSS FLOOR AREA (SEE NOTE 11)	650,000 SF
MAXIMUM PERMITTED FLOOR AREA RATIO (FAR)	1.5
PROPOSED FLOOR AREA RATIO (FAR)	0.78
OPEN SPACE REQUIRED (15%)	2.8 AC
OPEN SPACE PROVIDED (19%)	4.0 ± AC
PARKING SPACES REQUIRED/PROVIDED (SEE NOTE 10)	1925 ±

Denberry & Davis
Architects Engineers Planners Surveyors
9401 Arlington Blvd. Fairfax, VA 22031
☎ 703 849-0100

REZONING APPLICATION
NO. 88-P-101
FAIRFAX COUNTY, VIRGINIA

VIRGINIA CENTER

CONCEPTUAL/FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT

Drawn By	
Designed By	
Checked By	
Date	9-12-88 REV. 3-31-89
Scale	1" = 1000'
Plan No.	K2588-P-191
Zone	
Date	May 8, 1989
Sheet	4-7 of 7

APPROVED DEVELOPMENT PLAN

Application No. K2588-P-191

(CDP) (GDP) (FDP) (FDP) (FDP) approval

SEE PROFFERED CONDITIONS

Date of BOS (FDP) approval May 8, 1989

Staff

M-7202