DP2

FAIRFAX COUNTY

V I R G I N I A

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Telephone: 703-324-3151
FAX: 703-324-3926
TTY: 703-324-3903

May 17, 2001

Elizabeth D. Baker, Land Use Coordinator
Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC
2200 Clarendon Boulevard – 13th Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application
Number RZ 1999-HM-022

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 30, 2001, granting Rezoning Application Number RZ 1999-HM-022 in the name of Coppermine Associates, LLC, to rezone certain property in the Hunter Mill District from the R-1 District to the PDC District, subject to the proffers dated March 30, 2001, on the north side of Coppermine Road, approximately 600 feet east of its intersection with Horse Pen Road, Tax Map 15-4 ((1)) Pt. 10 consisting of approximately 22.12 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 1999-HM-022 on March 23, 2001, subject to the Board's approval of RZ 1999-HM-022 and the final development plan conditions dated March 14, 2001.

The Board also:

- **Modified the transitional screening requirement along the site's northern boundary in favor of that depicted on the Conceptual Development Plan/Final Development Plan.**

- **Waived the barrier requirements along the site's northern boundary and along those boundaries adjacent to the R-1 District located to the southeast and southwest of the site.**

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor-Hunter Mill District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
DPWES – Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES
Barbara J. Lippa, Executive Director, Planning Commission

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 30th day of April, 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 1999-HM-022

WHEREAS, Coppermine Associates, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the PDC District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDC District, and said property is subject to the use regulations of said PDC District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 30th day of April, 2001.

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

PROFFERS

COPPERMINE ASSOCIATES LLC

RZ 1999-HM-022

March 30, 2001

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, Coppermine Associates LLC, the Applicant in RZ 1999-HM-022, filed for property identified as Tax Map 15-4 ((1)) pt. 10 (hereinafter referred to as the "Property") proffer for themselves, their successors, and assigns the following, provided that the Board of Supervisors (hereinafter referred to as the "Board") approves the requested rezoning.

Development Plan

1. Pursuant to Section 18-204 of the Fairfax County Zoning Ordinance, development of the Property shall be in substantial conformance with the Conceptual Plan/Final Development Plan (CDP/FDP) prepared by The BC Consultants, Inc., consisting of six sheets dated September 20, 2000 through March 6, 2001. The CDP/FDP proposes a maximum of 720,000 square feet, the primary use of which shall be offices and establishments for scientific research and development and training. However, the following principal and secondary uses may also be included, provided they are located within the buildings shown on the CDP/FDP:

   A Accessory uses and accessory service uses
   B. Business service and supply service establishments
   C. Eating establishments
   D. Fast food restaurants
   E. Financial institutions
   F. Health clubs
   G. Institutional uses
   H. Medical offices
   I. Personal service establishments
   J. Private clubs and public benefit associations
   K. Public uses
   L. Quick service food stores
   M. Repair service establishments
   N. Retail sales establishments
   O. Exposition halls and facilities to house cultural or civic events
   P. Bank teller machines
   Q. Child care centers and nursery schools

   Additional Principal and Secondary uses not listed above may be permitted with the approval of a Final Development Plan Amendment (FDPA). A Proffered Condition

Amendment (PCA) application shall not be required so long as the layout is in substantial conformance with the CDP/FDP Plat.

2. Notwithstanding that the CDP/FDP is presented on 6 sheets and said CDP/FDP is the subject of Proffer 1 above, it shall be understood that the CDP shall be the entire plan shown on Sheets 1 and 2 relative to the uses, points of access, the maximum square footage, the amount of open space and general location and arrangement of the buildings, parking garages and stormwater management facilities. The Applicant has the option to request a FDPA for elements other than the CDP elements from the Planning Commission for all of or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDP and proffers.

3. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown on Sheets 1-6 of the CDP/FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP shown on Sheets 1-6 as determined by the Department of Planning and Zoning ("DPZ") and do not increase the total amount of square footage, decrease the amount of open space; decrease the setback from the peripheries; or substantially change the location of open space areas.

Transportation

4. At the time of site plan approval, or upon demand by Fairfax County, whichever shall occur first, the Applicant shall dedicate and convey in fee simple to the Board right-of-way along the Property's Coppermine Road frontage measuring 45 feet from the existing centerline as shown on Sheet 6 of the CDP/FDP. Subject to Virginia Department of Transportation ("VDOT") approval, the Applicant shall construct improvements along Coppermine Road as shown on Sheet 6 of the CDP/FDP entitled "Road Improvement Plan", including a left turn lane and right turn treatment on Coppermine Road at the Property's entrance. The Applicant shall also stripe the pavement to provide the necessary transitions to the pavement width, as approved by the Department of Public Works and Environmental Services ("DPWES") and VDOT. In the event the existing right-of-way on the south side of Coppermine Road does not accommodate the proposed second eastbound lane as shown on Sheet 6, the Applicant shall escrow the cost of providing this additional pavement in lieu of construction, the amount of escrow to be determined by DPWES. In addition, the Applicant shall escrow the cost of frontage improvements along its Coppermine Road frontage west of the proposed site entrance in an amount to be determined by DPWES. Construction of these improvements shall occur prior to the issuance of the first Non-RUP on the Property, or escrowing for these improvements shall occur with the approval of the first site plan for the Property.

5. The Applicant shall construct the internal site entrance as shown on the CDP/FDP to accommodate two lanes entering the Property and two lanes exiting the Property. A third lane exiting the Property shall be provided if required by VDOT or DPWES.

6. At the time of first site plan approval, the Applicant shall contribute $25,000 towards the design and installation of a traffic signal at the intersection of Coppermine Road and Horse Pen Road.

7. The use of mass transit, ride-sharing and other transportation strategies to reduce single occupancy vehicle traffic generated by site development during peak periods shall be encouraged. Lessees shall be advised of this transportation strategy development condition. The following transportation management strategies shall be implemented by the developer and/or the occupants of the building(s):

   -voluntary carpool/vanpool programs shall be established for employees occupying office space on the property, and the program shall be under the direction of a transportation director provided by the occupants of the buildings;

   -a program for matching carpool and vanpool service shall be coordinated with various governmental agencies and other private employers in the area;

   -convenient parking in preferred locations shall be designated for carpool/vanpool use; and

   -mass transit usage shall be encouraged and promoted by the transportation director, including the construction of pedestrian walkways linking access to the adjacent properties.

8. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein, including park dedications, or as may be required by Fairfax County or VDOT at the time of site plan approval.

9. The Applicant shall negotiate with the property owners of Tax Map 15-4 ((1)) 35 to obtain agreement for interparcel access between the Property and Parcel 35. Should said negotiation be successful, the Applicant shall record an access easement in a form acceptable to the County Attorney and construct an access way to its property line. Should an agreement not be reached by the time of final site plan approval, the Applicant shall provide DPWES with evidence of its efforts to reach such an agreement and shall thereby be relieved of its obligation to provide an easement and construct the access.

10. The Applicant shall provide for future interparcel access between the Property and Tax Map 15-4 ((1)) 4 as shown on the CDP/FDP. The Applicant shall record an access easement in a form acceptable to the County Attorney.

Design Details

11. A landscape plan shall be submitted as part of the site plan(s) and shall be coordinated with and approved by the Urban Forester. This plan shall be in general conformance with the landscape concepts plan as to quantity and quality as shown on Sheet 1 and 2 of the CDP/FDP.

12. The architectural design of the four (4) buildings shall be harmonious and complementary and the buildings shall be constructed of similar building materials. Building materials shall include one or more of the following: masonry, stone, pre-cast concrete and glass.

13. Site amenities shall include:

    A. Paved and landscaped plaza areas in front of Buildings A through D.

    B. A large open field area between Buildings A and D to provide recreational activities for office workers on the Property.

    C. An outdoor amphitheatre between Buildings B and C.

    D. Plaza areas with outdoor seating and landscaping at the back of Buildings B and C.

Sidewalk/Trails

14. The Applicant shall construct sidewalks along the Coppermine Road frontage, the entrance road into the site and throughout the Property linking office buildings and garages as shown on the CDP/FDP.

15. The Applicant shall construct an eight (8) foot wide trail within the Merrybrook Run stream valley area as shown on the CDP/FDP. The trail shall be asphalt or stone dust as determined by DPWES. The trail shall be field located to minimize disruption to existing trees and adjusted to coincide with trails on adjacent properties. The Applicant shall coordinate with DPWES to assure coordinated trail connections with trails planned on Tax Map 15-4 ((1)) 4 and Tax Map 15-4 ((1)) 35. Five exercise stations shall be constructed at intervals along the trail. Construction of the trail and exercise stations shall occur with the development of Building B or C, whichever occurs first.

Environment

16. The Applicant shall provide underground stormwater detention and Best Management Practices on site. The exact location of the underground detention shall be determined at the time of site plan, subject to approval by DPWES. The Applicant shall provide stream

stabilization/restoration in the area of stormwater outfall, as determined necessary by DPWES and the Urban Forester.

17. At the time of site plan approval, the area depicted on the CDP/FDP as Environmental Quality Corridor (EQC), shall be conveyed in fee simple to the Fairfax County Board of Supervisors as a continuation of, and addition to, the Merrybrook Run Stream Valley Park. The EQC shall not be disturbed except as shown on the CDP/FDP and to the extent disturbance may be necessary to provide utility service, stormwater management, and trail construction. Utilities and trails shall be installed in the least disruptive manner possible considering cost and engineering.

18. For the purposes of maximizing the preservation of trees within the limits of clearing and grading on the CDP/FDP; the Applicant shall prepare a tree preservation plan. The tree preservation plan shall be submitted to the Urban Forestry Branch of DPWES for review and approval as part of the site plan submission. All trees shown to be preserved on the tree preservation plan shall be protected by fencing, a minimum of four feet in height, placed as close as practical to the dripline of the trees to be preserved. The fencing shall be installed prior to any work being conducted on the site, and shall be made clearly visible to all construction personnel.

19. If required by DPWES, a geotechnical engineering study shall be submitted to DPWES for review and approval prior to final site plan approval, and recommendations generated by the study shall be implemented, as required by DPWES.

20. As determined by the U.S. Army Corps of Engineers, the Applicant shall obtain all necessary wetland permits prior to final site plan approval.

Miscellaneous

21. The Applicant shall contribute $50,000 to the Board of Supervisors for the development of park facilities at Stratton Woods Park. This contribution shall occur prior to the issuance of a Non-Residential Use Permit for the Property.

22. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

23. The individual sections/buildings within the Application Property may be subject to Proffered Condition Amendments without joinder and/or consent of the other property owner of the other sections/buildings.

[SIGNATURES BEGIN ON NEXT PAGE]

TITLE OWNER/APPLICANT

COPPERMINE ASSOCIATES LLC

By: Lincoln No. 2173, Inc., its Managing Member

By: Richard N. Rose
Its: Vice President

[SIGNATURES END]

FINAL DEVELOPMENT CONDITIONS

FDP 1999-HM-022

March 14, 2001

If it is the intent of the Planning Commission to approve FDP 1999-HM-022 for an office development located at Tax Map 15-4 ((1)) 10 pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the five sheets of the CDP/FDP entitled "Conceptual Development Plan /Final Development, Norton Property (Sheets 1-5)", prepared by BC Consultants and dated April 2000 revised through March 6, 2001.

2. As depicted on the CDP/FDP, supplemental vegetation shall be provided along the parking structure foundation and along the surface parking perimeter to soften the view of the structured and surface parking areas from adjacent properties, as determined by the Urban Forestry Division, DPWES.

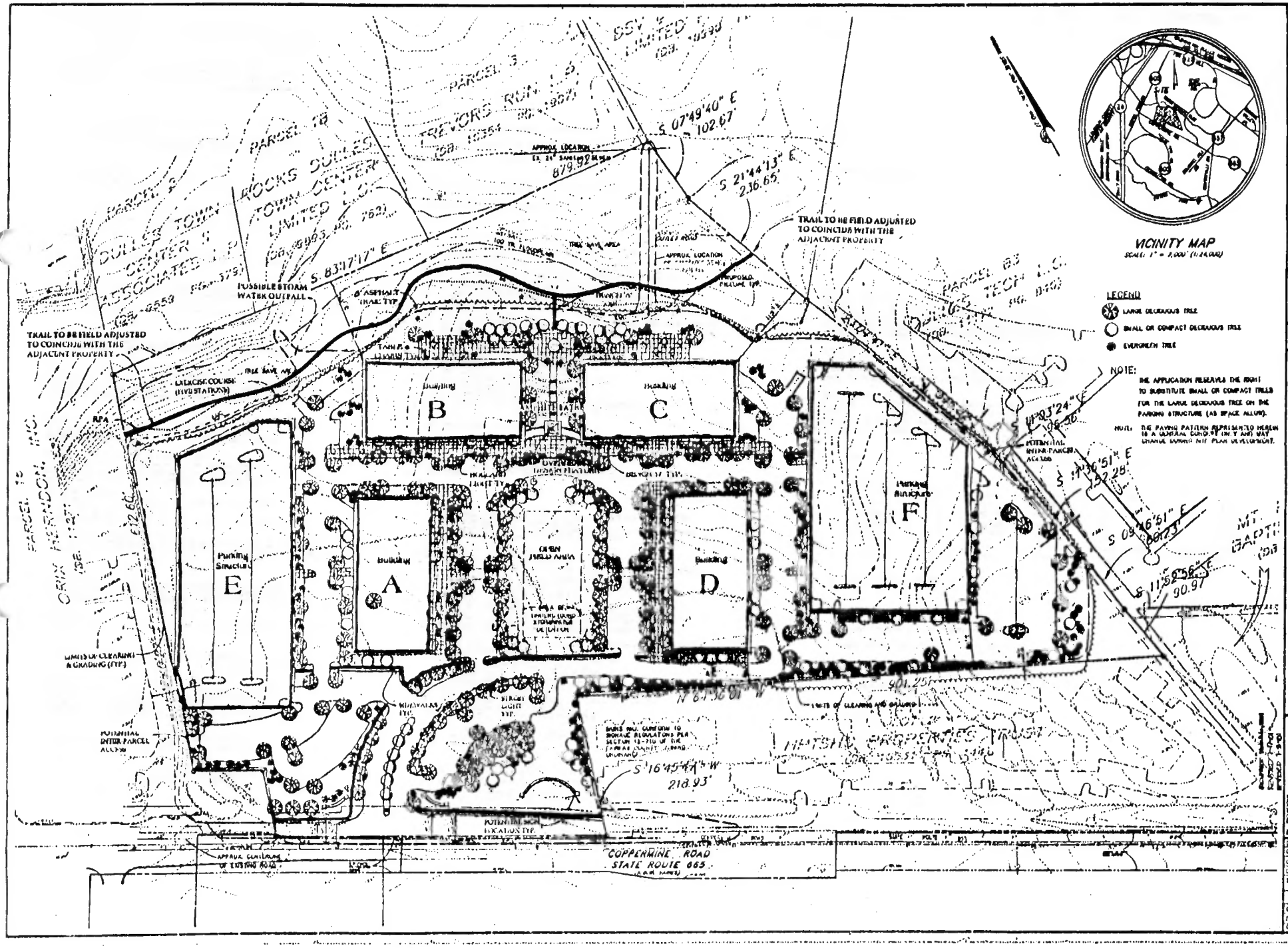
3. Perimeter landscaping, lighting and streetscaping along Coppermine Road shall be consistent with surrounding developments including President's Park and Dulles Corner, as determined by the Urban Forestry Division, DPWES.

4. All exterior lighting shall include full cut-off fixtures and shall be directed on-site and away from adjacent residential properties.

5. FAA approval of the proposed building height shall be required prior to site plan approval for the use, as determined by DPWES. Irrespective of representations on the CDP/FDP, the height shall not exceed the maximum approved by the FAA.

6. All freestanding signage shall be ground-mounted monument type, shall be either internally lit or directed downward and shall adhere to the requirements of Article 12 of the Zoning Ordinance. No pole-mounted signs shall be permitted.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.



BC Consultants

Planners · Engineers · Surveyors · Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)

CONCEPTUAL/FINAL DEVELOPMENT PLAN

NORTON PROPERTY

SHEET 1 OF 8

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS CONCEPTUAL DEVELOPMENT / FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #15-4 ((1)) BEING A PORTION OF PARCEL 10 AND IS CURRENTLY ZONED R-1.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD AND ADJACENT INFORMATION. NO TITLE REPORT WAS FURNISHED.

3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS COMPILED FROM A HIGH ALTITUDE AERIAL SURVEY PERFORMED BY AIR SURVEY CORPORATION, DATED 2-1-99. THE TOPOGRAPHY IS SHOWN AT A TWO FOOT (0.61m) CONTOUR INTERVAL. THE BC CONSULTANTS ASSUME NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES DUE TO INACCURACIES IN TOPOGRAPHIC INFORMATION SHOWN HEREON.

4. THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE HUNTER MILL MAGISTERIAL DISTRICT, THE E-BRANCH A-8 SANITARY SEWER DISTRICT AND THE HORSE PEN CREEK WATER SHED.

5. THE SUBJECT PROPERTY IS LOCATED IN LAND UNIT A OF THE DULLES SUBURBAN CENTER AREA (AREA III PLAN).

THIS DEVELOPMENT WILL BE IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:

- MODIFICATION OF THE TRANSITIONAL SCREENING (TO THAT AS SHOWN ON THE PLAN) AND WAIVER OF THE BARRIER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13-304 PARAGRAPHS 3, 4, AND/OR 12 (FLOODPLAIN).

7. ACCORDING TO THE COUNTY WIDE TRAILS PLAN DATED 1993-95, THERE ARE NO NO TRAILS LOCATED ADJACENT TO THE PROPERTY.

8. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.

9. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED ON SITE IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM) BY MEANS OF UNDERGROUND STORAGE. SITE LOCATION SHALL BE DETERMINED AT SITE PLAN PHASE.

10. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UNDERGROUND UTILITY EASEMENTS HAVING A 25' WIDTH OR MORE ON THE SITE.

11. THIS PLAN DOES NOT SHOW UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. INDIVIDUAL BUILDING UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.

12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAW.

13. THERE IS A CEMETERY LOCATED ADJACENT TO THE SOUTHWEST CORNER OF THE SITE.

14. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL DESIGN, ENGINEERING AND LOCATION OF PROPOSED UTILITIES.

ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS & UTILITY CROSSING SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS.

16. PROPOSED TREE QUANTITIES MAY BE REDUCED IF ADDITIONAL TREE SAVE AREAS CAN BE ACHIEVED. THE OVERALL TREE COVER PROVIDED WILL BE IN SUBSTANTIAL CONFORMANCE TO AND NOT LESS THAN THAT AS PROFFERED WITH THIS PLAN.

17. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.

18. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF OFFICE PARKING SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL SQUARE FOOTAGE OF OFFICE SPACE CONSTRUCTED. GARAGES MAY OR MAY NOT BE PROVIDED.
THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING. ON SITE PARKING MAY BE LOCATED ON SURFACE PARKING LOTS AND/OR IN FREESTANDING PARKING STRUCTURES.

19. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, GARAGES, SIDEWALKS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE AMOUNT OF OFFICE SPACE IN EACH BUILDING MAY BE MODIFIED, SO LONG AS THE PERIPHERAL LOT LINE DIMENSIONS ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF OFFICE SPACE THAN THAT NUMBER REPRESENTED HEREON AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY. THE ACTUAL SIZE AND DESIGN OF THE BUILDING MAY BE MODIFIED. ANY MODIFICATIONS SHALL NOT REDUCE THE PERIMETER BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES AS SHOWN ON THIS PLAN.

20. ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS REPRESENTED HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY.

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

1. A. VICINITY MAP AS SHOWN ON PLAN.
   B. APPLICANT/CONTRACT PURCHASER:
      COPPERMINE ASSOCIATES L.L.C.
      HERNDON, VA
      OWNERS:
      TAX MAP IDENTIFICATION:
      TAX ID. NO. PARCEL # OWNER
      15-4 ((1)) PORTION OF 10 COPPERMINE ASSOCIATES LLC
   C. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
   D. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
   E. SEE THE SITE TABULATIONS FOR MAXIMUM BUILDING HEIGHT. SEE "BULK PLANE DETAIL" FOR BULK PLANE INFORMATION.
   F. PROPOSED CIRCULATION AS SHOWN ON PLAN. SEE ALSO GENERAL NOTE 17.
   G. MAJOR OPEN SPACE AS SHOWN ON PLAN.
   H. REFER TO SITE TABULATIONS FOR PARKING CALCULATIONS.
   I. EXISTING AND PROPOSED ROADS AS SHOWN ON PLAN.
   J. APPROXIMATE 100 YR. FLOODPLAIN, R.P.A. AND EQC LIMITS ARE DELINEATED AS SHOWN ON PLAN.
   K. INFORMATION REGARDING VEGETATION AS SHOWN ON THE PLAN. EXISTING VEGETATION MAP TO BE SUBMITTED SEPARATELY.
   L. SEE GENERAL NOTE 9 FOR STORM WATER MANAGEMENT INFORMATION.
   M. EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 10.
   N. AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THE PROPERTY SHALL BE CONSIDERED FOR TREE PRESERVATION AND PASSIVE RECREATION DEVELOPMENT.
   O. CEMETERY ADJACENT TO SITE AS SHOWN ON PLAN.
   P. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN, SEE GENERAL NOTE 6 FOR MODIFICATION AND /OR WAIVER REQUESTED.
   Q. ALL REQUIRED LANDSCAPE SCREENING IS SHOWN ON THE PLAN (UNLESS WAIVER REQUESTED). PERIPHERAL DIMENSIONS ARE AS SHOWN ON THE PLAN.
   R. ANY AND ALL EXISTING STRUCTURES ARE TO BE REMOVED.
   S. REFER TO THE SITE TABULATIONS.
   T. N/A
   U. REFER TO THE SITE TABULATIONS FOR OPEN SPACE CALCULATIONS.
   V. SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
   W. RECREATIONAL FEATURES AREAS SHOWN ON THE PLAN.
   X. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.

2. N/A

3. PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE ARE SHOWN ON THE PLAN. TIMING FOR SUCH IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.

4. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.

5. THERE ARE NO OVERLAY DISTRICTS AFFECTING THIS PLAN.

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

1. A. VICINITY MAP AS SHOWN ON PLAN.
   B. PROPERTY LINE INFORMATION AS SHOWN ON PLAN.
   C. REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.
   D. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
   E. EXISTING STREET INFORMATION AS SHOWN ON PLAN.
   F. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
   G. PROPOSED USES AS SHOWN ON PLAN.
   H. REFER TO SITE TABULATIONS FOR MAXIMUM BUILDING HEIGHT.
   I. DISTANCES FROM PROPOSED DEVELOPMENT TO SITE BOUNDARY ARE SHOWN ON PLAN.
   J. GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE AS SHOWN BELOW.
   K. PROPOSED CIRCULATION AS SHOWN ON PLAN. SEE ALSO GENERAL NOTE 7.
   L. PARKING AS SHOWN ON PLAN. SEE PROPOSED USE (TABULATION) FOR LOADING SPACE INFORMATION.
   M. OPEN SPACE AS SHOWN ON PLAN.
   N. INFORMATION REGARDING VEGETATION AS SHOWN ON THE PLAN. EXISTING VEGETATION MAP TO BE SUBMITTED SEPARATELY.
   O. CEMETERY LOCATED ON TO SITE AS SHOWN ON PLAN. AN OPEN SPACE BUFFER OF NO LESS THAN 30' SHALL BE PROVIDED NEXT TO THE CEMETERY.
   P. PROPOSED UTILITIES AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 10.
   Q. STORM WATER MANAGEMENT BY MEANS UNDERGROUND STORAGE. SEE GENERAL NOTE 9.
   R. EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 10.
   T. APPROXIMATE 100 YR. FLOODPLAIN, R.P.A. AND E.Q.C. LIMITS ARE DELINEATED AS SHOWN ON THE PLAN.
   1. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED BY MARKET CONDITIONS.

2. REFER TO THE SITE TABULATIONS.

3. N/A.

4. NO ARCHITECTURAL SKETCHES ARE AVAILABLE AT THIS TIME.

5. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.

6. SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS.

7. A CONCEPTUAL DEVELOPMENT PLAN TO BE SUBMITTED WITH THIS PLAN.

8. THERE ARE NO OVERLAY DISTRICTS AFFECTING THIS PLAN.

SITE TABULATION:

GROSS SITE AREA (GSA):	22.12066 ac. or 963,633 s.f.
EXISTING ZONE:	R-1
PROPOSED ZONE:	PDC
MAXIMUM F.A.R. :	0.5 - 1.0
PROPOSED F.A.R. :	0.75 ±
OPEN SPACE REQUIRED (15% OF G.S.A.):	144,336 s.f.
OPEN SPACE PROVIDED (27±% OF G.S.A.):	263,720 s.f.
MAXIMUM BUILDING HEIGHT:	100' *

* 90' MAX. PER ZONE C-7, THE CLOSEST COMPARABLE ZONE.

PROPOSED USE:

PROPOSED USE	BUILDING	STORY	GSF	PARKING SPACES* (REQUIRED)	PARKING SPACES* PROVIDED	LOADING SPACES** (REQUIRED)	LOADING SPACES** PROVIDED
^OFFICE (PRINCIPAL USE)	A	8 (100' max)	180,000	603	---	-----	3 ***
^OFFICE (PRINCIPAL USE)	B	8 (100' max)	180,000	603	---	-----	3 ***
^OFFICE (PRINCIPAL USE)	C	8 (100' max)	180,000	603	---	-----	3 ***
^OFFICE (PRINCIPAL USE)	D	8 (100' max)	180,000	603	---	-----	3 ***
^PARKING STRUCTURE	E	5 (60' max)	-----	---	1,107	-----	-----
^PARKING STRUCTURE	F	6 (60' max)	-----	---	1,202	-----	-----
SURFACE PARKING	--	-----	-----	---	[illegible]	-----	-----
TOTAL			720,000	[illegible]	[illegible]		

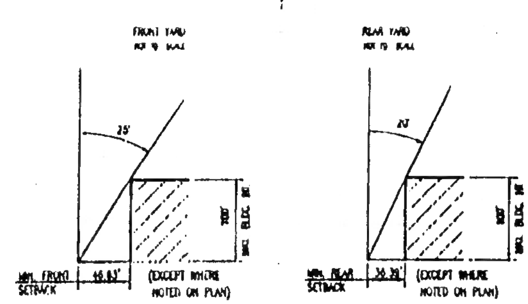
* THE FINAL NUMBER OF PARKING SPACES WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION AND WILL BE PROVIDED IN ACCORDANCE THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. ADDITIONAL PARKING SPACES IN EXCESS OF THE ZONING ORDINANCE REQUIREMENTS MAY BE PROVIDED BASED ON THE FINAL DESIGN, ENGINEERING AND EXPECTED USERS.

** LOADING SPACES REQUIRED SHALL HAVE A GENERAL APPLICATION TO SECTION 11-200 OF THE ZONING ORDINANCE AS DETERMINED BY THE DIRECTOR OF PLANNING AND ZONING.

*** LOADING SPACES NOT SHOWN BY THE PLAN. SITE LOCATION TO BE DETERMINED AT THE SITE PLAN PHASE.

^ THE FLOOR AREA OF BUILDINGS, HEIGHTS, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS AND PLAZA AREAS MAY VARY AS A RESULT OF FINAL ARCHITECTURAL DESIGN AND ENGINEERING PROVIDED THAT THE TOTAL FLOOR AREA AND MAXIMUM HEIGHTS FOR THE CDP/FDP WILL NOT BE EXCEEDED. THE LOCATION OF TRAILS, CROSSWALKS, AND UTILITIES ARE ALSO SUBJECT TO CHANGE AT FINAL. LESSER AMOUNT OF GROSS FLOOR AREA AND RELATED ACCESSORY PARKING THAN THAT REPRESENTED HEREON.

BULK PLANE DETAIL



NOTES:

* BULK PLANE REGULATIONS FROM ART. 5 PART 3 SECTION 4-307. (C-3 THE CLOSEST ALL OFFICE DISTRICT)

* A 46.63' MINIMUM FRONT YARD REQUIREMENT WILL BE PROVIDED UNLESS OTHERWISE NOTED ON PLAN.

* A 36.39' MINIMUM REAR YARD REQUIREMENT WILL BE PROVIDED UNLESS OTHERWISE NOTED ON PLAN.

* THERE ARE NO SIDE YARD REQUIREMENTS

March 6, 2001
REVISED 1-17-01

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(703)449-8100 (703)449-8108 (Fax)

CONCEPTUAL/FINAL DEVELOPMENT PLAN
GENERAL NOTES AND COMMENTS
NORTON PROPERTY

APPLICANT: COPPERMINE ASSOCIATES, L.L.C.

DESIGNED BY: PLA
DRAFTED BY: CAD
CHECKED BY: PLA
DATE: APRIL, 2000
SCALE: HOR. N/A VERT. N/A
SHEET 2 OF 8
CO. NO.
FILE NO. 97046.21
CADD NAME: PHORNOTE.DWG