

NOTES:

1. THIS SPECIAL EXCEPTION PLAT ACCOMPANIES AN APPLICATION FOR THE FOLLOWING APPROVALS:

- * AN INCREASE IN BUILDING HEIGHT AS PROVIDED FOR IN PAR. 3 OF SECT. 9-601;
- * RADIO AND TELEVISION BROADCASTING FACILITIES, MICROWAVE FACILITIES AND SATELLITE EARTH STATIONS ACCESSORY TO AN OFFICE USE AS PROVIDED FOR IN PAR. 3 OF SECT. 9-101;
- * A HELISTOP AS AN ACCESSORY USE TO AN OFFICE USE AS PROVIDED FOR IN PAR. 4 OF SECT. 9-401; AND
- * A WAIVER OF CERTAIN SIGN REGULATIONS AS PROVIDED FOR IN PAR. 17 OF SECT. 9-601.

2. THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL EXCEPTION APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 29-2 ((15)) R4 (PART) AND 29-4 ((7)) 12A.

3. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME WILL BE FURNISHED ON A SEPARATE DOCUMENT.

4. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A PLAT PREPARED BY OTHERS.

5. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET BY FIELD SURVEY AND AIR SURVEY PREPARED BY OTHERS.

6. THE FLOODPLAIN THAT IS LOCATED ON THE SUBJECT PROPERTY IS REPRESENTED ON THE GRAPHIC. A RESOURCE PROTECTION AREA (RPA) BOUNDARY DELINEATION HAS BEEN APPROVED WHICH CLEARLY DEFINES THE LIMITS OF THE RPA IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 118-1-9 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE. THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE PROPERTY.

7. THERE ARE SEVERAL EXISTING UTILITY EASEMENTS WHICH HAVE A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY. THEY ARE REPRESENTED ON THE GRAPHIC AND ARE 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 ACTUAL LOCATIONS.

8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES OR HISTORICAL OR ARCHEOLOGICAL RESOURCES LOCATED ON THE SUBJECT PROPERTY.

9. THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY.

10. PUBLIC UTILITIES, TO INCLUDE PUBLIC WATER AND SEWER, ARE CURRENTLY AVAILABLE AT THE SITE OR WILL BE EXTENDED BY THE UTILITY COMPANY OR DEVELOPER AS APPROPRIATE.

11. THE POINTS OF INGRESS AND EGRESS TO THE PROPERTY WILL BE LIMITED TO JONES BRANCH DRIVE AT SPECIFIC LOCATIONS TO BE DETERMINED AT FINAL ENGINEERING AND SITE PLAN PREPARATION AND TO BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

12. THE PROPOSED BUILDING(S) WILL BE LOCATED WITHIN THE BUILDABLE AREA AS REPRESENTED ON THE GRAPHIC AND AS QUALIFIED BY A DEVELOPMENT CONDITION. THE BUILDABLE AREA AS REPRESENTED IS SUBJECT TO ADJUSTMENT BASED ON THE FINAL GRADE. THE EXACT NUMBER, LOCATION, SHAPE AND SIZE OF THE BUILDING(S) AND THE RELATED SITE IMPROVEMENTS AND STRUCTURES WILL BE DETERMINED AT TIME OF FINAL ENGINEERING AND SITE PLAN PREPARATION, BUT IN NO INSTANCE WILL THE OPEN SPACE REPRESENTED IN THE TABULATION BE DIMINISHED AND THERE WILL BE NO INCREASE IN THE GROSS FLOOR AREA AS REPRESENTED IN THE TABULATION.

13. THERE IS A MINIMUM FRONT YARD REQUIREMENT ON THE SUBJECT PROPERTY ADJACENT TO THE DULLES AIRPORT ACCESS ROAD (DAAR) AND I-495 RIGHTS-OF-WAY AND ALSO ADJACENT TO JONES BRANCH DRIVE. THE YARDS ADJACENT TO THE COMMON LOT LINES WITH LOTS 29-2 ((15)) A5 AND 29-4 ((7)) 5 ARE SIDE YARDS. THE MINIMUM FRONT YARD REQUIREMENT SPECIFIED IN THE C-3 DISTRICT IS "CONTROLLED BY A 25° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET." THE C-3 DISTRICT HAS NO MINIMUM SIDE YARD REQUIREMENT, HOWEVER, THE PRIMARY BUILDINGS WILL BE LOCATED NO CLOSER THAN 40 FEET TO THE TWO SIDE LOT LINES. ALL OF THE YARDS ADJACENT TO THE COMMON LOT LINES OF THE PROPOSED POND C LOT HAVE BEEN DEEMED TO BE SIDE YARDS. AS THERE IS NO MINIMUM SIDE YARD REQUIREMENT SPECIFIED IN THE C-3 DISTRICT, NO SIDE YARD WILL BE PROVIDED ADJACENT TO THE POND C LOT. THE PROPOSED BUILDING(S) WILL BE LOCATED IN STRICT ACCORDANCE WITH THESE MINIMUM YARD REQUIREMENTS.

IN ADDITION TO THE MINIMUM YARD REQUIREMENTS SPECIFIED IN THE C-3 DISTRICT, THE PROPOSED PRINCIPAL BUILDING(S) WILL BE LOCATED IN ACCORDANCE WITH THE 75 FOOT MINIMUM DISTANCE REQUIREMENT PRESCRIBED BY THE PROVISIONS SET FORTH IN SECT. 2-414 OF THE ZONING ORDINANCE. FREESTANDING PARKING STRUCTURES MAY BE LOCATED AS SPECIFIED BY A DEVELOPMENT CONDITION. LASTLY, WITHIN THE MINIMUM FRONT YARD, A 35 FOOT TRANSITIONAL SCREENING YARD (TRANSITIONAL SCREENING 2) WILL BE PROVIDED ALONG THE NORTHERN PROPERTY LINE EXTENDING FROM THE WESTERN LOT LINE AS SHOWN ON THE GRAPHIC.

14. THE FLOOR AREA(S) REPRESENTED IN THE TABULATION IS GROSS FLOOR AREA AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. THE FLOOR AREA RATIO REPRESENTATION IS BASED ON THE 30.0097 ACRE LAND AREA. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDING(S) MAY HAVE CELLAR SPACE(S) WHICH SPACE WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 25 OF SECT. 11-103 OF THE ZONING ORDINANCE. THE USE OF THE CELLAR SPACE(S) WILL BE LIMITED TO THE SECONDARY AND RELATED USES DESCRIBED IN NOTE 20 BELOW; BUILDING MECHANICAL AND ELECTRICAL AREAS; BUILDING MAINTENANCE AREAS; BUILDING AND OFFICE STORAGE AND SUPPLY AREAS; COMPUTER ROOMS; AND A MAXIMUM OF 50% OF THE CELLAR SPACE(S) FLOOR AREA WILL BE OCCUPIED BY OFFICE USE.

15. THE MAXIMUM BUILDING HEIGHT(S) REPRESENTED ON SHEET 4 OF THE GRAPHIC IS THE PROPOSED BUILDING ROOF ELEVATION(S) MEASURED FROM THE EXISTING TOPOGRAPHY. THE FINAL BUILDING HEIGHT(S) WILL BE MEASURED FROM A FINAL GRADE IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE. THE FINAL GRADE, WHICH MAY BE HIGHER OR LOWER THAN THE EXISTING TOPOGRAPHY, WILL BE ESTABLISHED WITH FINAL ENGINEERING. IN ADDITION, THE BUILDING(S) WILL LIKELY HAVE A PENTHOUSE(S) DESIGNED IN PART TO SHIELD THE MECHANICAL EQUIPMENT LOCATED ON THE ROOFS. THE HEIGHT AND ROOF AREA COVERAGE OF THE PENTHOUSE(S) WILL BE COMPATIBLE WITH THE HEIGHT AND SCALE OF THE BUILDING(S) AND WILL BE CONSTRUCTED OF MATERIALS THAT ARE AN EXTENSION OF OR HARMONIOUS WITH THE ARCHITECTURAL MATERIALS OF THE MAIN BUILDING(S). ADDITIONALLY, A PARAPET WALL(S) MAY BE PROVIDED AND SUCH WILL NOT EXTEND MORE THAN SIX FEET ABOVE THE ROOF LEVEL(S). THE MAXIMUM HEIGHTS OF THE BUILDINGS AND PENTHOUSES ARE FURTHER CONTROLLED BY A DEVELOPMENT CONDITION.

16. THE NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION IS BASED ON THE GROSS FLOOR AREA REPRESENTATION IN THE TABULATION AND THE STANDARD OF 2.6 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. A FINAL NUMBER OF SPACES WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION. IT IS TO BE UNDERSTOOD THAT THE FINAL NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THE NUMBER REPRESENTED IN THE TABULATION BASED ON FINAL DESIGN AS LONG AS ANY ADDITIONAL SPACES DO NOT DECREASE THE OPEN SPACE REPRESENTED IN THE TABULATION AND AS LONG AS THE MINIMUM ZONING ORDINANCE REQUIREMENT IS MET. A MAJORITY OF THE PARKING SPACES WILL BE LOCATED IN A BELOW AND/OR ABOVE GRADE PARKING STRUCTURE(S). ALL PARKING SPACES WILL BE LOCATED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

17. LOADING SPACES WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE. LOADING DOCKS AND DUMPSTERS WILL BE SCREENED FROM THE VIEW OF ADJACENT DEVELOPMENTS AND FROM THE PUBLIC STREETS BY BERMS, FENCING, WALLS, LANDSCAPING OR A COMBINATION THEREOF.

18. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE COUNTY ORDINANCES AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM). THE EXACT SHAPE AND SIZE OF THE SWM/VEP FOND AND RELATED LOT AS REPRESENTED ON THE GRAPHIC IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.

19. OPEN SPACE WILL BE PROVIDED IN EXCESS OF THE MINIMUM PRESCRIBED FOR THE C-3 DISTRICT AND IT WILL BE CALCULATED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-309 OF THE ZONING ORDINANCE.

20. THE PRINCIPAL USE OF THE PROPOSED BUILDING(S) WILL BE OFFICE. IT IS TO BE UNDERSTOOD THAT SECONDARY AND RELATED USES WILL INCLUDE BUT NOT BE LIMITED TO ACTIVITIES ASSOCIATED WITH COMMUNICATIONS, BROADCASTING AND THE PRODUCTION OF NEWSPAPERS, AND IN ADDITION, ACCESSORY SERVICE USES WILL BE LOCATED WITHIN THE BUILDING(S) TO SUPPORT THE PRINCIPAL USE. THE ACCESSORY SERVICE USES MAY INCLUDE EATING FACILITIES, EXERCISE/FITNESS FACILITIES, A CHILD CARE AND/OR ELDER CARE CENTER, CONCESSIONS PROVIDING RETAIL SALES AND SERVICES AND OTHER SUCH USES AS SET FORTH IN PAR. 2 OF SECT. 10-202 OF THE ZONING ORDINANCE. SAID ACCESSORY SERVICE USES WILL BE SUBJECT TO THE USE LIMITATIONS SET FORTH IN SECT. 10-203 OF THE ZONING ORDINANCE.

21. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, JOGGING TRAILS, PASSIVE AND ACTIVE RECREATIONAL FACILITIES, WALLS AND ABOVE GRADE UTILITY AND MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED BUT WILL NOT BE LOCATED IN THE TRANSITIONAL SCREENING YARD AREA ADJACENT TO THE NORTHERN PROPERTY LINE.

22. LANDSCAPING AND TREE SAVE AREAS WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING AND SITE PLAN PREPARATION. A TRANSITIONAL SCREENING YARD AND BARRIER WILL BE PROVIDED IN ACCORDANCE WITH THE REPRESENTATIONS SET FORTH IN NOTE 13 ABOVE. LASTLY, AT TIME OF SITE PLAN SUBMISSION A MODIFICATION MAY BE REQUESTED FROM THE DIRECTOR OF DEM FOR THE PLACEMENT OF THE REQUIRED BARRIER SO THAT IT CAN BE BEST LOCATED TO SCREEN ANY UNDESIRABLE ELEMENTS OF THE SITE DEVELOPMENT PROGRAM.

23. A FOUR FOOT WIDE CONCRETE SIDEWALK WILL BE PROVIDED ALONG JONES BRANCH DRIVE IN ACCORDANCE WITH THE PROFFERS APPROVED IN CONJUNCTION WITH THE APPROVAL OF PCA 88-D-005.

24. A HELISTOP IS PROPOSED AS AN ACCESSORY USE TO THE PRINCIPAL OFFICE USE ON THE PROPERTY AS QUALIFIED BY A DEVELOPMENT CONDITION. IT WILL BE LOCATED WITHIN THE BUILDABLE AREA DESIGNATED ON THE GRAPHIC. IT WILL BE DESIGNED TO COMPLY WITH THE STANDARDS AND REQUIREMENTS IMPOSED BY SUCH AGENCIES AS THE FEDERAL AVIATION ADMINISTRATION AND ALL OTHER APPLICABLE FEDERAL, STATE OR LOCAL STATUTES, ORDINANCES, RULES OR REGULATIONS. A NOISE STUDY AS REQUIRED BY THE PROVISIONS SET FORTH IN PAR. 3 OF SECT. 9-403 OF THE ZONING ORDINANCE WILL BE SUBMITTED AS A SEPARATE DOCUMENT.

25. SATELLITE DISHES AND COMMUNICATION ANTENNAS ARE PROPOSED AS AN ACCESSORY USE TO THE PRINCIPAL OFFICE USE AS QUALIFIED BY A DEVELOPMENT CONDITION. THEY WILL BE LOCATED ON THE GROUND WITHIN THE BUILDABLE AREA DESIGNATED ON THE GRAPHIC OR ON THE BUILDING ROOFTOP(S). THEY WILL BE LOCATED AND DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES, ORDINANCES, RULES AND REGULATIONS AND THEY WILL BE SCREENED BY EITHER FENCES OR PARAPET WALLS TO THE EXTENT THAT SUCH SCREENING DOES NOT AFFECT THEIR TRANSMISSION OR RECEPTION. THE MAP AND STATEMENT REQUIRED BY THE PROVISIONS SET FORTH IN SECT. 9-203 OF THE ZONING ORDINANCE WILL BE FURNISHED IN A SEPARATE DOCUMENT.

26. BUILDING MOUNTED SIGNS ARE PROPOSED TO IDENTIFY THE BUILDINGS FROM SURROUNDING HIGHWAYS. SAID SIGNS ARE PROPOSED TO EXCEED THE 200 SQUARE FEET PER SIGN THAT IS SPECIFIED IN PAR. 8 OF SECT. 12-203 OF THE ZONING ORDINANCE. THE SIGNS WILL BE BACK-LIT AND WILL BE OF SUCH NUMBER, SIZE AND DIMENSION AS SPECIFIED BY A DEVELOPMENT CONDITION.

27. TO THE BEST OF OUR KNOWLEDGE, ALL HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 115.4, 302.4, AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280 WILL BE UTILIZED, STORED, TREATED AND/OR DISPOSED OF IN ACCORDANCE WITH SAID REGULATIONS.

28. IT IS CURRENTLY ANTICIPATED THAT DEVELOPMENT OF THE SUBJECT PROPERTY MAY OCCUR IN TWO OR MORE PHASES. THE FIRST PHASE WILL COMMENCE SEVERAL YEARS AFTER ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED. THE SECOND AND SUBSEQUENT PHASES WILL BE CONSTRUCTED AS SPACE NEEDS WARRANT.

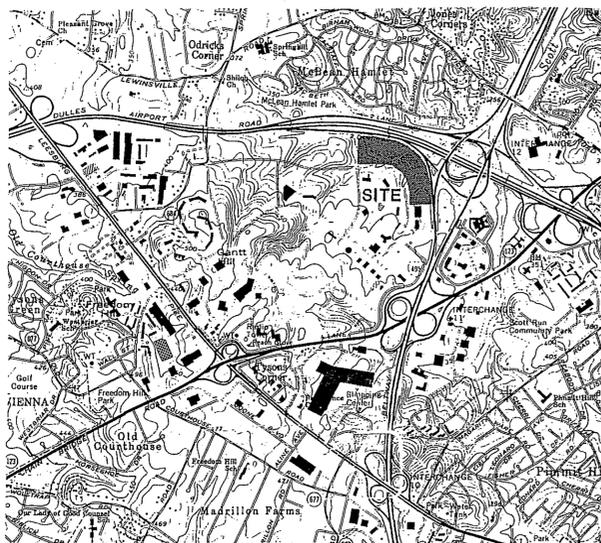
29. EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND STANDARDS.

TABULATION:

EXISTING ZONING	C-3
LAND AREA	30.0097 AC
PROPOSED GROSS FLOOR AREA	1,307,223 SF
FLOOR AREA RATIO	1.0
PARKING SPACES REQUIRED/PROVIDED	3399*
OPEN SPACE REQUIRED (15.0%)	4.50 AC
OPEN SPACE PROPOSED (21.6% OF 25.01 ACRES)	5.41+ AC
STORMWATER MANAGEMENT FACILITY (16.6% OF 30.0097 ACRES)	5.00+ AC
TOTAL (34.6% OF 30.0097 ACRES)	10.41+ AC**
MAXIMUM BUILDING HEIGHT	300 FT

* SEE NOTE 16

** SEE NOTE 19



VICINITY PLAN

SCALE: 1 = 24000

RECEIVED
OFFICE OF ENVIRONMENTAL PLANNING
01/17/94

Application No. SE 94-P-040

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOD) (BZA) approval 10/31/94

Staff Coordinator CC

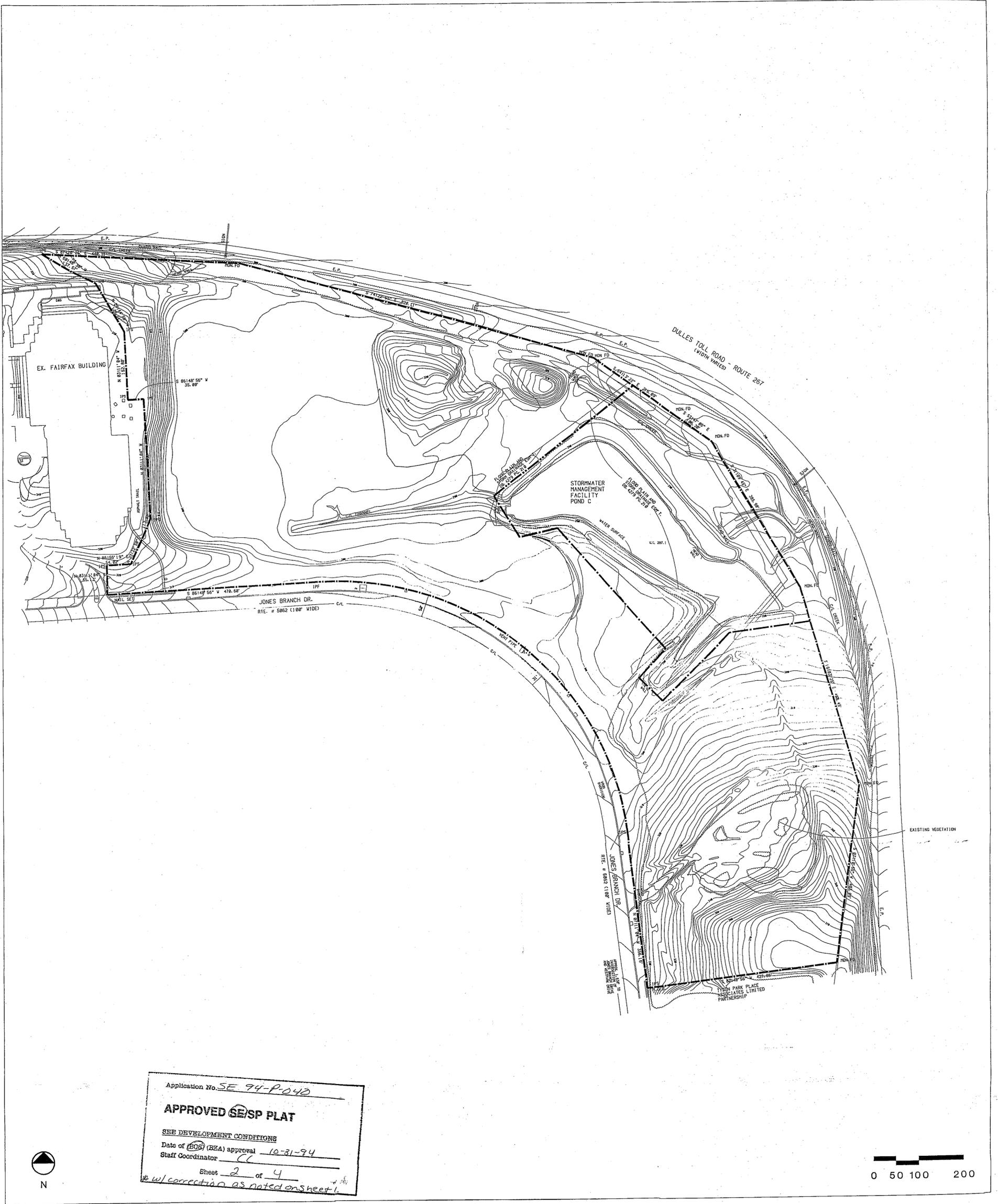
Sheet 1 of 4

* If correction as noted on sheet 1.



SPECIAL EXCEPTION PLAT

GENERAL NOTES

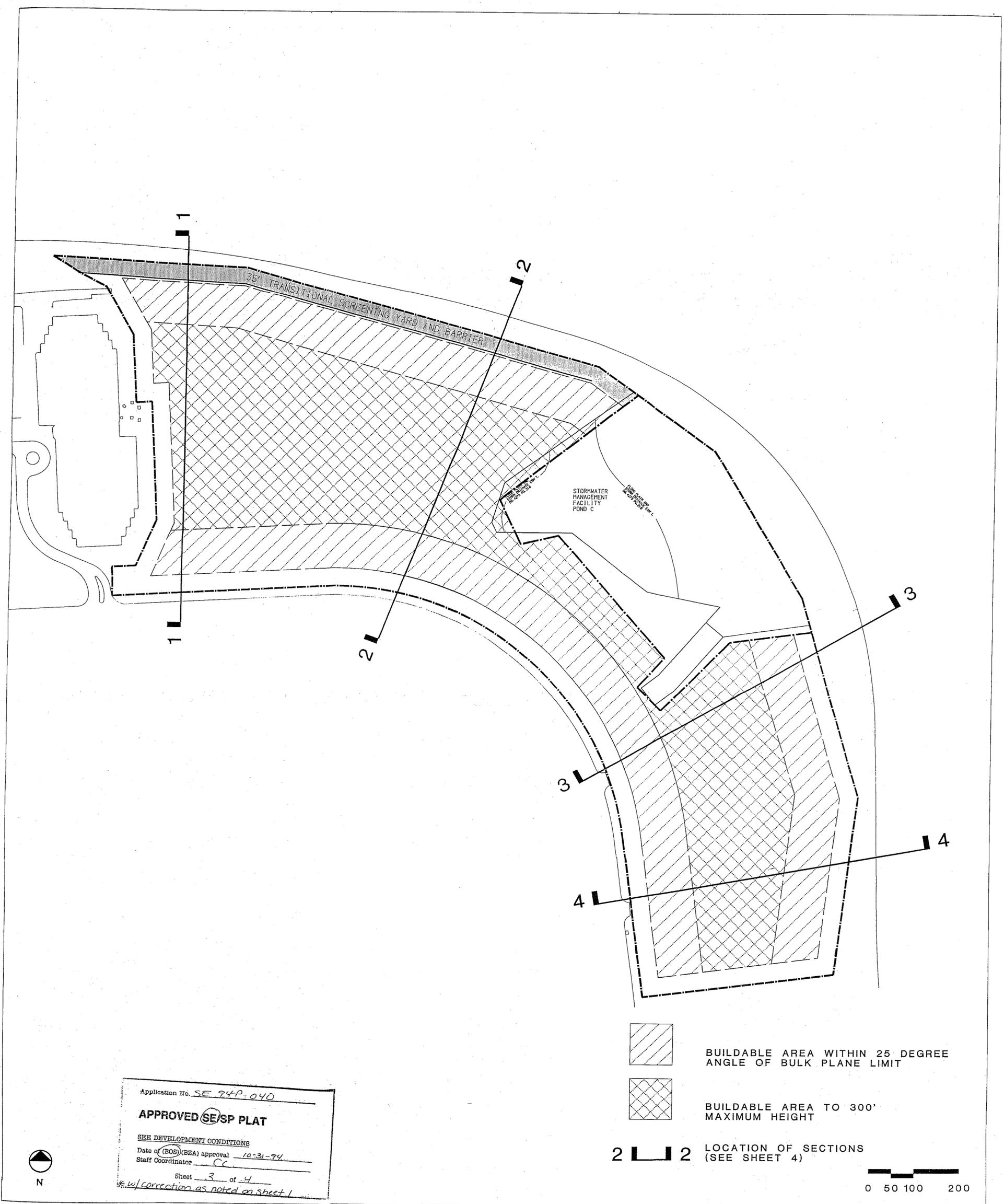


Application No. SEA 94-P-040-02 Staff M.A. Tsai
 APPROVED SE PLAT*
 See Dev. Conds. Dated 1/17/13
 Date of (BOS) (BZA) (PC) Approval 1/29/13
 Sheet 2 of 4
 *The SE Plat was previously approved
 with SE 94-P-040 on 10/31/94



S P E C I A L E X C E P T I O N P L A T

EXISTING CONDITIONS



Application No. SE 94-P-040
APPROVED SE/SP PLAT
 SEE DEVELOPMENT CONDITIONS
 Date of (BOB)/(BZA) approval 10-31-94
 Staff Coordinator CC
 Sheet 3 of 4
 *w/ correction as noted on sheet 1

BUILDABLE AREA WITHIN 25 DEGREE ANGLE OF BULK PLANE LIMIT

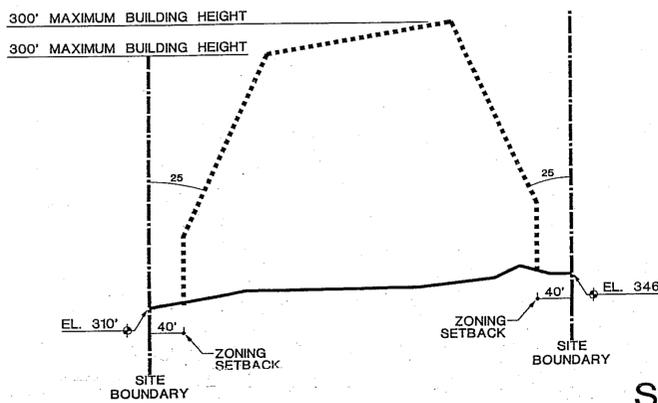
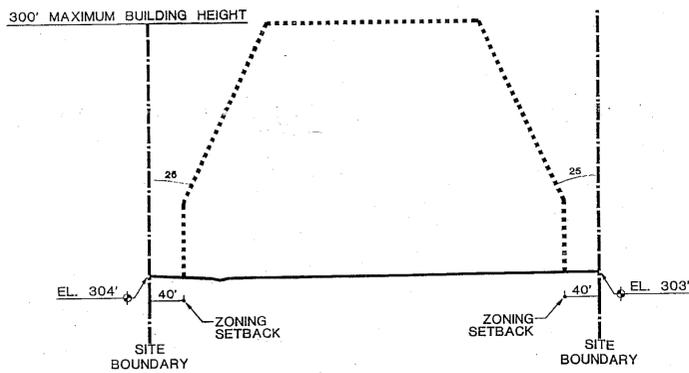
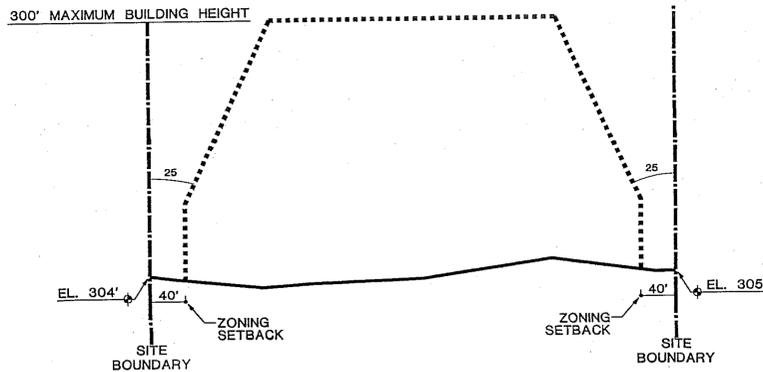
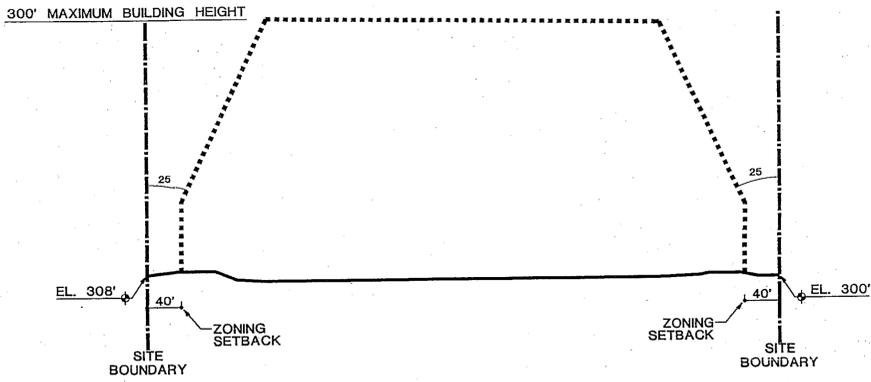
BUILDABLE AREA TO 300' MAXIMUM HEIGHT



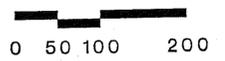
Application No. SEA 94-P-040-02 Staff M.A. Tsai
APPROVED SE PLAT*
 See Dev. Conds. Dated 1/17/13
 Date of (BOB) (BZA) (PC) Approval 1/29/13
 Sheet 3 of 4
 *The SE Plat was previously approved with SE 94-P-040 on 10/31/94



S P E C I A L E X C E P T I O N P L A T
 B U L K P L A N E & E N V E L O P E L I M I T P L A N



Application No. SE 94-P-040
APPROVED SE/SP PLAT
 SEE DEVELOPMENT CONDITIONS
 Date of (BOS) (BZA) approval 10/31/94
 Staff Coordinator CC
 Sheet 4 of 4
 # w/correction as noted on sheet 1



Application No. SEA 94-P-040-02 Staff M.A. Tsai
 APPROVED SE PLAT*
 See Dev. Conds. Dated 1/17/13
 Date of (BOS) (BZA) (PC) Approval 1/29/13
 Sheet 4 of 4
 *The SE Plat was previously approved
 with SE 94-P-040 on 10/31/94



SPECIAL EXCEPTION PLAT

BULK PLANE & ENVELOPE LIMIT SECTIONS