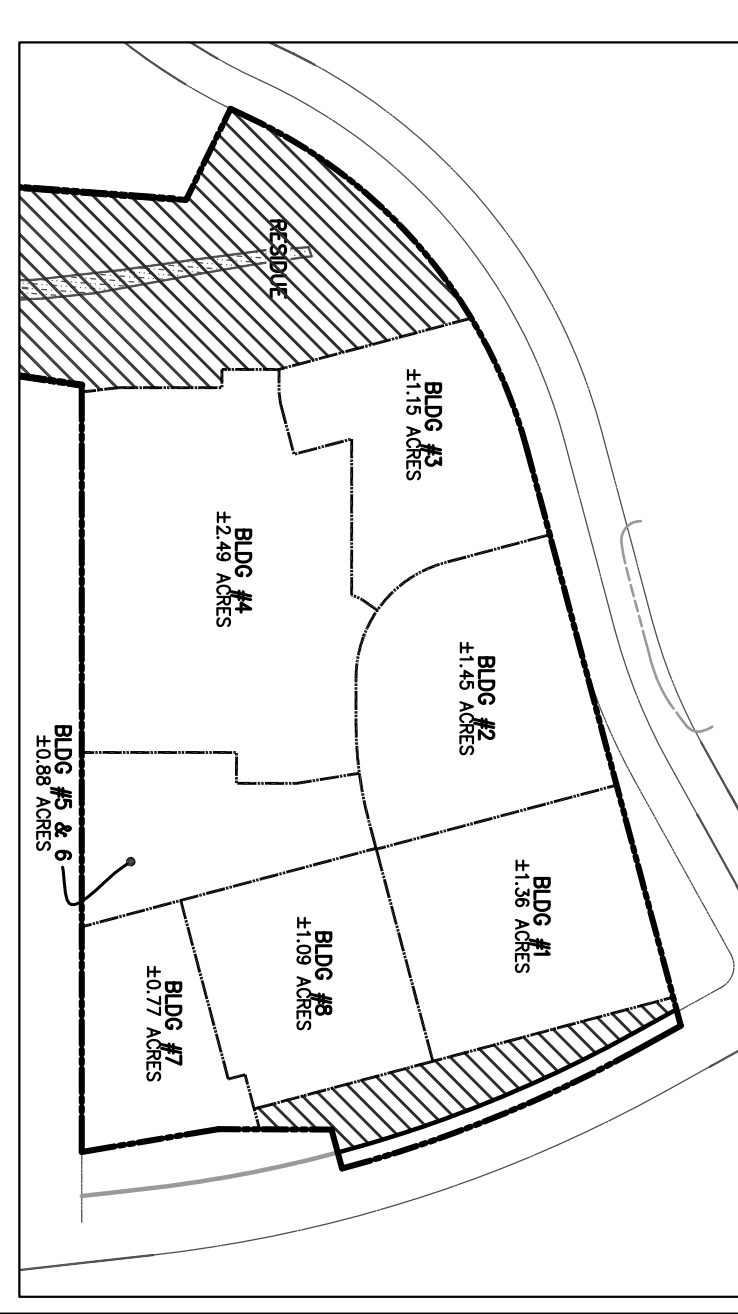


CONCEPTUAL PLAN
PARK RIDGE CENTER
 GARRISONVILLE MAGISTERIAL DISTRICT, STAFFORD COUNTY, VIRGINIA

SITE TABULATIONS

BUILDING	GROSS FLOOR AREA	ESTIMATED REQUIRED PARKING	PARKING PROVIDED
BUILDING 1	4,625	19	65
BUILDING 2	12,760	51	53
BUILDING 3	8,000	56	63
BUILDING 4	28,000	150	186
BUILDING 5 & 6	5,600	22	44
BUILDING 7	1,775	27	30
BUILDING 8	4,000	60	60
TOTAL	64,760	385	499

PAD SITE AREAS



NOTES

1. PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO REVISION WITH ADDITIONAL STUDY.
2. FINAL PARKING REQUIREMENTS MAY VARY DEPENDING ON SELECTED LAND USES. SHARED PARKING AGREEMENTS BETWEEN PAD USERS MAY BE REQUIRED.
3. THE PREVIOUSLY APPROVED INFRASTRUCTURE PLAN INCLUDED A SWM POND IN THE VICINITY OF BUILDING #3. A REVISION / RE-DESIGN OF THE SWM FACILITY WILL LIKELY BE NECESSARY DUE TO THE EXPANSION OF THE PAD FOOTPRINTS, BUILDABLE AREA, AND PARKING AREAS GIVEN THAT THE PREVIOUSLY PROPOSED POND HAS BEEN SIGNIFICANTLY IMPACTED. UNDERGROUND SWM WILL LIKELY BE REQUIRED FOR THE OVERALL DEVELOPMENT.