NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX MAP 82-1 ((1)) , PARCEL 2A AND IS ZONED I-I .
2. BOUNDARY INFORMATION IS BASED ON A FIELD SURVEY BY BOWMAN CONSULTING GROUP DATED SEPTEMBER 21, 1997.
3. THE PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
4. THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL ON THIS SITE.
5. THE PROPERTY IS CURRENTLY OWNED BY:
   OAKWOOD, LLC
   DB: 11109, PG:899
6. THE APPLICANT IS: OAKWOOD L.L.C./ K.S.I. SERVICES, INC.
   8081 WOLFTRAP ROAD, SUITE 300
   VIENNA, VIRGINIA 22182
   (703) 641-9000
7. THE PURPOSE OF THIS PLAT IS TO REQUEST A VARIANCE OF SIDE YARD SETBACKS FOR THE BUILDINGS PROPOSED.

	NORTH SIDE			SOUTH SIDE	
	REQUIRED SIDE YARD SETBACK	PROPOSED SIDE YARD SETBACK	PROPOSED REDUCTION	PROPOSED SIDE YARD SETBACK	PROPOSED REDUCTION
BUILDING No. 1	200' [60.96m]	55.46' [16.90m]	144.54' [44.06m]	105.47' [32.15m]	94.53' [28.81m]
BUILDING No. 2	200' [60.96m]	47.61' [14.51m]	152.39' [46.45m]	105.21' [32.07m]	94.79' [28.89m]

IN ADDITION A REQUEST TO MODIFY THE TRANSITIONAL SREENING YARDS IS HEREBY REQUESTED.

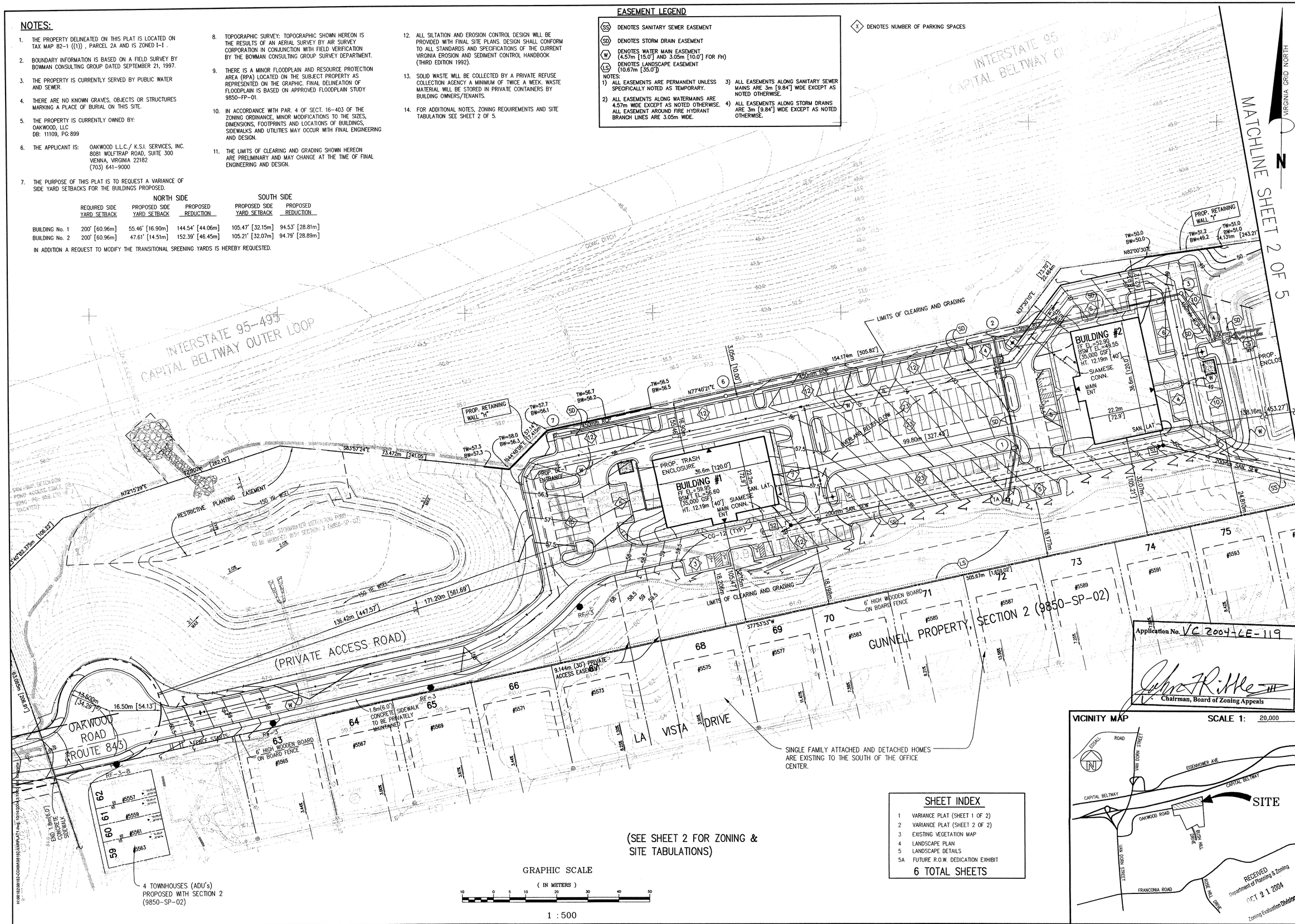
8. TOPOGRAPHIC SURVEY: TOPOGRAPHIC SHOWN HEREON IS THE RESULTS OF AN AERIAL SURVEY BY AIR SURVEY CORPORATION IN CONJUNCTION WITH FIELD VERIFICATION BY THE BOWMAN CONSULTING GROUP SURVEY DEPARTMENT.
9. THERE IS A MINOR FLOODPLAIN AND RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY AS REPRESENTED ON THE GRAPHIC. FINAL DELINEATION OF FLOODPLAIN IS BASED ON APPROVED FLOODPLAIN STUDY 9850-FP-01.
10. IN ACCORDANCE WITH PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
11. THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE PRELIMINARY AND MAY CHANGE AT THE TIME OF FINAL ENGINEERING AND DESIGN.
12. ALL SILTATION AND EROSION CONTROL DESIGN WILL BE PROVIDED WITH FINAL SITE PLANS. DESIGN SHALL CONFORM TO ALL STANDARDS AND SPECIFICATIONS OF THE CURRENT VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (THIRD EDITION 1992).
13. SOLID WASTE WILL BE COLLECTED BY A PRIVATE REFUSE COLLECTION AGENCY A MINIMUM OF TWICE A WEEK. WASTE MATERIAL WILL BE STORED IN PRIVATE CONTAINERS BY BUILDING OWNERS/TENANTS.
14. FOR ADDITIONAL NOTES, ZONING REQUIREMENTS AND SITE TABULATION SEE SHEET 2 OF 5.

EASEMENT LEGEND

- (SS) DENOTES SANITARY SEWER EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (W) DENOTES WATER MAIN EASEMENT (4.57m [15.0'] AND 3.05m [10.0'] FOR FH)
- (LS) DENOTES LANDSCAPE EASEMENT (10.67m [35.0'])

NOTES:
1) ALL EASEMENTS ARE PERMANENT UNLESS SPECIFICALLY NOTED AS TEMPORARY.
2) ALL EASEMENTS ALONG WATERMAINS ARE 4.57m WIDE EXCEPT AS NOTED OTHERWISE. ALL EASEMENT AROUND FIRE HYDRANT BRANCH LINES ARE 3.05m WIDE.
3) ALL EASEMENTS ALONG SANITARY SEWER MAINS ARE 3m [9.84'] WIDE EXCEPT AS NOTED OTHERWISE.
4) ALL EASEMENTS ALONG STORM DRAINS ARE 3m [9.84'] WIDE EXCEPT AS NOTED OTHERWISE.

(X) DENOTES NUMBER OF PARKING SPACES



Application No. VC 2004-LE-119

Chairman, Board of Zoning Appeals

SHEET INDEX

1	VARIANCE PLAT (SHEET 1 OF 2)
2	VARIANCE PLAT (SHEET 2 OF 2)
3	EXISTING VEGETATION MAP
4	LANDSCAPE PLAN
5	LANDSCAPE DETAILS
5A	FUTURE R.O.W. DEDICATION EXHIBIT

6 TOTAL SHEETS

VICINITY MAP — SCALE 1: 20,000

RECEIVED
Department of Planning & Zoning
OCT 21 2004
Zoning Evaluation Division

BOWMAN CONSULTING GROUP, LTD.
2121 EISENHOWER AVE., SUITE 302
ALEXANDRIA, VIRGINIA 22314
PHONE: (703) 548-2188
FAX: (703) 683-5781

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BOWMAN CONSULTING GROUP ENGINEERS PLANNERS SURVEYORS

VARIANCE PLAT (SHEET 1 OF 2)

GUNNELL OFFICE CENTER

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

FFX. CO. #9850-SP-01

COMMONWEALTH OF VIRGINIA — MARK S. STIRES No. 19499 — 10-14-04 — PROFESSIONAL ENGINEER

PLAN STATUS	
02/08/01	REVISED
04/01/04	REVISED
10/05/04	REVISED
10/13/04	REVISED
10-23-00	REV. PER CO.

DATE	DESCRIPTION

AID DESIGN	STC DRAWN	MSS CHKD
SCALE	H: 1:500 V:	
JOB No. 1037-01-004		
DATE JULY, 2000		
FILE No. 1037-D-ZP-001		
SHEET 1 OF 5		

NOTES: (CONTINUED)

15. PRELIMINARY SUBDIVISION PLAN (9850-PLR-01-01-1) WAS ORIGINALLY APPROVED ON 04/09/99 AND WAS "REDATED" ON 05/01/00. PLAN APPROVAL WILL EXPIRE ON 05/01/01.
16. APPROVAL OF SOIL REPORT IS REQUIRED PRIOR TO FINAL SITE PLAN APPROVAL.
17. THERE IS A MINOR FLOODPLAIN LOCATED ON THE SUBJECT PROPERTY AS PRESENTED ON THE GRAPHIC. FINAL DELINEATION OF FLOODPLAIN IS SHOWN ON THIS PLAN BASED ON AN APPROVED FLOODPLAIN STUDY DONE BY THIS FIRM, AND SUBMITTED TO FAIRFAX COUNTY UNDER SEPARATE PLAN (9850-FP-01).
18. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE STANDARDS AND SPECIFICATIONS OF VDOT AND/OR FAIRFAX COUNTY.
19. ANY RETAINING WALLS 2 FT. (0.6 METERS) OR OVER IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT.
20. SLOPES 3:1 OR STEEPER FOR A HEIGHT OF 4' (1.2m) OR GREATER SHALL BE STABILIZED IN ACCORDANCE WITH PFM 6-1503.3
21. ALL STORM SEWER WILL BE PUBLICLY MAINTAINED.
22. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS ARE NOT AVAILABLE AT THIS TIME.
23. 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 ADOPTED STANDARDS.
24. NO AIR QUALITY PERMIT WILL BE REQUIRED FOR THIS PROPERTY AND ITS USE.
25. THERE IS A RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY. DELINEATION SHOWN ON THIS PLAN IS BASED ON FAIRFAX COUNTY "CHESAPEAKE BAY PRESERVATION AREAS", DATED MARCH 22, 1983, REVISED MARCH 21, 1994.
26. THE IMPROVEMENTS TO OAKWOOD DRIVE THAT ARE SHOWN ARE SCHEMATIC IN NATURE & SUBJECT TO CHANGE WITH PRELIMINARY AND FINAL DESIGN
27. R.O.W. DEDICATION SHOWN FOR GUNNELL OFFICE CENTER & GUNNELL SECTION 2 (SHEET 5A) IS APPROXIMATE & SUBJECT TO CHANGE WITH FINAL DESIGN.
28. ULTIMATE ROAD IMPROVEMENTS ON & OFFSITE SHALL BE DONE BY OTHERS (ie. IMPROVEMENTS TO OAKWOOD DRIVE & "THE VINE STREET BRIDGE"). SOME TYPE OF INTERIM IMPROVEMENTS MAY BE REQUIRED ALONG A PORTION OF OAKWOOD DRIVE. THE LAYOUT SHOWN ON THESE DRAWINGS IS SCHEMATIC IN DESIGN & SUBJECT TO CHANGE WITH PRELIMINARY & FINAL DESIGN.
29. THIS VARIANCE PLAT WAS DEVELOPED AT THE TIME THAT METRIC MEASUREMENTS WERE REQUIRED BY FAIRFAX COUNTY. ALL MEASUREMENTS PROVIDED ARE SHOWN IN METRIC UNITS.
30. CERTAIN IMPROVEMENTS SHOWN ON THIS VARIANCE PLAT HAVE ALREADY BEEN APPROVED AND CONSTRUCTED AS PART OF GUNNELL, SECTION 2 (9850-SP-02). (I.E. BOTH STORMWATER MANAGEMENT PONDS).
31. AT THIS TIME, LOCATION, DIMENSIONS, AND LIGHTING OF SIGNAGE IS NOT KNOWN AND IS NOT SHOWN OR PROPOSED WITH THIS DOCUMENT. THE OWNER/DEVELOPER RESERVES THE RIGHT TO INSTALL SIGNAGE IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE AT A LATER DATE.

MATCHLINE SHEET 1 OF 5

GRAPHIC SCALE
(IN METERS)
10 0 5 10 20 30 40 50
1 : 500

PLEASE NOTE THAT BOTH SWM/BMP PONDS WERE DESIGNED AND APPROVED WITH GUNNELL SECTION 2 (9850-SP-02). THESE PONDS HAVE BEEN CONSTRUCTED AND EXIST ON SITE.

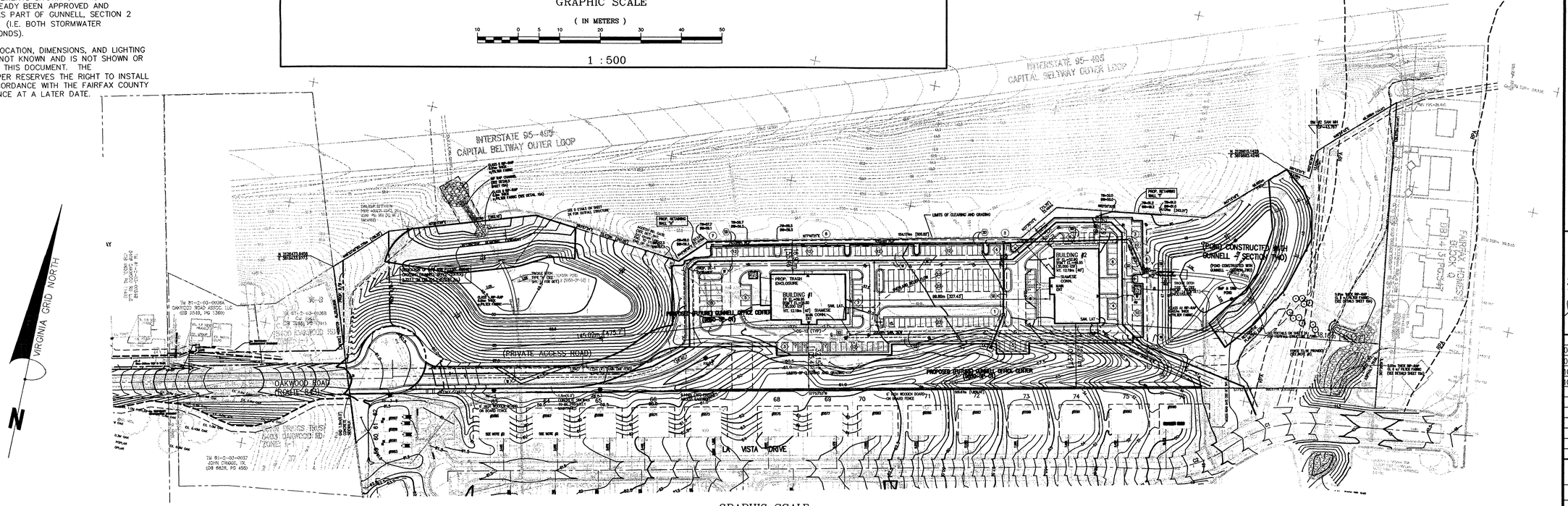
PLEASE SEE SHEET 3 FOR DELINEATION OF RPA AND FLOODPLAIN.

ZONING REQUIREMENTS

1)	ZONING	I-1 INDUSTRIAL INSTITUTIONAL DISTRICT
2)	AVG LOT AREA	N/A
3)	MIN LOT AREA	(20AC.) 80,937.45m²
4)	MIN LOT WIDTH	NO REQUIREMENT
5)	MAX BUILDING HEIGHT	(65') 12.812m²
6)	MIN YARD REQUIREMENTS FRONT (320')97.54m SIDE (200')60.96m REAR (200')60.96m	
7)	MAXIMUM FAR	NO REQUIREMENT
8)	MAXIMUM DENSITY	N/A
9)	OPEN SPACE REQUIRED	NO REQUIREMENT
10)	ANGLE OF BULK PLANE (DETAIL ON PAGE)	N/A
11)	OVERLAY DISTRICT	N/A
12)	MAXIMUM LOT COVERAGE	
	a) REQUIRED	30%
	b) PROVIDED	3.9%

SITE TABULATIONS

1)	AREA IN HECTARES 4.27224	AREA IN m² 42,722.437 (10.56 Ac.)
2)	AREA OF STREET DEDICATION	1010.48m² (0.25 Ac.)
3)	USE OFFICE PARK	
4)	NO OF LOTS (1)	AREA OF LOTS 41,711.957m² (10.31 Ac.)
5)	EXISTING BUILDING GROSS FLOOR AREA	N/A
6)	EXISTING BUILDING NET FLOOR AREA	N/A
7)	PROPOSED BUILDING GROSS FLOOR AREA	(70,000 SF) 6503m²
8)	PROPOSED BUILDING NET FLOOR AREA	(65,195 SF) 6057m²
9)	TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE	0.156
10)	PROPOSED BUILDING HEIGHT	(40') 12.19m
11)	TOTAL HANDICAPPED PARKING REQUIRED	6
12)	TOTAL HANDICAPPED PARKING PROVIDED	6
13)	TOTAL HANDICAPPED VAN SPACES REQUIRED	1
14)	TOTAL HANDICAPPED VAN SPACES PROVIDED	2
15)	LOADING SPACES REQUIRED	4
16)	LOADING SPACES PROVIDED	4
17)	TOTAL PARKING SPACES REQUIRED	(3 sp/1000 SF) 210 SPACES
18)	TOTAL PARKING SPACES PROVIDED	216 SPACES
19)	OPEN SPACE REQUIRED	NO REQUIREMENT
20)	OPEN SPACE PROVIDED	72% (30,652.637m²)
21)	DENSITY (LOTS PER HECTARE)	N/A



GRAPHIC SCALE
(IN METERS)
20 0 10 20 40 60 80 100
1 : 1000

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VARIANCE PLAT (SHEET 2 OF 2)

GUNNELL OFFICE CENTER

LEE DISTRICT

PROJECT FAIRFAX COUNTY, VIRGINIA

FFX. CO. #9850-SP-01

COMMONWEALTH OF VIRGINIA
MARK S. STIRES
No. 19499
PROFESSIONAL ENGINEER

PLAN STATUS	
02/08/01	REVISED
04/01/04	REVISED
10/05/04	REVISED
10/13/04	REVISED

DATE	DESCRIPTION

AID DESIGN	STC DRAWN	MSS CHKD

SCALE H: 1:1000 V:

JOB No. 1037-01-004

DATE JULY, 2000

FILE No. 1037-D-ZP-001

SHEET 2 OF 5

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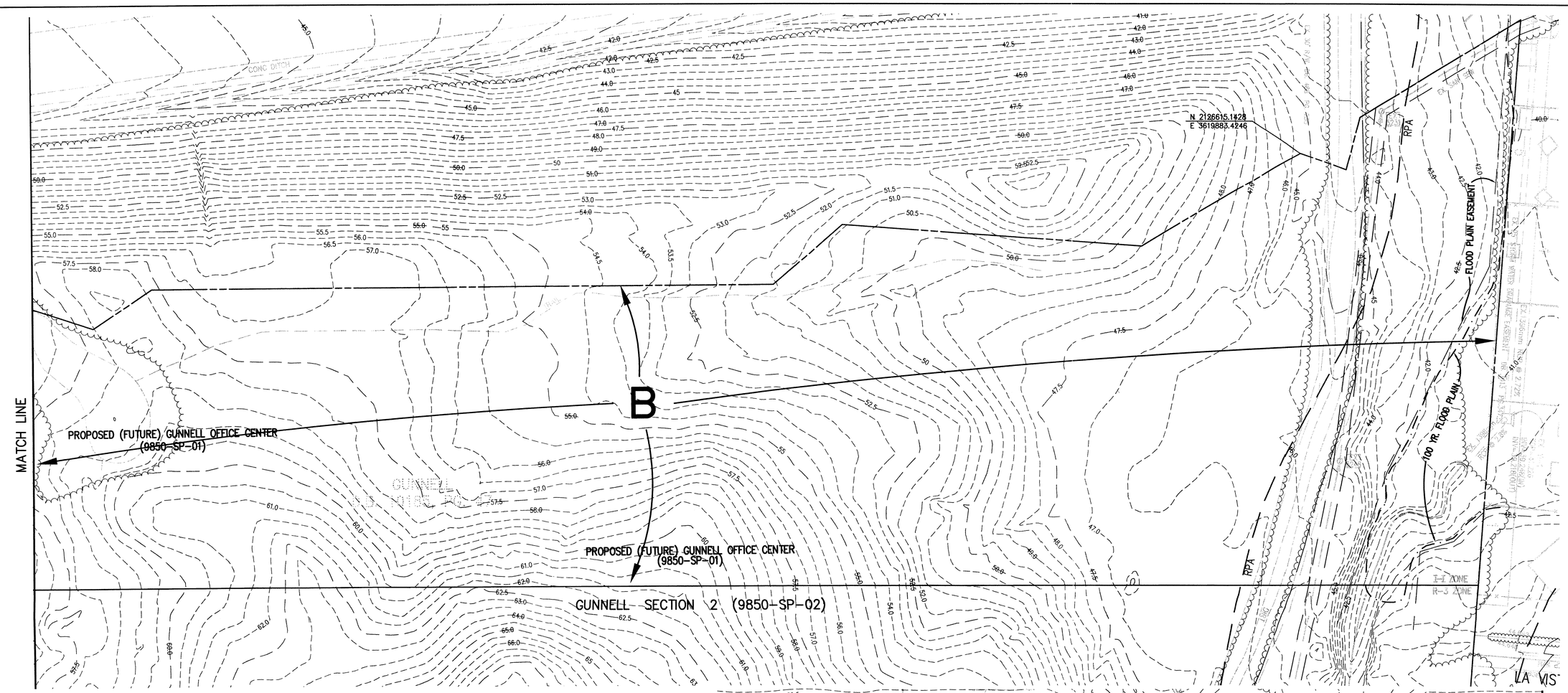

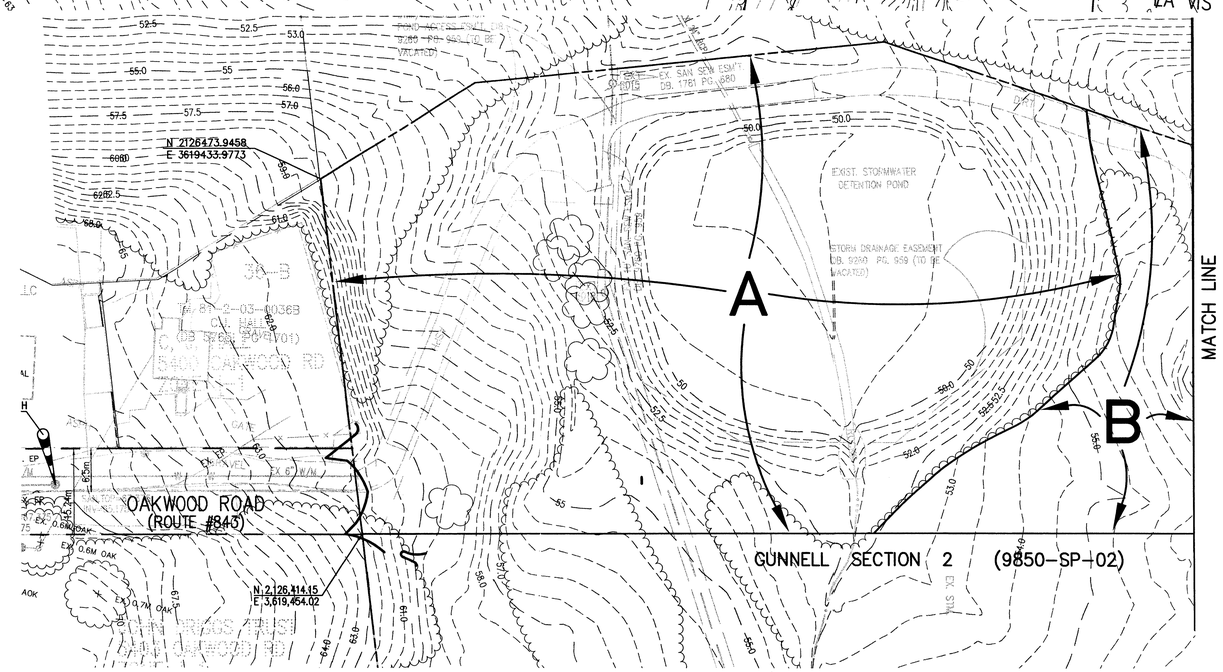

EXISTING VEGETATION MAP GUNNELL PROPERTY

Cover Type		Primary Species	Understory Species	Successional Stage	Condition	Area
A	Developed	N/A	Annuals and perennials	N/A	N/A	10,242m² (110,204 ft² = 2.53 Ac.)
	Comments	Previously constructed storm water management facility.				
B	Upland Forest	Quercus spp., Quercus alba, Liriodendron tulipifera, Fagus grandifolia, Acer rubrum	Nyssa sylvatica, Quercus alba, Acer rubrum, Rhus radicans, brambles, Lonicera japonica	Sub-climax	Fair to very poor	32,480m² (349,485 ft² = 8.03 Ac.)
	Comments	Site has been disturbed repeatedly for years. There are numerous roads, middens, and evidence of logging or firewood operations. Damaged trees are everywhere. A few along I-495 and the existing neighborhoods might be worth preservation, but most of the site's trees are of no value for a landscape.				

NOTES:

1. FIELD WORK CONDUCTED & ASSOCIATED WITH THIS EXISTING VEGETATION MAP WAS PERFORMED BY; TREESPLEASE c/o EDWARD P. MILHOUS, P.O. BOX 1025 HAYMARKET, VA. 20168; 703-927-2048; EMAIL:ED@TREESPLEASE.COM; FED. TAX ID#54-1346000
2. THIS WORK WAS CONDUCTED PRIOR TO THE CONSTRUCTION OF GUNNELL SECTION 2 (9850-SP-02).

GRAPHIC SCALE

(IN METERS)

10 0 5 10 20 30 40 50

1 : 500

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EXISTING VEGETATION MAP

GUNNELL OFFICE CENTER

LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

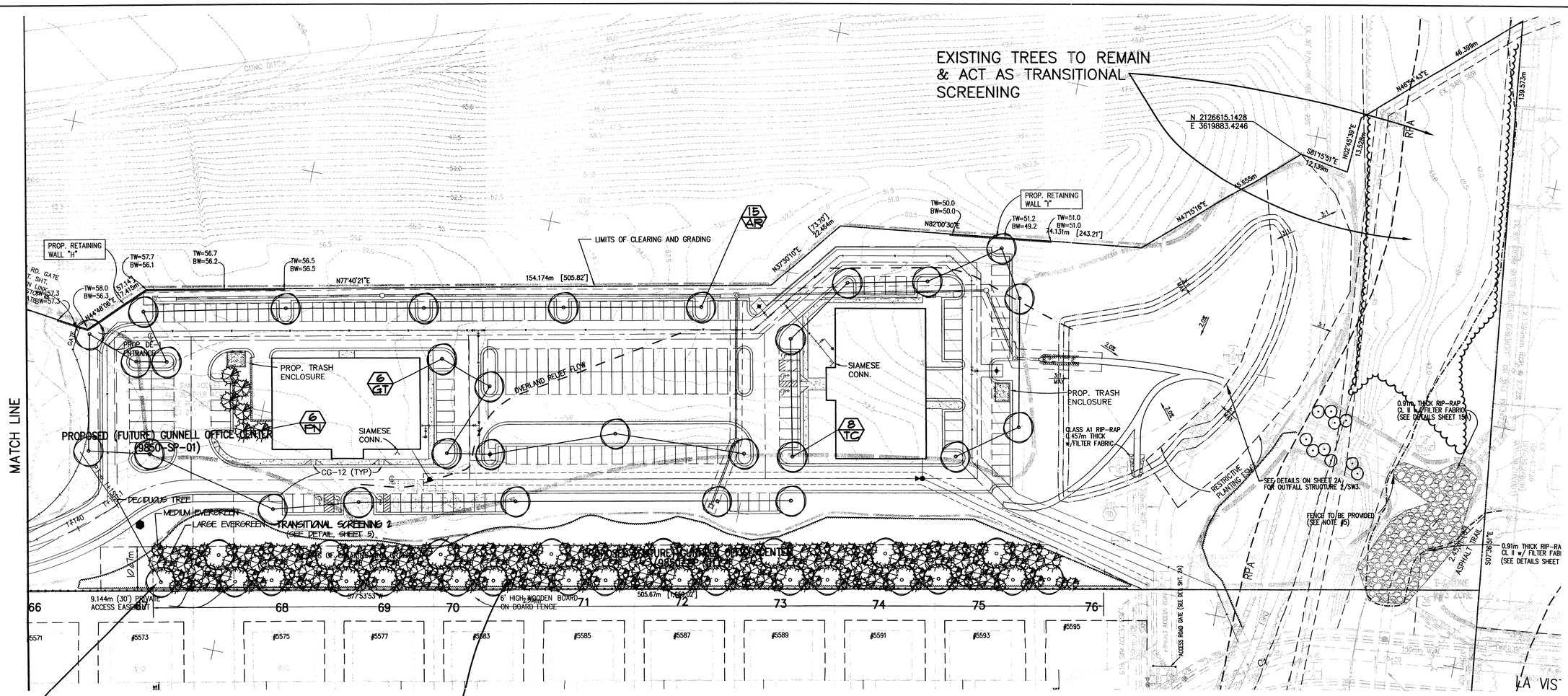
FFX. CO. #9850-SP-01

COMMONWEALTH OF VIRGINIA
MARK S. STIRES
No. 19499
PROFESSIONAL ENGINEER
10/05/04

PLAN STATUS	
02/08/01	REVISED
04/01/04	REVISED
10/05/04	REVISED

DATE	DESCRIPTION	
MSS DESIGN	EB DRAWN	MSS CHKD
SCALE	H: 1:500 V:	
JOB No.	1037-01-004	
DATE	JULY, 2000	
FILE No.	1037-D-ZP-001	

SHEET 3 OF 5



MODIFICATION FOR TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS REQUESTED ALONG SOUTHERN AND EASTERN PROPERTY LINES.

LEGEND

- LIMITS OF CLEARING AND GRADING
- EXISTING TREE LINE
- TREE PRESERVATION AREAS
- CANOPY TREE
- EVERGREEN TREE

GRAPHIC SCALE

(IN METERS)

1 : 500

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LANDSCAPE PLAN

GUNNELL OFFICE CENTER

LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

FFX. CO. #9850-SP-01

COMMONWEALTH OF VIRGINIA
MARK S. STIRES
No. 19499
PROFESSIONAL ENGINEER
10/05/04

PLAN STATUS	
02/08/01	REVISED
04/01/04	REVISED
10/05/04	REVISED

DATE	DESCRIPTION	
MSS DESIGN	EB DRAWN	MSS CHKD

SCALE H: 1:500 V:

JOB No. 1037-01-004

DATE JULY, 2000

FILE No. 1037-D-ZP-001

SHEET 4 OF 5

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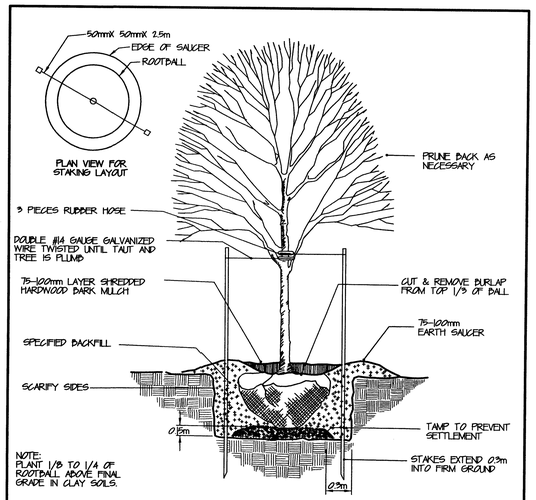
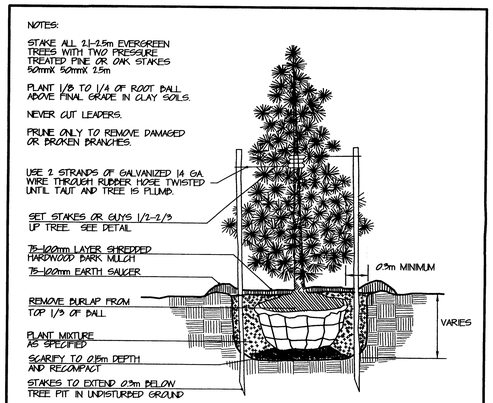


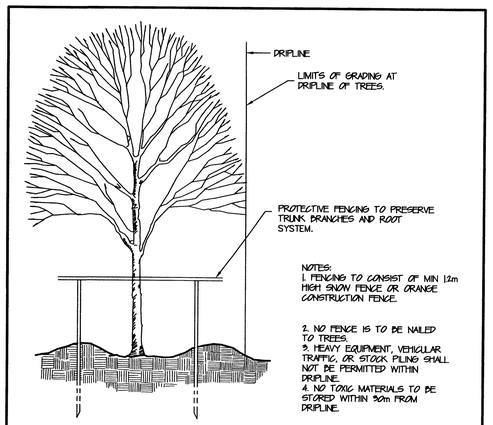
2.5-5.0cm CALIPER DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



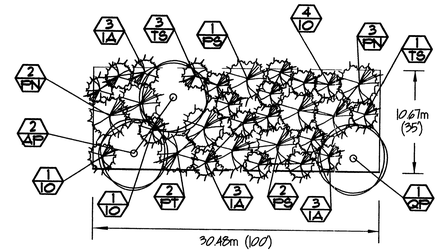
2.1-2.5m EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



TREE PROTECTION DEVICES

NOT TO SCALE



TRANSITIONAL SCREENING 2 DETAIL

(TYPICAL)
(1:300/1"=25')

1 - DECIDUOUS TREE PER 30 LINEAR FEET

1 - LARGE EVERGREEN TREE PER 10 LINEAR FEET

1 - MEDIUM EVERGREEN TREE PER 5 LINEAR FEET

TRANSITIONAL SCREENING TREE COVER CALCULATION

REQUIRED SCREENING:		750 L.F.
25 DECIDUOUS TREES X 18.0 (AVG.)	=	450m²
73 LARGE EVERGREEN TREES X 15.33 (AVG.)	=	1119m²
146 MEDIUM EVERGREE TREES X 5.50 (AVG.)	=	803m²
TOTAL CANOPY		2372m²

TREE COVER TABULATIONS

GROSS SITE AREA	42,722.437m²
EXCLUSION AREAS:	
BUILDING FOOTPRINTS	6,730.00m²
ADJUSTED GROSS SITE AREA	35,922.44m²
REQUIRED TREE COVER (10%)	3,600m²
TREE PRESERVATION AREA (X 1.25)	4,800m²
ADDITIONAL TREE COVER REQUIRED	0m²
ADDITIONAL TREE COVER PROVIDED (SEE PLANT SCHEDULE THIS SHEET)	2,978m²
TOTAL TREE COVER PROVIDED	7,868m²
OPEN SPACE REQUIRED	NO REQUIREMENT
OPEN SPACE PROVIDED	72% - 30,652.637m²

INTERIOR PARKING LOT LANDSCAPING

AREA OF PARKING LOTS (PAVING)	9,994m²
LANDSCAPING REQUIRED (5.0%)	500m²
LANDSCAPING PROVIDED (10.2%)	1,024m²

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	CONDITION	TREE CANOPY CREDIT	TREE CANOPY TOTAL
			DECIDUOUS SHADE TREES					
AP	*	ACER PLATANOIDES	NORWAY MAPLE	–	5CM	B & B	**	
AR	15	ACER RUBRUM VAR.	RED SUNSET MAPLE	–	5CM	B & B	18/270	
AS	*	ACER SACCHARUM VAR.	GREEN MOUNTAIN SUGAR MAPLE	–	5CM	B & B	18/**	
GT	6	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	THORNLESS COMMON HONEYLOCUST 'SKYLINE'	–	5CM	B & B	18/**	
PO	5*	PLANTANUS OCCIDENTALIS	AMERICAN PLANETREE	–	5CM	B & B	18/**	
QP	*	QUERCUS PALUSTRIS	PIN OAK	–	5CM	B & B	18/**	
WO	*	QUERCUS PHELLOS	WILLOW OAK	–	5CM	B & B	18/**	
TC	8	TILIA CORDATA	LITTLELEAF LINDEN	–	5CM	B & B	18/144	
ZS	*	ZELKOVA SERRATA	ZELKOVA	–	5CM	B & B	18/**	
			EVERGREEN TREES					
IO	*	ILEX ATTENUATA FOSTERI	FOSTER'S HOLLY	1.5m	–	B & B	4/**	
PN	*	ILEX OPACA	AMERICAN HOLLY	1.5m	–	B & B	4/**	
PS	6*	PINUS NIGRA	AUSTRIAN PINE	2m	–	B & B	14/84**	
PT	*	PINUS SYLVESTRIS	SCOTCH PINE	2m	–	B & B	18/**	
PM	*	PINUS THUNBERGIANA	JAPANESE BLACK PINE	2m	–	B & B	14/**	
TS	*	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	1.5m	–	B & B	7/**	
IA	*	TSUGA CANADENSIS	CANADIAN HEMLOCK	1.5m	–	B & B	7/**	
			TOTAL TREE CANOPY					606m²

* PLANT MATERIAL TO BE INCLUDED IN TRANSITIONAL SCREENING.
SEE TRANSITIONAL SCREENING DETAIL AND CALCULATION THIS SHEET

THIS SHEET IS FOR LANDSCAPING PURPOSES ONLY!!

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LANDSCAPE DETAILS

GUNNELL OFFICE CENTER

LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

FFX. CO. #9850-SP-01

COMMONWEALTH OF VIRGINIA
MARK S. STIRES
No. 19499
PROFESSIONAL ENGINEER
10/05/04

PLAN STATUS	
02/08/01	REVISED
04/01/04	REVISED
10/05/04	REVISED

DATE	DESCRIPTION	
MSS DESIGN	EB DRAWN	MSS CHKD
SCALE	H: AS NOTED V:	
JOB No. 1037-01-004		
DATE JULY, 2000		
FILE No. 1037-D-ZP-001		
SHEET 5 OF 5		

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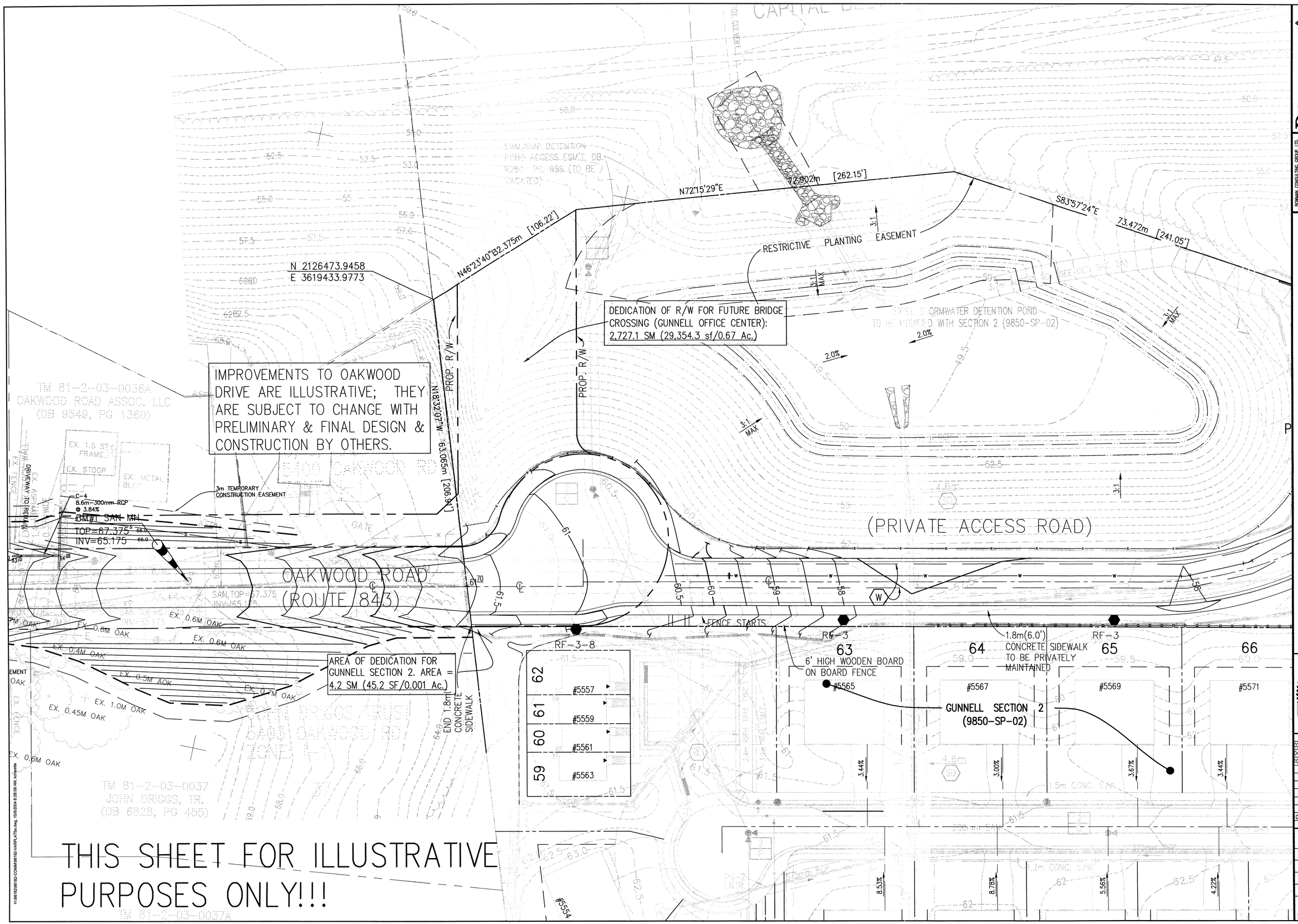

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FUTURE R.O.W. DEDICATION EXHIBIT (SHEET 5A)

GUNNELL OFFICE CENTER

FAIRFAX COUNTY, VIRGINIA

LEE DISTRICT

FFX. CO. #9850-SP-01

COMMONWEALTH OF VIRGINIA
MARK S. STIRES
No. 19499
PROFESSIONAL ENGINEER
10/05/04

PLAN STATUS	
02/08/01	REVISED
04/01/04	REVISED
10/05/04	REVISED

DATE	DESCRIPTION
0-23-00	REV. PER CO.

MSS DESIGN	GSP DRAWN	MSS CHKD

SCALE H: 1:300 V:

JOB No. 1037-01-004

DATE FEB. 2001'

FILE No. 1037-D-ZP-001

SHEET 5A OF 5