EAST LEE AVENUE
ROUTE 1403 40' R/W

RICHMOND HIGHWAY
U.S. RTE. 1
R/W VARIES

MEMORIAL HEIGHTS
BLOCK "D"
ZONER-3, USE: SFD

MEMORIAL HEIGHTS - BLOCK "E"
ZONER-3, USE: SFD

PRESTON AVENUE
(NOT BUILT) 50' R/W

MEMORIAL HEIGHTS DRIVE
50' R/W
ROUTE #1499

PROP. 4 STORY
RETAIL/RESIDENTIAL
BUILDING AND
GARAGE PARKING
(39 SPACES)
HEIGHT=44.0'
FF=198.80
LL=188.80

RETAIL 122
LOBBY 123
COMMUNITY ROOM 124
DELI 125
GARAGE BELOW COMMUNITY OUTDOOR AREA (SEE SHT. 2 FOR LAYOUT)
OPEN PATIO
GARAGE GATE
DOOR TO GARAGE LEVEL 14.50'
LOADING SPACE
DUMPSTER PAD
PROP. ROOF DRAINS
PROP. GRATE INLET
PROP. FIRE LANE
PROP. RET. WALL
APPROX. LOC. AND SIZE OF BMP AND SWM FACILITIES
ARCHITECTURAL WALL ON 0.67'
6' HIGH DECORATIVE WALL
TRANSFORMER
2.5' CONC. PLANTER BOX W/ JUNIPER @ 5' APART
UPLAND FOREST SMALL TREES
VAN ACCESS
PROP. SIGN
IF APPROVED BY THE COUNTY

EX. 2 STORY DWELLING FF=190.50 BF=184.10 #2924
EX. 2 STORY DWELLING FF=190.50 BF=181.10 #2920
EX. 2 STORY DWELLING #3003 PRESTON AVE.
EX. 1 1/2 STORY DWELLING #2923
EX. 1 1/2 STORY DWELLING #3007
EX. DWELLINGS

C-8
R-3

OUTFALL NARRATIVE

THE INCREASE IN PEAK RUNOFF GENERATED BY THIS DEVELOPMENT SHALL BE COLLECTED, TREATED AND DETAINED IN THE PROPOSED UNDERGROUND SAND FILTER AND DETENTION FACILITIES. THE PEAK OUTFLOW WILL DISCHARGE INTO THE EXISTING STORM SEWER SYSTEM.

PROJECT NARRATIVE

THIS PROJECT INCLUDES REZONING APPLICATION FOR PARCELS 117-130 & 138-140 AND CONSTRUCTION OF AN OFFICE/RETAIL BUILDING AND PARKING AREA.

TREE LEGEND

- DECIDUOUS TREE 2" CALIPER
- LARGE EVERGREEN 6' ~ 8' HIGH
- MEDIUM EVERGREEN 6' ~ 8' HIGH
- PINE TREE
- FLOWERING DOGWOOD 2" CAL.
- SHURBS
- JUNIPER

VICINITY MAP
SCALE: 1" = 500'

MEMORIAL ST., SCHOOLEY DR., GROVETON ST. DR., LENCLAIR ST., EDMORA DR., US RTE. 1, EAST SIDE DR., CLAYBORNE AVE., RICHMOND HWY., MEMORIAL HEIGHTS DR., GROVETON ST., IRELAND ST., COLLARD ST., EAST LEE ST., ARUNDEL AVE., PRESTON AVE., POPKINS LA., SPRING DR., SITE

RUNOFF CALCULATION FOR 10 YR STORM

IMPERVIOUS COVER

	PRE-DEV.	POST-DEV.
BUILDING/SHED/PORCH	2,212 SF	9,982 SF
PAVEMENT	13,988 SF	21,636 SF
GRAVEL	455 SF	–
WALK	384 SF	–
TOTAL	17,039 SF	31,618 SF
	0.39 AC.	0.73 AC.

'C' RUNOFF COEFFICIENT

PRE-DEVELOPMENT
$\frac{0.39 \times 0.90 + 0.84 \times 0.30}{1.23} = 0.49$

POST-DEVELOPMENT
$\frac{0.73 \times 0.90 + 0.50 \times 0.30}{1.23} = 0.66$

RUNOFF, $Q_{10\ YR}$ = ACI

PRE-DEVELOPMENT
Q = 1.23 x 0.49 x 7.3 = 4.40 CFS

POST-DEVELOPMENT
Q = 1.23 x 0.66 x 7.3 = 5.93 CFS

INCREASE
5.93 – 4.40 = 1.53 CFS

LEGEND

- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING WATERMAIN
- PROPOSED WATER SERVICE
- EXISTING TREE LINE
- LIMITS OF DISTURBANCE
- 82.96 + EXISTING SPOT ELEVATION
- 93.00 + PROPOSED SPOT ELEVATION
- (4) DENOTES NUMBER OF PROPOSED PARKING SPACES

WETLANDS CERTIFICATE

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE _____

OWNER / DEVELOPER CHARLES B. FRONDA NAME AGENT

RZ/FDP 2003-MV-059 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/8/04 + d.c. 12/6/04
Date of (BOS) (PC) approval 12/6/04
Sheet 1 of 4

RECEIVED
Department of Planning & Zoning
NOV 04 2004
Zoning Evaluation Division

No.	DESCRIPTION	DATE
1	REVISED ANGLE OF BULK PLANE	10/15/03
2	REVISED PLAN TYPE FROM C-8 TO PRM	2/6/04
3	ADDED FIRE LANE & REV. PARKING LAYOUT	2/27/04
4	ADDED NEW COVERED PARKING & BUILDING, REVISED PARKING LAYOUT & LANDSCAPE	5/4/04
5	REVISED IN RESPONSE TO STAFF REPORT	5/28/04
6	REVISED IN RESPONSE TO STAFF REPORT	6/25/04
7	REVISED PEER CIVIC ASSOCIATION COMMENTS	10/11/04

No.	DESCRIPTION	REVIEW BY	APPROVED	DATE

ALEXANDRIA SURVEYS INTERNATIONAL, LLC
6544 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
TEL. NO. (703) 660-6615 FAX. NO. (703) 768-7764

COMMONWEALTH OF VIRGINIA LICENSED CERTIFIED PROFESSIONAL
WILLIAM G. FREY
Virginia Registration #30063
WILLIAM G. FREY, P.E.

CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN
ON
LOTS 117 THRU 130, 138 THRU 140
BLOCK "D"

MEMORIAL HEIGHTS

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 20' JANUARY 30, 2003

SHEET 1 of 4 683-01

P:\683-01\dwg\GPREVPRELIM7.dwg, PLOT-1, 10/19/2004 01:51:11 PM, MacL, ldd

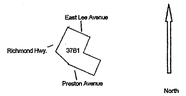
SOIL TECH, INC.
14630-F FLINT LEE ROAD
CHANTILLY, VA 20151
(703) 631-9647
(703) 631-2156:FAX

COMMONWEALTH OF VIRGINIA
Chas S. Sledjeski
DIRECTOR/P.S.S. SUPERVISOR
No. 133
RECORD PROFESSIONAL SOIL SCIENTIST

Soil Evaluation for Construction of Additions & or Accessory Structures in an unmapped Soils Area

Requested By: Tasos Grypeos/Tasos Design
Proposed Use: Residential
Location: 6925 Richmond Highway, 2923 East Lee Avenue 3000, 3008 Preston Avenue, Alexandria
Evaluation By: C.C. Sledjeski, P.S.S. VA#133
Map No(s).: 93-1-0018-0D-(117-134, 138-140)
Date: 11/12/01

2. SOIL MAP — Physiographic Province: Coastal Plain



Soil Boundary _____ SOILS MAP Scale 1"=500'

Map Legend
Soil Map Symbol: 37B1
Soil Number: 37
Slope: B
Erosion: 1

Slope Symbols
A: 0-2% Slope
B: 2-7%
C: 7-14%
D: 14-25%
E: 25% and Greater

Erosion Symbols
+: Soil Accumulation
0: No Erosion
1: Slight Erosion
2: Moderate Erosion
3: Severe Erosion

SOIL MAP SYMBOL	SOIL SERIES NAME	SLOPE RANGE %	PROBLEM CLASS	ESTIMATED% OF SITE
37B1	Beltsville	2 - 7	B	100

POTENTIAL SOIL PROBLEMS	YES/NO	SOIL NO(S)
Slope Instability	N	
Marginal to Low Bearing Capacity	N	
High Seasonal Ground Water	Y	37
High Shrink-Swell Clays	N	
Poor Surface Drainage	Y	37
Shallow Depth to Bedrock	N	
High Erodibility	N	
Flood Plan (Alluvial)	N	
Poor Septic Drainfield Potential	Y	37
Hydric Soils Potential Wetlands	N	

GEOTECHNICAL REQUIREMENTS

Beltsville (37B1) is a type **B** soil typically requiring foundation drainage systems for subsurface excavations due to seasonal high water tables. The requirement for a geotechnical report can be rescinded if the construction plans include adequate design for foundation drainage. For specific types of construction refer to the D.E.M. chart - REQUIREMENTS FOR BUILDING PERMITS WHEN ADDING TO/OR MODIFYING STRUCTURES IN PROBLEM SOILS. (D.E.M. - Site Permits)

DESCRIPTION OF SOIL CHARACTERISTICS

(37B1) Beltsville

Moderately deep, moderately well drained, silty soils occasionally having high gravel content, grading to very compact gravelly and sandy subsoils, developed in Coastal Plain sediments on gently sloping uplands. Seasonal high groundwater is from 1 - 2 feet. The compact underlying strata are usually encountered at depths of 2.5 - 3 feet.

Bearing values may be marginal because of occasional soft subsurface clay strata and seasonal high groundwater. Foundation drains and waterproofing are necessary to prevent wet basements. Grading and subsurface drainage is sometimes required to eliminate wet yards. Septic drainfields and infiltration trenches are poorly suited because of slow permeability and the perched water table.

NOTE:

This report and the accompanying soil map are based on a site investigation of the property. Soil characteristics, descriptions and potential problems are based on the site conditions at the time of the investigation. Any disturbance that drastically alters the original site conditions may affect the interpretations of this report.

Construction adjacent to existing structures may encounter uncontrolled fill or soft soils due to prior site grading, basement or foundation construction.

GENERAL NOTES:

1. THE PROPERTIES DELINEATED HEREON ARE SHOWN ON FAIRFAX COUNTY TAX MAP AS:

PARCEL	EXISTING ZONE	PROPOSED ZONE
093-1-18-D-0117-0125	C-8	PRM. HC, CRD
093-1-18-D-0126-0129	C-8	
093-1-18-D-0130-0134	R-3	
093-1-18-D-0138-0140	R-3	

THE PROPERTIES ARE LOCATED IN THE RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT AND IS WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT.

2. OWNER (ALL PARCELS):
ANASTASIOS & ANNA GRYPEOS
3134 CLAYBOURNE AVENUE
ALEXANDRIA, VIRGINIA 22306

3. AREAS:

093-1-18-D-0117-0125	27,542 SF		0.63230 AC.
093-1-18-D-0126-0129	13,000 SF		0.29844 AC.
093-1-18-D-0130-0134 (PART OF LOT 130)	3,250 SF	(130 ONLY)	0.07461 AC.
093-1-18-D-0138-0140	9,750 SF		0.22383 AC.
TOTAL	53,542 SF		1.22918 AC.

4. STREET DEDICATION = 4,972 SF

5. OPEN SPACE: REQUIRED: = 20% x 48,570 = 9,714 SF
PROVIDED: = 9,720 SF

6. YARD REQUIREMENTS: FRONT: CONTROLLED BY A 25' ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET
REAR : CONTROLLED BY A 25' ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET

7. MAXIMUM HEIGHT OF BUILDING – ALLOWED AND PROPOSED: 45 FEET

8. FLOOR AREA RATIO:

BUSINESS AREA:	RETAIL	= 4,550 SF
	RESTAURANT	= 2,500 SF
	COMMON AREA	= 1,650 SF
	TOTAL	8,700 SF
RESIDENTIAL AREA:		32,940 SF
TOTAL		41,640 SF

ALLOWED = 3.00 F.A.R. = 41,640 / 53,542 = 0.78

9. PARKING TABULATION:

REQUIRED:

RESIDENTIAL: 22 UNITS @ 1.6 PER UNIT = 35.2 SPACES (USE 36)

RETAIL : 4,550 SF
ONE (1) SP PER 200 SF OF NET FLOOR AREA FOR THE FIRST 1,000 SF, PLUS 6 SPS PER EACH ADDITIONAL 1,000 SF = 21.3 + 5 = 26.3 SPACES (USE 27)

RESTAURANT:
1SP/ TWO SEATS AT TABLE OR COUNTER (15 TABLES WITH WITH FOUR SEATS EACH (15 x 2) = 30 SPACES

TOTAL REQUIRED SPACES = 93 SPACES

THERE ARE 53 PARKING SPACES WITHIN THE GATED AREA (INCLUDING UNDERGROUND PARKING). THE UNDERGROUND PARKING WILL BE FOR RESIDENCES = 39 SPACES. THE REMAINING 26 INSIDE THE GATE WILL BE FOR THE RESIDENCES AND FOR EMPLOYEES OF THE RESTAURANT AND RETAIL (16 SPACES FOR THE RESIDENTS AND 10 FOR THE EMPLOYEES). THERE ARE 44 SPACES OUTSIDE OF THE GATED AREA WHICH IS MORE THAN ENOUGH FOR THE CUSTOMERS OF THE COMMERCIAL ESTABLISHMENTS. PURSUANT TO SECTION A7-409, A REDUCTION IN THE MINIMUM OFF-STREET REQUIREMENT OF 20 PERCENT IS REQUESTED.

TOTAL PROVIDED:

REGULAR = 92 SPACES
HANDICAP = 4 SPACES
VAN ACCESSIBLE = 1 SPACE
TOTAL PROVIDED = 97 SPACES

LOADING SPACE:

REQUIRED:
RETAIL = 8,700 SF = 1 SP/10,000 x 8,700 = 0.87 SPACE

PROVIDED: 1 SPACE

10. INTERIOR PARKING LOT LANDSCAPING:
AREA OF OUTSIDE PARKING AREA
LANDSCAPE:
REQUIRED = 5% x 20,150 = 1,008 SF
PROVIDED = 1,600 SF

11. AN UNDERGROUND STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT (BMP) FACILITY SHALL BE PROVIDED, UNLESS WAIVED OR MODIFIED BY FAIRFAX COUNTY AT THE TIME OF SITE PLAN.

12. TRAIL NOT REQUIRED PER TRAILS PLAN. SIDEWALK TO BE UPGRADED WITH RICHMOND HIGHWAY STREETSCAPE WILL BE PROVIDED.

13. THE COMPREHENSIVE PLAN INDICATES A PLANNED SERVICE DRIVE ALONG RICHMOND HIGHWAY. A WAIVER OF THE SERVICE DRIVE REQUIREMENT SHALL BE REQUESTED FOR THIS DEVELOPMENT.

14. A WAIVER FOR ROAD FRONTAGE IMPROVEMENT SHALL BE REQUESTED FOR THIS DEVELOPMENT.

15. A WAIVER/MODIFICATION APPLICATION FOR TRANSITIONAL SCREENING SHALL BE REQUESTED.

16. A WAIVER APPLICATION FOR A PERIPHERAL PARKING LOT LANDSCAPING SHALL BE REQUESTED.

17. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY ALEXANDRIA SURVEYS INTERNATIONAL, LLC.

18. THERE IS NO KNOWN VISIBLE EVIDENCE OF A GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL AND HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE.

19. NO CONSTRUCTION OR LAND DISTURBANCE ACTIVITY SHALL TAKE PLACE IN A RESOURCE PROTECTION AREA.

20. ALL ON-SITE UTILITY EASEMENTS ARE INDICATED ON PLAN.

21. STREETSCAPE WILL BE PROVIDED ALONG RICHMOND HIGHWAY PER RICHMOND HIGHWAY STREETSCAPE PLAN AS SHOWN ON PLANS.

22. THE PROPOSED DEVELOPMENT SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND THE COUNTY OF FAIRFAX.

23. TRANSITIONAL SCREENING AND BARRIER ALONG THE ADJACENT RESIDENTIAL AREAS ARE PROVIDED IN THE PLAN.

24. NO FLOOD PLAIN EXIST ON THIS SITE.

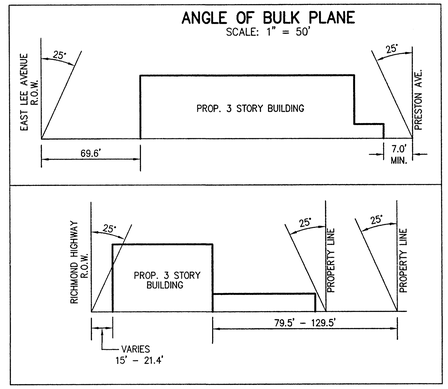
25. SITE TO BE SERVICED BY PUBLIC SEWER AND WATER.

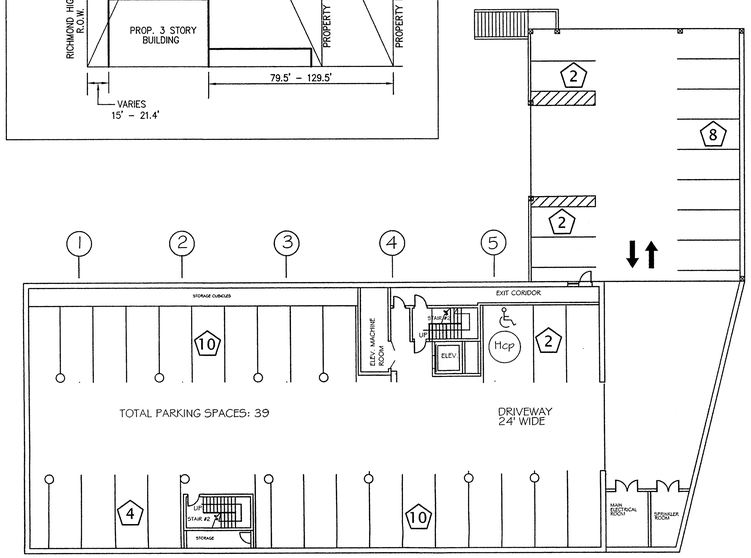
26. NO EASEMENT EXIST IN EXCESS OF 25 FEET OR MORE.

27. NO SCENIC ASSET PRESENT.

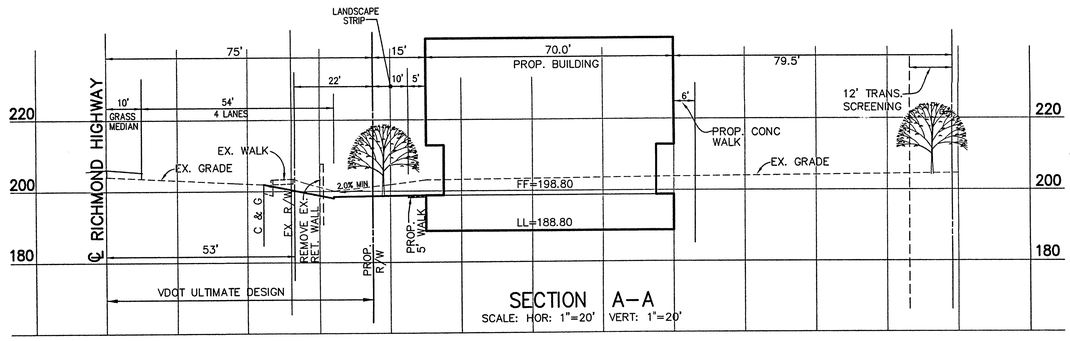
28. THE LIMITS OF TREE COVERAGE ARE SHOWN ON ATTACHED SHEET 1 of 3 AND CONSISTS OF MIXED DECIDUOUS & EVERGREEN/CONIFER SPECIES.

29. THE PROPOSED DEVELOPMENT IS WITHIN THE LITTLE HUNTING CREEK WATERSHED IMPROVEMENT PLANNING DISTRICT AND APPROPRIATE MEASURES WILL BE APPLIED TO MEET THE POLICIES AND REQUIREMENTS OF PFM AT THE TIME OF SITE PLAN REVIEW.

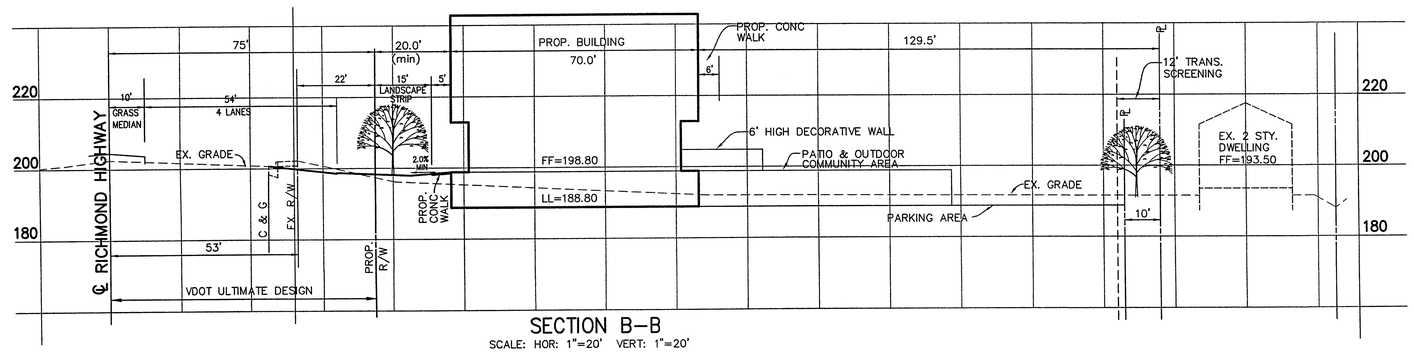




GARAGE LEVEL
NOT TO SCALE



SECTION A–A
SCALE: HOR: 1"=20' VERT: 1"=20'



SECTION B–B
SCALE: HOR: 1"=20' VERT: 1"=20'

TREE COVER CALCULATIONS

ZONING: PRM

TOTAL AREA = 53,542 SF
(–) BUILDING FOOTPRINT = 10,500 SF
ADJUSTED SITE AREA = 43,042 SF
REQUIRED PERCENTAGE = 10%
TREE COVER REQUIRED = 4,304 SF

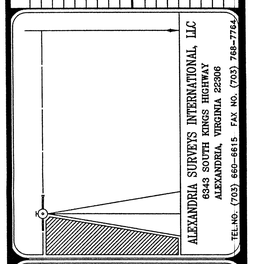
TREE COVER TO BE PROVIDED BY PLANTING:

14 DICIDUOUS TREES @ 200 SF =	2,800 SF
25 LARGE EVERGREEN @ 200 SF =	5,000 SF
4 MEDIUM EVERGREEN @ 50 SF =	200 SF
7 FLOWERING DOGWOODS @ 100 SF =	700 SF
TOTAL PROVDED =	8,070 SF
EXCESS TREE COVER =	3,783 SF

RZ/FDP
Application No. 2003-MV-059 Staff C. Lawton
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/8/04 + RC 12/6/04
Date of (BOS) (PC) approval 12/6/04
Sheet 2 of 4

No.	DESCRIPTION	DATE
1	REVISED GENERAL NOTES AND NARRATIVE	10/15/03
2	REVISED PLAN TYPE FROM C-8 TO PRM	2/6/04
3	REVISED SECTION "B" & PARKING TABULATION	3/31/04
4	REVISED SECTION & GENERAL NOTES	5/4/04
5	REVISED IN RESPONSE TO STAFF REPORT	6/23/04
6	REVISED IN RESPONSE TO STAFF REPORT	8/23/04
7	REVISED PER CIVIC ASSOCIATION COMMENTS	10/11/04

REVIEWED — APPROVED



ALEXANDRIA SURVEYS INTERNATIONAL, LLC
6345 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
TEL NO. (703) 660-6615 FAX NO. (703) 768-7764

COMMONWEALTH OF VIRGINIA
WILLIAM G. FRY
Virginia Registration #10063
CERTIFIED PROFESSIONAL ENGINEER
WILLIAM G. FRY P.E.

CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN
ON
LOTS 117 THRU 130, 138 THRU 140
BLOCK "D"

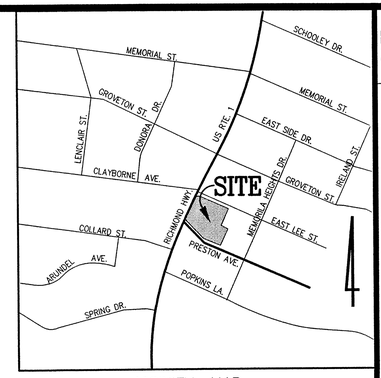
MEMORIAL HEIGHTS

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
JANUARY 30, 2003
SCALE: AS NOTED

SHEET 2 of 4 683-01

VEGETATIVE COVER SUMMARY TABLE

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE OF VEGETATIVE COVER	COMMENTS
DEVELOPED LAND	LOCUST, OAK, CATALPA & CEDAR	N.A.	GOOD	0.22 AC.	SHADE AND EVERGREEN TREES WITH GRASS AND UNDERSTORY SHRUBS
DEVELOPED LAND	NONE			0.39 AC.	PAVED, GRAVEL, WALKS & STRUCTURES
DEVELOPED LAND	NONE			0.62 AC.	GRASS COVER



VICINITY MAP
SCALE: 1" = 500'

LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY
- EXISTING CONTOUR
- EXISTING WATERMAIN
- EXISTING TREE LINE
- EXISTING SPOT ELEVATION
- LIMITS OF DISTURBANCE
- DENOTES EXISTING STRUCTURES TO BE REMOVED
- TREE TO BE REMOVED

No.	DESCRIPTION	DATE
1	REVISED VEGETATIVE COVER SUMMARY TABLE	10/15/03
2	REVISED PLAN TYPE FROM C-8 TO PRM	2/6/04

No.	DESCRIPTION	DATE
	REVIEW	APPROVED

ALEXANDRIA SURVEYS INTERNATIONAL, LLC
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
TEL NO. (703) 660-6615 FAX NO. (703) 768-7764

COMMONWEALTH OF VIRGINIA CERTIFIED PROFESSIONAL ENGINEER
WILLIAM G. FRY
Virginia Registration #8003
WILLIAM G. FRY P.E.

22/FDP
Application No. 2003-MV-059 Staff: C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/3/04 + 12/6/04
Date of (BOS) (PC) approval 12/6/04
Sheet 3 of 4

CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN
ON
LOTS 117 THRU 130, 138 THRU 140
BLOCK "D"
MEMORIAL HEIGHTS
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 20' JANUARY 30, 2003

SHEET 3 of 4 683-01

WETLANDS CERTIFICATE

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE _____

OWNER / DEVELOPER CHARLES B. FRONDA (NAME) AGENT (TITLE)

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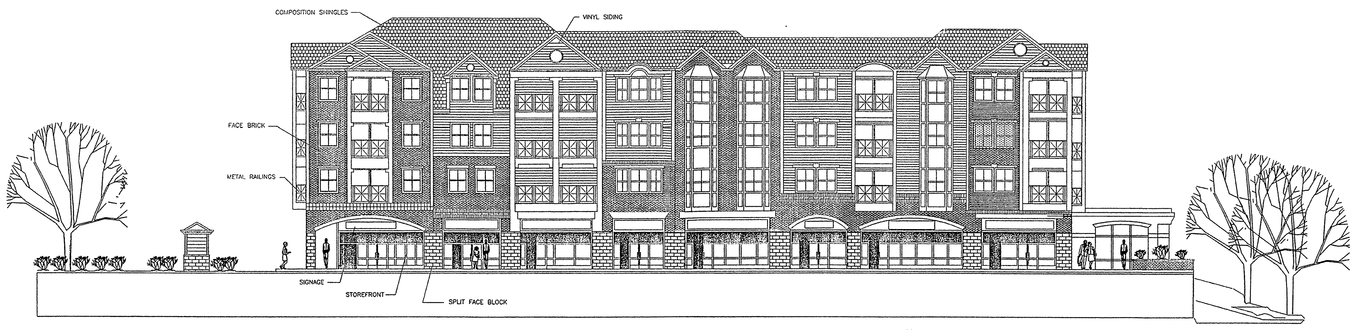
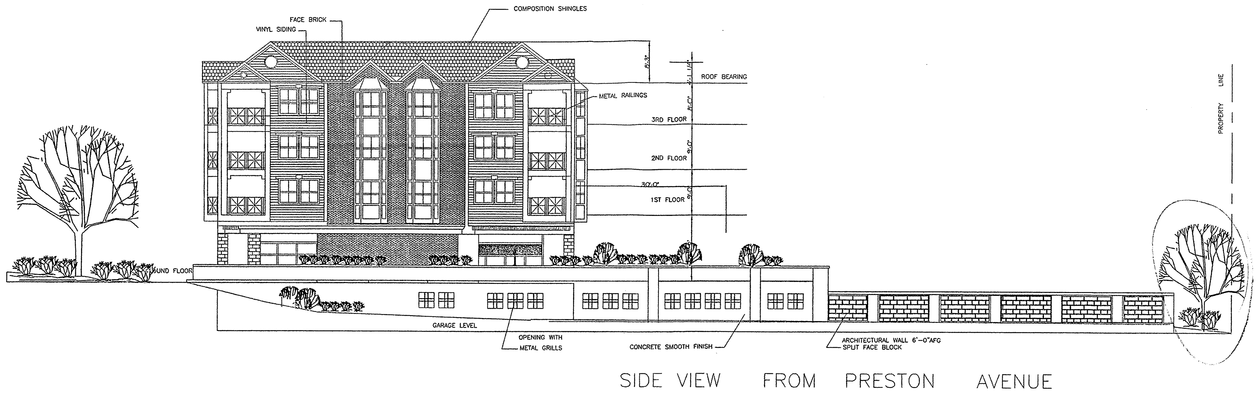
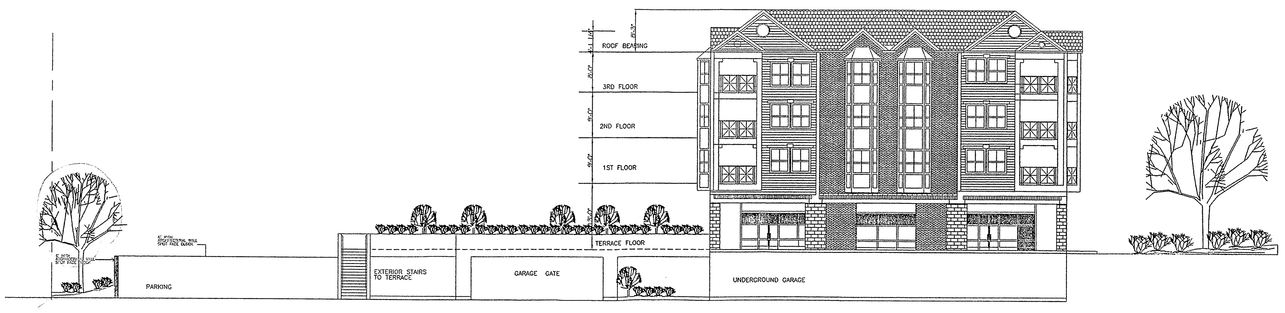


US ROUTE # 1 ELEVATION



SIDE VIEW FROM PRESTON AVENUE



SIDE VIEW– (EAST LEE AVENUE)

REAR ELEVATION

TREES 30 FEET IN HEIGHT AT MATURITY WITH A SPREAD OF 15 FEET

REAR ELEVATION– SHOWING ARCHITECTURAL FENCE

Application No. 2003-MV-059 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/9/04 + DC 12/6/04
Date of BOS (Final Approval) 12/6/04
Sheet 4

SHEET 4 of 4

683-01

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
ON
LOTS 117 THRU 130, 138 THRU 140
BLOCK "D"

MEMORIAL HEIGHTS

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED JANUARY 30, 2003

COMMONWEALTH OF VIRGINIA
WILLIAM G. FRY
Virginia Registration
#8063
CERTIFIED PROFESSIONAL ENGINEER

WILLIAM G. FRY P.E.

ALEXANDRIA SURVEYS INTERNATIONAL, LLC
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
TEL.NO. (703) 660-6615 FAX NO. (703) 768-7764

No.	DESCRIPTION	DATE
1	ADDED SHEET	5/28/04
2	REVISED ELEVATIONS IN RESPONSE TO STAFF REPORT	6/23/04

No.	DESCRIPTION	REVIEW BY	APPROVED	DATE