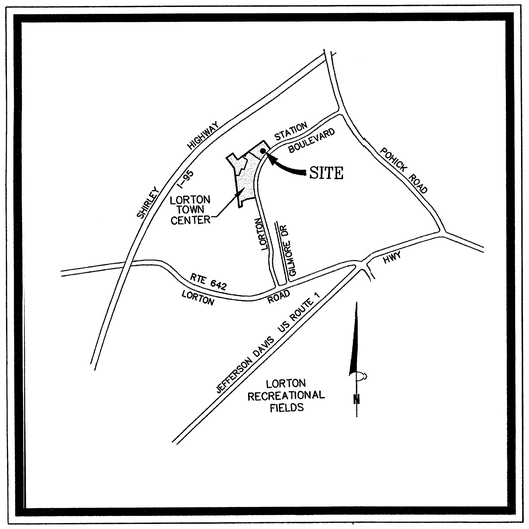
LORTON TOWN CENTER

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

REZONING/
CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

PCA/FDPA 1996 - MV - 037 - -
RZ 2002 - MV - 002
RZ 2002 - MV - 018



VICINITY MAP
SCALE: 1" = 2000'

APPLICANT:

LORTON TOWN CENTER COMMERCIAL, LLC
c/o KSI SERVICES, INC.
8081 WOLF TRAP ROAD, SUITE 300
VIENNA, VIRGINIA 22182

IN COORDINATION WITH:

SOUTH STATION L.L.C.
c/o KSI SERVICES, INC.
8081 WOLF TRAP ROAD, SUITE 300
VIENNA, VIRGINIA 22182

ARCHITECT:

BASKERVILL
101 SOUTH 15TH STREET, SUITE 200
RICHMOND, VIRGINIA 23219

PREPARED BY:

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VA. 20151

AGENT FOR CONTRACT PURCHASER:

SACK, HARRIS & MARTIN, PC
8027 GREENSBORO DRIVE, SUITE 630
MCLEAN, VIRGINIA 22102

PCA 1996-MV-037-7
FDPA 1996-MV-037-5
APPLICATION NO. _____ STAFF MAG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/7/05
DATE OF (BOS) (PC) APPROVAL 2/28/05
SHEET 1 OF 12
FDP Approval 1-13-05 Dev Conditions 1-26-05

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11. ELEVATIONS AND ILLUSTRATIVES **(NO CHANGE)**
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COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
1/7/05
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No. 000506
1/7/05
CERTIFIED LANDSCAPE ARCHITECT

RECEIVED
Department of Planning & Zoning
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Zoning Evaluation Division

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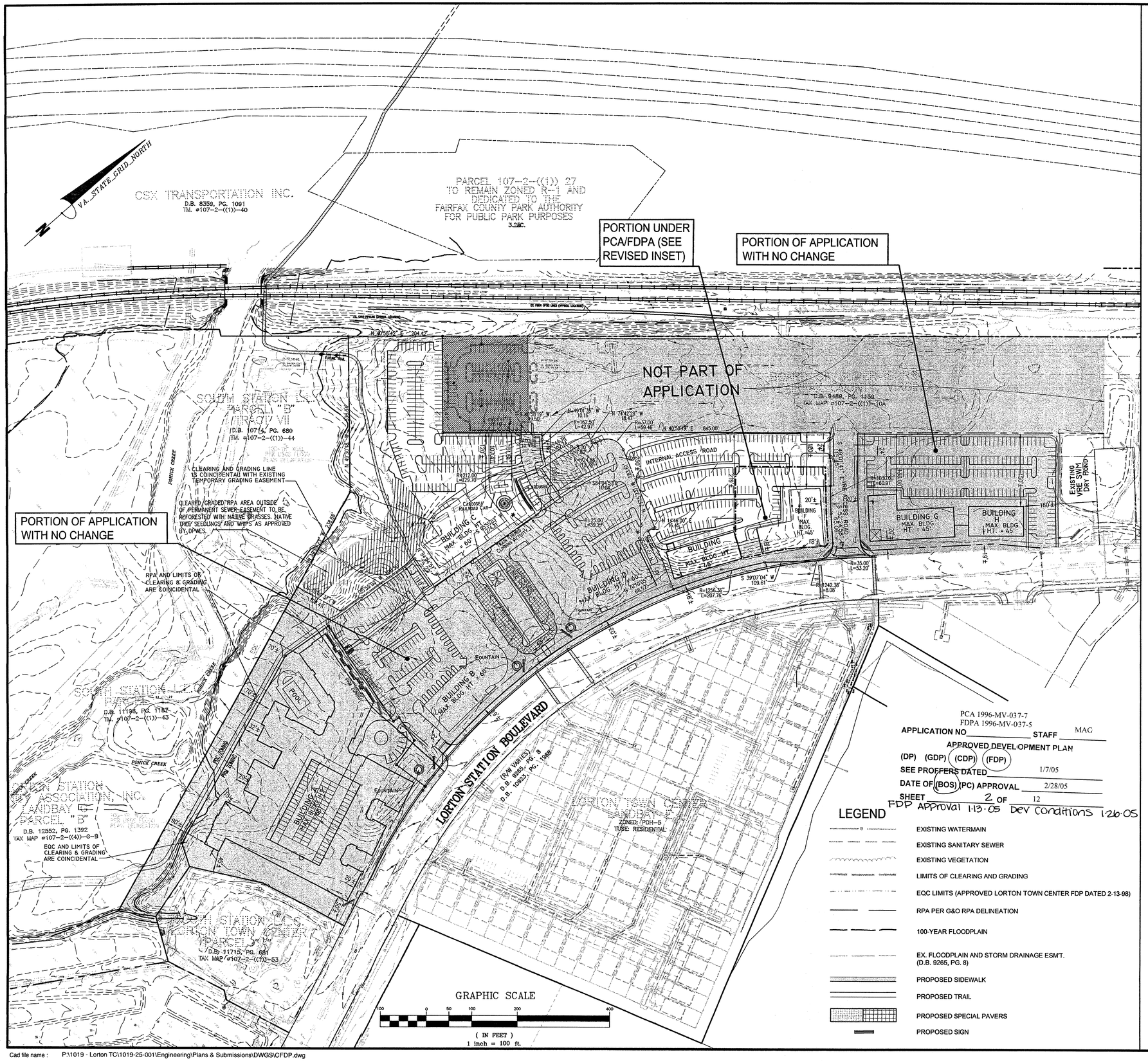
COVER SHEET
LORTON TOWN CENTER
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

PCA/FDPA 1996-MV-037-
COUNTY PROJECT NUMBER

PLAN STATUS	
12/2/04	SUBM. TO FFX. CO.
12/23/04	SUBM. TO FFX. CO.
1/7/05	SUBM. TO FFX. CO.
DATE	DESCRIPTION

SG	RRM	MWB
DESIGN	DRAWN	CHKD
SCALE	H: AS NOTED V:	
JOB No.	1019-25-001	
DATE :	JUNE 2004	
FILE No.	1019-D-ZP-005	
SHEET	1 OF 12	

Cad file name : P:\1019 - Lorton TC\1019-25-001\Engineering\Plans & Submissions\DWGS\Final-COVER-LTC.dwg



PCA 1996-MV-037-7
FDPA 1996-MV-037-5

APPLICATION NO. _____ STAFF MAG

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 1/7/05

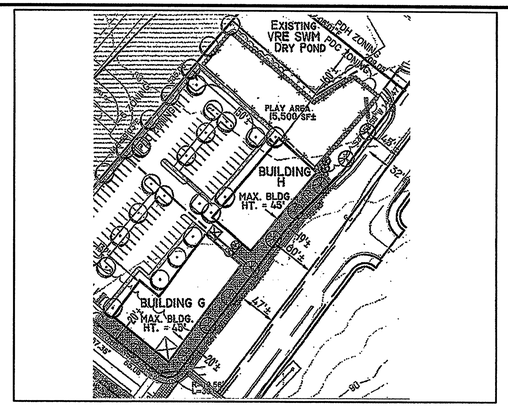
DATE OF (BOS) (PC) APPROVAL 2/28/05

SHEET 2 OF 12

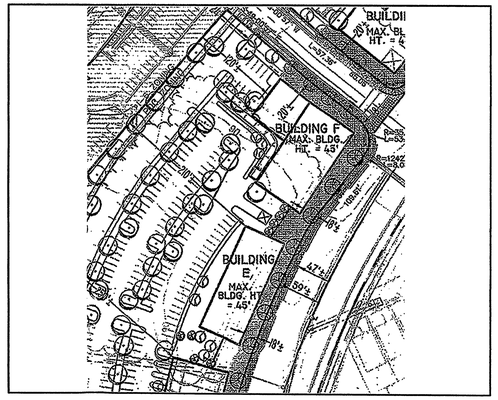
FDP Approval 1.13.05 Dev Conditions 1.26.05

LEGEND

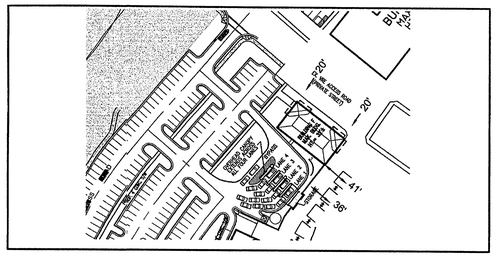
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING VEGETATION
- LIMITS OF CLEARING AND GRADING
- EQC LIMITS (APPROVED LORTON TOWN CENTER FDP DATED 2-13-98)
- RPA PER G&O RPA DELINEATION
- 100-YEAR FLOODPLAIN
- EX. FLOODPLAIN AND STORM DRAINAGE ESM'T. (D.B. 9265, PG. 8)
- PROPOSED SIDEWALK
- PROPOSED TRAIL
- PROPOSED SPECIAL PAVERS
- PROPOSED SIGN



ALTERNATE LAYOUT
PRESCHOOL / PRIVATE SCHOOL USE
SCALE : 1" = 100'



ALTERNATE LAYOUT
PHARMACY - CORNER LOCATION
SCALE : 1" = 100'



ALTERNATE LAYOUT
DRIVE-IN BANK
SCALE : 1" = 100'
(SEE SHEET 6A FOR ADDITIONAL DETAILS)

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
Reg. 19406
1/7/05
PROFESSIONAL ENGINEER

BUILDING USE OPTIONS

BUILDING	OPTIONS
A	RESIDENTIAL
B	1ST FLOOR RETAIL/OFFICE 2ND FLOOR AND ABOVE RESIDENTIAL/RETAIL/OFFICE
C	1ST FLOOR RETAIL/OFFICE 2ND FLOOR FUNCTION/ASSEMBLY/ACTIVITY
D	1ST FLOOR RETAIL/OFFICE 2ND FLOOR AND ABOVE RESIDENTIAL/RETAIL/OFFICE
E	OFFICE/RETAIL
F	OFFICE/RETAIL
G	OFFICE/RETAIL
H	OFFICE/RETAIL

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CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
LORTON TOWN CENTER
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

PCA/FDPA 1996-MV-037-
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No. 000508
1/7/05
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
12/2/04	SUBM. TO FFX. CO.
12/23/04	SUBM. TO FFX. CO.
1/7/05	SUBM. TO FFX. CO.

DATE	DESCRIPTION

SG	RRM	MWB
DESIGN	DRAWN	CHKD
SCALE	H. 1" = 100' V:	
JOB No.	1019-25-001	
DATE :	JUNE 2004	
FILE No.	1019-D-ZP-005	
SHEET	2 OF	12

Cad file name : P:\1019 - Lorton TC\1019-25-001\Engineering\Plans & Submissions\DWGS\CFDP.dwg

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NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING, PROFFERED CONDIDTION AMENDMENT, AND FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 107-2((1)) 43A (PORTION).

2. THE TOTAL LAND AREA OF THE PCA/FDPA APPLICATION IS 6.85810 ACRES.

3. THIS FDPA ACCOMPANIES AN APPLICATION TO AMEND A PREVIOUSLY APPROVED REZONING AND PCA/FDP (PCA/FDPA 1996-MV-037-6, RZ 2002-MV-002 AND RZ 2002-MV-018) AND REVISE THE LAYOUT FOR A PORTION OF THE COMMERCIAL AREA.

4. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM AN ALTA/ACSM SURVEY BY BOWMAN CONSULTING GROUP DATED OCTOBER 13, 2000.

5. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AIR SURVEY BY OTHERS.

6. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY, AND THE NATURE OF APPLICANT'S INTEREST IN SAME, IS PROVIDED IN A SEPARATE ASSOCIATED DOCUMENT.

7. STORMWATER MANAGEMENT (SWM) WILL BE PROVIDED AS APPROVED FOR THE OVERALL SWM SYSTEM FOR LORTON STATION AND WILL COMPLY WITH THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES). AN EXISTING SWM FACILITY SERVING THE VRE STATION IS LOCATED ON THE APPLICATION PROPERTY. THE LOCATION AND SIZE OF THIS EXISTING SWM FACILITY AS SHOWN HEREON IS APPROXIMATE AND SUBJECT TO REVISION AT TIME OF FINAL ENGINEERING.

8. AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLES 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AS LONG AS THE REQUIRED OPEN SPACE IS PROVIDED. THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES AND LOADING SPACES TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

9. LOADING AND HANDICAPPED SPACES WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

10. THERE ARE NO EXISTING UTILITY EASEMENTS THAT EXCEED TWENTY-FIVE (25) FEET IN WIDTH ON THE SUBJECT PROPERTY.

11. THERE IS FLOODPLAIN, RESOURCE PROTECTION AREA (RPA) AND A RELATED ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE GRAPHIC. FINAL DELINEATION OF FLOODPLAIN, RPA AND EQC WILL BE SHOWN ON FINAL SITE PLANS.

12. THE ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY OFFERS A SCENIC ASSET AND NATURAL FEATURE WHICH IS DESERVING OF PRESERVATION. WITH THE EXCEPTION OF A FIELD LOCATED TRAIL, THE PROTECTION AND PRESERVATION OF THIS NATURAL FEATURE IS A COMPONENT OF THE PROPOSED DEVELOPMENT PROGRAM.

13. THERE ARE NO KNOWN GRAVE SITES ON THE SUBJECT PROPERTY.

14. THE PROPOSED DEVELOPMENT IS LOCATED IN SUB-UNIT E7 WITHIN THE LP2 LORTON SOUTH ROUTE 1 COMMUNITY PLANNING SECTOR OF THE LOWER POTOMAC PLANNING DISTRICT IN AREA IV. THE COMPREHENSIVE PLAN RECOMMENDS THE DEVELOPMENT OF A MIXED USE PROJECT TO INCLUDE OPPORTUNITIES FOR A MIX OF OFFICE, TOWNHOUSE AND MULTI-FAMILY HOUSING, OPEN SPACE, RETAIL AND OTHER USES TO FURTHER ATTAIN THE "TOWN CENTER" CONCEPT. THE COMPREHENSIVE PLAN FURTHER PLACES A NUMBER OF CONDITIONS ON THE DEVELOPMENT OF THIS PROPERTY TO INCLUDE A MAXIMUM OVERALL FLOOR AREA RATIO OF 0.30 FOR NON-RESIDENTIAL USES AND A MAXIMUM OVERALL RESIDENTIAL DENSITY OF FIVE (5) DWELLING UNITS PER ACRE. THE PROPOSED DEVELOPMENT WILL NOT HAVE AN ADVERSE IMPACT ON ADJACENT PROPERTIES AND IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.

15. SPECIAL AMENITIES PROPOSED WITH THIS DEVELOPMENT PROGRAM INCLUDE AN EXTENSIVE PEDESTRIAN SYSTEM WITH EASY ACCESS TO THE VRE STATION, UNIQUE ARCHITECTURE WITH ATTENTION TO RELATIONSHIPS BETWEEN DIFFERING USES AND A SIGNIFICANT LANDSCAPING PACKAGE.

16. THE EXACT LOCATION OF TRAILS IN THE PROPOSED OPEN SPACE AREA, WEST OF THE DEVELOPED TOWN CENTER, WILL BE SUBJECT TO FINAL ENGINEERING. TRAILS WILL BE FIELD LOCATED TO MINIMIZE IMPACTS ON HEALTHY, MATURE TREES.

17. THE COMMUNITY AND PUBLIC FACILITIES PROPOSED WITH THIS DEVELOPMENT HAVE ALREADY BEEN CONSTRUCTED AND CONSIST OF APPROXIMATELY 250 ADDITIONAL PARKING SPACES ON THE VRE PROPERTY.

18. THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASES. AT A MINIMUM, THE PORTION OF THE DEVELOPMENT LOCATED SOUTH OF THE VRE ACCESS ROAD (BUILDINGS A, B, C, D, E AND F) WILL BE CONSTRUCTED IN THE FIRST PHASE.

19. A STATEMENT OF THE PUBLIC IMPROVEMENTS PROPOSED AND THE TIMING OF SUCH IMPROVEMENTS WILL BE INCLUDED IN THE PROFFERS.

20. SANITARY SEWER AND PUBLIC WATER ARE CURRENTLY AVAILABLE AND WILL BE EXTENDED TO THE SITE AS NEEDED.

21. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 (VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS) AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER; ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

22. THE EXACT LOCATION OF THE PROPOSED ACCESS POINTS IS SUBJECT TO MODIFICATION BASED ON FINAL DESIGN AND ENGINEERING, AND THE APPROVAL OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

23. THE EXACT NUMBER AND LOCATION OF STREET AND PARKING LOT LIGHTS TO BE DETERMINED AT TIME OF FINAL DESIGN AND ENGINEERING.

24. PURSUANT TO PAR. 11 OF SECT. 13-304 OF THE ZONING ORDINANCE, A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ARE HEREBY REQUESTED FOR THE WESTERN PROPERTY BOUNDARY IN FAVOR OF THAT SHOWN HEREON.

25. PURSUANT TO PAR. 1 OF SECT 13.304 OF THE ZONING ORDINANCE, A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN THE USES IN THE PROPOSED PDC AND PRM DISTRICTS IS HEREBY REQUESTED IN FAVOR OF THAT SHOWN HEREON.

26. PURSUANT TO PAR. 5 OF SECT. 13-304 OF THE ZONING ORDINANCE, A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN, SOUTHERN AND EASTERN BOUNDARIES IS HEREBY REQUESTED IN FAVOR OF THAT SHOWN HEREON.

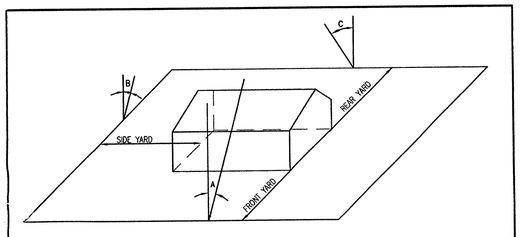
27. THERE ARE NO STRUCTURES EXISTING ON THE SUBJECT PROPERTY.

28. IT IS UNDERSTOOD THAT THE EXACT SIZE AND SHAPE OF THE BUILDINGS SHOWN HEREON MAY CHANGE WITH FINAL DESIGN AND ENGINEERING. IT IS FURTHER UNDERSTOOD THAT THE AMOUNT OF GROSS FLOOR AREA AND TYPE OF COMMERCIAL USE OF SPECIFIC BUILDINGS IN THE PDC DISTRICT MAY BE SHIFTED FROM ONE BUILDING TO ANOTHER PROVIDED THE OVERALL GROSS FLOOR AREA IS NOT INCREASED, THE OPEN SPACE IS NOT DIMINISHED AND THE STRUCTURE IS NOT CLOSER TO THE PERIPHERAL PROPERTY LINES THAN SHOWN HEREON. IN THE EVENT THAT THE MINOR RELOCATION OF A BUILDING(S) CONFLICTS WITH THE PROPOSED LANDSCAPING, SAID LANDSCAPING WILL NOT BE DIMINISHED BUT AN EQUIVALENT AMOUNT AND TYPE MAY BE MOVED TO ANOTHER AREA ON SITE.

29. A NATURE OVERLOOK MAY BE PROVIDED OUTSIDE THE FLOODPLAIN BUT WITHIN THE RPA AREA WHERE CLEARING/GRADING HAS ALREADY TAKEN PLACE. THIS NATURE AREA WILL CONSIST OF ONE OR MORE PICNIC TABLES, BENCHES OR OTHER TYPE OF SEATING APPROPRIATE FOR AND PERMITTED IN A RPA. THIS AREA WILL NOT BE THE SUBJECT OF RESTORATION.

30. IT IS UNDERSTOOD THAT THE RETAIL GROSS FLOOR AREA SHOWN HEREON CAN BE INCREASED BY PROVIDING ADDITIONAL RETAIL USES ON THE FIRST FLOOR OF THE PROPOSED OFFICE BUILDINGS OR THE UPPER FLOORS OF THE PROPOSED RETAIL BUILDINGS AS LONG AS REQUIRED PARKING IS PROVIDED. HOWEVER, IN NO CASE WILL THE TOTAL AMOUNT OF OFFICE SPACE BE REDUCED BELOW 40,878 SQUARE FEET OF GROSS FLOOR AREA.

31. TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES AND ADOPTED STANDARDS.



NOTE: SEE THE ATTACHED CDP/FDP FOR MORE INFORMATION

FRONT YARD: A 30' WITH A BUILDING HEIGHT OF 65', THE FRONT YARD =38' BUT NOT LESS THAN 20'.

SIDE YARD: B 25' WITH A BUILDING HEIGHT OF 65', THE SIDE YARD =30' BUT NOT LESS THAN 10'.

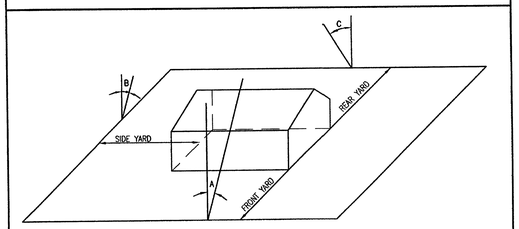
REAR YARD: C 25' WITH A BUILDING HEIGHT OF 65', THE REAR YARD =30' BUT NOT LESS THAN 25'.

ANGLE OF BULK PLANE FOR PRM

MINIMUM REQUIRED YARD FOR BUILDING WITH 65' HEIGHT
NOT TO SCALE

NOTE:

THERE IS NO ANGLE OF BULK PLANE REQUIRED FOR THE PRM DISTRICT. THIS GRAPHIC DEPICTION OF THE R-5 DISTRICT CONSIDERATION OF THE PROPOSED MULTIPLE FAMILY DWELLING UNITS AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.



NOTE: SEE THE ATTACHED CDP/FDP FOR MORE INFORMATION

FRONT YARD: A 45' WITH A BUILDING HEIGHT OF 60', THE FRONT YARD =9' BUT NOT LESS THAN 40'.

SIDE YARD: B NO REQUIREMENT

REAR YARD: C NO REQUIREMENT

ANGLE OF BULK PLANE FOR PDC

MINIMUM REQUIRED YARD FOR BUILDING WITH 65' HEIGHT
NOT TO SCALE

NOTE:

THERE IS NO ANGLE OF BULK PLANE REQUIRED FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION OF THE C-5 DISTRICT CONSIDERATION OF THE PROPOSED COMMERCIAL/RETAIL AND OFFICE USES AT THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE.

OVERALL SITE TABULATIONS			*OVERALL SITE TABULATIONS*		*PCA/FDPA TABULATIONS*
PREVIOUSLY APPROVED (PCA/FDPA 1996-MV-037-6, RZ 2002-MV-002, RZ 2002-MV-018)			**REVISED WITH THIS PCA/FDPA**		**BANK DRIVE-THRU**
CURRENT ZONING	PDC, PRM AND R-1		PDC, PRM AND R-1		PDC
EXISTING OVERALL LAND AREA OF LORTON STATION	219.42	± AC	219.42	± AC	NO CHANGE
CURRENT LAND AREA OF PDH	198.59	± AC	198.57	± AC	NO CHANGE
CURRENT LAND AREA OF PDC	16.45	± AC	16.45	± AC	NO CHANGE
CURRENT LAND AREA OF PRM	4.38	± AC	4.38	± AC	NO CHANGE
LAND AREA OF R-1 (TO BE DEDICATED TO FCPA)[1]	3.25	± AC	3.25	± AC	NO CHANGE
PDC ZONING					
MAXIMUM FLOOR AREA RATIO (F.A.R.) PERMITTED	1.50		1.50		
PROPOSED FAR (BASED ON 16.45 ACRES)	0.30		0.29	*	
MAXIMUM PERMITTED GROSS FLOOR AREA (G.F.A.)	1,074,843	± SF	1,074,843	± SF	
PROPOSED GFA	214,992	± SF	206,280	± SF *	
RETAIL[2]	62,842	± SF	54,130	± SF **	3,825 ± SF
OFFICE[3]	72,486	± SF	72,486	± SF	
RESIDENTIAL	67,664	± SF	67,664	± SF	
ASSEMBLY (MAXIMUM)	12,000	± SF	12,000	± SF	
PARKING SPACES REQUIRED	606		568	*	
RETAIL (4.3 SPACES PER 1,000 SF OF G.F.A.)	271		233	*	16 ***
OFFICE (3.6 SPACES PER 1,000 SF OF G.F.A.)	261		261		
RESIDENTIAL (2.3 SPACES x 32 UNITS)	74		74		
ASSEMBLY[4]	0		0		
PARKING SPACES PROVIDED[5]	754		754		
OPEN SPACE REQUIRED (15%)	2.47	± AC	2.47	± AC	
OPEN SPACE PROVIDED (40%)	6.58	± AC	6.58	± AC	
PDH ZONING					
MAXIMUM DWELLING UNITS PERMITTED	989		989		
PROPOSED DWELLING UNITS	985		985		
MAXIMUM DENSITY PERMITTED	5.00	DU/AC	5.00	DU/AC	
PROPOSED DENSITY	4.85	DU/AC	4.85	DU/AC	
PRM ZONING					
PROPOSED MULTI-FAMILY DWELLING UNITS	251		251		
MAXIMUM PERMITTED G.F.A.	573,379	± SF	573,379	± SF	
PROPOSED MAXIMUM G.F.A.	278,082	± SF	278,082	± SF	
MAXIMUM PERMITED F.A.R.	3.00		3.00		
PROPOSED F.A.R.	1.46		1.46		
PARKING SPACES REQUIRED (1.6 SPACES PER UNIT)	402		402		
PARKING SPACES PROVIDED	439		439		
GARAGE	432		432		
SURFACE	7		7		
OPEN SPACE REQUIRED (20%)	0.88	± AC	0.88	± AC	
OPEN SPACE PROVIDED (35%)	1.53	± AC	1.53	± AC	

*DENOTES TABULATION AFFECTED BY AMENDMENT

**CALCULATED BY SUBTRACTING THE SQUARE FOOTAGE OF BUILDING F (12,537) FROM THE ORIGINALLY APPROVED RETAIL GFA (62,842) AND THEN ADDING THE GFA OF THE PROPOSED BANK (3,825).

***BANKING PARKING REQUIREMENT (16 SPACES) IS INCLUDED IN THE REVISED OVERALL SITE TABULATIONS PARKING REQUIREMENT (233 SPACES).

PARCEL 43A TABULATIONS

REVISED WITH THIS PCA/FDPA		
CURRENT ZONING	PDC	
LAND AREA	6.85	± AC
PROPOSED FAR (BASED ON 6.85 ACRES)	0.15	
PROPOSED GFA (BLDGS C, E & F)	43,431	± SF
PROPOSED PARKING SPACES WITHIN PARCEL "C"	332	

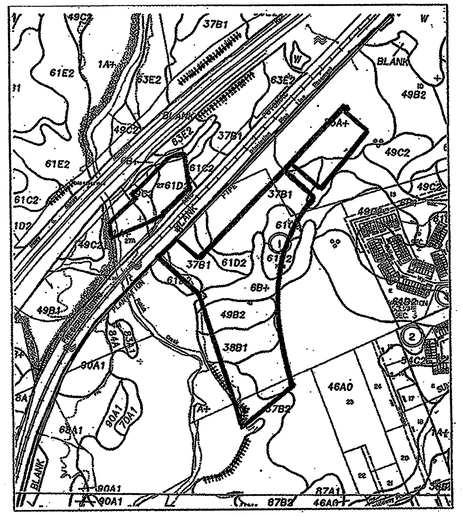
1. INCLUDES 3.25 ACRE PARCEL 107.2 ((1)) 27 WHICH IS TO REMAIN ZONED R-1, BUT NOT INCLUDED IN THE FLOOR AREA RATIO (FAR) CALCULATION.

2. GROSS FLOOR AREA FOR RETAIL USES MAY RANGE FROM 53,572 SQUARE FEET TO 94,450 SQUARE FEET AS LONG AS THE COMBINED SQUARE OOTAGE OF RETAIL AND OFFICE DOES NOT EXCEED 135,328 SQUARE FEET, AND SUBJECT TO SATISFYING PARKING REQUIREMENTS AND THE PROVISION OF OPEN SPACE AS PRESENTED HEREON. IN THE EVENT THAT A DAY CAR/PRIVATE SCHOOL FACILITY IS LOCATED ON SITE, THE TOTAL SQUARE FOOTAGE OF OFFICE/RETAIL USES IN THE DEVELOPMENT WILL BE REDUCED BY THE AMOUNT OF SPACE ASSOCIATED WITH THE ALTERNATIVE USE.

3. GROSS FLOOR AREA FOR OFFICE USES MAY RANGE FROM 40,878 SQUARE FEET TO 81,756 SQUARE FEET AS LONG AS THE COMBINED SQUARE FOOTAGE FOR RETAIL AND OFFICE DOES NOT EXCEED 135,328 SQUARE FEET AND SUBJECT TO SATISFYING PARKING REQUIREMENTS AND THE PROVISION OF OPEN SPACE AS SHOWN HEREON. IN THE EVENT THAT A DAY CARY/PRIVATE SCHOOL FACILITY IS LOCATED ON SITE, THE TOTAL SQUARE FOOTAGE OF OFFICE/RETAIL USES IN THE DEVELOPMENT WILL BE REDUCED BY THE AMOUNT OF SPACE ASSOCIATED WITH THE ALTERNATIVE USE.

4. THE USE WILL BE PARKED IN THE VRE LOT.

5. THE PARKING PROVIDED IF THE CHILD CARE/PRIVATE SCHOOL ALTERNATIVE IS IMPLEMENTED IS 751 SPACES BASED ON THE REQUIRED PARKING REQUIREMENTS FOR THE ALTERNATIVE USES.



SOILS MAP

Scale: 1" =500'

1A+	MIXED ALLUVIAL LAND
6B+	HYATTSVILLE FINE SANDY LOAM
37B1	BELTSVILLE SILT LOAM, UNDULATING PHASE
38B1	BELTSVILLE LOAM, UNDULATING PHASE
46A0	MATTAPEX SILT LOAM, NEARLY LEVEL PHASE
49B2	LUNT FINE SANDY LOAM, UNDULATING PHASE
61C2	ROLLING LAND, LOAMY AND GRAVELLY SEDIMENTS
61D2	HILLY LAND, LOAMY AND GRAVELLY SEDIMENTS
85A+	ELKTON SILT LOAM
87B2	WICKHAM LOAM

COMMONWEALTH OF VIRGINIA
MIRI F. KOVATS
No. 19406
1/7/05
PROFESSIONAL ENGINEER

PCA 1996-MV-037-7
FDPA 1996-MV-037-5

APPLICATION NO_____ STAFF MAG

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP) 1/7/05

SEE PROFFERS DATED_____

DATE OF (BOS) (PC) APPROVAL 2/28/05

SHEET 3 OF 12

FDP Approval 1·13·05 Dev Conditions 1·26·05

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

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NOTES AND TABULATIONS

LORTON TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

MOUNT VERNON DISTRICT

PCA/FDPA 1996-MV-037-
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MARK W. BARKER
No. 000506
1/7/05
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
12/2/04	SUBM. TO FFX. CO.
12/23/04	SUBM. TO FFX. CO.
1/7/05	SUBM. TO FFX. CO.

DATE	DESCRIPTION	
SG DESIGN	RRM DRAWN	MWB CHKD
SCALE	H: NO SCALE V:	
JOB No.	1019-25-001	
DATE :	JUNE 2004	
FILE No.	1019-D-ZP-005	
SHEET	3 OF 12	

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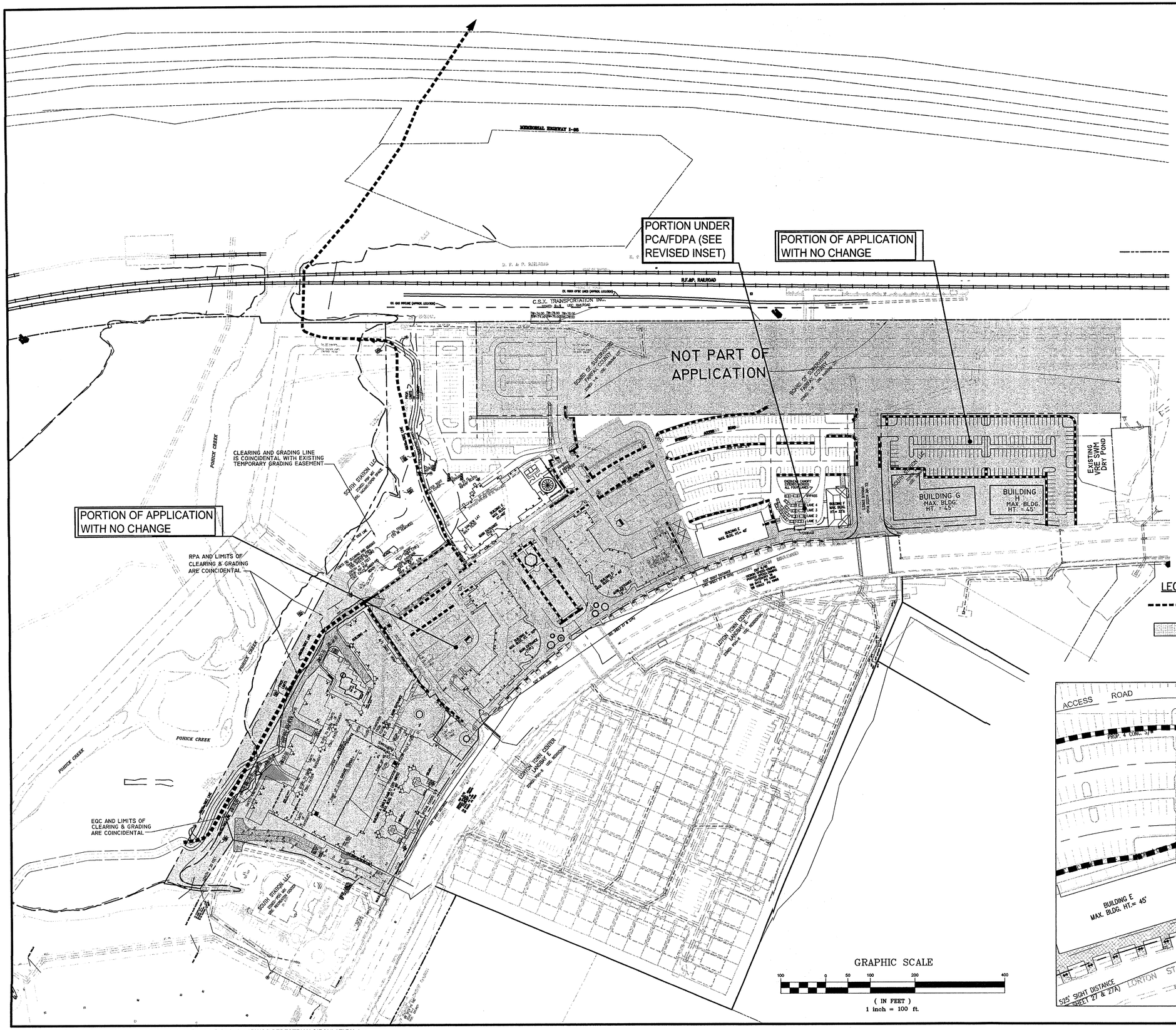


PCA 1996-MV-037-7
FDPA 1996-MV-037-5

APPLICATION NO _____ STAFF MAG

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 1/7/05

DATE OF (BOS) (PC) APPROVAL 2/28/05

SHEET 4 OF 12

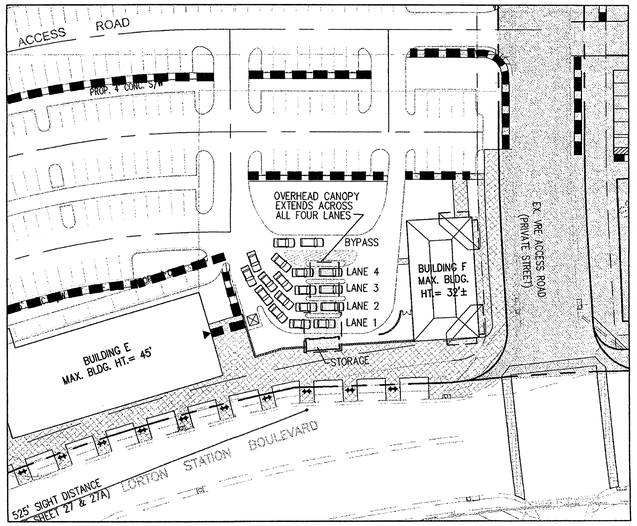
FDP Approval 1.13.05 Dev conditions 1.26.05

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
1/7/05
PROFESSIONAL ENGINEER

LEGEND

- - - - - - PROPOSED SIDEWALK OR TRAIL (4' WIDTH UNLESS OTHERWISE NOTED)

PROPOSED SPECIAL PACERS FOR PLAZA/SIDEWALKS/STREET



SCALE : 1" = 50'

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PEDESTRIAN CIRCULATION PLAN

LORTON TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

MOUNT VERNON DISTRICT

PCA/FDPA 1996-MV-037-
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No.000506
1/7/05
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
12/2/04	SUBM. TO FFX. CO.
12/23/04	SUBM. TO FFX. CO.
1/7/05	SUBM. TO FFX. CO.

DATE	DESCRIPTION	
SG DESIGN	RRM DRAWN	MWB CHKD
SCALE	H: 1" = 100' V:	
JOB No.	1019-25-001	
DATE :	JUNE 2004	
FILE No.	1019-D-ZP-005	

SHEET 4 OF 12

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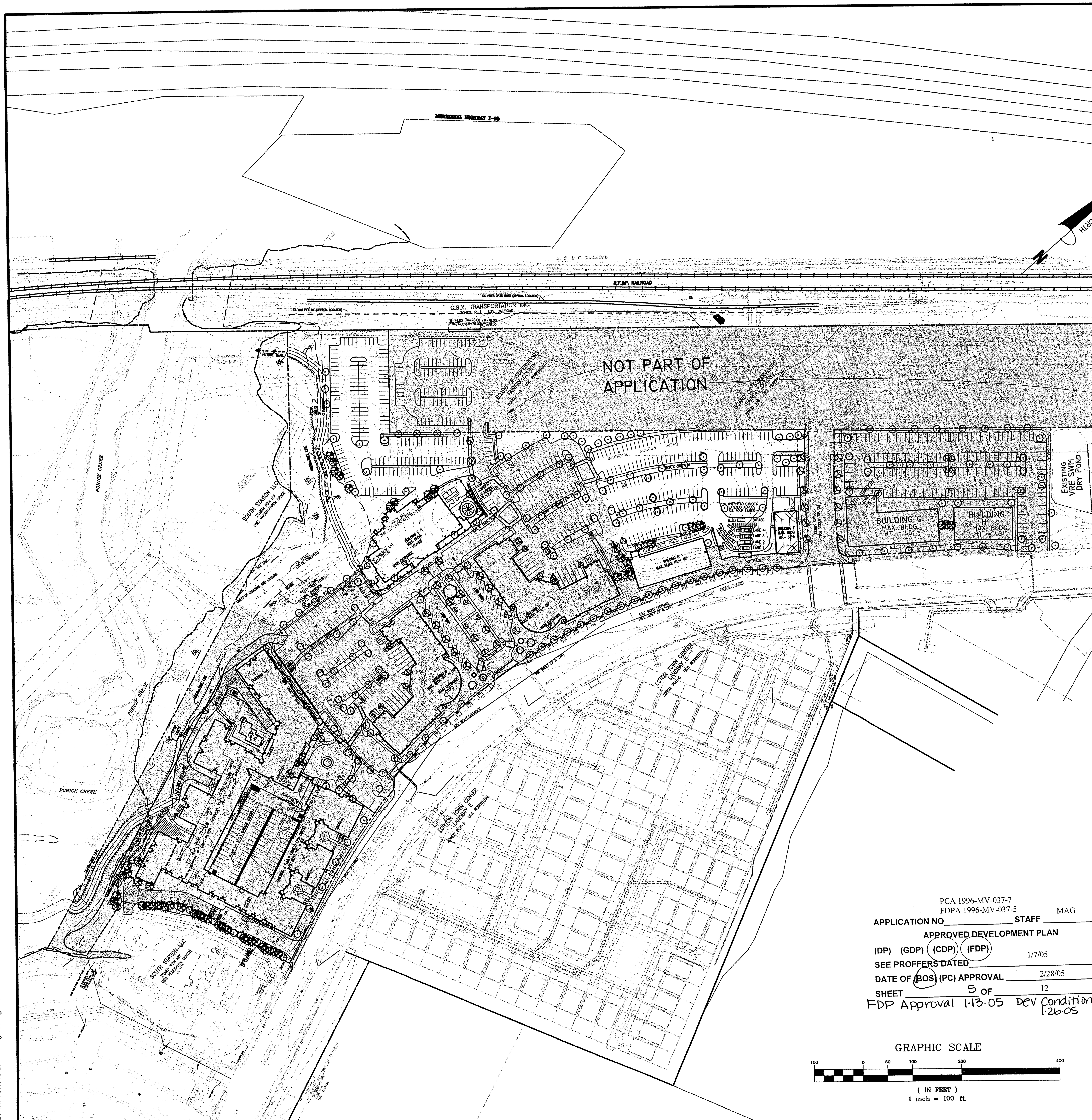


PCA 1996-MV-037-7
FDPA 1996-MV-037-5

APPLICATION NO ______ STAFF MAG

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 1/7/05

DATE OF (BOS) (PC) APPROVAL 2/28/05

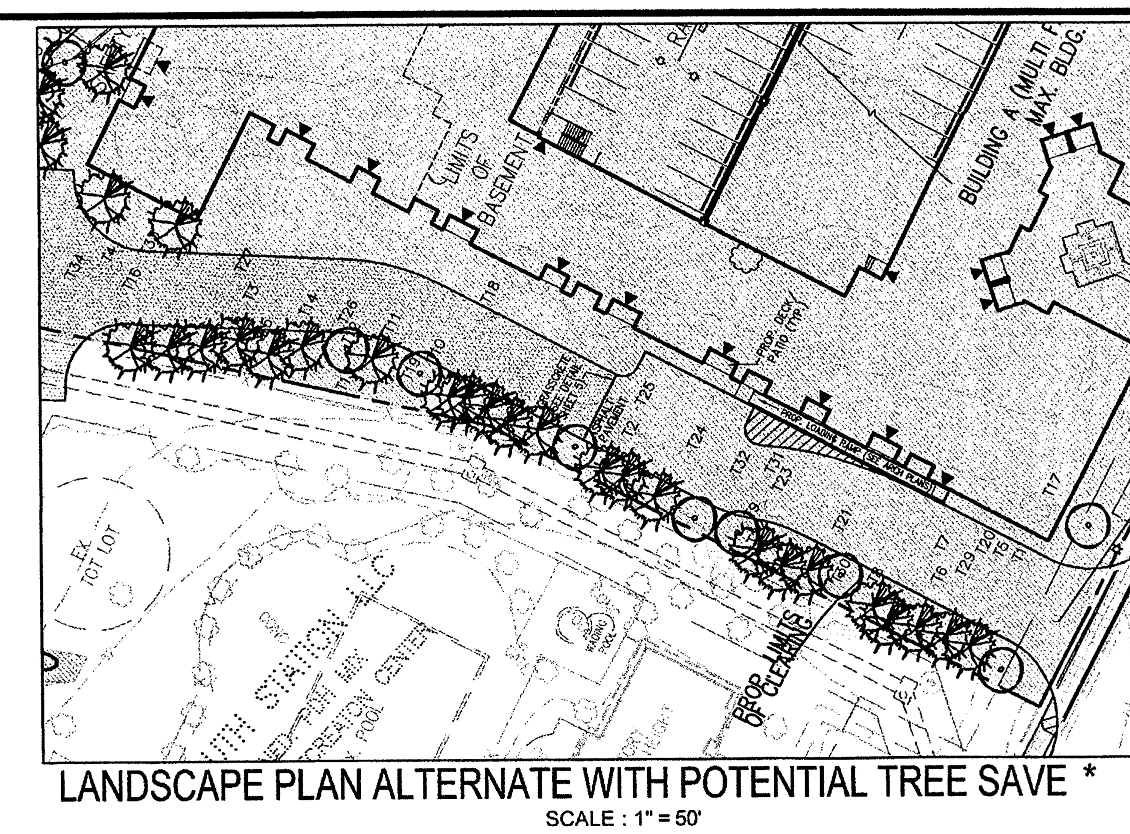
SHEET 5 OF 12

FDP Approval 1·13·05 Dev Conditions 1·26·05

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



LANDSCAPE PLAN ALTERNATE WITH POTENTIAL TREE SAVE *

SCALE : 1" = 50'

POSSIBLE TREE SAVE AND SUPPLEMANTAL LANDSCAPING

EXISTING TREE LEGEND

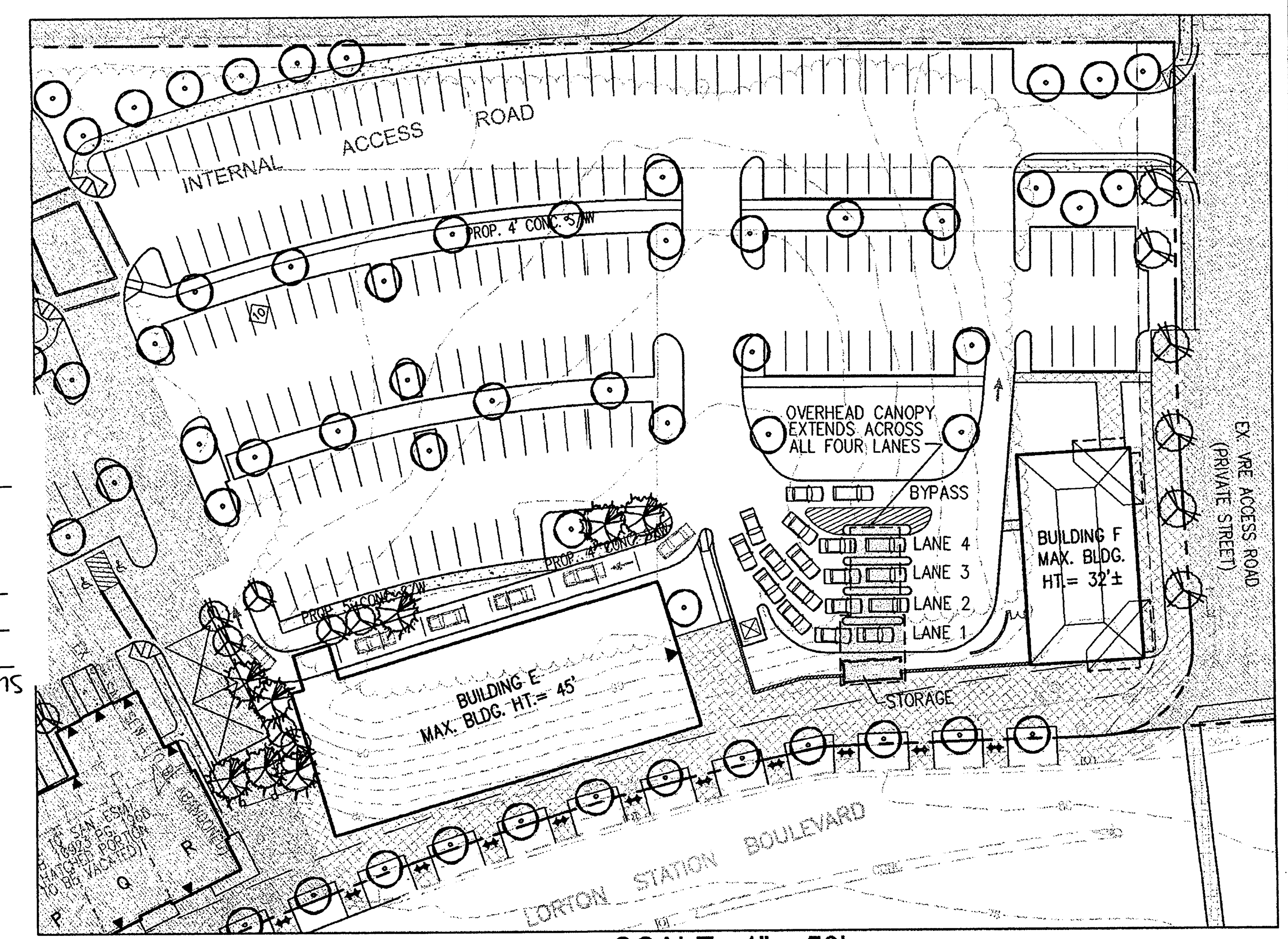
TREE 12	5" RED MAPLE
TREE 14	12" HICKORY
TREE 17	6" BEECH
TREE 18	21" WHITE OAK

* WITH EXTENSION OF UTILITIES, STORM WATER MANAGEMENT, FINAL BUILDING LOCATION AND ENGINEERING ISSUES AS GIVERNED BY THE PROFFER STATEMENT.

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING VEGETATION
- LIMITS OF CLEARING AND GRADING
- EQC LIMITS (APPROVED LORTON TOWN CENTER FDP DATED 2-13-98)
- RPA PER G& O RPA DELINEATION
- 100-YEAR FLOOFPLAIN
- EX. FLOODPLAIN AND STORM DRAINAGE ESM'T. (D.B. 9265, PG. 8)
- PROPOSED SIDEWALK
- PROPOSED TRAIL
- PROPOSED SPECIAL PAVERS
- PROPOSED SIGN
- PROPOSED CANOPY TREES
- PROPOSED EVERGREEN TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED SHRUBS
- EXISTING TREE TO BE PRESERVED

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
1/7/05
PROFESSIONAL ENGINEER



SCALE : 1" = 50'

Bowman CONSULTING

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14020 Thunderbolt Place
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Phone: (703) 464-1000
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LANDSCAPE PLAN

LORTON TOWN CENTER

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

PCA/FDPA 1996-MV-037-
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No.000506
1/7/05
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
12/2/04	SUBM. TO FFX. CO.
12/23/04	SUBM. TO FFX. CO.
1/7/05	SUBM. TO FFX. CO.
DATE	DESCRIPTION

SG DESIGN	RRM DRAWN	MWB CHKD
SCALE	H: 1" = 100' V:	
JOB No.	1019-25-001	
DATE :	JUNE 2004	
FILE No.	1019-D-ZP-005	
SHEET	5 OF 12	

Cad file name : P:\1019 - Lorton TC\1019-25-001\Engineering\Plans & Submissions\DWGS\LANDSCAPE plan.dwg

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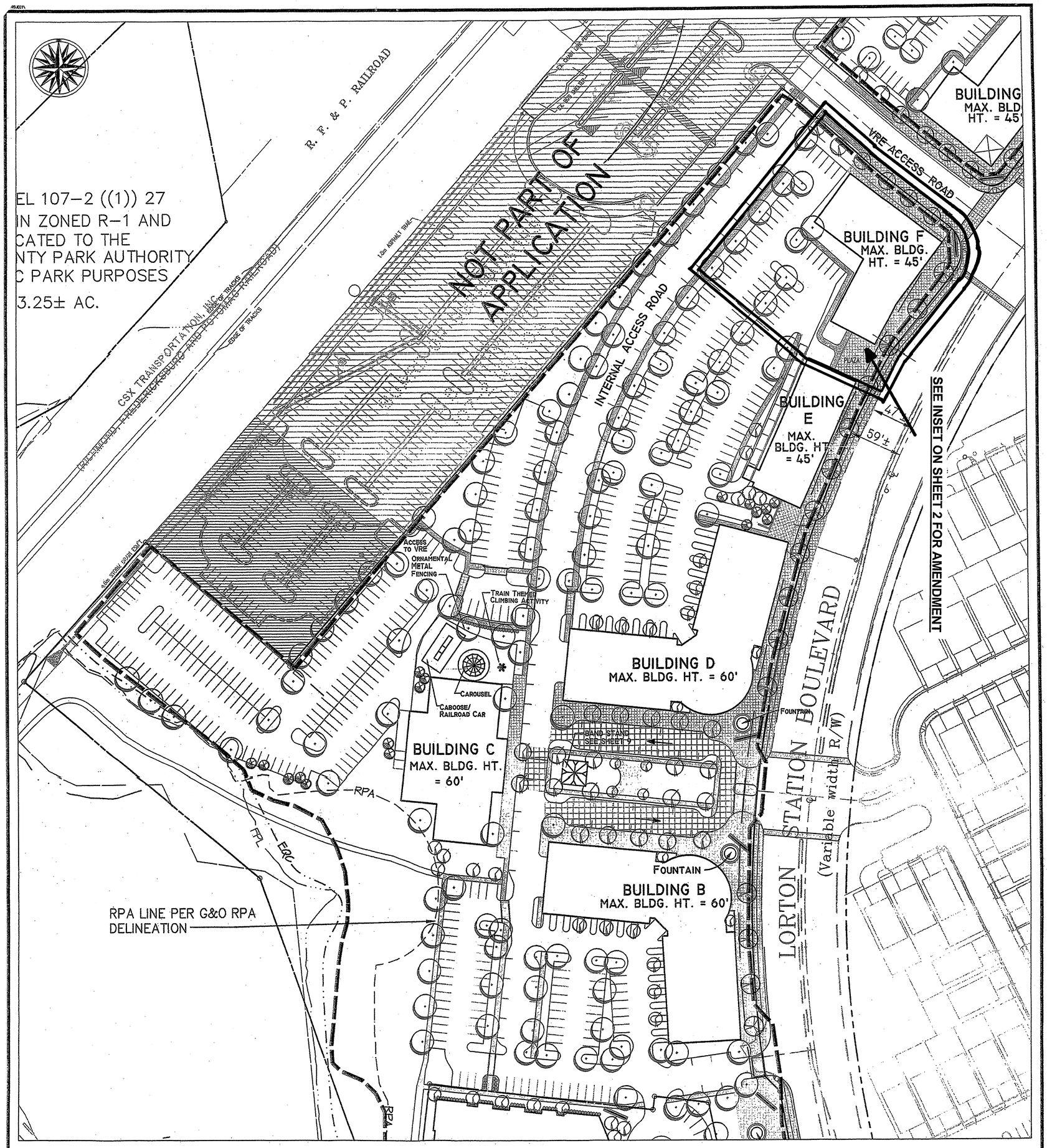


LEGEND

- EQC LIMITS (APPROVED LORTON TOWN CENTER FDP DATED 2-13-98)
- RPA PER G&O RPA DELINEATION
- 100-YEAR FLOODPLAIN
- EX. FLOODPLAIN AND STORM DRAINAGE ESM'T (D.B. 9265, PG. 8)
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED TOWN SQUARE/SITE LANDSCAPING TREES
- PROPOSED COLUMNAR STREET TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SIDEWALK
- PROPOSED TRAIL
- PROPOSED SPECIALTY PAVERS/PLAZA
- PROPOSED SIGN

PCA 1996-MV-037-7
FDPA 1996-MV-037-5

APPLICATION NO. _____ STAFF MAG

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 1/7/05

DATE OF (BOS) (PC) APPROVAL 2/28/05

SHEET 6 OF 12

FDP Approval 1-13-05 Dev Conditions 1-26-05

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
No. 03894
11/5/02
PROFESSIONAL ENGINEER

SEAL FOR AUTHENTICITY ONLY!

Rev. May 15, 2002
Rev. June 17, 2002

PER PREVIOUSLY APPROVED APPLICATION

COMMONWEALTH OF VIRGINIA
MOHR CHRISTOPHER CULLETON
No. 0402 02012
6-19-02
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

DRAWN BY	JMC
DESIGNED BY	Others
CHECKED BY	LAM
DATE	April 5, 2002
SCALE	1" = 50'
PLAN NUMBER	
ZONED	
SHEET	6 OF 12
FILE NUMBER	M-10335

50 SCALE ENLARGEMENT

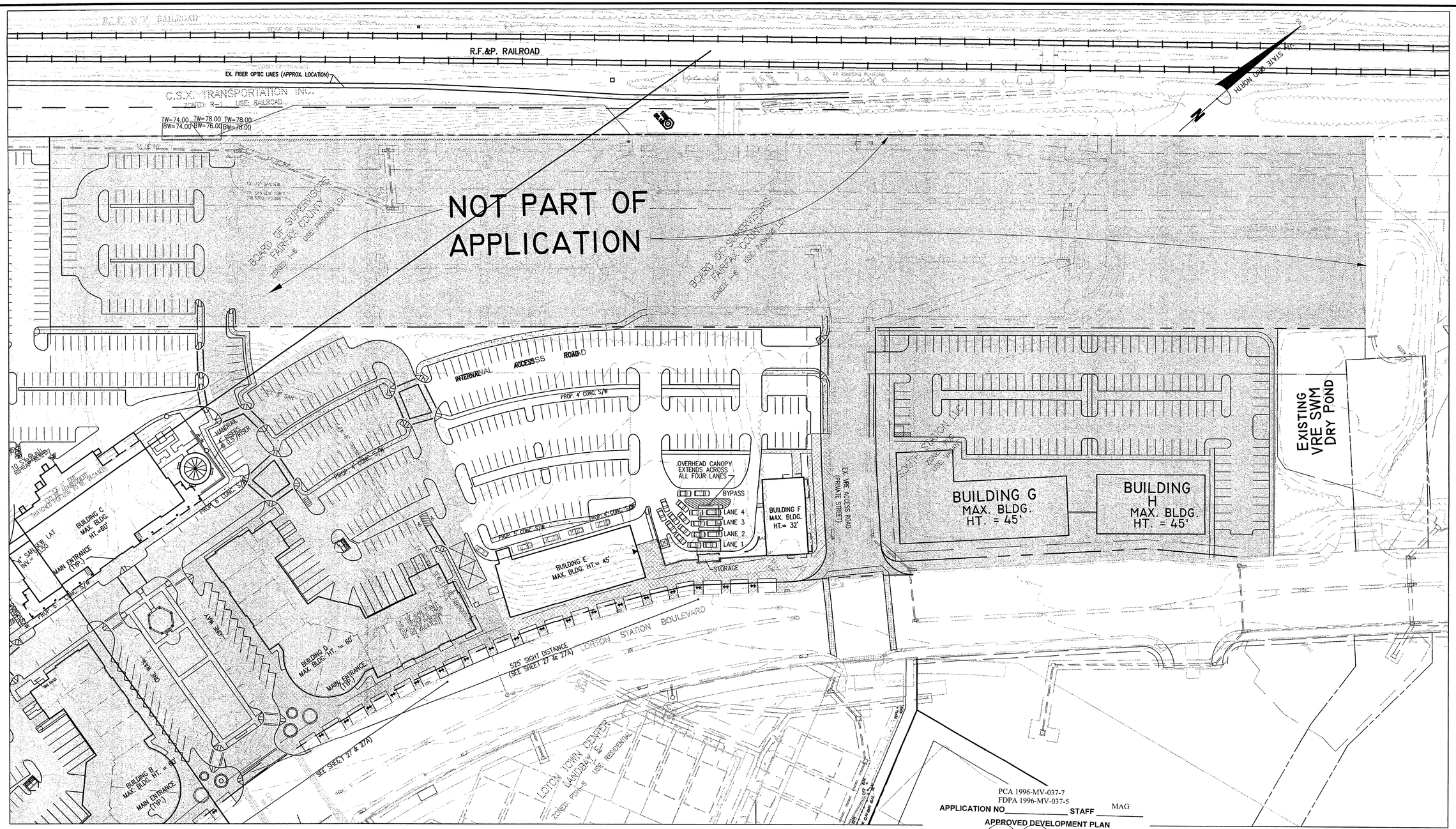
LORTON TOWN CENTER

MOUNT VERNON DISTRICT

PCA/FDPA 1996-MV-037-6
RZ 2002-MV-002
RZ 2002-MV-018

FAIRFAX COUNTY, VIRGINIA

Dewberry & Davis LLC
A Dewberry Company
Engineers
Planners
Surveyors
Landscape Architects
8401 Arlington Blvd.
Fairfax, VA 22031
(703) 849-0100 Fax (703) 849-0118



NOTE: LANES 1 AND 2 SHALL BOTH BE OPEN WHEN DRIVE-IN FACILITY IS OPERATIONAL.

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING VEGETATION
- LIMITS OF CLEARING AND GRADING
- EQC LIMITS (APPROVED LORTON TOWN CENTER FDP DATED 2-13-98)
- RPA PER G& O RPA DELINEATION
- 100-YEAR FLOOFPLAIN
- EX. FLOODPLAIN AND STORM DRAINAGE ESM'T. (D.B. 9265, PG. 8)
- PROPOSED SIDEWALK
- PROPOSED TRAIL
- PROPOSED SPECIAL PAVERS
- PROPOSED SIGN

PCA 1996-MV-037-7
FDPA 1996-MV-037-5

APPLICATION NO. _____ STAFF MAG

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 1/7/05

DATE OF (BOS) (PC) APPROVAL 2/28/05

SHEET 6A OF 12

FDP Approval 1-13-05 Dev Conditions 1-26-05

COMMONWEALTH OF VIRGINIA
MERI F. HOWARD
No. 19406
1-7-05
PROFESSIONAL ENGINEER

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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50- SCALE ENLARGEMENT - ALTERNATIVE DRIVE-IN BANK LAYOUT
LORTON TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

MOUNT VERNON DISTRICT

PCA/FDPA 1996-MV-037-
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No.000506
1/7/05
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
12/2/04	SUBM. TO FFX. CO.
12/23/04	SUBM. TO FFX. CO.
1/7/05	SUBM. TO FFX. CO.

DATE	DESCRIPTION

SG	RRM	MWB
DESIGN	DRAWN	CHKD

SCALE H: 1" = 50' V:

JOB No. 1019-25-001

DATE : JUNE 2004

FILE No. 1019-D-ZP-005

SHEET 6A OF 12

Cad file name : P:\1019 - Lorton TC\1019-25-001\Engineering\Plans & Submissions\DWGS\50- SCALE BANK LAYOUT.dwg

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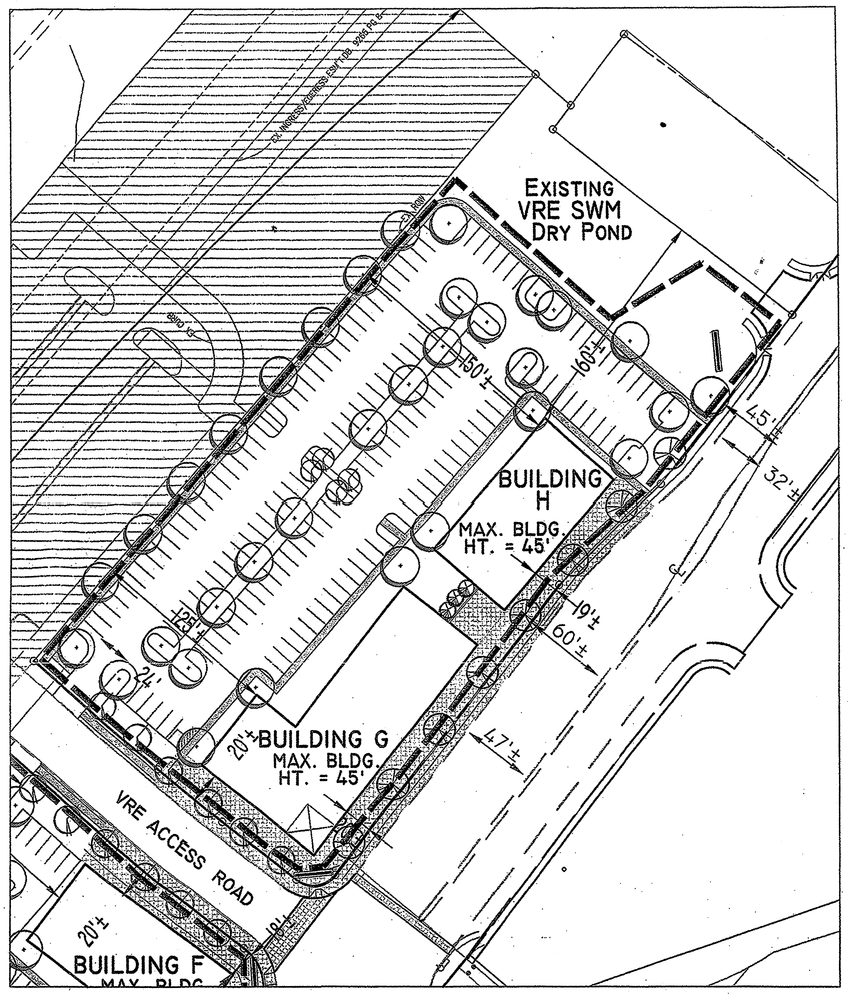
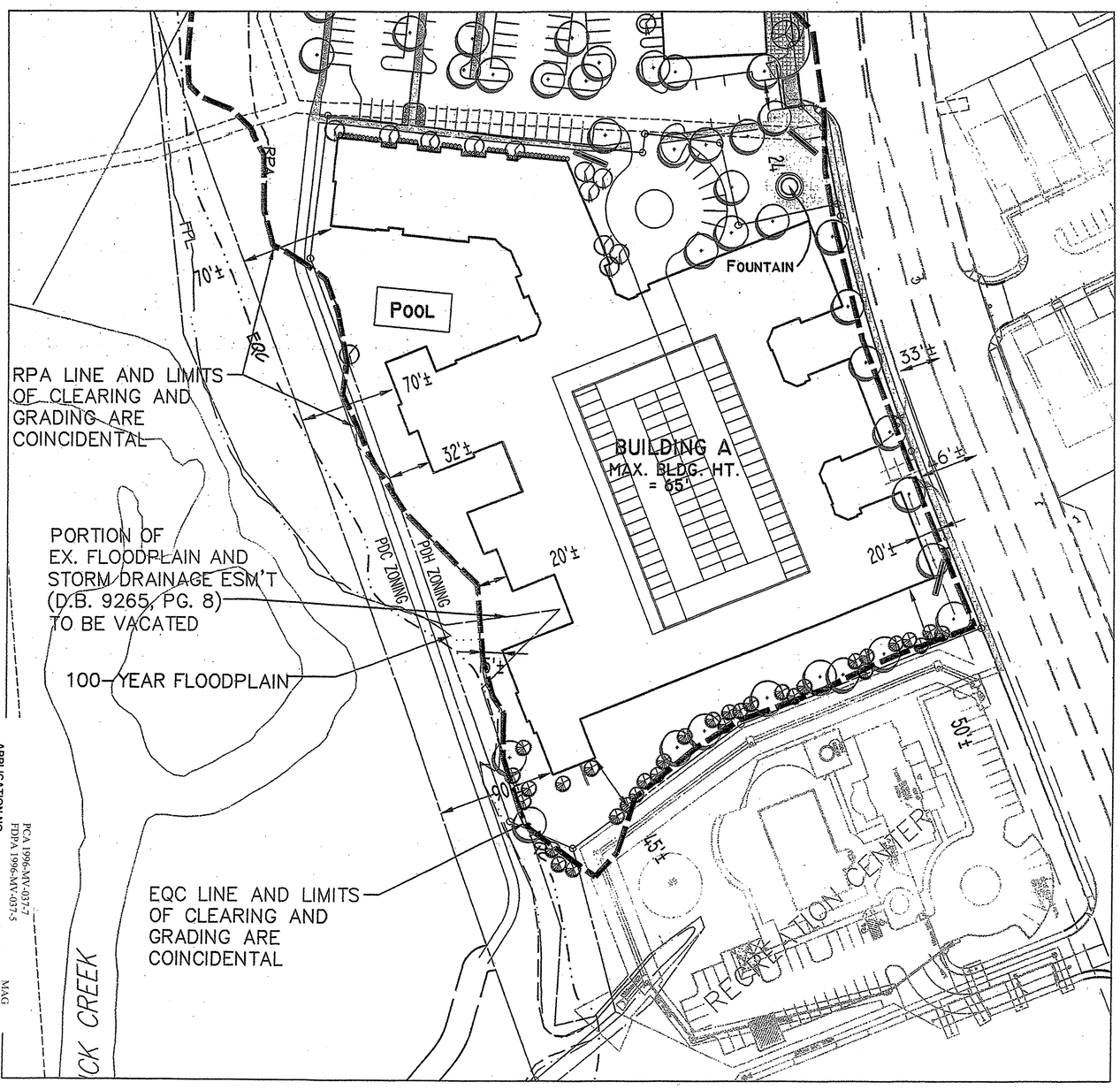
LEGEND

- EQC LIMITS (APPROVED LORTON TOWN CENTER FDP DATED 2-13-98)
- RPA PER G&O RPA DELINEATION
- 100-YEAR FLOODPLAIN
- EX. FLOODPLAIN AND STORM DRAINAGE ESM'T (D.B. 9265, PG. 8)
- PROPOSED TOWN SQUARE/SITE LANDSCAPING TREES
- PROPOSED COLUMNAR STREET TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED SIDEWALK
- PROPOSED TRAIL
- PROPOSED SPECIALTY PAVERS/PLAZA
- PROPOSED SIGN





Seal for Anniversary only!

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
No. 036894
PROFESSIONAL ENGINEER
11/9/06

APPLICATION NO. PCA 1996-MV-037-7 / FDPA 1996-MV-037-5

STAFF MAG

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/7/05 v. May 15, 2002 v. June 17, 2002
DATE OF (ROS) (PO) APPROVAL 2/28/05
SHEET 7 OF 12
FDP Approval 1-13-05 DEV Conditions 1-26-05

PER PREVIOUSLY APPROVED APPLICATION

COMMONWEALTH OF VIRGINIA
PAUL M. GALLAGHER
LICENSED PROFESSIONAL ENGINEER
No. 041-02-0
6-19-02

ENGINEER'S SEAL & SIGNATURE

50 SCALE ENLARGEMENT

LORTON TOWN CENTER

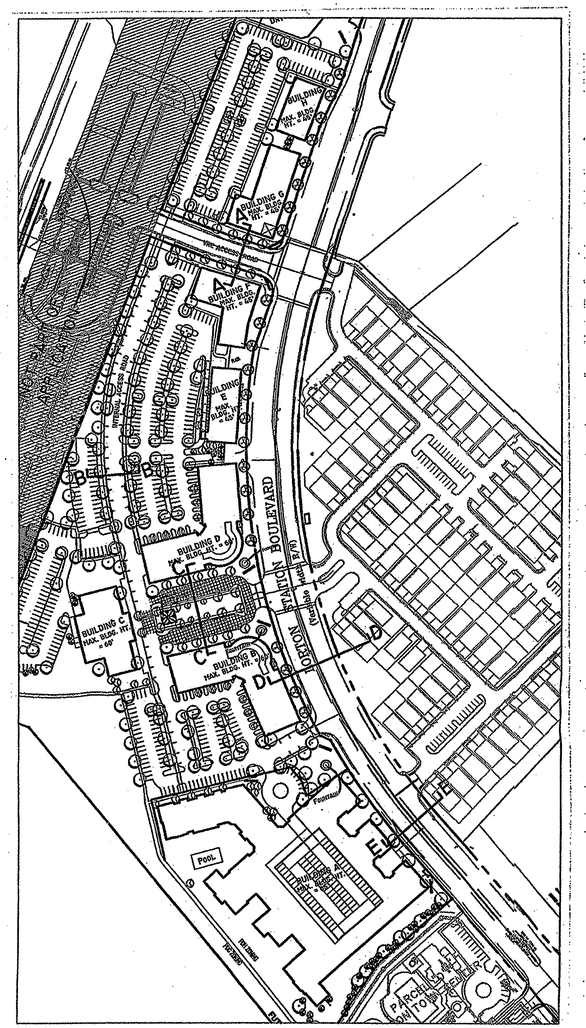
MOUNT VERNON DISTRICT

PCA/FDPA 1996-MV-037-6
RZ 2002-MV-002
RZ 2002-MV-018

FAIRFAX COUNTY, VIRGINIA

DRAWN BY	JNC
DESIGNED BY	Others
CHECKED BY	LAM
DATE	April 5, 2002
SCALE	1" = 50'
PLAN NUMBER	
ZONED	
SHEET	7 OF 12
FILE NUMBER	H-10335

Dewberry & Davis LLC
A Dewberry Company
8401 Arlington Blvd.
Fairfax, VA 22031
(703) 849-0100 Fax (703) 849-0118
Engineers
Planners
Surveyors
Landscape Architects



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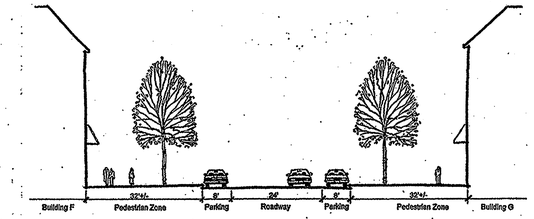

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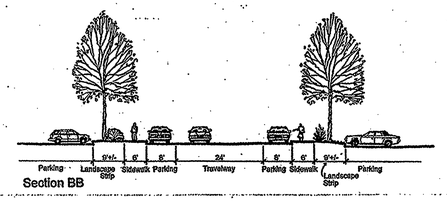

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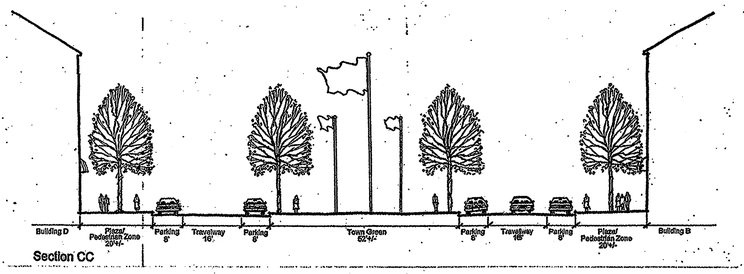

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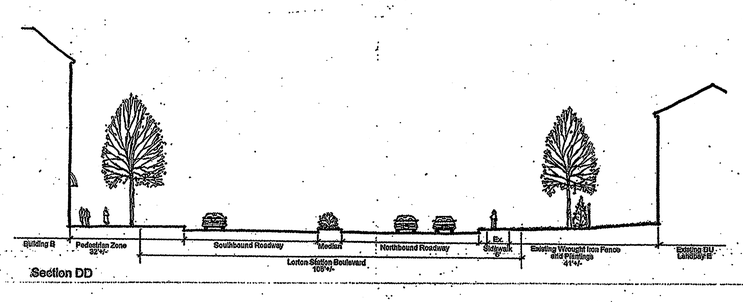

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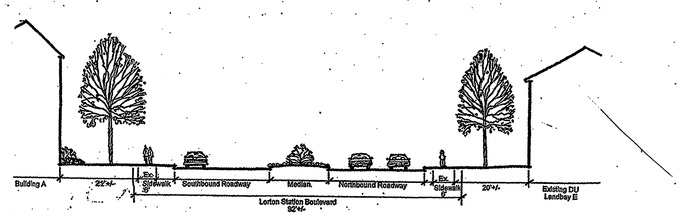

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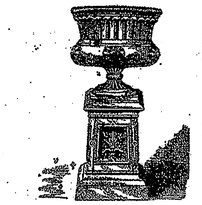
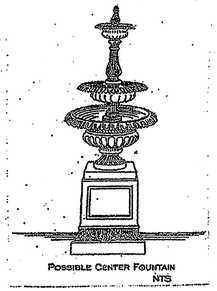
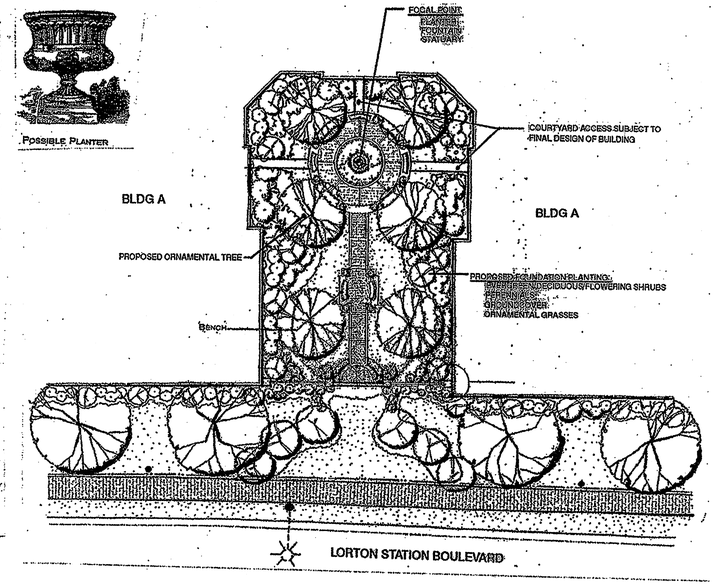


POSSIBLE CENTER PLANTER
NTS

POSSIBLE PLANTER

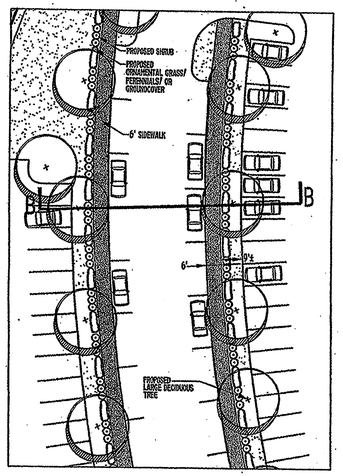


POSSIBLE CENTER FOUNTAIN
NTS



TYPICAL COURTYARD/BOULEVARD LANDSCAPING
FOR MULTI FAMILY FRONTAGE

PCA 1996-MV-037-7
FDPA 1996-MV-037-5
APPLICATION NO _____ STAFF MAG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/7/05
DATE OF (BOS) (PC) APPROVAL 2/28/05
SHEET 8 OF 12
FDP Approval 1.13.05 Dev conditions 1.26.05



TYPICAL INTERIOR BOULEVARD

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
No. 033994
11/5/02
PROFESSIONAL ENGINEER

SEAL FOR AUTHENTICITY ONLY!

PER PREVIOUSLY APPROVED APPLICATION

REV. APRIL 5, 2002
REV. MAY 15, 2002
REV. JUNE 17, 2002

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEITON
No. 0402 020112
5/15/02
PROFESSIONAL ENGINEER
6.19.02 TCC

ENGINEER'S SEAL & SIGNATURE

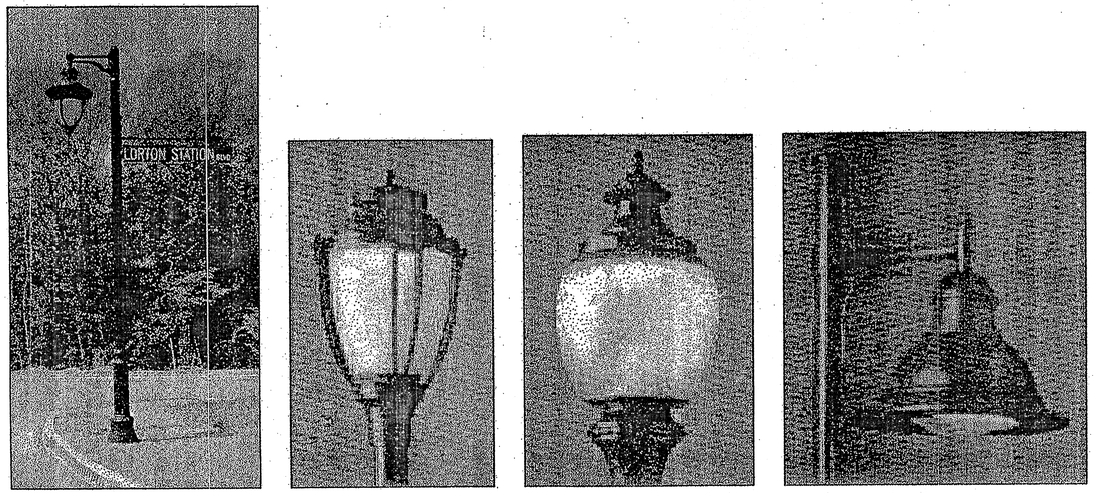
Dewberry & Davis LLC
A Dewberry Company
8401 Arlington Blvd.
Fairfax, VA 22031
(703) 849-0100 Fax (703) 849-0118
Engineers
Planners
Surveyors
Landscape Architects

PCA/FDPA 1996-MV-037-6
RZ 2002-MV-002
RZ 2002-MV-018

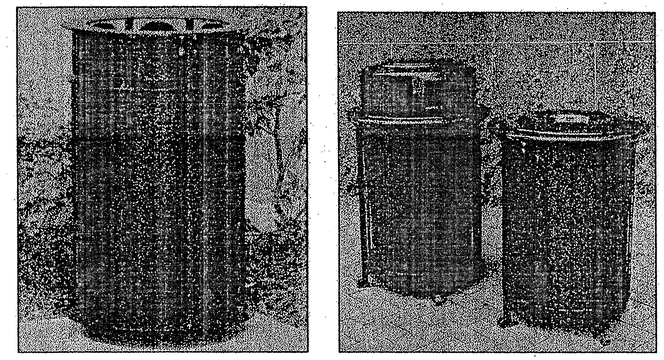
FAIRFAX COUNTY, VIRGINIA

PLAN VIEW DETAILS AND SECTIONS
LORTON TOWN CENTER
MOUNT VERNON DISTRICT

DRAWN BY	
DESIGNED BY	Others
CHECKED BY	LAM
DATE	November 20, 2001
SCALE	Not to Scale
PLAN NUMBER	
ZONED	
SHEET	8 OF 12
FILE NUMBER	M-10335

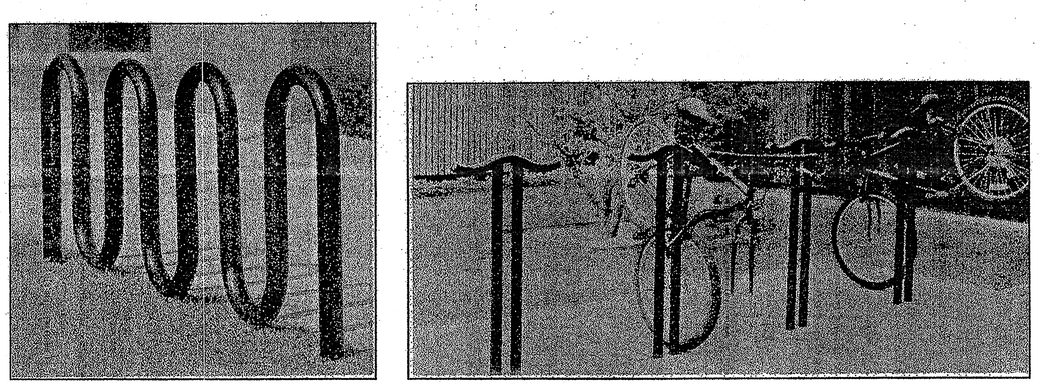


TYPICAL STREET LIGHT ILLUSTRATIVE



TYPICAL TRASH RECEPTACLE ILLUSTRATIVE

TYPICAL BENCH ILLUSTRATIVE



BIKE RACK ILLUSTRATIVE

PCA 1996-MV-037-7
FDPA 1996-MV-037-5

APPLICATION NO. _____ STAFF MAG

APPROVED DEVELOPMENT PLAN

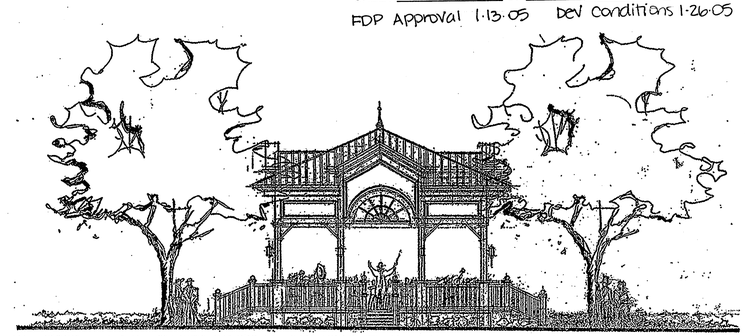
(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 1/7/05

DATE OF (BOS) (PC) APPROVAL 2/28/05

SHEET 9 OF 12

FDP Approval 1-13-05 DEV Conditions 1-26-05



BAND STAND ILLUSTRATIVE

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
No. 033994
11/5/02
PROFESSIONAL ENGINEER

SEAL FOR AUTHENTICITY ONLY!

PER PREVIOUSLY APPROVED APPLICATION

REV. APRIL 5, 2002
REV. MAY 15, 2002
REV. JUNE 17, 2002

COMMONWEALTH OF VIRGINIA
TIMOTHY CONNES COLLETON
No. 0402-020112
5/15/02
PROFESSIONAL ENGINEER
6-19-02 TCC

ENGINEER'S SEAL & SIGNATURE

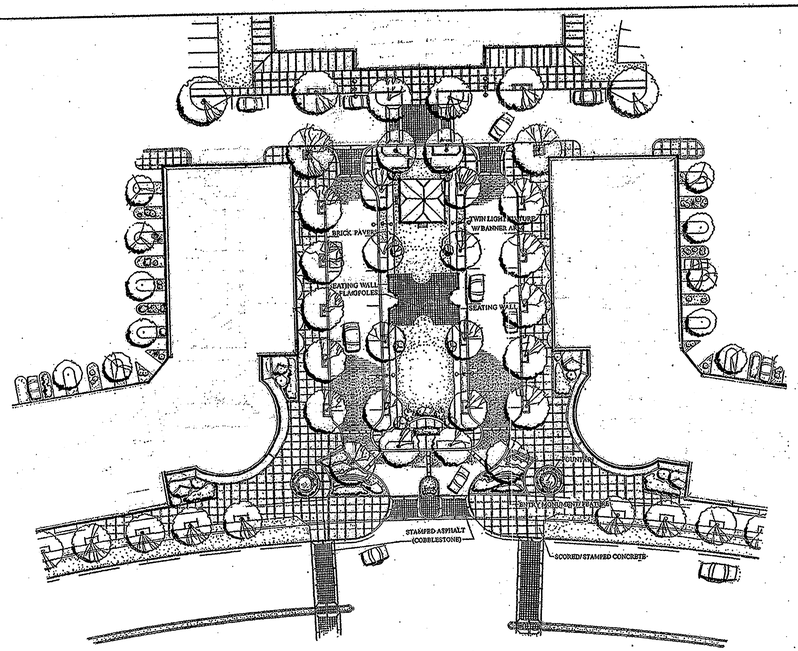
Dewberry & Davis LLC
Engineers
Planners
Surveyors
Landscape Architects
A Dewberry Company
8401 Arlington Blvd.
Fairfax, VA 22031
(703) 849-0100 Fax (703) 849-0118

PCA/FDPA 1996-MV-037-6
RZ 2002-MV-002
RZ 2002-MV-018

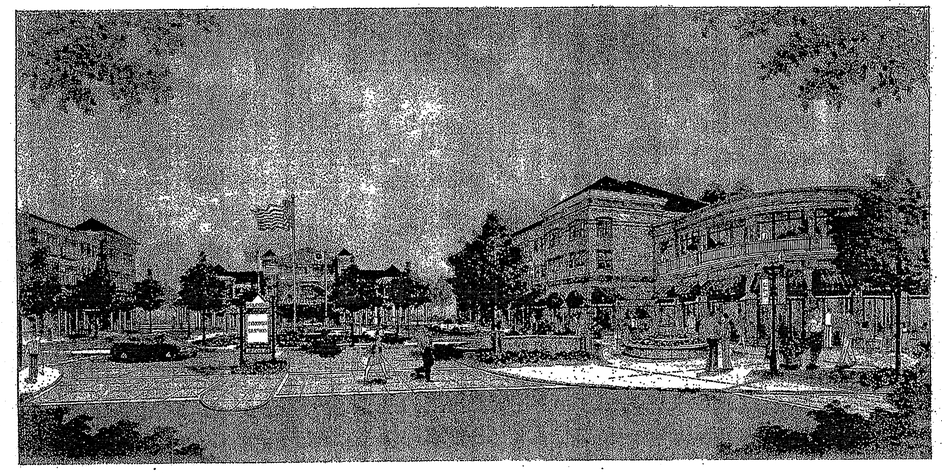
FAIRFAX COUNTY, VIRGINIA

SITE FURNITURE
LORTON TOWN CENTER
MOUNT VERNON DISTRICT

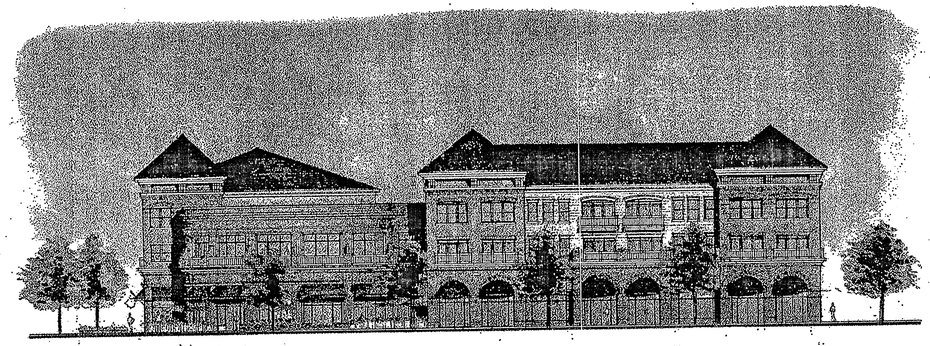
DRAWN BY	
DESIGNED BY	Others
CHECKED BY	LAM
DATE	November 20, 2001
SCALE	Not to Scale
PLAN NUMBER	
ZONED	
SHEET	9 OF 12
FILE NUMBER	M-10335



LORTON TOWN CENTER — TOWN GREEN
SITE PLAN
LORTON, VIRGINIA
KSI029A · MAY 3, 2002
KSI SERVICES
THE LESSARD ARCHITECTURAL GROUP INC.
6603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 FAX 703/760-9328
0 10 20 40
1"=20'
N.



LORTON TOWN CENTER — PERSPECTIVE ALONG LORTON STATION BLVD.
TOWN GREEN
LORTON, VIRGINIA
KSI029A 31 OCTOBER 2001
KSI
THE LESSARD ARCHITECTURAL GROUP INC.



BUILDING – D

LORTON TOWN CENTER — ELEVATIONS
LORTON, VIRGINIA
08 OCTOBER 2001/ KSI029A
KSI
THE LESSARD ARCHITECTURAL GROUP INC.
6603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 FAX 703/760-9328
0
1"= 1/8"
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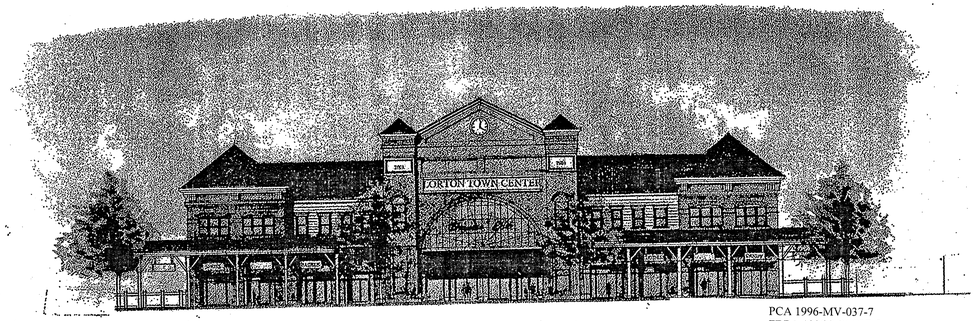


BUILDING – C

PCA 1996-MV-037-7
FDPA 1996-MV-037-5

APPLICATION NO _____ STAFF MAG

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 1/7/05

DATE OF (BOS) (PC) APPROVAL 2/28/05

SHEET 10 OF 12

FDP Approval 1-13-05 Dev conditions 1-26-05

LORTON TOWN CENTER — ELEVATIONS
LORTON, VIRGINIA
08 OCTOBER 2001/ KSI029A
KSI
THE LESSARD ARCHITECTURAL GROUP INC.
6603 Westwood Center Drive, Suite 400, Vienna, VA 22182 703/760-9344 FAX 703/760-9328
0
1"= 1/8"
N

FOR INFORMATION ONLY!

PER PREVIOUSLY APPROVED APPLICATION

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
No. 033994
11/5/02
PROFESSIONAL ENGINEER

SEAL FOR AUTHENTICITY ONLY!

REV. APRIL 5, 2002
REV. MAY 15, 2002
REV. JUNE 17, 2002

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLETON
No. 0402 028112
5/15/02
PROFESSIONAL ENGINEER

6.19.02
TCC

ENGINEER'S SEAL & SIGNATURE

Dewberry & Davis LLC
A Dewberry Company
Engineers
Planners
Surveyors
Landscape Architects
8401 Arlington Blvd.
Fairfax, VA 22031
(703) 849-0100 Fax (703) 849-0118

PCA/FDPA 1996-MV-037-6
RZ 2002-MV-002
RZ 2002-MV-018

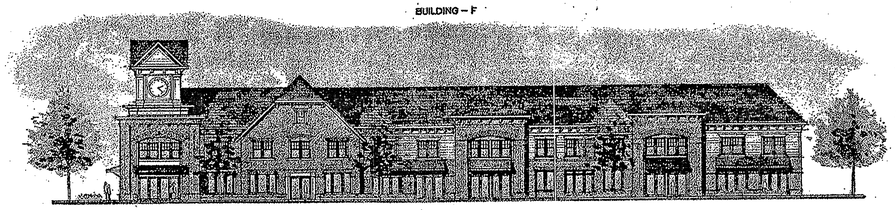
ELEVATIONS
LORTON TOWN CENTER
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DRAWN BY	
DESIGNED BY	Others
CHECKED BY	LAM
DATE	November 28, 2001
SCALE	Not to Scale
PLAN NUMBER	
ZONED	
SHEET	10 OF 12
FILE NUMBER	M-10335

Wachovia – 2nd subm.

SEE SHEET 11A FOR NEW BUILDING F
(WACHOVIA BANK WITH DRIVE-THRU)

BUILDING – F



BUILDING – G

LORTON TOWN CENTER — ELEVATIONS

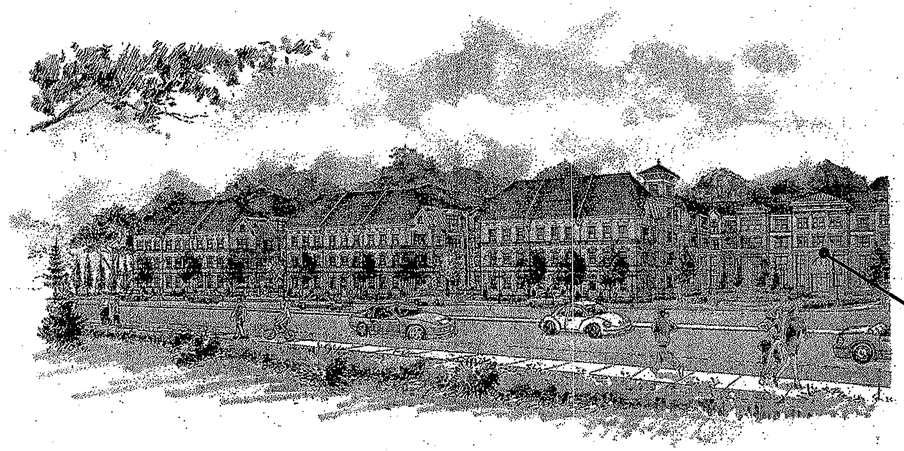
LORTON, VIRGINIA
OS OCTOBER 2001/KSI020A
KSI

THE LESSARD ARCHITECTURAL GROUP INC.

LORTON TOWN CENTER — PERSPECTIVE ALONG LORTON STATION BLVD.
VRE COMMUTER RAIL ENTRANCE

LORTON, VIRGINIA
KSI020A 31 OCTOBER 2001
KSI

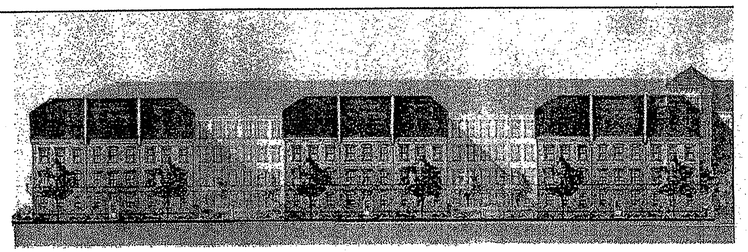
THE LESSARD ARCHITECTURAL GROUP INC.



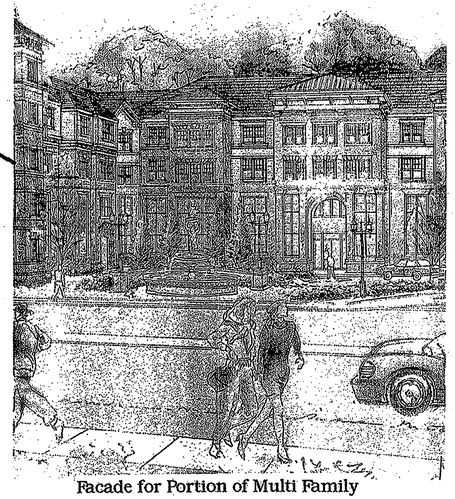
LORTON TOWN CENTER — PERSPECTIVE ALONG LORTON STATION BLVD.
MULTI - FAMILY RESIDENTIAL

LORTON, VIRGINIA
KSI020A
KSI

THE LESSARD ARCHITECTURAL GROUP INC.



LORTON TOWN CENTER — 3–STORY STEP UP TO 4–STORY CONDITION
ALONG LORTON STATION BOULEVARD



Facade for Portion of Multi Family

PCA 1996-MV-037-7
FDPA 1996-MV-037-5

APPLICATION NO. _____ STAFF MAG

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 1/7/05

DATE OF (BOS) (PC) APPROVAL 2/28/05

SHEET 11 OF 12

FDP Approval 1·13·05 Dev conditions 1·26·05

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
No. 033994
11/5/02
PROFESSIONAL ENGINEER

SEAL FOR AUTHENTICITY ONLY!

REV. APRIL 5, 2002
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REV. JUNE 17, 2002

PER PREVIOUSLY APPROVED APPLICATION

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLETON
No. 0402 020112
6·19·02
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

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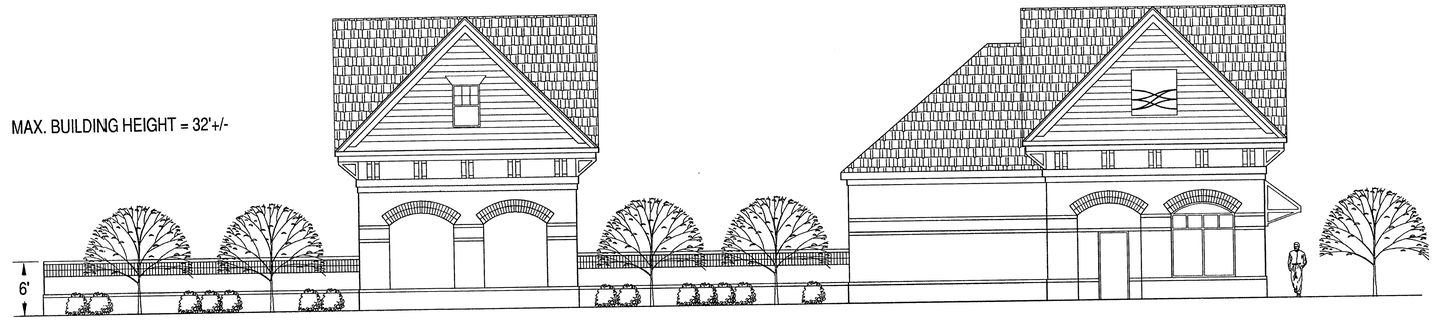
(703) 849-0100 Fax (703) 849-0118

PCA/FDPA 1996-MV-037-6
RZ 2002-MV-002
RZ 2002-MV-018

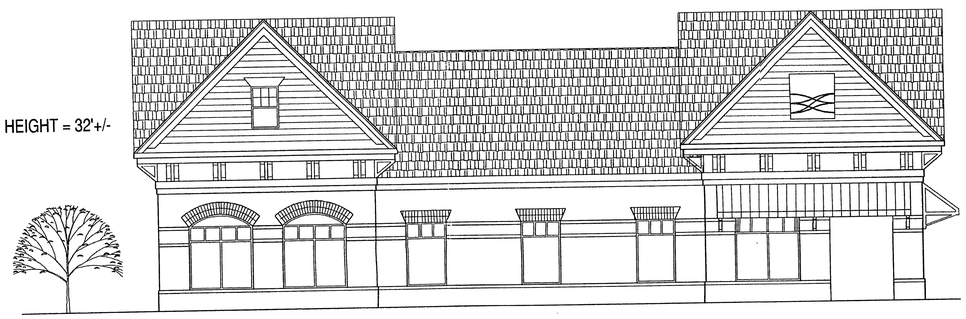
ELEVATIONS
LORTON TOWN CENTER
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

DRAWN BY	
DESIGNED BY	Others
CHECKED BY	LAM
DATE	November 28, 2001
SCALE	Not to Scale
PLAN NUMBER	
ZONED	
SHEET	11 OF 12
FILE NUMBER	M-10335



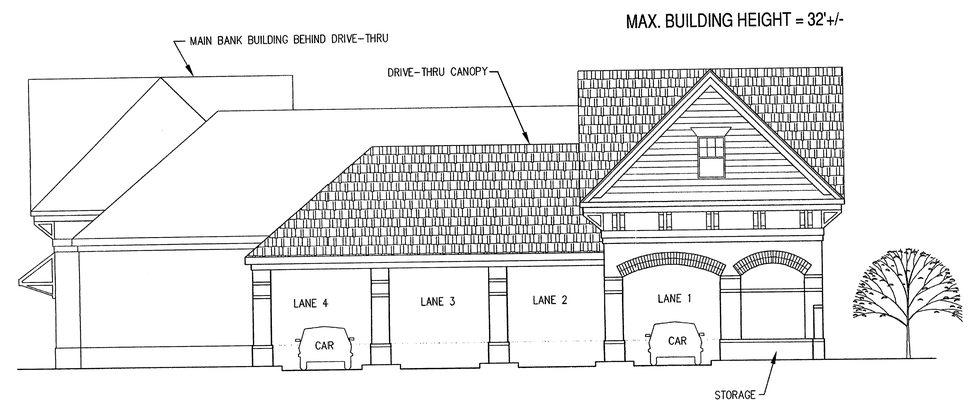
EAST ELEVATION

0 2' 4' 12' 24'
SCALE: 1/8" = 1'-0"



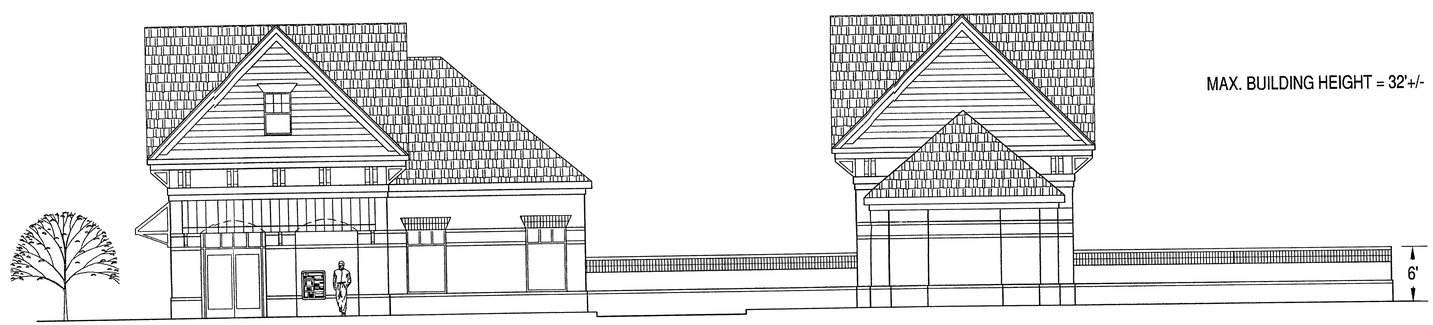
NORTH ELEVATION

0 2' 4' 12' 24'
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

0 2' 4' 12' 24'
SCALE: 1/8" = 1'-0"



WEST ELEVATION

0 2' 4' 12' 24'
SCALE: 1/8" = 1'-0"

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
1/7/05
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No. 000506
1/7/05
CERTIFIED LANDSCAPE ARCHITECT

PCA 1996-MV-037-7
FDPA 1996-MV-037-5 MAG

APPLICATION NO. _____ STAFF _____

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 1/7/05

DATE OF (BOS) (PC) APPROVAL 2/28/05

SHEET 11A OF 12

FDP Approval 1·13·05 Dev conditions 1·26·05

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

ELEVATIONS AND ILLUSTRATIVES

LORTON TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

MOUNT VERNON DISTRICT

PCA/FDPA 1996-MV-037-
COUNTY PROJECT NUMBER

PLAN STATUS	
12/2/04	SUBM. TO FFX. CO.
12/23/04	SUBM. TO FFX. CO.
1/7/05	SUBM. TO FFX. CO.

DATE	DESCRIPTION	
SG DESIGN	RRM DRAWN	MWB CHKD

SCALE H: AS NOTED V:

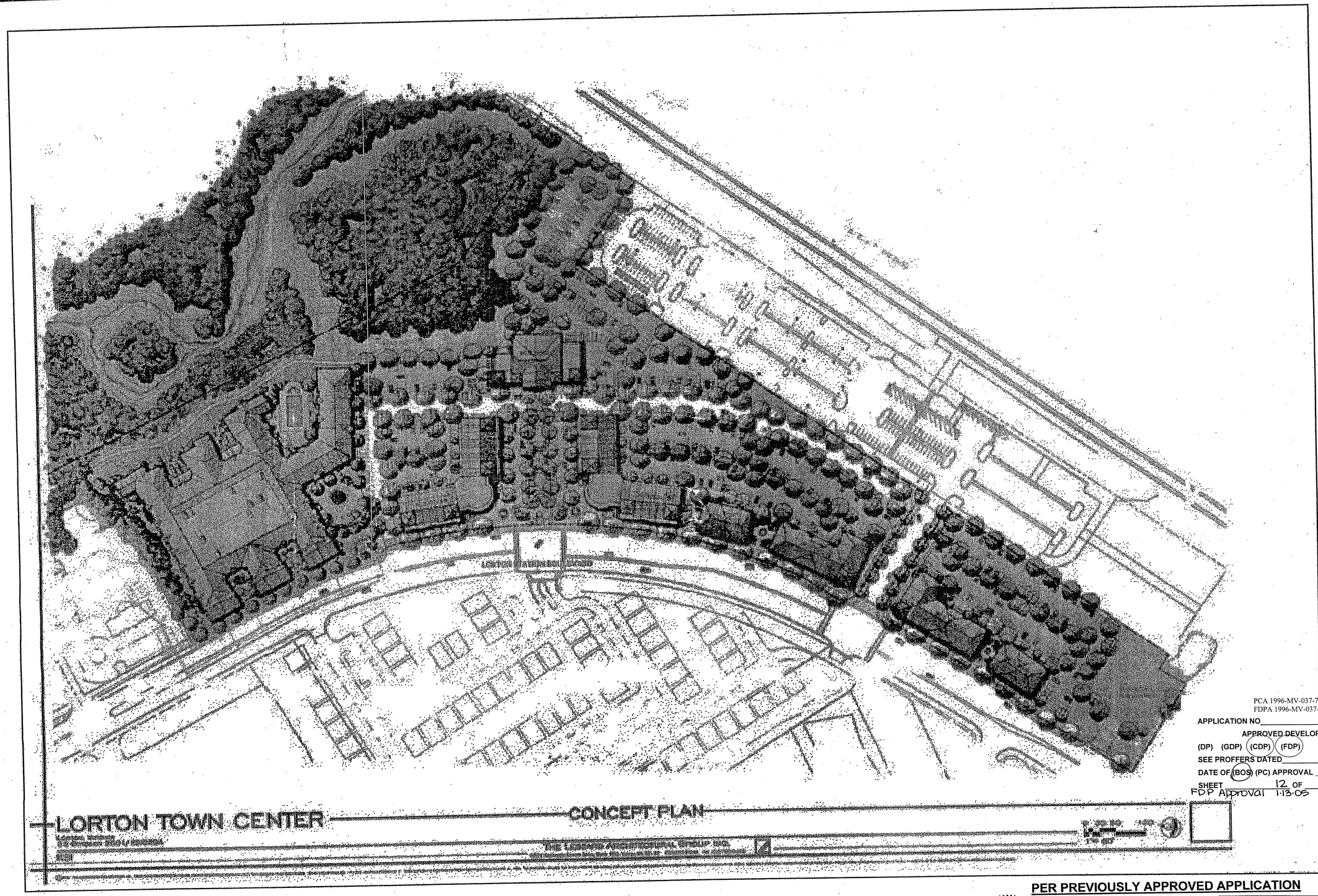
JOB No. 1019-25-001

DATE : JUNE 2004

FILE No. 1019-D-ZP-005

SHEET 11A OF 12

Cad file name : P:\1019 - Lorton TC\1019-25-001\Engineering\Plans & Submissions\DWGS\ELEVATIONS.dwg



PCA 1996-MV-037-7
FDPA 1996-MV-037-5

APPLICATION NO. _____ STAFF MAG

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 1/7/05

DATE OF (BOS) (PC) APPROVAL 2/28/05

SHEET 12 OF 12

FDP Approval 1-13-05 Dev Conditions 1-26-05

PER PREVIOUSLY APPROVED APPLICATION

COMMONWEALTH OF VIRGINIA
BLAKE A. SMITH
No. 033994
11/5/02
PROFESSIONAL ENGINEER

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REV. JUNE 17, 2002

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CARLETON
No. 020-020112
5/15/02
PROFESSIONAL ENGINEER
1-19-02 TCC

ENGINEER'S SEAL & SIGNATURE

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A Dewberry Company
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Surveyors
Landscape Architects
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PCA/FDPA 1996-MV-037-6
RZ 2002-MV-002
RZ 2002-MV-018

FAIRFAX COUNTY, VIRGINIA

CONCEPT PLAN
LORTON TOWN CENTER
MOUNT VERNON DISTRICT

DRAWN BY	
DESIGNED BY	Others
CHECKED BY	LAM
DATE	November 20, 2001
SCALE	Not to Scale
PLAN NUMBER	
ZONED	
SHEET	12 OF 12
FILE NUMBER	M-10335