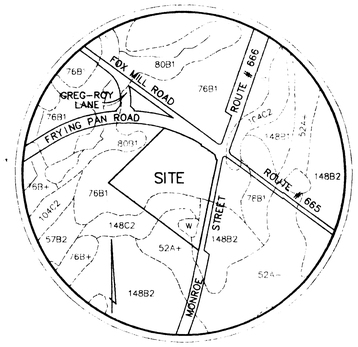
CONCEPTUAL/FINAL DEVELOPMENT PLAN

BATMAN / MONROE STREET

RZ 98-HM-030

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA



SOILS MAP
SCALE : 1" = 500'

SOIL NUMBER	SOIL NAME	SLOPE CLASS	PHASE	EROSION POTENTIAL	GEOTECHNICAL REQUIREMENT
52A+	ELBERT	0 - 2%	SOIL ACCUMULATION	SLIGHT	REQUIRED
76B1	(CALVERTON (L)	2 - 7%	SLIGHT EROSION	SLIGHT	NOT REQUIRED
148C2	IREDELL-MECKLENBURG	7 - 14%	MODERATE EROSION	MODERATE	NOT REQUIRED
148B2	IREDELL-MECKLENBURG	2 - 7%	MODERATE EROSION	MODERATE	REQUIRED

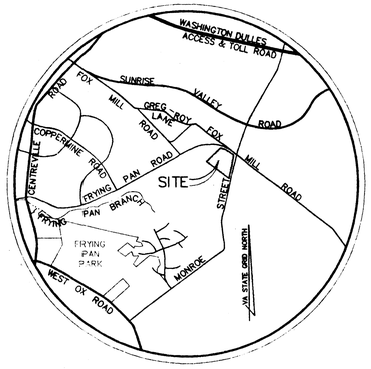
PDH-5 TABULATIONS

TOTAL SITE AREA = 8.09 Ac. (3.27 Ha.)

	PDH-5 REQUIRED	PROVIDED
Number of units	N/A	40 Single family detached
Density	5 D.u./Ac. max. (12.36 D.u./Ha.)	4.94 D.u./Ac. (12.23 D.u./Ha.)
Maximum building height	N/A	35'
Front Setback	N/A	18'± (5.48m±)
Rear Setback	N/A	none
Side Setback	N/A	3'± (0.9m±)
Open Space	35% of gross area or 2.83 Ac.	35% or 2.83 Ac.± (1.14 Ha.)
Area of public street Dedication	N/A	17,557 Sq. Ft. approx. (1631.10 Sq. m)
Parking	2 Spaces per unit.	2.4 Spaces per unit. (includes parking bays)

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP 16-4 ((1)) PARCELS 10, 11, 12 & 13 AND 25-2 ((1)) PARCEL 1 AND IS CURRENTLY ZONED R-1. THE PROPOSED ZONING IS PDH-5.
2. NO TITLE REPORT FURNISHED.
3. THE PROPERTY DELINEATED ON THIS PLAT IS CURRENTLY IN THE NAME OF THE FOLLOWING :
   - PARCEL 10 SHAHLA BATMANGHELIDJ DEED BOOK 8588 AT PAGE 838
   - PARCEL 11 SHAHLA BATMANGHELIDJ DEED BOOK 9526 AT PAGE 1966
   - PARCEL 12 SHAHLA BATMANGHELIDJ DEED BOOK 8588 AT PAGE 831
   - PARCEL 13 SHAHLA BATMANGHELIDJ DEED BOOK 8588 AT PAGE 831
   - PARCEL 1 SHAHLA BATMANGHELIDJ DEED BOOK 8588 AT PAGE 835
4. BOUNDARY INFORMATION BASED ON A FIELD SURVEY BY CHARLES P. JOHNSON & ASSOCIATES.
5. TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY BY CHARLES P. JOHNSON & ASSOCIATES. THE CONTOUR INTERVAL EQUALS 2 FEET. VERTICAL DATUM IS USGS NGVD.
6. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE, PLAN THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT.
7. TRAILS ARE NOT REQUIRED ACCORDING TO THE COMPREHENSIVE PLAN.
8. THERE ARE NO ENVIRONMENTAL QUALITY CORRIDOR OR RESOURCE PROTECTION AREAS ON-SITE.
9. PROPOSED PUBLIC UTILITIES:
   A. WATER SERVICE TO BE PROVIDED BY AN EXISTING 12" MAIN IN LOCATED IN FRYING PAN ROAD.
   B. SANITARY SERVICE TO BE PROVIDED BY THE EXTENSION OF AN 8" MAIN THROUGH THE ADJOINING SITE.
10. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE PROVIDED ON-SITE BY A STORMWATER DETENTION POND, UNLESS WAIVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.
11. THE PROPOSED NUMBER OF SINGLE FAMILY LOTS IS 40. THE PROPOSED DENSITY IS 4.94 DU/AC. (12.23 DU/HA) DENSITY REDUCTIONS ARE NOT REQUIRED IN ACCORDANCE WITH ZONING ORDINANCE ARTICLE 2-308.2 AND 4.
12. OPEN SPACE AMOUNTS TO 123,274 ± S.F. OR 35% OF THE SITE. THE OPEN SPACE WILL BE CONVEYED TO A HOMEOWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES MARKING A BURIAL SITE.
14. THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
16. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED OR DISPOSED OF ON SITE.
17. LANDSCAPING WILL BE PROVIDED IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING SHOWN HEREON SUBJECT TO FINAL ENGINEERING AND DESIGN.
18. PURSUANT TO PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, MINOR DEVIATIONS MAY RESULT FROM FINAL ENGINEERING AND DESIGN (ie. MINOR LOTLINE ADJUSTMENTS, LOCATION OF UTILITIES AND THE LIMITS OF CLEARING AND GRADING).
19. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
20. THE PROPOSED DEVELOPMENT CONFORMS TO APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT :
   - A WAIVER OF THE REQUIREMENT FOR ON-SITE STORMWATER MANAGEMENT MAY BE REQUESTED BY THE APPLICANT. IF APPROVED, THE POSSIBLE ON-SITE POND WOULD NOT BE CONSTRUCTED.
   - A MODIFICATION IS REQUESTED OF THE PFM REQUIREMENT FOR SIDEWALK TO BE LOCATED ON TWO SIDES OF THE STREET. SIDEWALK IS PROPOSED ON A MINIMUM OF ONE SIDE OF THE PRIVATE STREETS.
   - A WAIVER OF THE PFM REQUIREMENT THAT PRIVATE STREETS NOT EXCEED 600' (182.88m) IN LENGTH IS HEREBY REQUESTED.
21. THE DEVELOPMENT SCHEDULE IS NOT DETERMINED AT THIS TIME.
22. SEE SHEET 5 FOR ARCHITECTURAL SKETCHES.
23. SPECIAL AMENITIES ARE NOT ANTICIPATED WITHIN THE DEVELOPMENT.
24. SIGNIFICANT NATURAL FEATURES DESERVING OF PRESERVATION ARE NOT PRESENT ON-SITE.
25. ALL EXISTING STRUCTURES ARE TO BE REMOVED.



VICINITY MAP
SCALE : 1" = 2000'

Application No. R21FDP1998-HM-030 Staff Braytus
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/25/98
Date of (BOS) (PC) approval 11/25/98
Sheet 1 of 6
Development Conditions dated: 10/28/98

TABLE OF CONTENTS

1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3. DETAIL SHEET
4. ILLUSTRATIVE SITE LAYOUT
5. ARCHITECTURAL ELEVATIONS
6. ILLUSTRATIVE SKETCHES

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
10.5.98
PROFESSIONAL ENGINEER

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 5 1998
ZONING EVALUATION DIVISION

Charles P. Johnson & Associates, P.C.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

APRIL 22, 1998
REVISED
OCTOBER 02, 1998

CONCEPTUAL / FINAL DEVELOPMENT PLAN
RZ 98-HM-030
BATMAN / MONROE STREET

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No. RZ/FDP 1998-HM-030 Staff Meghness
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/25/99
Date of (BOS) (PC) approval 1/25/99
Sheet 2 of 6
Development Conditions dated 10/28/98

NO.	BY	DATE	REVISION PRIOR TO APPROVAL
2.	CMD	1/22/98	REDUCED NUMBER OF LOTS, INCREASED LOT AREA FOR LOTS 29-40.
1.	DKA	11/20/97	REDUCED NUMBER OF LOTS DUE TO CPA

Charles P. Johnson & Associates, P.C.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
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SILVER SPRING, MD FAX(703)273-8595

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
10-5-98
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISIONS

DESIGN CP | DRAFT DKA | APPROVED ADB | DATE DEC. 1998 | SCALE HORIZ: 1"=50' VERT: ---

SHEET 2 OF 6

FILE NO.: 93-511-202

GRAPHIC SCALE
ENGLISH SCALE : 1" = 50'
50 0 25 50 100
10 0 12 24
METRIC SCALE = 1:600

LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE
- LIMITS OF CLEARING AND GRADING
- PROPOSED 8" SANITARY SEWER & 10' SANITARY SEWER EASEMENT
- EXISTING 8" SANITARY SEWER & 10' SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN & 10' STORM SEWER EASEMENT
- EXISTING STORM DRAIN & 10' STORM SEWER EASEMENT
- PROPOSED WATERLINE & 15' F.C.W.A. EASEMENT
- PROPOSED SHADE TREE 2"-2 1/2" CAL.
- PROPOSED EVERGREEN TREES 8' HEIGHT
- PROPOSED ORNAMENTAL TREE 2"-2 1/2" CAL.

VIRGINIA STATE GRID NORTH (NAD27)

TOURNAMENT DRIVE (50' R/W)

MONROE STREET ROUTE #666 (VARIABLE WIDTH)

FOX MILL ROAD ROUTE # 665 (VARIABLE WIDTH)

FOX MILL ROAD ROUTE #665 (EXISTING RIGHT-OF-WAY TO BE VACATED)

FRYING PAN ROAD PLAN #7693-SP-09 (VARIABLE WIDTH)

FUTURE ROAD (BY OTHERS) RZ 92-C-009

MONROE STREET ROUTE # 666 (VARIABLE WIDTH)

WILLIAMS MEADOW COURT

N/F SOUTHSIDE WOODLAND, LLC
D.B. 5290 PG. 54
ZONE : PDH-12 USE : VACANT
TAX MAP : 16-3 ((1)) 25D

N/F RICHARD N. DAVIS
D.B. 8030 PG. 14
ZONE : R-1 USE : AGC-NT
TAX MAP : 16-4 ((1)) 30

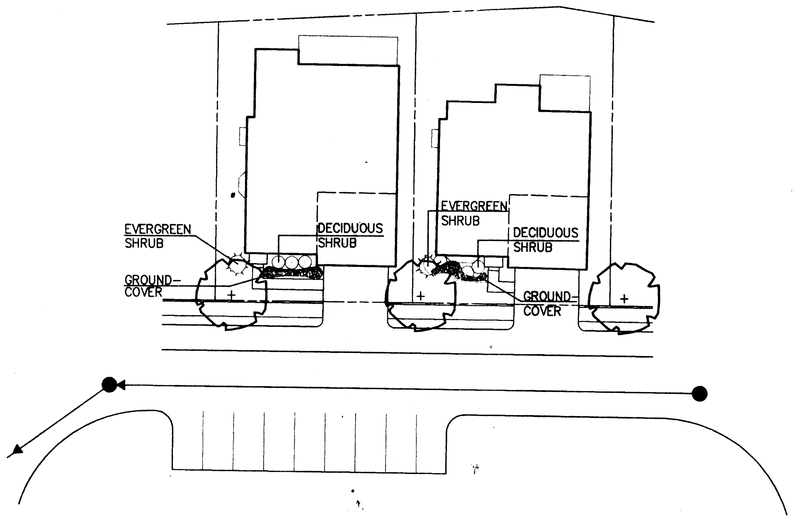
N/F RICHARD DAVIS
D.B. 5205 PG. 655
ZONE : PROPOSED PDH-3 USE : VACANT
TAX MAP # 16-3 ((1)) 24

N/F RICHARD DAVIS
D.B. 3750 PG. 169
ZONE : R-1 USE : VACANT
TAX MAP # 25-2 ((1)) 2

N/F REED P. WILLS, SECOND
D.B. 9113 PG. 1608
ZONE : R-3 USE : PROPOSED SINGLE FAMILY RESIDENTIAL
TAX MAP : 25-2 ((1)) 3
PROPOSED FOX MILL ACRES

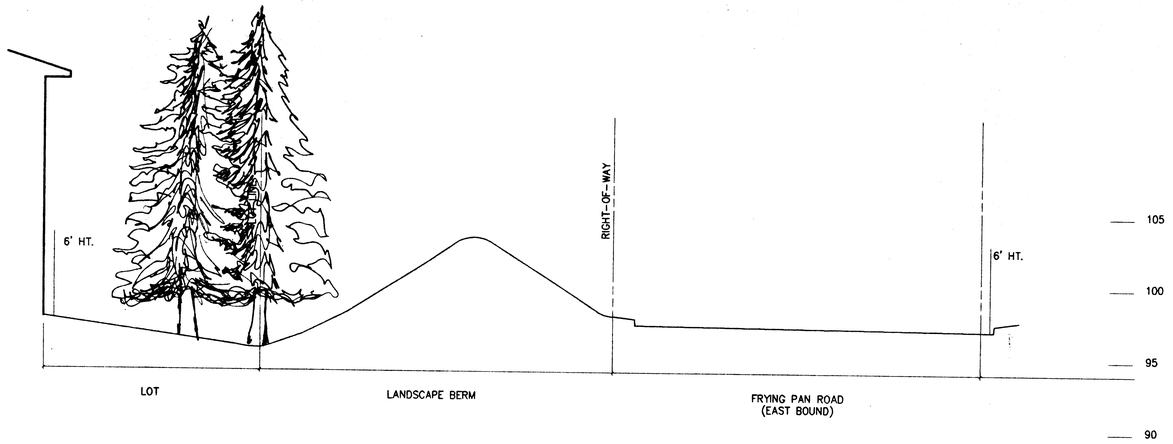
POLO FIELDS SECTION 1-C
ZONE : R-3 USE : SINGLE FAMILY
TAX MAP : 16-4 ((1)) (1C)

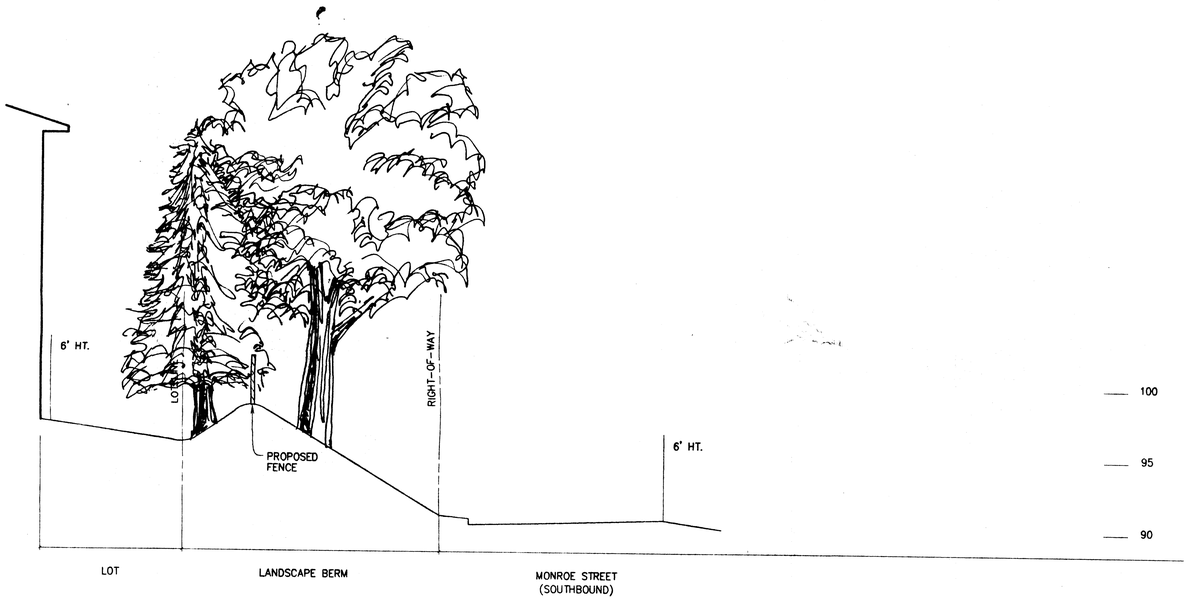
OPEN SPACE
PEDESTRIAN TRAIL
GAZEBO
STONE COLUMNS
STONE COLUMN
ENTRANCE SIGN
SIDEWALK
SAND VOLLEYBALL COURT
PROPOSED LANDSCAPE BERM AND/OR FENCING. (6' MIN. HT.)
TEMPORARY TURN AROUND EASEMENT
FAIRFAX COUNTY PLAN RZ92-C-009



TYPICAL LOT LAYOUT

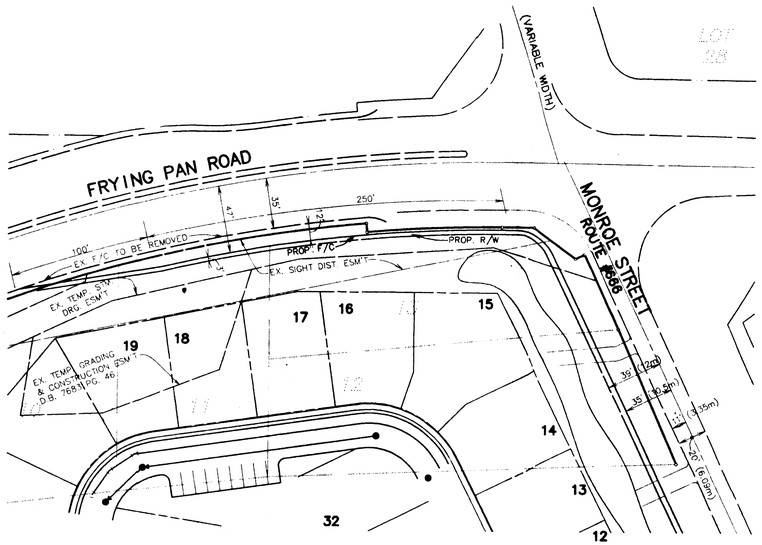
NOT TO SCALE





TYPICAL LANDSCAPE BERM CROSS-SECTIONS

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=5'



FRYING PAN ROAD 250' RIGHT TURN LANE DETAIL

SCALE 1"=50'

Application No. RZ/FDP 1998-HM-030 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/25/98
Date of (BOS) (PC) approval 11/25/98
Sheet 3 of 6
Development Conditions dated: 10/28/98

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 018450
10-5-98
PROFESSIONAL ENGINEER

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8565

DETAILS SHEET

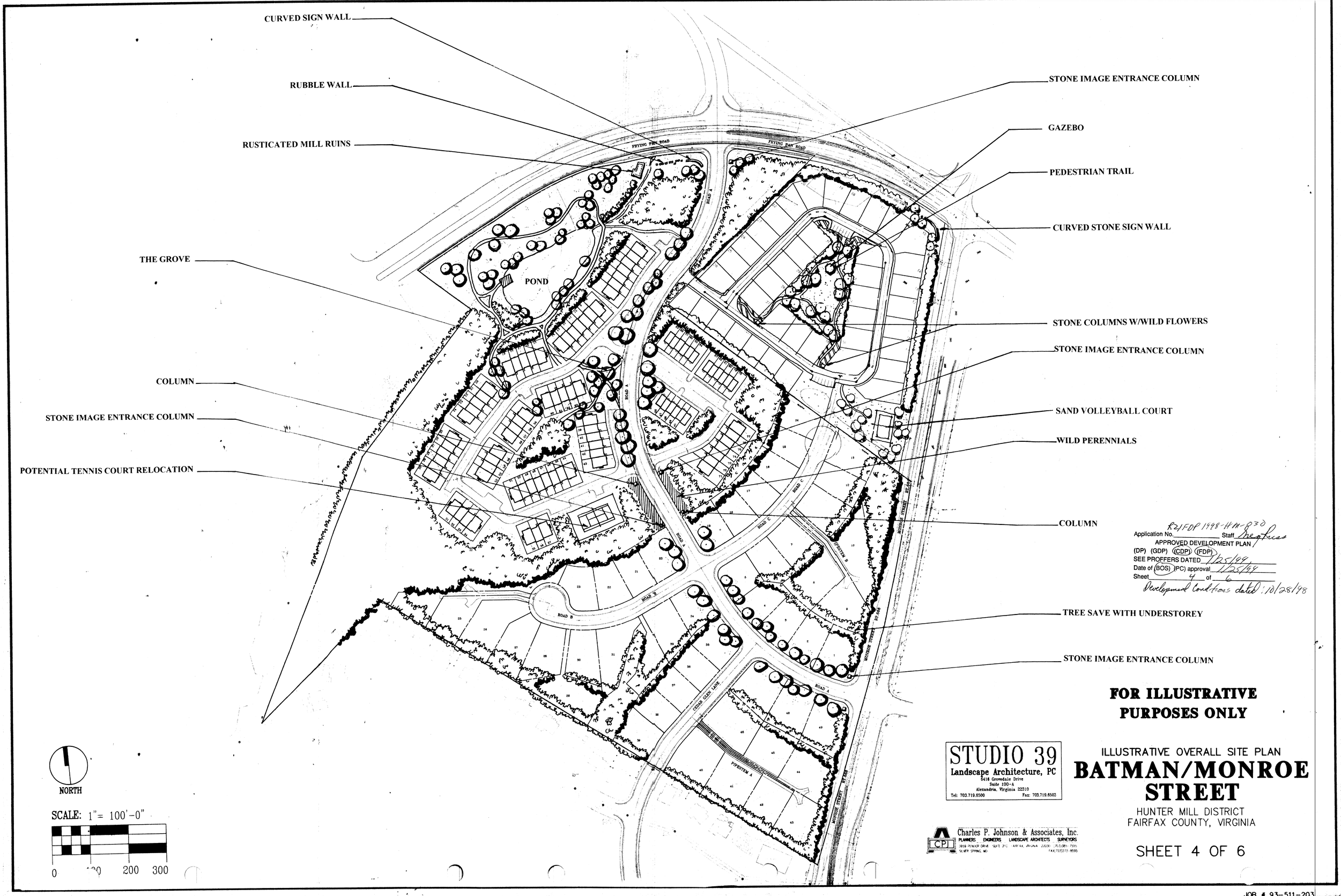
BATMAN/MONROE STREET

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 3 OF 6

Acad Dwg: 00-E0602

Plotted: 10/2/98 09:18



Application No. R2/FDP 1998-HM-030 Staff Meg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/25/99
Date of (BOS) (PC) approval 1/25/99
Sheet 4 of 6
Development Conditions dated: 10/28/98

FOR ILLUSTRATIVE PURPOSES ONLY

STUDIO 39
Landscape Architecture, PC
5416 Grovedale Drive
Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503

Charles P. Johnson & Associates, Inc.
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3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7505
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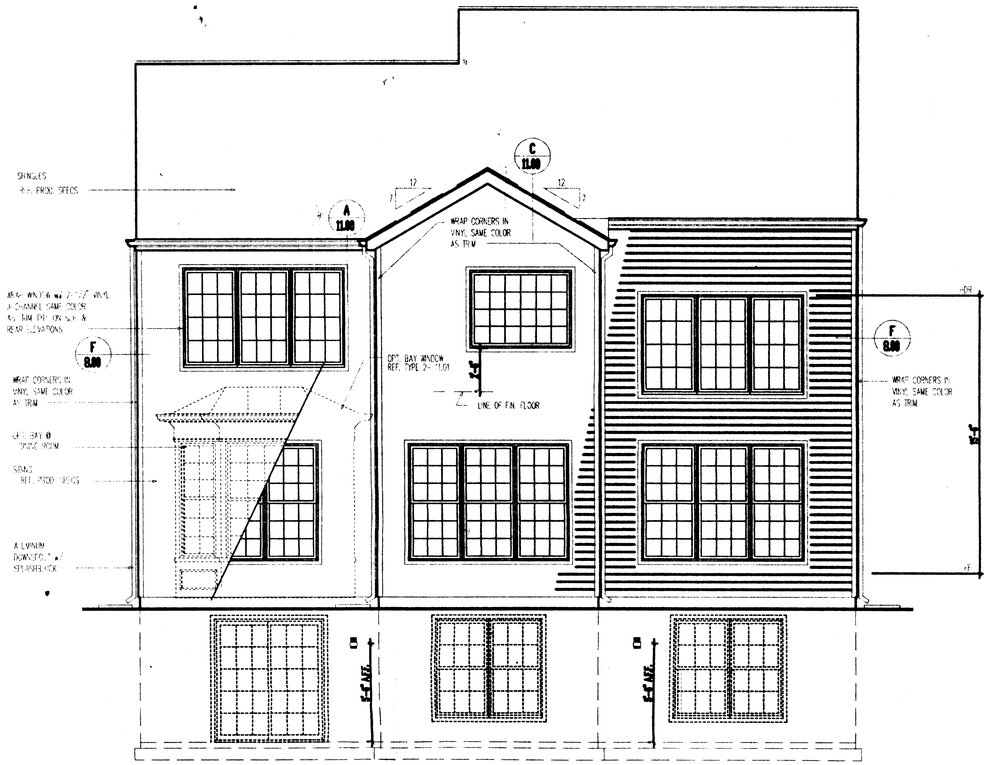
ILLUSTRATIVE OVERALL SITE PLAN

BATMAN/MONROE STREET

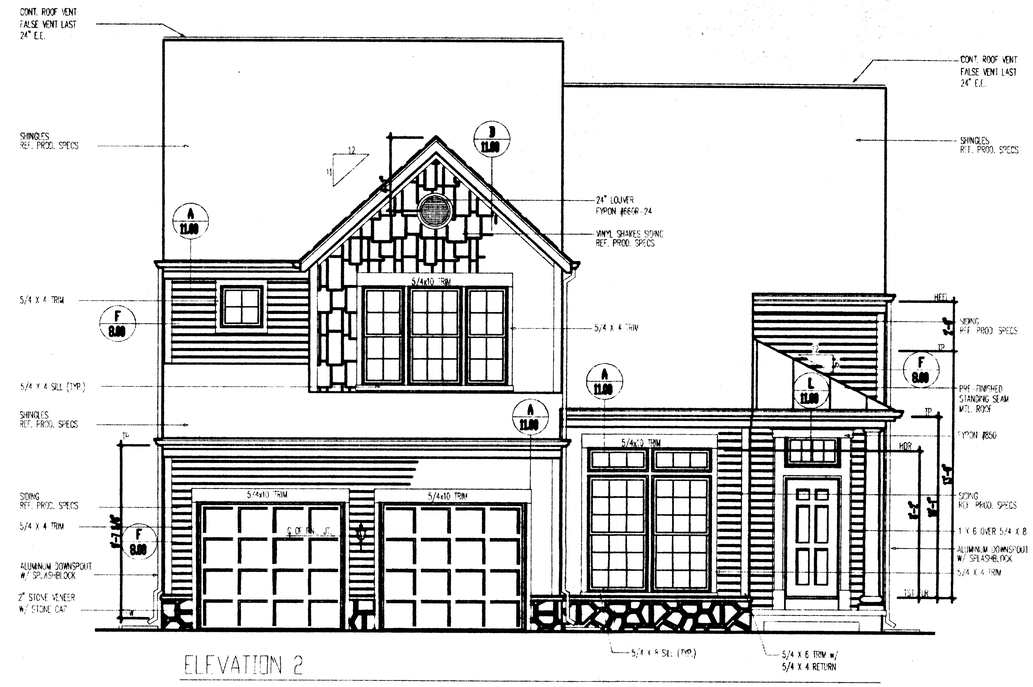
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 4 OF 6

JOB # 93-511-203



ELEVATION 1



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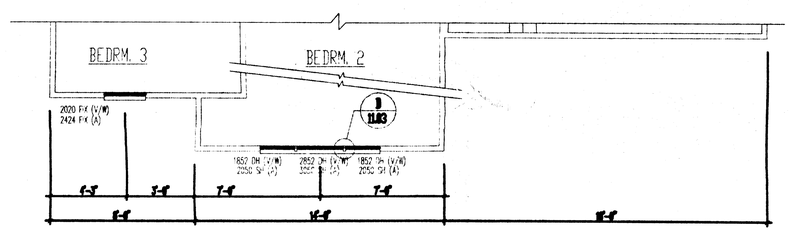
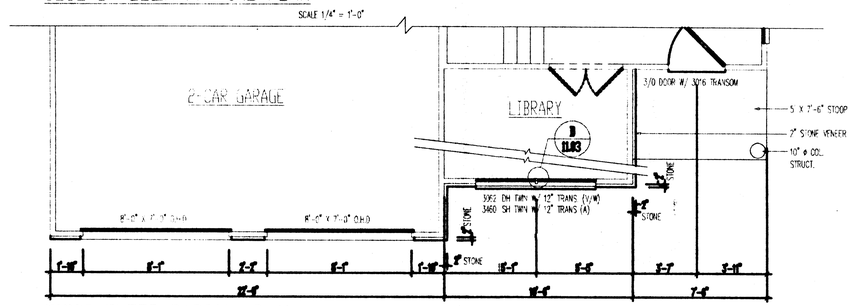
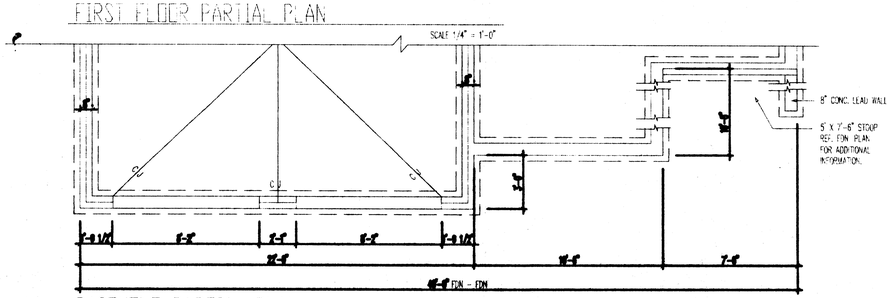


SECOND FLOOR PARTIAL PLAN



FIRST FLOOR PARTIAL PLAN



BASEMENT PARTIAL PLAN

SCALE 1/4" = 1'-0"

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ARCHITECTURE SHEET

BATMAN/MONROE STREET

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
1959 PYNDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

Application No. R21FDP 1998-HM-030 Staff Greghuss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/25/99
Date of (BOS) (PC) approval 1/25/99
Sheet 5A of 6
Development Conditions dated 10/26/98

PULTE HOME NORTH
10600 ARROWHEAD DRIVE SUITE 225
FAIRFAX, VIRGINIA 22030

PULTE Master Builder

TITLE
ASHFORD

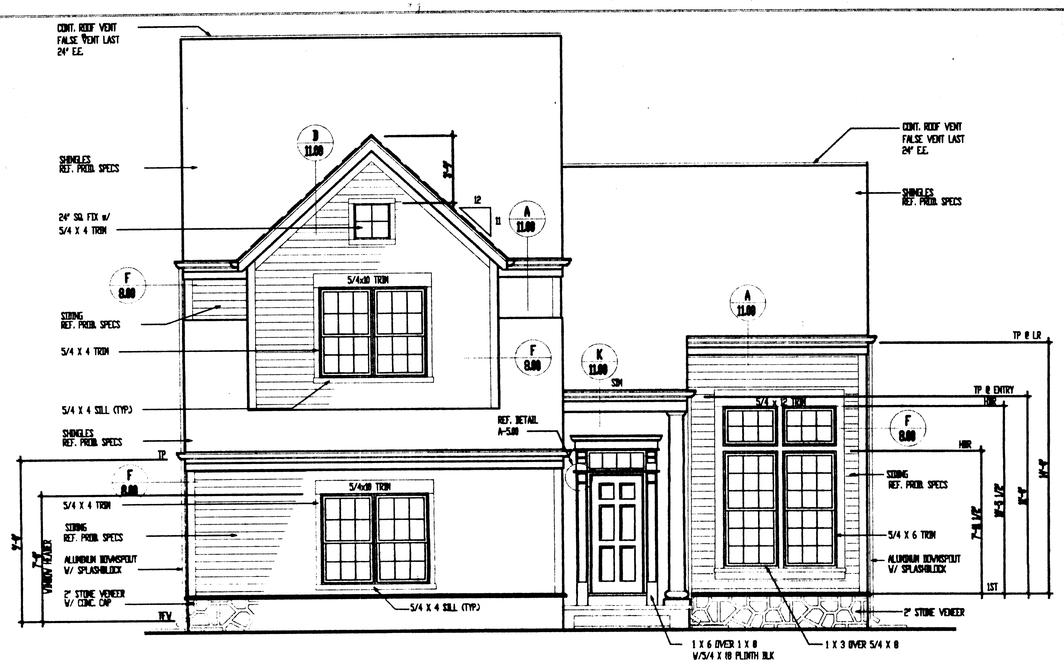
DRAWN BY: CNG
DATE: 8/29/95

REV. No.	DATE
938	02-07-96
N960557	07-22-96

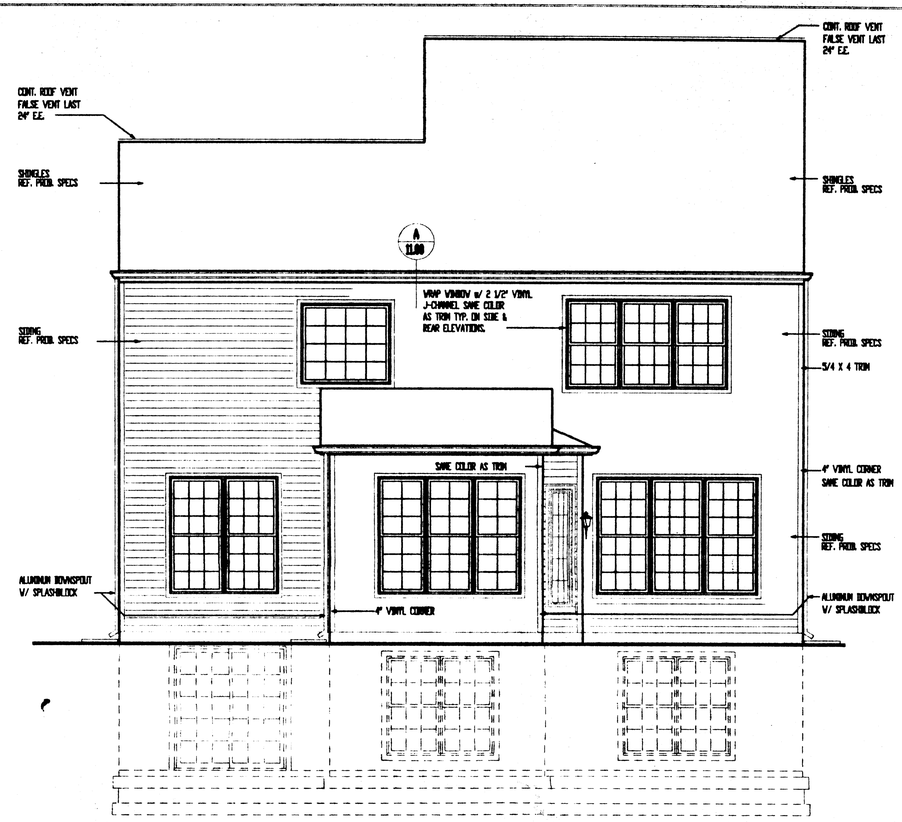
SPECIFICATION LEVEL
OPTIONS

JOB No.
9525
9525E12

SHEET No.
5A

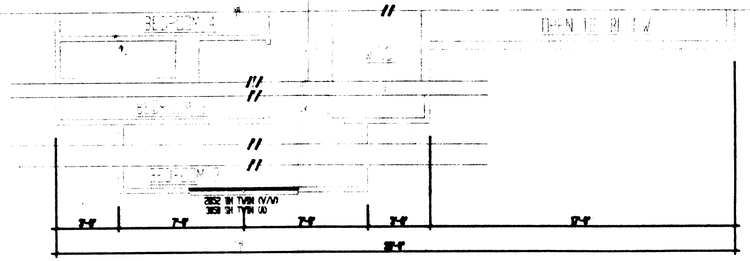


1/4" = 1'-0"



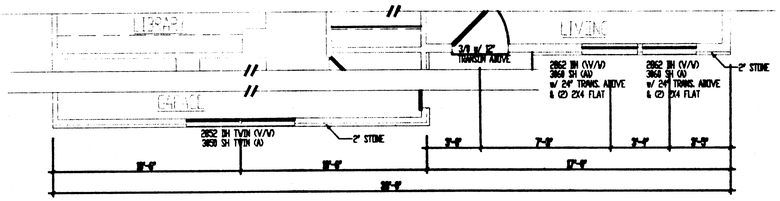
REAR ELEVATION

1/4" = 1'-0"



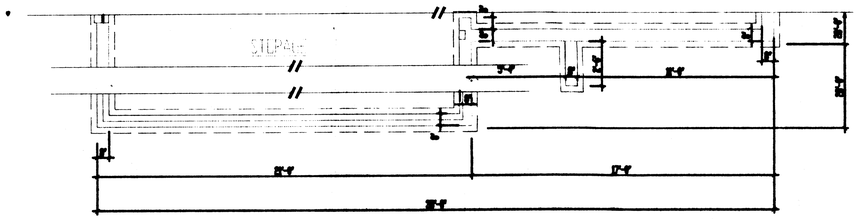
ELEVATION 1 - PART BASEMENT PLAN

1/4" = 1'-0"



ELEVATION 1 - PART 1ST FLOOR PLAN

1/4" = 1'-0"



ELEVATION 1 - PART BASEMENT PLAN

1/4" = 1'-0"

R2 PDP 1998-HM-032

Application No. _____ Staff Greg Fuss

APPROVED DEVELOPMENT PLAN

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

SEE PROFFERS DATED 1/25/99

Date of (BOS) (PC) approval 1/25/99

Sheet 5B of 6

Development Conditions dated 12/08/98

FOR ILLUSTRATIVE PURPOSES ONLY

ARCHITECTURE SHEET

BATMAN/MONROE STREET

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8565

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PULTE HOME NORTH
10600 ARROWHEAD DRIVE SUITE 225
FAIRFAX, VIRGINIA 22030

PULTE Master Builder

title: BARRINGTON

DRAWN BY: CNG
DATE: 6-27-95

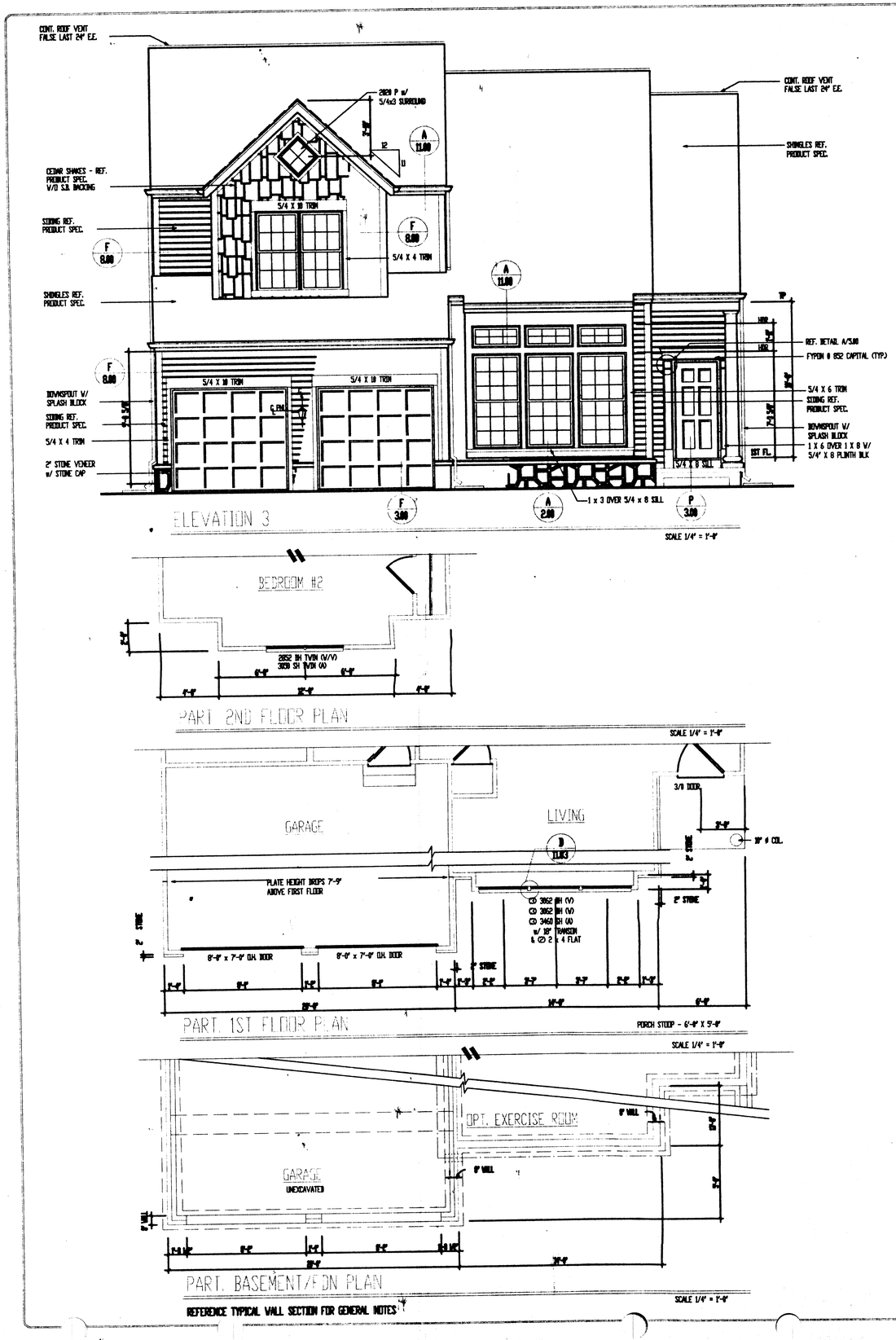
REV. No.	DATE
928	1/22/96
937	2/19/96

SPECIFICATION LEVEL
OP●CCAOE

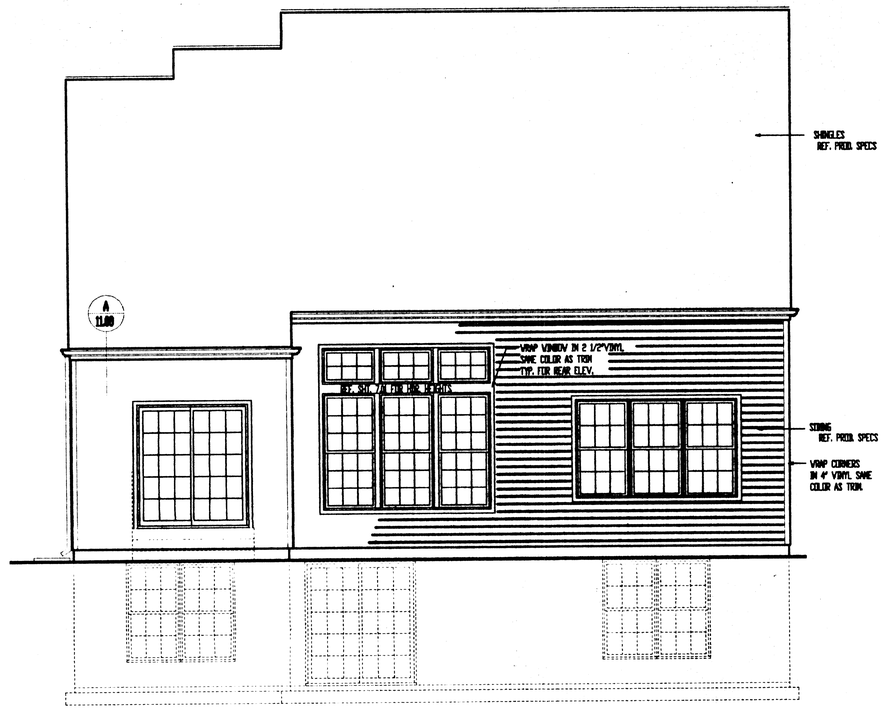
JOB No. 9526
9526EL1

SHEET No. 5B

SCALE 1 1/2" = 1'-0"
SCALE 1" = 1'-0"
SCALE 3/4" = 1'-0"
SCALE 1/2" = 1'-0"
SCALE 1/4" = 1'-0"



REFERENCE TYPICAL WALL SECTION FOR GENERAL NOTES



Application No. R2/FDP 1998-HM-030 Staff Meyfuss
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/25/99
Date of (POS) (PC) approval 1/25/99
Sheet 5C of 6
Development conditions dated 10/28/98

FOR ILLUSTRATIVE PURPOSES ONLY

ARCHITECTURE SHEET

BATMAN/MONROE STREET

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

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PULTE HOME NORTH
10600 ARROWHEAD DRIVE SUITE 225
FAIRFAX, VIRGINIA 22030

PULTE Master Builder

TITLE CHANCELLOR

DRAWN BY: MLC
DATE: 8/15/95

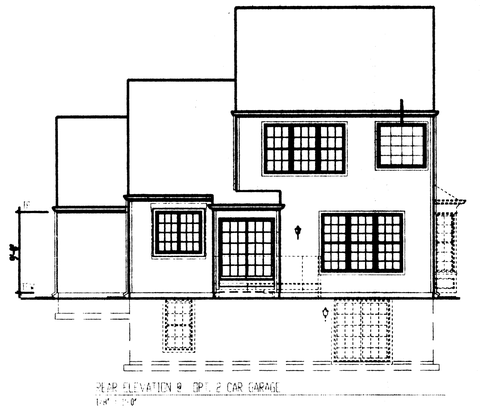
REV No.	DATE
927	2/20/96
997	5/10/96

SPECIFICATION LEVEL OPOCOAOE

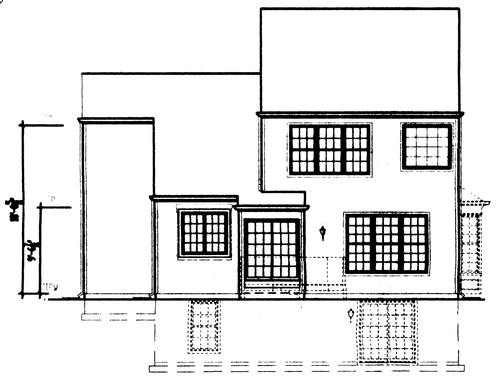
JOB No. 9527
9527ELV2

SHEET No. 5C

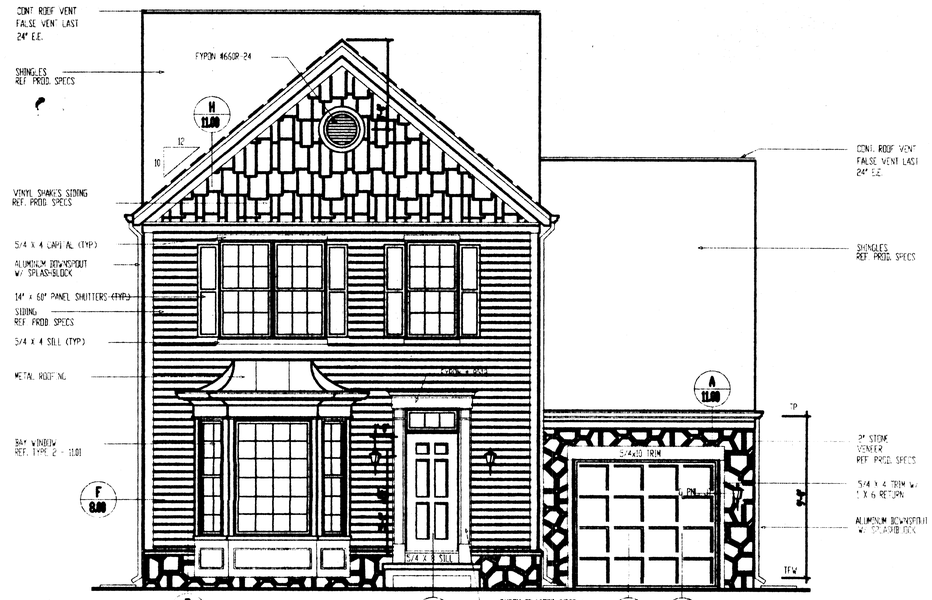
REAR ELEVATION @ STD 1st FLOOR PLAN
1/4" = 1'-0"



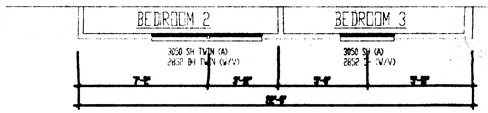
REAR ELEVATION @ OPT. 2 CAR GARAGE
1/8" = 1'-0"



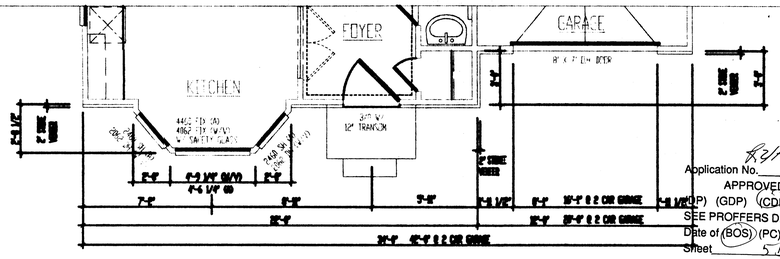
REAR ELEVATION @ OPT. 2 CAR GARAGE W/ BR. 4
1/8" = 1'-0"



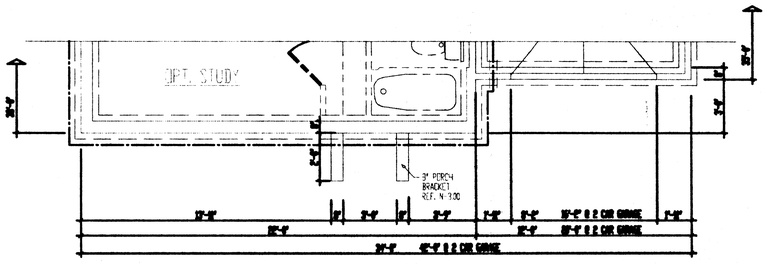
ELEVATION - 8 - OPT. PLAN ONLY
1/4" = 1'-0"



PARTIAL SECOND FLOOR PLAN
1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN
5'-0" X 3'-0" STOOP



PARTIAL FOUNDATION FLOOR PLAN
1/4" = 1'-0"

ELEVATION - 8 W/ OPT. TWO DOOR CAR DOOR GARAGE
1/8" = 1'-0"

ELEVATION - 8 W/ 1 CAR DOOR GARAGE & OPT. BR. 4
1/8" = 1'-0"

ELEVATION - 8 W/ OPT. TWO DOOR CAR DOOR GARAGE & BR. 4
1/8" = 1'-0"

FOR ILLUSTRATIVE PURPOSES ONLY

ARCHITECTURE SHEET
BATMAN/MONROE STREET
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8595

Application No. R3/FDP1998-HM-030 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/25/99
Date of (BOS) (PC) approval 1/25/99
Sheet 5D of 6
Development Conditions dated 10/28/98

PULTE HOME NORTH
10600 ARROWHEAD DRIVE SUITE 225
FAIRFAX, VIRGINIA 22030

PULTE Master Builder

TITLE EVANSTON

DRAWN BY: MLC
DATE: 12/15/95

REV. No.	DATE
939	2/19/96
PN96056	7/23/96
PN96108	11/04/96
PN97134	02/10/98

SPECIFICATION LEVEL
OP●CO●AO●E

JOB No. 9554
9554EL8

SHEET No. 5D

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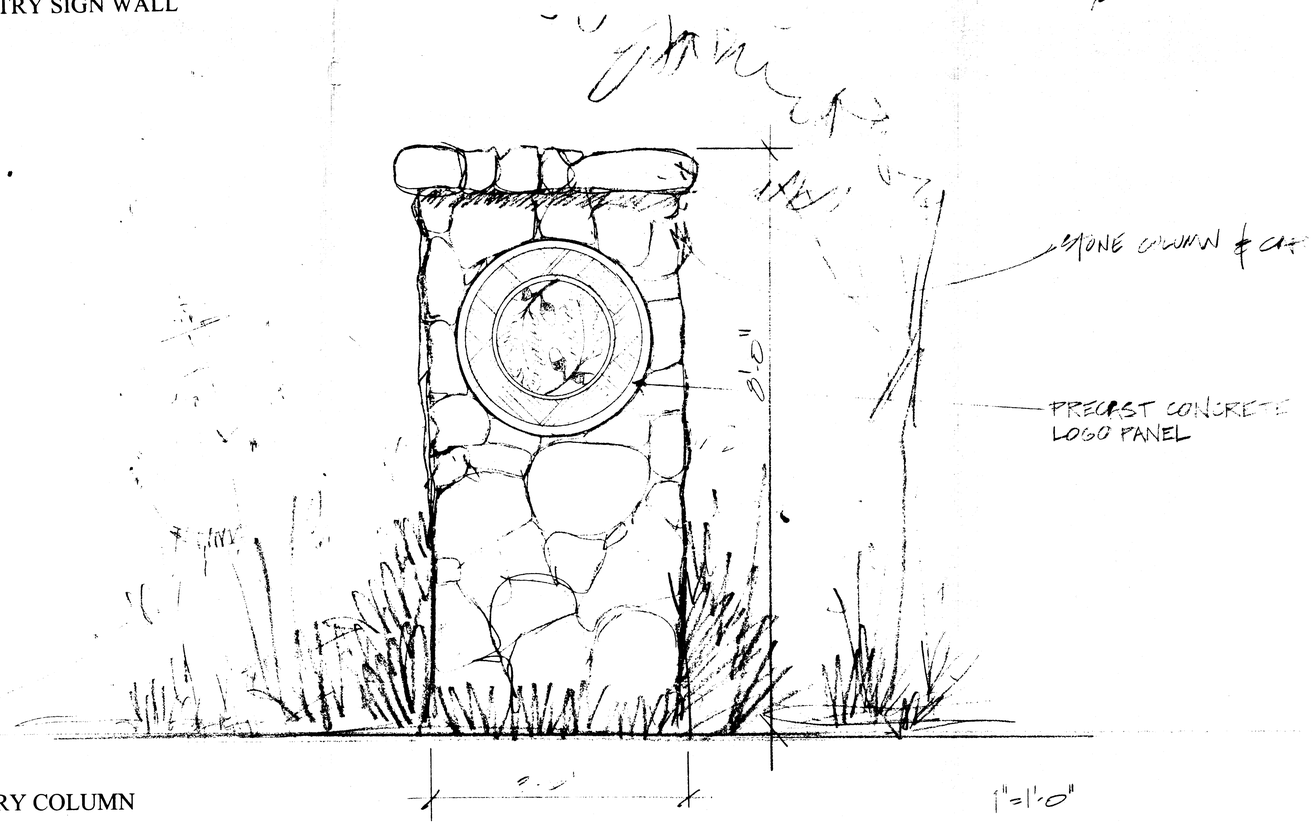
ENTRY SIGN WALL



ENTRY COLUMN

1"=1'-0"

R2/FDP 1998-HM-030
Application No. Staff Reviewed
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/25/98
Date of (BOS) (PC) approval 11/25/98
Sheet 6 of 6
Development Conditions dated 10/28/98

FOR ILLUSTRATIVE PURPOSES ONLY

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ILLUSTRATIVE SKETCHES

BATMAN/MONROE STREET

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 6 OF 6