CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/
FINAL DEVELOPMENT PLAN AMENDMENT
CDPA/FDPA 87-S-039-6

FAIRFAX CORNER

Sully District

Fairfax County, Virginia

December 9, 1997

Revised Dec. 31, 1997
Revised Mar. 24, 1998
Revised Apr. 24, 1998
Revised Apr. 29, 1998
Revised May 29, 1998
Revised Aug. 3, 1998
Revised Sept. 9, 1998

DRAWING LIST

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FDPA APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 11, 1998 WITH DEVELOPMENT CONDITIONS APPROVED, DATED NOVEMBER 5, 1998.

PCA/CDPA APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 16, 1998, SUBJECT TO PROFFERS DATED NOVEMBER 3, 1998.

CIVIL ENGINEER:

URBAN ENGINEERING & ASSOC., INC.
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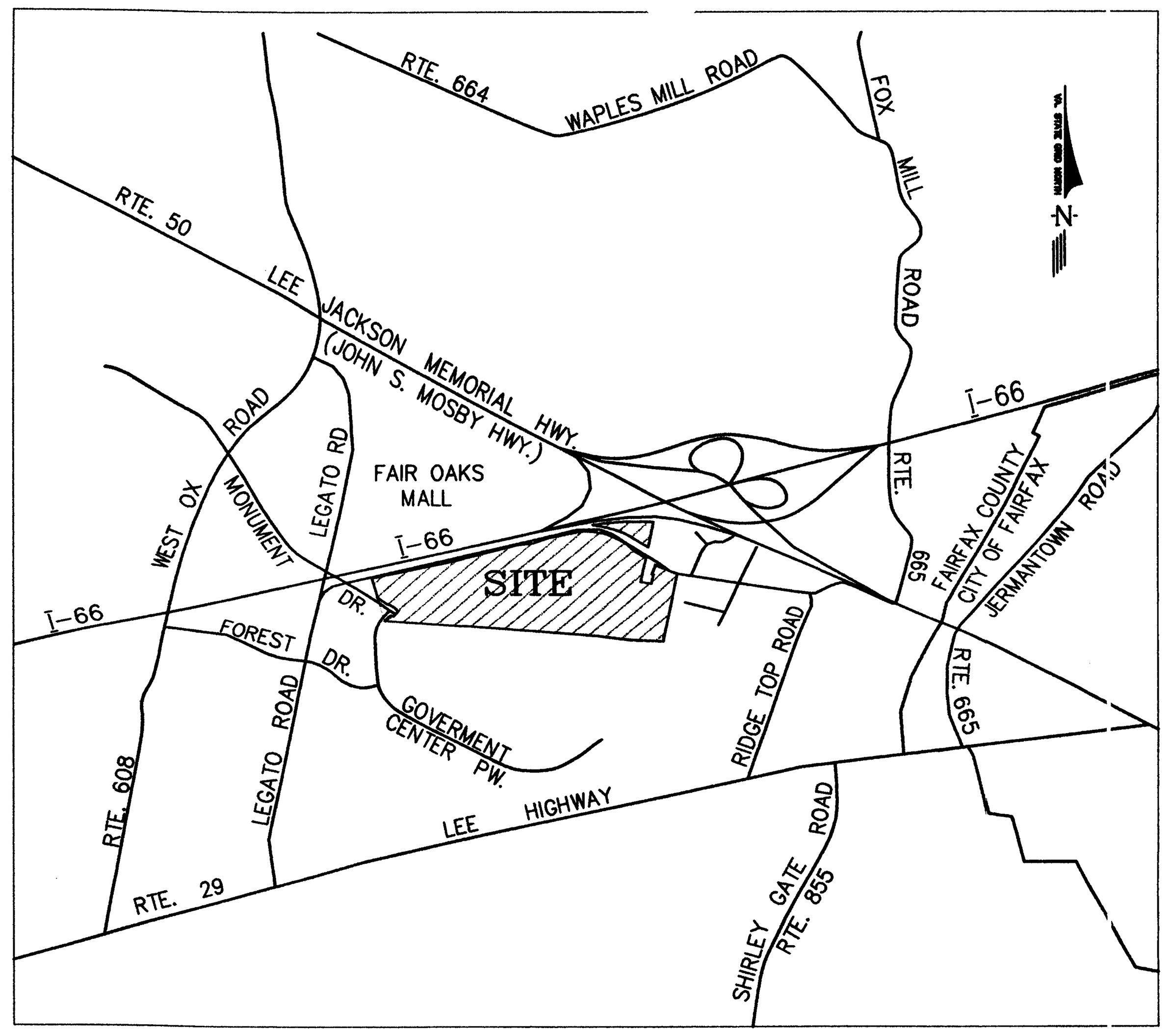
#27097 SHEET 1 OF 13

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO.
00184
LANDSCAPE ARCHITECT

Application No.: FDPA 87-S-039-6 Staff: Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/3/98 dev. cond. 11/11/98
Date of (BOS) (PC) approval 11/5/98
Sheet 1 of 13

6:\27097\cad\0971fdps1.dwg Thu Sep 10 16:03:11 1998

VICINITY MAP



SCALE: 1"=2000'

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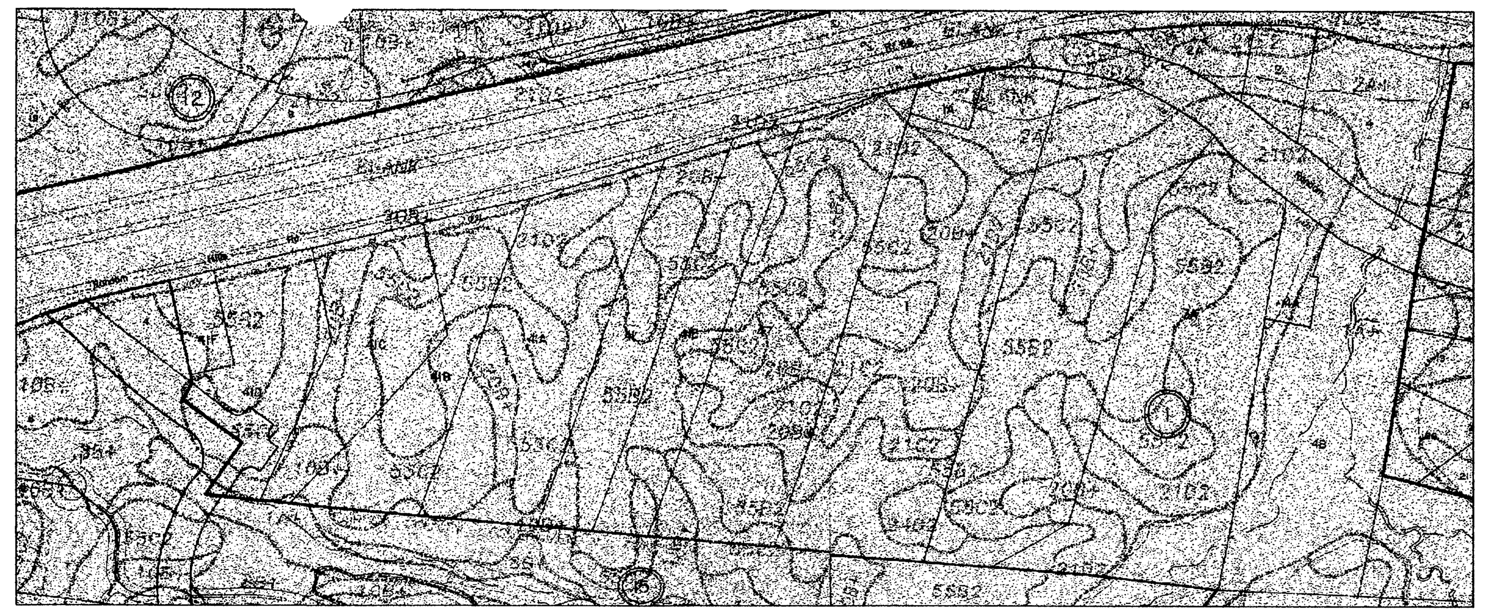
NORTH

SOILS MAP



NORTH

SCALE: 1"=400'

0 200 400 800

SOIL LEGEND

1A+ MIXED ALLUVIAL LAND (0-2% SLOPE)
2A+ CHEWACLA SILT LOAM (0-2% SLOPE)
8B+ WORSHAM SILT LOAM (2-7% SLOPE)
10B+ GLENVILLE SILT LOAM (2-7% SLOPE)
10C2 GLENVILLE SILT LOAM (MODERATE EROSION)
20B+ MEADOWVILLE SILT LOAM (2-7% SLOPE)
21B+ MANOR SILT LOAM (2-7% SLOPE)
21C2 MANOR SILT LOAM (ROLLING PHASE)
21D2 MANOR SILT LOAM (HILLY PHASE)
21E2 MANOR SILT LOAM (STEEP PHASE)
24B2 ELIOAK SILT LOAM (UNDULATING PHASE)
55B2 GLENELG SILT LOAM (UNDULATING PHASE)
55C2 GLENELG SILT LOAM (ROLLING PHASE)
90C2 AUGUSTA VERY FINE SANDY LOAM (ROLLING PHASE)

FDPA NOTES

1. THE SUBJECT PROPERTY OF THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA)/ FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS 56-1((1)), PARCELS 41F, 41D, 41C, 41B, 41A, 41, 41E, 47(PART) AND 56-2((1)), PARCELS 1, 1A, 2, 2A, 3, 3A, 4B. THIS CDPA/FDPA CONTAINS A MIX OF OFFICE, RETAIL, HOTEL AND RESIDENTIAL.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING PLANS BY URBAN ENGINEERING & ASSOCIATES. LANDDESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES.

3. THE TOPOGRAPHY IS FROM AERIAL PHOTOGRAPHY BY OTHERS. THE CONTOUR INTERVAL IS TWO (2) FEET. LANDDESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

4. OWNERSHIP INFORMATION WILL BE PROVIDED SEPARATELY.

5. THE BUILDING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. THE BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND/OR THE NUMBER OF RESIDENTIAL UNITS OR SQUARE FOOTAGE OF OFFICE SPACE IN EACH BUILDING MAY BE MODIFIED SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSION TO THE PERIPHERAL LOT LINES AS SHOWN ON THIS PLAN ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS OR SQUARE FEET THAN THAT NUMBER REPRESENTED IN THE TABULATION AND WILL REDUCE THE NUMBER OF PARKING SPACES AND ADUs ACCORDINGLY.

6. AFFORDABLE DWELLING UNITS WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2-800 OF THE ZONING ORDINANCE. THE NUMBER OF ADUs TO BE PROVIDED WILL BE ADJUSTED BASED UPON THE ACTUAL NUMBER OF UNITS CONSTRUCTED.

7. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS OR NONRESIDENTIAL CONSTRUCTED. GARAGES MAY OR MAY NOT BE PROVIDED. IF PROVIDED, THE GARAGE SPACES AND ANY TANDEM SPACE BEHIND WILL COUNT AS PART OF THE REQUIRED PARKING SPACES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING AS LONG AS THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION IS NOT DIMINISHED. ON SITE PARKING MAY BE LOCATED ON THE SURFACE, BENEATH THE BUILDINGS, WITHIN THE BUILDING FOOTPRINT AND/OR IN PARKING STRUCTURE(S). PARKING DECKS FOR OFFICE USE MAY BE INCREASED OR DECREASED IN SIZE AND HEIGHT DEPENDING UPON FINAL BUILDING CONFIGURATION. IN ADDITION, THE APPLICANT RESERVES THE RIGHT TO PROVIDE LESS THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES GIVEN BOARD APPROVAL OF A REDUCTION IN THE TOTAL NUMBER OF SPACES AS PROVIDED FOR IN PARAGRAPH 4 OF SECTION 11-102 OF THE ZONING ORDINANCE. A FINAL NUMBER OF PARKING SPACES, ACCESSIBLE PARKING SPACES AND LOADING SPACES WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING AND DESIGN AND WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE. SURFACE PARKING MAY BE PROVIDED IN AREAS SHOWN AS PARKING STRUCTURES UNTIL STRUCTURES ARE BUILT.

8. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THIS CDPA/FDPA.

9. ARCHITECTURAL ELEVATIONS FOR OFFICE BUILDINGS ARE NOT AVAILABLE AT THIS TIME.

10. THERE ARE EXISTING FLOOD PLAIN, STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN ON THE GRAPHIC. THERE IS A MAPPED RESOURCE PROTECTION AREA (RPA) OCCURRING ON THE PROPERTY SHOWN ON THE GRAPHIC.

11. THE LIMITS OF CLEARING AND GRADING AND THE LANDSCAPED OPEN SPACE AREA REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13.

12. STORM WATER MANAGEMENT (SWM) FOR THE ENTIRE SITE WILL BE PROVIDED WITHIN LAND BAYS B AND D. BEST MANAGEMENT PRACTICES (BMPS) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITIONS AND/OR WAIVED BY THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM) AS PERMITTED WITHIN THE ORDINANCES. STORM WATER MANAGEMENT PONDS MAY BE WET PONDS, DRY PONDS OR A COMBINATION.

13. THERE ARE NO UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY THAT HAVE A WIDTH OF TWENTY-FIVE FEET OR MORE. EXISTING UTILITY EASEMENTS ARE SHOWN ON THE CDPA/FDPA PLAN.

14. THERE ARE NO KNOWN GRAVES LOCATED ON THE SUBJECT PROPERTY.

15. THE PROPOSED DEVELOPMENT COMPLIES WITH THE APPLICABLE DEVELOPMENT CRITERIA AND THE ADOPTED COMPREHENSIVE PLAN OF THE COUNTY. THE PROPERTY IS LOCATED WITHIN LAND UNIT P WITHIN THE FAIRFAX CENTER AREA.

16. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.

17. THERE ARE SIX (6) EXISTING SINGLE FAMILY DWELLINGS ON THE SUBJECT PROPERTY TO BE DEMOLISHED PRIOR TO CONSTRUCTION.

18. ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, GATEHOUSES, FENCES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.

19. THE PROPOSED DEVELOPMENT MAY INCLUDE ACTIVE AND PASSIVE RECREATION FACILITIES SUCH AS A VOLLEYBALL COURT, TENNIS COURTS SITTING AREAS, TOT LOT, SWIMMING POOL, COMMUNITY BATH HOUSE, PEDESTRIAN AND BICYCLE TRAILS, LANDSCAPE GARDENS, AND/OR SIMILAR RECREATIONAL FACILITIES.

20. SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.

21. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

22. THE MAXIMUM RESIDENTIAL BUILDING HEIGHT IS 65 FT. RESIDENTIAL BUILDINGS SHALL HAVE A MAXIMUM OF FIVE (5) STORIES ABOVE GRADE. SOME BUILDINGS MAY HAVE ONE LEVEL OF DWELLING UNITS AND/OR 1 OR MORE LEVELS OF PARKING WHICH WILL BE BELOW OR PARTIALLY BELOW FINISH GRADE. MAXIMUM COMMERCIAL/OFFICE BUILDING HEIGHT IS 200 FT.

23. PUBLIC WATER AND SEWER SHALL BE PROVIDED. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.

24. IF AN AMENDMENT TO ANY PORTION OF THE CDPA/FDPA BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION WHICH IS AFFECTED BY THE AMENDMENT FOR REVIEW AND APPROVAL.

25. THE PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

26. THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/ SALES/LEASING TRAILERS ON THE SITE.

27. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE ACCESS CONTROL FEATURES FOR THE RESIDENTIAL COMPONENT WHICH MAY CONSIST OF ONE OR MORE OF THE FOLLOWING: ENTRY AND EGRESS GATES, GUARDHOUSE(S), PERIPHERAL FENCING AND PEDESTRIAN GATE(S). IF A GATE IS PROVIDED AT THE EASTERN RESIDENTIAL ENTRANCE, A SIGN SAYING "RESIDENTS ONLY" SHALL BE PROVIDED.

28. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF:
A. A WAIVER OF THE LOADING SPACE REQUIREMENT OF ARTICLE 11 FOR MULTIFAMILY DWELLINGS IS HEREBY REQUESTED.
B. A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT SET FORTH IN SECTION 13-302 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS HEREBY REQUESTED UNDER SECTION 13-304 SECTION 3.
C. A WAIVER OF THE 42-48 INCH CHAIN LINK FENCE BARRIER REQUIREMENT SET FORTH IN SECTION 13-303 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS REQUESTED UNDER SECTION 13-304 SECTION 3.

29. IT IS TO BE UNDERSTOOD THAT THE FOLLOWING PRINCIPAL AND SECONDARY USES MAY BE ESTABLISHED WITHIN THE BUILDINGS IN LAND BAYS A, B, OR C. BEFORE ESTABLISHMENT OF SUCH USES, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AND APPROPRIATE SITE PLAN APPROVALS WILL BE OBTAINED.
- AMUSEMENT ARCADES
- ACCESSORY USES AND ACCESSORY SERVICES USES
- AUTOMOBILE-ORIENTED USES
- BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS
- CHILD CARE CENTERS AND NURSERY SCHOOLS WHICH HAVE AN ENROLLMENT OF 100 OR MORE STUDENTS DAILY
- COMMERCIAL RECREATION USES:
  -- BILLIARD AND POOL HALLS
  -- BOWLING ALLEYS
  -- COMMERCIAL SWIMMING POOLS, TENNIS COURTS AND SIMILAR COURTS
  -- HEALTH CLUBS
  -- INDOOR FIRING RANGES, ARCHERY RANGES, FENCING AND OTHER SIMILAR INDOOR RECREATIONAL USES
  -- MINIATURE GOLF COURSES (INDOOR)
  -- SKATING FACILITIES
  -- ANY OTHER SIMILAR COMMERCIAL RECREATION USE
- COMMUNITY USES
- EATING ESTABLISHMENTS
- ESTABLISHMENT FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING
- FAST FOOD RESTAURANTS
- FINANCIAL INSTITUTIONS
- INSTITUTIONAL USES (GROUP 3)
- LIGHT PUBLIC UTILITY USES (CATEGORY 1)
- MEDICAL CARE FACILITIES, EXCEPT NURSING FACILITIES WHICH HAVE A CAPACITY OF LESS THAN FIFTY (50) BEDS
- OFFICES
- PERSONAL SERVICE ESTABLISHMENTS
- PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS
- PRIVATE SCHOOLS OF SPECIAL/GENERAL EDUCATION
- PUBLIC USES
- QUICK SERVICE FOOD STORES
- REPAIR SERVICE ESTABLISHMENTS
- RETAIL SALES ESTABLISHMENTS
- THEATERS
- VETERINARY HOSPITALS

30. LOADING AND WASTE/RECYCLING FOR THIS RETAIL/RESTAURANT BUILDING SHALL NOT BE LOCATED ALONG THE MONUMENT DRIVE SIDE OF THE BUILDING.

31. THE SERVICE STATION/QUICK SERVICE FOOD STORE AND CAR WASH SHALL BE LIMITED AS FOLLOWS:
- MAXIMUM SQUARE FOOTAGE OF THE SERVICE STATION/QUICK SERVICE FOOD STORE SHALL NOT EXCEED 3,200 SQUARE FEET. NO SERVICE BAYS SHALL BE PERMITTED FOR THE USE. A MAXIMUM OF TWELVE (12) MULTI-PRODUCT DISPENSERS SHALL BE PERMITTED ON SITE.
- HOURS OF OPERATION OF THE SERVICE STATION/QUICK SERVICE FOOD STORE SHALL BE LIMITED TO 6:00 AM TO 1:00 AM DAILY.
- THE SALE OF ALCOHOLIC BEVERAGES SHALL NOT BE PERMITTED FROM THE QUICK SERVICE FOOD STORE.

SITE TABULATION

EXISTING ZONE	PDC		
TRACT AREA	Land Bay A	4.05 ac	
	Land Bay B	22.32 ac	
	Land Bay C	25.07 ac	
	Land Bay D	47.88 ac	
	Land Bay E	11.36 ac	
	Land Bay F	3.854 ac	
TOTAL SITE AREA:		114.53 ac	(for density and FAR purposes)
ACTUAL SITE AREA:		113.47 ac	(excludes dedicated R.O.W.)

BUILDING AREA TABULATION - Gross Floor Area

	Hotel	Retail	Office	Residential	* Residential Bonus Density	Total
Land Bay A	120,000 sf	0	0	0	0	120,000 sf
Land Bay B	0	165,000 sf	0	0	0	165,000 sf
Land Bay C	0	0	879,123 sf	0	0	879,123 sf
Land Bay D	0	0	0	582,062 sf	58,206 sf	640,268 sf
TOTALS:	120,000 sf	165,000 sf	879,123 sf	582,062 sf	58,206 sf	1,804,391 sf (.36 FAR) (After ADU bonus) 1,746,185 sf (.35 FAR) (Before ADU bonus)

* A total of 10% bonus was taken for ADU's

OPEN SPACE

	Required		Provided	
TOTALS:	15%	17.18 ac	40%	45.81 ac

PARKING (See note #5)

	Hotel Reqd.	Hotel Provd.
Land Bay A	158	158

	Retail/Restaurants Reqd.	Retail/Restaurants Provd.	Service Station Reqd.	Service Station Provd.
Land Bay B	810	810	16	16

	Office Reqd.	Office Provd.
Land Bay C	2,210	2,210

	Residential Reqd.	Residential Provd.
Land Bay D	1,040	1,040

Application No. FDPA 87-S-039-6 Staff S.Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE dev. cond DATED 11/11/98
Date of (BOS) (PC) approval 11/5/98
Sheet 2 of 13

RESIDENTIAL UNITS

	Base Residential SF.	Bonus SF. 10%	Total Multi-Family DU SF.	ADU's SF. 6.25%	Total Market Rate SF.
Land Bay D	582,062 sf	58,206 sf	640,268 sf	40,017 sf	600,251 sf

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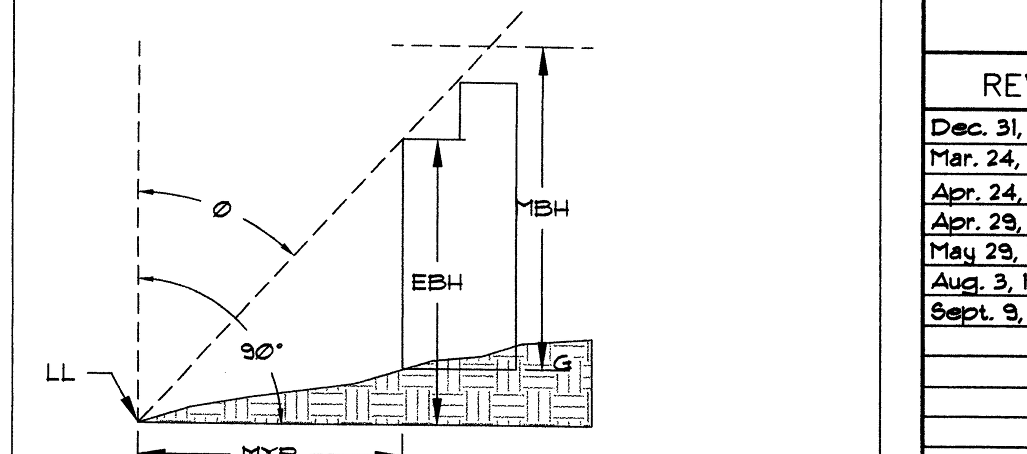
PCA/CDPA APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 16, 1998, SUBJECT TO PROFFERS DATED NOVEMBER 3, 1998.

ANGLE OF BULK PLANE: MULTI-FAMILY BUILDING

MINIMUM REQUIRED YARD FOR MULTIFAMILY BUILDINGS WITH 65' HEIGHT AT PERIPHERAL BOUNDARIES OF PDC DISTRICT

YARD	ANGLE	DISTANCE
FRONT =	20 DEGREES	24' (NOT LESS THAN 15')
SIDE =	15 DEGREES	17' (NOT LESS THAN 10')
REAR =	15 DEGREES	17' (NOT LESS THAN 15')



Ø : ANGLE OF BULK PLANE
LL : LOT LINE
MYR : MINIMUM YARD REQUIREMENT
EBH : EFFECTIVE BUILDING HEIGHT
MBH : MAXIMUM BUILDING HEIGHT
G : FINISHED GRADE

$MYR = EBH \tan \emptyset$

$EBH = \frac{MYR}{\tan \emptyset}$

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 00184
9.9.98
LANDSCAPE ARCHITECT

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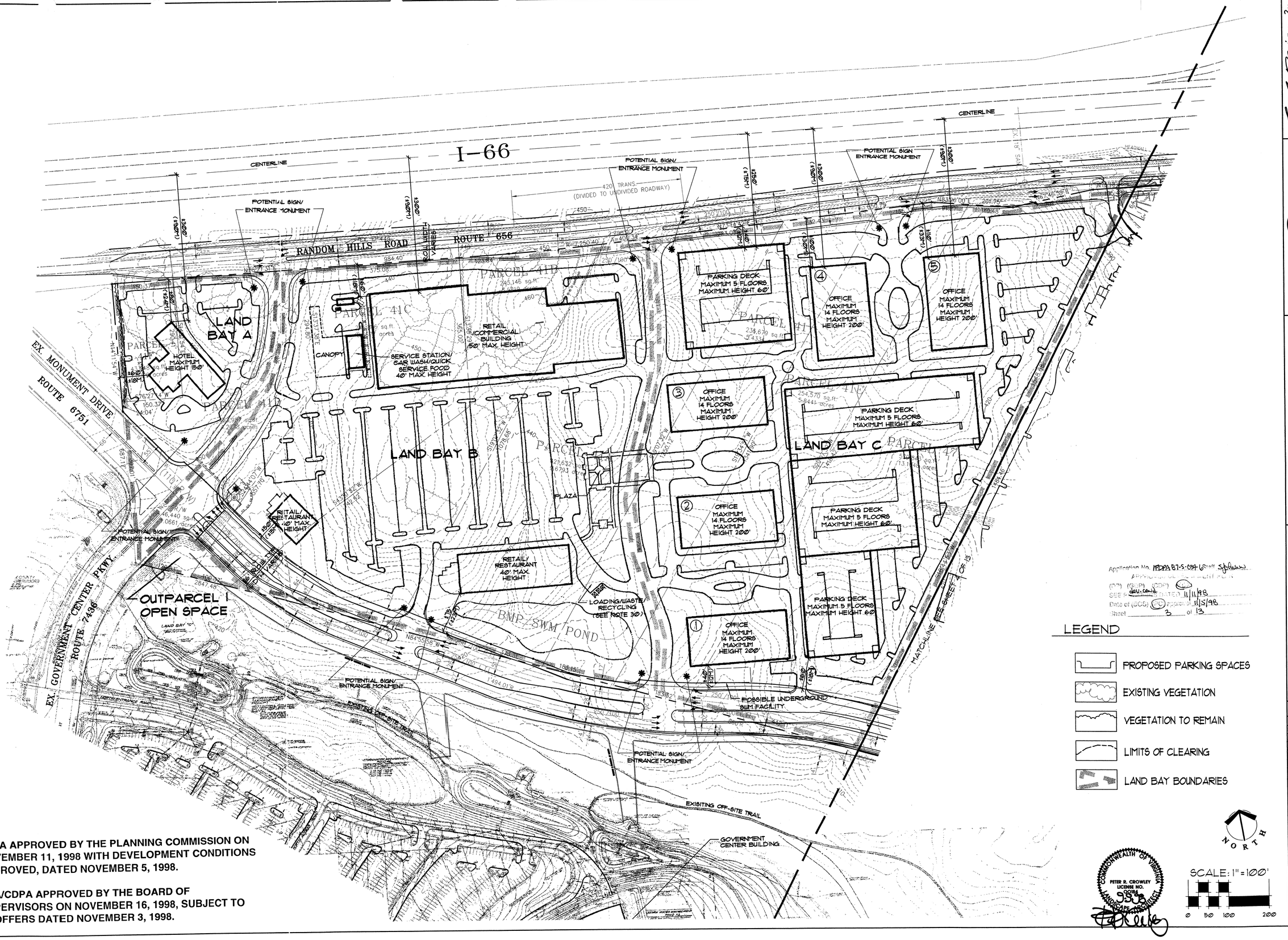
FAIRFAX CORNER
CDPA/FDPA 87-S-039-6
Sully District
Fairfax County, Virginia

Notes and Tabulations

REVISIONS
Dec. 31, 1997
Mar. 24, 1998
Apr. 24, 1998
Apr. 29, 1998
May 29, 1998
Aug. 3, 1998
Sept. 9, 1998

DATE: DEC. 9, 1997
DES. PC DWN. BM
SCALE: NA
PROJECT/FILE NO. 27097
SHEET NO. SHEET 2 OF 13



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PCA/CDPA APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 16, 1998, SUBJECT TO PROFFERS DATED NOVEMBER 3, 1998.

Application No. FDPA 87-S-039-6 Staff Stephens
Approved CDP/FDP
(CDP) (SUP) (SE) (FDP)
SEE Plats dev. cons. DATED 11/11/98
Date of (BOS) (PC) Approval 11/5/98
Sheet 3 of 13

LEGEND

- PROPOSED PARKING SPACES
- EXISTING VEGETATION
- VEGETATION TO REMAIN
- LIMITS OF CLEARING
- LAND BAY BOUNDARIES

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 9308
LANDSCAPE ARCHITECT

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FAIRFAX CORNER
CDPA/FDPA 87-S-039-6
Sully District
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CDPA/FDPA Commercial

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Dec. 31, 1997
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DES.	DWN.
PC	BM

SCALE: 1" = 100'

PROJECT/FILE NO. 27097

SHEET NO. SHEET 3 OF 13

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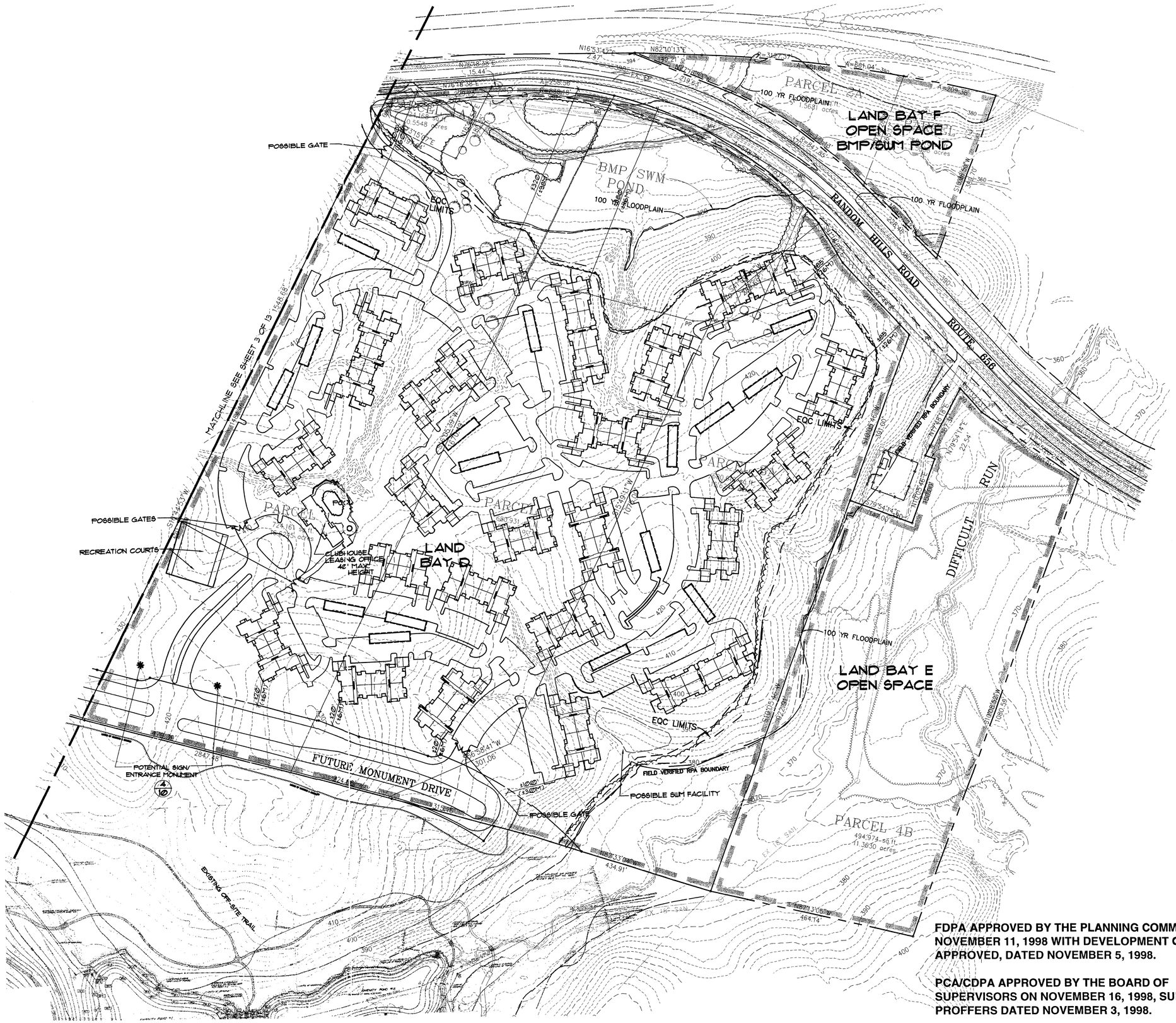

Application No. FDPA87-S-039-6 Staff Sjohnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/11/98
Date of (BOS) (PC) approval 11/5/98
Sheet 4 of 13

LEGEND

- PROPOSED PARKING SPACES
- EXISTING VEGETATION
- VEGETATION TO REMAIN
- LIMITS OF CLEARING
- EQC LIMITS
- RPA LIMITS
- 100 YEAR FLOOD PLAIN
- LAND BAY BOUNDARIES

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COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 00184
LANDSCAPE ARCHITECT

NORTH

SCALE: 1" = 100'

0 50 100 200

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FAIRFAX CORNER
CDPA/FDPA 87-S-039-6
Sully District
Faifax County, Virginia

CDPA/FDPA Residential

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PC	BM

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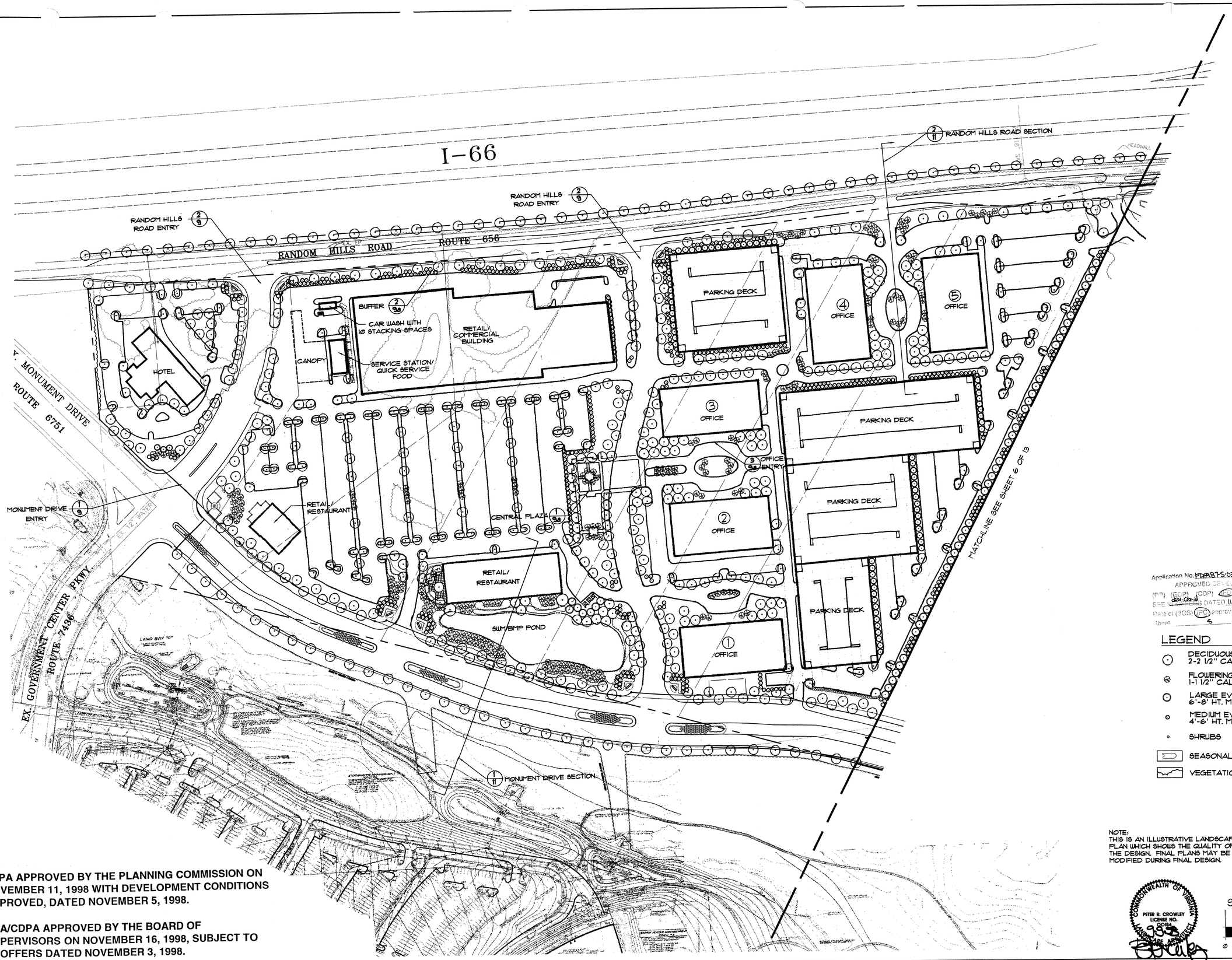

Application No. FDPA87-S-039-6 Staff S Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE ~~SPECIFIC~~ DEV. CON'D DATED 11/11/98
Date of (BOS) (PC) approval 11/5/98
Sheet 5 of 13

LEGEND

- DECIDUOUS TREE 2-2 1/2" CALIPER
- FLOWERING TREE 1-1 1/2" CALIPER
- LARGE EVERGREEN TREE 6'-8' HT. MIN.
- MEDIUM EVERGREEN TREE 4'-6' HT. MIN.
- SHRUBS
- SEASONAL COLOR
- VEGETATION TO REMAIN

NOTE:
THIS IS AN ILLUSTRATIVE LANDSCAPE PLAN WHICH SHOWS THE QUALITY OF THE DESIGN. FINAL PLANS MAY BE MODIFIED DURING FINAL DESIGN.

NORTH

SCALE: 1" = 100'

0 50 100 200

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LANDSCAPE ARCHITECT

FDPA APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 11, 1998 WITH DEVELOPMENT CONDITIONS APPROVED, DATED NOVEMBER 5, 1998.

PCA/CDPA APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 16, 1998, SUBJECT TO PROFFERS DATED NOVEMBER 3, 1998.

Land Design Inc.
Landscape Architecture
Urban Design
Land Planning
Geographic Information Systems
1414 Prince Street Suite 400
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Fax: 703/549-4984

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12500 Fair Lakes Circle
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Fairfax, VA 22033
(703) 227-2000 FAX: (703) 631-6481

FAIRFAX CORNER
CDPA/FDPA 87-S-039-6
Sully District
Fairfax County, Virginia

Landscape Plan-Commercial

REVISIONS

Dec. 31, 1997
Mar. 24, 1998
Apr. 24, 1998
Apr. 29, 1998
May 29, 1998
Aug. 3, 1998
Sept. 9, 1998

DATE: DEC. 9, 1997

DES.	DWN.
PC	BM

SCALE: 1" = 100'

PROJECT/FILE NO. 27097

SHEET NO. SHEET 5 OF 13

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Application No. FDPA 87-S-039-6 Staff SJohnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PLANS DATED 11/11/98
Date of (BOS) approval 11/5/98
Sheet 6 of 13

LEGEND

- DECIDUOUS TREE 2-2 1/2" CALIPER
- FLOWERING TREE 1-1 1/2" CALIPER
- LARGE EVERGREEN TREE 6'-8' HT. MIN.
- MEDIUM EVERGREEN TREE 4'-6' HT. MIN.
- SHRUB
- SEASONAL COLOR
- VEGETATION TO REMAIN

FDPA APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 11, 1998 WITH DEVELOPMENT CONDITIONS APPROVED, DATED NOVEMBER 5, 1998.

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NOTE:
THIS IS AN ILLUSTRATIVE LANDSCAPE PLAN WHICH SHOWS THE QUALITY OF THE DESIGN. FINAL PLANS MAY BE MODIFIED DURING FINAL DESIGN.

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 2014
LANDSCAPE ARCHITECT

NORTH

SCALE: 1" = 100'
0 50 100 200

Land Design Inc.
Landscape Architecture
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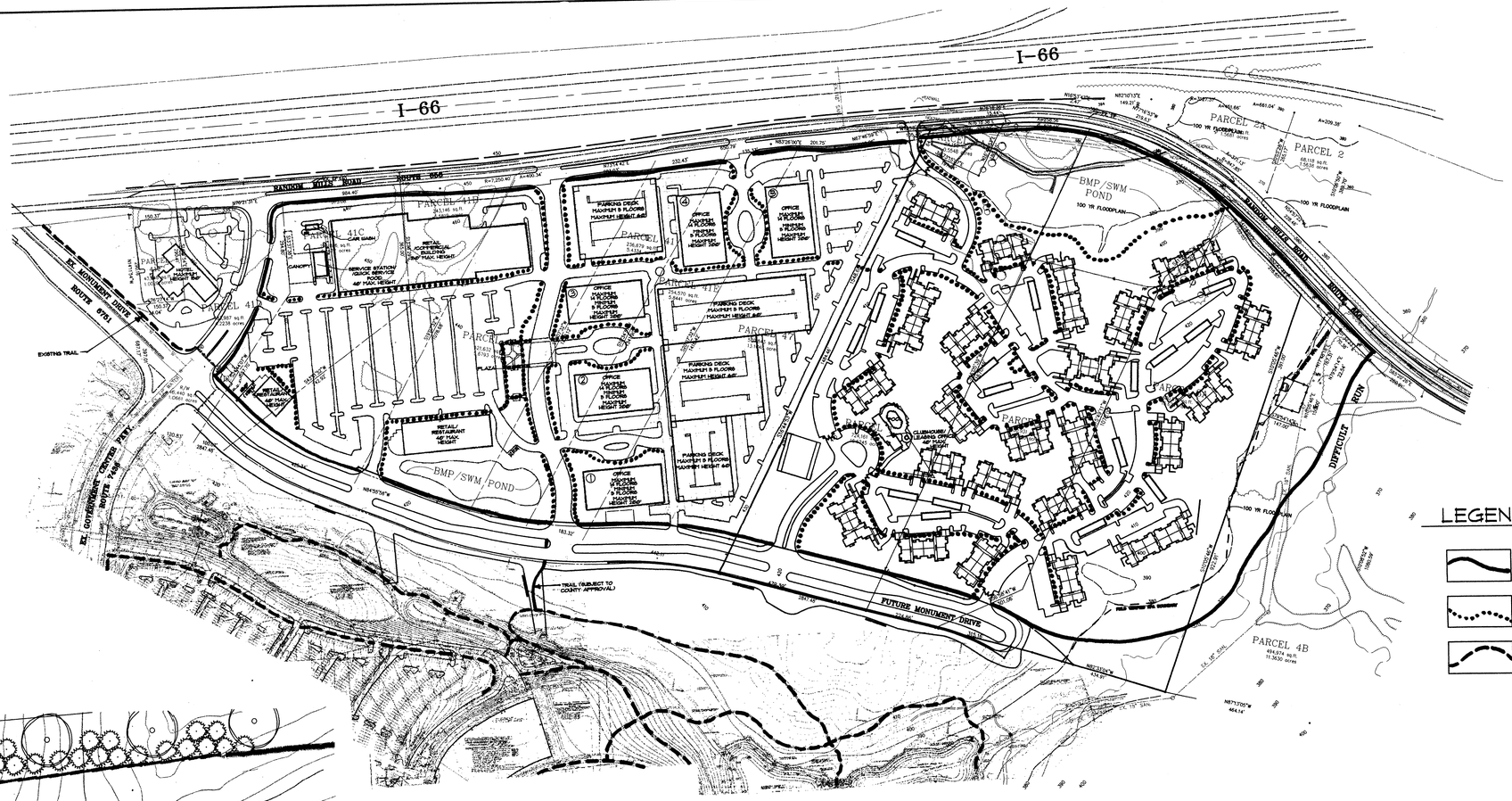
FAIRFAX CORNER
CDPA/FDPA 87-S-039-6
Sully District
Fairfax County, Virginia

Landscape Plan-Residential

REVISIONS
Dec. 31, 1997
Mar. 24, 1998
Apr. 24, 1998
Apr. 29, 1998
May 29, 1998
Aug. 3, 1998
Sept. 9, 1998

DATE: DEC. 9, 1997
DES. FC
DWN. BM
SCALE: 1" = 100'
PROJECT/FILE NO. 27097
SHEET NO. SHEET 6 OF 13

3:\27097\cad\097dp56.dwg Thu Sep 10 16:22:11 1998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I-66
RANDOM HILLS ROAD
ROUTE 654
ROUTE 654
ROUTE 654
FUTURE MONUMENT DRIVE
DIFFICULT RUN
EXISTING TRAIL
TRAIL (SUBJECT TO COUNTY APPROVAL)
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BMP/SWM POND
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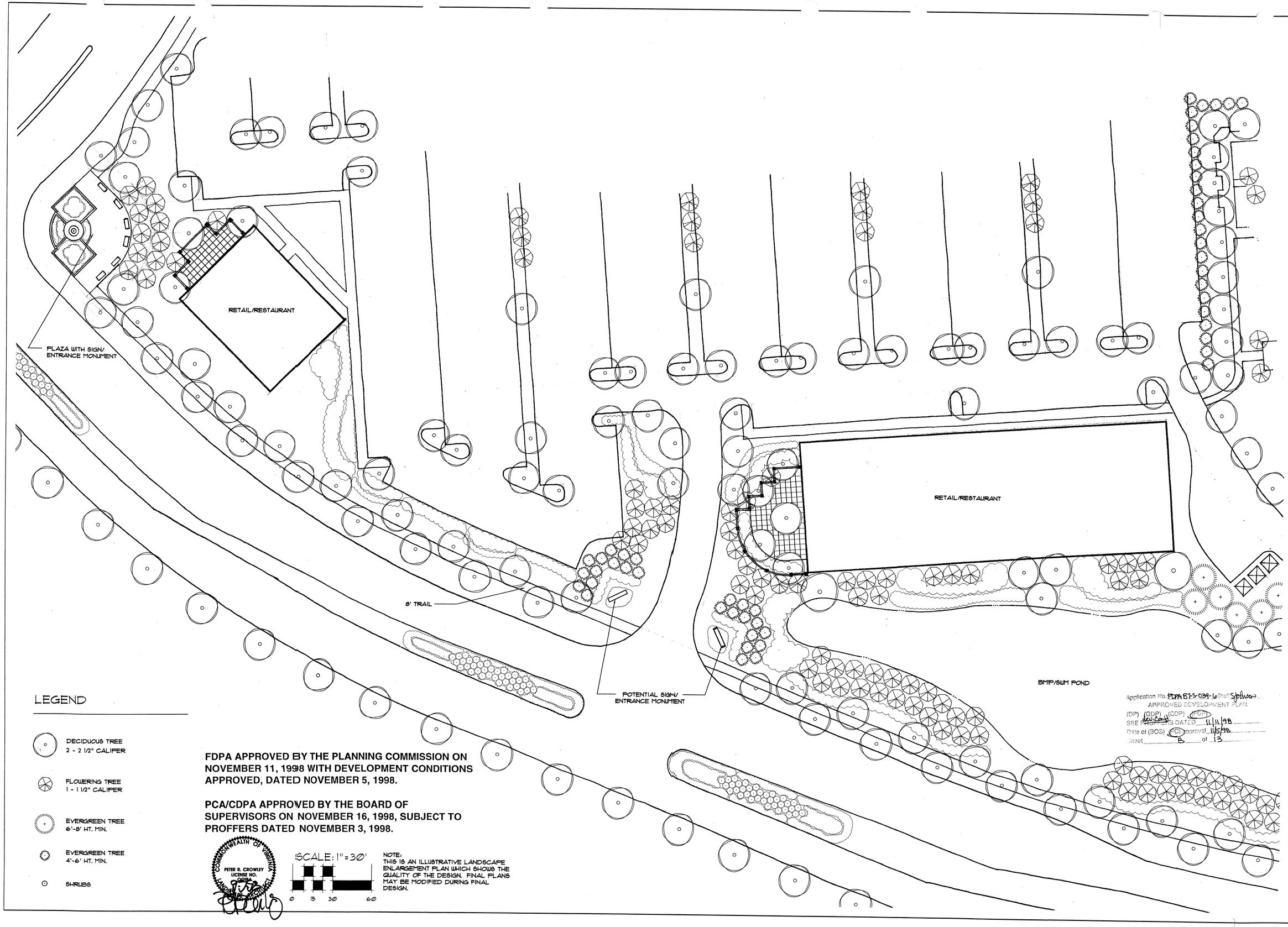


FDPA APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 11, 1998 WITH DEVELOPMENT CONDITIONS APPROVED, DATED NOVEMBER 5, 1998.

PCA/CDPA APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 16, 1998, SUBJECT TO PROFFERS DATED NOVEMBER 3, 1998.

NOTE:
THIS IS AN ILLUSTRATIVE LANDSCAPE ENLARGEMENT PLAN WHICH SHOWS THE QUALITY OF THE DESIGN. FINAL PLANS MAY BE MODIFIED DURING FINAL DESIGN.

Land Design Inc.
Landscape Architecture Land Planning
Urban Design Geographic Information Systems
1414 Prince Street Suite 400 703/549-7784
Alexandria, VA 22314-2815 Fax: 703/549-4984

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX: (703) 631-6481

FAIRFAX CORNER

CDPA/FDPA 87-S-039-6

Sully District

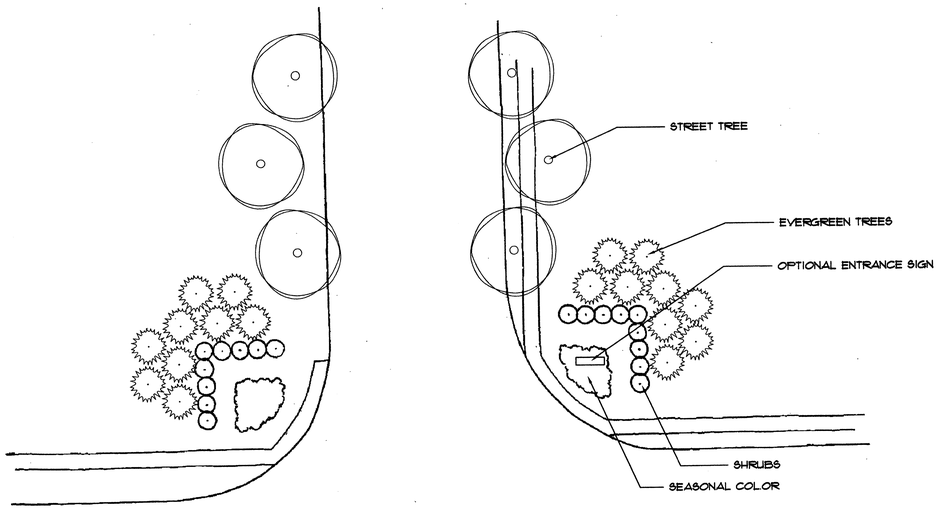
Fairfax County, Virginia

Pad Site Enlargement Plan

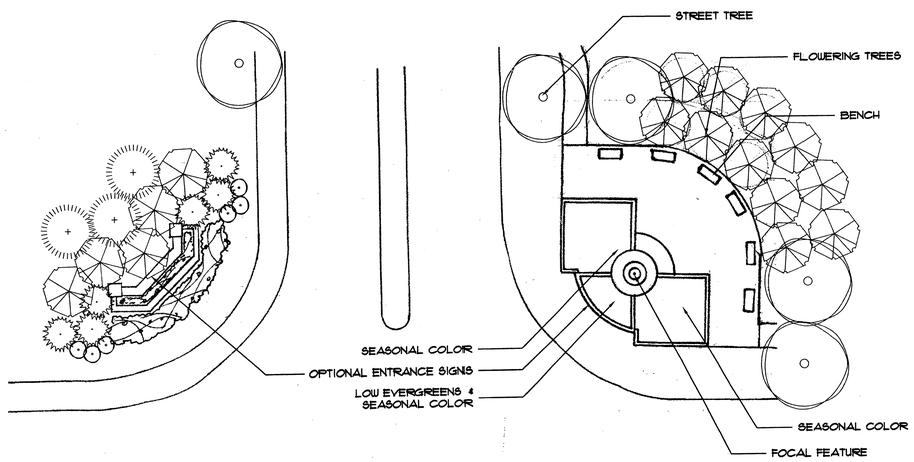
REVISIONS
Dec. 31, 1997
Mar. 24, 1998
Apr. 24, 1998
Apr. 29, 1998
May 29, 1998
Aug. 3, 1998
Sept. 9, 1998

DATE: DEC. 9, 1997	
DES. PC	DWN. BM
SCALE: 1"=30'	
PROJECT/FILE NO. 27097	
SHEET NO. SHEET 8 OF 13	

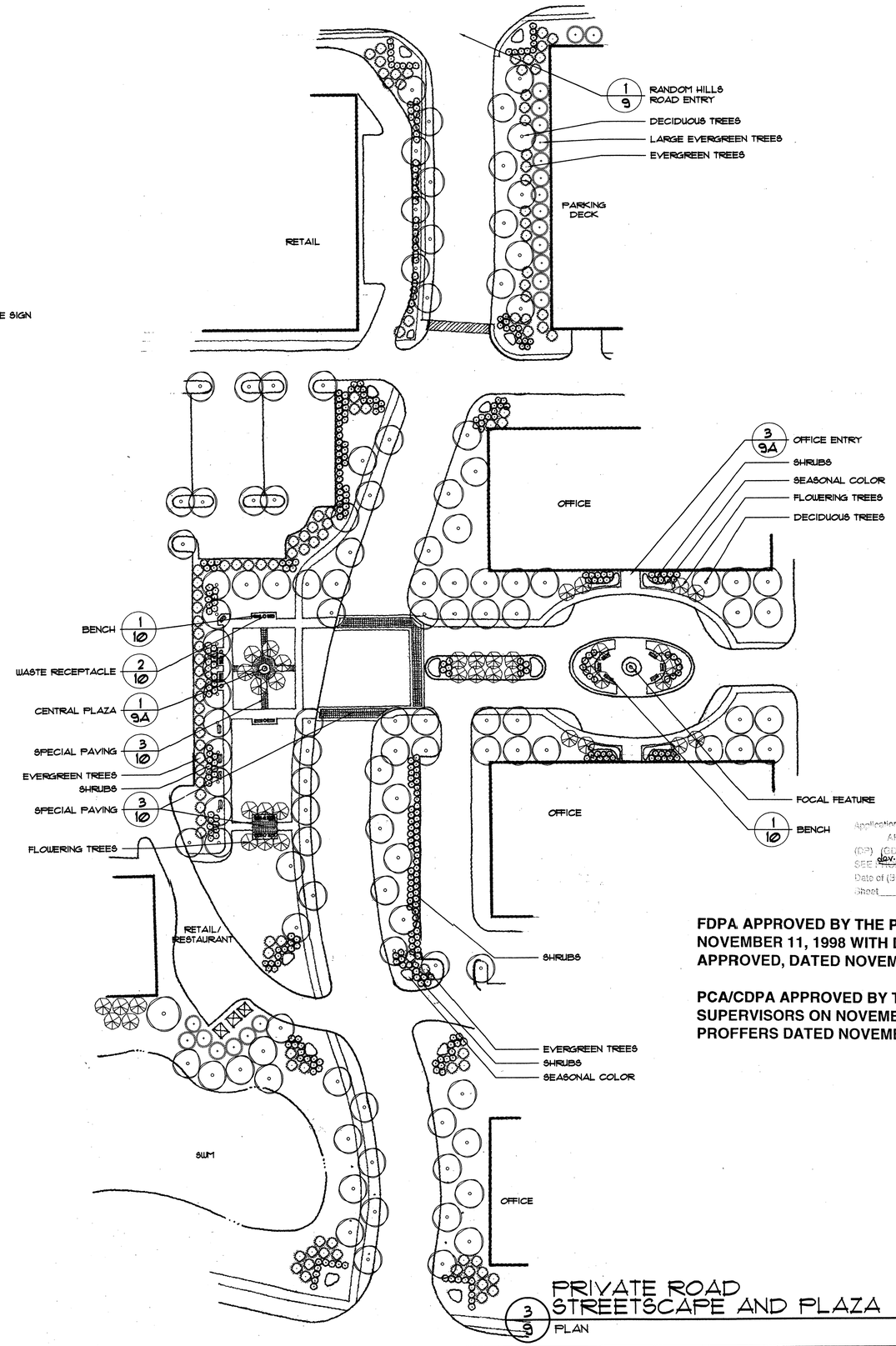
X:\27097\cad\097fdps8.dwg Fri Sep 11 08:06:28 1998



RANDOM HILLS ROAD ENTRY:
EAST AND WEST OF RETAIL CENTER
1/9 PLAN 1" = 20'



MONUMENT DRIVE AND GOVERNMENT
CENTER PARKWAY ENTRY
2/9 PLAN 1" = 20'



Application No. FDPA87-S-039-6 Staff Sjohnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (CLE)
SEE PROFFERS DATED 11/11/98
Date of (BOS) PC approval 11/5/98
Sheet 9 of 13

FDPA APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 11, 1998 WITH DEVELOPMENT CONDITIONS APPROVED, DATED NOVEMBER 5, 1998.

PCA/CDPA APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 16, 1998, SUBJECT TO PROFFERS DATED NOVEMBER 3, 1998.

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 00184
9.9.98
LANDSCAPE ARCHITECT

NOTE:
THESE ARE ILLUSTRATIVE LANDSCAPE ENLARGEMENT PLANS WHICH SHOW THE QUALITY OF THE DESIGN. FINAL PLANS MAY BE MODIFIED DURING FINAL DESIGN.

PRIVATE ROAD
STREETSCAPE AND PLAZA
3/9 PLAN 1" = 50'

Land Design Inc.
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Urban Design Geographic Information Systems
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12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX: (703) 631-6481

FAIRFAX CORNER
CDPA/FDPA 87-S-039-6
Sully District
Fairfax County, Virginia

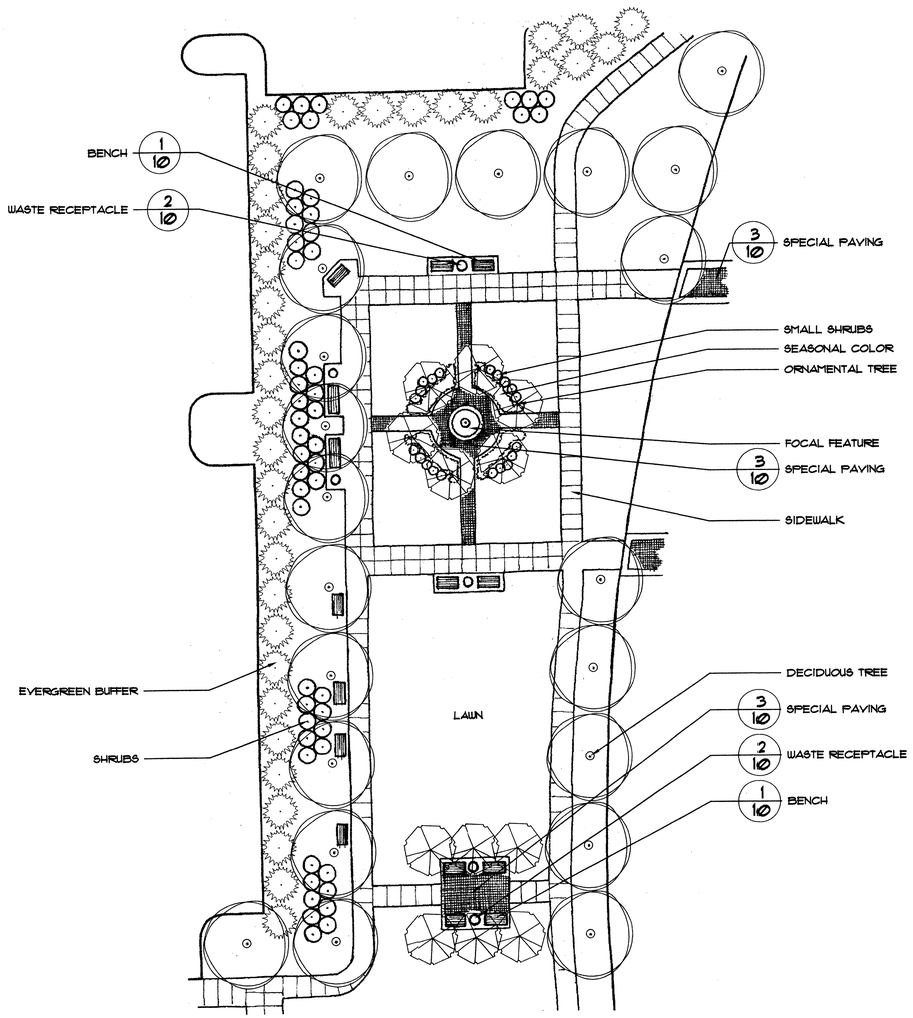
Landscape Enlargement Plans

REVISIONS

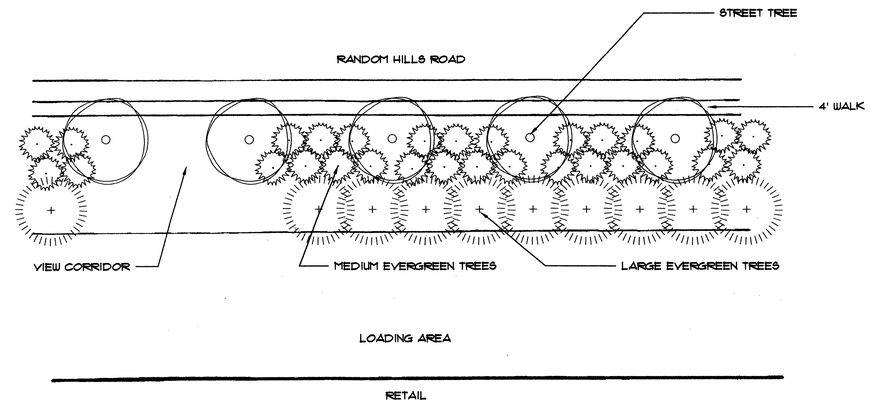
Dec. 31, 1997
Mar. 24, 1998
Apr. 24, 1998
Apr. 29, 1998
May 29, 1998
Aug. 3, 1998
Sept. 9, 1998

DATE: DEC. 9, 1997
DES. PC DWN. BM
SCALE: AS SHOWN
PROJECT/FILE NO. 27097
SHEET NO. SHEET 9 OF 13

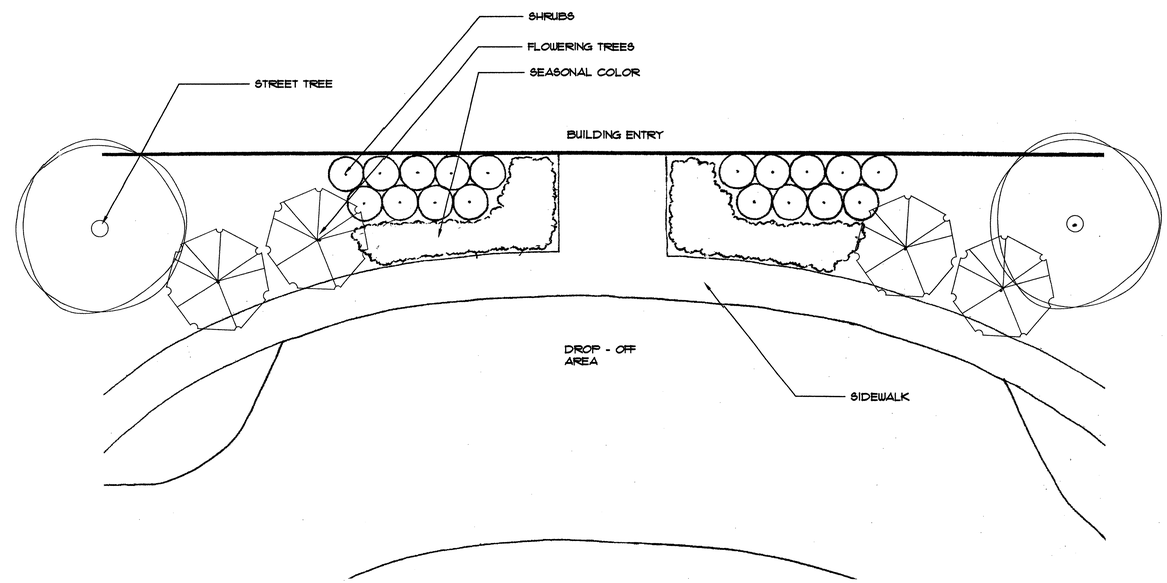
:\27097\cad\097fdps9.dwg Fri Sep 11 08:08:17 1998



1/9a CENTRAL PLAZA
PLAN
1" = 20'



2/9a TYPICAL RETAIL BUFFER PLANTING
PLAN
1" = 20'



3/9a TYPICAL OFFICE ENTRY
PLAN
1" = 10'

Application No. FDPA 87-S-039-6
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (CLP)
SEE REVISED DATED 11/11/98
Date of (BOS) approval 11/5/98
Sheet 9a of 13

FDPA APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 11, 1998 WITH DEVELOPMENT CONDITIONS APPROVED, DATED NOVEMBER 5, 1998.

PCA/CDPA APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 16, 1998, SUBJECT TO PROFFERS DATED NOVEMBER 3, 1998.

NOTE:
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COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 0019
LANDSCAPE ARCHITECT

Land Design Inc.
Landscape Architecture
Urban Design
Land Planning
Geographic Information Systems
1414 Prince St. Suite 400
Alexandria, VA 22314-2815
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Fax: 703/549-4984

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX: (703) 631-5481

FAIRFAX CORNER
CDPA/FDPA 87-S-039-6
Sully District
Fairfax County, Virginia

Landscape Enlargement Plans

REVISIONS

Dec. 31, 1997
Mar. 24, 1998
Apr. 24, 1998
Apr. 29, 1998
May 29, 1998
Aug. 3, 1998
Sept. 9, 1998

DATE: DEC. 9, 1997

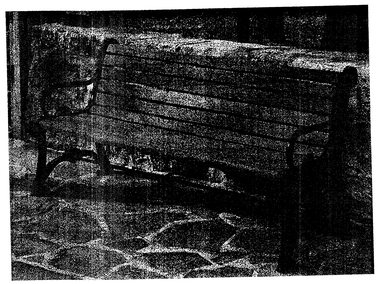
DES.	DWN.
PC	BM

SCALE: AS SHOWN

PROJECT/FILE NO. 27097

SHEET NO. SHEET 9a OF 13

x:\27097\cad\097fdp9A.dwg Fri Sep 11 08:10:02 1998



MANUFACTURER:

DU MOR, INC.
P.O. BOX 142
MIFFLINTOWN, PA 17059-0142
1 (800) 598-4018

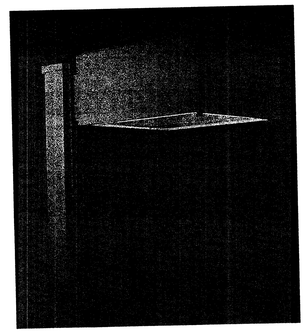
MODEL:

6' LONG, REDWOOD, MODEL 57 BENCH OR APPROVED EQUAL.

NOTE:

BENCH SHALL BE PERMANENTLY SURFACE MOUNTED PER MANUFACTURERS INSTRUCTIONS. COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT.

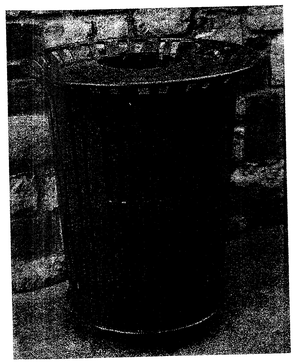
1/10 BENCH
PICTORIAL
Land Design Inc. 05A-14
NTS



LUMINAIRE TO BE GARDCO FORM 10 EH/H ARM MOUNT CUTOFF LUMINAIRE OR APPROVED EQUAL WITH METAL HALIDE LAMP. MOUNTED AT 12' HEIGHT ON 4" SQUARE EXTRUDED ALUMINUM POST. POST SHALL BE GARDCO CATALOG NUMBER CA4-12 COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT.

MANUFACTURED BY:
GARDCO LIGHTING
2661 ALVARADO STREET
SAN LEANDRO, CA 94577
PHONE: (800) 227-0758

RETAIL STREET/WALK LIGHT
PICTORIAL
Land Design Inc. 05B-16
NTS



MANUFACTURER:

DU MOR, INC.
P.O. BOX 142
MIFFLINTOWN, PA 17059-0142
1 (800) 598-4018

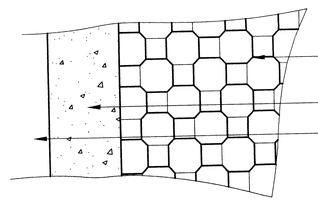
MODEL:

MODEL 87 STEEL RECEPTACLE OR APPROVED EQUAL.

NOTE:

COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT.

2/10 WASTE RECEPTACLE
PICTORIAL
Land Design Inc. 05A-15
NTS

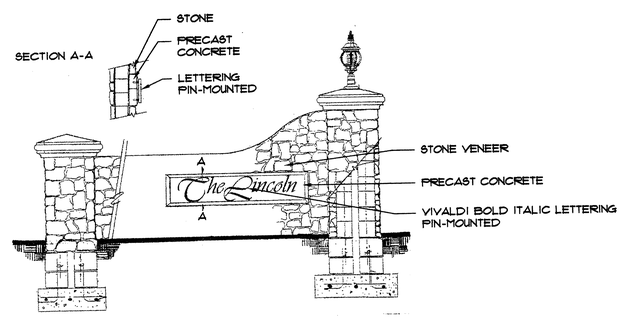


3/10 SPECIAL PAVING
PLAN
Land Design Inc. 12J-19
1"=1'-0"

LUMINAIRE TO BE HADCO CATALOG NUMBER 55277 OR APPROVED EQUAL WITH METAL HALIDE LAMP. MOUNTED AT 12' HEIGHT ON 3" ROUND CAST ALUMINUM POST. POST SHALL BE HADCO CATALOG NUMBER P4130
COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT.

MANUFACTURED BY:
HADCO
100 CRAFTWAY
P.O. BOX 128
LITTLESTOWN, PA 17340
PHONE: (717) 359-7131

OFFICE & RESIDENTIAL STREET/WALK LIGHT
PICTORIAL
Land Design Inc. 05B-15
NTS



4/10 TYPICAL RESIDENTIAL SIGN
ELEVATION
Land Design Inc. 1A-21
1/4"=1'-0"

Application No. FDPA 87-S-039-6 Stoltnow
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (PRC)
SEE dev. cond. DATED 11/11/98
Date of (BOS) (PC) approval 11/5/98
Sheet 10 of 13

FDPA APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 11, 1998 WITH DEVELOPMENT CONDITIONS APPROVED, DATED NOVEMBER 5, 1998.

PCA/CDPA APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 16, 1998, SUBJECT TO PROFFERS DATED NOVEMBER 3, 1998.

NOTE:
THESE ARE SITE DETAILS WHICH SHOW THE QUALITY OF THE DESIGN. FINAL PLANS MAY BE MODIFIED DURING FINAL DESIGN.

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 0084
LANDSCAPE ARCHITECT
12/8/98

Land Design Inc.
Landscape Architecture — Land Planning
Urban Design — Geographic Information Systems
1414 Prince Street Suite 400
Alexandria, VA 22314-2815
Tel: 703/549-7194 Fax: 703/549-4994

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX: (703) 631-6481

FAIRFAX CORNER
CDPA/FDPA 87-S-039-6
Sully District
Fairfax County, Virginia

Site Details

REVISIONS
Dec. 31, 1997
Mar. 24, 1998
Apr. 24, 1998
Apr. 29, 1998
May 29, 1998
Aug. 3, 1998
Sept. 9, 1998

DATE: DEC. 9, 1997

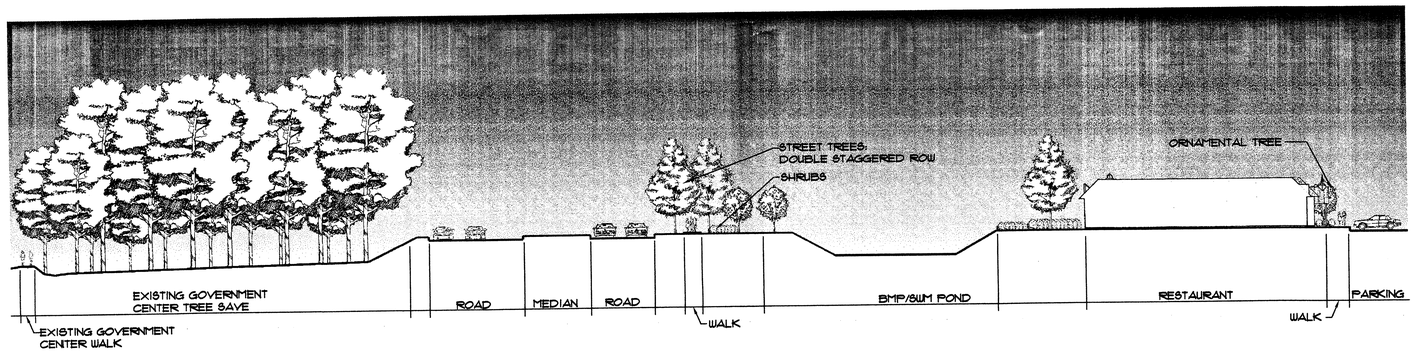
DES.	DWN.
PC	BM

SCALE: AS SHOWN

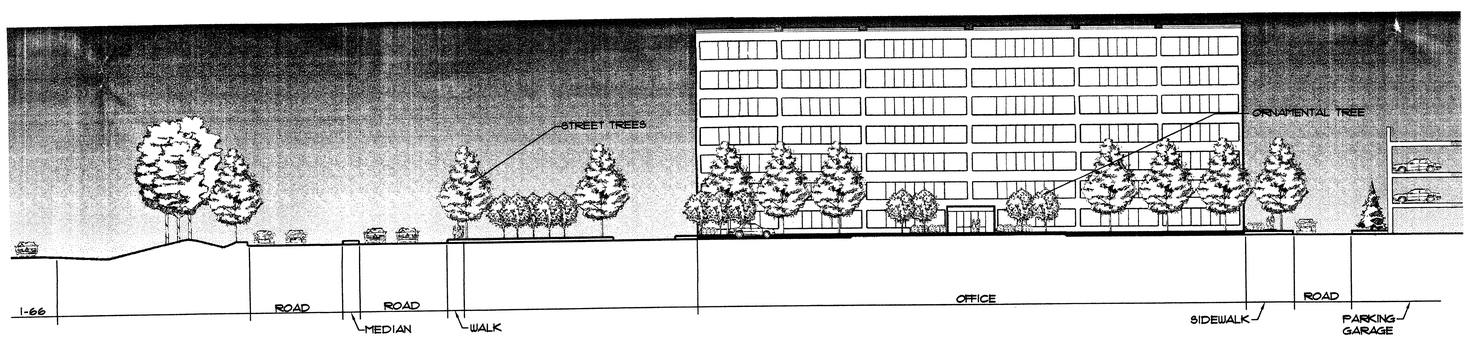
PROJECT/FILE NO. 27097

SHEET NO. SHEET 10 OF 13

...\27097\cad\0597fdps10.dwg Fri Sep 11 08:37:24 1998



1/11 MONUMENT DRIVE SECTION
SECTION 1"=30'



2/11 RANDOM HILLS ROAD SECTION
SECTION 1"=30'

Application No. FDPA 87-S-039-6 Staff: Sjohnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/11/98
Date of (BOS) (PC) approval 11/5/98
Sheet 11 of 13

FDPA APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 11, 1998 WITH DEVELOPMENT CONDITIONS APPROVED, DATED NOVEMBER 5, 1998.

PCA/CDPA APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 16, 1998, SUBJECT TO PROFFERS DATED NOVEMBER 3, 1998.

NOTE:
THESE ARE ILLUSTRATIVE SECTIONS WHICH SHOW THE QUALITY OF THE DESIGN. FINAL PLANS MAY BE MODIFIED DURING FINAL DESIGN.

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 00184
LANDSCAPE ARCHITECT

Land Design Inc.
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Urban Design
Geographic Information Systems
Land Planning
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Alexandria, VA 22314-2815
703/549-7784
Fax: 703/549-4984

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX: (703) 631-6481

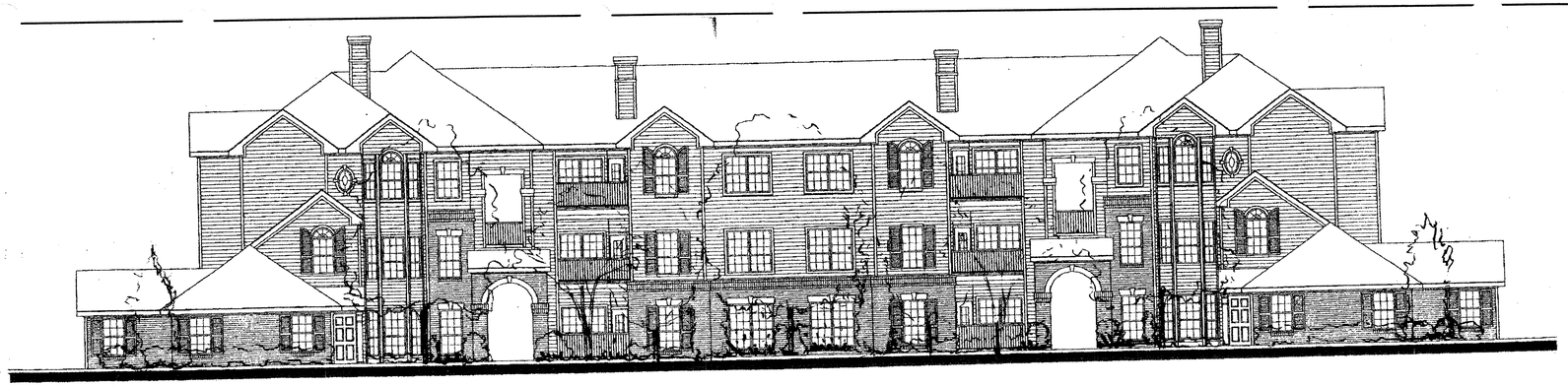
FAIRFAX CORNER
CDPA/FDPA 87-S-039-6
Sully District
Fairfax County, Virginia

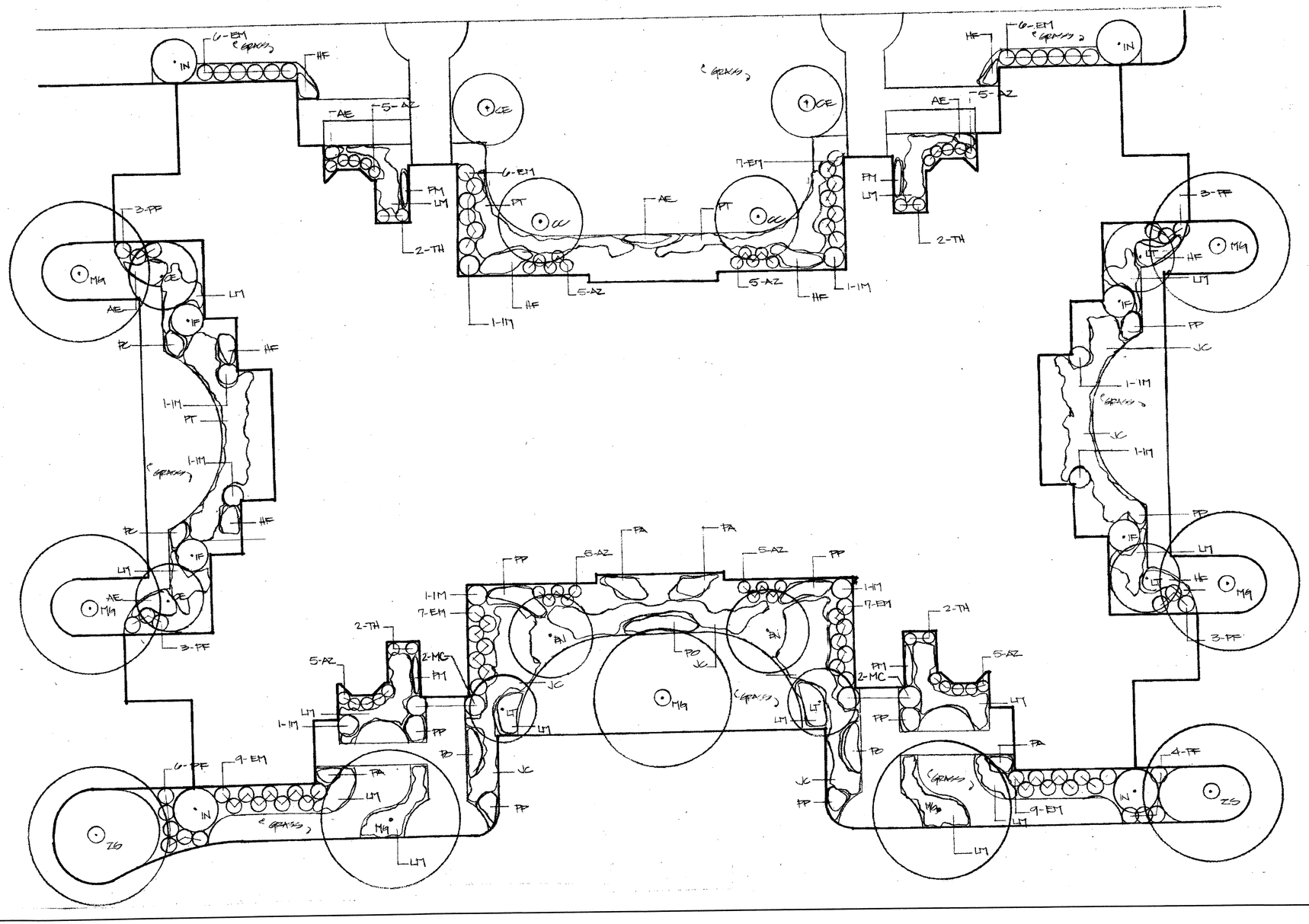
Cross Sections

REVISIONS
Dec. 31, 1997
Mar. 24, 1998
Apr. 24, 1998
Apr. 29, 1998
May 29, 1998
Aug. 3, 1998
Sept. 9, 1998

DATE: DEC. 9, 1997
DES. FC
DWN. BM
SCALE: AS SHOWN
PROJECT/FILE NO. 27097
SHEET NO. SHEET 11 OF 13

:\27097\cad\097fdps11.dwg Fri Sep 11 09:17:31 1998





PLANT LIST:

SHADE TREES 2 - 2 1/2" CALIPER
FX
ZS

ORNAMENTAL TREES 1 - 1 1/2" CALIPER
BN
CC
CE
LT

LARGE EVERGREENS 6'-8' HT. MIN.
MG
PF
IN

MEDIUM EVERGREENS 4'-6' HT. MIN.
AJ
JP
PC
TP

SHRUBS
AZ
IM
HF
NZ
PZ
PC

PERENNIALS AND FERNS
AE
HF
JC
PY
MS
PA
PO
PP

GROUNDCOVERS
LM
PT

NOTE: THIS LAYOUT IS PROVIDED TO INDICATE PLANT MASSINGS. PLANT QUANTITIES, BED SHAPES AND SPECIES ARE SUBJECT TO CHANGE DUE TO BUILDING ORIENTATION, WALK LOCATIONS, AND FINAL SITE ENGINEERING

Application No: FDPA 87-S-039-6 (Sully)
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE (PCA/CDPA) DATED 11/11/98
Date of (BOS) (PC) approval 11/5/98
Sheet 12 of 13

FDPA APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 11, 1998 WITH DEVELOPMENT CONDITIONS APPROVED, DATED NOVEMBER 5, 1998.

PCA/CDPA APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 16, 1998, SUBJECT TO PROFFERS DATED NOVEMBER 3, 1998.

NOTE:
THIS IS AN ILLUSTRATIVE ELEVATION AND ILLUSTRATIVE LANDSCAPE PLAN WHICH SHOWS THE QUALITY OF THE DESIGN. FINAL PLANS MAY BE MODIFIED DURING FINAL DESIGN.

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO. 0019
05-26
LANDSCAPE ARCHITECT

Land Design Inc
Land Design Inc.
Landscape Architecture Land Planning
Urban Design Geographic Information Systems
1414 Prince Street Suite 400 703/549-7900
Alexandria, VA 22314-2815 Fax: 703/549-4884

The Peterson Companies L.C.
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(703) 227-2000 FAX: (703) 631-6481

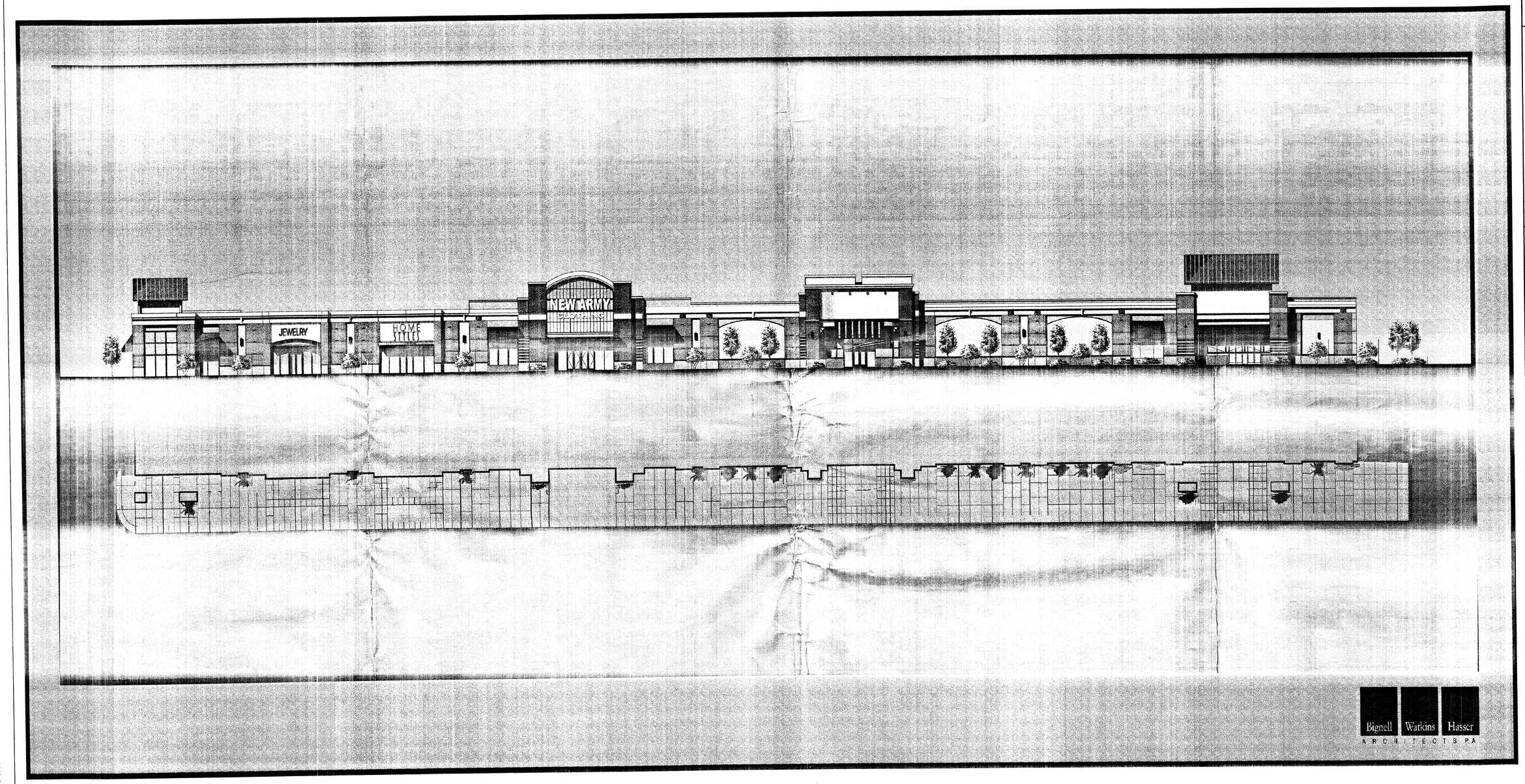
FAIRFAX CORNER
CDPA/FDPA 87-S-039-6
Sully District
Fairfax County, Virginia

Residential Elevation/ Typical Landscape

REVISIONS
Dec. 31, 1997
Mar. 24, 1998
Apr. 24, 1998
Apr. 29, 1998
May 29, 1998
Aug. 3, 1998
Sept. 9, 1998

DATE: DEC. 9, 1997
DES. FC DWN. BM
SCALE: AS SHOWN
PROJECT/FILE NO. 27097
SHEET NO. SHEET 12 OF 13

k:\2709\cad\097fdps12.dwg Fri Sep 11 09:18:53 1998



FDPA APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 11, 1998 WITH DEVELOPMENT CONDITIONS APPROVED, DATED NOVEMBER 5, 1998.

PCA/CDPA APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 16, 1998, SUBJECT TO PROFFERS DATED NOVEMBER 3, 1998.

Application No. FDPA 87-S-039-6 Staff Submission
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE DEV. CONDITIONS DATED 11/11/98
Date of (BOS) (PC) approval 11/5/98
Sheet 13 of 13

NOTE:
THIS IS AN ILLUSTRATIVE ELEVATION WHICH SHOWS THE QUALITY OF THE DESIGN. FINAL PLANS MAY BE MODIFIED DURING FINAL DESIGN.

COMMONWEALTH OF VIRGINIA
PETER R. CROWLEY
LICENSE NO.
001841
LANDSCAPE ARCHITECT

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Fairfax, VA 22033
(703) 227-2000 FAX: (703) 631-6481

FAIRFAX CORNER
CDPA/FDPA 87-S-039-6
Sully District
Fairfax County, Virginia

Retail Architectural Elevation

REVISIONS

Dec. 31, 1997
Mar. 24, 1998
Apr. 24, 1998
Apr. 29, 1998
May 29, 1998
Aug. 3, 1998
Sept. 9, 1998

DATE: Dec. 9, 1997	
DES. FC	DWN. BM
SCALE: NTS	
PROJECT/FILE NO. 27097	
SHEET NO. SHEET 13 OF 13	

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