CVS / CENTREVILLE

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN AMENDMENT
SPECIAL EXCEPTION AMENDMENT PLAT

APPLICANT:

S & S DEVELOPMENT
405 OAKMEARS CRESCENT
SUITE 3
VIRGINIA BEACH, VA. 23462

April 21, 2000
REV. June 13, 2000
REV. August 25, 2000
REV. September 20, 2000

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2. NOTES AND TABULATIONS
3. GENERALIZED DEVELOPMENT PLAN AMENDMENT / SPECIAL EXCEPTION AMENDMENT PLAT
4. EXISTING VEGETATION MAP
5. BUILDING ELEVATIONS

PCA 1992-SU-024
Application No. SEA 92-V-025 Staff F. Burns
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/13/00
Date of (BOS) (PC) approval 10/30/00
Sheet 1 of 6

CVS / CENTREVILLE
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN AMENDMENT
SPECIAL EXCEPTION AMENDMENT PLAT

S & S DEVELOPMENT
405 OAKMEARS CRESCENT
SUITE 3
VIRGINIA BEACH, VIRGINIA 23462

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
PROFESSIONAL ENGINEER
5-30-00
9-22-00

Dewberry & Davis LLC
A Dewberry Company
8401 Arlington Boulevard
Fairfax, VA 22031-4666
(703) 849-0100 Fax (703) 849-0518
Engineers
Planners
Surveyors
Landscape Architects

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 6 2000
ZONING EVALUATION DIVISION

Sheet: 1 of: 5

M-10147

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TABULATION:

CURRENT/PROPOSED ZONING	C-8, HC, SC
TOTAL LAND AREA	73,249 SF
AREA OF PROPOSED DEDICATION	16,770 SF
AREA OF SPECIAL EXCEPTION AFTER DEDICATION	56,479 SF
PROPOSED GROSS FLOOR AREA	12,000± SF
MAXIMUM PERMITTED FLOOR AREA RATIO	0.50
PROPOSED FLOOR AREA RATIO	0.16
MAXIMUM BUILDING HEIGHT PROPOSED	30 FT
PARKING SPACES REQUIRED	53
PARKING SPACES PROVIDED	54
OPEN SPACE REQUIRED (15%)	8,471± SF
OPEN SPACE PROVIDED (20%)	11,295± SF

NOTE: THE FLOOR AREA RATIO (FAR) IS BASED ON THE LAND AREA PRIOR TO ROAD DEDICATION. OPEN SPACE CALCULATIONS ARE BASED ON LAND AREA AFTER ROAD DEDICATION. IT IS UNDERSTOOD THAT PURSUANT TO PAR. 4 OF SECT. 2-308 OF THE ZONING ORDINANCE, ADVANCE INTENSITY CREDIT IS GRANTED FOR THAT PORTION OF THE PROPERTY THAT WILL BE DEDICATED FOR PUBLIC STREET PURPOSES.

NOTES:

1. THIS GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT (GDPA/SEA) PLAT ACCOMPANIES A SPECIAL EXCEPTION AMENDMENT (SEA) APPLICATION TO PERMIT A DRIVE-THROUGH PHARMACY. FURTHER, PURSUANT TO SECT. 9-620 OF THE ZONING ORDINANCE, A WAIVER OF CERTAIN SIGN REGULATIONS IS HEREBY REQUESTED IN FAVOR OF THAT SHOWN HEREON.

2. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 54-4 ((2)) B1.

3. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET FROM EXISTING RECORDS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

4. THE BOUNDARY INFORMATION PRESENTED HEREON IS FIELD RUN BY DEWBERRY & DAVIS.

5. STORMWATER MANAGEMENT (SWM)/BEST MANAGEMENT PRACTICES (BMPs) WILL BE PROVIDED ON SITE IN AN UNDERGROUND SYSTEM.

6. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR GREATER LOCATED ON THE SUBJECT PROPERTY.

7. ALL STREETS WITHIN THE PROJECT WILL BE PRIVATE AND PRIVATELY MAINTAINED.

8. THE LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S) WHICH WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPING FEATURES PRESENTED HEREON.

9. THERE IS NO FLOODPLAIN LOCATED ON THE SITE DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY. THERE IS NO RESOURCE PROTECTION AREAS (RPA) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THIS PROPERTY.

10. THE EXISTING SITE WILL BE CLEARED AND REGRADED.

11. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE C-8 DISTRICT OF THE ZONING ORDINANCE ARE AS FOLLOWS:

    FRONT YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.

    SIDE YARD: NO REQUIREMENT.

    REAR YARD: 20 FEET.

12. PURSUANT TO SECT. 9-610 OF THE ZONING ORDINANCE, A REAFFIRMATION OF THE PREVIOUSLY APPROVED WAIVER OF THE MINIMUM LOT WIDTH ALONG LEE HIGHWAY IS HEREBY REQUESTED.

13. PURSUANT TO PAR. 5 OF SECT. 13-304 OF THE ZONING ORDINANCE, A REAFFIRMATION OF A PREVIOUSLY APPROVED MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS ALONG THE NORTHERN AND EASTERN PROPERTY LINES IS HEREBY REQUESTED IN FAVOR OF THAT SHOWN HEREON.

14. THE COMPREHENSIVE PLAN TRAILS MAP RECOMMENDS A TRAIL ON THE SOUTH SIDE OF ROUTE 29 TO BE BUILT BY OTHERS.

15. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN THE SAME IS PROVIDED ON THE AFFIDAVIT SUBMITTED SEPARATELY.

16. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.

17. AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF OPEN SPACE IS NOT DECREASED.

18. THE FOOTPRINT OF THE BUILDING SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH PAR. 4 OF SECT. 9-004 AND PAR. 5 OF SECT. 18-204 OF THE ZONING ORDINANCE. THE SIZE AND SHAPE OF THE BUILDING IS PRELIMINARY AND MAY VARY, AND THE EXACT LOCATION OF THE BUILDING MAY CHANGE AS A RESULT OF FINAL ENGINEERING AND/OR ARCHITECTURAL DESIGN. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT PRESENTED IN THE TABULATIONS ARE TO BE CONSIDERED MAXIMUMS. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL PRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT AND ASSOCIATED PARKING LOT LAYOUT WILL BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE THE BUILDING FOOTPRINT IS REDUCED, SHIFTED OR MODIFIED SO LONG AS THE AREA OF LANDSCAPED OPEN SPACE PROVIDED IS NOT DECREASED. IT IS UNDERSTOOD THAT SUCH DEVIATIONS ARE PERMITTED PROVIDED THE RESULTS ARE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

    MINOR MODIFICATIONS TO THE LOCATIONS OF SIDEWALKS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

19. ADDITIONAL SITE FEATURES SUCH AS PLANTERS, ENTRANCE SIGNS, TRASH/RECYCLING FACILITIES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.

20. IT IS CURRENTLY ANTICIPATED THAT DEVELOPMENT OF THE PROPERTY WILL COMMENCE WHEN ALL REQUIRED APPROVALS AND PERMITS HAVE BEEN OBTAINED. HOWEVER, THIS MAY CHANGE WITH MARKET CONDITIONS.

21. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THE SITE.

22. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, 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 DISPOSED OF IN CONJUNCTION WITH THE USES AND MAINTENANCE OF BUILDINGS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

23. THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE SITE.

24. THERE ARE NO COMMUNITY OR PUBLIC FACILITIES.

25. THE SUBJECT PROPERTY IS IN THE SUB-UNIT B-5 OF THE CENTREVILLE AREA AND SUBURBAN CENTER IN THE BULL RUN PLANNING DISTRICT AND IS PLANNED FOR NEIGHBORHOOD-SERVING RETAIL COMMERCIAL AND LIMITED OFFICE USE UP TO A 0.25 FAR. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN.

26. PUBLIC IMPROVEMENTS PROPOSED WITH THIS DEVELOPMENT ARE DEDICATION OF RIGHTS-OF-WAY OF 45 FEET FROM THE CENTERLINE OF THE FRONTAGE ON PICKWICK ROAD AND 107 FEET FROM THE CENTERLINE OF LEE HIGHWAY AND CONSTRUCTION OF IMPROVEMENTS TO THESE PUBLIC STREETS.

27. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.

28. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDING ARE NOT AVAILABLE AT THIS TIME.

29. WITH THE EXCEPTION OF THE REAFFIRMATION OF MODIFICATIONS AND WAIVERS REQUESTED ABOVE, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

RZA 1998-SU-024
Application Nos: FDPA 98-Y-025 Staff: F. Burns
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/13/00
Date of (BOS) (PC) approval 10/30/00
Sheet 2 of 6

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
PROFESSIONAL ENGINEER
8-30-00

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FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

CVS / CENTREVILLE

SULLY DISTRICT

Drawn By	MEH
Designed By	DAJ
Checked By	LAM
Date	4-21-00
Scale	NONE
Plan Number	
Zoning	C-8,HC,SC
Sheet	2 of 5
File Number	M-10147

REV. 9-20-00 REV. 6-13-00 REV. 8-25-00

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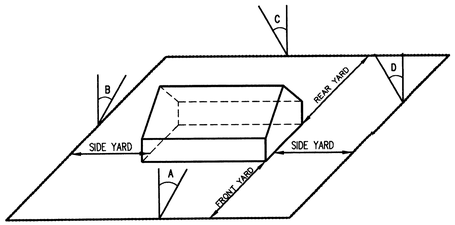


FRONT YARD : A 45° WITH A BUILDING HEIGHT OF 9.144m , THE FRONT YARD = 25'
BUT NOT LESS THAN 40'

SIDE YARD : B NO REQUIREMENT

REAR YARD : C THE REAR YARD = 20'

BULK PLANE DETAIL

MINIMUM REQUIRED YARD FOR BUILDING WITH 30' HEIGHT

LEGEND

EXISTING STORM SEWER — EX. 15" RCP
PROPOSED STORM SEWER — 15" RCP
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING WATERLINE W/TEE — W
PROPOSED WATERLINE W/TEE — W
PROPOSED LARGE DECIDUOUS TREE 2-2 1/2" CAL.
PROPOSED ORNAMENTAL TREE 6' HT. MIN.
PROPOSED LARGE EVERGREEN TREE 6' HT. MIN.
PROPOSED MEDIUM EVERGREEN TREE 6' HT. MIN.
PROPOSED SHRUB 18-24" HT. MIN.
PROP. SIDEWALK
STREET LIGHT — EXIST. — PROP.
SITE LIGHTING
PROPOSED COMP PLAN TRAIL (BY OTHERS)
R/W DEDICATION

DARRELL H. HILDRETH
OUTLOT "A-1"
(D.B. 10793, PG. 1718)
ZONED : RI
USE : RESIDENTIAL OPEN SPACE

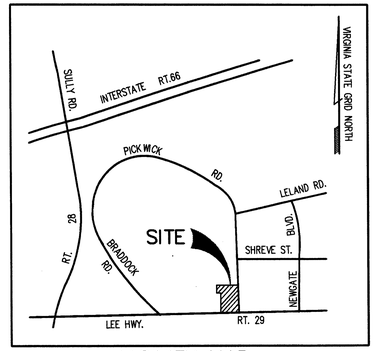
ROBERT C. CRAWFORD
LOT 126-A
(D.B. 10793, PG. 1718)
ZONED : RI
USE : RESIDENTIAL

RANDOLPH LEE KNUPP
LOT 51
ZONED : RI
USE : RESIDENTIAL

JOHNSON AVE.

DARRELL H. HILDRETH
OUTLOT "A-1"
(D.B. 10793, PG. 1718)
ZONED : RI
USE : RESIDENTIAL OPEN SPACE

EX. CG-6R
EX. ASPHALT
BOARD ON BOARD FENCE
PROP. TRANSFORMER BOX
N88°05'23"E 265.00'
DRIVE THRU DIRECTIONAL
ENTER
8' HIGH BRICK WALL
STACKING SPACES
4" WIDE STRIPE
DRIVE THRU DIRECTIONAL
DUMPSTER
COMPACTOR
(15' X 25') LOADING SPACE
86' OUTSIDE
SCISSOR LIFT
987 VPU
TOP SIGN EXT
50' EXIST. R.O.W.
PAINTED CROSS WALK
DRIVE THRU DIRECTIONAL
N02°51'20"W 333.85'
S88°05'23"W 50.22'
PROP. DRIVE-THRU FOR PHARMACY W/CANOPY
CVS pharmacy
FOOTPRINT AREA = 12,000± S.F.
FIRST FLOOR ELEV. = 392.55
6' CONC. S/W
80.2'
80.7'
OVERHANG
THANK YOU DO NOT ENTER
BEST MANAGEMENT PRACTICE FACILITY
STORMWATER MANAGEMENT FACILITY
RETAIN WALL
4' CONC. S/W
APCO MONUMENT
PROP. R.O.W.
N86°59'45"W 217.45'
R.O.W. DEDICATION W/ SLOPE LINE
61.83'
FUTURE RAISED MEDIAN
LEE HIGHWAY - ROUTE 29
VARIABLE WIDTH R.O.W. & PAVEMENT
45 mph POSTED SPEED LIMIT(ADT = 21,544) CAT. VI
PICKWICK ROAD ROUTE 1021
25 mph POSTED SPEED LIMIT (ADT= 2,768) CAT. V
HERBERT E. HUNTER
LOT 50
ZONED : RI
USE : RESIDENTIAL
ATWELL SOMERVILLE
LOT 1
ZONED : RI
USE : RESIDENTIAL
THOMAS C. CLEMENS
LOT 2
ZONED : RI
USE : RESIDENTIAL
FUTURE RAISED MEDIAN
TO FAIRFAX
CENTREVILLE OXFORD LTD. PARTNERSHIP
ZONED : R-20
USE : APARTMENTS
LH PROPERTIES,INC
ZONED : C6
USE : COMMERCIAL
PICKWICK SQUARE S/C
ZONED : C6
USE : SHOPPING CENTER
PLANTINGS IN THE RIGHT-OF-WAY ARE SUBJECT TO VDOT APPROVAL



VICINITY MAP
SCALE : 1"=1,000'

RZA 1998-SU-024
Application No. SEA 98-Y-025 Staff F. Bakhtiari
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP)
SEE PROFFERS DATED 10/18/00
Date of (BOS) (PC) approval 10/26/00
Sheet 3 of 5

Dewberry & Davis LLC
Engineers
Planners
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Landscape Architects
A Dewberry Company
8401 Arlington Boulevard
Fairfax, VA 22031-4666
(703) 849-0100 Fax (703) 849-0518

Generalized Development Plan Amendment / Special Exception Amendment Plat
Existing Vegetation Map
CVS / CENTREVILLE
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn By	MEH
Designed By	DAJ
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Plan Number	
Zoning	C-8,HC,SC
Sheet	3 of 5
File Number	M-10147

REV. 6-13-00
REV. 8-25-00
REV. 9-20-00

COMMONWEALTH OF VIRGINIA
DIRI F. KOVATS
No. 19406
9-12-00
PROFESSIONAL ENGINEER

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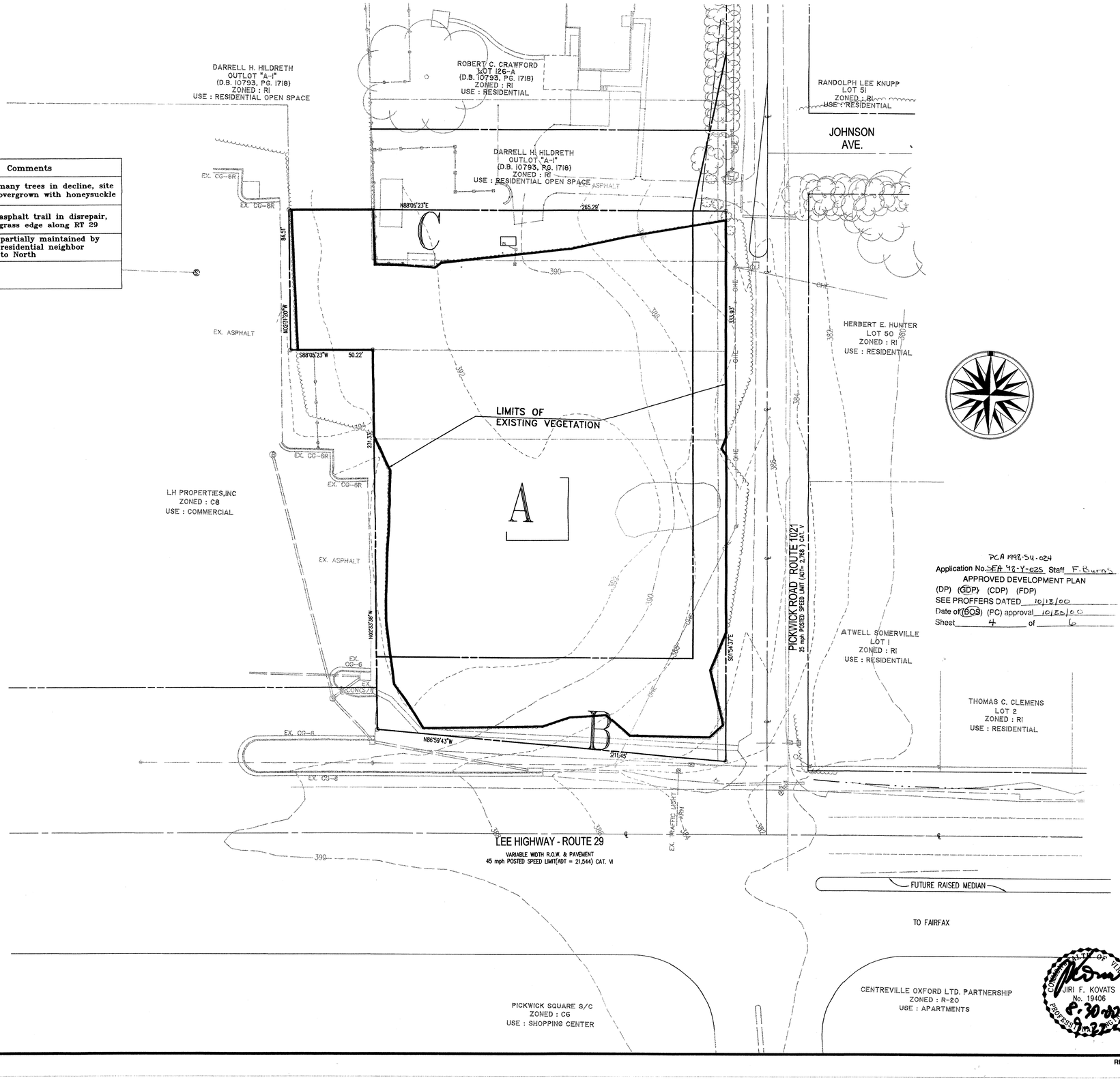
EXISTING VEGETATION MAP COVER TYPE SUMMARY

	Cover Type	Primary Species	Succesional Stage	Condition	Acreage	Comments
A	Upland Forest	Eastern Red Cedar, Pine, Maple, Cherry, Dogwood	Sub-Climax	Poor, see comments	1.47 ac±	many trees in decline, site overgrown with honeysuckle
B	Disturbed Land	n/a	n/a	see comments	.11 ac±	asphalt trail in disrepair, grass edge along RT 29
C	Open Field	Ornamental plants	n/a	see comments	.11 ac±	partially maintained by residential neighbor to North
				Total Acreage	1.69 ac±	



PCA 1998-54-024
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URI F. KOVATS
No. 19406
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
9-30-00
9-22-00

REV. 9-20-00 REV. 6-13-00 REV. 8-25-00

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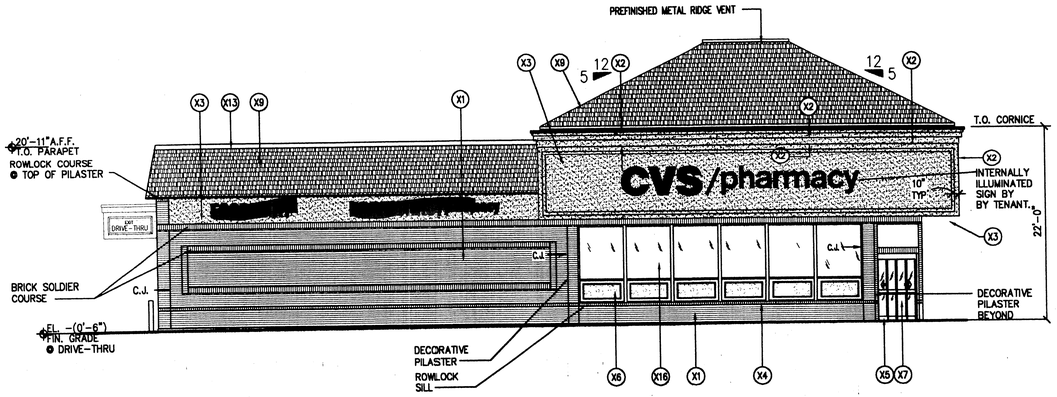
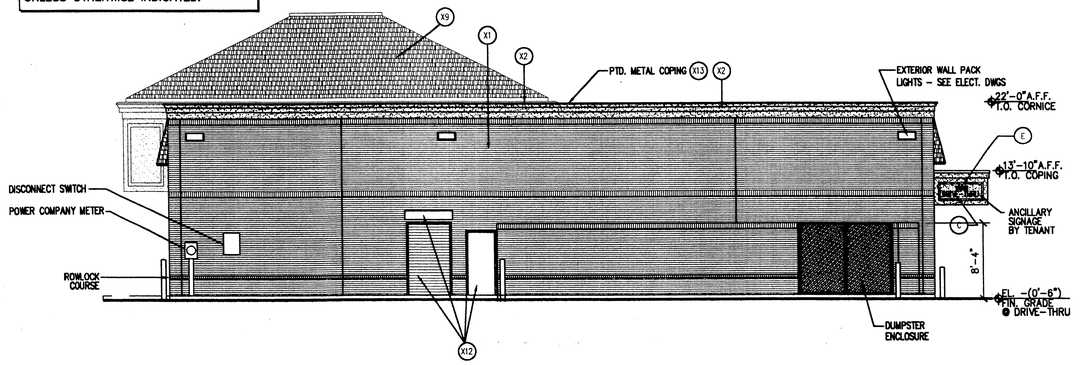
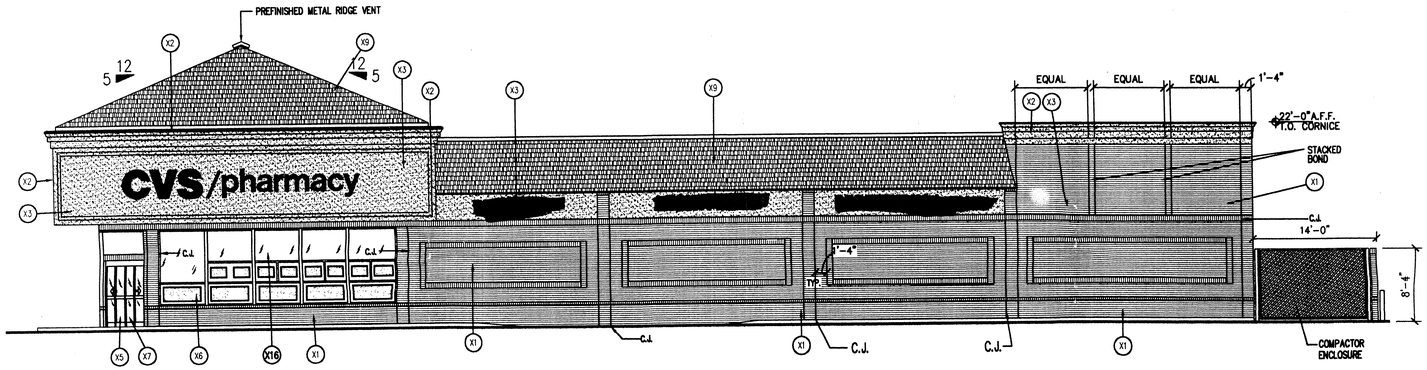
ALL BRICKWORK, INCLUDING PILASTERS, SHALL BE RUNNING BOND UNLESS OTHERWISE INDICATED.



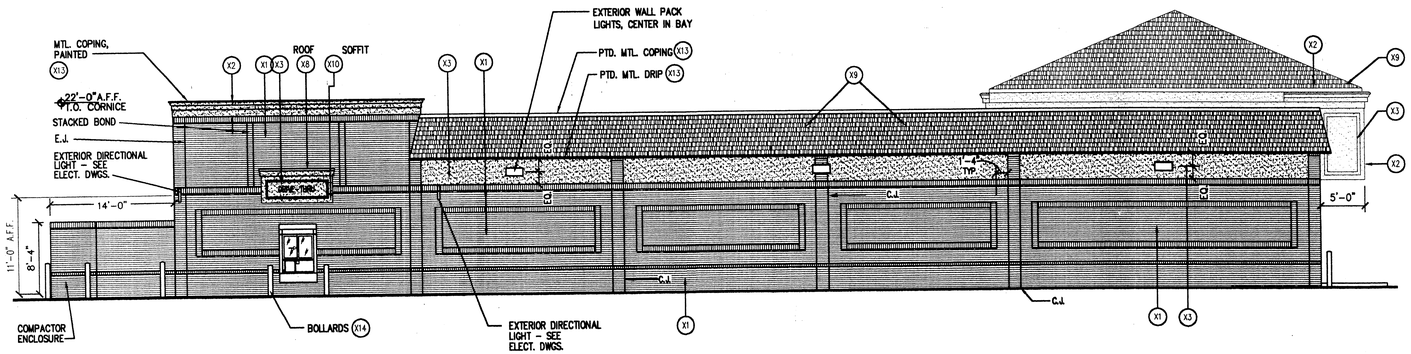
1 A-4.1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 A-4.1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 A-4.1 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 A-4.1 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

SIGNAGE SHOWN MAY DIFFER FROM ACTUAL APPROVED BY FAIRFAX COUNTY ZONING DEPARTMENT

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EXTERIOR FINISH SCHEDULE

TAG	MATERIAL/MFG.	COLOR/NO.	NOTES
X1	EXTERIOR FACE BRICK McAVOY BRICK Co.	EARLY AMERICAN NEW/USED	STANDARD LIGHT GRAY MORTAR, RAKED TO A DEPTH OF 1/4" MORTAR JOINT WIDTH TO BE 3/8", 3 COURSES EVERY 8"
X2	EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)	LIGHT SEA/WOLF GRAY NA-24-11-07-02	EXTERIOR FINISH COAT - SANDBLAST NOTE: DRYVIT COLORS & FINISH SPECIFIED (CVS GRAY)
X3	EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)	COLONIAL WHITE NA-24-11-07-04	EXTERIOR FINISH COAT - SANDBLAST, SUBMIT SAMPLE NOTE: DRYVIT COLORS & FINISH SPECIFIED (CVS WHITE)
X4	COLUMN ENCLOSURE BY VACUFORM INDUSTRIES, INC.	MFG. SHAPE CVS-1 PRE FINISHED COLONIAL WHITE	MFG. TO SUPPLY PRIMER PAINT
X5	WIND./DOOR STOREFRONT "KAWNEER" TRIFAB II	VALSPAR IND. COATING #391A226, COLONIAL WHITE	#451-T SERIES FLUROPON FINISH Tel. 1-800-366-3698
X6	HIGH-IMPACT ABS PANEL VACUFORM INDUSTRIES, INC.	24-3/4"x72",22-3/4"x36" COLONIAL WHITE	1" THICK ABS PANEL, POLYURETHANE RIGID FOAM CORE, WITH EMBOSSED METAL FACE ON INSIDE, CUT TO FIT IN FIELD
X7	1/4" LAM. SAFETY GLASS	CLEAR	DOORS AND SIDELIGHTS
X8	EPDM MEMBRANE ROOF CARLISLE OR FIRESTONE		SEE DIVISION 07311 ON SHEET A-8.1 FOR SPECIFICATION
X9	FIBERGLASS/ASPHALT ROOF SHINGLE.		SEE DIVISION 07311 ON SHEET A-8.1 FOR SPECIFICATION
X10	EXTERIOR PAINTED SURFACE DULUX PAINTS	CHINA WHITE 45YY 74/073	Dulux Professional Acrylic Satin, #2402, House/Trim Paint. Apply Dulux Ultra-Hide Acrylic Latex Block Filler #3010 for masonry applic.
X11	CAST IN PLACE CONCRETE (COLUMN BASE)	NATURAL	PROVIDE A SMOOTH UNBLEMISHED SURFACE GROUT CLEAN & FINISH RUB
X12	EXTERIOR PAINTED SURFACE DULUX PAINTS	CORDOVAN 50YR 15/243	Dulux Professional Acrylic Satin, #2402, House/Trim Paint. Apply Dulux Ultra-Hide Acrylic Latex Block Filler #3010 for masonry app.
X13	EXTERIOR PAINTED SURFACE DULUX PAINTS	FALCON GRAY 40YY 35/061	Dulux Professional Acrylic Satin, #2402, House/Trim Paint. Apply Dulux Ultra-Hide Acrylic Latex Block Filler #3010 for masonry app.
X14	EXTERIOR PIPE BOLLARDS DULUX PAINTS	SAFETY YELLOW 4208-9400	DEVFLEX WB Acrylic, 4208- Series, High Performance
X15	EXTERIOR PAINTED SURFACE DULUX PAINTS	GLOSS BLACK 4208-9990	DEVFLEX WB Acrylic, 4208- Series, High Performance
X16	1" INSULATED FLOAT GLASS	CLEAR	STOREFRONT WINDOWS
X17	ANTI-GRAFFITI PROTECTION	CLEAR SATIN	FOR USE IN HIGH SECURITY AREAS ONLY. SEE FINISH / ACCESSORIES LEGEND.

ROBERT B. LOVELESS, AIA
ARCHITECTS
9411 MAIN STREET • SUITE 210 • MANASSAS, VA. 20110 • (703) 368-1600

ARCHITECTURAL ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

COMMONWEALTH OF VIRGINIA
MIRI F. KOVATS
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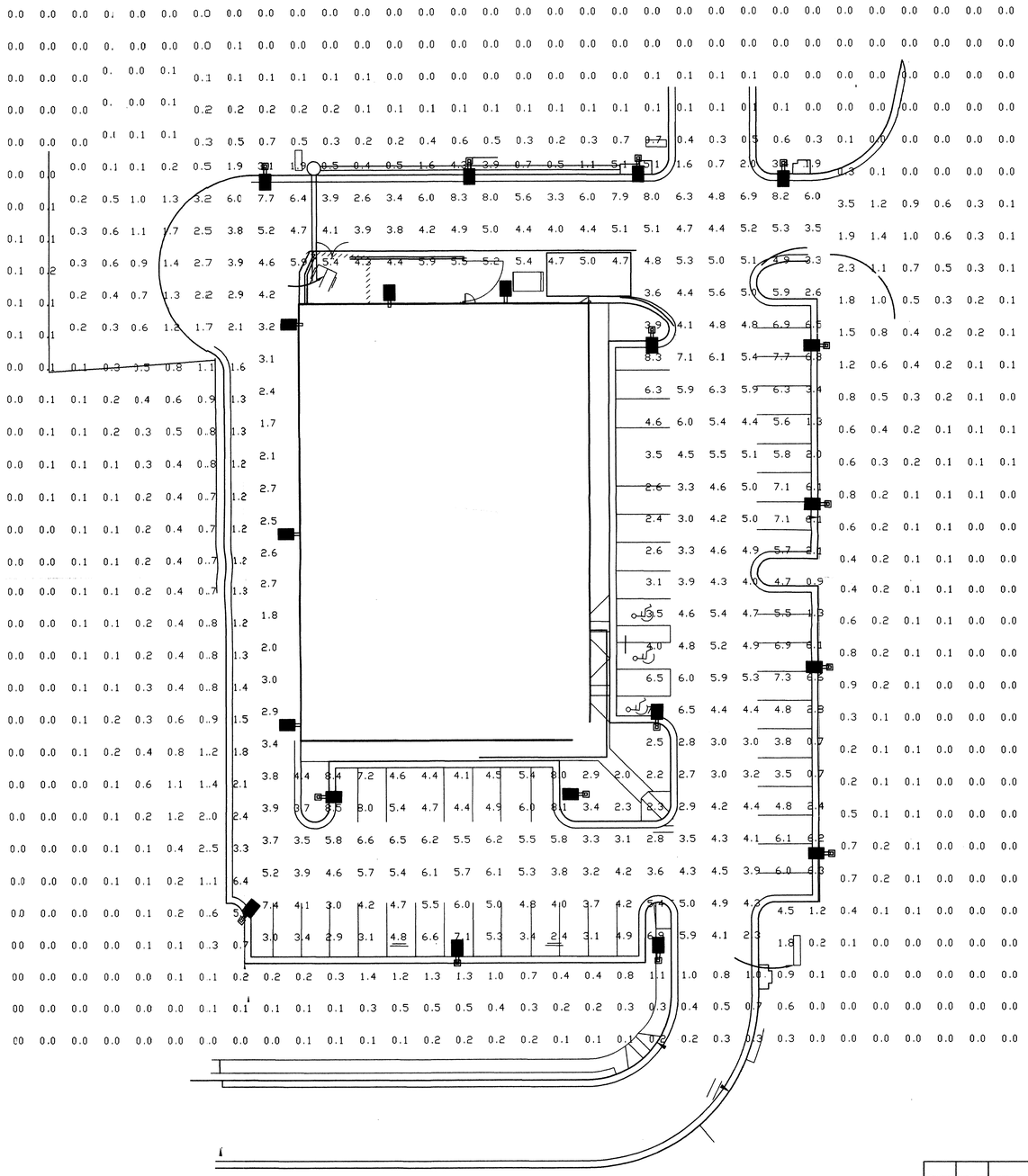
REV. 8-25-00
REV. 9-20-00

P:\PROJECTS\92-030\FE030\CVS\sp-elev.dwg Wed Aug 30 13:21:11 2000 D. Romero

Revisions		
Rev.	Date	By
1	83000	PAUL

FOR MORE INFORMATION AND/OR PRICING, CONTACT WLS LIGHTING SYSTEMS AT 1-800-633-8711



MAINTAINED FOOTCANDLE VALUES AT GRADE,
USING A .75 MAINTENANCE FACTOR.

	Summary
# POINTS	326
AVERAGE	4.0
MAXIMUM	8.5
MINIMUM	0.0
AVG/MIN	229.78
MAX/MIN	484.88

PCA 1998-SU-024
Application No SEA 98-Y-025 Staff F. Burns
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/13/00
Date of (BOS) (PC) approval 10/30/00
Sheet 6 of 6

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
SEP 1 2000
ZONING EVALUATION DIVISION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps, and other variable field conditions.

TYPE	QTY	POLE	QTY	BRACKET	QTY	OTHER	QTY	FIXTURE	QTY	WATTS/ASSEMBLY
C	5							WLS-RH-3-175-MH	1	215
B	15	20' M.H.	1					WLS-VFP-400-SMV-HSS	1	458

ASSEMBLY — ASSEMBLIES EACH CONSISTING OF: BILL OF MATERIALS — TOTAL WATTS

WLS LIGHTING SYSTEMS
PO BOX 100519
FORT WORTH, TEXAS 76185
1-800-633-8711 FAX 817-735-4824

LIGHTING PROPOSAL FOR
CVS
CENTERVILLE, VA.

SCALE: 1"=20'
DATE: 8/24/00
BY: PAUL

WL-43896
SHEET 1 OF 1

C:\TEMP\43896.dwg Thu Aug 31 14:30:21 2000 Steven Liam