EXISTING VEGETATION INFORMATION

CONDITION DESCRIPTION

COVER TYPE A– TYPICAL VIRGINIA HARDWOODS. TREES ARE GENERALLY IN GOOD CONDITION.

COVER TYPE SUMMARY TABLE

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	COMMENTS
A	UPLAND FOREST	OAKS, MAPLE	CLIMAX	GOOD	SEE CONDITION DESCRIPTION
TOTAL EXISTING VEGETATION = 2.02 AC.					

LANDSCAPING REQUIREMENTS

INTERIOR PARKING LOT: REQUIRED = 5% OR 570 SF
PROVIDED = 5% OR 570 SF

PERIPHERAL : REQUIRED = 10' ALONG STREETS
PROVIDED = 10' ALONG STREETS

TREE PLANTING NOTES

ALL PROPOSED TREES SHOWN HEREON SHALL BE PREDOMINANTLY MEDIUM TO LARGE SIZED EVERGREEN TREES, WITH DECIDUOUS TREES INTERMIXED LOCATED ON THE NORTH, WEST & SOUTH SIDES OF THE PROPERTY. SMALL TO LARGE DECIDUOUS TREES SHALL BE PLANTED ALONG THE EASTERN PROPERTY LINE. THE SPECIES SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLANS. THE TREE LAYOUT, DESIGN & PLANTING SCHEDULE IS MERELY SCHEMATIC DESIGN AND LAYOUT SUBJECT TO MINOR CHANGES DURING FINAL DESIGN, AS APPROVED BY THE FAIRFAX COUNTY DPWES URBAN FORESTER. FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH CURRENT FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, ZONING ORDINANCE AND THE RICHMOND HIGHWAY CORRIDOR AREA PLAN.

TREE PLANTING SCHEDULE

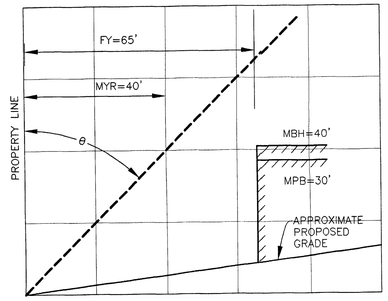
SYM.	TYPE OF TREE	Q'TY
	MEDIUM DECIDUOUS TREE	13 EA
	LARGE DECIDUOUS TREE	35 EA
	MEDIUM EVERGREEN TREE	153 EA
	LARGE EVERGREEN TREE	26 EA

TREE COVER TABULATIONS

TREE COVER REQUIRED = 10% 229,339 SF X 0.10 = 22,934 SF
TREE COVER PROVIDED = 16% OR 37,100 SF

STORMWATER MANAGEMENT/ BMP NARRATIVE

STORMWATER MANAGEMENT AND WATER QUALITY CONTROL SHALL BE PROVIDED ON SITE, UNLESS APPROPRIATE WAIVERS ARE OBTAINED. THE APPROXIMATE LOCATION, SIZE AND TYPE IS INDICATED HEREON IN THE SOUTHWEST CORNER OF THE SITE AND IS ANTICIPATED TO BE AN ENHANCED EXTENDED DETENTION BMP DRY POND TO MEET DETENTION AND PHOSPHOROUS REMOVAL REQUIREMENTS, PER VIRGINIA STATE AND CHESAPEAKE BAY REGULATIONS. THE APPLICANT RESERVES THE RIGHT TO MODIFY AS NECESSARY DURING FINAL ENGINEERING. AN ENHANCED EXTENDED DETENTION BASIN IS CONSIDERED AN INNOVATIVE SWM/BMP FACILITY PER FAIRFAX COUNTY'S OCTOBER 2, 2001 LETTER TO INDUSTRY, AND MUST BE APPROVED BY DPWES AT FINAL SITE PLAN STAGE. AN ENHANCED EXTENDED DETENTION BASIN HAS A HIGHER PHOSPHOROUS REMOVAL EFFICIENCY BECAUSE IT INCORPORATES A SHALLOW MARSH IN THE POND BOTTOM. THE SHALLOW MARSH VEGETATION HELPS TO PROVIDE ADDITIONAL POLLUTANT REMOVAL PLANT UPTAKE AND HELPS TO PREVENT RESUSPENSION OF SETTLED POLLUTANTS.



BULK PLANE, SECTION A–A

H: 1"= 20'
V: 1" = 2'

θ : ANGLE OF BULK PLANE = 45°
MYR: MINIMUM YARD REQUIREMENTS = 40' (20' DUE TO CRD)
MPB: MAXIMUM PROPOSED BUILDING HEIGHT = 30'
MBH: MAXIMUM BUILDING HEIGHT = 40'

ABBREVIATIONS

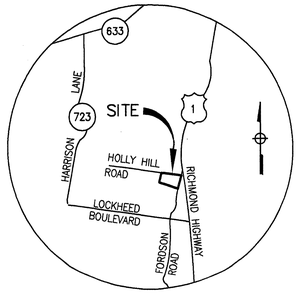
AC -- ACRE
AC-FT -- ACRE-FEET
ASPH -- ASPHALT
AVG -- AVERAGE
BF -- BASEMENT FLOOR
BLDG -- BUILDING
BMP -- BEST MANAGEMENT PRACTICE
CB -- CATCH BASIN
CIP -- CAST IRON PIPE
CFS -- CUBIC FEET PER SECOND
CMP -- CORRUGATED METAL PIPE
CO -- CLEAN OUT
CONC -- CONCRETE
CTV -- CABLE TV
CUM -- CUMULATIVE
C&G -- CURB AND GUTTER
D.I. -- DROP INLET
DIA -- DIAMETER
DIP -- DUCTILE IRON PIPE
DWG -- DRAWING
D/W -- DRIVEWAY
EC -- EROSION CONTROL
ECC -- EDGE OF CONCRETE
ELEC -- ELECTRIC
ELEV -- ELEVATION
EG -- EDGE OF GRAVEL
EP -- EDGE OF PAVEMENT
ES -- END SECTION
ESMT -- EASEMENT
EW -- END WALL
EX -- EXISTING
FC -- FACE OF CURB
FCWA -- FAIRFAX COUNTY WATER AUTH.
FCPS -- FAIRFAX COUNTY PUBLIC SCHOOLS
FF -- FINISH FLOOR
FM -- FORCE MAIN
FOY -- FOYER
FP -- FLOOD PLAIN
FT -- FEET
G -- GAS MAIN
G/V -- GAS VALVE
GALV -- GALVANIZED
GFA -- GROSS FLOOR AREA
GR -- GUARD RAIL
GW -- GUY WIRE
HC -- HANDICAP
HEC -- HYDROLOGIC ENGINEERING CENTER
HGL -- HYDRAULIC GRADE LINE
HP -- HIGH POINT
HR -- HOUR
HT -- HEIGHT
H20 -- HIGHWAY LOAD FOR TRUCKS
I -- INTENSITY
ID -- INSIDE DIAMETER
IN -- INCHES
INV -- INVERT
IP -- IRON PIPE
IPF -- IRON PIPE FOUND
IPS -- IRON PIPE SET
JB -- JUNCTION BOX
L -- LENGTH
LAT -- LATERAL
LP -- LOW POINT
M -- METER
MAX -- MAXIMUM
MIN -- MINIMUM
MH -- MANHOLE
MM -- MILIMETER
MON -- MONUMENT
MW -- MONITORING WELL
N/F -- NOW OR FORMERLY
NO. -- NUMBER
OC -- ON CENTER
OHE -- OVER HEAD ELECTRIC
PC -- POINT OF CURVATURE
PCC -- POINT OF COMPOUND CURVE
PG -- PAGE
PI -- POINT OF INTERSECTION
PL -- PROPERTY LINE
PMP -- PROBABLE MAXIMUM PRECIPITATION
PP -- POWER POLE
PRC -- POINT OF REVERSE CURVE
PRECIP -- PRECIPITATION
PROP -- PROPOSED
PSI -- POINTS PER SQUARE INCH
PT -- POINT OF TANGENCY
PVMT -- PAVEMENT
Q -- FLOW RATE
RAD -- RADIUS
RC -- REINFORCED CONCRETE
RCP -- REINFORCED CONCRETE PIPE
REV -- REVISION
RPA -- RESOURSE PROTECTION AREA
R/W -- RIGHT-OF-WAY
SAN -- SANITARY
SEC -- SECTION
SCS -- U.S. SOIL CONSERVATION SERVICE
SDF -- SPILLWAY DESIGN FLOOD
SHT -- SHEET
SPEC -- SPECIFICATION
STD -- STANDARD
STA -- STATION
S/W -- SIDEWALK
SWM -- STORM WATER MANAGEMENT
TC -- TOP OF CURB
THR -- THROAT
TOB -- TOP OF BANK
TYP -- TYPICAL
TW -- TOP OF WALL
UD -- UNDERDRAIN
UG -- UNDERGROUND
UGE -- UNDERGROUND ELECTRIC
UP -- UTILITY POLE
VDOT -- VIRGINIA DEPT. OF TRANSPORTATION
W -- WATER
WM -- WATER METER
W/M -- WATER MAIN
W/V -- WATER VALVE
YR -- YEAR
% -- PERCENT
' -- FOOT OR MINUTE
" -- INCH/INCHES OR SECOND
-- POUND/NUMBER

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP NOS. 92-4-1; PARCEL NOS. 48 & 49A.
2. TOTAL SITE AREA IS APPROXIMATELY 5.2649 ACRES (229,339 SF).
3. THE EXISTING ZONE IS C-8. EXISTING USE: VACANT.
4. TOPOGRAPHIC INFORMATION IS FROM A FIELD RUN TOPOGRAPHIC SURVEY BY THIS FIRM IN FEBRUARY, 2002 AND MEETS MINIMUM SUBMISSION STANDARDS FOR ZONING APPLICATIONS. THE DATUM CONTOUR INTERVAL IS 2 FEET.
5. BOUNDARY INFORMATION BY ALEXANDRIA SURVEYS, INC., DATED APRIL 25, 1997.
6. NO TITLE REPORT FURNISHED.
7. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
8. THE SITE IS LOCATED WITHIN THE RESOURCE MANAGEMENT AREA OF THE CHESAPEAKE OVERLAY DISTRICT. NO RESOURCE PROTECTION AREAS (RPA) OR FLOOD PLAINS ARE LOCATED ON THE SITE.
9. THIS SITE IS SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER. THERE ARE NO KNOWN PRIVATE WELLS OR SEPTIC FIELDS ON THIS SITE.
10. OPEN SPACE AND PROPOSED LANDSCAPING SHALL BE MAINTAINED BY OWNER.
11. THE LIMITS OF CLEARING AND GRADING, UTILITIES, LANDSCAPING AND SITE LAYOUT SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO NECESSARY ADJUSTMENTS WITHIN FINAL ENGINEERING AND DESIGN.
12. THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY.
13. APPLICANT HEREBY REQUESTS MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS PER ARTICLE 13-302 (3B) OF THE FAIRFAX COUNTY ZONING ORDINANCE, ALONG THE NORTHWESTERN CORNER. SPECIFIC MODIFICATIONS SHALL BE TO REDUCE THE BUFFER WIDTH AS INDICATED ON PLAN AND PROVIDE BRICK SIDING TO PROPOSED BUILDINGS FACING EXTERIOR PROPERTY LINE.
14. LANDSCAPING SHALL MEET OR EXCEED FAIRFAX COUNTY'S TREE COVER AND INTERIOR LANDSCAPE REQUIREMENTS. EXISTING TREES SHALL BE SAVED WHERE FEASIBLE WITHIN TRANSITIONAL SCREENING AREAS. ADDITIONALLY THE QUANTITY AND LOCATION OF THE PROPOSED VEGETATION SHOWN HEREON IS APPROXIMATE. THE EXACT QUANTITY AND LOCATION WILL BE DETERMINED AT THE TIME OF THE FINAL DESIGN.
15. NO TRAILS AREA REQUIRED.
16. ALL AREAS AND DIMENSIONS SHOWN HEREON ARE NECESSARILY APPROXIMATE AND THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE AS NECESSARY TO FACILITATE FINAL DESIGN.
17. ALL LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION SYSTEM.
18. NO LOUD SPEAKER SYSTEM SHALL BE USED ON SITE.
19. ALL LIGHTING SHALL BE BUILDING MOUNTED WITH FULL CUT OFF AND) DIRECTED DOWNWARD TO MINIMIZE GLARE.

LEGEND

EXISTING INTERMEDIATE CONTOUR — 132
EXISTING INDEX CONTOUR — 130
EXISTING EDGE OF PAVEMENT — EX. E/P
EXISTING CURB AND GUTTER — EX. C & G
EXISTING TELEPHONE LINE — T
EXISTING TELEPHONE BOX — T
EXISTING STORM SEWER — EX. 15" RCP
EXISTING STORM SEWER MH — D
EXISTING SANITARY SEWER MH — S
EXISTING SANITARY SEWER — S
EXISTING SANITARY CLEANOUT — C.O.
EXISTING ELECTRIC SERVICE — E
EXISTING ELECTRIC SERVICE BOX — E
EXISTING SATELLITE DISH
EXISTING GAS LINE — G
EXISTING GASE VALVE — GV
PROPERTY LINE
CENTERLINE — ℄
EXISTING SPOT ELEVATION — ×85.10
EXISTING TREE DRIP LINE
EXISTING TREE — 15" OAK
PROP. TREE
EXISTING WHEELSTOP
LIMIT OF DISTURBANCE — LOD
EX. FENCELINE — X
EXISTING WOODFENCE
EXISTING CHAIN LINK FENCE
EXISTING UTILITY POLE
EXISTING WATERLINE MH — W
EXISTING WATERLINE W/ TEE
EXISTING WATER VALVE — WV
EXISTING FIRE HYDRANT
EXISTING WATER METER — WM
EXISTING WELL
EXISTING SIGN
EXISTING HC RAMP/SPACE
EXISTING PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES — 12
EXISTING BOLLARD
EXISTING DOOR
EXISTING STREET LIGHT
EXISTING SIGHT LIGHT FIXTURE (SEE LIGHTING PLAN)
EXISTING LANDSCAPE LIGHT
EXISTING A/C UNIT — AC
BENCHMARK — BM
MULTIPLE PRODUCT DISPENSER — MPD



VICINITY MAP

SCALE : 1" = 2000'

ADDRESS

PARCEL 48 HAS NONE ASSIGNED.
PARCEL 49A IS 7217 RICHMOND HWY.

OWNER

PARCEL 48 :
STORAGE USA FRANCHISE CORP.
D.B. 11063 PG. 1124

PARCEL 49A :
TRENELLA CORP.
D.B. 3388 PG. 607

APPLICANT

SHURGARD STORAGE CENTERS, INC.

PARKING TABULATIONS:

REQUIRED:	C-8 ZONE	CRD*
MINI-WAREHOUSE USE:		
3.2 SPACES PER 1000 GSF OF OFFICE SPACE PLUS 2 SPACES FOR MANAGER (3.2*3000 GSF OFFICE/1000)=9.6 SPACES FOR MGR=2	12 SPACES	
OFFICE USE:		
3.6 SPACES PER 1000 GSF OF OFFICE SPACE (3.6*6000 GSF OFFICE SPACE/1000)=21.6 OR	22 SPACES	
TOTAL REQUIRED SPACES =	34 SPACES	27 SPACES
TOTAL PROVIDED PARKING =		28 SPACES**

*NOTE: RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT

**NOTE: A 20% REDUCTION IN PARKING REQUIREMENT PER THE COMMERCIAL REVITALIZATION DISTRICT REGULATIONS MAY BE MADE PER DEVELOPER'S DISCRETION AT SITE PLAN STAGE.

LOADING:

TOTAL REQUIRED SPACES = 1 SPACE
1 SPACE PER THE FIRST 10000 S.F. OF GSF OF OFFICE SPACE PLUS ONE SPACE FOR EACH ADDITIONAL 20000 S.F.

TOTAL PROVIDED LOADING = 1 SPACE

EXISTING TABULATIONS:

ZONING REQUIREMENITS:	C-8 ZONE	CRD*
MIN. LOT AREA	40,000 SF	
MIN. LOT WIDTH	200 FT	
MAX. BUILDING HEIGHT	40 FT	
MIN. FRONT YARD	40 FT	20 FT
MIN. SIDE YARD	NONE	
MIN. REAR YARD	0 FT	
MAX. F.A.R.	.50	
MIN. OPEN SPACE	15 %	

*NOTE: RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT

PROPOSED SITE DATA:

PROPOSED USE:	MINI-WAREHOUSE
TOTAL SITE AREA:	5.2649 ACS OR 229,339 SF
OPEN SPACE PROVIDIED	65,654 ± SF (29%)
PROPOSED GROSS FLOOR AREA (GFA)	
MINI-WAREHOUSE USE	88,725 SF
MINI-WAREHOUSE OFFICE	3,000 SF
OFFICE	6,000 SF
TOTAL GROSS FLOOR AREA (GFA)	97,725 SF
TOTAL FLOOR AREA RATIO (FAR)	0.43

INDEX

1. COVER SHEET
2. EXISTING VEGETATION MAP AND EXISTING CONDITIONS PLAN
3. PROPOSED SITE PLAN
4. TYPICAL ELEVATIONS

RECEIVED
Department of Planning & Zoning
JUL 24 2002
Zoning Evaluation Division

SE 97-L-041

Application No. 97-L-041 Staff M. Kaufman
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 7/25/02
Date of (BOS) (BZA) approval 8/15/02
Sheet 1 of 5

MONACO & MANGANELLO
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4248-B Chain Bridge Road • Fairfax, Virginia 22030
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COVER SHEET
SPECIAL EXCEPTION
SHURGARD STORAGE CENTERS, INC.
7212 RICHMOND HWY
LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN C. MANGANELLO
No. 020732
7-23-02
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL
1	04/17/02	STAFF COMMENTS/REVISED TABS
2	06/16/02	FORDSON RD / STAFF COMMENTS
3	06/19/02	ROUTE ONE RIGHT TURN ON
4	07/23/02	EXTERIOR ELEVATIONS ADDITIONAL LANDSCAPING

PLAN NO.:
SCALE: N/A
DATE: 02/28/2002
SHEET 1 OF 5
FILE NO:

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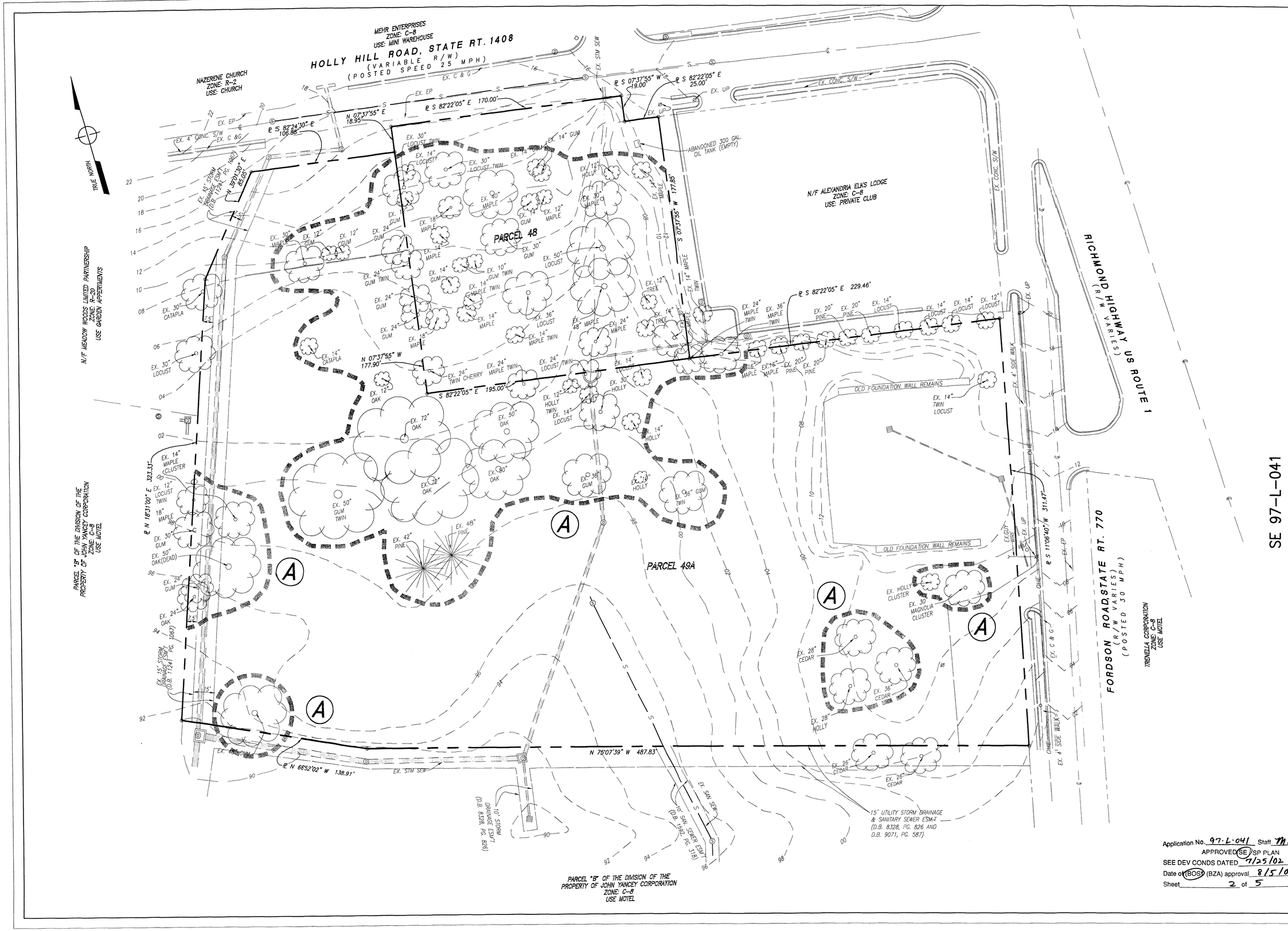

SE 97-L-041

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EXISTING VEGETATION MAP AND EXISTING CONDITIONS PLAN
SPECIAL EXCEPTION
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LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

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COMMONWEALTH OF VIRGINIA
JOHN C. MANGANELLO
No. 020732
7-25-02
PROFESSIONAL ENGINEER

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3	06/19/02	ROUTE ONE RIGHT TURN ON
2	06/16/02	FORDSON RD / STAFF COMMENTS
1	04/17/02	STAFF COMMENTS/REVISED TABS

Application No. 97-L-041 Staff M. Lafferty
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 7/25/02
Date of (BOS) (BZA) approval 8/5/02
Sheet 2 of 5

PLAN NO.:	
SCALE:	1"= 30'
DATE:	02/28/2002
SHEET	2 OF 5
FILE NO:	

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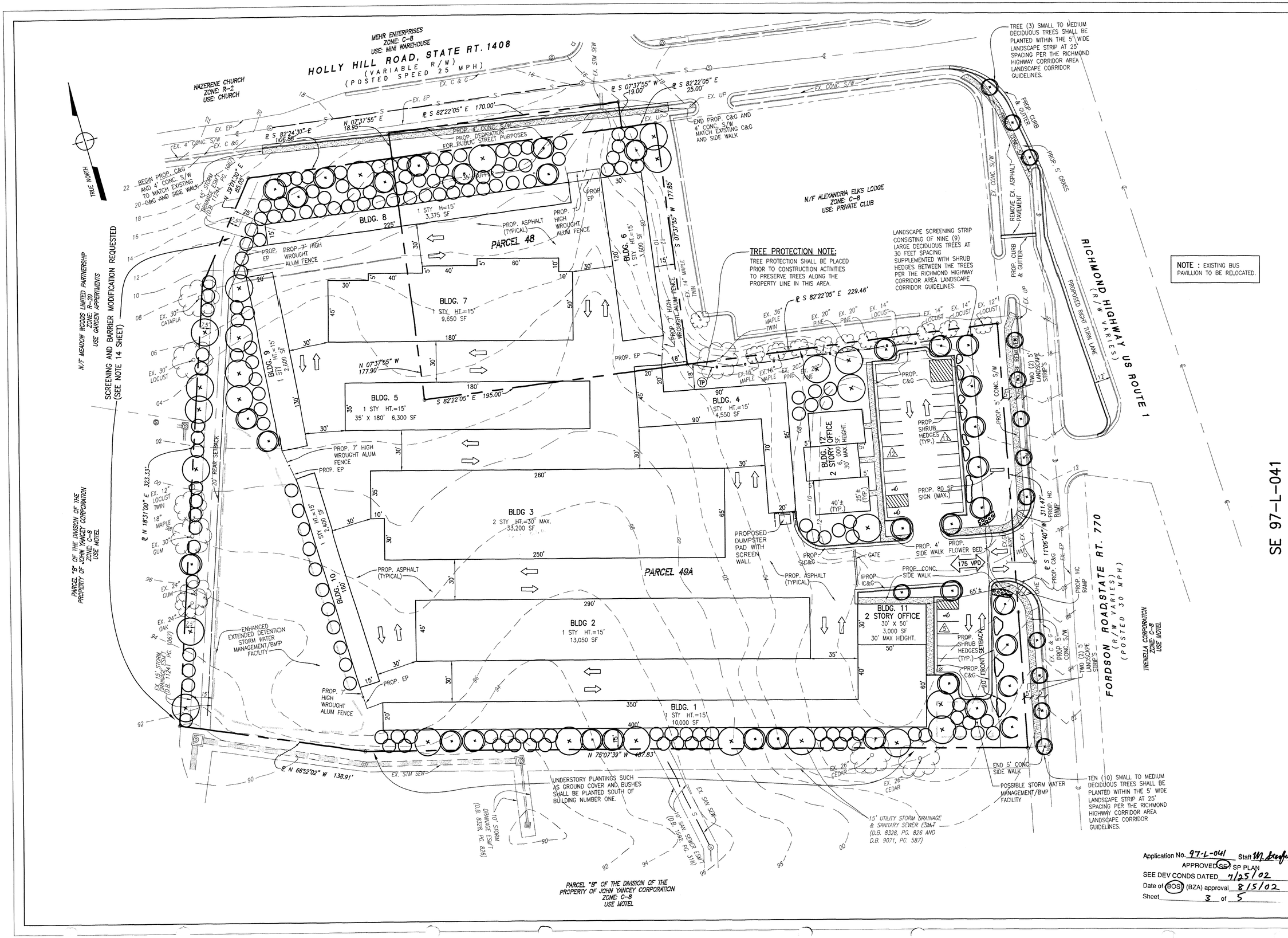

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SE 97-L-041

SITE PLAN
SPECIAL EXCEPTION
SHURGARD STORAGE CENTERS, INC.

7212 RICHMOND HWY
LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

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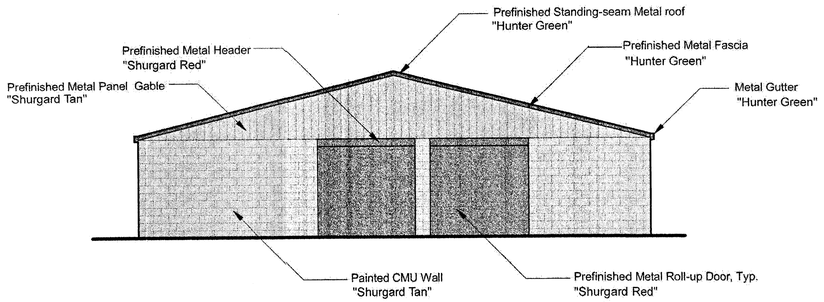
No. 02-0032
PROFESSIONAL ENGINEER
7-23-02

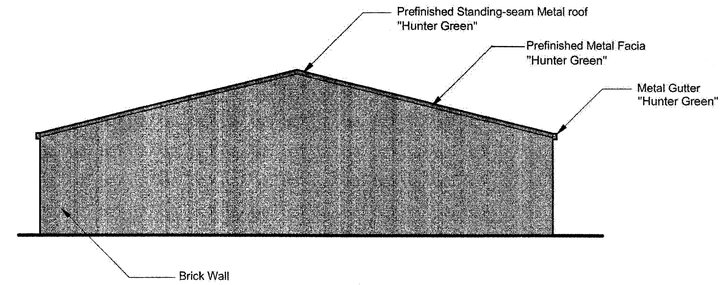
REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL
4	07/23/02	EXTERIOR ELEVATIONS / ADDITIONAL LANDSCAPING
3	06/19/02	ROUTE ONE RIGHT TURN ON
2	05/16/02	FORDSON RD / STAFF COMMENTS
1	04/17/02	STAFF COMMENTS/REVISED TABS

PLAN NO.:
SCALE: 1"= 30'
DATE: 02/28/2002
SHEET 3 OF 5
FILE NO:

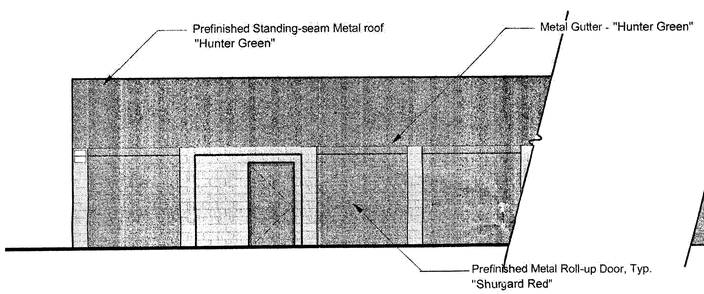
Application No. 97-L-041 Staff M. Drafiel
APPROVED (SP) SP PLAN
SEE DEV CONDS DATED 7/25/02
Date of (BOS) (BZA) approval 8/15/02
Sheet 3 of 5

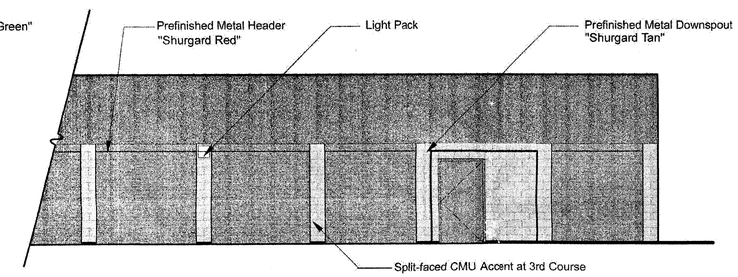


ELEVATION -Typical Building (Inner)



ELEVATION -Typical Building (Outer)





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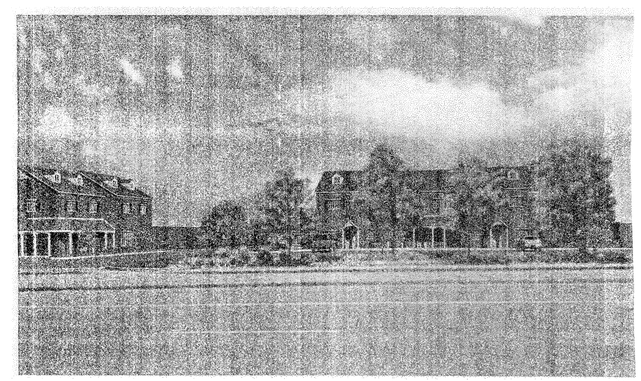

View Looking North Into Site from Richmond Hwy.

Note:
This rendering indicates likely appearence of site
Slight variations will occur with final engineering
and construction

Application No. SE 97-L-041 Staff M. Stanfield
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 7/25/02
Date of (BOS) (BZA) approval 8/5/02
Sheet 4 of 5

SHURGARD - Fordson Road
Typical Elevations

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TYPICAL ELEVATIONS
SPECIAL EXCEPTION
SHURGARD STORAGE CENTERS, INC.
7212 RICHMOND HWY
LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

SE 97-L-041

COMMONWEALTH OF VIRGINIA
JOHN C. MANGANELLO
No. 020732
7-23-02
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL
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3	06/19/02	ROUTE ONE RIGHT TURN ON
2	05/16/02	FORDSON RD / STAFF COMMENTS
1	04/17/02	STAFF COMMENTS/REVISED TABS

PLAN NO.:
SCALE: N/A
DATE: 02/28/2002
SHEET 4 OF 5
FILE NO:

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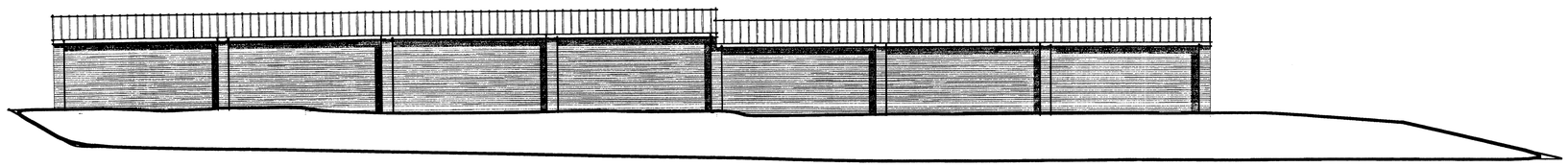
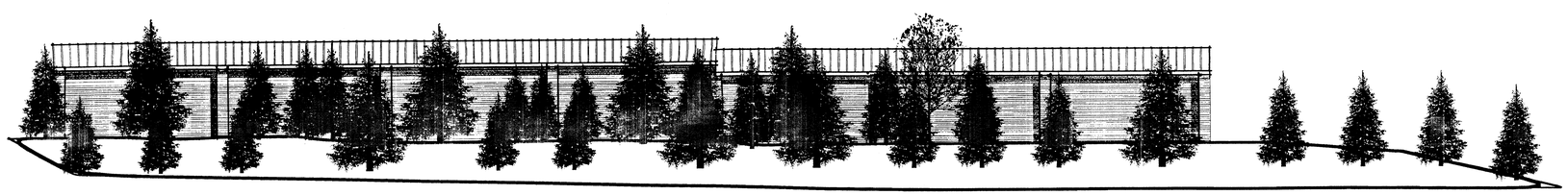


1 Typical Perimeter Exterior Elevation - No Plantings
Scale: 1/8" = 1'-0"



2 Typical Perimeter Exterior Elevation - Initial Planting
Scale: 1/8" = 1'-0"

SHURGARD STORAGE - FORDSON ROAD

TYPICAL EXTERIOR ELEVATION

28 June, 2002

SE 97-L-041

Application No. 97-L-041 Staff M. Saufield
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 7/25/02
Date of (BOS) (BZA) approval 8/15/02
Sheet 5 of 5

SE 97-L-041

MONACO & MANGANELLO
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TYPICAL EXTERIOR ELEVATION
SPECIAL EXCEPTION
SHURGARD STORAGE CENTERS, INC.
7212 RICHMOND HWY
LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN C. MANGANELLO
No. 022022
7-23-02
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL
4	07/23/02	REVISED EXTERIOR ELEVATIONS
3	06/19/02	ROUTE ONE RIGHT TURN ON
2	06/16/02	FORDSON RD / STAFF COMMENTS
1	04/17/02	STAFF COMMENTS/REVISED TABS

PLAN NO.:
SCALE: 1/8" = 1'-0"
DATE: 02/28/2002
SHEET 5 OF 5
FILE NO: