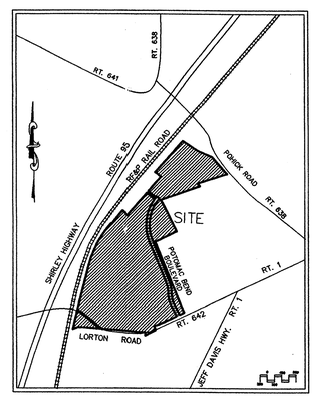
LORTON TOWN CENTER

MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN

Application No: RZ 1996-MV-087 Staff: Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/17/98
Date of (BOS) (PC) approval 7/23/98
Sheet 1 of 3
Dev. Cond. 7/23/98



VICINITY MAP
SCALE 1" = 2000'

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 3 1998
ZONING EVALUATION DIVISION

APPLICANT:

SOUTH STATION L.L.C.
8081 WOLF TRAP ROAD, SUITE 300
VIENNA, VIRGINIA 22182

AUGUST 22, 1996
REV. OCTOBER 10, 1996
REV. MAY 30, 1997
REV. JULY 25, 1997
REV. OCTOBER 16, 1997
REV. NOVEMBER 14, 1997
REV. JANUARY 14, 1998

COMMONWEALTH OF VIRGINIA
RICHARD F. POLK
No. 025252
1/21/98
PROFESSIONAL ENGINEER

SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS AND SOILS MAP
3. 200 SCALE CONCEPTUAL DEVELOPMENT PLAN

LORTON TOWN CENTER
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN

AUGUST 22, 1996

Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, 22031
(703) 849-0100 FAX (703) 849-0118

Q:\PROJECT\LORTON\Cdptitle.dwg Tue Jan 20 13:25:26 1998 PM DENNIS COUTURE, TOM DERRICKSON, LANDSCAPE ARCH
HP DesignJet 755CM Hewlett-Packard HP-GL/2 devices, ADI 4.3 - for Autodesk by HP
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NOTES:

1. THE **PROPERTY** THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN (CDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS **107-4 ((1)) 17A.**

2. THE **TOTAL LAND AREA** OF THE CDP CONSISTS OF **214.0 ACRES.**

3. THE CDP ACCOMPANIES AN APPLICATION TO REZONE THE SUBJECT PROPERTY FROM THE I-6 AND R-1 DISTRICTS TO THE **PDC** AND **PDH-5** DISTRICT.

4. THE **BOUNDARY INFORMATION** SHOWN HEREON IS FROM EXISTING RECORDS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.

5. THE **TOPOGRAPHY** SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AIR SURVEY BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.

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

7. **STORMWATER MANAGEMENT** (SWM) SHALL BE PROVIDED AND SHALL COMPLY WITH THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL (PFM) AS DETERMINED BY DEM AND DPW. THE LOCATIONS AND SIZES OF THE ON-SITE FACILITIES SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.

8. AT A MINIMUM, **RESIDENTIAL PARKING** WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AS LONG AS THE REQUIRED OPEN SPACE IS PROVIDED.

   IN ACCORDANCE WITH ARTICLE 11, A **REDUCTION IN ON-SITE PARKING** FOR THE PDC AREA OF THE APPLICATION IS SOUGHT BASED ON JOINT USE PARKING OPPORTUNITIES ON THE ADJACENT COUNTY OWNED VRE FACILITY ACREAGE. THIS REDUCTION SHALL BE SUBJECT TO A COOPERATIVE PARKING PLAN/AGREEMENT WITH THE COUNTY TO BE SUBMITTED FOR APPROVAL BY THE BOARD OF SUPERVISORS.

   THE **NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES AND LOADING SPACES** TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

9. THERE ARE PORTIONS OF EXISTING WATER AND SEWER EASEMENTS THAT EXCEED 25 FEET.

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

11. THE POHICK CREEK STREAM VALLEY AND THE RELATED ENVIRONMENTAL QUALITY CORRIDORS LOCATED ON THE SUBJECT PROPERTY OFFER SCENIC ASSETS AND NATURAL FEATURES THAT ARE DESERVING OF PRESERVATION. THE PROTECTION/PRESERVATION OF THESE **NATURAL FEATURES IS A COMPONENT OF THE PROPOSED DEVELOPMENT PROGRAM.**

12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO **GRAVES** LOCATED ON THE SUBJECT PROPERTY.

13. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE LORTON SOUTH ROUTE 1 (LP2) COMMUNITY PLANNING SECTOR OF THE LOWER POTOMAC PLANNING DISTRICT OF AREA IV OF THE COMPREHENSIVE PLAN. THE **COMPREHENSIVE PLAN** RECOMMENDS THE DEVELOPMENT OF A MIXED USE PROJECT WITH AN OVERALL FLOOR AREA RATIO (FAR) OF UP TO 0.25. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN.

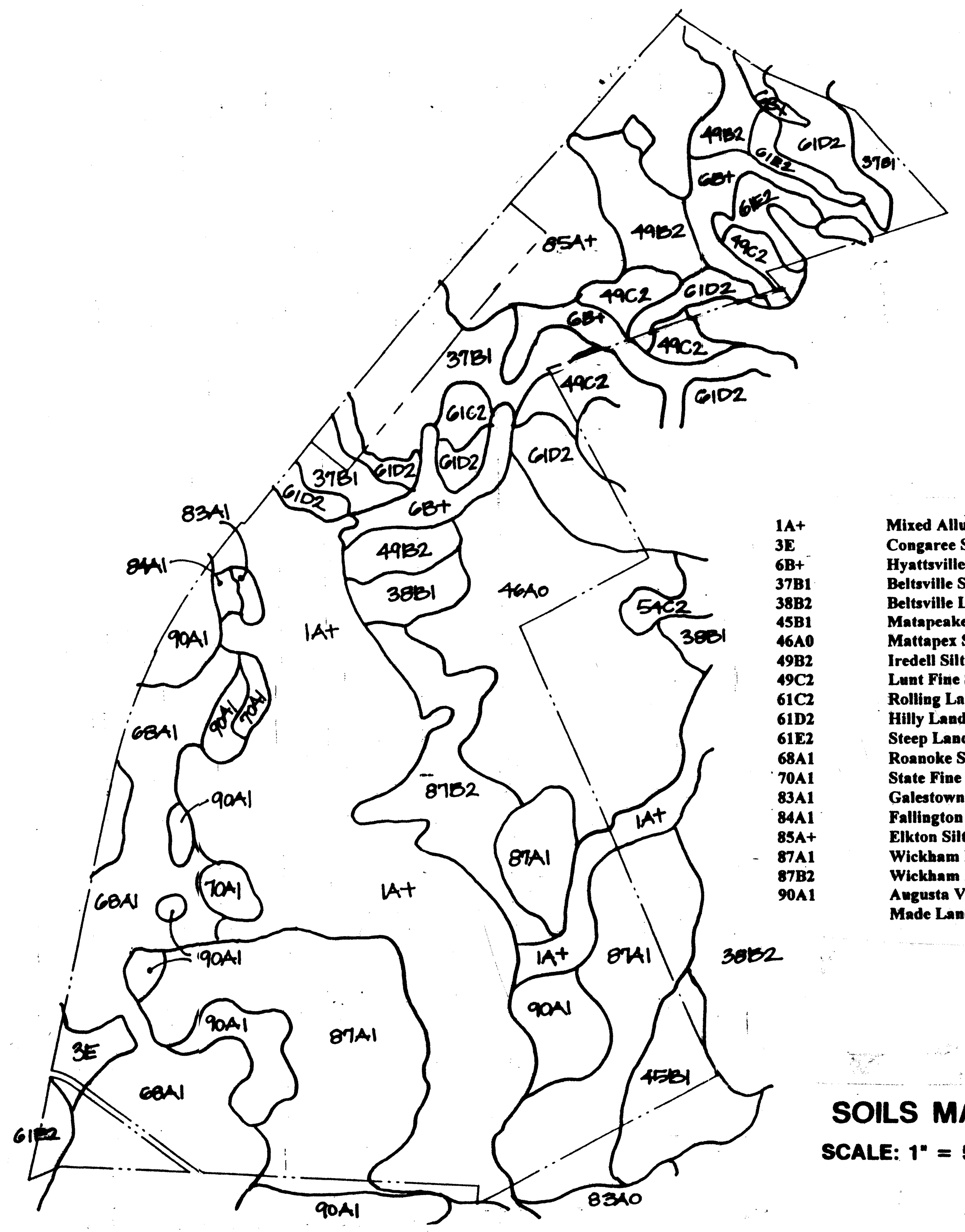
14. **SPECIAL AMENITIES** PROPOSED WITH THE DEVELOPMENT PROGRAM INCLUDE THE RESERVATION OF ACREAGE AS MAJOR OPEN SPACE, A PEDESTRIAN TRAIL NETWORK AS GENERALLY SHOWN HEREON, WHICH IS IN GENERAL ACCORDANCE WITH THE TRAILS RECOMMENDED BY THE FAIRFAX COUNTY COMPREHENSIVE PLAN, AND THE PROVISION OF SITES FOR A SCHOOL AND A RECREATIONAL FACILITY.

15. THE **COMMUNITY AND PUBLIC FACILITIES** PROPOSED WITH THE DEVELOPMENT PROGRAM INCLUDE OPEN SPACE, A SCHOOL AND A RECREATIONAL FACILITY.

16. THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASES. THE EXACT **PHASING SCHEDULE** WILL BE DICTATED BY MARKET CONDITIONS.

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

18. TO THE BEST OF OUR KNOWLEDGE, EXCEPT FOR SERVICE STATIONS - IF ANY, 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/OR DISPOSED OF IN CONJUNCTION WITH THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.



1A+	Mixed Alluvial Land 0-2%
3E	Congaree Silt Loam 25% And Over
6B+	Hyattsville Fine Sandy Loam
37B1	Beltsville Silt Loam, Undulating Phase
38B2	Beltsville Loam, Undulating Phase
45B1	Matapeake Silt Loam; Undulating Phase
46A0	Mattapex Silt Loam; 0-2%
49B2	Iredell Silt Loam, Undulating Phase
49C2	Lunt Fine Sandy Loam, Rolling Phase
61C2	Rolling Land, Loamy & Gravelly Sediments
61D2	Hilly Land, Loamy & Gravelly Sediments
61E2	Steep Land, Loamy & Gravelly Sediments
68A1	Roanoke Silt Loam; Slight Erosion
70A1	State Fine Sandy Loam; Slight Erosion
83A1	Galestown Loamy Fine Sand; 0-2%; Slight Erosion
84A1	Fallington Fine Sandy Loam; 0-2%; Slight Erosion
85A+	Elkton Silt Loam; 0-2%; Slight Erosion
87A1	Wickham Loam, 0-2%; Slight Erosion
87B2	Wickham Loam; 2-7%
90A1	Augusta Very Fine Sandy Loam; 0-2% Slope; Slight Erosion
	Made Land, Cut or Fill

SOILS MAP

SCALE: 1" = 500'

19. IN ADDITION TO THE USES REPRESENTED ON THE GRAPHIC, IT IS TO BE UNDERSTOOD THAT **OTHER PRINCIPAL AND SECONDARY USES** MAY BE LOCATED ON THE SUBJECT PROPERTY SUBJECT TO THE APPROVAL OF A FINAL DEVELOPMENT PLAN(S). THE APPLICANT RESERVES THE RIGHT TO LOCATE INSTITUTIONAL USES AND/OR CHILD CARE FACILITIES AND/OR HOTEL USES WITHIN LANDBAYS C AND D/F, AND HOUSING FOR THE ELDERLY IN LAND BAY A-2.

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

21. WHERE CURRENTLY REQUIRED ALONG THE PERIPHERY OF THE PROPOSED PDH-8 AND PDC DISTRICTS, **TRANSITIONAL SCREENING AND BARRIERS** AND/OR WAIVERS AND/OR MODIFICATIONS OF SUCH REQUIREMENTS WILL BE ADDRESSED ON THE FINAL DEVELOPMENT PLAN(S) IN ACCORDANCE WITH PAR. 5 OF SECT. 13-304 OF THE ZONING ORDINANCE.

22. IF AN **AMENDMENT** TO ANY PORTION OF THIS CDP BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION OR SPECIFIC SITE WHICH IS AFFECTED BY THE AMENDMENT FOR REVIEW AND APPROVAL BY THE BOARD OF SUPERVISORS.

23. **WAIVERS** OF CERTAIN SUBMISSION REQUIREMENTS OF PAR. 1 OF SECT. 16-501 OF THE ZONING ORDINANCE ARE REQUESTED UNDER SEPARATE COVER.

24. EXCEPT WHERE NOTED HEREON, 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.**

25. **PARKING** MAY BE PROVIDED IN SINGLE FAMILY AND MULTI-FAMILY LANDBAYS IN ADDITION TO THE REQUIRED PARKING WHEN SHOWN ON THE FINAL SITE PLAN.

26. AT FINAL ENGINEERING AND DESIGN, DWELLING UNITS MAY BE SHIFTED BETWEEN LANDBAYS PROVIDED THE TOTAL COUNT BY UNIT TYPE DOES NOT INCREASE.

27. AN ABANDONED RESIDENCE AND SEVERAL DERELICT OUT-BUILDINGS ARE LOCATED ON THE SOUTHERN PORTION OF THE PROPERTY WHICH WILL BE REMOVED AS PART OF THE DEVELOPMENT OF THE SITE.

28. APPROVAL BY THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM) IS HEREBY REQUESTED FOR PRIVATE STREETS WHICH EXCEED 600 FEET IN LENGTH AS PROVIDED FOR IN PAR. 2 OF SECT. 11-302 OF THE ZONING ORDINANCE.

TABULATION

EXISTING ZONING	I-6 AND R-1
PROPOSED ZONING	PDC & PDH-8

PDC APPLICATION

AREA OF CDP/RZ		21.8 AC.
AREA FOR PURPOSES OF CALCULATING DENSITY		21.8 AC.
MAXIMUM FLOOR AREA RATIO PERMITTED		1.5 FAR
MAXIMUM FLOOR AREA PERMITTED		1,424,412 GSF
MAXIMUM FLOOR AREA RATIO PROPOSED		0.27 FAR
MAXIMUM FLOOR AREA PERMITTED		258,000 GSF
OPEN SPACE REQUIRED	15.0%	3.27 AC.
OPEN SPACE PROVIDED	22.9%	5.0 +/- AC.

PDC PROPOSED DEVELOPMENT PROGRAM

LAND BAY	ACRES (+/-)	USE	GFA	FAR/ DENSITY
C	3.1	COMMERCIAL / RETAIL COMMERCIAL RECREATION (Optional Institutional/Child Care &/or Hotel)	58,000 GSF	0.43 FAR
D/F	16.6	COMMERCIAL / RETAIL OFFICE CINEMA (Optional Institutional/ Child Care/ Hotel / Restaurants / Retail / Quick Service Food Store / Financial Institutions, Banks and Service Station)	116,000 GSF 34,000 GSF 50,000 GSF	
		SUBTOTAL LB D/F	200,000 GSF	0.28 FAR
TOTAL		COMMERCIAL / RETAIL / OFFICE COMMERCIAL RECREATION CINEMA	258,000 GSF	

Application No. RZ 1996-MV-037 Staff Godfrey
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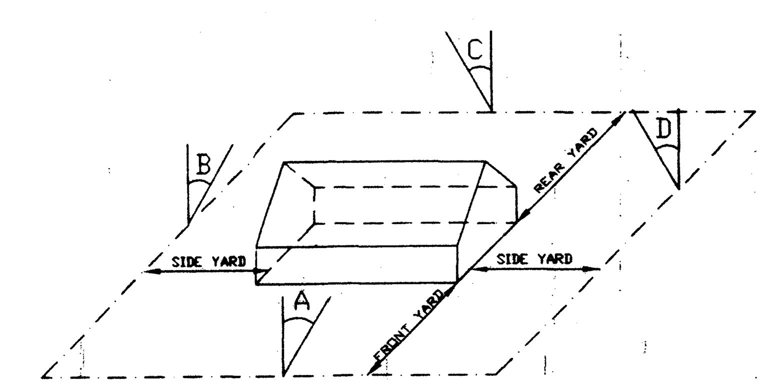
Sheet 2 of 3
Dev. Cond. 2/23/98

PDH- 5 APPLICATION

AREA OF CDP/RZ		192.2 AC.
AREA OF ROAD SUBJECT TO RESERVATION OF DENSITY CREDIT		9.41 AC.
AREA FOR PURPOSES OF CALCULATING DENSITY		201.61 AC.
MAXIMUM DENSITY PERMITTED/PROPOSED		5.0 DU/AC.
OPEN SPACE REQUIRED	31.0%	59.6 AC.
OPEN SPACE PROVIDED	60.0%	116.4+/- AC.

PDH-5 PROPOSED DEVELOPMENT PROGRAM

LAND BAY	ACRES (+/-)	USE	GFA/ # OF UNITS	FAR/ DENSITY
A-1	7.2	RESIDENTIAL-SFD	56 SFD	7.8 DU/AC
A-2	3.7	RESIDENTIAL-MF (Optional Housing for the Elderly)	88 MF	23.8 DU/AC
B-1	12.2	RESIDENTIAL-SFD	88 SFD	7.2 DU/AC
B-2	1.5	RESIDENTIAL-MF	28 MF	18.7 DU/AC
E	12.4	RESIDENTIAL-SFD	88 SFD	7.1 DU/AC
G	12.5	RESIDENTIAL-MF RECREATION CENTER	328 MF 4,500+/-GSF	26.2 DU/AC
H	1.2	BUFFER/OPEN SPACE		
I	3.0	RESIDENTIAL-SFD	17 SFD	5.7 DU/AC
J	7.1	RESIDENTIAL-SFD	52 SFD	7.3 DU/AC
K	10.4	RESIDENTIAL-MF	244 MF	23.5 DU/AC
L	12.8	SCHOOL	98,625+/- GSF	0.18 FAR
M	1.8	OPEN SPACE		
TOTAL		**RESIDENTIAL**	**301 SFD 688 MF 989 TOTAL DU**	
		NON-RESIDENTIAL	**103,125 +/- GSF**	



FRONT YARD : A 3° WITH A BUILDING HEIGHT OF 65' THE FRONT YARD = 38' BUT NOT LESS THAN 20'

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

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

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 65' HEIGHT

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
11/14/97
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
RICHARD F. POLK
No. 025252
1/21/98
PROFESSIONAL ENGINEER

NOTE:

THE SUBJECT PROPERTY IS PROPOSED TO BE A PD DEVELOPMENT. THE MINIMUM REQUIRED YARD IS A CONSIDERATION ONLY AT THE PERIPHERAL LOT LINES OF THE DEVELOPMENT. THE MINIMUM YARDS ARE BASED ON THE R-8 DISTRICT REQUIREMENTS WHICH MOST CLOSELY CHARACTERIZE THE PROPOSED DEVELOPMENT.

Revision Date	
Rev.	**01/14/98**
REV.	NOV. 14, 1997
REV.	OCT. 16, 1997
REV.	JULY 25, 1997
REV.	MAY 30, 1997
REV.	DEC. 19, 1996
REV.	NOV. 10, 1996

Drawn By	
Designed By	
Checked By	
Engineer	
Date	8 - 22- 96
Scale	
Plan Number	
Zoned	
Sheet	2 of 3
File Number	M - 9499

CONCEPTUAL DEVELOPMENT PLAN

LORTON TOWN CENTER

MT. VERNON DISTRICT — FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

Dewberry & Davis
8401 Arlington Blvd., Fairfax, VA 22031
703 849-0100
Architects
Engineers
Planners
Surveyors

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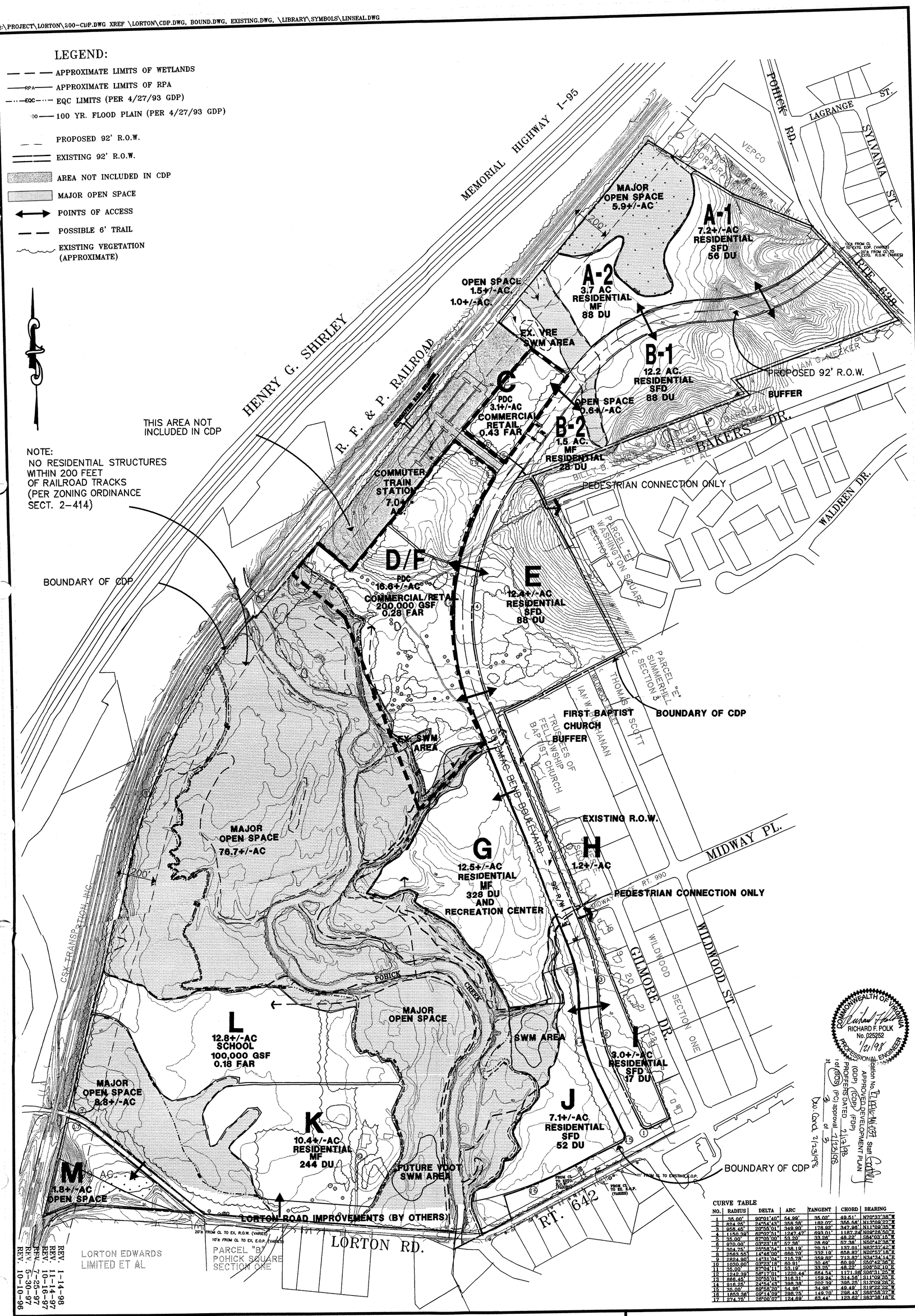

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	35.00'	90°01'40"	54.99'	35.02'	49.51'	N70°37'38"W
2	824.25'	24°54'43"	358.38'	182.07'	355.56'	N13°09'22"W
3	958.42'	20°55'01"	349.90'	176.92'	347.86'	N11°09'35"W
4	1150.39'	62°07'01"	1247.47'	693.01'	1187.24'	N09°26'50"E
5	35.00'	87°05'00"	53.20'	33.28'	48.22'	S84°03'15"W
6	970.00'	02°23'18"	57.36'	28.69'	57.35'	N60°42'36"W
7	304.75'	26°58'54"	138.19'	70.31'	137.01'	N83°37'42"W
8	2543.55'	14°46'00"	560.70'	332.19'	558.82'	N80°52'18"E
9	2824.90'	14°31'04"	715.78'	359.92'	713.87'	N34°34'14"E
10	1030.00'	03°23'19"	60.91'	30.46'	60.90'	S30°42'36"E
11	35.00'	87°04'11"	53.19'	33.46'	48.22'	S38°52'10"E
12	1242.39'	58°12'01"	1220.44'	664.54'	1171.86'	S08°31'25"E
13	866.42'	20°55'01"	316.31'	159.94'	314.56'	S11°09'35"E
14	916.25'	24°54'43"	398.38'	202.39'	395.25'	S13°09'26"E
15	35.00'	89°58'20"	54.95'	34.98'	49.49'	S12°22'22"E
16	1853.36'	9°14'09"	299.75'	149.70'	299.43'	S88°58'32"E
17	274.75'	26°00'07"	124.69'	63.44'	123.62'	S83°38'18"E

REV.	1-14-98
REV.	11-14-97
REV.	10-16-97
REV.	7-25-97
REV.	5-30-97
REV.	10-10-96

CONCEPTUAL DEVELOPMENT PLAN

LORTON TOWN CENTER

MT. VERNON DISTRICT — FAIRFAX COUNTY, VIRGINIA

DRAWN BY	TD/MT
DESIGNED BY	TD/DC
ENGINEERED BY	REL
CHECKED BY	DMC
DATE	8-22-96
SCALE	1" = 200'
PLAN NUMBER	
ZONED	I-6
SHEET	3 OF 3
FILE NUMBER	MP-9499

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Architects Engineers Planners Surveyors

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