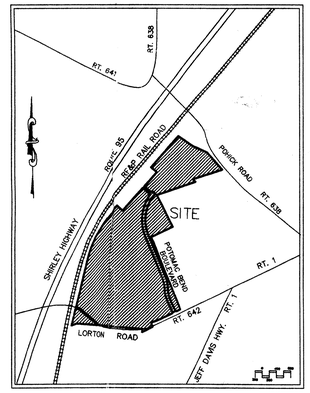
LORTON TOWN CENTER

MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN



VICINITY MAP
SCALE 1" = 2000'

Application No. FDP 96-MV-037 Staff Cooley
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/17/98
Date of (BOS) (PC) approval 2/19/98
Sheet 1 of 14
Dev. Cond. 2/19/98

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. DECEMBER 31, 1997
REV. JANUARY 14, 1998
REV. JANUARY 29, 1998
REV. FEBRUARY 13, 1998

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 26 1998
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
1/30/98
PROFESSIONAL ENGINEER
RLL 2/19/98

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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2. NOTES AND TABULATIONS
3. 200 SCALE OVERALL DEVELOPMENT PLAN
4. 100 SCALE FINAL DEVELOPMENT PLAN (LAND BAYS A, & B)
5. 100 SCALE FINAL DEVELOPMENT PLAN (LAND BAYS C, D, E, & F)
6. 100 SCALE FINAL DEVELOPMENT PLAN (LAND BAYS G, H, I, & J)
7. 100 SCALE FINAL DEVELOPMENT PLAN (LAND BAYS K, L, & M)
8. 200 SCALE PEDESTRIAN CIRCULATION AND BUS STOP LOCATION PLAN
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14. SITE FURNISHINGS, SIGNAGE & LANDSCAPE SPECIFICATIONS

LORTON TOWN CENTER
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
FINAL DEVELOPMENT PLAN
AUGUST 22, 1996

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

PROJECT\LORTON\FDP\TITLE.DWG

NOTES:

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

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

3. 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.

4. 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.

5. **STORM WATER 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 ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING. THE SWM POND IF REQUIRED, SHALL BE IN SUBSTANTIAL CONFORMANCE TO THE LOCATION SHOWN HEREON.

6. AT A MINIMUM, **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 AND MORE THAN THAT SHOWN ON THE TABULATION AS LONG AS THE OPEN SPACE AND LANDSCAPE DEPICTED IS PROVIDED.

   A FINAL **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.

7. THERE IS A **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.

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

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

10. THE SITE WILL BE SERVED BY **PUBLIC WATER** AND **SEWER**.

11. 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.

12. IF AN **AMENDMENT** TO ANY PORTION OF THIS FDP 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 BE THE PLANNING COMMISSION.

13. A WAIVER OF THE 1"=100' SCALE REQUIREMENT OF PAR. 1 OF SECT. 16-502 OF THE ZONING ORDINANCE IS REQUESTED UNDER SEPARATE COVER.

14. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS ARE NOT AVAILABLE AT THIS TIME.

15. PORTIONS OF WATER AND SEWER EASEMENTS EXCEED TWENTY-FIVE FEET WIDTH ON THE SUBJECT PROPERTY.

16. THE LANDSCAPED OPEN SPACE AREAS REPRESENTED ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT TIME OF FINAL ENGINEERING AND DESIGN HOWEVER THEY WILL BE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN HEREON. **LANDSCAPING AND TREE COVER** WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13.

17. IN ACCORDANCE WITH PAR. 4 OF SECT. 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.

    THE LOCATION OF THE **PEDESTRIAN TRAIL** NETWORK SHOWN HEREON IS APPROXIMATE AND IS SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING AND DESIGN WITH REGARD TO ALIGNMENT, GRADE AND TREE PRESERVATION CONSIDERATIONS.

18. IT IS TO BE UNDERSTOOD THAT ADDITIONAL **SITE FEATURES** SUCH AS GAZEBOS, TRELLISES, SIGNS, PLANTERS, FENCES, GATES, LIGHT STANDARDS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED. IT IS TO BE FURTHER UNDERSTOOD THAT ARCHITECTURAL FEATURES SUCH AS BALCONIES AND STAIRWELLS MAY ALSO BE PROVIDED. IN ADDITION, FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, STAIRS AND STOOPS ARE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE SPECIFIED ON THE PLATS REQUIRED TO ACCOMPANY THE APPLICATIONS FOR BUILDING PERMITS IN ACCORDANCE WITH THE ZONING ORDINANCE.

    IT IS TO BE NOTED THAT GARAGES MAY OR MAY NOT BE PROVIDED FOR THE SINGLE FAMILY DETACHED DWELLING UNITS.

19. THE **LIMITS OF CLEARING AND GRADING** SHOWN HEREON ARE PRELIMINARY AND MAY CHANGE AT THE TIME OF FINAL ENGINEERING AND DESIGN.

20. A WAIVER OF THE **TRANSITIONAL SCREENING AND BARRIERS** IS HEREBY REQUESTED BETWEEN DIFFERENT DWELLING UNIT TYPES AND THE USES BEING DEVELOPED WITHIN THE PDH AND PDC PORTIONS OF THIS DEVELOPMENT PLAN PURSUANT TO PAR. 7 OF SECT. 13-301 AND PAR. 1 OF SECT. 13-304 OF THE ZONING ORDINANCE. A WAIVER AND MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG LANDBAY "K" FRONTAGE ON LORTON ROAD IS REQUESTED PURSUANT TO PAR. 5 OF SECT. 13-304 OF THE ZONING ORDINANCE.

21. 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**.

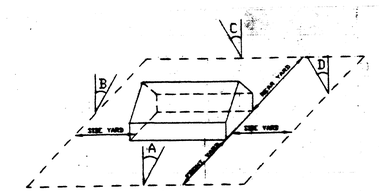
22. **PARKING** MAY BE PROVIDED IN SINGLE FAMILY AND MULTI-FAMILY LAND BAYS IN ADDITION TO REQUIRED PARKING WHEN SHOWN ON THE FINAL SITE PLAN AS LONG AS OPEN SPACE AND LANDSCAPE DEPICTED ARE NOT DECREASED AND THAT THE DEVELOPMENT REMAINS IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN HEREON.

23. AT FINAL ENGINEERING AND DESIGN, DWELLING UNITS MAY BE SHIFTED BETWEEN LANDBAYS PROVIDED THE TOTAL COUNT BY UNIT TYPE DOES NOT INCREASE AND THE OPEN SPACE AND LANDSCAPE DEPICTED ARE NOT DECREASED AND THAT THE DEVELOPMENT REMAINS IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN HEREON.

24. 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. PARKING WILL BE PROVIDED AS REQUIRED BY ARTICLE 11.

25. 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.

26. IN ACCORDANCE WITH ARTICLE 13, **INTERIOR PARKING LOT LANDSCAPING** FOR ANY PARKING LOT OF TWENTY (20) OR MORE SPACES SHALL BE PROVIDED WITH INTERIOR LANDSCAPING COVERING NOT LESS THAN FIVE (5) PERCENT OF THE TOTAL AREA OF THE PARKING LOT.



FRONT YARD : ∠ A 30° WITH A BUILDING HEIGHT OF 60' THE FRONT YARD = 30' BUT NOT LESS THAN 20'

SIDE YARD : ∠ B 25° WITH A BUILDING HEIGHT OF 60' THE FRONT YARD = 30' BUT NOT LESS THAN 20'

REAR YARD : ∠ C 25° WITH A BUILDING HEIGHT OF 60' THE FRONT YARD = 30' BUT NOT LESS THAN 20'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING OVER 60' HEIGHT

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-5 DISTRICT REQUIREMENTS WHICH MOST CLOSELY CHARACTERIZE THE PROPOSED DEVELOPMENT.

TABULATION

EXISTING ZONING	I-6 AND R-1
PROPOSED ZONING	PDH-5 & PDC

PDC APPLICATION

AREA OF FDP		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 PROPOSED		258,000 GSF
MAXIMUM BUILDING HEIGHT PROPOSED	(6 STORIES)	65 FEET
PARKING SPACES REQUIRED	1007	
PARKING SPACES PROVIDED	918 (SEE NOTE 6 & 24)	
OPEN SPACE REQUIRED	15.0%	3.27 AC.
OPEN SPACE PROVIDED	22.9%	5.0+/- AC.

PT. MAJOR OPEN SPACE		2.0 +/- AC.
LANDBAY	C	0.5 +/- AC.
LANDBAY	D/F	2.5 +/- AC.

LAND BAY	ACRES (+/-)	USE	GFA (GSF)	FAR/ DENSITY	PARKING CALCULATION		PARKING REQUIRED	PARKING PROVIDED
C	3.1	COMMERCIAL/ RETAIL COMMERCIAL RECREATION COMMERCIAL ICE RINK	58,000	0.43 FAR	1 PS/3 Person Occupancy + 1/ Employee	Occupancy Est. 240 / 3 = 80 PS + 20 Employees X 1 = 20 PS	100	68
D/F	16.6	COMMERCIAL /RETAIL	116,000		4 PS/1000 GFA	116,000 GSF /1000 X 4 = 464 PS	464	
		OFFICE	34,000		3.6 PS/1000 GFA	34,000 GSF /1000 X 3.6 = 123 PS	123	
		CINEMA (2400 SEATS)	50,000		4 PS/1000 GFA + .3 PS /Seat over 2000 Seats	50,000 GSF X 4 = 200 PS + 400 SEATS X .3 = 120 PS	320	
		SUBTOTAL LB D/F	200,000	0.28 FAR			907	850
TOTAL:		COMMERCIAL/ RETAIL OFFICE COMMERCIAL RECREATION CINEMA	258,000				1007	918

FOOTNOTE

(1) AFFORDABLE DWELLING UNITS (ADU'S) AND BONUS UNITS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PART 8 OF ARTICLE 2 OF THE ZONING ORDINANCE. THE CALCULATIONS FOR THESE UNITS ARE AS FOLLOWS:

251 MF BASE UNITS	X 20%	= 50 BONUS AND ADU'S
251 MF BASE UNITS	+ 50 BONUS	= 301 TOTAL UNITS
301 BASE UNITS	X 12.5%	= 38 ADU'S
625 SFD BASE UNITS	X 10%	= 63 BONUS AND ADU'S
625 SFD BASE UNITS	+ 63 BONUS	= 688 TOTAL UNITS
688 BASE UNITS	X 6.25%	= 43 ADU'S

THE TOTAL 81 ADU'S WILL BE PROVIDED AS MULTIPLE FAMILY DWELLING UNITS BASED ON THE PROPOSED RESIDENTIAL DEVELOPMENT PROGRAM, HOWEVER A REDUCTION IN TOTAL PROJECT DWELLING UNITS WILL REDUCE THE TOTAL ADU REQUIREMENT CONSISTENT WITH FAIRFAX COUNTY ADU ORDINANCE. MODIFICATION OF THE ADU ORDINANCE WILL MODIFY THE ADU REQUIREMENT BY ITS TERMS.

PDH-5 APPLICATION

AREA OF FDP		192.2 AC.
AREA OF ROAD SUBJECT TO RESERVATION OF DENSITY CREDIT		9.41 AC.
AREA FOR PURPOSES OF CALCULATING DENSITY		201.61 AC.
TOTAL NUMBER OF DWELLING UNITS PROPOSED		989 (1)
SINGLE FAMILY DETACHED	301	
MULTI-FAMILY	688	
MAXIMUM DENSITY PERMITTED (WITHOUT ADU'S AND BONUS UNITS)		5.0 DU/AC.
MAXIMUM DENSITY PROPOSED (WITH ADU'S AND BONUS UNITS)		4.9 DU/AC.
MAXIMUM DENSITY PROPOSED (WITHOUT ADU'S AND BONUS UNITS)		4.35 DU/AC.
MAXIMUM BUILDING HEIGHT (6 STORIES)		65 FT.
PARKING SPACES REQUIRED		1,874
PARKING SPACES PROVIDED		2,149
OPEN SPACE REQUIRED	31.0%	59.58 AC.
OPEN SPACE PROVIDED	60.0%	116.4+/- AC.

PT. MAJOR OPEN SPACE		91.0 +/- AC.
LAND BAY	A-1	0.8 +/- AC.
LAND BAY	A-2	1.0 +/- AC.
LAND BAY	B-1	2.9 +/- AC.
LAND BAY	B-2	0.7 +/- AC.
LAND BAY	E	2.2 +/- AC.
LAND BAY	G	3.0 +/- AC.
LAND BAY	H	1.2 +/- AC.
LAND BAY	I	0.8 +/- AC.
LAND BAY	J	1.4 +/- AC.
LAND BAY	K	2.0 +/- AC.
LAND BAY	L	7.6 +/- AC.
LAND BAY	M	1.8 +/- AC.

LAND BAY	ACRES (+/-)	USE	GFA #DU	FAR/ DENSITY	PARKING REQUIRED	PARKING PROVIDED
A-1	7.2	RESIDENTIAL	56 SFD	7.8 DU/AC	112	112
A-2	3.7	RESIDENTIAL	88 MF	23.8 DU/AC	141	176
B-1	12.2	RESIDENTIAL	88 SFD	7.2 DU/AC	176	176
B-2	1.5	RESIDENTIAL	28 MF	18.7 DU/AC	45	56
E	12.4	RESIDENTIAL	88 SFD	7.1 DU/AC	176	176
G	12.5	RESIDENTIAL	328 MF	26.2 DU/AC	525	656
		RECREATION CENTER	4,500+/- GSF		25	25
H	1.2	BUFFER/ OPEN SPACE				
I	3.0	RESIDENTIAL	17 SFD	5.7 DU/AC	34	34
J	7.1	RESIDENTIAL	52 SFD	7.3 DU/AC	104	104
K	10.4	RESIDENTIAL	244 MF	23.5 DU/AC	390	488
L	12.8	SCHOOL	98,625+/-GSF	0.18 FAR	146	146
M	1.8	OPEN SPACE				
TOTAL: RESIDENTIAL:			301 SFD 688 MF 989 TOTAL DU		1874	2149

NON-RESIDENTIAL: 103,125+/- GSF

Application No. FDP 1996-MV-003 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/17/98
Date of (BOS) (PC) approval 2/19/98
Sheet 2 of 14
Dev. Cond. 2/19/98

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
1/30/98
PROFESSIONAL ENGINEER

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

FINAL DEVELOPMENT PLAN

LORTON TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

MT. VERNON DISTRICT

NOTES AND TABULATIONS

Revision Date
REV. FEB. 13, 1998
REV. JAN. 29, 1998
REV. JAN. 14, 1998
REV. DEC. 31, 1997
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 14
File Number	M-9498

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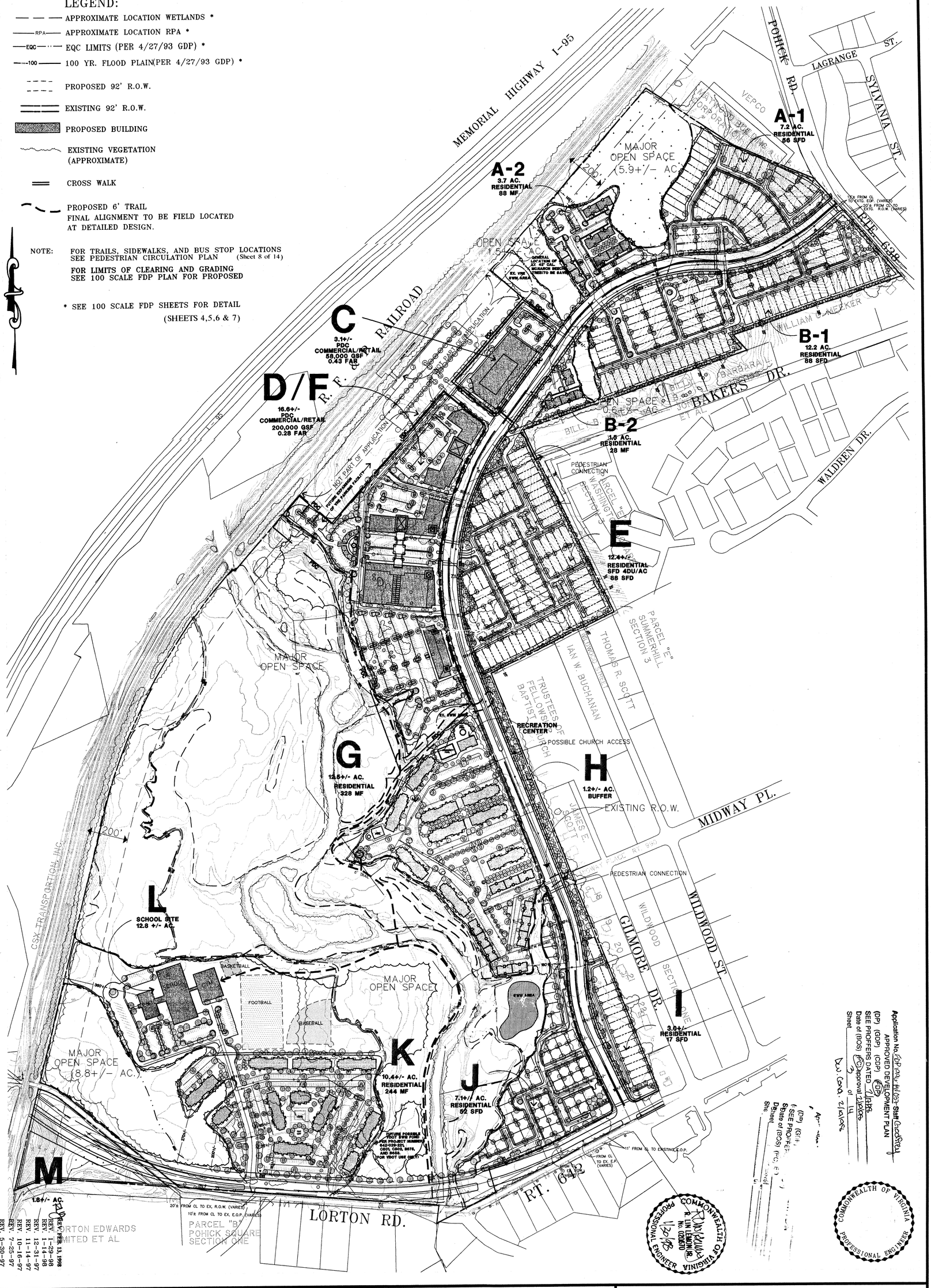
LEGEND:

- APPROXIMATE LOCATION WETLANDS *
- RPA — APPROXIMATE LOCATION RPA *
- EQC — EQC LIMITS (PER 4/27/93 GDP) *
- 100 — 100 YR. FLOOD PLAIN(PER 4/27/93 GDP) *
- PROPOSED 92' R.O.W.
- EXISTING 92' R.O.W.
- PROPOSED BUILDING
- EXISTING VEGETATION (APPROXIMATE)
- CROSS WALK
- PROPOSED 6' TRAIL FINAL ALIGNMENT TO BE FIELD LOCATED AT DETAILED DESIGN.

NOTE: FOR TRAILS, SIDEWALKS, AND BUS STOP LOCATIONS SEE PEDESTRIAN CIRCULATION PLAN (Sheet 8 of 14)

FOR LIMITS OF CLEARING AND GRADING SEE 100 SCALE FDP PLAN FOR PROPOSED

* SEE 100 SCALE FDP SHEETS FOR DETAIL (SHEETS 4,5,6 & 7)



Application No. FDP 200-96/DP 93-P-032 Staff Coordinator
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/12/96
Date of (BOS) (PC) approval 7/12/96
Sheet 3 of 14
Dwg. Coord. 2/14/96

COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER
R. LIN LEMONIER No. 020670
12/18/95

COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER

DRAWN BY	TD/MT
DESIGNED BY	DC/TD
ENGINEERED BY	REL
CHECKED BY	DMC
DATE	8-22-96
SCALE	1" = 200'
PLAN NUMBER	
ZONED	I-6
SHEET	3 OF 14
FILE NUMBER	N-6498

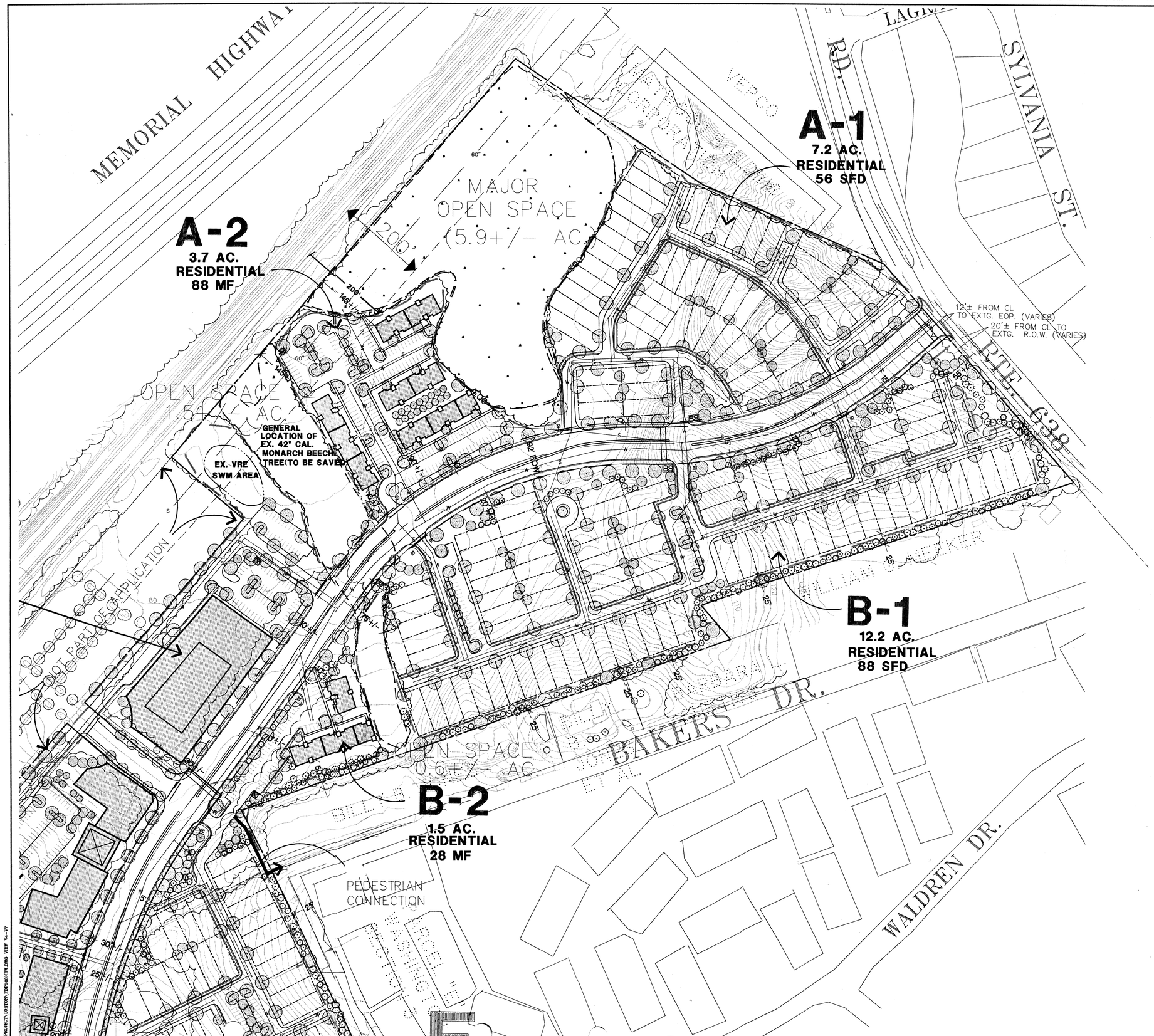
REV. FEB. 13, 1998
REV. 1-29-98
REV. 1-14-98
REV. 12-31-97
REV. 11-14-97
REV. 10-16-97
REV. 7-25-97
REV. 5-30-97
REV. 10-10-96

FINAL DEVELOPMENT PLAN

LORTON TOWN CENTER

MT. VERNON DISTRICT — FAIRFAX COUNTY, VIRGINIA

Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX(703) 849-0518
Architects Engineers Planners Surveyors



LEGEND:

- WETLANDS (PER DEWBERRY & DAVIS – APPROX.)
- RPA — RPA LIMITS (PER DEWBERRY & DAVIS – APPROX.)
- EQC — EQC LIMITS (PER 4/27/93 GDP)
- 100 — 100 YR. FLOODPLAIN (PER 4/27/93 GDP)
- PROPOSED 92' R.O.W.
- EXISTING 92' R.O.W.
- PROPOSED BUILDING
- MARSHY AREA
- EXISTING VEGETATION (APPROXIMATE)
- S — EXISTING SANITARY SEWER
- S — PROPOSED SANITARY SEWER
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- PROPOSED CLEARING AND GRADING
- PROPOSED 6' TRAIL
- BS — PROPOSED BUS STOP
- PROPOSED ENCLOSED DUMPSTER LOCATION
- PROPOSED LANDSCAPING
- SHADE/STREET TREE
- MEDIUM OR ORNAMENTAL TREE
- EVERGREEN TREE

Refer to Sheets 9 & 10 (*50 Scale Town Center Plans*) and Sheet 12 (*Multi-Family Residential*) and Sheet 13 (*Single Family Detached Residential*) for additional landscape detail and/or treatments.

NOTE: FOR PROPOSED TRAIL AND SIDEWALK LOCATIONS SEE "PEDESTRIAN CIRCULATION PLAN AND BUS STOP LOCATIONS" (SHEET 8 OF 14)

Application No. FDP 1996-MV-03 Staff Coordinator
APPROVED DEVELOPMENT PLAN
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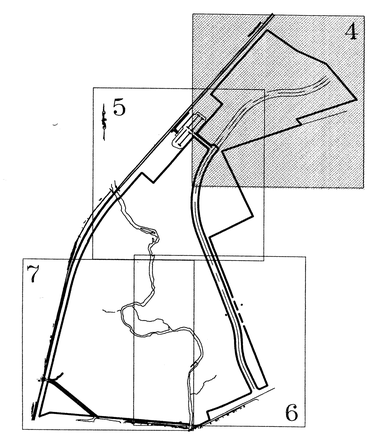

DRAWING INDEX

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
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1/28/98

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PROFESSIONAL ENGINEER

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FINAL DEVELOPMENT PLAN
LORTON TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

MT. VERNON DISTRICT

DRAWN BY	TD/MT
DESIGNED BY	TD/DC
CHECKED BY	DMC
DATE	8-22-96
SCALE	1" = 100'
PLAN NUMBER	
ZONED	I-6
SHEET	4 OF 14
FILE NUMBER	

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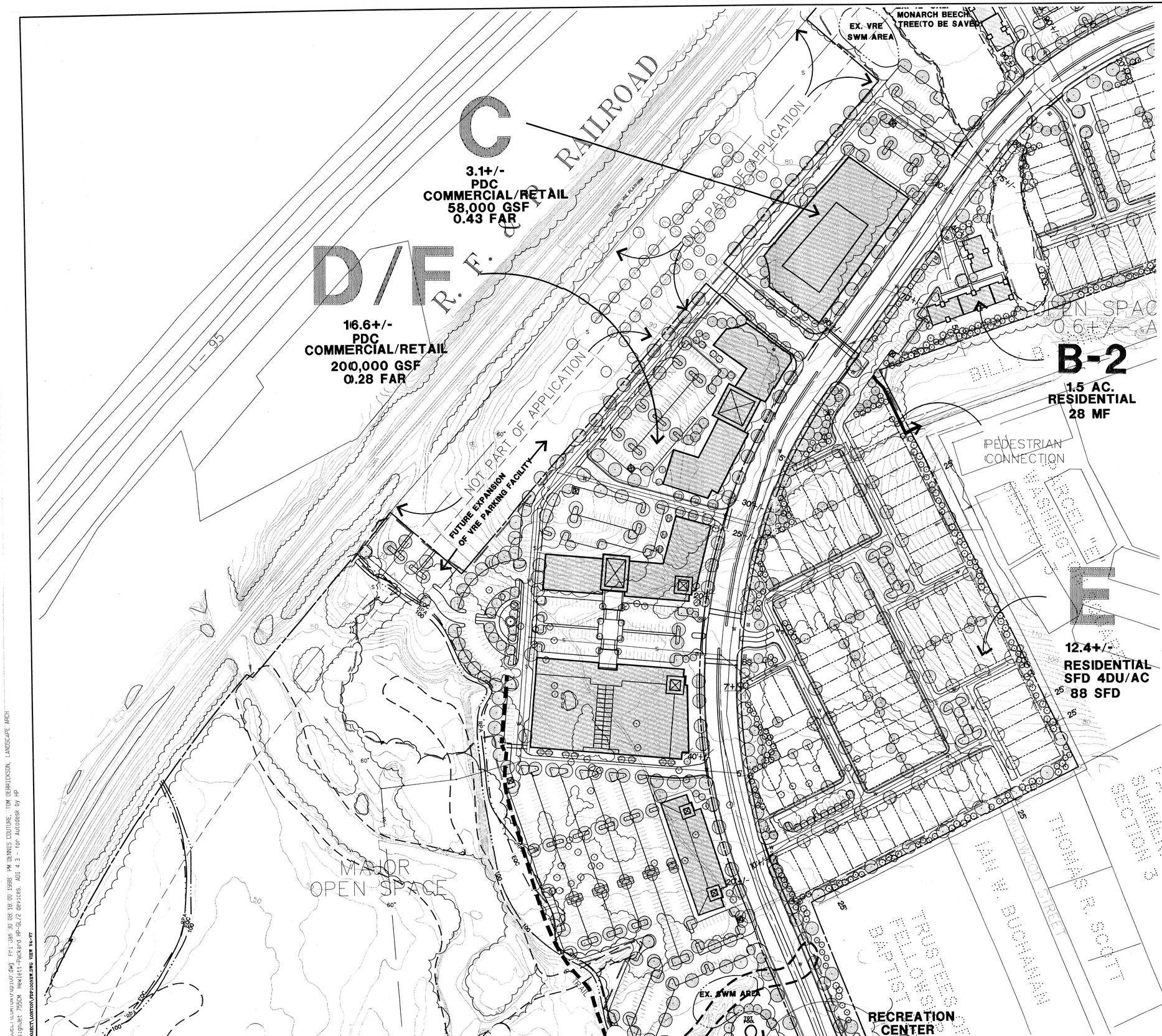
DesignJet 755CM Hewlett-Packard HP-GL/2 devices, ADI 4.3 - for Autodesk by HP



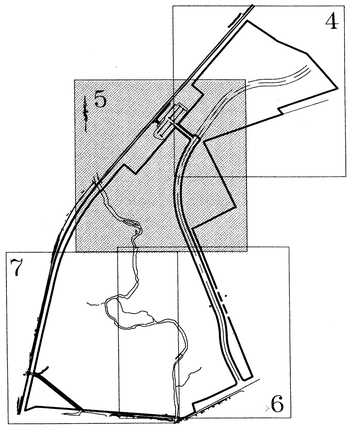
LEGEND:

- WETLANDS (PER DEWBERRY & DAVIS - APPROX.)
- RPA LIMITS (PER DEWBERRY & DAVIS - APPROX.)
- EQC LIMITS (PER 4/27/93 GDP)
- 100 YR. FLOODPLAIN (PER 4/27/93 GDP)
- PROPOSED 92' R.O.W.
- EXISTING 92' R.O.W.
- PROPOSED BUILDING
- MARSHY AREA
- EXISTING VEGETATION (APPROXIMATE)
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED CLEARING AND GRADING
- PROPOSED 6' TRAIL
- BS PROPOSED BUS STOP
- PROPOSED ENCLOSED DUMPSTER LOCATION
- PROPOSED LANDSCAPING
- SHADE/STREET TREE
- MEDIUM OR ORNAMENTAL TREE
- EVERGREEN TREE

Refer to Sheets 9 & 10 (*30 Scale Town Center Plans*) and Sheet 12 (*Multi-Family Residential*) and Sheet 13 (*Single Family Detached Residential*) for additional landscape detail and/or treatments.

NOTE: FOR PROPOSED TRAIL AND SIDEWALK LOCATIONS SEE "PEDESTRIAN CIRCULATION PLAN AND BUS STOP LOCATIONS" (SHEET 8 OF 14)

Application No. FDP 96-MV-037 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/14/98
Date of (BOS) (PC) approval 7/14/98
Sheet 5 of 14
Dev. Cond. 7/14/98



DRAWING INDEX

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
1/30/98
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

REV. FEB. 13, 1998
REV. JAN. 29, 1998
REV. JAN. 14, 1998
REV. DEC. 31, 1997
REV. NOV. 14, 1997
REV. OCT. 16, 1997
REV. JULY 25, 1997
REV. MAY 30, 1997

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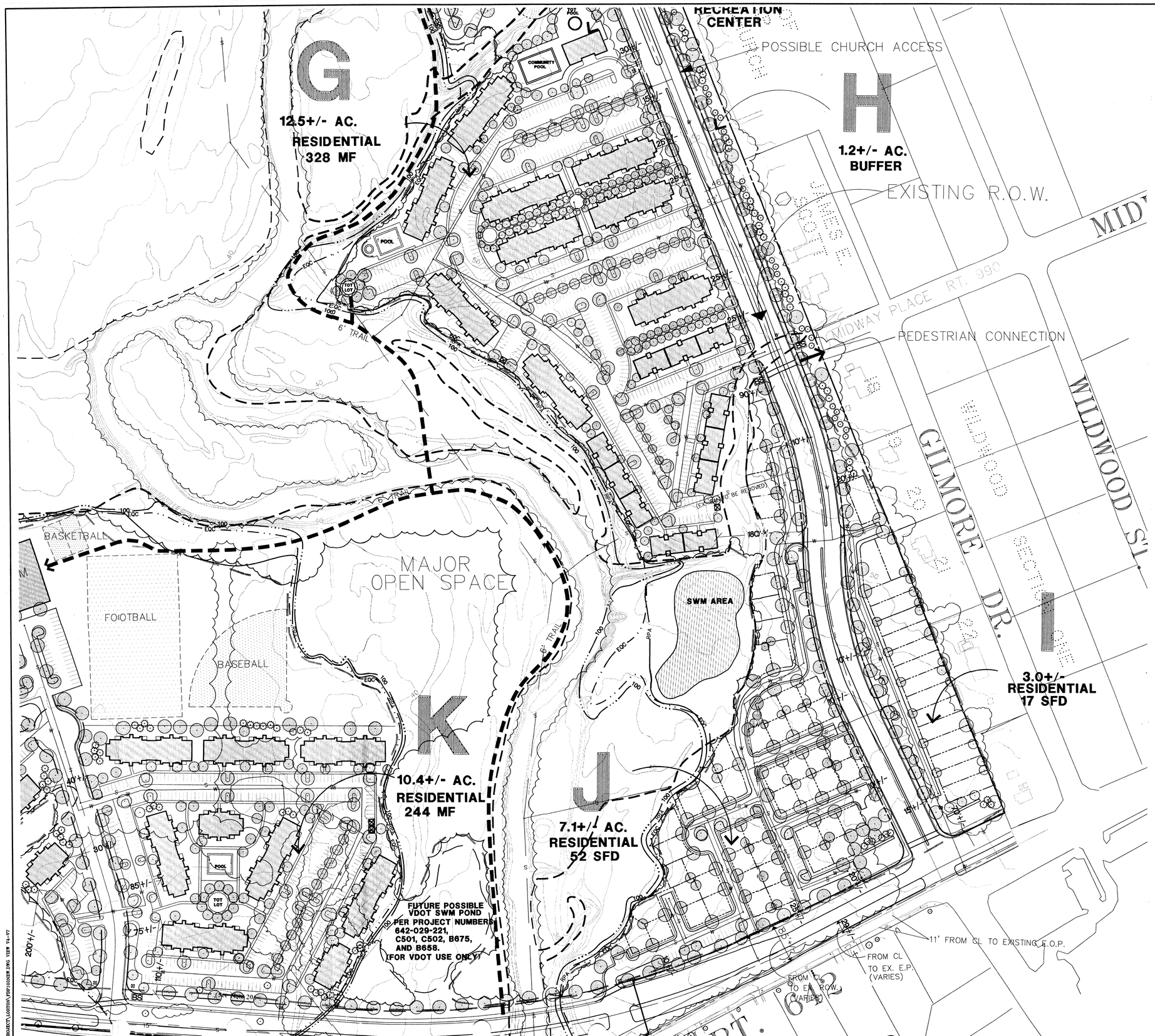
FINAL DEVELOPMENT PLAN
LORTON TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

MT. VERNON DISTRICT

DRAWN BY	TD/MT
DESIGNED BY	TD/DC
CHECKED BY	DMC
DATE	8-22-96
SCALE	1" = 100'
PLAN NUMBER	
ZONED	I-6
SHEET	5 OF 14
FILE NUMBER	M-9498

C:\WINDOWS\TEMP\ACAD\WORKING\ACAD\WORKING\PLOT\LORTON\FDP100NEW.DWG Fri Jan 30 08:18:00 1998 PM DENNIS COUTURE, TOM DERRICKSON, LANDSCAPE ARCH
HP DesignJet 755CM Hewlett-Packard HP-GL/2 devices, AOI 4.3 - for AutoDesk by HP



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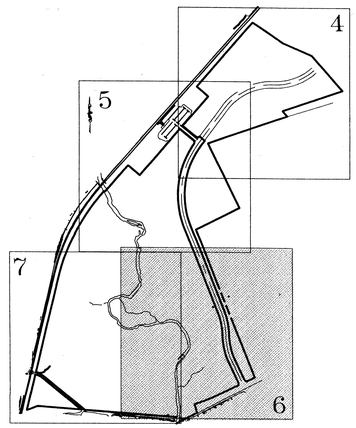
NOTE: FOR PROPOSED TRAIL AND SIDEWALK LOCATIONS SEE "PEDESTRIAN CIRCULATION PLAN AND BUS STOP LOCATIONS" (SHEET 8 OF 14)

Application No. FDP 2014-MV-007 Staff Geoffrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/12/98
Date of (BOS) (PC) approval 2/12/98
Sheet 6 of 14
Dev. Cond. 2/12/98



DRAWING INDEX

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
PROFESSIONAL ENGINEER
1/30/98

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

REV. JAN. 29, 1998
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REV. NOV. 14, 1997
REV. OCT. 16, 1997
REV. JULY 25, 1997

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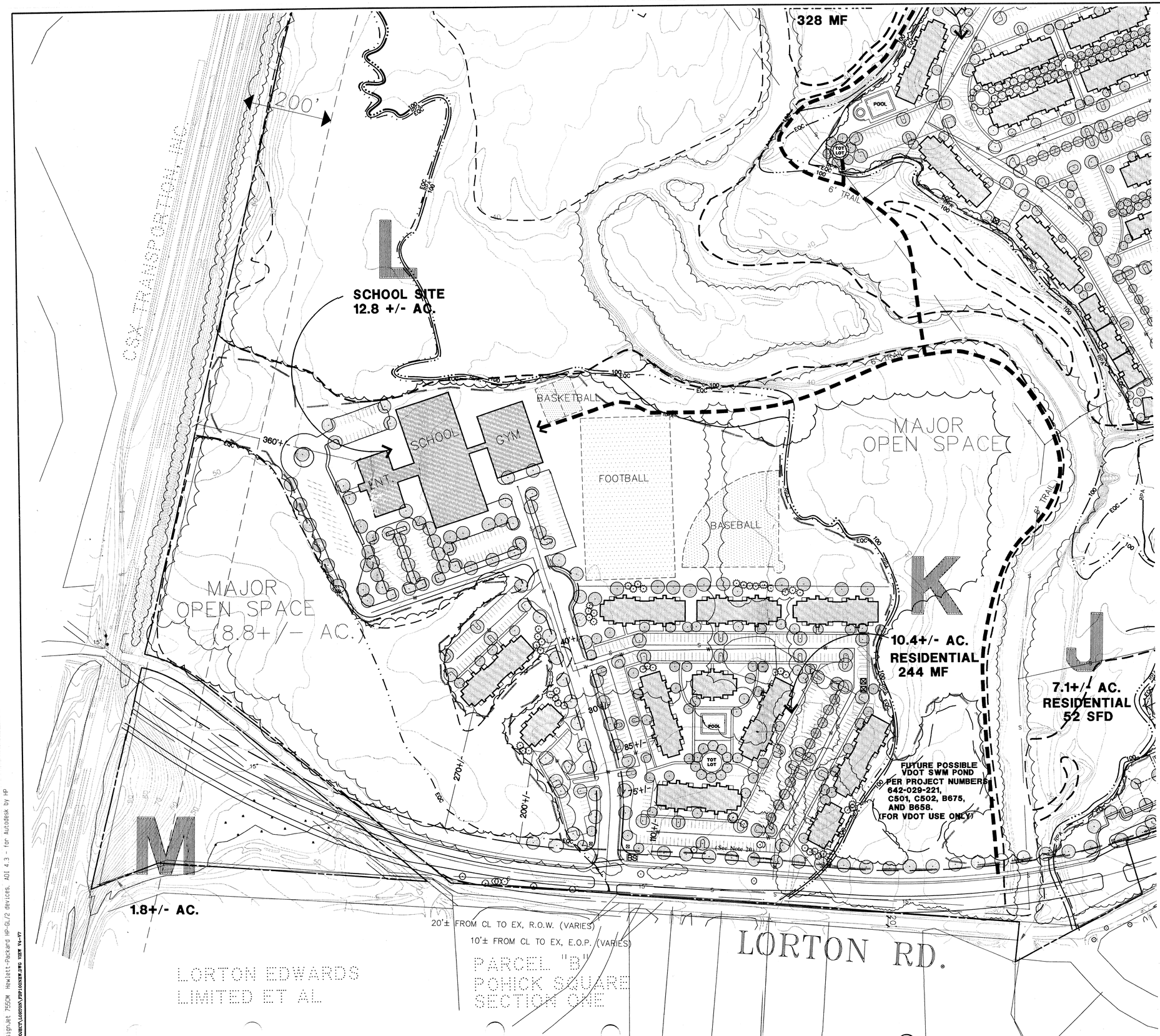
FINAL DEVELOPMENT PLAN
LORTON TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

MT. VERNON DISTRICT

DRAWN BY	TD/MT
DESIGNED BY	TD/DC
CHECKED BY	DMC
DATE	8-22-96
SCALE	1" = 100'
PLAN NUMBER	
ZONED	I-6
SHEET	6 OF 14
FILE NUMBER	



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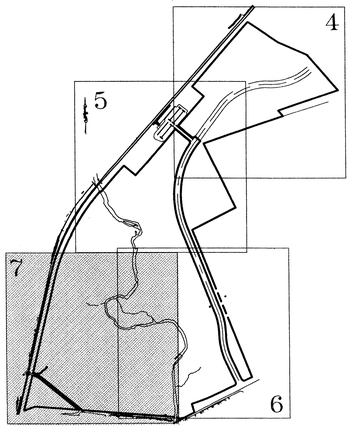
NOTE: FOR PROPOSED TRAIL AND SIDEWALK LOCATIONS SEE "PEDESTRIAN CIRCULATION PLAN AND BUS STOP LOCATIONS"

Application No. FDP 1996-MV-037 Staff Godfrey
APPROVED DEVELOPMENT PLAN
( ) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/17/98
Date of (BOS) (PC) approval 2/19/98
Sheet 7 of 14
Dev. Cond. 2/19/98



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FINAL DEVELOPMENT PLAN

LORTON TOWN CENTER

MT. VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

DRAWN BY	TD/MT
DESIGNED BY	TD/DC
CHECKED BY	DMC
DATE	8-22-96
SCALE	1" = 100'
PLAN NUMBER	
ZONED	I-6
SHEET	7 OF 14
FILE NUMBER	M-9498

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
1/30/98
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

REV. JAN. 29, 1998
REV. JAN. 14, 1998
REV. DEC. 31, 1997
REV. NOV. 14, 1997
REV. OCT. 16, 1997
REV. JULY 25, 1997
REV. MAY 30, 1997

REV. FEB. 13, 1998

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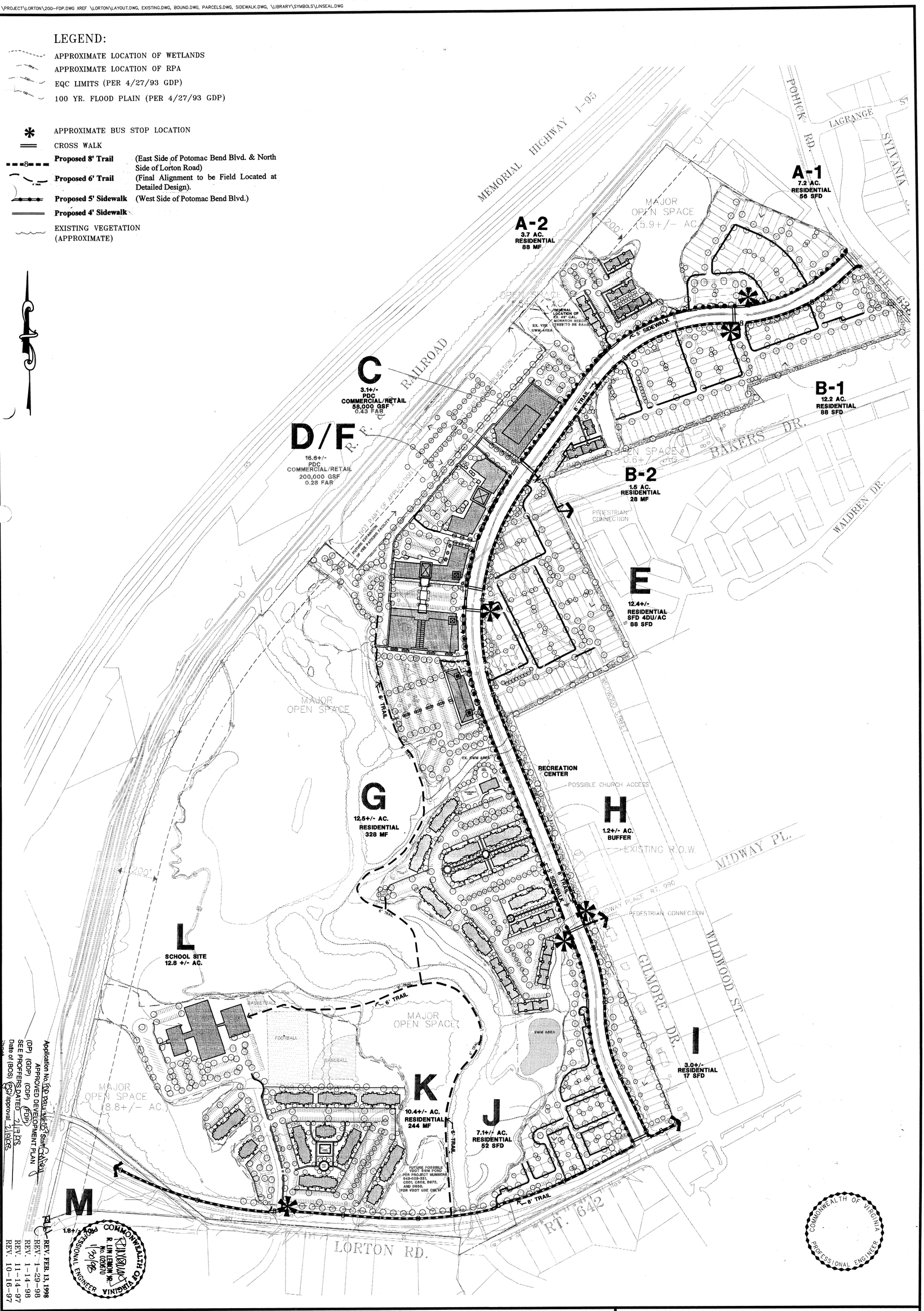
\PROJECT\LORTON\200-FDP.DWG XREF \LORTON\LAYOUT.DWG, EXISTING.DWG, BOUND.DWG, PARCELS.DWG, SIDEWALK.DWG, \LIBRARY\SYMBOLS\LINSEAL.DWG



Application No. RZ/FDP 90-V-046 Staff Coordinator
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/12/93
Date of (BOS) (PC) Approval 1/12/93

REV. REV. FEB. 13, 1998
REV. 1-29-98
REV. 1-14-98
REV. 11-14-97
REV. 10-16-97

DRAWN BY	TWD
DESIGNED BY	DC/TWD
ENGINEERED BY	
CHECKED BY	LAM
DATE	9-22-97
SCALE	1" = 200'
PLAN NUMBER	
ZONED	I-6
SHEET	8 OF 14
FILE NUMBER	N-9490

PEDESTRIAN CIRCULATION PLAN AND
BUS STOP SHELTER LOCATIONS

LORTON TOWN CENTER

MT. VERNON DISTRICT — FAIRFAX COUNTY, VIRGINIA

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SEE SHEET 10

VRE Parking Expansion Area

Possible Future Access to Expanded VRE Parking Facility

Open Lawn Area (Together with paved parking area provides focal space for special Town Center events)

Future Parking for VRE Facility/Joint Parking Expansion

100 YEAR FLOOD PLAIN

Arbor/Gazebo/Band Stand/Plaza or similar feature

Trail Connection to Town Core

Stream Valley

Parking

LB D/F Commercial Retail

LB D/F Commercial Retail / Office

LB D/F Commercial Retail / Cinema

LB D/F Commercial Retail

Pedestrian Plaza

See Sheet 11 for Section

Potomac Bend Boulevard

Open Space

Landbay E SFD Residential

Proposed Bus Stop

Possible Outdoor Cafe or Plaza Area

Pedestrian Connection to Open Space Trail

Open Space Trail

8' Trail

Continuous Street Tree Planting

5' Sidewalk

Existing SWM Area

To Lorton Road

Legend

Proposed Enclosed Dumpster Location

Pedestrian Elements

- Sidewalks/Trails Paved Areas
- Plazas/Special Areas
- Crosswalks
- Bench

Landscape Elements

- Large Canopy or Street Tree
- Ornamental or Medium Tree
- Evergreen Tree
- Shrub Mass or Hedge
- Lawn
- Monument/Signage
- Landscape Pots/Planter
- Existing Vegetation
- Medium Evergreen Shrub (e.g. Rhododendron/Holly or comparable)

Application No. RZ/FDP 96-D-001 Sheet 1 of 14
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (FDP)
SEE PROFFERS DATED 2/13/98
Date of (BOS) (PC) approval 2/10/98
Sheet 1 of 14
BOS Cond. 7/16/96

COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER R. LIN LEMON JR. No. 020670 11/4/97

COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER RICHARD E. POLK No. 102822 2/11/98

Revision Date
Rev. 12/31/97
Rev. 01/14/98
REV. JAN. 29, 1998
REV. FEB. 13, 1998

Drawn By	DMC
Designed By	
Checked By	
Engineer	
Date	11-14-97
Scale	1"=50'
Plan Number	
Zoned	
Sheet	9 of 14
File Number	M-9498

FINAL DEVELOPMENT PLAN

PDC TOWN CORE - SOUTH END

LORTON TOWN CENTER

MT. VERNON DISTRICT

FAIRFAX COUNTY, VIRGINIA

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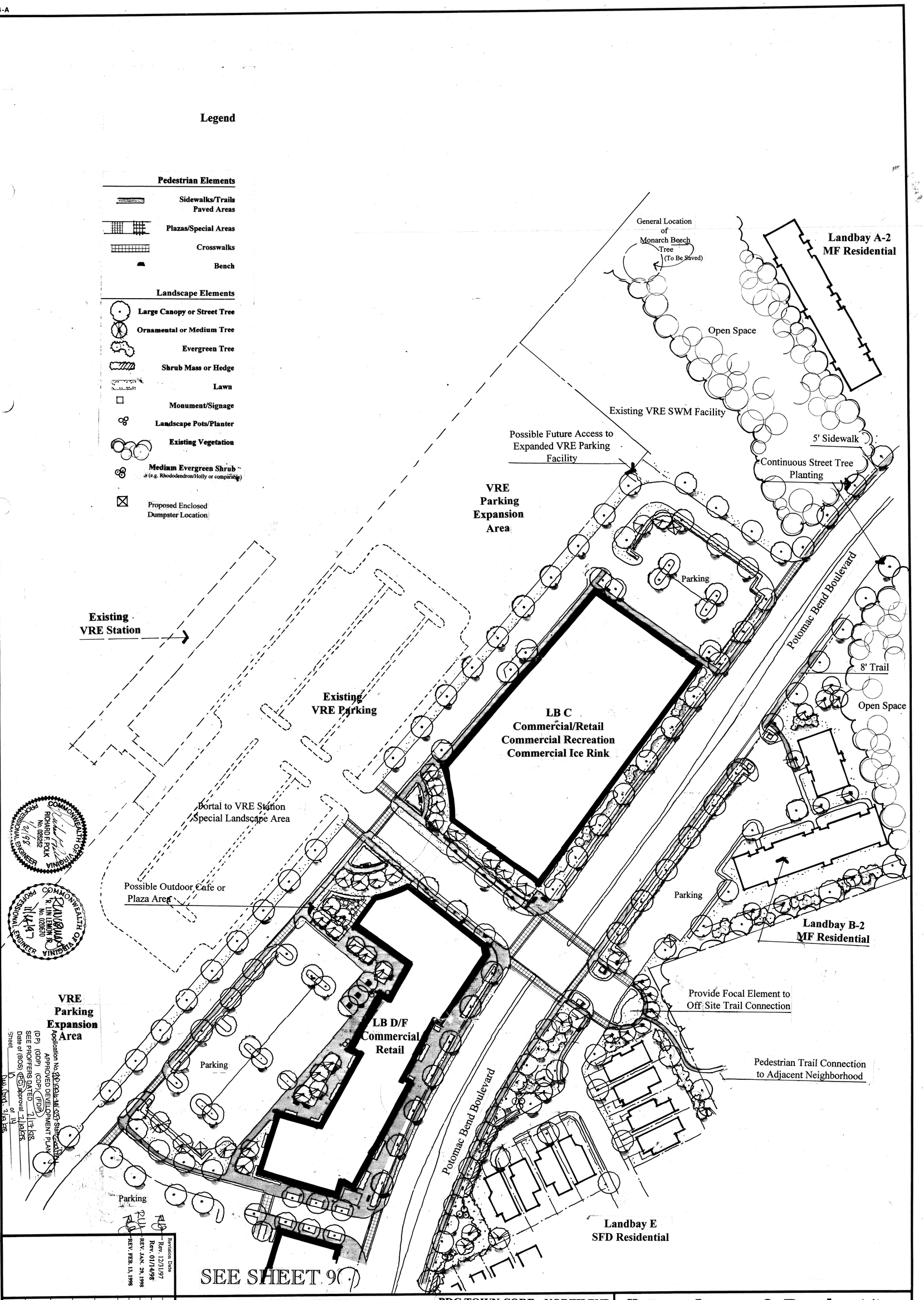
Legend
Pedestrian Elements
Sidewalks/Trails Paved Areas
Plazas/Special Areas
Crosswalks
Bench
Landscape Elements
Large Canopy or Street Tree
Ornamental or Medium Tree
Evergreen Tree
Shrub Mass or Hedge
Lawn
Monument/Signage
Landscape Pots/Planter
Existing Vegetation
Medium Evergreen Shrub (e.g. Rhododendron/Holly or comparable)
Proposed Enclosed Dumpster Location
General Location of Monarch Beech Tree (To Be Saved)
Landbay A-2 MF Residential
Open Space
Existing VRE SWM Facility
Possible Future Access to Expanded VRE Parking Facility
5' Sidewalk
Continuous Street Tree Planting
VRE Parking Expansion Area
Parking
Potomac Bend Boulevard
8' Trail
Open Space
Existing VRE Station
Existing VRE Parking
LB C Commercial/Retail Commercial Recreation Commercial Ice Rink
Portal to VRE Station Special Landscape Area
Possible Outdoor Cafe or Plaza Area
Parking
Landbay B-2 MF Residential
Provide Focal Element to Off Site Trail Connection
VRE Parking Expansion Area
LB D/F Commercial Retail
Pedestrian Trail Connection to Adjacent Neighborhood
Parking
Potomac Bend Boulevard
Parking
Landbay E SFD Residential
SEE SHEET 9
COMMONWEALTH OF VIRGINIA
RICHARD E. POLK
No. 025282
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
JR. LIN LEMON JR.
No. 020610
PROFESSIONAL ENGINEER
Application No. RZ 93-M-003 Substantial Conformance
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/13/98
Date of (BOS) (PC) approval 7/16/97
Sheet 9 of 11
Revision Date
Rev. 12/31/97
Rev. 01/14/98
REV. JAN. 29, 1998
REV. FEB. 13, 1998
Drawn By
Designed By DMC
Checked By
Engineer
Date 11-14-97
Scale 1"=50'
Plan Number
Zoned
Sheet 10 of 14
File Number M-9498
FINAL DEVELOPMENT PLAN
PDC TOWN CORE - NORTH END
LORTON TOWN CENTER
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
Dewberry & Davis
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703 849-0100
Architects
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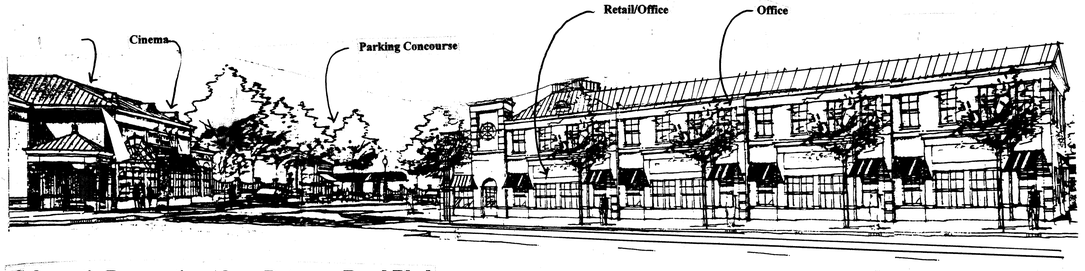
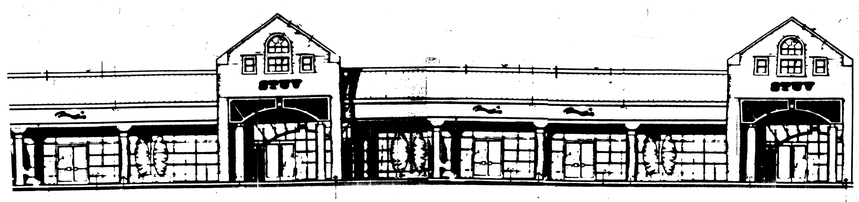


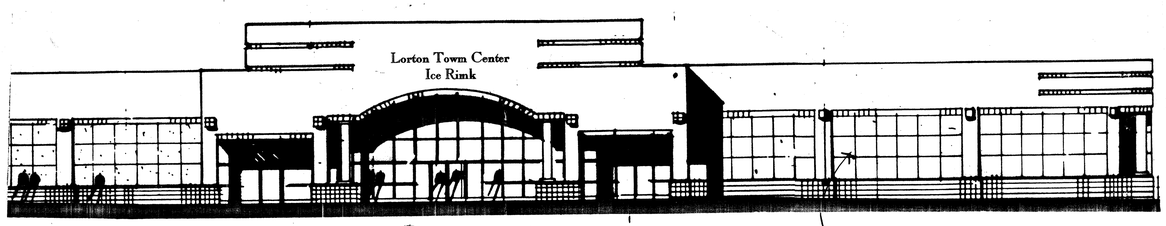
Schematic Perspective Along Potomac Bend Blvd

Schematic Elevation: Retail/Cinema Block

Note: These graphics represent the design concept for the proposed Lorton Town Center. Specific features may vary with final engineering and design.

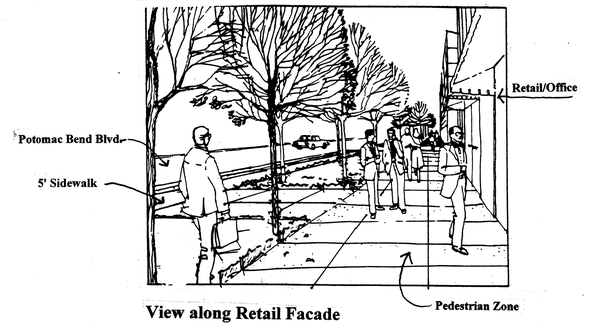


Schematic Elevation: Typical Commercial/Retail Building

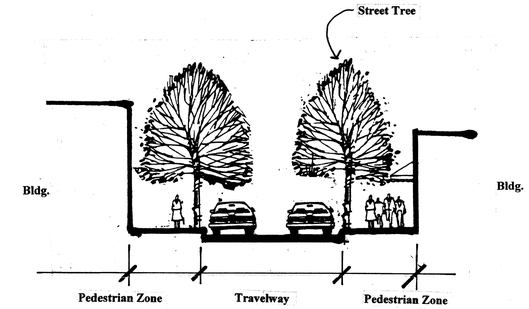


Schematic Elevation: Commercial Recreation/Ice Rink

Select Architectural Ornamentation to reduce scale of facility

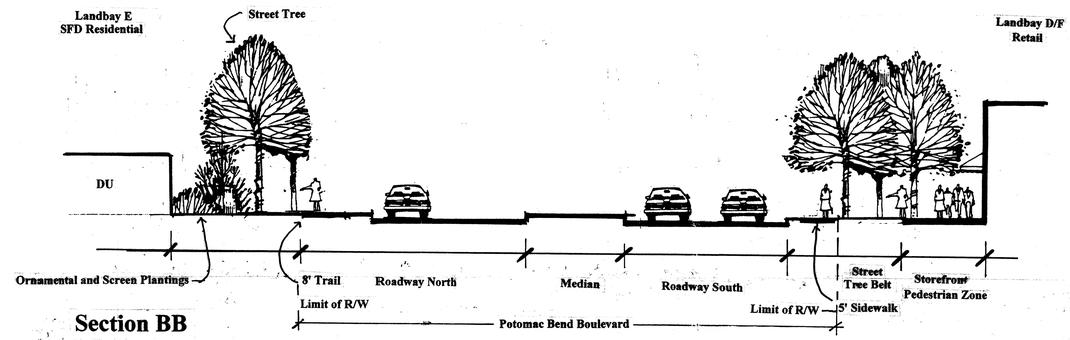


View along Retail Facade Potomac Bend Boulevard



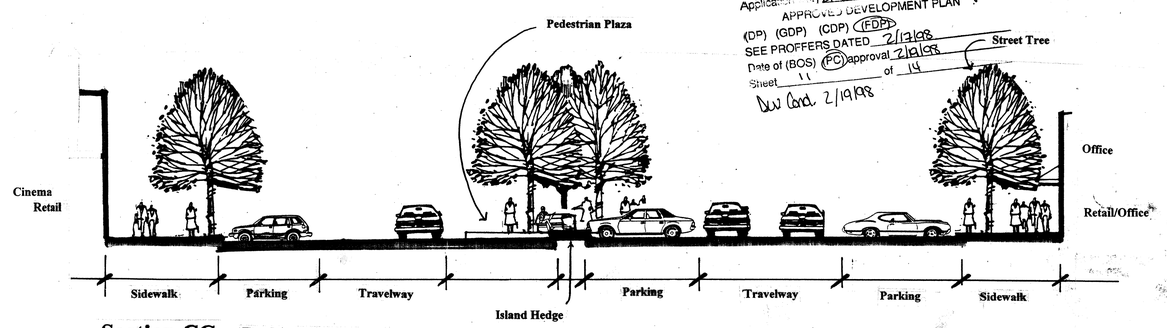
Section AA

See Sheet 9



Section BB

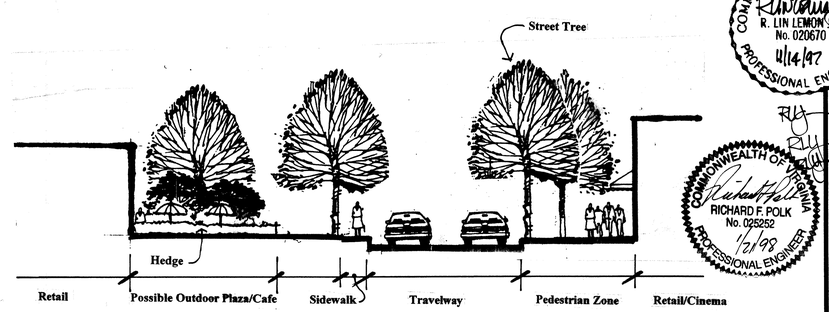
See Sheet 9



Application No. PDP 90-V-067 Staff Coordinator
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/12/98
Date of (BOS) (PC) approval 2/19/98
Sheet 11 of 14
DW Cond. 2/19/98

Section CC **Parking Concourse Between Retail/Office and Retail/Cinema**

See Sheet 9



Section DD **Retail/ Cinema/Retail**

See Sheet 9

Note: Refer to 50 scale enlargement of Town Center for location of Section Illustrations.

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
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COMMONWEALTH OF VIRGINIA
RICHARD F. POLK
No. 025252
1/21/98
PROFESSIONAL ENGINEER

Revision Date
Rev. 12/31/97
REV. 01/14/98
REV. JAN. 29, 1998
REV. FEB. 13, 1998

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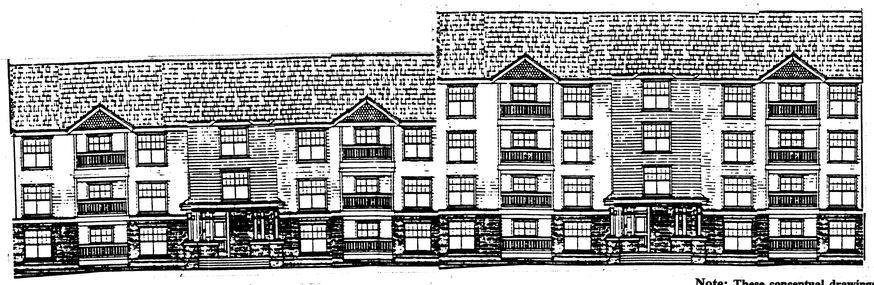
FINAL DEVELOPMENT PLAN
PDC TOWN CORE
REPRESENTATIVE ELEVATIONS/SECTIONS
LORTON TOWN CENTER
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn By	
Designed By	DMC
Checked By	
Engineer	
Date	11-14-97
Scale	NOT TO SCALE
Plan Number	
Zoned	
Sheet	11 of 14
File Number	M - 9498

4-A



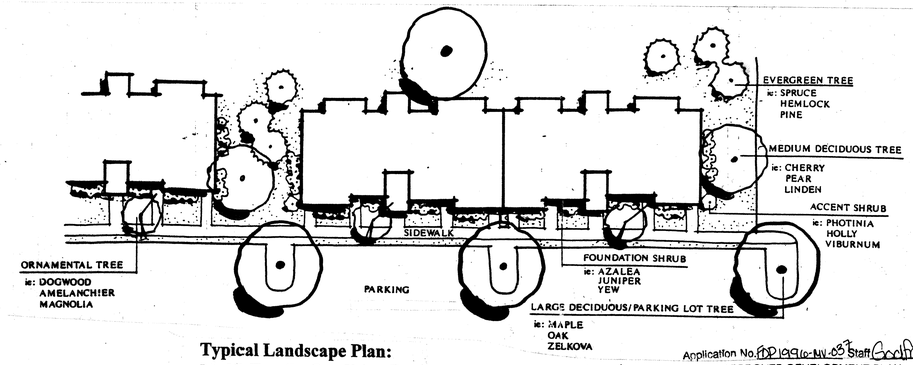
Representative Elevation - Building Type A

Note: These conceptual drawings are for illustrative purposes only, They represent the general appearance and character to be incorporated in the final architectural and engineering drawings. Minor modifications to the specific details of the elevations and final unit design may be required as the final construction documents are developed.

Representative Elevation - Building Type B

Representative Elevation - Building Type A

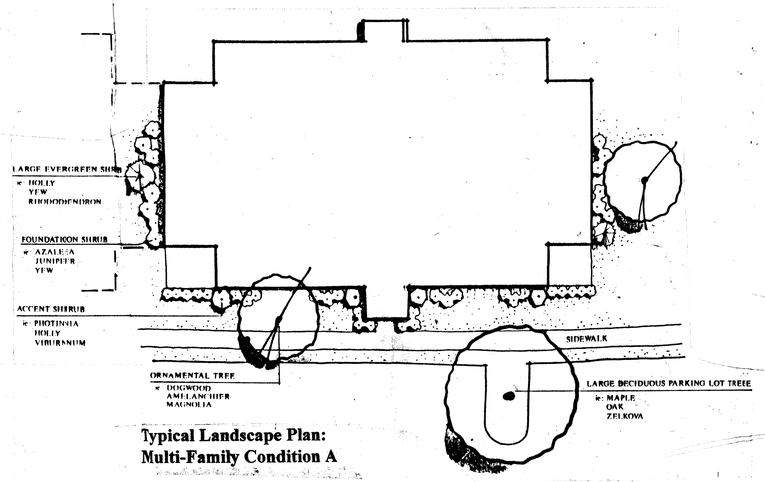
Representative Elevation - Building Type A



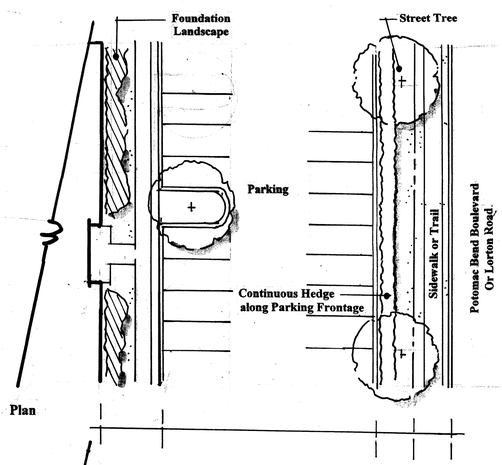
Typical Landscape Plan:
Multi-Family Condition B

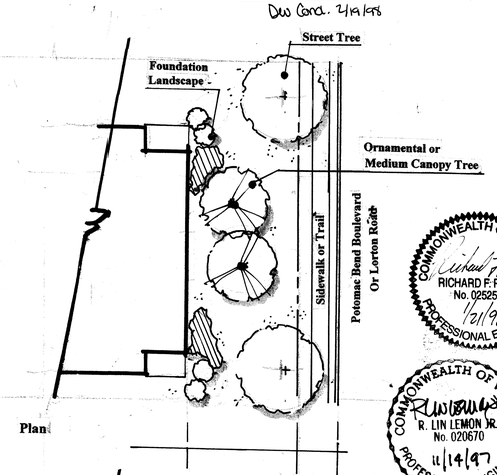
Application No. FDP 1991-MV-03 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/17/98
Date of (BOS) (PC) approval 2/19/98
Sheet 12 of 14
DW Corp. 2/19/98

Note: These elevations are representative of the type of multi-family dwellings anticipated for Lorton Town Center Land Bays A-2, B-2, G & K. Buildings in each land bay may be all three or four stories or a combination of three and four stories



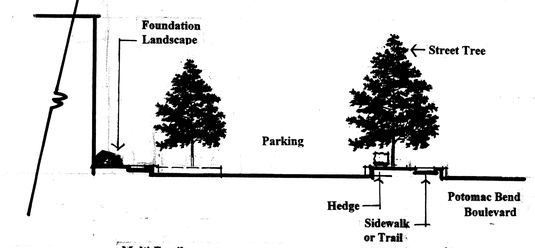
Typical Landscape Plan:
Multi-Family Condition A





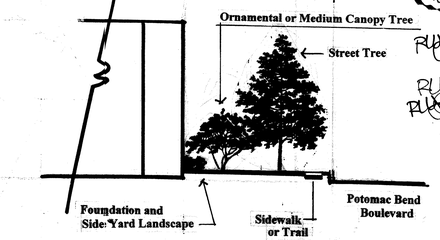
Representative Elevation - Building Type A

Representative Elevation - Building Type A



Section

Multi-Family
with parking frontage condition along Potomac Bend Boulevard



Section

Multi-Family
with no parking frontage along Potomac Bend Boulevard

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

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

Revision Date	
REV. DEC. 31, 1997	RLL
REV. JAN. 14, 1998	RLL
REV. JAN. 29, 1998	RLL
REV. FEB. 13, 1998	

Drawn By	DMC
Designed By	
Checked By	
Engineer	
Date	11-14-97
Scale	NOT TO SCALE
Plan Number	
Zoned	
Sheet	12 of 14
File Number	M - 9498

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

PDH- MULTI-FAMILY RESIDENTIAL
ELEVATIONS/SECTIONS/BUILDING LANDSCAPE

LORTON TOWN CENTER

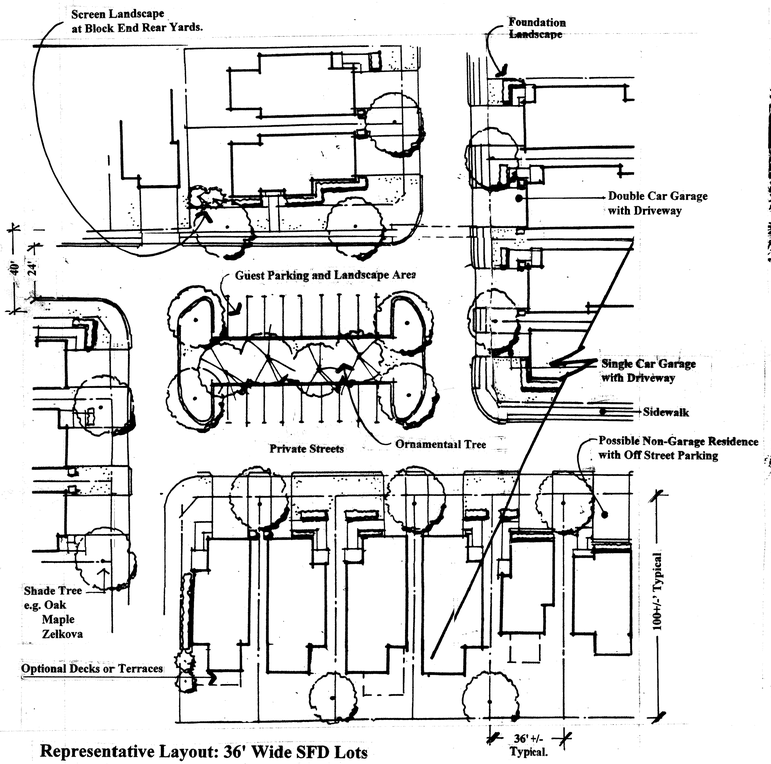
FINAL DEVELOPMENT PLAN

FAIRFAX COUNTY, VIRGINIA

MT. VERNON DISTRICT

Representative Elevation - SFD 36' Wide Lot

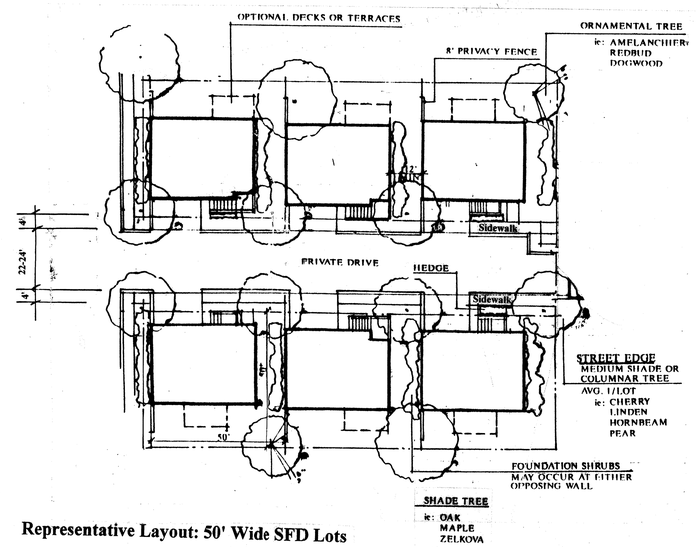
Representative Elevation - SFD 50' Wide Lot



Representative Layout: 36' Wide SFD Lots

Representative Elevation - End Block Condition

Representative Elevation - Interior Block Condition



Representative Layout: 50' Wide SFD Lots

Representative Elevation - SFD 36' Wide Lot

Application No. FDP 96-MV-037 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 2/17/98
Date of (BOS) (PC) approval 2/19/98
Sheet 13 of 14
Dev. Cond. 2/9/98

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

Note: These elevations are representative of the type of single family detached dwellings anticipated for Lorton Town Center Land Bays A-1, B-1, E, I & J. Residences in each land bay may be two to three floors exclusive of walk out conditions and may have either 1 or 2 car garages or no garage. In the event no garage is provided on-lot/off-street parking will be provided.

Note: These conceptual drawings are for illustrative purposes only, They represent the general appearance and character to be incorporated in the final architectural and engineering drawings. Minor modifications to the specific details of the elevations and final unit design may be required as the final construction documents are developed.

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PDH - SINGLE FAMILY RESIDENTIAL
ELEVATIONS/LAYOUT DETAIL

LORTON TOWN CENTER

FINAL DEVELOPMENT PLAN

FAIRFAX COUNTY, VIRGINIA

MT. VERNON DISTRICT

Revision Date	
Rev. 12/31/97	RLJ
REV. 01/14/98	
REV. JAN. 29, 1998	RLJ
REV. FEB. 13, 1998	RLJ

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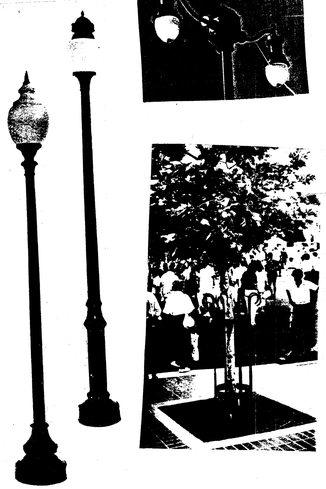
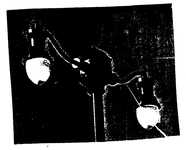
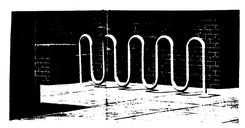
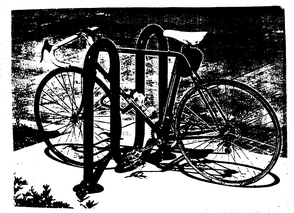
Light Poles/Luminares

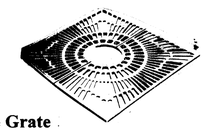




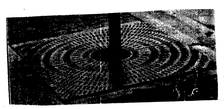
Bike Rack



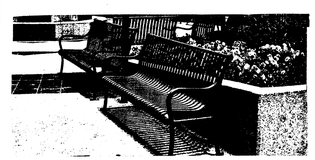




Tree Grate



Trash Receptacles

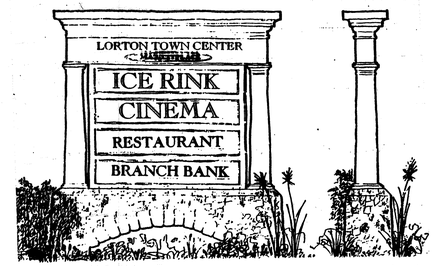


Site Furnishings

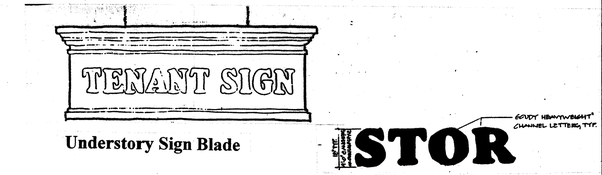
Benches

Ornamental/Landscape Pots

Note: Illustrated site furnishings *or equivalent* are representative of components to be included in the Lorton Town Center.



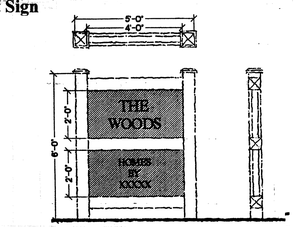
Monument Sign



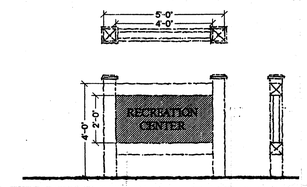
Understory Sign Blade

Building Signage

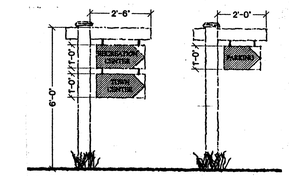
Monument Sign



Temporary Marketing Sign



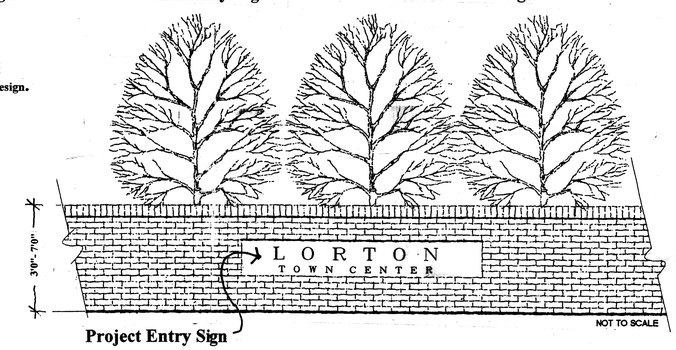
Community Sign



Directional Sign

Note: Signage Details, Type Face *and* Materials are subject to final design.

Site Signage



Project Entry Sign

Note: Signage shall be in compliance with the provisions of Article 12 of the Zoning Ordinance

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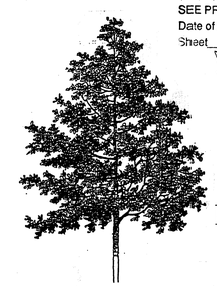

Landscape Specifications

PLANT MATERIAL SIZE

SIZE

1. DECIDUOUS CANOPY TREES SHALL BE
   Minimum of 2-2 1/2" Caliper, with an average height of 12-14 feet.
2. DECIDUOUS ORNAMENTAL TREES SHALL BE
   Minimum of 1-1 1/4" caliper, with an average height of 8-10 feet.
3. EVERGREEN/CONIFEROUS TREES SHALL BE
   Minimum of 7-8 feet in height.
4. SHRUBS SHALL BE
   Planted at a size no less than 18-24" in height.
   Planted at a size no less than 15-18" in diameter.

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SITE FURNISHINGS/SIGNAGE/LANDSCAPE SPECIFICATIONS

FINAL DEVELOPMENT PLAN

LORTON TOWN CENTER

MT. VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

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