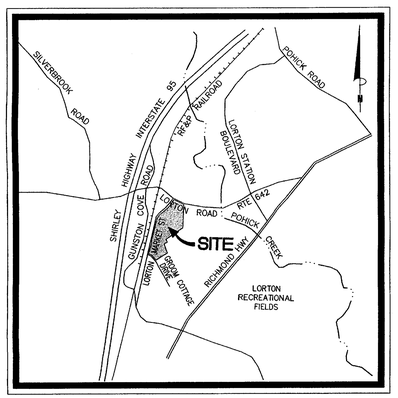
LORTON STATION SOUTH COMMERCIAL CENTER

ADDITION OF CHILD CARE CENTER USE TO PREVIOUSLY PROFFERED PLAN

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

PARTIAL PROFFERED CONDITION AMENDMENT
PARTIAL SPECIAL EXCEPTION AMENDMENT

PCA 1999-MV-025
RZ 1999-MV-025
SE 99-V-020



VICINITY MAP
SCALE: 1" = 2000'

APPLICANT:

MINNIELAND PRIVATE DAY SCHOOL, INC.
4300 PRINCE WILLIAM PARKWAY
WOODBRIDGE, VA 22129

PREPARED BY:

BOWMAN CONSULTING GROUP, LTD.
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AGENT:

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, PC
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PCA 1999-MV-025 Staff PB
Application No.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-1-05
Date of (BOS) (PC) approval 5-9-06
Sheet 1 of 8
SEE ALSO SEA 99-V-020

COMMONWEALTH OF VIRGINIA
URI F. KOVATS
No. 19408
3-14-05
PROFESSIONAL ENGINEER

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Zoning Evaluation Division

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COVER SHEET
LORTON STATION SOUTH COMMERCIAL CENTER
(MINNIELAND DAY SCHOOL)
FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT

SE-99-V-020-
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No.000506
3/14/05
CERTIFIED LANDSCAPE ARCHITECT

PLAN STATUS	
11/5/04	SUBMITTED TO COUNTY
01/13/05	SUBMITTED TO COUNTY
02/16/05	SUBMITTED TO COUNTY
03/14/05	SUBMITTED TO COUNTY

DATE	DESCRIPTION

SG	RRM	MWB
DESIGN	DRAWN	CHKD

SCALE H: AS NOTED
V:

JOB No. 1299-11-001
DATE: AUGUST, 2004
FILE No. 1299-D-ZP-001
SHEET 1 OF 8

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NOTES:

1. THIS PARTIAL PROFFERED CONDITION AMENDMENT PLAT & SPECIAL EXCEPTION AMENDMENT (PCA/SEA) ACCOMPANIES AN APPLICATION TO PERMIT A CATEGORY 3 QUASI-PUBLIC USE OF A CHILD CARE CENTER.

2. THE SUBJECT PROPERTY IS CURRENTLY ZONED TO THE C-6 ZONING DISTRICT AND IS LOCATED IN THE MOUNT VERNON MAGISTERIAL DISTRICT.

3. THE SUBJECT PROPERTY WAS ORIGINALLY APPROVED PURSUANT TO RZ 1999-MV-025 AND SE 1999-V-020 ON APRIL 20, 2000, WHICH INCLUDED THE REZONING OF 32.97 ACRES. SITE PLAN 4865-SP-11-2 WAS APPROVED BY FAIRFAX COUNTY ON SEPTEMBER 3, 2004 AND IS CURRENTLY UNDER CONSTRUCTION. THE PROPERTY SUBJECT TO THIS PARTIAL PCA/SE IS CURRENTLY IDENTIFIED AS FAIRFAX COUNTY TAX MAP 107-4 ((23)) E4 AND E5 AND CONTAINS 22.2 ACRES.

4. THE TOPOGRAPHY SHOWN HEREIN IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AERIAL PHOTOGRAPHY BY AIR SURVEY, INCORPORATED EXCEPT PART OF PARCEL 107-4 ((1)) E4. TOPOGRAPHY FOR THIS PARCEL WAS EXTRAPOLATED FROM TEN (10) AND TWO (2) FOOT AERIAL CONTOURS ON A PORTION OF THE SITE. THIS TOPOGRAPHY AND SITE LAYOUT IS PER THE PREVIOUS APPLICATION PREPARED BY DEWBERRY & DAVIS.

5. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A FIELD RUN SURVEY BY DEWBERRY & DAVIS EXCEPT FOR PARCEL 107-1 ((1)) PART E4 WHICH WAS TAKEN FROM EXISTING RECORDS. THE METES & BOUNDS SHOWN ON SHEET 6A IS FROM A PLAT PREPARED BY BOWMAN CONSULTING, AND RECORDED IN DB 16162/PG 1784.

6. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THIS SITE ARE PROVIDED WITHIN THE APPROVED PLANS FOR LORTON MARKET STREET (FAIRFAX COUNTY PLAN # 4865-SPV-01-A-1). THESE ABOVE GROUND FACILITIES ARE GENERALLY SHOWN IN THE LOCATIONS DEPICTED ON SHEET 2 OF THIS PLAN.

7. THE LANDSCAPING AND OPEN SPACE AREAS REPRESENTED ON SHEET 2 ARE GRAPHICALLY DEPICTED PER THE ORIGINAL APPLICATION. THIS INFORMATION IS SUBJECT TO MINOR MODIFICATIONS AT TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE. CHANGES TO SHEET 2 OF THE PLAN ARE REFLECTED ON SHEET 6A (CATEGORY 3 USES).

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

9. THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY OF THIS AMENDMENT. HOWEVER, A SITE PLAN (FFX. CO. #4865-SP-11-2) HAS BEEN APPROVED.

10. THE PROPOSED NORTH/SOUTH SPINE ROAD IS DEDICATED AS A PUBLIC STREET (LORTON MARKET STREET).

11. THERE ARE NO TRAILS REQUIRED BY THE COMPREHENSIVE PLAN IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY.

12. THERE IS NO FLOODPLAIN WITHIN THE SUBJECT PROPERTY AS 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) WITHIN THE SUBJECT PROPERTY.

13. THE VAST MAJORITY OF THE SITE HAS BEEN CLEARED AND WILL BE REGRADED. THE EXISTING WETLANDS ON THE EASTERN EDGE OF THE PROPERTY WILL BE PRESERVED AND PROTECTED.

14. IN CONJUCTION WITH THIS APPLICATION, THE APPLICANT IS REQUESTING A MODIFICATION OF THE SUBMISSION REQUIREMENTS TO WAIVE THE REQUIREMENTS FOR A CERTIFIED PLAT, A LEGAL DESCRIPTION OF THE PROPERTY AND AN EXISTING VEGETATION MAP FOR BOTH THE PARTIAL PCA AND SE.

15. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE C-6 DISTRICT REGULATIONS 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.

16. PURSUANT TO THE PREVIOUSLY APPROVED PROFFERS, APPLICATION AND SITE PLAN (RZ 1999-MV-025/PCA 1996-MV-037-2/SE 99-V-020), A WAIVER OF THE BARRIER REQUIREMENTS WAS GRANTED IN ACCORDANCE WITH SECT. 13-304 OF THE ZONING ORDINANCE ALONG THE EASTERN PROPERTY LINE.

17. PURSUANT TO THE PREVIOUSLY APPROVED PROFFERS, APPLICATION AND SITE PLAN (RZ 1999-MV-025/PCA 1996-MV-037-2/SE 99-V-020), A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER ALONG THE SOUTHERN BOUNDARY WAS GRANTED IN ACCORDANCE WITH SECT. 13-304 OF THE ZONING ORDINANCE. IT IS NOTED THAT ADDITIONAL LANDSCAPING WILL BE PROVIDED ON THE PARCEL IMMEDIATELY SOUTH OF THIS BOUNDARY AS PART OR RZ 1999-MV-057.

18. THE SUBJECT PROPERTY IS LOCATED IN SUBUNIT E-8 OF THE LORTON-SOUTH ROUTE 1 PLANNING SECTOR OF THE ADOPTED COMPREHENSIVE PLAN FOR A MIX OF USES. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THAT RECOMMENDATION.

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

20. IT IS NOTED THAT ACCESS TO AND FROM LOT 44 AS SHOWN HEREON IS BUT ONE OPTION. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE A DIFFERENT ACCESS POINT(S) PROVIDED IT IS AGREED UPON BY THE OWNERS OF LOT 44 AND APPROVED BY DPW&ES.

21. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS SUBJECT PROPERTY AND THE NATURE OF THE DEVELOPER'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED SEPARATELY.

22. THE FOOTPRINT OF THE BUILDINGS SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH PAR. 4 OF SECT 9-004 AND PAR. 5 SECT. 18-204 OF THE ZONING ORDINANCE. THE SIZES AND SHAPES OF THE BUILDINGS ARE PRELIMINARY AND MAY CHANGE AS A RESULT OF FINAL ENGINEERING AND/OR ARCHITECTURAL DESIGN. THE TOTAL GROSS FLOOR AREAS AND THE BUILDING HEIGHTS PRESENTED IN THE TABULATIONS ARE TO BE CONSIDERED MAXIMUMS. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL PRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINTS AND ASSOCIATED PARKING LOT LAYOUT WILL BE MODIFIED ACCORDINGLY. ADDITIONAL PARKING SPACES MAY BE PROVIDED WHERE A 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.

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

24. DEVELOPMENT OF THE PROPERTY HAS AND WILL COMMENCE WHEN ALL REQUIRED APPROVALS AND PERMITS HAVE BEEN OBTAINED. IT IS CURRENTLY ANTICIPATED THAT DEVELOPMENT OF THE AMENDED PORTION OF THIS APPLICATION WILL COMMENCE UPON RECEIPT OF THE REQUIRED APPROVALS AND PERMITS. HOWEVER, THIS MAY CHANGE SUBJECT TO MARKET CONDITIONS.

25. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE PROPERTY SUBJECT TO THIS AMENDMENT.

26. TO THE BEST OF KNOWLEDGE, WITH THE EXCEPTION OF THE PROPOSED SERVICE STATION, THE USES REPRESENTED HEREON 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 PART 116.4, 302.4, AMD 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.

27. WITH THE EXCEPTION OF THE PRESERVATION OF EXISTING VEGETATION ON THE EASTERN PORTION OF THE SITE, THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE SITE.

28. THERE IS NO COMMUNITY OR PUBLIC FACILITIES BEING PROPOSED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROPERTY.

29. PUBLIC IMPROVEMENTS HAVE INCLUDED THE CONSTRUCTION AND DEDICATION OF LORTON MARKET STREET AND RESERVATION OF LAND AREA FOR A FUTURE SANITARY SEWER LINE TO BE CONSTRUCTED BY OTHERS.

30. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDING ARE INCLUDED AS PART OF THE SUBMISSION DOCUMENTS.

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

32. THE SUBJECT PROPERTY WILL BE SERVED BY EXISTING PUBLIC WATER AND SEWER FACILITIES. IF NECESSARY THESE FACILITIES WILL BE IMPROVED BY THE DEVELOPER OR PUBLIC UTILITY AS APPROPRIATE.

SITE TABULATIONS - OVERALL SHOPPING CENTER
ORIGINAL APPROVAL (CASE # RZ-1999-MV-025)

CURRENT ZONING			C-6
TOTAL LAND AREA			32.97 ± AC
APPROVED GROSS FLOOR AREA			187,750 SF
SHOPPING CENTER (MAIN BUILDING)		134,500 SF	
SPECIAL EXCEPTION USES (PADS A, B & C)		16,250 SF	
NON-RETAIL		37,000 SF	
TOWNHOUSE OFFICE	21,000 SF		
SHOPPING CENTER (MAIN BUILDING)	16,000 SF		
PERMITTED MAXIMUM FLOOR AREA RATIO			0.40
APPROVED FLOOR AREA RATIO			0.13
MAXIMUM BUILDING HEIGHT PERMITTED/PROPOSED			40 FT*
PARKING SPACES REQUIRED			737
RETAIL (150,750 ÷ 1,000 x 4)		603	
OFFICE & OTHER NONRETAIL USES (37,000 ÷ 1,000 x 3.6)		134	
PARKING SPACES PROVIDED			912 **
OPEN SPACE REQUIRED (15%)			4.64 ± AC
OPEN SPACE PROVIDED (30%)			10.00 ± AC

* EXCLUSIVE OF THE PROPOSED 65± FOOT CLOCK TOWER

** THERE ARE APPROXIMATELY 65 SPACES RESERVED FOR COMMUTER PARKING DURING NORMAL WORKING HOURS INCLUDED IN THIS TOTAL

SITE TABULATIONS - PARTIAL PCA/SEA PORTION OF SHOPPING CENTER ONLY
MAIN BUILDING (INCLUDING CHILD CARE CENTER) AND PAD C ONLY

LAND AREA			22.2 ± AC
GROSS FLOOR AREA			181,500 SF
SHOPPING CENTER MAIN BUILDING		171,500 SF	
RETAIL	127,900 SF		
SPECIAL EXCEPTION USE - CHILD CARE CENTEF	6,600 SF		
NONRETAIL	37,000 SF		
PAD C		10,000 SF	
FLOOR AREA RATIO - PARCELS E4 & E5 (181,500 ÷ 43,560 = 4.16) / 22.2 AC			0.19

NOTE: CHILD CARE CENTER IS TO BE LOCATED WITHIN 6.600 SQ FT OF THE 181,500 SQ FT OF (FLOOR AREA APPROVED PURSUANT TO RZ 1999-MV-025.

REVISED PARKING TABULATIONS - OVERALL SHOPPING CENTER

PARKING REQUIRED		737
SHOPPING CENTER RETAIL & CHILD CARE (150,750 SF ÷ 1,000 x 4.	603	
NONRETAIL (37,000 SF ÷ 1,000 x 3.6)	134	
PARKING PROVIDED*		865

* THERE ARE APPROXIMATELY 65 SPACES RESERVED FOR COMMUTER PARKING DURING NORMAL WORKING HOURS INCLUDED IN THIS TOTAL. SEE SHEET 6A FOR PARKING TABS SPECIFIC TO THE CHILD CARE CENTER.

NOTE: THERE ARE NO CHANGES TO ZONING, TOTAL LAND AREA OR OPEN SPACE TABULATIOI FOR THE OVERALL SITE.

ANGLE OF BULK PLANE DETAIL

BULK REGULATION

MAXIMUM BUILDING HEIGHT: 60'

PROPOSED BUILDING HEIGHT: 40'±

MINIMUM YARD REQUIREMENTS:
- FRONT YARD: 45° BUT NOT LESS THAN 40'
- SIDE YARD: NO REQUIREMENT
- REAR YARD: 20'

MAXIMUM FLOOR AREA RATIO : 0.40

PLANT LIST

TREES TO CONSIST OF BUT NOT LIMITED TO THE FOLLOWING:

DECIDUOUS SHADE TREES
- QUERCUS PALUSTRIS
- ACER RUBRUM VAR.
- ACER SACCHARUM
- PLANTANUS OCCIDENTALIS
- QUERCUS PHELLOS
- TILIA CORDATA
- ZELKOVA SERRATA

EVERGREEN TREES
- CUPRESSOCYPARIS LEYLANDII
- PINUS NIGRA
- PINUS STROBUS
- PSEUDOTSUGA MENZEISII

ORNAMENTAL TREES
- CORNUS KOUSA
- PRUNUS YEDOENSIS

SHRUBS
- AZALEA 'GIRARDS' VAR.
- CORNUS SERICEA
- EUONYMUS ALATA
- KALMIA LATIFOLIA
- PIERIS JAPONICIA
- PINUS MUGO 'DWARF'

TREE COVER TABULATIONS

GROSS SITE AREA	967,313 SF OR 22.2 AC.
EXCLUSION AREAS:	
BUILDING FOOTPRINTS	−134,382 SF
ADJUSTED GROSS SITE AREA	832,931 SF
REQUIRED TREE COVER (10%)	83,293 SF
TREE PRESERVATION AREA (57,197 X 1.25)	71,496 SF
PROVIDED TREE COVER	+55,250 SF
TOTAL TREE COVER PROVIDED	126,746 SF

INTERIOR PARKING LOT LANDSCAPING

AREA OF PARKING LOT	386,498 SF OR 8.87 AC.
LANDSCAPING REQUIRED (5%)	19,345 SF OR 0.44 AC.
LANDSCAPING PROVIDED (8%)	24,000 SF OR 0.55 AC.

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
3-14-05
PROFESSIONAL ENGINEER

PCA 1999-MV-025
Application No. ______ Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4·1·05
Date of (BOS) (PC) approval 5·9·05
Sheet 2A of 8
See Also SEA 99·V·020

(NEW SHEET)

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NOTES & TABULATIONS
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(MINNIELAND DAY SCHOOL)
MOUNT VERNON DISTRICT   FAIRFAX COUNTY, VIRGINIA

SE-99-V-020-
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SHEET 2A OF 8

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SHADED AREA IS PART OF ORIGINAL RZ/SE/PCA BUT NOT INCLUDED IN THIS APPLICATION.

SEE SHEET 2A FOR NOTES & TABULATIONS

NOTE:
THIS SHEET IS A COPY OF PREVIOUSLY APPROVED PROFFERED PLAN PREPARED BY DEWBERRY & DAVIS. CHANGES ARE DEPICTED ON SHEET 6A.

APPROXIMATE LOCATION OF PROPOSED CHILD CARE USE (SEE SHEET 6A FOR MORE DETAILED INFORMATION)

LEGEND

- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB
- PROPOSED LOW GROUNDCOVER/SEASONAL PLANTING
- LIMITS OF CLEARING AND GRADING
- EXISTING WETLANDS
- EXISTING WATER
- WATER
- SANITARY SEWER
- EXISTING SANITARY SEWER
- SIDEWALK
- PROPOSED VDOT TRAIL
- SPACES RESERVED FOR COMMUTER PARKING

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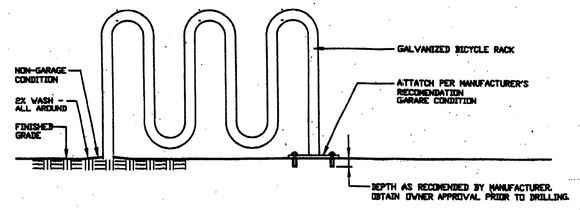
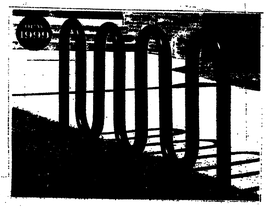
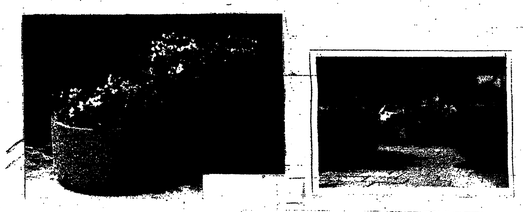
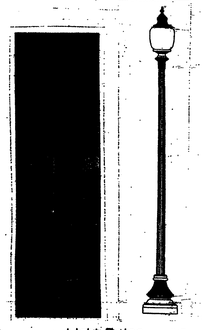


Bicycle Rack





Ornamental/Landscape Pots



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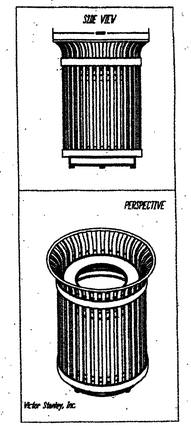
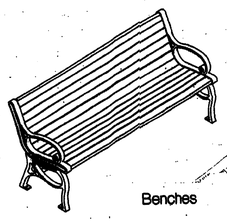
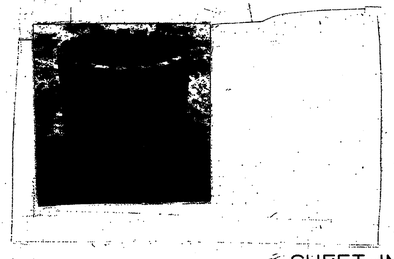
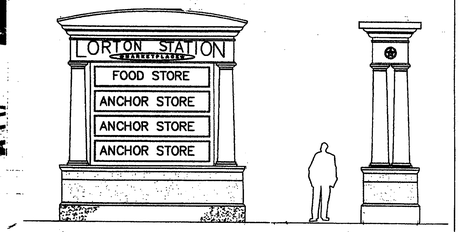


Trash Receptacles

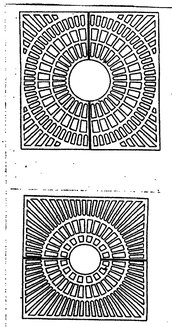


Benches

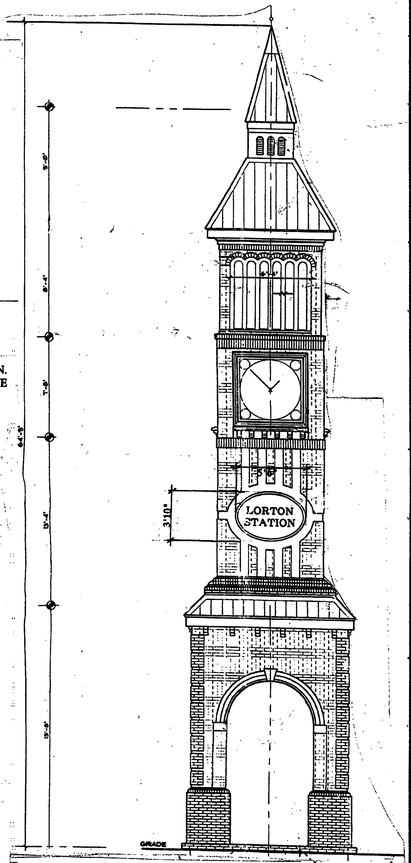




SIGN DETAILS, TYPEFACE AND MATERIALS ARE SUBJECT TO FINAL DESIGN. THE SIGN WILL COMPLY TO THE SPECIFICATIONS OF ARTICLE 12 OF THE ZONING ORDINANCE OR A SPECIAL EXCEPTION WILL BE FILED.

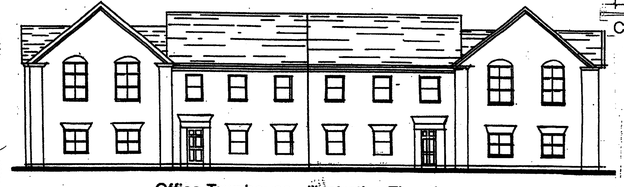


Tree Grates



Community Monument / Sign

Note: Design and Materials subject to modification/refinement.



Office Townhouse - Illustrative Elevation

SEALED FOR AUTHENTICITY

SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV-025

NOTE: Illustrated site furnishings or equivalent are representative of components to be included in the Lorton South Station Commercial Center.

Application No. PCA 1999-MV-025
Staff PBI
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-1-05
Date of (BOS) (PC) approval 5-9-05
Sheet 3 of 8
See ALSO SEA 99-V-020

REV. 2/28/00
REV. 2/17/00
REV. 1/14/00
REV. 12/17/00
Rev. 12/30/99
REV. 1/11/00
REV. 2/4/00

COMMONWEALTH OF VIRGINIA
JIM F. KOVATS
No. 19406
3-14-05
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No. 000506
3/14/05
CERTIFIED LANDSCAPE ARCHITECT

COMMONWEALTH OF VIRGINIA
JIM F. KOVATS
No. 19406
12-29-99
1-14-00
2-17-00
PROFESSIONAL ENGINEER

J. HUGH WEBER, JR.
No. 9765
8-18-99
REGISTERED PROFESSIONAL ENGINEER

REV. AUGUST 17, 1999
REV. DECEMBER 3, 1999

PCA 1999-MV-001

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

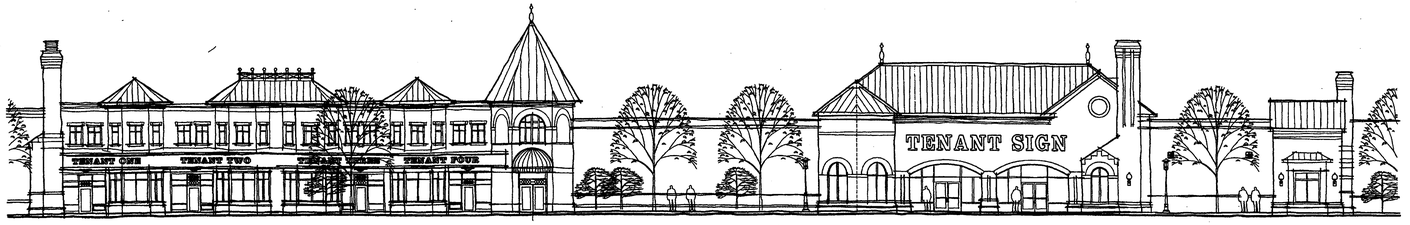
SITE FURNISHINGS AND SIGNAGE

LORTON SOUTH STATION COMMERCIAL CENTER

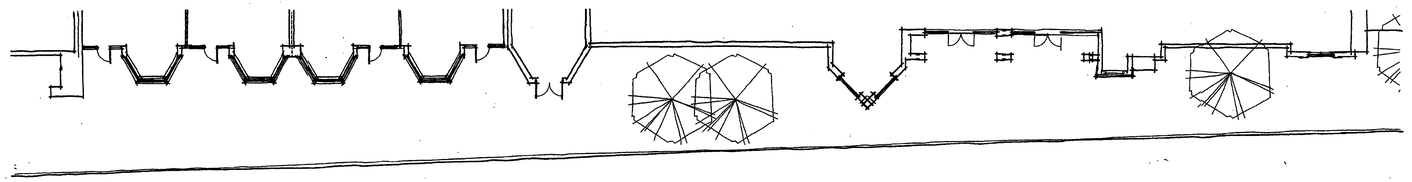
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

Drawn By	MLB
Designed By	
Checked By	LAM
Date	MARCH 5, 1999
Scale	N/A
Plan Number	
Zoned	
Sheet	3 of 8
File Number	M-10004

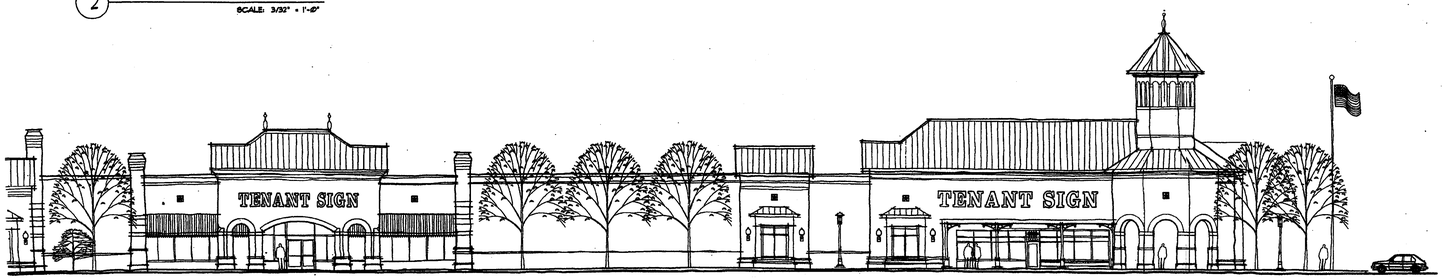
P:\1299 - LORTON STATION SOUTH\1299-11-001 (PLN)\Planning\Plans and Submissions\DWGS\GDPA 03.dwg, 3/11/2005 2:50:08 PM, CAD_20 jfo



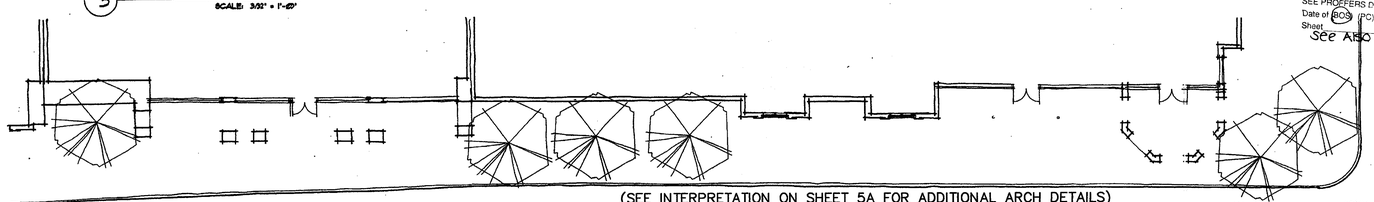
1 PARTIAL ILLUSTRATIVE ELEVATION
SCALE: 3/32" = 1'-0"



2 PARTIAL ILLUSTRATIVE SIDEWALK PLAN
SCALE: 3/32" = 1'-0"



3 PARTIAL ILLUSTRATIVE ELEVATION
SCALE: 3/32" = 1'-0"



(SEE INTERPRETATION ON SHEET 5A FOR ADDITIONAL ARCH DETAILS)

4 PARTIAL ILLUSTRATIVE SIDEWALK PLAN
SCALE: 3/32" = 1'-0"

PCA 1999-MV-025 Staff PB
Application No.(s)
APPROVED DEVELOPMENT PLAN
(DP) (SDP) (CDP) (FDP)
SEE PROFFERS DATED 4-1-05
Date of BOS (PC) approval 5-9-05
Sheet 4 of 8
See also SEA 99-V-020

REV. 2/28/00
REV. 7/17/00
REV. 11/1/00
REV. 2/1/00

SEALED FOR AUTHENTICITY

SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV-025

SHEET 5D OF 5 BCG# 1299-11-001

ROUNDS VANDUZER
ARCHITECTS
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FALLS CHURCH, VIRGINIA 22046
703 534-5777
703 532-7900 FAX
RV@RVARCHITECTS.COM

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ILLUSTRATIVE ELEVATIONS

LORTON STATION
RETAIL CENTER
FAIRFAX COUNTY, VIRGINIA

REVISIONS

△	DATE

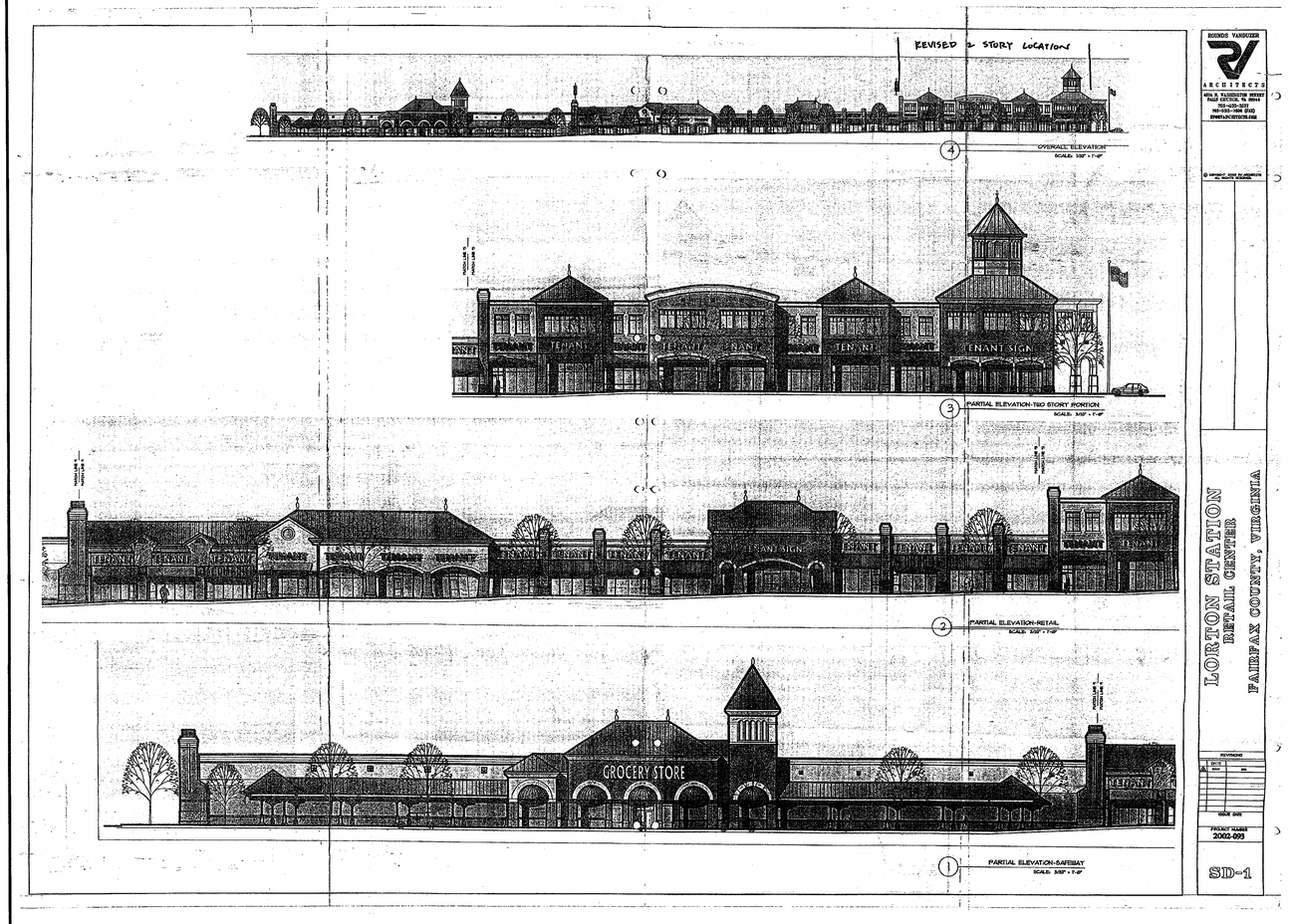
ISSUE DATE
~~12/1/99~~

PROJECT NUMBER
99073

4
~~Sheet 4 of 8~~

~~M-10004~~

P:\1299 - LORTON STATION SOUTH\1299-11-001 (PLAN)\Planning\Plans and Submissions\DWGS\GDP4 04.dwg, 3/11/2005 2:54:49 PM, CAD_20 j.fo



ROUNDS VANDUZER ARCHITECTS

LORTON STATION
RETAIL CENTER
FAIRFAX COUNTY, VIRGINIA

REVISIONS

BY	DATE	NO.

ISSUE DATE

PROJECT NUMBER
2002-099

SD-1

FAIRFAX COUNTY
VIRGINIA

DEPARTMENT OF PLANNING AND ZONING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
(703) 324-1290 TTY 711 (Virginia Relay Center) Fax (703) 324-3924

March 26, 2004 Revised 3/31/04

Charles J. Kieler
KISI
8061 Wolftrap Road
Vienna, VA 22182

Re: Proffer Interpretation for RZ 1999-MV-025, Elmwood, L.L.C.: Relocation of 2-story section of building

Dear Mr. Kieler:

This is in response to your letter of March 11, 2004, to Mr. William Shoup requesting an interpretation of the proffers accepted by the Board of Supervisors in conjunction with the approval of the above referenced application. As I understand it, the question is whether shifting the 2-story component of the commercial building from the center of the building to the southern end is in substantial conformance with the proffers. This determination is based on the colored building elevations attached to your letter of March 11, 2004 , entitled Lorton Station Retail Center and prepared by Rounds Vanduzer Architects which is not dated. Copies of your letter and submitted graphic are attached.

The approved GDP shows the central portion of the shopping center developed as a two-story component with retail on the ground floor and office or non-retail uses above. However, Proffer 6d of the accepted proffers states:

> "The central portion of the main commercial center building(s) shall be designed to accommodate a two-story component, as shown on the GDP/SE Plat. However, subject to an interpretation by the Zoning Administrator, the two-story component may be relocated, if determined that the proposed location and design is integrated into the center and compatible with the illustrative shown on Sheets 4 and 5 of the GDP/SE Plat."

According to your letter, the reason for your request is to accommodate the anchor tenant. The submitted elevations show the proposed 2-story section developed at the southern end of the center in a design consistent with that approved for this section. According to staff, you have stated that the sidewalk treatment, landscaping, and building articulation shown on the approved GDP/SE Plat will be provided. No change in building setbacks is proposed. With those conditions, it is my determination that the proposed relocation of the two-story component to the southern end of the building, as depicted on your elevations exhibit, is in substantial conformance with the proffers.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

BAB/MAG/*G:\mag\WP\Proffer Interpretations PA\Elmwood\PI(RZ1999-MV-025).doc*

Attachments: A/S

cc: Gerald W. Hyland, Supervisor, Mt. Vernon District
John R. Byers, Planning Commissioner, Mt. Vernon District
Daryl Varney, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Michelle Brickner, Director, Office of Site Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
File: RZ 1999-MV-025, PI 0403029 Imaging , Reading File

COMMONWEALTH OF VIRGINIA
JOHN F. KOVATS
No. 19406
3-14-05
PROFESSIONAL ENGINEER

PCA 1999-MV-025 Staff PB
Application No.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-1-05
Date of (BOS) (PC) approval 5-9-06
Sheet 5A & 5
SEE ALSO SEA 99-V-020

ARCHITECTURALS APPROVED PER INTERPRETATION DATED MARCH 26, 2004

(NEW SHEET)

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com

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PROFFER INTERPRETATIONS
LORTON STATION
SOUTH COMMERCIAL CENTER
(MINNELAND DAY SCHOOL)
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

SE-99-V-020-
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No. 000506
3/14/05
LANDSCAPE ARCHITECT

PLAN STATUS	
11/5/04	SUBMITTED TO COUNTY
01/13/05	SUBMITTED TO COUNTY
02/16/05	SUBMITTED TO COUNTY
03/14/05	SUBMITTED TO COUNTY

DATE	DESCRIPTION

SG	RRM	MWB
DESIGN	DRAWN	CHKD

SCALE H: NO SCALE V:

JOB No. 1299-11-001

DATE: AUGUST, 2004

FILE No. 1299-D-ZP-001

SHEET 5A OF 8

P:\1299 - LORTON STATION SOUTH\1299-11-001 (PLN)\Planning\Plans and Submissions\DWGS\PROFFER INTERPRETATION.dwg, 3/31/2005 2:16:30 PM, CAD_20 jfe

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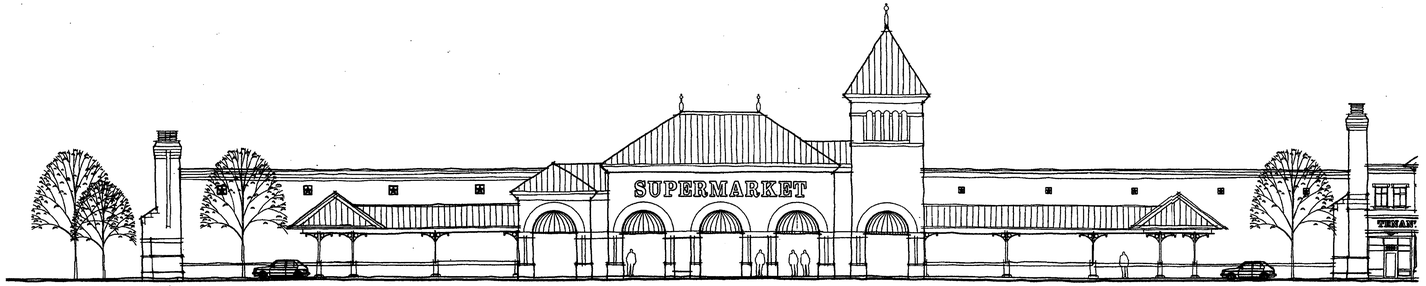
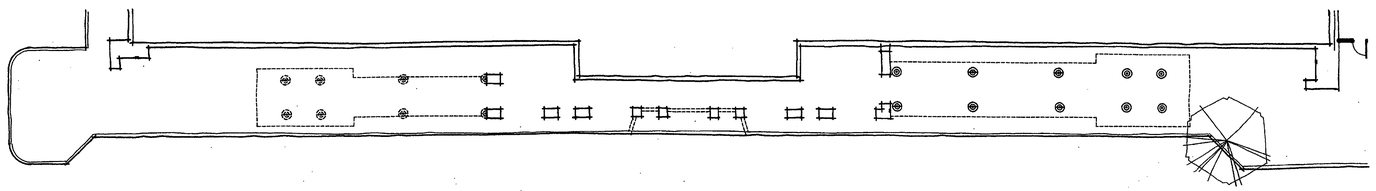
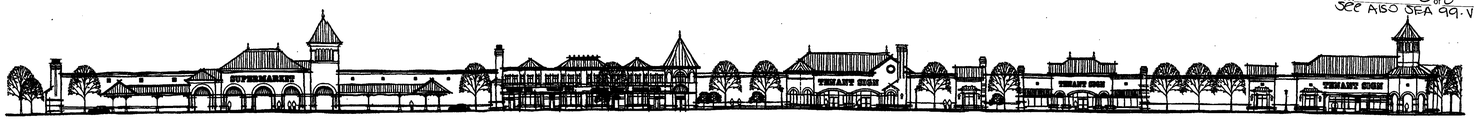


1 PARTIAL ILLUSTRATIVE ELEVATION
SCALE: 3/32" = 1'-0"

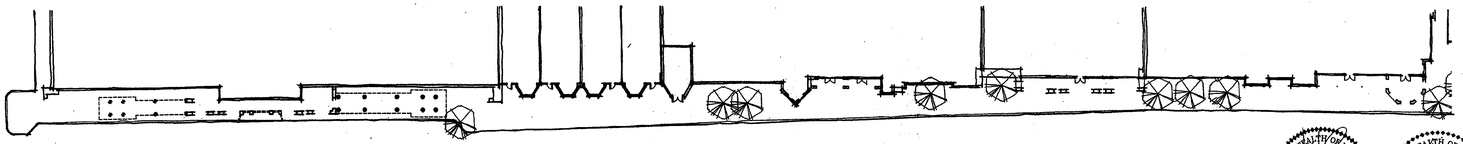


2 PARTIAL SIDEWALK PLAN
SCALE: 3/32" = 1'-0"

PCA 1999-MV-025
Application No. Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-1-05
Date of (BOS) (PC) approval 5-9-05
Sheet 5 of 8
See Also SEA 99-V-020



3 OVERALL ILLUSTRATIVE ELVATION
SCALE: 1/64" = 1'-0"



4 OVERALL ILLUSTRATIVE SIDEWALK PLAN
SCALE: 1/64" = 1'-0"

REV. 2/28/00
REV. 2/17/00
REV. 1/14/00
REV. 2/1/00

SEALED FOR AUTHEINTICITY

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No. 000506
3/14/05
CERTIFIED LANDSCAPE ARCHITECT

COMMONWEALTH OF VIRGINIA
JIRI F. KOVATS
No. 19406
3-14-05
PROFESSIONAL ENGINEER

SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV-025

SHEET 5E OF 5 BCG# 1299-11-001

ROUNDS VANDUZER
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ILLUSTRATIVE ELEVATIONS

LORTON STATION SOUTH
RETAIL DEVELOPMENT
FAIRFAX COUNTY, VIRGINIA

REVISIONS
DATE

ISSUE DATE
~~12/3/99~~

PROJECT NUMBER
~~99073~~

5
~~Sheet 5 of 8~~

~~M-10004~~

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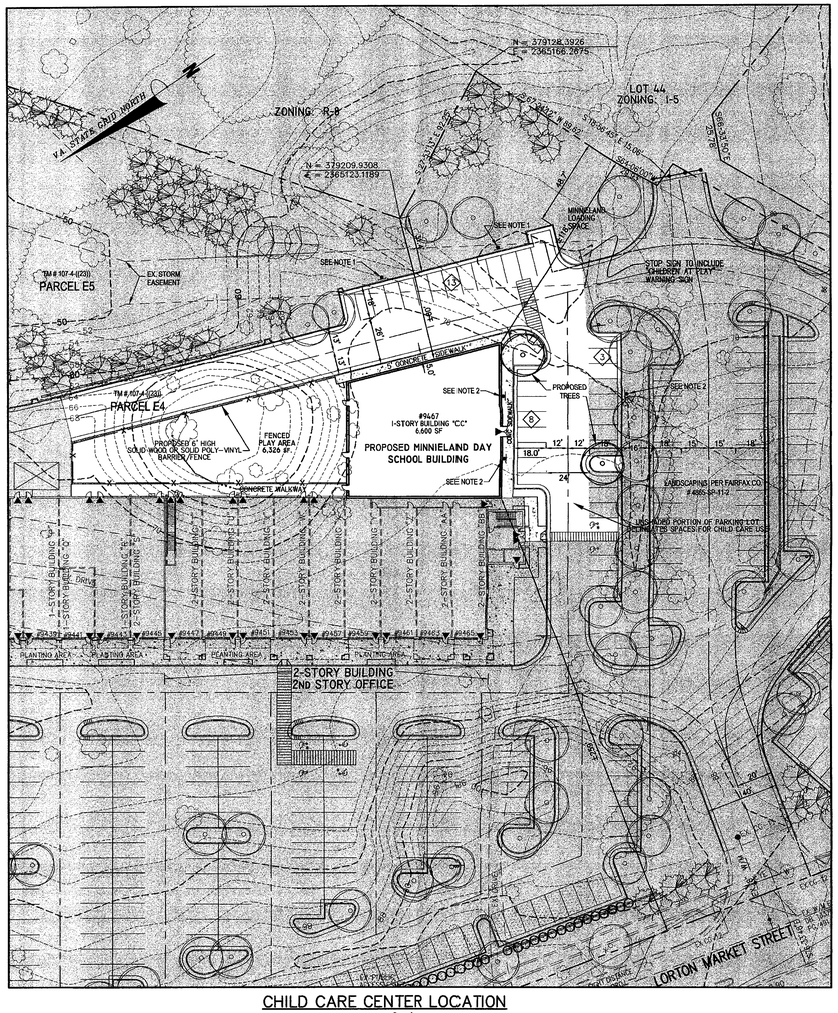


CHILD CARE CENTER LOCATION
SCALE: 1"=30'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SPECIAL EXCEPTION AMENDMENT NOTES:

1. THIS EXHIBIT ONLY DEMONSTRATES THE PROPOSED LOCATION OF THE CHILD CARE CENTER AND PLAY AREA AND THE ABILITY TO ADEQUATELY PROVIDE PARKING.
2. DOOR LOCATIONS ARE FOR INFORMATION ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ARCHITECTURE.
3. LANDSCAPING SHOWN ON THIS PLAN IS PER FAIRFAX COUNTY # 4865-SP-11-2
4. FINAL ARCHITECTURE AND UTILITY LOCATIONS. FINAL LANDSCAPING PLANS WILL BE IN SUBSTANTIAL CONFORMANCE TO THAT WHICH IS SHOWN ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS AND PLANT AVAILABILITY.
5. PARCEL 107-4 ((1))-44 IS ZONED I-5 AND WILL BE REQUIRED TO PROVIDE TRANSITIONAL SCREENING AND BARRIER PER SECTION 13-300 OF THE ZONING ORDINANCE.
6. PLAY AREA TO BE FENCED AS NOTED AND TO BE SHADED. PLAY AREA TO BE SURFACED WITH RUBBERIZED MULCH. SEE PROFFERS FOR MORE INFORMATION.

CHILD CARE CENTER TABULATIONS:

GROSS FLOOR AREA CHILD CARE & NURSERY.....6,600 SF

PARKING SPACES REQUIRED
CHILD CARE & NURSERY SCHOOL
0.16 SPACES PER CHILD FOR SCHOOL OF 100+
150 CHILDREN X 0.16.....24 SPACES

PARKING SPACES PROVIDED: 24 SPACES+1 HANDICAPPED ACCESSIBLE SPACE

(SEE SHEET 2A FOR DETAILED TABULATIONS REGARDING APPLICATION PROPERTY)

LEGEND

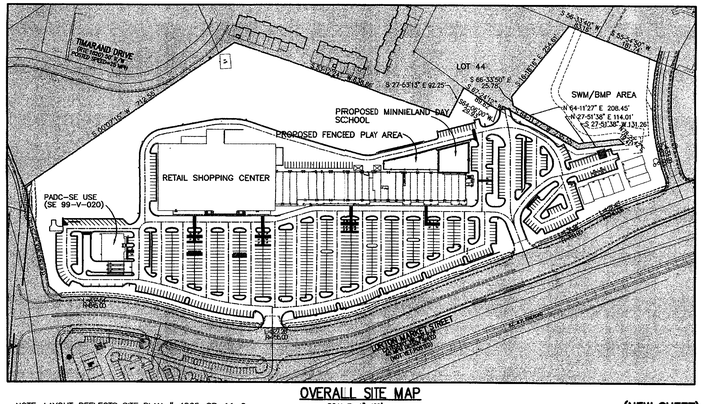
- EXISTING CONTOUR
- EXISTING TREE CANOPY
- PROPOSED SIDEWALK
- EDGE OF PAVEMENT
- CENTERLINE OF RIGHT-OF-WAY
- EXISTING TREELINE
- LARGE SHADE TREE (2"-2.5" CALIPER)
- ORNAMENTAL TREE (1"-1.5" CALIPER)
- EVERGREEN TREE (6'-7' HEIGHT)
- STOP SIGNS
- PARKING SIGNS

NOTE:

1. SIGNS TO BE ERECTED TO INDICATE PARKING ONLY FOR CHILD CARE CENTER USE.
2. SIGNS TO BE ERECTED TO INDICATE PARKING ONLY FOR DROP-OFF/PICK-UP.

Application No. PCA 99-V-025 SUM PB
APPROVED DEVELOPMENT PLAN
(DPA) (GDP) (COP) (FDP)
SEE PROFFERS DATED 4-1-05
Date of (BOS) (PC) Approval 5-9-05
Sheet 6A of 8
SEE ALSO SEA 99-V-020

COMMONWEALTH OF VIRGINIA
CARL F. KOVATS
No. 19406
3-14-05
PROFESSIONAL ENGINEER



OVERALL SITE MAP
SCALE: 1"=150'

NOTE: LAYOUT REFLECTS SITE PLAN # 4865-SP-11-2

(NEW SHEET)

Bowman CONSULTING

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Fax: (703) 481-9720
www.bowmanconsulting.com
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SPECIAL EXCEPTION AMENDMENT EXHIBIT
LORTON STATION SOUTH COMMERCIAL CENTER
(MINNIELAND DAY SCHOOL)
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

SE-99-V-020-
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No. 000506
3/14/05
LANDSCAPE ARCHITECT

PLAN STATUS	
11/5/04	SUBMITTED TO COUNTY
01/13/05	SUBMITTED TO COUNTY
02/16/05	SUBMITTED TO COUNTY
03/14/05	SUBMITTED TO COUNTY

DATE	DESCRIPTION
SG DESIGN	RRM DRAWN / MWB CHKD
SCALE	H: AS NOTED V:
JOB No.	1299-11-001
DATE:	AUGUST, 2004
FILE No.	1299-D-ZP-001
SHEET	6A OF 8

P:\1299 - LORTON STATION SOUTH\1299-11-001 (PLN)\Planning\Plans and Submissions\DWGS\Special Exception Exhibit.dwg, 3/15/2005 10:22:43 AM, CAD_20 jfo

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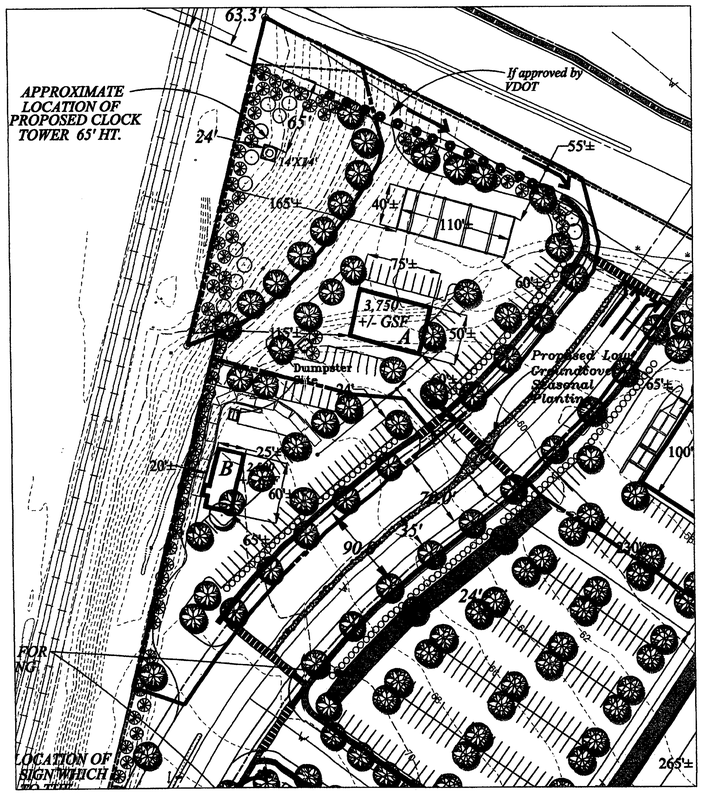

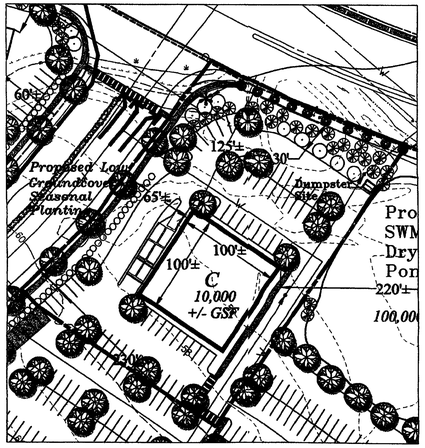

LEGEND

- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB
- PROPOSED LOW GROUNDCOVER/SEASONAL PLANTING

PCA 1999-MV-025
Application No. Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-1-05
Date of (BOS) (PC) approval 5-9-05
Sheet 6 of 8
See ALSO SEA 99-V-020

COMMONWEALTH OF VIRGINIA
JIM F. KOVATS
No. 19406
3-14-05
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No. 000506
3/14/05
CERTIFIED LANDSCAPE ARCHITECT

SEALED FOR AUTHENTICITY

REV. 2/28/00
REV. 2/27/00
REV. 2/1/00
REV. 1/14/00

COMMONWEALTH OF VIRGINIA
JIM F. KOVATS
No. 19406
2-29-00
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV-025

SHEET 5F OF 5

BCG# 1299-11-001

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

SPECIAL EXCEPTION USES - 50' SCALE

LORTON SOUTH STATION COMMERCIAL CENTER

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

DRAWN BY	JMC
DESIGNED BY	DC
CHECKED BY	LAM
DATE	~~DEC. 30, 1999~~
SCALE	~~1" = 50'~~
PLAN NUMBER	
ZONED	
SHEET	6 ~~6 of 8~~
FILE NUMBER	~~H-10004~~

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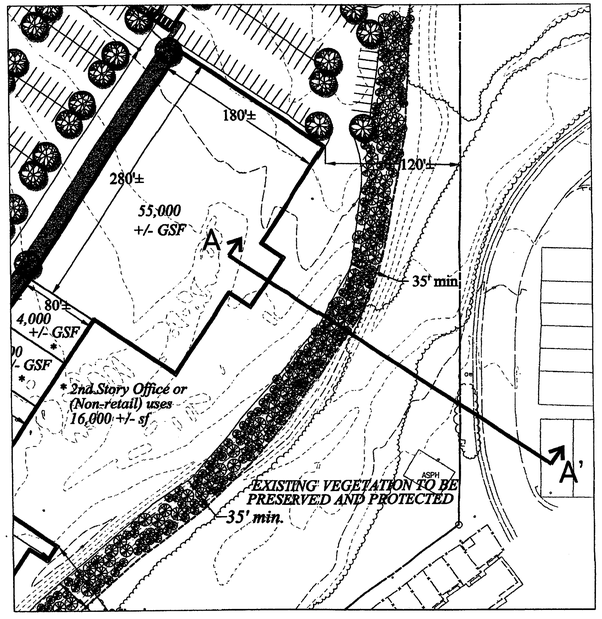
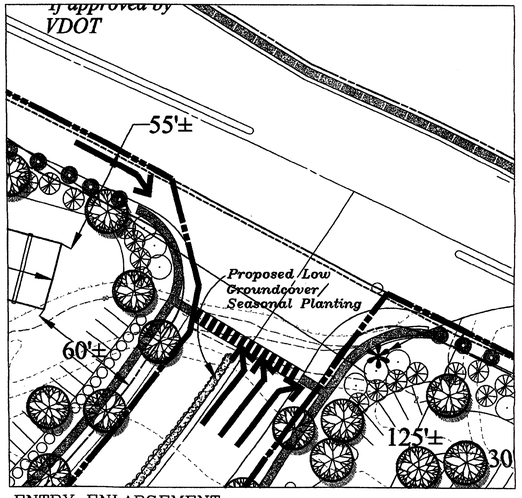


ENLARGEMENT
SCALE: 1" = 50'

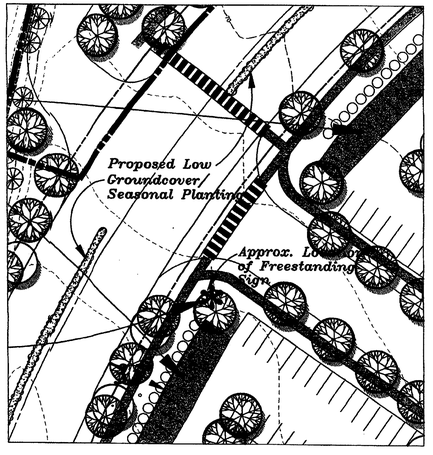


ENTRY ENLARGEMENT
SCALE: 1" = 30'

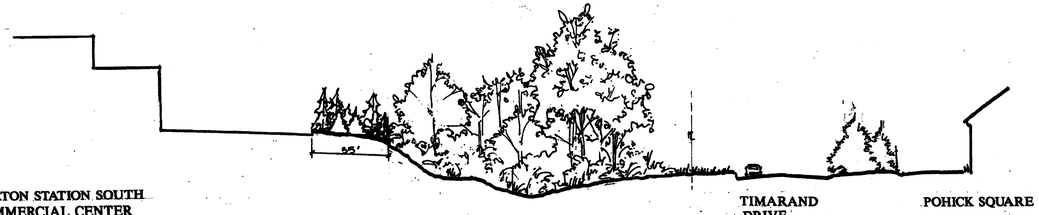
LEGEND

- PROPOSED SHADE/STREET TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB
- PROPOSED LOW GROUNDCOVER/SEASONAL PLANTING

PCA 1999-MV-025 Staff PE
Application No.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-1-05
Date of (BOS) (PC) approval 5-9-05
Sheet 7 of 8
SEE ALSO SEA 99-V-020



LANDSCAPE ENLARGEMENT
SCALE: 1" = 30'



SECTION A-A'
SCALE: 1" = 20'

SEALED FOR AUTHENTICITY

SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV-025

SHEET 5G OF 5
BCG# 1299-11-001

REV. 3/30/05

ENGINEER'S SEAL & SIGNATURE

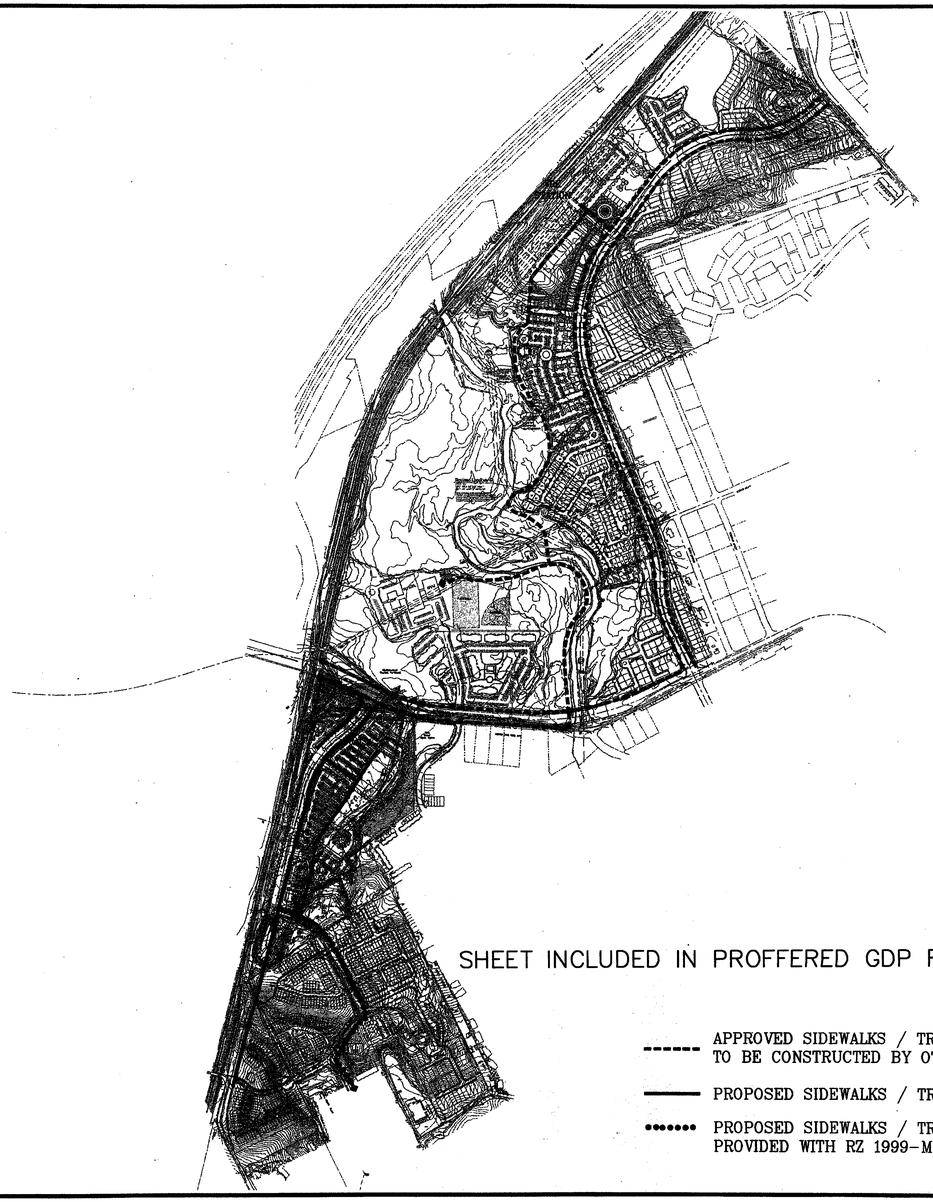
Dewberry & Davis
Engineers
Planners
Surveyors
Landscape
Architects
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0118

LANDSCAPE DETAILS AND SECTION A-A'
LORTON SOUTH STATION COMMERCIAL CENTER
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DRAWN BY JMC
DESIGNED BY DC
CHECKED BY LAM
DATE DEC. 30, 1999
SCALE AS SHOWN
PLAN NUMBER
ZONED
SHEET 7 OF 8
FILE NUMBER M-16091

P:\1299 - LORTON STATION SOUTH\1299-11-001 (PLN)\Planning\Plans and Submissions\DWGS\GDPA 07.dwg, 3/17/2005 3:45:18 PM, CAD_20 jf6

J:\ PROJECTS\Lorton\GDP\set6.dwg a.buss-landarch



PCA 1999-MV-025
Application No. Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-1-05
Date of (BOS) (PC) approval 8-9-05
Sheet 8 of 8
SEE ALSO SEA 99-V-020

COMMONWEALTH OF VIRGINIA
JIM F. KOVATS
No. 19406
3-14-05
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
MARK W. BAKER
No.000506
3/14/05
CERTIFIED LANDSCAPE ARCHITECT

SEALED FOR AUTHENTICITY

SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV-025

- - - - - - APPROVED SIDEWALKS / TRAILS TO BE CONSTRUCTED BY OTHERS

——— PROPOSED SIDEWALKS / TRAILS

•••••• PROPOSED SIDEWALKS / TRAILS TO BE PROVIDED WITH RZ 1999-MV-057

REV. 2/28/00
REV. 2/17/00
REV. 2/14/00
REV. 2/1/00

COMMONWEALTH OF VIRGINIA
JIM F. KOVATS
No. 19406
11-28-05
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

SHEET 5H OF 5
BCG# 1299-11-001

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Architects
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(703) 849-0100 FAX (703) 849-0118

OVERALL PERDESTRAIN CIRCULATION ILLUSTRATIVE
LORTON SOUTH STATION COMMERCIAL CENTER
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

DRAWN BY	JMC
DESIGNED BY	KLH
CHECKED BY	LAM
DATE	DEC. 20, 1999
SCALE	1" = 400'
PLAN NUMBER	
ZONED	
SHEET	8 OF 8
FILE NUMBER	N-10004

P:\1299 - LORTON STATION SOUTH\1299-11-001 (PLN)\Planning\Plans and Submissions\DWGS\GDPA 08.dwg, 3/11/2005 3:47:33 PM, CAD_20 jfo

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