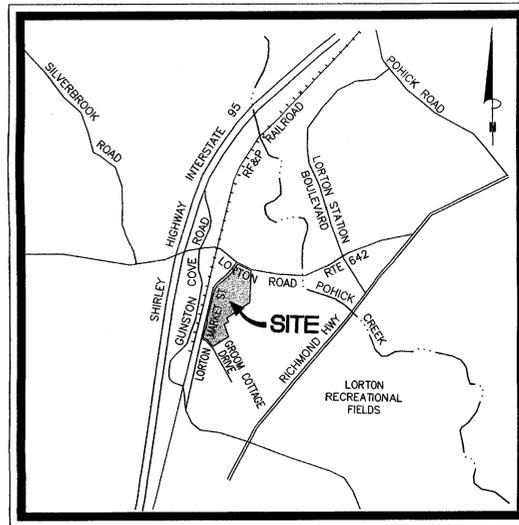


# LORTON STATION SOUTH COMMERCIAL CENTER

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  
WOODBIDGE, VA 22129

**PREPARED BY:**

BOWMAN CONSULTING GROUP, LTD.  
14020 THUNDERBOLT PLACE, SUITE 300  
CHANTILLY, VA. 20151

**AGENT:**

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, PC  
COURTHOUSE PLAZA  
THIRTEENTH FLOOR  
ARLINGTON, VA 22201

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



**SHEET INDEX**

1. COVER SHEET (NEW SHEET)
2. PARTIAL PROFFERED CONDITION AMENDMENT/SE AMENIDMENT (COPIED SHEET FROM PREVIOUS PCA/RZ/SE)
- 2A. NOTES & TABULATIONS (NEW SHEET)
3. SITE FURNISHING AND SIGNAGE (COPIED SHEET FROM PREVIOUS PCA/RZ/SE)
4. SCHEMATIC ARCHITECTURAL ELEVATIONS AND PLAN VIEWS (COPIED SHEET FROM PREVIOUS PCA/RZ/SE)
5. SCHEMATIC ARCHITECTURAL ELEVATIONS AND PLAN VIEWS (COPIED SHEET FROM PREVIOUS PCA/RZ/SE)
- 5A. PROFFER INTERPRETATIONS (NEW SHEET)
6. SPECIAL EXCEPTION USES - 50' SCALE (COPIED SHEET FROM PREVIOUS PCA/RZ/SE)
- 6A. SPECIAL EXCEPTION USE - CHILD CARE CENTER (NEW SHEET)
7. LANDSCAPE DETAILS AND SECTION A-A (COPIED SHEET FROM PREVIOUS PCA/RZ/SE)
8. OVERALL PEDESTRIAN CIRCULATION ILLUSTRATIVE (COPIED SHEET FROM PREVIOUS PCA/RZ/SE)

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

SE-99-V-020-  
COUNTY PROJECT NUMBER



DATE	DESCRIPTION
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

DATE	DESCRIPTION

SHEET 1 OF 8

**NOTES:**

1. THIS PARTIAL PROFFERED CONDITION AMENDMENT PLAT & SPECIAL EXCEPTION AMENDMENT (PC/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 PC/SEA 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 16162PG 1784.
6. STORMWATER MANAGEMENT (SMM) 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 CONJUNCTION 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. 19-204 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, 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.
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	167,750 SF
SHOPPING CENTER (MAIN BUILDING)	134,500 SF
SPECIAL EXCEPTION USES (PADS A, B & C)	10,250 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 × 4)	603
OFFICE & OTHER NONRETAIL USES (37,000 ÷ 1,000 × 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 CENTER	6,600 SF
NONRETAIL	37,000 SF
PAD C	10,000 SF
FLOOR AREA RATIO - PARCELS E4 & E5	0.19
(181,500 ÷ 43,560 = 4.16)	
22.2 AC	

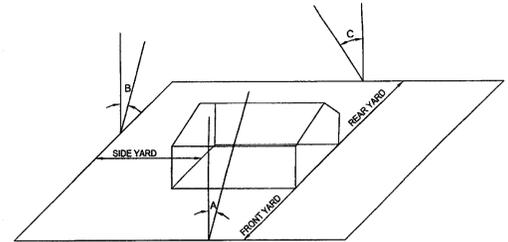
NOTE: CHILD CARE CENTER IS TO BE LOCATED WITHIN 6,600 SQ FT OF THE 181,500 SQ FT OF FLOOR AREA APPROVED PURSUANT TO RZ 1999-MV-025.

**REVISED PARKING TABULATIONS - OVERALL SHOPPING CENTER**

PARKING REQUIRED	737
SHOPPING CENTER RETAIL & CHILD CARE (150,750 SF ÷ 1,000 × 4)	603
NONRETAIL (37,000 SF ÷ 1,000 × 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 TABULATION 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	ORNAMENTAL TREES
QUERCUS PALUSTRIS	CORNUS KOUSA
ACER RUBRUM VAR.	PRUNUS YEDOENSIS
ACER SACCHARUM	SHRUBS
PLATANUS OCCIDENTALIS	AZALEA 'GRARDS' VAR.
QUERCUS PHELLOS	CORNUS SERICEA
TILIA CORDATA	ELONNUS ALATA
ZELKOVA SERRATA	KALMA LATIFOLIA
	PIERIS JAPONICA
	PINUS MUGO 'DWARF'
	EVERGREEN TREES
	CUPRESSOCYPRIS LEYLANDII
	PINUS NIGRA
	PINUS STROBUS
	PSEUDOTSUGA MENZESII

**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%)	19,325 SF OR 0.44 AC.
LANDSCAPING PROVIDED (8%)	24,000 SF OR 0.55 AC.



PCA 1999-MV-025  
 Application No.                      Sheet PD  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED 4-1-05  
 Date of (BCS) (PC) approval 5-9-05  
 Sheet 2A of 2B  
 SEE ALSO SEA 99-V-020



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NOTES & TABULATIONS  
**LORTON STATION  
 SOUTH COMMERCIAL CENTER**  
 (MINNIELAND DAY SCHOOL)  
 MOUNT VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SE-99-V-020  
 COUNTY PROJECT NUMBER



PLAN STATUS

11/5/04	SUBMITTED TO COUNTY
01/13/05	SUBMITTED TO COUNTY
02/18/05	SUBMITTED TO COUNTY
03/14/05	SUBMITTED TO COUNTY

DATE	DESCRIPTION
SG	FRM
DESIGN	DRAWN
SCALE	H: NO SCALE
Y:	

JOB No. 1299-11-001  
 DATE: AUGUST, 2004  
 FILE No. 1299-D-ZP-004

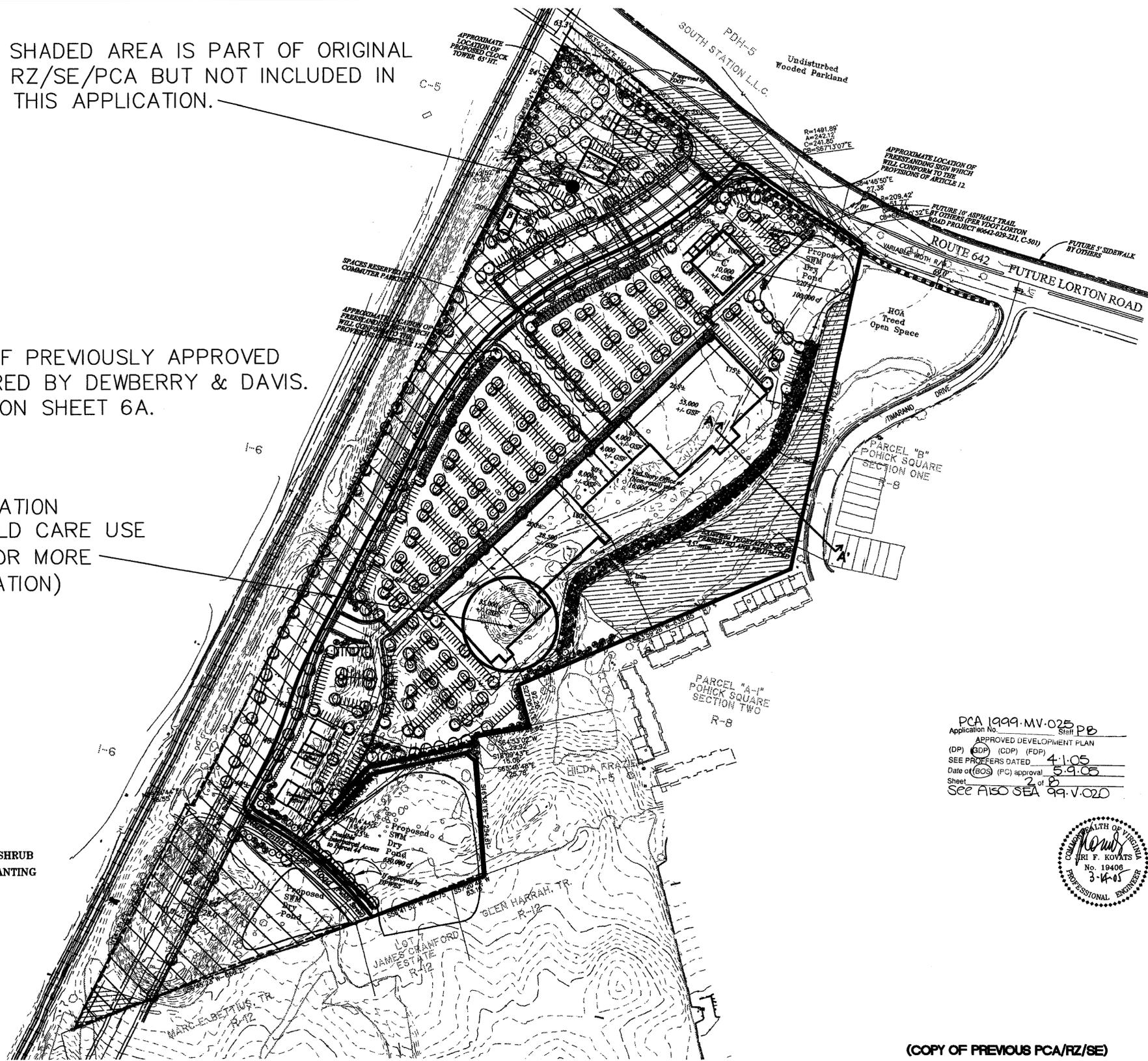
SEE SHEET 2A  
FOR NOTES &  
TABULATIONS

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)

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

- 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



PCA 1999-MV-025  
Application No. \_\_\_\_\_  
APPROVED DEVELOPMENT PLAN  
(DP) (BDP) (CDP) (FDP)  
SEE PROFFERS DATED 4-1-05  
Date of (BOS) (PC) approval 5-9-05  
Sheet 2 of 8  
SEE ALSO SEA 99-V-020



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PARTIAL PCA / SPECIAL EXCEPTION AMENDMENT  
**LORTON STATION**  
**SOUTH COMMERCIAL CENTER**  
(MINNIELAND DAY SCHOOL)  
MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SE-99-V-020-  
COUNTY PROJECT NUMBER

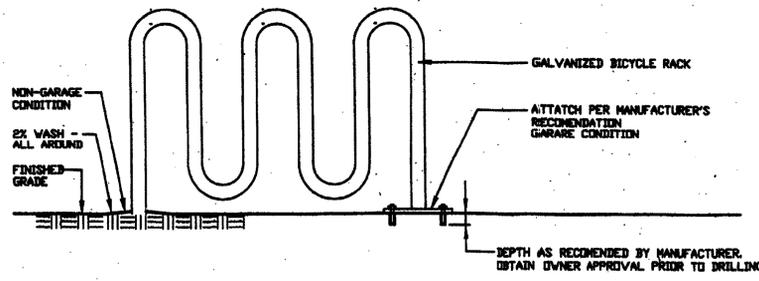
APPROVED LANDSCAPE AMENDMENT  
MARK W. BAKER  
No. 000506  
3/14/05

PLAN STATUS	DATE	DESCRIPTION
SUBMITTED TO COUNTY	11/25/04	
SUBMITTED TO COUNTY	01/13/05	
SUBMITTED TO COUNTY	02/18/05	
SUBMITTED TO COUNTY	03/14/05	

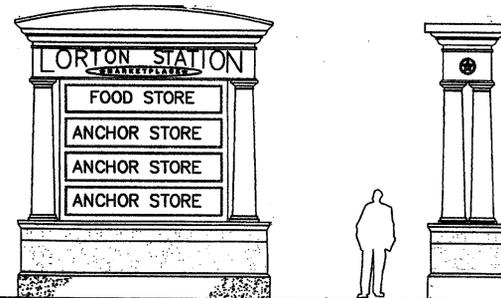
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SCALE	H: 1" = 100'
JOB No.	1299-11-001
DATE:	AUGUST, 2004
FILE No.	1299-D-ZP-001

SHEET 2 OF 8

(COPY OF PREVIOUS PCA/RZ/SE)



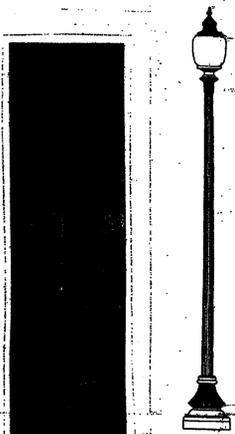
Bicycle Rack



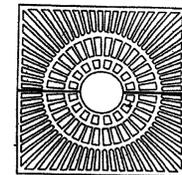
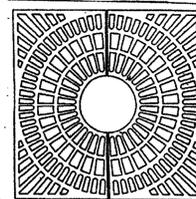
SIGN DETAILS, TYPEFACE AND MATERIALS ARE SUBJECT TO FINAL DESIGN. THE SIGN WILL COMPLY TO THE SPECIFICATIONS OF ARTICLE 12 OF THE ZONING ORDINANCE OR A SPECIAL EXCEPTION WILL BE FILED.



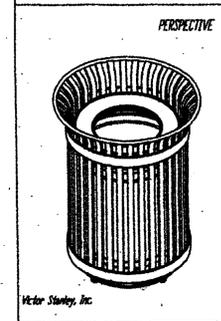
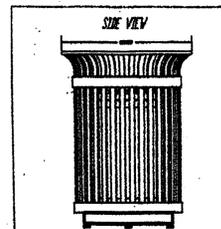
Ornamental/Landscape Pots



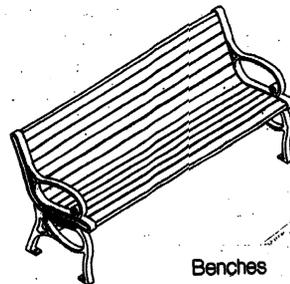
Light Poles



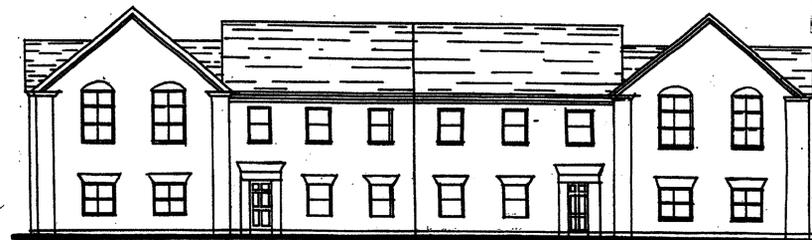
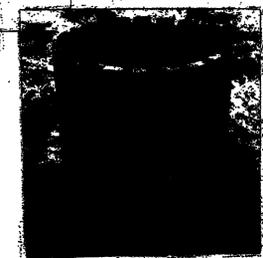
Tree Grates



Trash Receptacles



Benches



Office Townhouse - Illustrative Elevation

SEALED FOR AUTHENTICITY

SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV-025

Community Monument / Sign

Note: Design and Materials subject to modification/refinement.

Application No. Staff PC  
 APPROVED DEVELOPMENT PLAN (DP) (SDP) (CDP) (FDP)  
 SEE PROFFERS DATED 4-1-05  
 Date of (DOS) (PC) approval 5-9-05  
 3 of 8  
 SEE ALSO SEA 99-V-020



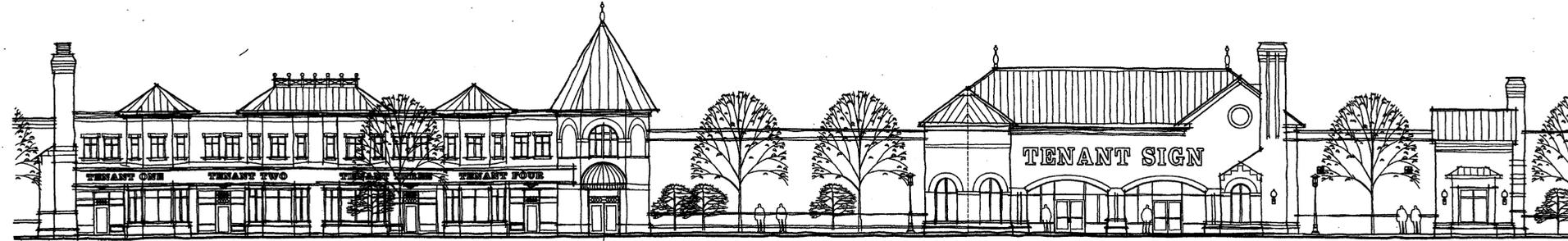
REV-2/28/00  
 REV-2/17/00  
 REV-2/17/00  
 REV-3/30/99  
 REV-1/17/00  
 REV-3/14/00

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

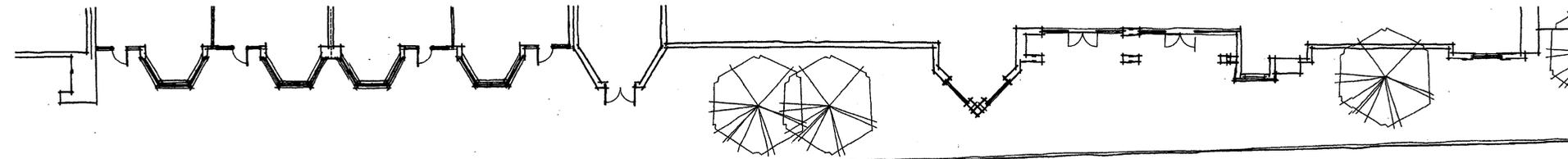
**Dewberry & Davis**  
 Engineers  
 Planners  
 Surveyors  
 Landscape Architects  
 8401 Arlington Blvd., Fairfax, Va. 22031  
 (703) 849-0100 FAX (703) 849-0518

SITE FURNISHINGS AND SIGNAGE  
**LORTON SOUTH STATION COMMERCIAL CENTER**  
 FAIRFAX COUNTY, VIRGINIA  
 MOUNT VERNON DISTRICT

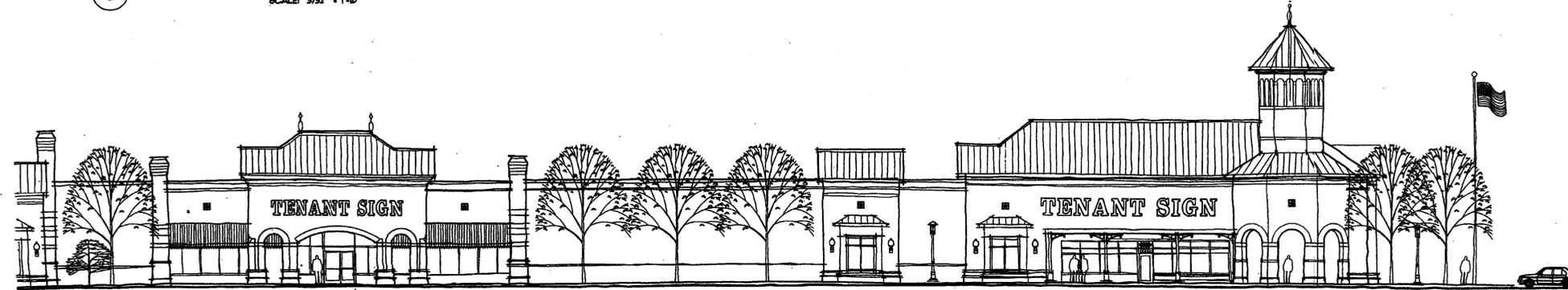
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Designed By	
Checked By	LAM
Date	MARCH 5, 1999
Scale	N/A
Plan Number	
Zoned	
Sheet	3 of 8
File Number	M-10004



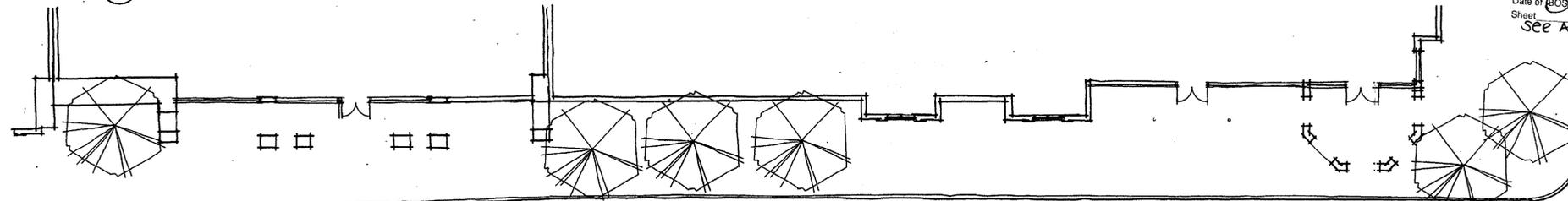
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SCALE: 3/32" = 1'-0"



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



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



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

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

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



SEALED FOR AUTHENTICITY  
SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV-025

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

ROUNDS VANDUZER  
**ARCHITECTS**  
407A N. WASHINGTON STREET  
FALLS CHURCH, VIRGINIA 22066  
703.555.7777  
703.555.7662 FAX  
RV@RVARCHITECTS.COM

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ILLUSTRATIVE ELEVATIONS

LORTON STATION  
RETAIL CENTER  
FAIRFAX COUNTY, VIRGINIA

REVISIONS	
DATE	

ISSUE DATE  
12/3/99  
PROJECT NUMBER  
99073

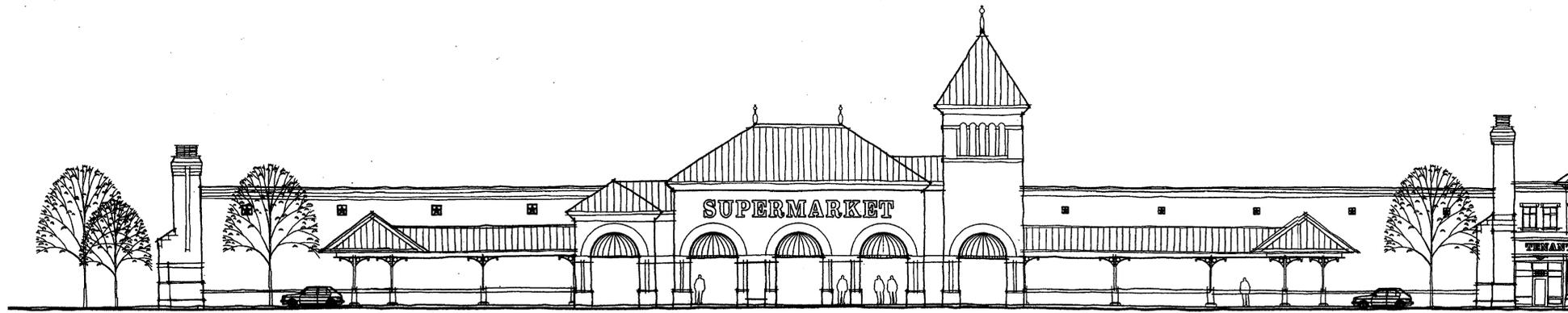
4  
Sheet 4 of 8

M 10004

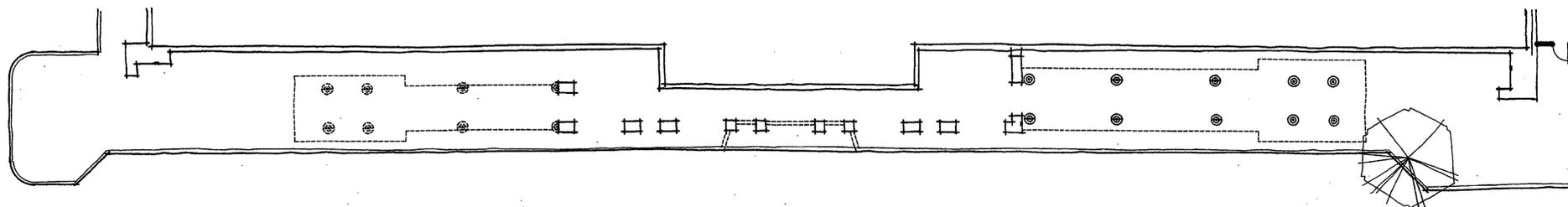
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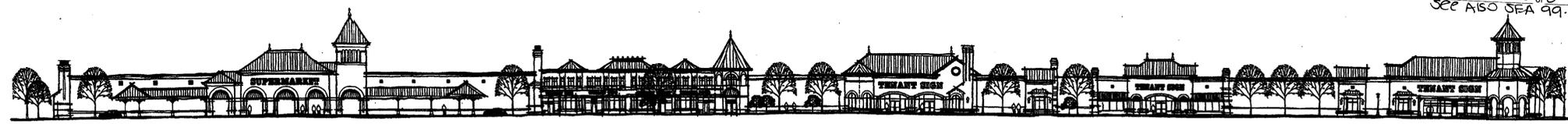
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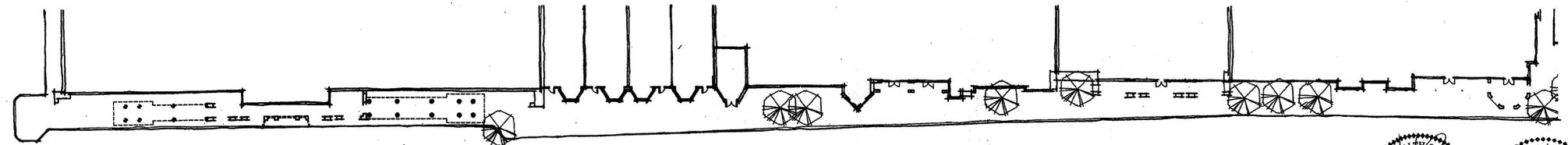
1 PARTIAL ILLUSTRATIVE ELEVATION  
SCALE: 3/32" = 1'-0"



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



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



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

PCA 1999-MV-025 Staff PB  
 Application No. APPROVED DEVELOPMENT PLAN  
 (DP) (SDP) (CDP) (FDP)  
 SEE PROFFERS DATED 4-1-05  
 Date of (BOS) (PC) approval 5-21-05  
 Sheet 5 of 8  
 SEE ALSO SEA 99-V-020



SEALED FOR AUTHENTICITY

SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV-025

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

**ROUNDS VANDUZER**  
**ARCHITECTS**  
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ILLUSTRATIVE ELEVATIONS

LORTON STATION SOUTH  
 RETAIL DEVELOPMENT  
 FAIRFAX COUNTY, VIRGINIA

REVISIONS

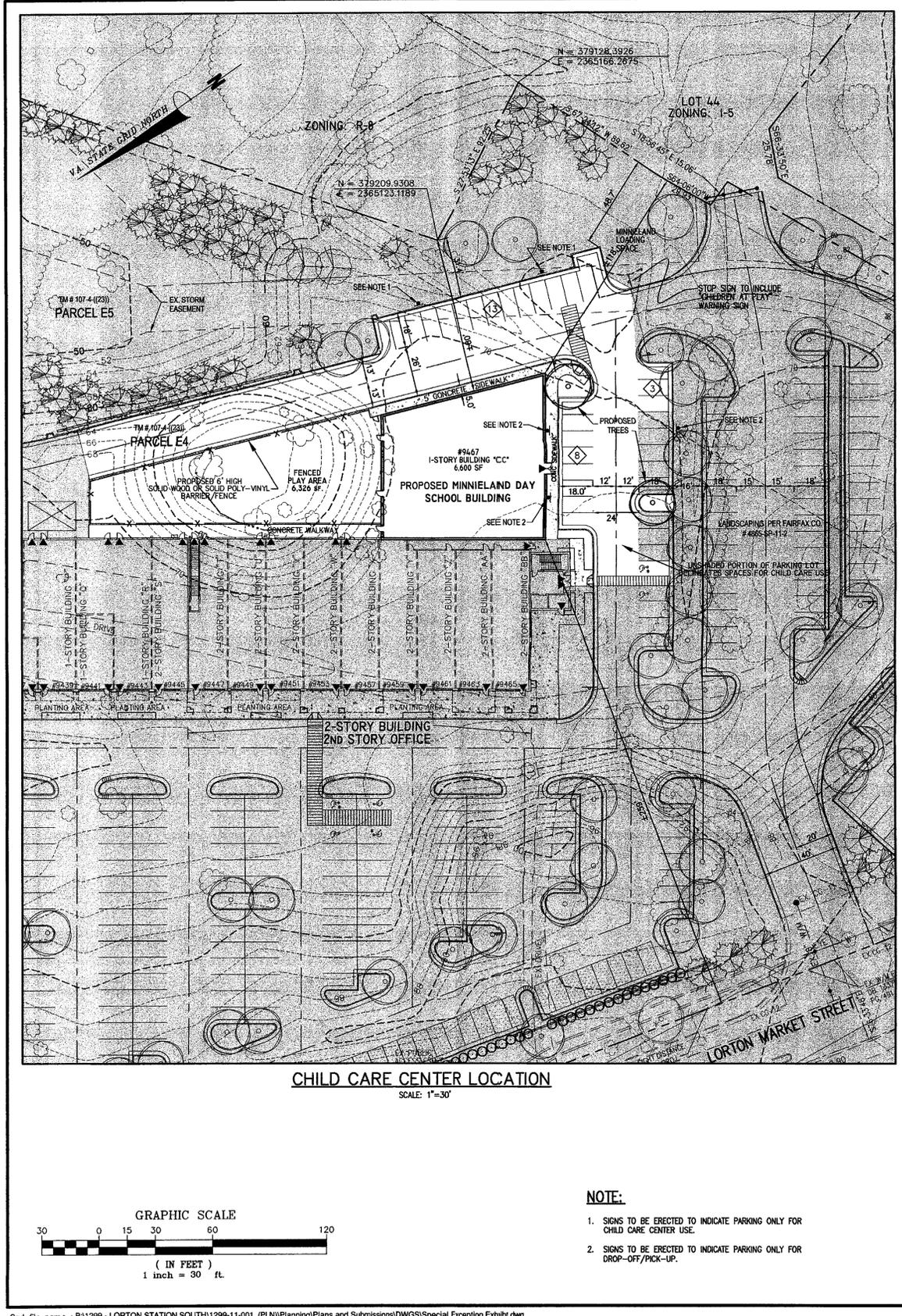
NO.	DATE	DESCRIPTION

ISSUE DATE  
12/3/05

PROJECT NUMBER  
99073

5  
Sheet 5 of 8

M-10004



**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 ((11))-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:**

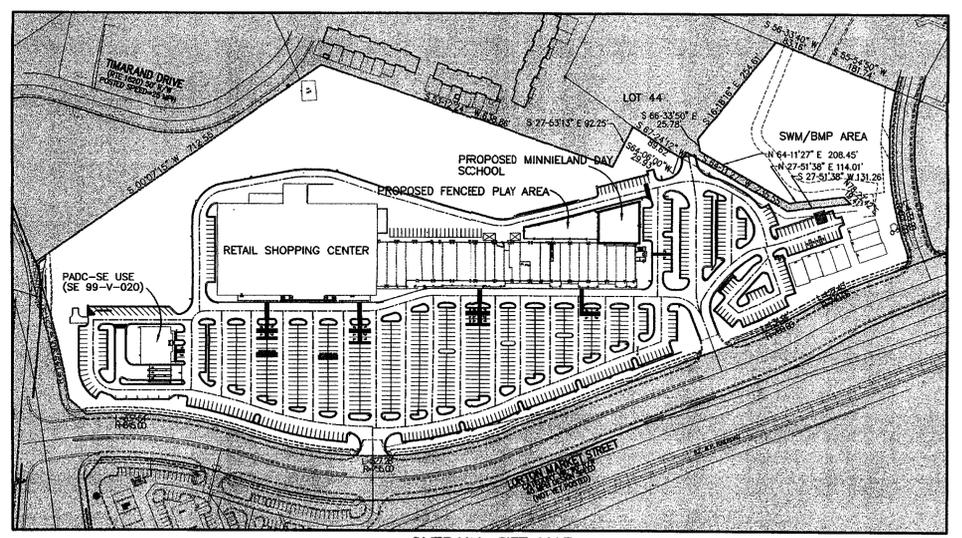
GROSS FLOOR AREA	CHILD CARE & NURSERY	6,600 SF
PARKING SPACES REQUIRED	CHILD CARE & NURSERY SCHOOL	0.16 SPACES PER CHILD FOR SCHOOL OF 100+
	150 CHILDREN X 0.16	24 SPACES
PARKING SPACES PROVIDED:	24 SPACES+1 HANDICAPPED ACCESSIBLE SPACE	

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

**LEGEND**

- 40--- EXISTING CONTOUR
- EXISTING TREE CANOPY
- PROPOSED SIDEWALK
- EP----- 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

PCA 1999-MV-025  
Application No. 1999-MV-025 Staff PB  
APPROVED DEVELOPMENT PLAN  
(DP) (DD) (SDP) (FDP)  
SEE PROFFERS DATED 4-1-05  
Date of (30) (PC) Approval 5-9-05  
Sheet 6A of 8  
SEE ALSO SEA 99-V-020



(NEW SHEET)

**Bowman**  
CONSULTING

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

Professional Engineer Seal for Mark W. Baker, No. 000506, dated 3/14/05.

DATE	DESCRIPTION
11/5/04	SUBMITTED TO COUNTY
01/23/05	SUBMITTED TO COUNTY
02/18/05	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

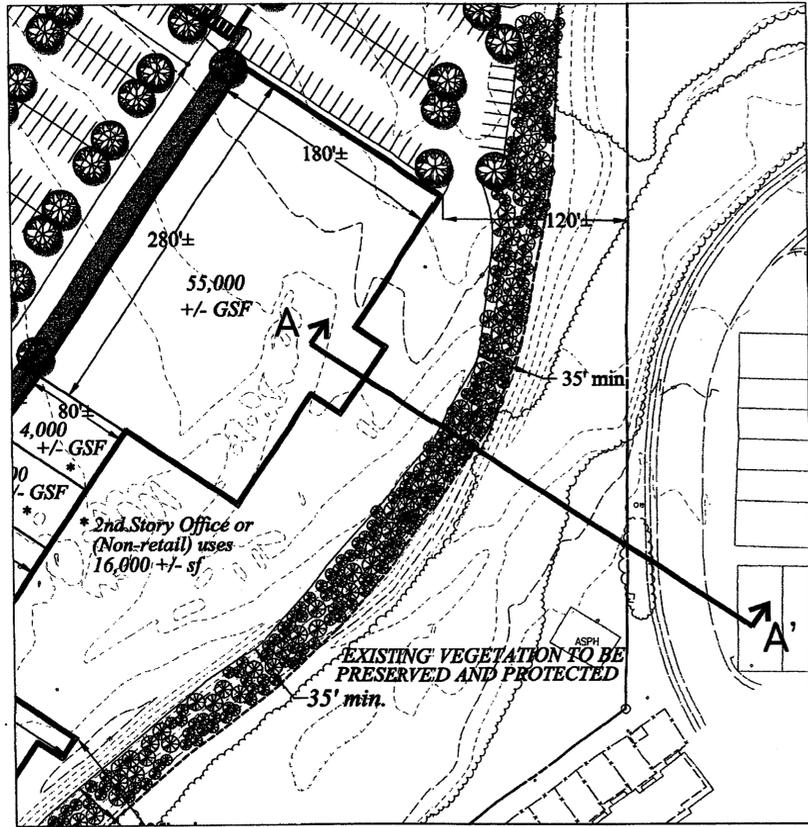
SHEET 6A OF 8



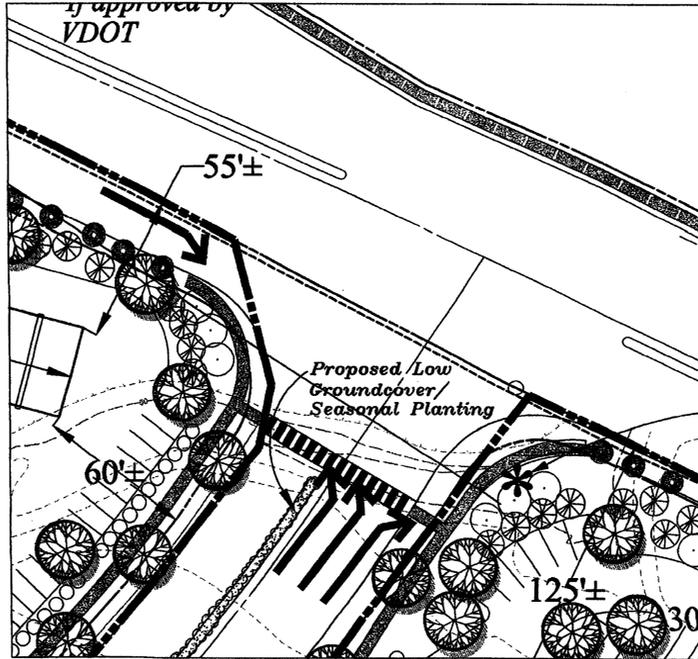
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ENLARGEMENT  
SCALE: 1" = 50'

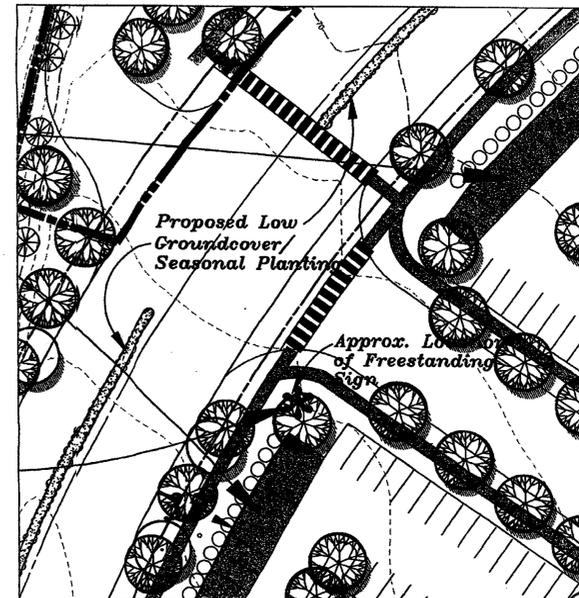


ENTRY ENLARGEMENT  
SCALE: 1" = 30'

LEGEND

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

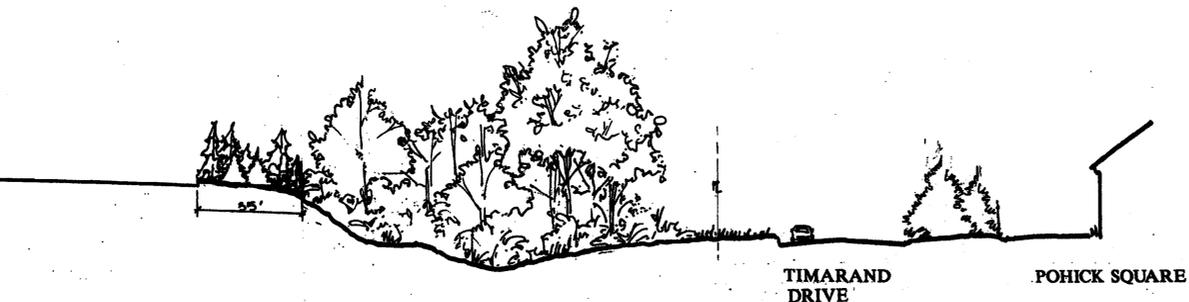
PCA 1999-MV-025 PB  
 Application No. \_\_\_\_\_  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (COP) (FDP)  
 SEE PROFFERS DATED 4-1-05  
 Date of BOS/PC approval 5-9-05  
 Sheet 7 of 8  
 See Also SEA 99-V-020



LANDSCAPE ENLARGEMENT  
SCALE: 1" = 30'

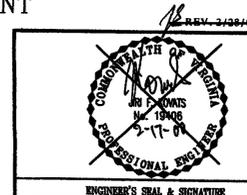
LORTON STATION SOUTH  
COMMERCIAL CENTER

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



SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV-025

SEALED FOR AUTHENTICITY



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

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

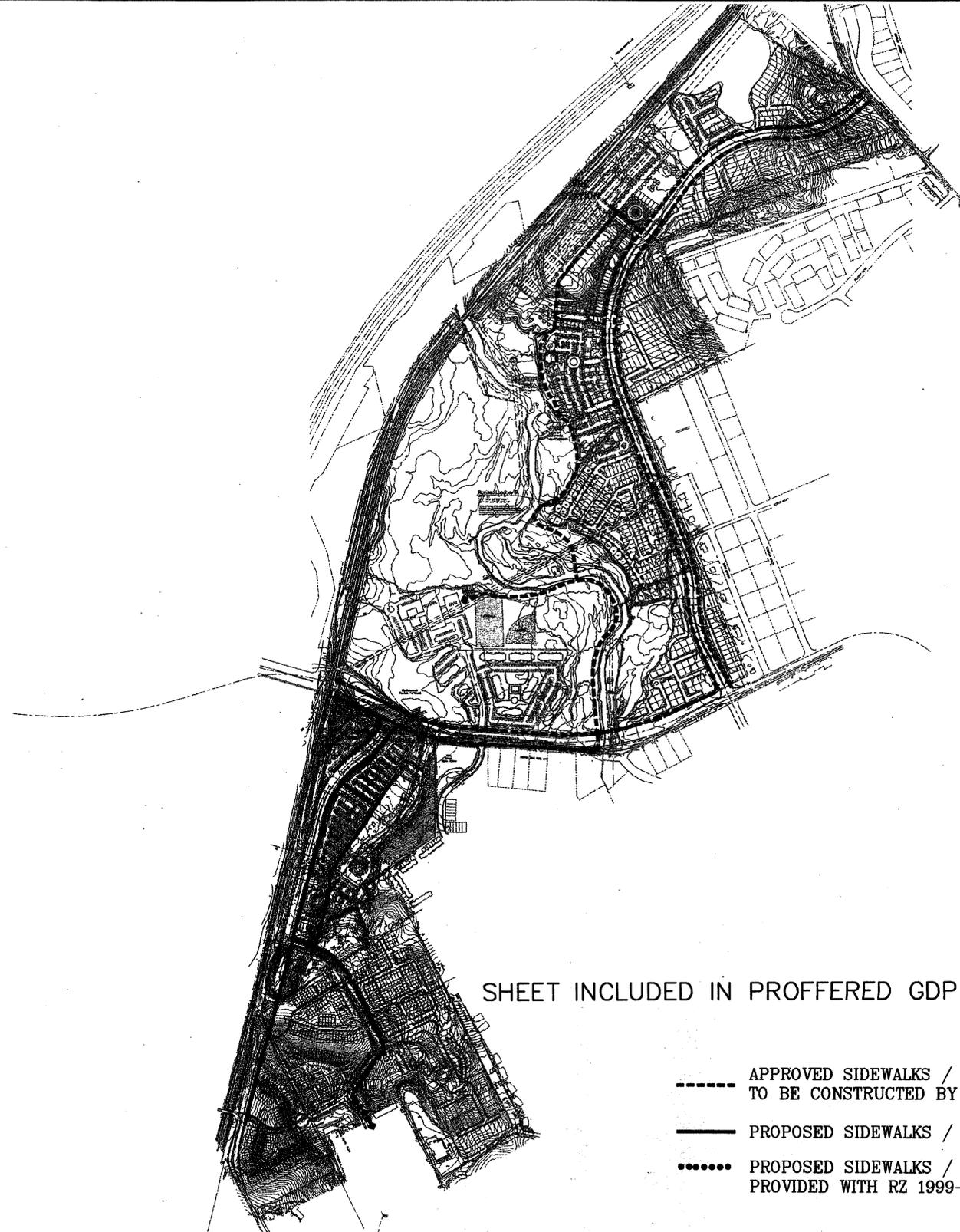
LANDSCAPE DETAILS AND SECTION A-A'  
 LORTON SOUTH STATION COMMERCIAL CENTER  
 MOUNT VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

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DESIGNED BY	DC
CHECKED BY	LAM
DATE	DEC 30, 1999
SCALE	AS SHOWN
PLAN NUMBER	
ZONED	
SHEET	7
FILE NUMBER	11-10001

CAD\_20\_1.f6

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SEAL FOR AUTHENTICITY  
SHEET INCLUDED IN PROFFERED GDP FOR RZ 1999 MV-025

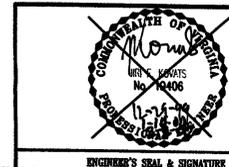
- APPROVED SIDEWALKS / TRAILS  
TO BE CONSTRUCTED BY OTHERS
- PROPOSED SIDEWALKS / TRAILS
- ..... PROPOSED SIDEWALKS / TRAILS TO BE  
PROVIDED WITH RZ 1999-MV-057

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

PCA 1999-MV-025 Sheet PB  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP)  
 SEE PROFFERS DATED: 4-1-05  
 Date of (OS) (PC) approval: 8-9-05  
 Sheet: 8 of 8  
 SEE ALSO SEE 99-N-020



REV. 2/26/00  
 REV. 11/17/00  
 REV. 11/17/00  
 REV. 2/17/00



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

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

DRAWN BY	JMF
DESIGNED BY	JMF
CHECKED BY	JMF
DATE	DEC. 29, 1999
SCALE	1" = 100'
PLAN NUMBER	
ZONED	
SHEET	8
FILE NUMBER	1299-11-001