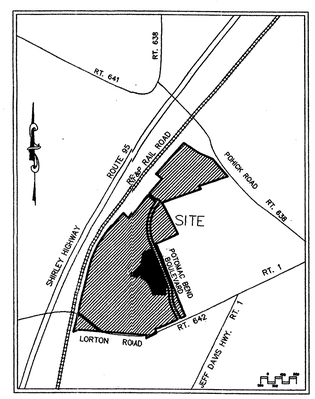
LORTON TOWN CENTER

MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT



VICINITY MAP
SCALE 1" = 2000'

APPLICANT:

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

JANUARY 18, 2000
REVISED JULY 20, 2000

PCA 96-MV-037-3
Application No. _____ Staff _____
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/20/00
Date of (BOS) (PC) approval 9/11/00
Sheet 1 of 3

SHEET INDEX:

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

COMMONWEALTH OF VIRGINIA
MARI F. KOVATS
No. 19406
PROFESSIONAL ENGINEER
1-18-00

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 25 2000
ZONING EVALUATION DIVISION

LORTON TOWN CENTER

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
January 18, 2000
PCA 1996-MV-037-3

Dewberry & Davis
8401 Arlington Blvd, Fairfax, VA 22031
Phone: (703) 849-0123 Fax: (703) 849-0519

Engineers
Planners
Surveyors
Landscape Architects

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

M-9499

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 107-2 ((1)) 43 (PART) AND 107-4 ((1)) 17A1 (PART).

2. THE TOTAL LAND AREA OF THE CDPA CONSISTS OF 14.40 ACRES

3. THE SOLE PURPOSE OF THIS CDPA IS TO REDUCE THE NUMBER AND CHANGE THE UNIT TYPE IN LAND BAY G FROM MULTIPLE FAMILY TO SINGLE FAMILY DETACHED UNITS.

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

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

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

7. STORMWATER MANAGEMENT (SWM) WILL BE PROVIDED AND WILL COMPLY WITH THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES). THE LOCATIONS AND SIZES OF THE ON-SITE FACILITIES SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT TIME OF FINAL ENGINEERING.

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

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

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

9. THERE ARE PORTIONS OF EXISTING WATER AND SEWER EASEMENTS THAT EXCEED TWENTY-FIVE (25) FEET.

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

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

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

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

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

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

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

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

18. TO THE BEST OF OUR KNOWLEDGE, EXCEPT FOR SERVICE STATIONS, IF ANY, THE PROPOSED USES WILL NOT GENERATED, 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 HAZARARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENTOF 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.

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

TABULATION AS APPROVED WITH RZ 1999-MV-019

JANUARY 10, 2000

			APPROVED FDH-5 & PDC	RZ-1996-MV-037 FDPA A-1	RZ-1999-MV-019 MAYWOOD PDH-8
AREA OF FDP			214.0 AC.	7.2 AC.	1.80 AC.
AREA OF PDC			21.8 AC.		
AREA OF PDH-5	WITHOUT LANDBAY M		**190.14 AC.		
	WITH LANDBAY M		192.2 AC.		
AREA OF ROAD SUBJECT TO RESERVATION OF DENSITY CREDIT			9.41 AC.		
* AREA FOR PURPOSES OF CALCULATING DENSITY (FOR PDH ONLY)					
	WITHOUT LANDBAY M		199.55 AC.		
	WITH LANDBAY M		201.61 AC.		
TOTAL NUMBER OF DWELLING UNITS PROPOSED			989		13
SINGLE FAMILY DETACHED			301	56	13
MULTI-FAMILY			688		
MAXIMUM DENSITY PERMITTED (WITHOUT ADU'S AND BONUS UNITS)			5.0 DU/AC.	5.0 DU/AC.	8.0 DU/AC.
MAXIMUM DENSITY PROPOSED (WITH ADU'S AND BONUS UNITS)		WITHOUT LANDBAY M	4.96 DU/AC.	7.8 DU/AC.	7.2 DU/AC.
		WITH LANDBAY M	4.91 DU/AC.		
MAXIMUM DENSITY PROPOSED (WITHOUT ADU'S AND BONUS UNITS)		WITHOUT LANDBAY M	4.75 DU/AC.	7.8 DU/AC.	7.2 DU/AC.
		WITH LANDBAY M	4.70 DU/AC.		
MAXIMUM BUILDING HEIGHT (6 STORIES)			65 FT.	65 FT.	35 FT.
PARKING SPACES REQUIRED			1886	112	26
PARKING SPACES PROVIDED			2303	115	29
OPEN SPACE REQUIRED	31.0%	WITHOUT LANDBAY M	58.94 AC.	0.80 AC.	0.56 AC.
		WITH LANDBAY M	59.58 AC.		0 AC.
OPEN SPACE PROVIDED	60.0%	WITHOUT LANDBAY M	114.6+/- AC.		
		WITH LANDBAY M	116.4+/- AC.		

PT. MAJOR OPEN SPACE	91.0+/- AC.
LANDBAY A-1	0.8+/- AC.
LANDBAY A-2	1.0+/- AC.
* LANDBAY B-1	2.9+/- AC.
LANDBAY B-2	0.7+/- AC.
LANDBAY E	2.2+/- AC.
LANDBAY G	3.0+/- AC.
LANDBAY H	1.2+/- AC.
LANDBAY I	0.8+/- AC.
LANDBAY J	1.4+/- AC.
LANDBAY K	2.0+/- AC.
LANDBAY L	7.6+/- AC.
LANDBAY M	**2.06+/- AC.

* THIS AREA IS TOTAL DEDICATION OF LORTON STATION BLVD. PHASE I GRANTED FOR VRE COMMUTER PARKING AREA WHICH WAS USED FOR DENSITY CREDIT.

**THE ORIGINAL FINAL DEVELOPMENT PLAN REPRESENTED LANDBAY M TO BE 1.8 ACRES. HOWEVER, MORE DETAILED COMPUTING OF THE PROPOSED REALIGNMENT OF LORTON ROAD RESULTED IN A LAND AREA OF 2.06 ACRES.

LAND BAY	ACRES (+/-)	USE	GFA #DU	FAR/ DENSITY	PARKING REQUIRED	PARKING PROVIDED
A-1	7.2	RESIDENTIAL	56 SFD	7.8 DU/AC	112	115
***A-2	3.7	RESIDENTIAL	88 MF	21.7 DU/AC	129	160
B-1	12.2	RESIDENTIAL	88 SFD	6.7 DU/AC	164	187
B-2	1.5	RESIDENTIAL	28 MF	18.7 DU/AC	45	56
E	12.4	RESIDENTIAL	88 SFD	7.1 DU/AC	176	232
***G	12.5	RESIDENTIAL	328 MF	26.6 DU/AC	532	664
		RECREATION CENTER	4,500+/- GSF		25	25
H	1.2	BUFFER/ OPEN SPACE				
I	3.0	RESIDENTIAL	17 SFD	4.0 DU/AC	24	25
J	7.1	RESIDENTIAL	52 SFD	7.8 DU/AC	110	143
***K	10.4	RESIDENTIAL	244 MF	23.9 DU/AC	397	515
L	12.8	SCHOOL	98,626+/- GSF	0.18 FAR	146	146
**M	2.06	OPEN SPACE				
TOTAL- RESIDENTIAL:		301 SFD 688 MF 989 TOTAL DU			1860	2260

NON-RESIDENTIAL: 103,125+/-GSF

NOTE: LOCATIONS OF SOME OF THE MULTI-FAMILY & SINGLE FAMILY UNITS HAVE BEEN SHIFTED TO OTHER LANDBAYS BUT DID NOT EFFECT ORIGINAL APPROVALS. CHANGES HAVE OCCURRED IN LANDBAYS 'A-2', 'K' AND 'G'.

***A.D.U.'s SHALL BE PROVIDED IN LANDBAYS 'A-2', 'K' AND 'G'.

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

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

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

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

24. EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

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

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

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

28. A REAFFIRMATION OF APPROVAL BY THE DIRECTOR OF DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES) 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.

29. TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

* THE NUMBER OF UNITS HAVE CHANGED IN SOME LAND BAYS EITHER BY PROFFER INTERPRETATIONS AND/OR IN ACCORDANCE WITH NOTE 23 OF THE ORIGINAL APPROVED FDP WHICH READS AS FOLLOWS:

"AT FINAL ENGINEERING AND DESIGN, DWELLING UNITS MAY BE SHIFTED BETWEEN LAND BAYS 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 SUBSTANTIL CONFORMANCE WITH THAT SHOWN HEREON."

** LAND BAY WHICH IS THE SUBJECT OF THIS CDPA.

Application No. PCA 96-MV-037-3 Staff MAJ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7/20/00
Date of (BOS) (PC) approval 9/11/00
Sheet 2 of 3

TABULATION:

EXISTING/PROPOSED ZONING ..... PDC AND PDH-5

PDC APPLICATION

AREA OF CDP/RZ ..... 21.8 AC
AREA FOR PURPOSES OF CALCULATING DENSITY ..... 21.8 AC

MAXIMUM FLOOR AREA RATIO PERMITTED ..... 1.5 FAR
MAXIMUM GROSS FLOOR AREA PERMITTED ..... 1,424,412 SF

MAXIMUM FLOOR AREA RATIO PROPOSED ..... 0.27 FAR
MAXIMUM GROSS FLOOR AREA PROPOSED ..... 258,000 GSF

OPEN SPACE REQUIRED (15%) ..... 3.27 AC
OPEN SPACE PROVIDED (22.9%) ..... 5.0± AC

PARKING SPACES REQUIRED 1007*
PARKING SPACES PROVIDED 918

PDC PROPOSED DEVELOPMENT PROGRAM

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

*SEE NOTES 7 AND 24.

PDH-5 APPLICATION

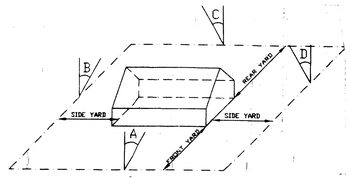
AREA OF APPROVED CDP ..... 178.26 AC
AREA OF ROAD SUBJECT TO RESERVATION OF DENSITY CREDIT ..... 9.95 AC
AREA FOR PURPOSES OF CALCULATING DENSITY ..... 188.21 AC
AREA OF PROPOSED CDPA ..... 14.40± AC

MAXIMUM DENSITY PERMITTED/PROPOSED ..... 5.0 DU/AC

OPEN SPACE REQUIRED (31%) ..... 55.3 AC
OPEN SPACE PROVIDED (60%) ..... 106± AC
OPEN SPACE PROVIDED FOR PROPOSED CDPA (86%) ..... 77.34± AC

PDH-5 PROPOSED DEVELOPMENT PROGRAM

LAND BAY	ACRES(±)	USE	GFA* # OF UNITS	FAR/ DENSITY
A-1	7.2	RESIDENTIAL - SFD	53 SFD	7.4 DU/AC
A-2	3.7	RESIDENTIAL – MF (Optional Housing for the Elderly)	82 MF	22.1 DU/AC
B-1	12.2	RESIDENTIAL – SFD	82 SFD	6.7 DU/AC
B-2	1.5	RESIDENTIAL – MF	28 MF	18.7 DU/AC
E	12.4	RESIDENTIAL – SFD	82 SFD	6.6 DU/AC
G**	14.4	RESIDENTIAL – SFD	114 SFD	7.9 DU/AC
		RECREATION CENTER	4,500± GSF	
H	1.2	BUFFER/OPEN SPACE		
I	3.0	RESIDENTIAL – SFD	12 SFD	4.0 DU/AC
J	7.1	RESIDENTIAL – SFD	55 SFD	7.7 DU/AC
K	10.4	RESIDENTIAL – MF	248 MF	23.8 DU/AC
L	12.8	SCHOOL	98,626± GSF	0.18 FAR
TOTAL		RESIDENTIAL	398 SFD 358 MF 756 TOTAL DUs	
		NON-RESIDENTIAL	103,126± GSF	



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

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

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

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 65' HEIGHT

COMMONWEALTH OF VIRGINIA
IRI F. KOVATS
No. 19406
1-18-00
PROFESSIONAL ENGINEER
7-24-00

NOTE: THE SUBJECT PROPERTY IS PROPOSED TO BE A PDH-5 DEVELOPMENT. THE MINIMUM REQUIRED YARD IS A CONSIDERATION ONLY AT THE PERIPHERAL LOT LINES OF THE DEVELOPMENT. THE MINIMUM YARDS ARE BASED ON THE R-8 DISTRICT REQUIREMENTS WHICH M CLOSELY CHARACTERIZE THE PROPOSED DEVELOPMENT.

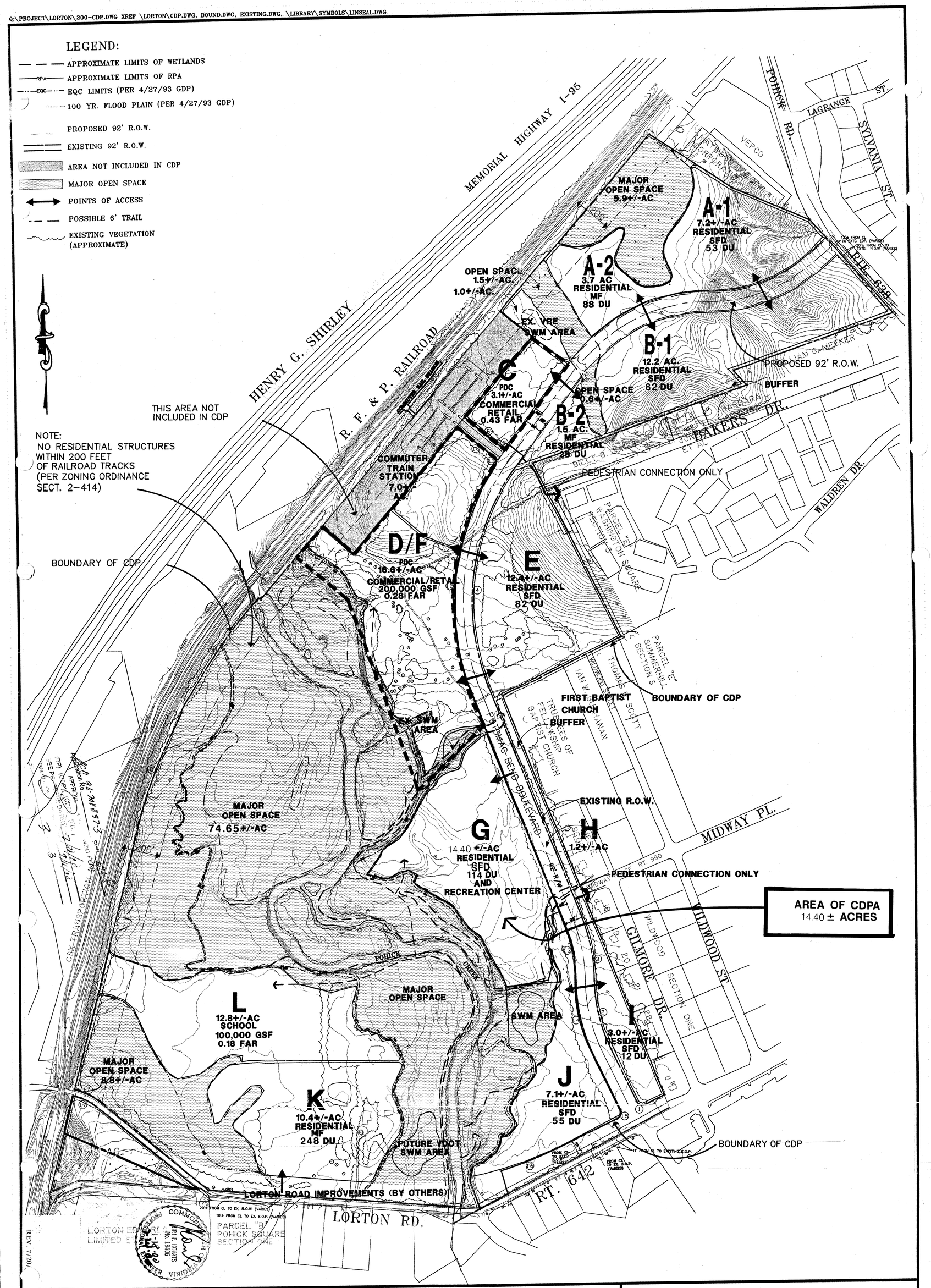
Architects Engineers Planners Surveyors
Dewberry & Davis
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703 849-0100

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT PCA 1996-MV-037-3
LORTON TOWN CENTER
MT. VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA
NOTES AND TABULATIONS

Revision Date REV. 7/20/2000	Drawn By
	Designed By
	Checked By
	Engineer
	Date 1/18/00
	Scale
	Plan Number
	Zoned
	Sheet 2 of 3
	File Number M - 9499

14-A

N29S417



DRAWN BY	TD/MT
DESIGNED BY	TD/DC
ENGINEERED BY	REL
CHECKED BY	DMC
DATE	1/18/00
SCALE	1" = 200'
PLAN NUMBER	
ZONED	I-6
SHEET	3 OF 3
FILE NUMBER	JE-9499

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

LORTON TOWN CENTER

MT. VERNON DISTRICT — PCA 1996-MV-037-3 — FAIRFAX COUNTY, VIRGINIA

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