GENERALIZED DEVELOPMENT PLAN
(PROFFER CONDITION AMENDMENT)

RANDOM HILLS

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
12/22/03	Fairfax County Comments
03/19/04	Fairfax County Comments
04/15/04	Fairfax County Comments
05/04/04	Fairfax County Comments
05/11/04	Fairfax County Comments
06/04/04	Fairfax County Comments
06/17/04	Fairfax County Comments
07/15/04	Fairfax County Comments
08/02/04	Fairfax County Comments

GENERAL NOTES

1. THIS PROPERTY IS IDENTIFIED ON THE COUNTY OF FAIRFAX ZONING MAPS AS PARCEL 056-2-11-B1.
2. TOTAL AREA OF PROPERTY = 4.7342 ACRES OR 206,221 SF.
3. CURRENT ZONE: PDC.
   PROPOSED ZONE: R-12.
4. OWNER: EXXON LAND DEVELOPMENT, INC.
   ATTN: DAVID M. ALEXANDER
   16825 NORTHCHASE DRIVE, SUITE 200
   HOUSTON, TX 77060
5. DEVELOPER: BASHEER/EDGEMOORE - PROPERTIES, L.L.C.
   2071 CHAIN BRIDGE ROAD, VIENNA, VA 22182
   (703) 749-0140 FAX: (703) 749-0142
6. BOUNDARY SURVEY BY PATTON, HARRIS, RUST & ASSOCIATES, PC.
7. ON-SITE TOPOGRAPHY IS SHOWN AT 2 FOOT CONTOUR INTERVALS AND WAS AERIAL SURVEYED BY PATTON, HARRIS, RUST & ASSOCIATES, PC. AND OTHERS. EXISTING OFF-SITE IMPROVEMENTS AND TOPOGRAPHY WAS TAKEN FROM AVAILABLE PUBLIC RECORDS.
8. NO TITLE REPORT FURNISHED.
9. THIS PROPERTY IS LOCATED IN THE DIFFICULT RUN WATERSHED.
10. THE PROPOSED DEVELOPMENT IS SERVED BY PUBLIC WATER AND PUBLIC SEWER. CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS.
11. NO FLOODPLAINS, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS (EQC) ARE EXISTING ON THIS PROPERTY.
12. THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED.
13. TO THE BEST KNOWLEDGE OF THE ENGINEER, NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE LOCATED ON THE PROPERTY.
14. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON SITE.
15. OPEN SPACE TO BE CONVEYED TO A CONDOMINIUM ASSOCIATION.
16. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE AND INTENSITY AND IS IN ACCORDANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
17. LANDSCAPING AND FENCING WILL BE PROVIDED AT THE PERIPHERY TO PREVENT ANY ADVERSE EFFECTS TO NEIGHBORING PROPERTIES BY THIS DEVELOPMENT.
18. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE FINAL DESIGN CONCEPTS, TO COMPLY WITH NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE GDP.
19. BUILDING FOOTPRINTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND WILL BE MODIFIED WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN IF IN SUBSTANTIAL CONFORMANCE WITH THE GDP. IT SHOULD BE UNDERSTOOD THAT FINAL BUILDING LOCATIONS AND FOOTPRINTS WILL ADHERE TO THE MINIMUM BUILDING SETBACKS ALONG PERIPHERAL LOT LINES AND LIMITS OF CLEARING AND GRADING AS SHOWN HEREON, AND IN SUBSTANTIAL CONFORMANCE WITH THE GDP.
20. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ARE BEING PROVIDED FOR THIS SITE BY AN EXISTING OFF-SITE POND (ACCORDING TO FAIRFAX PLAN # 8058-SP-02-01) OR ALTERNATIVELY IN THE REGIONAL POND LOCATED DIRECTLY NORTH OF ROUTE 50.
21. NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ON SITE.
22. ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.
23. THERE ARE 4 ADU'S PROPOSED ON THE PLAN.
24. A OPEN SPACE PARKETTE WILL BE PROVIDED IN THE CENTER OF THE DEVELOPMENT WITH PATHWAYS AND VISUAL LANDSCAPE AMENITIES, INCLUDING DECORATIVE PLANTINGS.

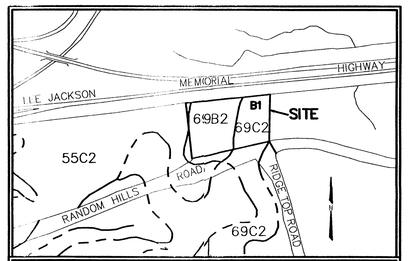
REQUESTED WAIVERS

THIS DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE REQUESTED WAIVERS BELOW.

1. A WAIVER OF THE 600 FOOT MAXIMUM LENGTH FOR PRIVATE STREETS IS REQUESTED.
2. MODIFICATION FOR THE INCREASE IN THE NOISE BARRIER HEIGHT TO 10 FEET.

SOILS MAP/DATA

SCALE: 1" = 250'



SOIL NO.	SOIL NAME	PROBLEM CLASS
55C2	GENELG	C
69B2	ENON	A
69C2	ENON	A

ZONING TABULATION:
R-12, SINGLE-FAMILY ATTACHED UNITS WITH AFFORDABLE DWELLING UNITS

GROSS SITE AREA:	206,221 SF OR 4.7342 AC.
MINIMUM DISTRICT SIZE:	4 ACRES
AVERAGE LOT AREA:	NO REQUIREMENT
MINIMUM LOT AREA:	NO REQUIREMENT
MINIMUM LOT WIDTH:	14 FEET
MAXIMUM BUILDING HEIGHT:	40 FEET
MINIMUM YARD REQUIREMENTS: FRONT: 15' ANGLE OF BULK PLANE, NOT LESS THAN 5'; SIDE: 15' ANGLE OF BULK PLANE, NOT LESS THAN 8'; REAR: 25' ANGLE OF BULK PLANE, NOT LESS THAN 16'	
MAXIMUM ALLOWABLE DENSITY WITH ADU'S:	14.4 DU./AC. (4.7342 * 14.4 = 68 UNITS) * SEE ADU TABULATION BELOW
MAXIMUM DENSITY PROVIDED WITH ADU'S:- 57 UNITS / 4.7342 AC. = 12.04 DU./AC. NOTE: 53 SINGLE FAMILY ATTACHED (MARKET RATE UNITS) AND 4 MULTI-FAMILY ADU'S WITHIN 1 STRUCTURE	
OPEN SPACE: REQUIRED:	20% (41,244 SF.)
PROVIDED:	+/- 32% (65991 SF.)
PARKING: REQUIRED:	2.3 SPACES/DU. X 57 UNITS = 132
PROVIDED:	4 SPACES (2 GARAGE SPACES) PER UNIT X 53 UNITS = 212 SPACES; OTHER SURFACE PARKING: 19 SPACES; TOTAL = 231 SPACES **
** TOTAL PARKING SPACES PROVIDED SUBJECT TO CHANGE WITH FINAL ENGINEERING	
TREE COVER REQUIRED:	15%
TREE COVER PROVIDED:	± 19% (39,182 SF)

ADU TABULATION:

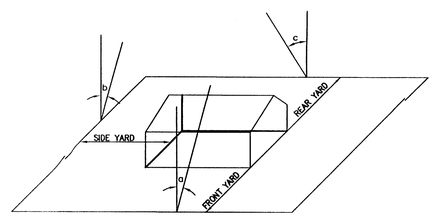
PROPOSED R-12 SITE TABULATION

ADU ADJUSTER FORMULA DERIVED FROM FAIRFAX ZONING ORDINANCE ARTICLE 2, PART 8, SECTION 804

$$\frac{\text{APPROVED DENSITY} - \text{LOW END DENSITY RANGE}}{\text{HIGH END ADJUSTED DENSITY RANGE} - \text{LOW END ADJUSTED DENSITY RANGE}} \times 12.5$$

$$\frac{12.04 - 1}{19.2 - 1.2} \times 12.5 = 4 \text{ ADU'S}$$

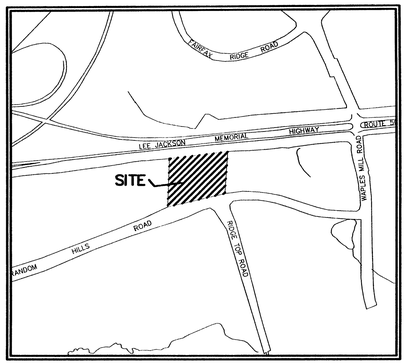
ANGLE OF BULK PLANE DETAIL
(From Periphery of Lot Only)



FRONT YARD: 15' ANGLE OF BULK PLANE NOT LESS THAN 5'
SIDE YARD: 15' ANGLE OF BULK PLANE NOT LESS THAN 8'
REAR YARD: 25' ANGLE OF BULK PLANE NOT LESS THAN 16'

VICINITY MAP

SCALE: 1" = 100'



STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES NARRATIVE

SUBJECT TO A PFM MODIFICATION AND WAIVER TO BREAK NATURAL DRAINAGE DIVIDES, STORMWATER MANAGEMENT AND BMP WILL BE HANDLED THROUGH AN OFFSITE REGIONAL POND. STORMWATER WILL BE CONVEYED THROUGH A DRAINAGE SYSTEM THAT WILL DRAIN THE SITE TO EXISTING STRUCTURE 20 ON RANDOM HILLS ROAD. THIS STRUCTURE CONVEYS THE WATER THROUGH A PIPE SYSTEM TO AN OFF-SITE WET POND LOCATED IN LAND BAY A-3 OF THE RANDOM HILLS DEVELOPMENT. THE RUNOFF FROM THIS SITE WAS INCLUDED IN THE COMPUTATIONS FOR THIS POND AS SHOWN ON THE PUBLIC IMPROVEMENT PLAN NUMBER 5872-SP-05-02. THE PCA 88-S-097-2 PROFFER NUMBER 17 RESERVED THE RIGHT TO MEET STORMWATER MANAGEMENT/BMP OBLIGATIONS THROUGH THIS POND. ALTERNATIVELY, IF THE PFM MODIFICATION AND WAIVER ARE NOT GRANTED, SWM AND BMP WILL BE HANDLED IN THE OFFSITE REGIONAL POND LOICATED DIRECTLY NORTH OF ROUTE 50.

SHEET INDEX

1. COVER SHEET/ GENERAL NOTES AND TABULATIONS
2. EXISTING CONDITIONS
3. EXISTING VEGETATION MAP
4. SITE PLAN
5. LANDSCAPE PLAN
6. OPEN GREEN CONCEPT LAYOUT
7. SECTIONS AND SITE PHOTOS
8. STREETSCAPE ELEVATION
9. STREETSCAPE ELEVATION
10. TOWNHOUSE STRIP ELEVATION
11. ENTRY FEATURE ELEVATIONS
12. ENTRY FEATURE ELEVATIONS
13. ALTERNATIVE OFFSITE ROAD IMPROVEMENTS

PCA 88-S-097-3
Application No. _____ Staff Name
APPROVED DEVELOPMENT PLAN
(DP) (SDP) (CDP) (FDP) Dec 22 2004-Sept 04
SEE PROFFERS DATED 9-21-04
Date of (BOS) (PC) approval 9-27-04
Sheet 1 of 13

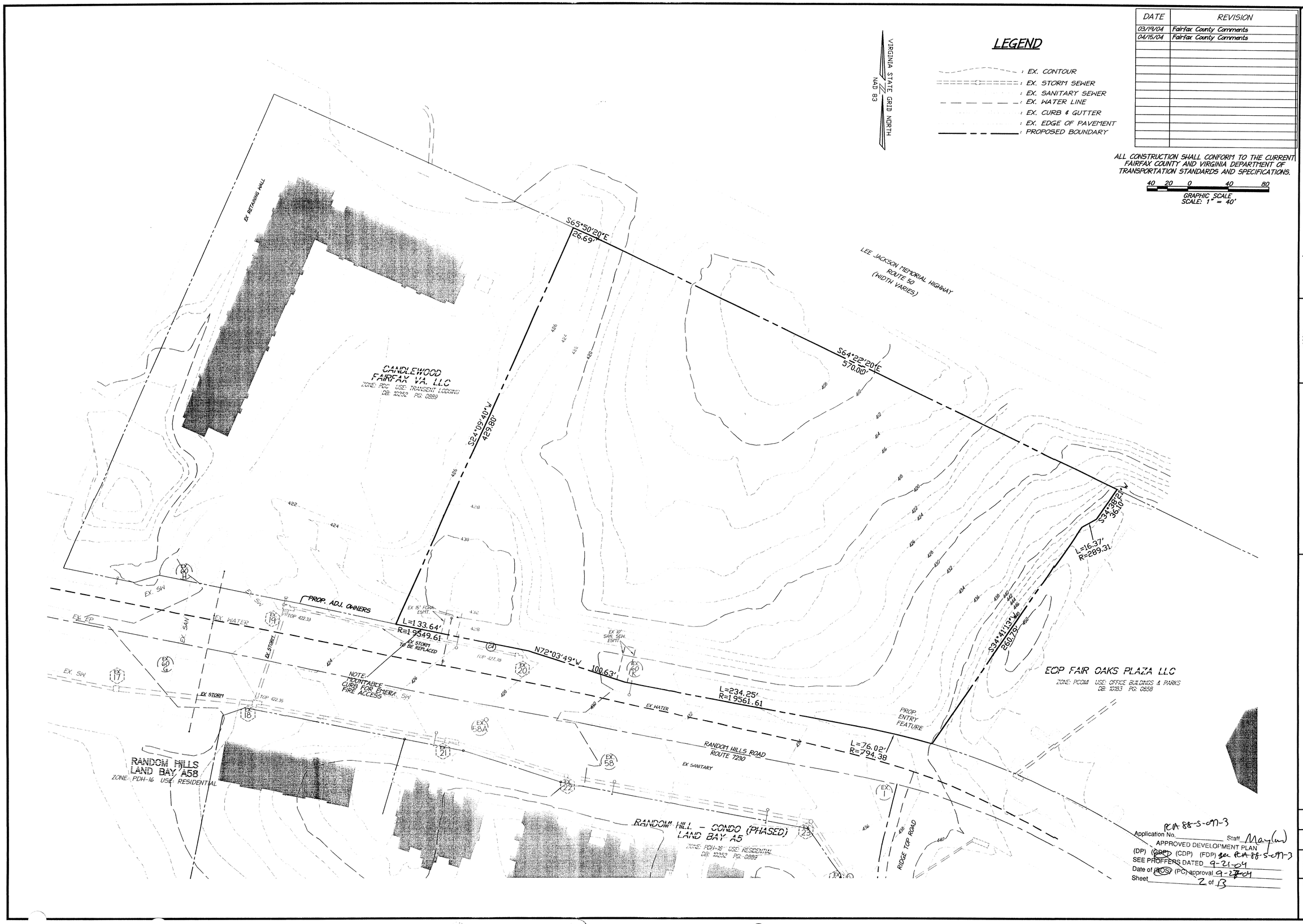
COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
09/02/04
PROFESSIONAL ENGINEER

RECEIVED
Department of Planning & Zoning
SEP 07 2004
Zoning Evaluation Division

APPLICANT
BASHEER/EDGEMOORE - PROPERTIES, L.L.C.
2071 CHAIN BRIDGE ROAD, 5TH FLOOR
VIENNA VIRGINIA 22182
(703) 749-0140 FAX: (703) 749-0142

PREPARED BY:
christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
9900 main street (fourth floor) · fairfax, va 22031-3907
703.273.6820 · fax 703.273.7636
www.christopherconsultants.com

ORIGINAL DATE: OCTOBER 31, 2003



DATE	REVISION
03/19/04	Fairfax County Comments
04/15/04	Fairfax County Comments

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

Application No. PCA 88-S-097-3 Staff May(w)
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) see PCA 88-S-097-3
SEE PROFFERS DATED 9-21-04
Date of (BOS) (PC) approval 9-27-04
Sheet 2 of 13

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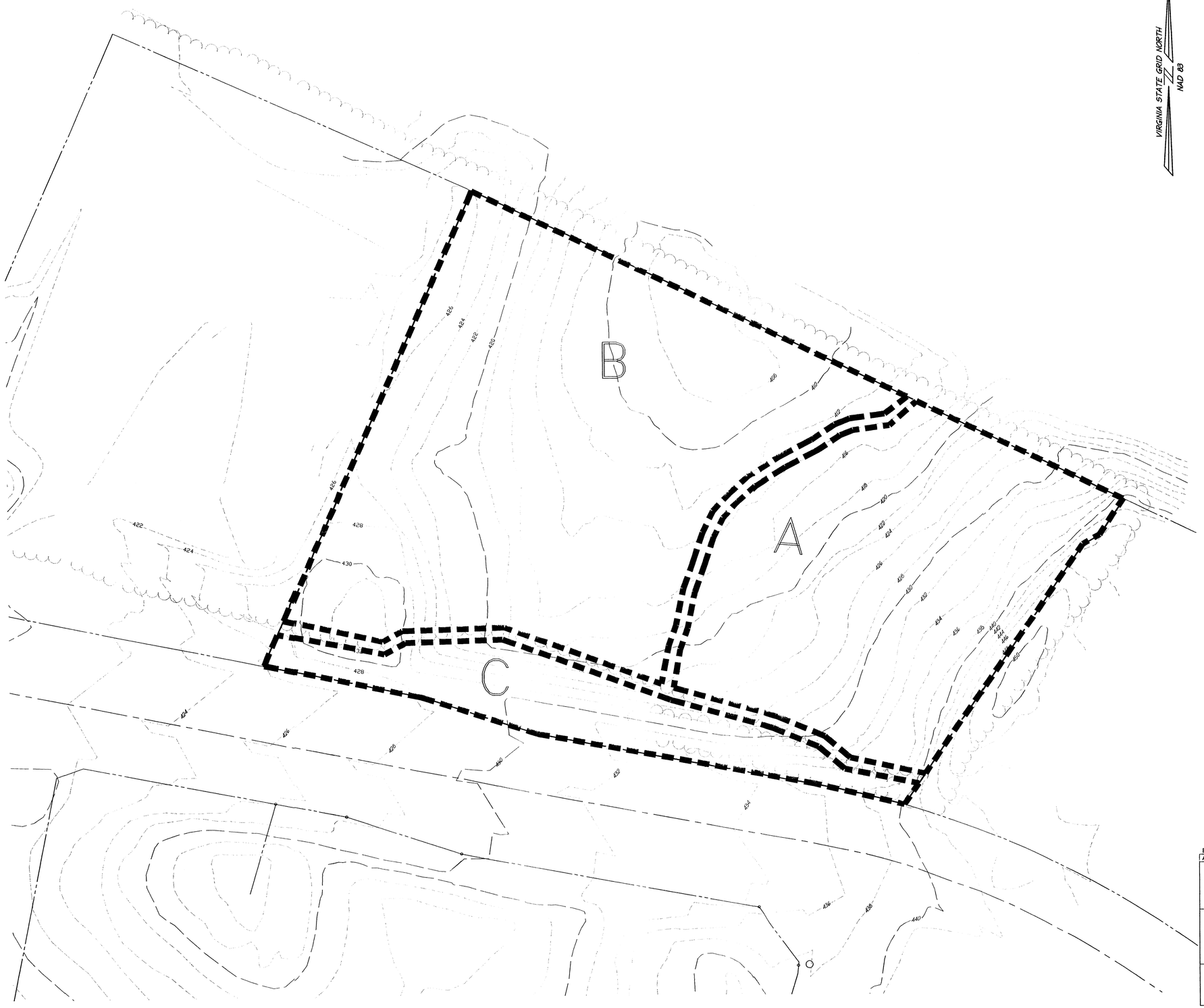
COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
PROFESSIONAL ENGINEER

EXISTING CONDITIONS

RANDOM HILLS
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40'
DATE: 10/31/03
DESIGN: DJ, JR
DRAWN: DCS, MAC
CHECKED: JR
SHEET No. 2 OF 13

C- 4750



DATE	REVISION

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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GRAPHIC SCALE
SCALE: 1" = 40'

Application No. RZA 88-S-073 Staff
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP) SE 102 2004-SP-004
SEE PROFFERS DATED 5-21-04
Date of (BOS) (PC) approval 9-27-04
Sheet 3 of 13

LEGEND

: EX. CONTOUR
: PROPOSED BOUNDARY
: PROPOSED STREET CENTER LINE
A : EVM DESIGNATION

EXISTING VEGETATION MAP COVER TYPE SUMMARY TABLE

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITIONS	ACREAGE
A	OLD FIELD	VIRGINIA PINE BLACK CHERRY RED MAPLE TULIP TREE SASSAFRAS	MID	GENERALLY HEALTHY STAND. DOMINATE SPECIES IS VIRGINIA PINE. YOUNG STAND WITH AVERAGE OF 6" DBH. AVERAGE CONDITION RATING.	1.7247 AC.
B	UPLAND FOREST	TULIP TREE RED MAPLE BLACK CHERRY SASSAFRAS VIRGINIA PINE MIMOSA AMERICAN HOLLY	EARLY	GENERALLY HEALTHY STAND. DOMINATE SPECIES INCLUDE TULIP TREE AND RED MAPLE. AVERAGE CONDITION RATING.	2.5047 AC.
C	MAINTAINED GRASSLANDS	RED MAPLE	EARLY	GENERALLY HEALTHY STAND OF NURSERY STOCK PLANTS AND SHRUBS.	0.5048 AC.

EVM DATA PROVIDED BY "christopher consultants, ltd."

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
PROFESSIONAL ENGINEER

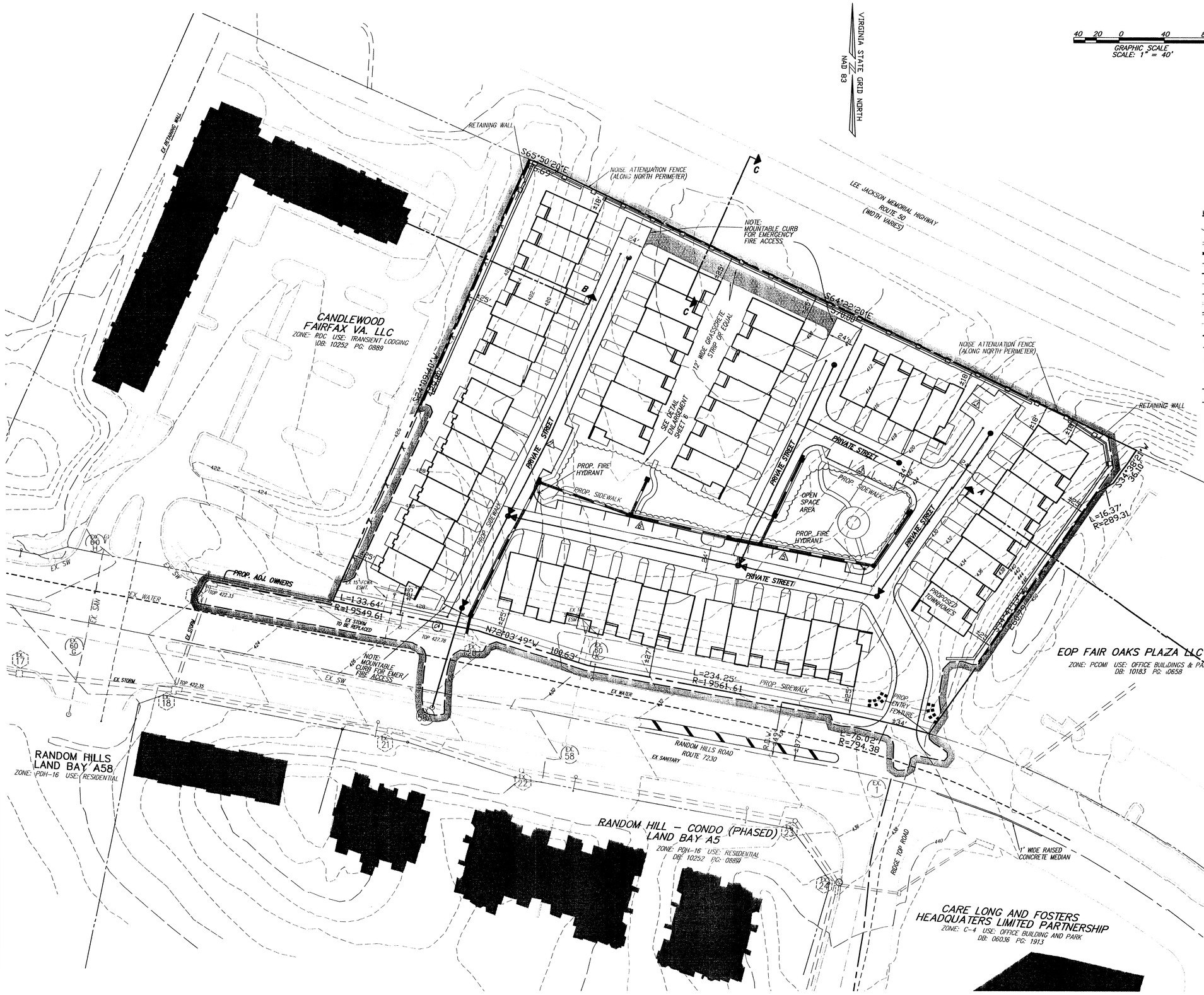
EXISTING VEGETATION MAP

RANDOM HILLS
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
DATE: 10/31/03
DESIGN: JR
DRAWN: DCS, MAC
CHECKED: JR

SHEET No.
3 OF 13

C- 4750



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06/04/04	Fairfax County Comments
06/17/04	Fairfax County Comments
07/15/04	Fairfax County Comments
09/02/04	Fairfax County Comments

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

LEGEND

- LIMITS OF CLEARING AND GRADING
- EXISTING CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EDGE OF PAVEMENT
- PROPOSED BOUNDARY
- PROPOSED STREET CENTER LINE
- PROPOSED GRASSCRETE
- PROPOSED FENCE
- PROPOSED NOISE ATTENUATION FENCE

NOTE: THERE WILL BE +/- 65,991 SQUARE FEET OF TOTAL OPEN SPACE PROVIDED.

Application No. RA 88-S-097-3 Staff Maylow
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP) See RZ 2004-SP-004
SEE PROFFERS DATED 9-21-04
Date of (BOS) (PC) approval 9-28-04
Sheet 4 of 13

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COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
09/02/04
PROFESSIONAL ENGINEER

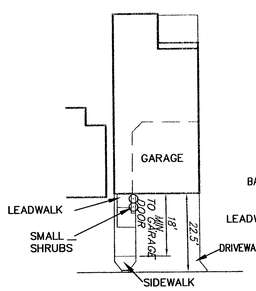
SITE PLAN

RANDOM HILLS
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

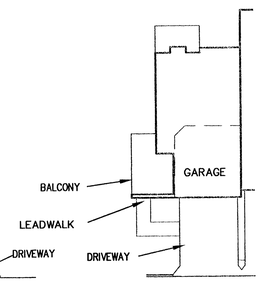
SCALE: 1"=40'
DATE: 10/31/03
DESIGN: DJ, JR
DRAWN: DCS, DAD
CHECKED:
SHEET No.
4 OF 13

C- 4750

TYPICAL UNIT LAYOUT



ALTERNATE END UNIT LAYOUT WITH BALCONY



Note: *See Sheet #1 for Required Setbacks and Sheet #4 for Provided Setbacks*

20 10 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

TREE SYMBOLS

- DECIDUOUS :
- ORNAMENTAL :
- LARGE EVERGREEN :
- MEDIUM EVERGREEN :
- LARGE SHRUB :
- MEDIUM SHRUB :
- SMALL SHRUB :
- GROUNDCOVER :
- EX. TREES OFFSITE: (ON PROPERTY WEST OF SITE)

VIRGINIA STATE GRID NORTH
NAD 83

LEGEND

- : LIMITS OF CLEARING AND GRADING
- : EXISTING CONTOUR
- : EXISTING STORM SEWER
- : PROPOSED STORM SEWER
- : EXISTING SANITARY SEWER
- : PROPOSED SANITARY SEWER
- : EXISTING WATER LINE
- : PROPOSED WATER LINE
- : EXISTING CURB AND GUTTER
- : PROPOSED CURB AND GUTTER
- : EDGE OF PAVEMENT
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- : PROPOSED GRASSCRETE
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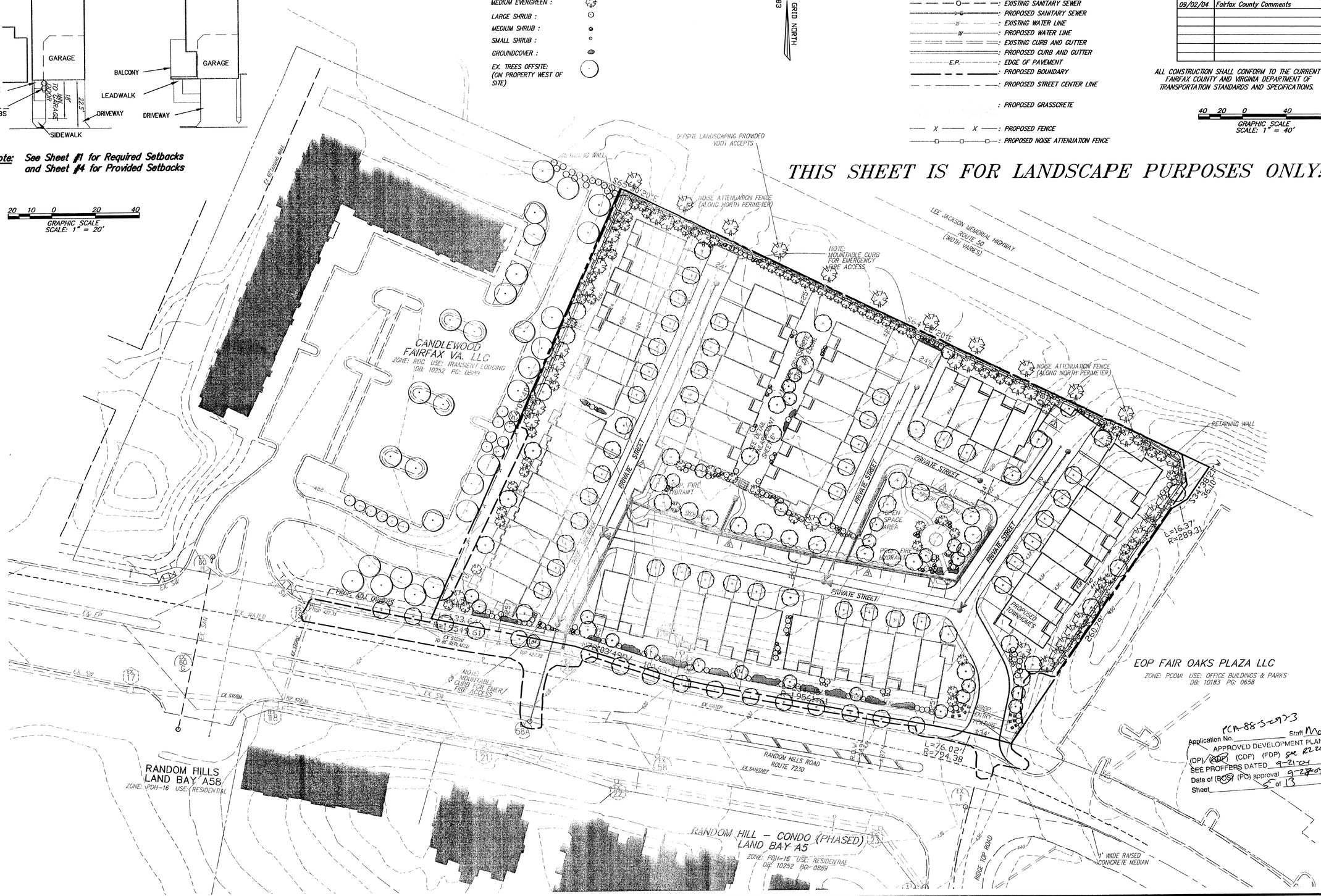
40 20 0 40 80
GRAPHIC SCALE
SCALE: 1" = 40'

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!



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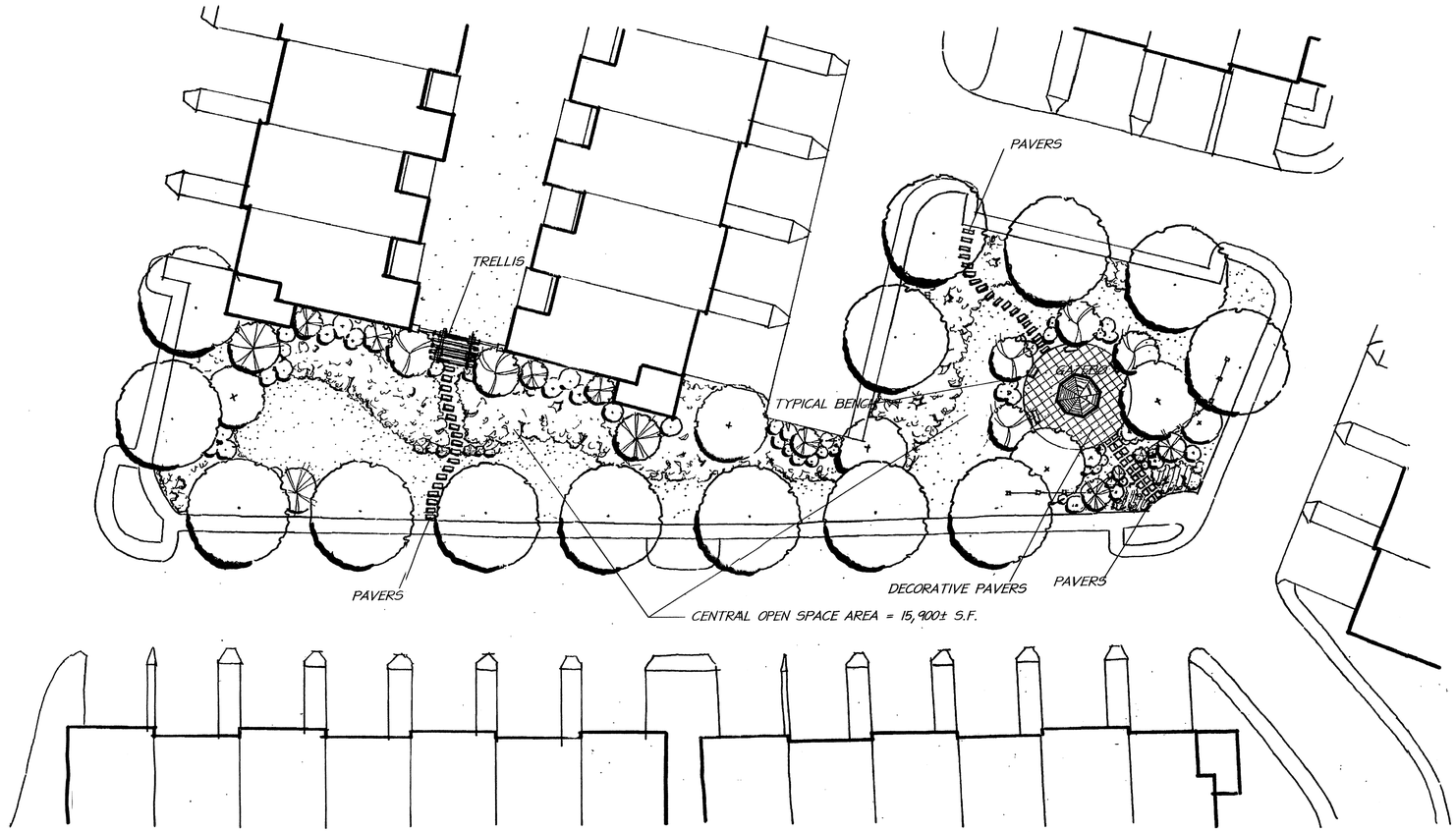
COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
9/02/04
PROFESSIONAL ENGINEER

LANDSCAPE PLAN

RANDOM HILLS
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE:	1"=40'
DATE:	10/31/03
DESIGN:	KR
DRAWN:	DCS, DAD
CHECKED:	
SHEET No.	5 OF 13

C- 4750



PCA-88-S-097-3
Application No. _____ Staff MAnderson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) Sec 12 2004-SP-004
SEE PROFFERS DATED 9-21-04
Date of (BOS) (PC) approval 9-27-04
Sheet 6 of 13

RANDOM HILLS

FAIRFAX COUNTY, VIRGINIA
BAE.008A.00 JUNE 3, 2004

BASHEER/EDGEMOORE-PROPERTIES, L.L.C.

OPEN GREEN

CONCEPTUAL LAYOUT

THE LESSARD ARCHITECTURAL GROUP INC.
8603 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182 703/760-9344 FAX 703/760-9328

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christopher consultants, ltd.
CERTIFIES THAT THIS IS PART
OF THE PLAN. ONLY THE LABELING
OF AMENITIES WAS PROVIDED BY
christopher consultants, ltd.

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
09/02/04
PROFESSIONAL ENGINEER

F:\Projects\04-01-03\GDP\C-4750\06 ARCH DETAIL PLAN.dwg, 09/03/2004 03:34:55 PM, FxHP1050+final..pc3, christopher consultants, ltd.,Jim Rector

C- 4750

EXISTING VIEW OF CANDLEWOOD SUITES ALONG WESTERN PROPERTY LINE AND BERM.

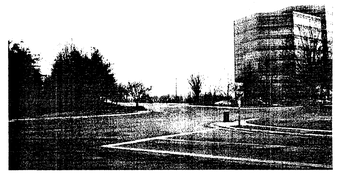
EXISTING VIEW OF CANDLEWOOD SUITES PARKING LOT AND BERM ALONG WESERN PROPERTY LINE.

EXISTING VIEW OF BERM ALONG EASTERN PROPERTY LINE.

EXISTING VIEW OF EASTERN PROPERTY LINE FROM FAIR OAKS PLAZA PARKING LOT.

EXISTING VIEW FROM INTERSECTION OF RANDOM HILLS ROAD AND RIDGE TOP ROAD FACING WEST.

EXISTING VIEW FROM INTERSECTION OF RANDOM HILLS ROAD AND RIDGE TOP ROAD FACING EAST.



EXISTING VIEW OF EASTERN PROPERTY LINE AND FAIR OAKS PLAZA BUILDING.

EXISTING STREET FRONTAGE IMPROVEMENTS ON RANDOM HILLS IN FRONT OF PROPERTY.

STERNBERG
VINTAGE LIGHTING
7401 Oak Park Ave * Miles IL 60714

BARRINGTON
5200-T

Base Size D - 20"
H - 24"
Wall Floor Thickness - .250/1.00

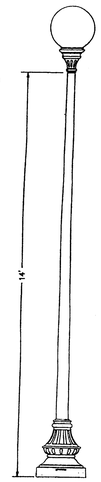
Tapered Shaft
O.D. - 5" to 3"
Wall Thickness - .125 -.250

Candy Cane Available

Overall Pole Height
5214-T - 14'

GLOBE

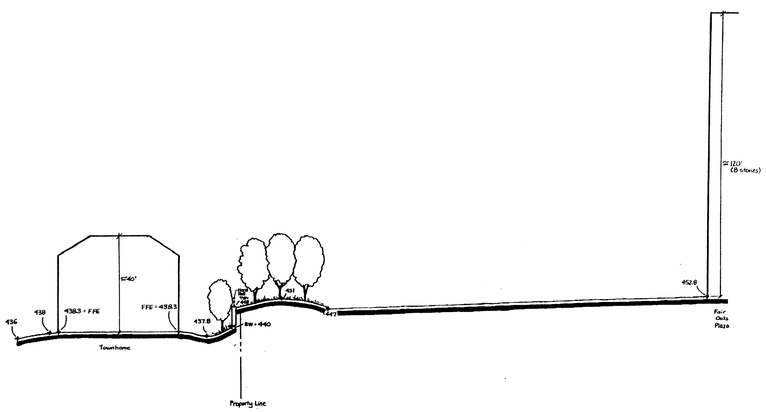
GI18/508 18" X 23½"
Mercury Vapor 75, 100, 175w
High Pressure Sodium 70, 100, 150w
Metal Halide 70, 100, 175w



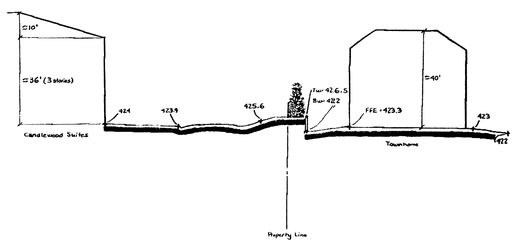
LIGHTING DETAIL
USE STERNBERG BARRINGTON (5214-T) WITH GLOBE (GI18/508) OR APPROVED EQUIVALENT

DATE	REVISION
03/19/04	Fairfax County Comments
04/15/04	Fairfax County Comments
05/04/04	Fairfax County Comments
06/04/04	Fairfax County Comments
07/15/04	Fairfax County Comments
09/02/04	Fairfax County Comments

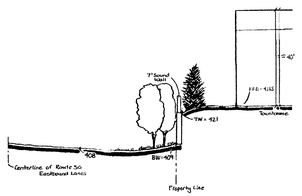
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



SECTION A-A
scale 1"=30'
SECTION THROUGH EASTERN PROPERTY LINE



SECTION B-B
scale 1"=30'
SECTION THROUGH WESTERN PROPERTY LINE



SECTION C-C
scale 1"=30'
SECTION THROUGH NORTHERN PROPERTY LINE

MAGLIN
FURNITURE SYSTEMS LTD.

275 Tecumseh Street
Woodstock, ON
N4S 7W1

T -519-539-6776
T -800-715-5506
F -877-260-9393

E -sales@maglin.com
W -www.maglin.com

MLB300M

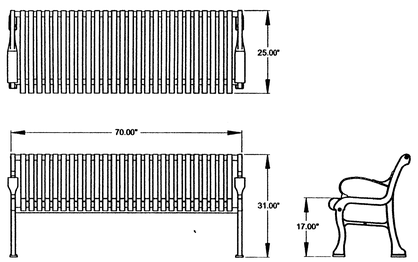
MATERIALS: Bench ends are made from solid cast aluminum. The seat employs flat bar straps and H.S.S. tube.

DIMENSIONS: Height: 31.00"
Length: 70.00"
Depth: 25.00"
Seat: 17.00"

WEIGHT: 120lbs (55kg.)

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powder Paint System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.



BENCH DETAIL
USE MAGLIN FURNITURE SYSTEMS LTD. (MLB300M) OR APPROVED EQUIVALENT

Application No. PCA-88-S-097-3 Staff A. Gray (ow)
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) See RZ 2004-SP-004
SEE PROFFERS DATED 9-21-04
Date of (BOS) (PC) approval 9-28-04
Sheet 7 of 13

christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
8600 main street (fourth floor) · fairfax va. 22031-3607
703.273.6820 fax 703.273.7536

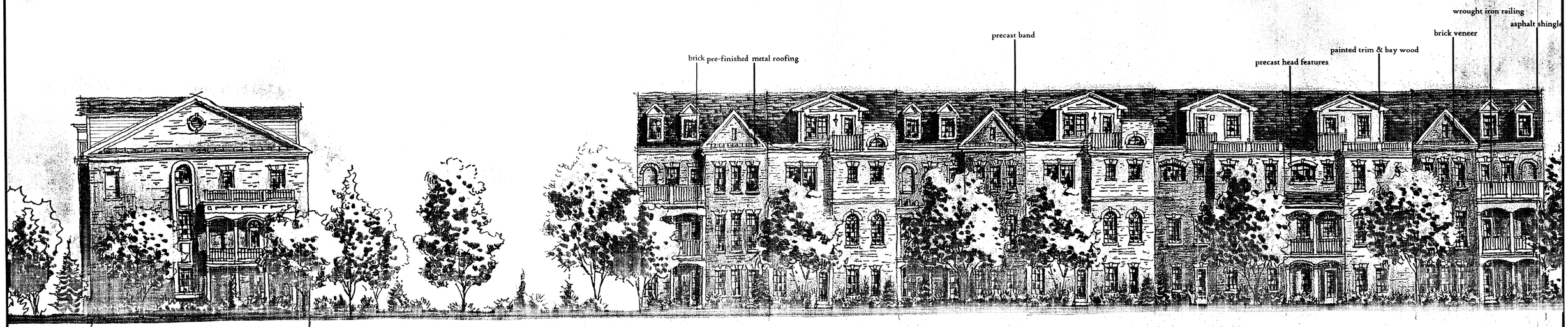
COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
7/15/04
PROFESSIONAL ENGINEER

SECTIONS AND SITE PHOTOS

RANDOM HILLS
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN
DATE: 10/31/03
DESIGN: JR
DRAWN: DCS
CHECKED:
SHEET No.
7 OF 13

C- 4750



Application No. RZA 88-S-097-3 Staff Maybee
APPROVED DEVELOPMENT PLAN
(DP) (SDP) (CDP) (FDP) Per RZ 2004-SP-004
SEE PROFFERS DATED 9-21-04
Date of (SDP) (PC) approval 9-23-04
Sheet 8 of 13

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
PROFESSIONAL ENGINEER

christopher consultants, ltd.
CERTIFIES THAT THIS IS PART OF THE PLAN.

RANDOM HILLS

FAIRFAX COUNTY, VIRGINIA
BAE.008A.00 JUNE 3, 2004

BASHEER/EDGEMOORE-PROPERTIES, L.L.C.

STREETSCAPE ELEVATION

RANDOM HILLS ROAD

THE LESSARD ARCHITECTURAL GROUP INC.
8603 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182 703/760-9344 FAX 703/760-9328

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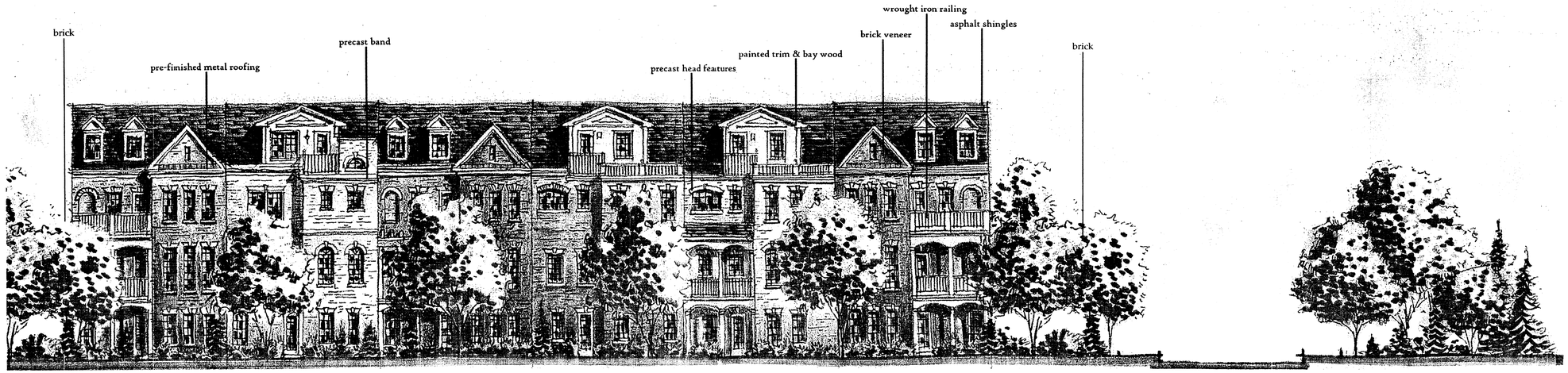

RCA 88-S-097-3
Application No. _____ Staff Maylon
APPROVED DEVELOPMENT PLAN
(DP) (~~CDP~~) (CDP) (FDP) See PCC 2004-SP-004
SEE PROFFERS DATED 9-21-04
Date of (~~BOS~~) (PC) approval 9-27-04
Sheet 9 of 13

RANDOM HILLS

FAIRFAX COUNTY, VIRGINIA
BAE.008A.00 JUNE 3, 2004

BASHEER/EDGEMOORE-PROPERTIES, L.L.C.

STREETSCAPE ELEVATION

RANDOM HILLS ROAD

THE LESSARD ARCHITECTURAL GROUP INC.
8603 WESTWOOD CENTER DRIVE,, SUITE 400, VIENNA, VA 22182 703/760-9344 FAX 703/760-9328

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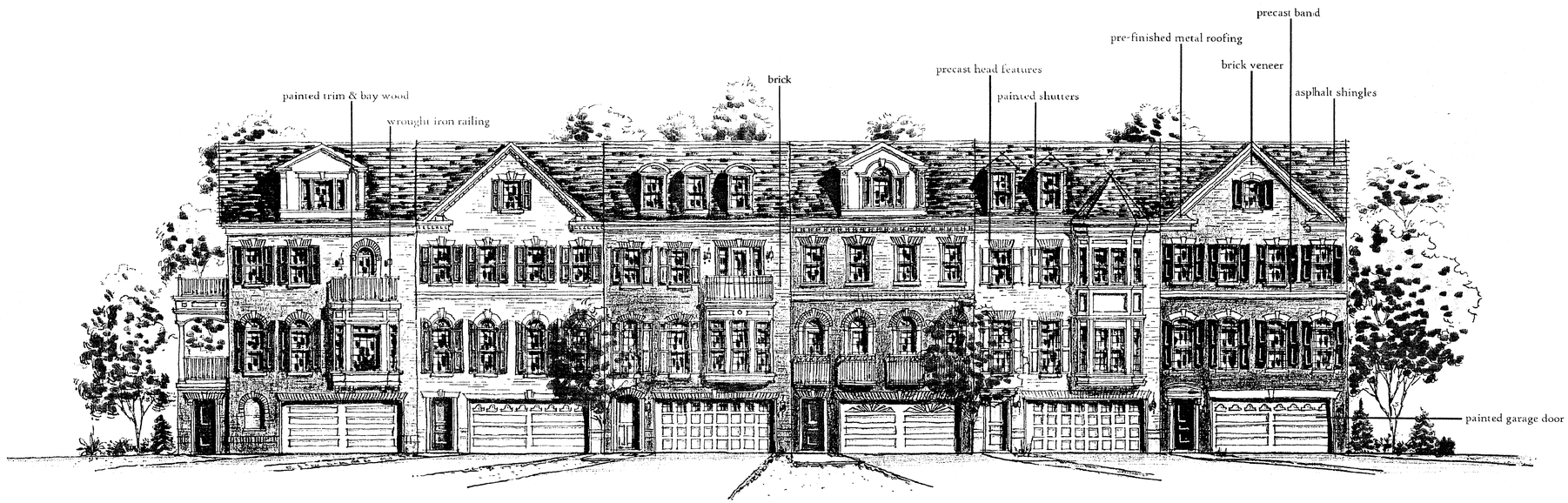
christopher consultants, ltd.
CERTIFIES THAT THIS IS PART OF THE PLAN.

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
6/1/04
PROFESSIONAL ENGINEER

C- 4750



Application No. RZA 88-S-097-3 Staff Maylan
APPROVED DEVELOPMENT PLAN
(DP) (~~GDP~~) (CDP) (FDP) See RZ 2004-SP-004
SEE PROFFERS DATED 9-21-04
Date of (~~BOS~~) (PC) approval 9-28-04
Sheet 10 of 13

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
8/3/04
PROFESSIONAL ENGINEER

christopher consultants, ltd.
CERTIFIES THAT THIS IS PART OF THE PLAN.

Random Hills

Fairfax County, Virginia
BAE.008A.00 April 6, 2004

Basheer/Edgemoore-Properties, L.L.C.

Townhouse Strip Elevation

Front Elevation

THE LESSARD ARCHITECTURAL GROUP, INC.
8605 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182 703/760-9344 FAX 703/760-9328

0
1/8" = 1'0"

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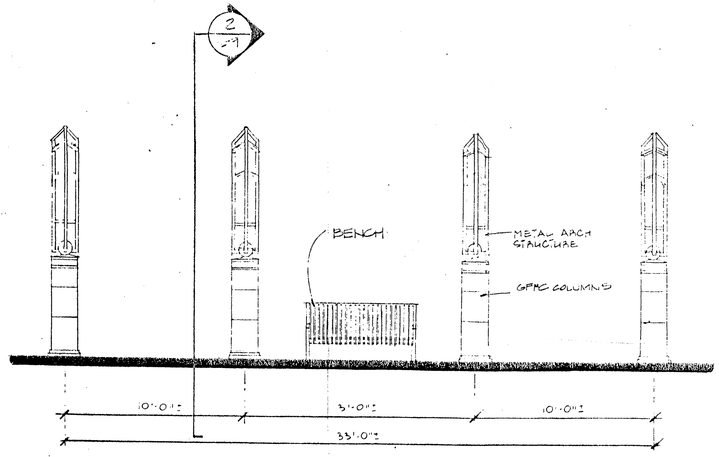
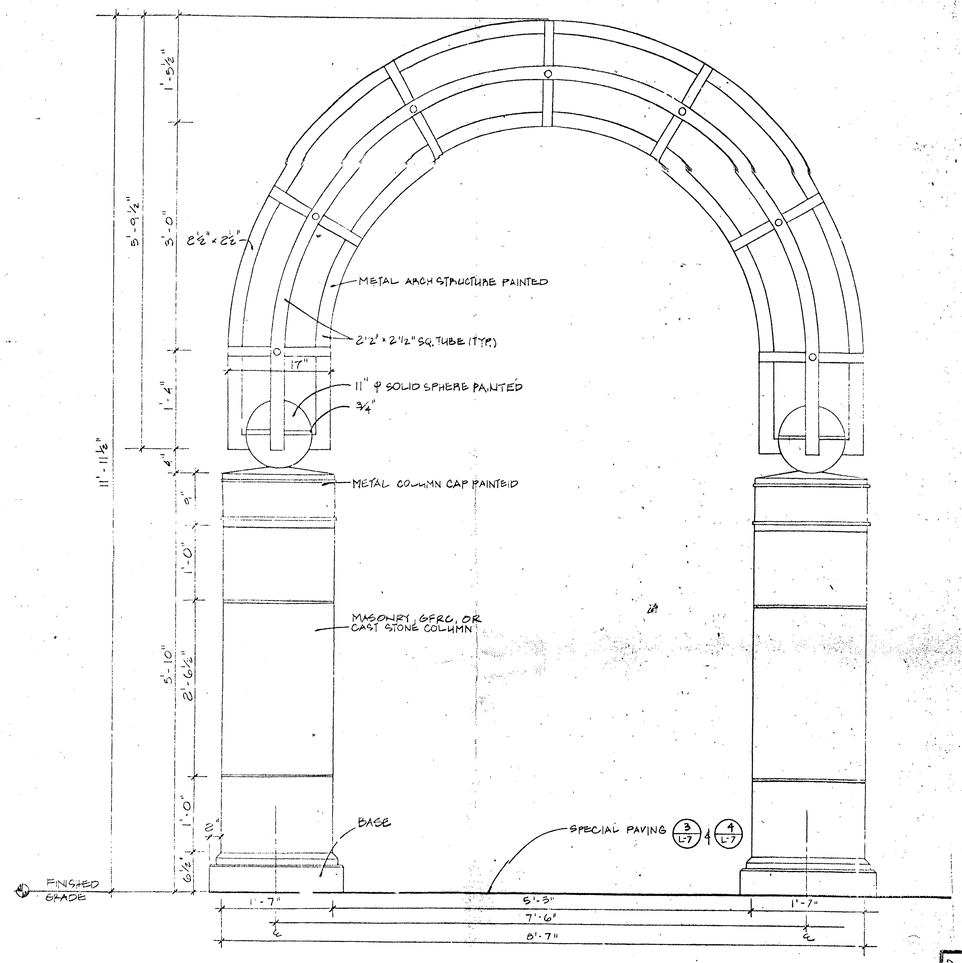
C- 4750

WORK SHOWN ON THIS DRAWING IS N.I.C.
SHOWN FOR COORDINATION PURPOSES ONLY



1 MINOR ENTRY ELEVATION (N.I.C.)
N.T.S.



2 ENTRY ARCH (TYPICAL) (N.I.C.)
N.T.S.

Application No. RCA-88-S-097-3 Staff Maylan
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) see RZ 2004-SP-004
SEE PROFFERS DATED 9-21-04
Date of (BOS) (PC) approval 9-28-04
Sheet 11 of 13

COMMONWEALTH OF VIRGINIA
T. MOINT HARTZELL
No. LH 567
PROFESSIONAL ENGINEER

L-9

COMMONWEALTH OF VIRGINIA
WILLIAM B. ZINK
No. 21914
4/6/04
PROFESSIONAL ENGINEER

christopher consultants, ltd.
CERTIFIES THAT THIS IS PART OF THE PLAN.

RHODESIDE HARWELL
INCORPORATED
LANDSCAPE ARCHITECTURE AND PLANNING
4950 SEMINARY RD. SUITE 1100 ALEXANDRIA, VIRGINIA 22311
PHONE: 703-578-1077 FAX: 703-578-4051

R-H #5171

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
1	DELETE ENTRY FEATURE BY: JAD 2/94			

REVISIONS ON APPROVED BY DIVISION OF DESIGN REVIEW

REVISIONS	DATE	CHKD.

PROFESSIONAL SEAL:
Faye B Harwell

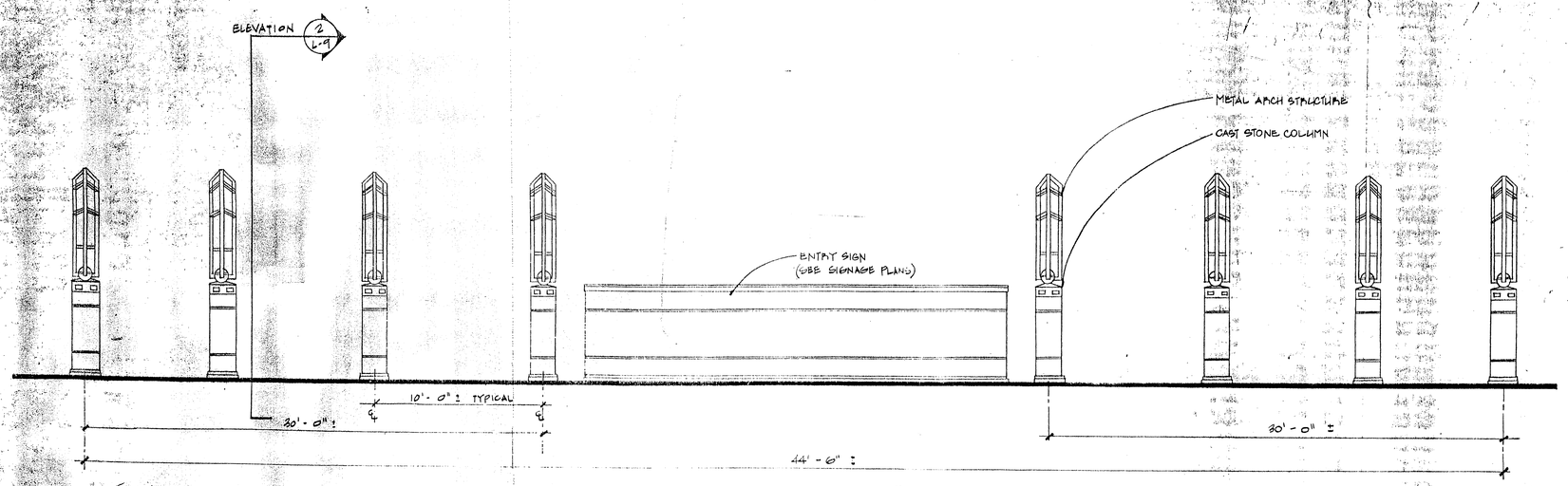
PROJECT:
RANDOM HILLS
PHASE I PUBLIC IMPROVEMENTS
MAJOR ROADS AND SWM
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE:
ENTRY FEATURE ELEVATIONS

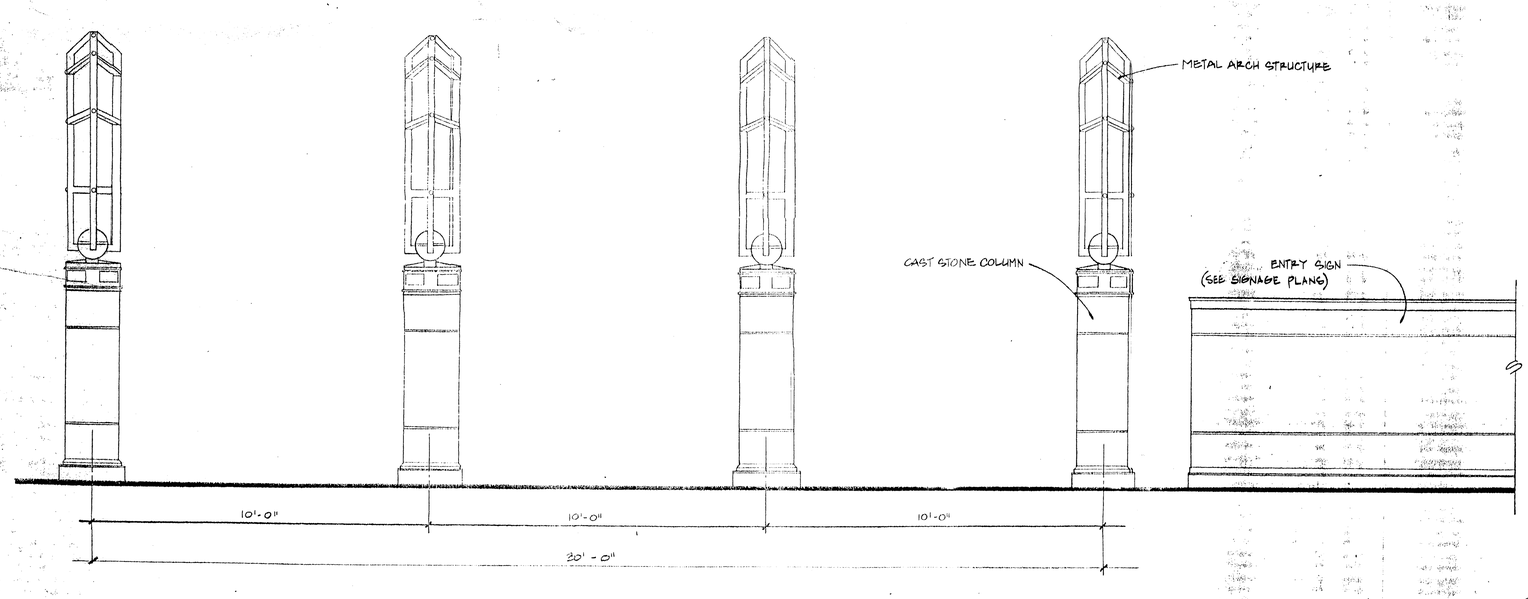
PHR&A
Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects
3998 Fair Ridge Drive, P.O. Box 601
Fairfax, Virginia 22030
703-273-8700

Offices:
Fairfax, Va.
Bridgewater, Va.
Leesburg, Va.
Rockville, Md.
Virginia Beach, Va.
Chantilly, Va.
Winchester, Va.

SURVEY N.A.	DATE 7 MARCH, 1990
DESIGN LH JH	DRAWN LK JLK
CHKD. MM	SCALE AS SHOWN
11 OF 13	JOB NO. 4200



1 MAJOR ENTRY ELEVATION
N.T.S.



2 MAJOR ENTRY ELEVATION ENLARGEMENT
N.T.S.

Application No. RCA-88-S-097-3 Staff Maylord
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) See RZ 2004-SP-004
SEE PROFFERS DATED 9-21-04
Date of (BOS) (PC) approval 9-27-04
Sheet 12 of 13

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
TIMOTHY J. HARTZELL
No. 016597
PROFESSIONAL ENGINEER

L-10

christopher consultants, ltd.
CERTIFIES THAT THIS IS PART OF THE PLAN.

RHODESIDE HARWELL
INCORPORATED
LANDSCAPE ARCHITECTURE AND PLANNING
4800 SEMINARY RD. SUITE 1100 ALEXANDRIA, VIRGINIA 22311
PHONE: 703-578-1677 FAX: 703-578-4081
RHI #5171

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	REVISIONS	DATE	CHKD.

PROFESSIONAL SEAL:

PROJECT:
RANDOM HILLS
PHASE I PUBLIC IMPROVEMENTS
MAJOR ROADS AND SWM
SPRINGFIELD DISTRICT
FAIRFAX COUNTY VIRGINIA

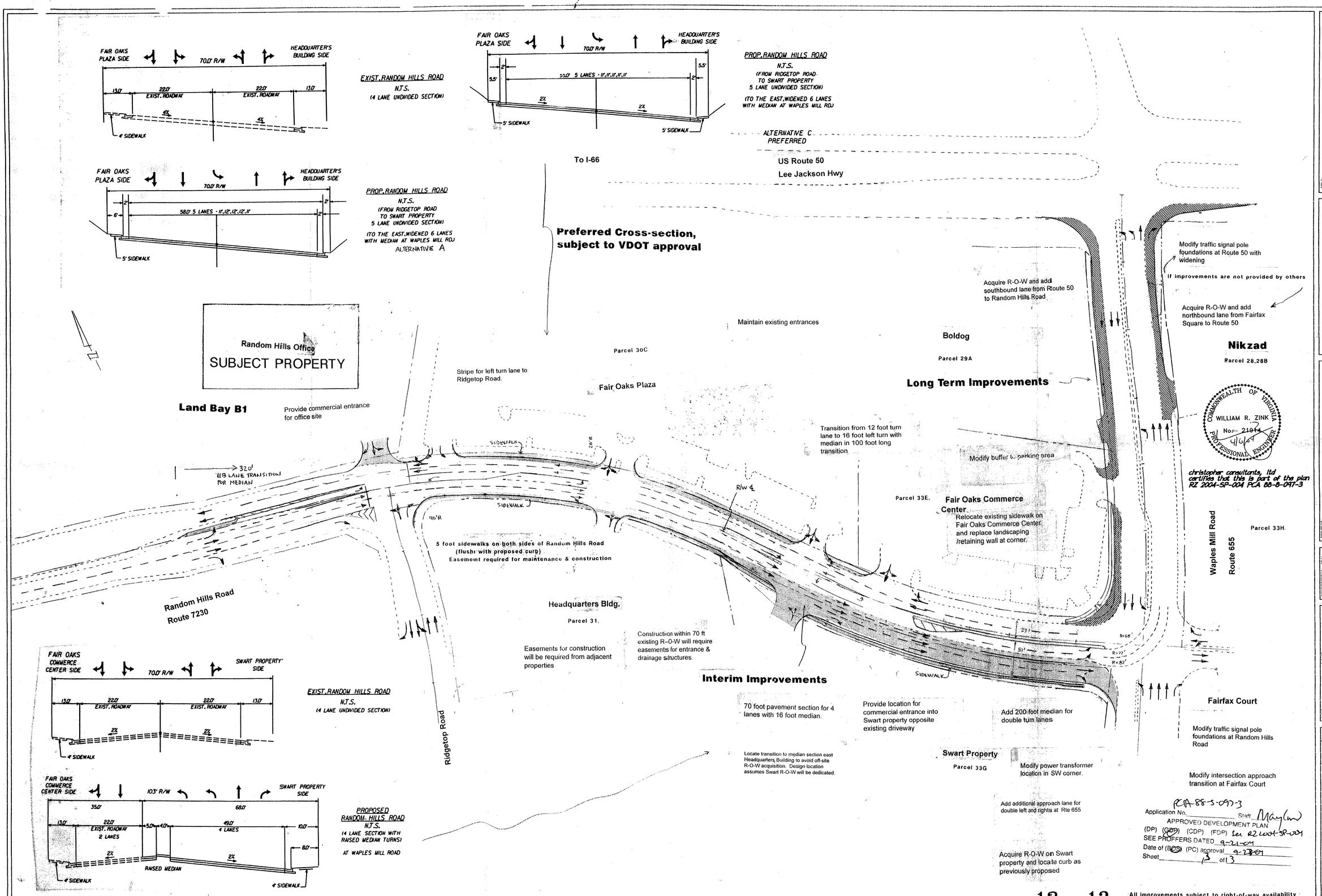
TITLE:
ENTRY FEATURE ELEVATIONS

PHR&A
Patton Harris Rust&Associates,pc
Engineers,Surveyors,Planners,Landscape Architects
3998 Fair Ridge Drive,P.O.Box 901
Fairfax,Virginia 22030
703-273-8700

Offices:
Fairfax,Va.
Bridgewater,Va.
Leesburg,Va.
Rockville,Md.
Virginia Beach,Va.
Chantilly,Va.
Winchester,Va.

SURVEY N.A.	DATE 7 MARCH 1990
DESIGN LH JH	DRAWN LK
CHKD. MM	SCALE AS SHOWN
12 OF 13	FILE NO. 200-6-1

C-4750


FAIR OAKS PLAZA SIDE
70.0' R/W
HEADQUARTER'S BUILDING SIDE
13.0'
22.0' EXIST. ROADWAY
22.0' EXIST. ROADWAY
13.0'
2%
2%
4' SIDEWALK
EXIST. RANDOM HILLS ROAD
N.T.S.
(4 LANE UNDIVIDED SECTION)
FAIR OAKS PLAZA SIDE
70.0' R/W
HEADQUARTER'S BUILDING SIDE
2'
5.5'
55.0' 5 LANES - 11',11',11',11',11'
5.5'
2'
2%
2%
5' SIDEWALK
5' SIDEWALK
PROP. RANDOM HILLS ROAD
N.T.S.
(FROM RIDGETOP ROAD TO SWART PROPERTY 5 LANE UNDIVIDED SECTION)
(TO THE EAST, WIDENED 6 LANES WITH MEDIAN AT WAPLES MILL RD)
ALTERNATIVE C PREFERRED
To I-66
US Route 50
Lee Jackson Hwy
FAIR OAKS PLAZA SIDE
70.0' R/W
HEADQUARTER'S BUILDING SIDE
2'
6'
58.0' 5 LANES - 11',12',12',12',11'
2'
5' SIDEWALK
PROP. RANDOM HILLS ROAD
N.T.S.
(FROM RIDGETOP ROAD TO SWART PROPERTY 5 LANE UNDIVIDED SECTION)
(TO THE EAST, WIDENED 6 LANES WITH MEDIAN AT WAPLES MILL RD)
ALTERNATIVE A
Preferred Cross-section, subject to VDOT approval
Random Hills Office
SUBJECT PROPERTY
Land Bay B1
Provide commercial entrance for office site
Stripe for left turn lane to Ridgetop Road.
Parcel 30C
Fair Oaks Plaza
Maintain existing entrances
Boldog
Parcel 29A
Long Term Improvements
Acquire R-O-W and add southbound lane from Route 50 to Random Hills Road
Modify traffic signal pole foundations at Route 50 with widening
If improvements are not provided by others
Acquire R-O-W and add northbound lane from Fairfax Square to Route 50
Nikzad
Parcel 28,28B
Transition from 12 foot turn lane to 16 foot left turn with median in 100 foot long transition
Modify buffer to parking area
320'
EB LANE TRANSITION FOR MEDIAN
SIDEWALK
26'R
SIDEWALK
40'R
R/W ℄
Parcel 33E.
Fair Oaks Commerce Center
Relocate existing sidewalk on Fair Oaks Commerce Center and replace landscaping /retaining wall at corner.
Waples Mill Road
Route 655
Parcel 33H.
5 foot sidewalks on both sides of Random Hills Road (flush with proposed curb)
Easement required for maintenance & construction
Random Hills Road
Route 7230
Headquarters Bldg.
Parcel 31.
Easements for construction will be required from adjacent properties
Construction within 70 ft existing R-O-W will require easements for entrance & drainage structures.
Interim Improvements
SIDEWALK
Ridgetop Road
70 foot pavement section for 4 lanes with 16 foot median.
Provide location for commercial entrance into Swart property opposite existing driveway
Add 200 foot median for double turn lanes
Fairfax Court
Modify traffic signal pole foundations at Random Hills Road
Locate transition to median section east Headquarters Building to avoid off-site R-O-W acquisition. Design location assumes Swart R-O-W will be dedicated.
Swart Property
Parcel 33G
Modify power transformer location in SW corner.
Modify intersection approach transition at Fairfax Court
Add additional approach lane for double left and rights at Rte 655
Acquire R-O-W on Swart property and locate curb as previously proposed
FAIR OAKS COMMERCE CENTER SIDE
70.0' R/W
SWART PROPERTY SIDE
13.0'
22.0' EXIST. ROADWAY
22.0' EXIST. ROADWAY
13.0'
2%
2%
4' SIDEWALK
EXIST. RANDOM HILLS ROAD
N.T.S.
(4 LANE UNDIVIDED SECTION)
FAIR OAKS COMMERCE CENTER SIDE
103' R/W
SWART PROPERTY SIDE
35.0'
68.0'
13.0'
22.0' EXIST. ROADWAY 2 LANES
5.0'
4.0'
49.0' 4 LANES
10.0'
8.0'
2%
2%
RAISED MEDIAN
4' SIDEWALK
4' SIDEWALK
PROPOSED RANDOM HILLS ROAD
N.T.S.
(4 LANE SECTION WITH RAISED MEDIAN TURNS)
AT WAPLES MILL ROAD
COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
PROFESSIONAL ENGINEER
4/6/07
christopher consultants, ltd certifies that this is part of the plan RZ 2004-SP-004 PCA 88-S-097-3
RCA 88-S-097-3
Application No. Staff
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP) See RZ 2004-SP-004
SEE PROFFERS DATED 9-21-04
Date of (BOS) (PC) approval 9-27-04
Sheet 13 of 13
All improvements subject to right-of-way availability
13 OF 13
C- 4750
ALTERNATIVE OFF-SITE ROAD IMPROVEMENTS
ALTERNATE 5 LANE SECTION
PHR&A
Engineers, Surveyors, Planners, Landscape Architects
Offices: Chantilly, Va. Burke, Va. Fredericksburg, Va. Virginia Beach, Va. Winchester, Va.
4420 Lee Road Chantilly, Virginia 20151-1674
703-449-0700
PROJECT: RANDOM HILLS ROAD OFFICE BUILDING
PROFESSIONAL SEAL
DATE: JAN. 1999
SURVEY: OTHERS
DESIGN:
DRAWN:
CHKD: DRK
SCALE: 1"=60'
FILE NO. 4200-6-1
SHEET 11 OF 11
No. REVISIONS DATE CHKD.
1 Parcel References 3/19/99 DRK
2 VDOT COMMENTS 5/18/99 JKH
3 County Continuous sidewalk within 70 ft r/w 6/18/99 dmk