LORTON TOWN CENTER

MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

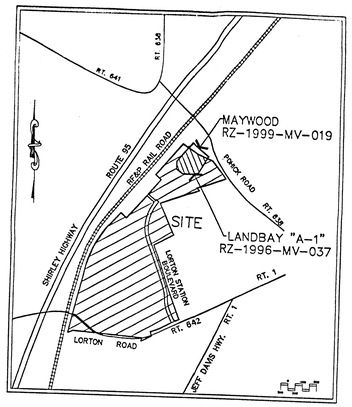
AMENDED FINAL DEVELOPMENT PLAN
LANDBAY "A1" RZ-1996-MV-037 AND
MAYWOOD FINAL DEVELOPMENT PLAN ADDITION

CDP/FDP -1999-MV-019

AUGUST 22, 1996
REV. OCTOBER 10, 1996
REV. MAY 30, 1997
REV. JULY 25, 1997
REV. OCTOBER 16, 1997
REV. NOVEMBER 14, 1997
REV. DECEMBER 31, 1997
REV. JANUARY 14, 1998
REV. JANUARY 29, 1998
REV. JUNE 17, 1998
REV. AUGUST 18, 1999
REV. AUGUST 24, 1999
REV. SEPTEMBER 13, 1999
REV. SEPTEMBER 27, 1999

SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
3. MAYWOOD ADDITION TO LORTON TOWN CENTER (RZ-1999-MV-019)
4. 200 SCALE OVERALL DEVELOPMENT PLAN
5. 100 SCALE FINAL DEVELOPMENT PLAN (LAND BAYS A1 REVISED)
6. 200 SCALE PEDESTRIAN CIRCULATION AND BUS STOP LOCATION PLAN
7. PDH - SINGLE FAMILY DETACHED - ELEVATION, LAYOUT DETAILS



VICINITY MAP
SCALE 1" = 2000'

APPLICANT:

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

PCA/FDPA
Application No. 1996-MV-037 Staff Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-25-99 PC 10/21/99
Date of (BOS) (PC) approval 1-10-2000
Sheet 1 of 7

RZ/FDP
Application No. 1999-MV-019 Staff Godfrey
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Sheet 1 of 7

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 1 1999
ZONING EVALUATION DIVISION

BOWMAN CONSULTING GROUP, LTD.
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ENGINEERS PLANNERS SURVEYORS

COMMONWEALTH OF VIRGINIA
MICHAEL G. BRUEN
No. 023424
PROFESSIONAL ENGINEER

NOTE: AMENDED LANDBAY "A1" BY
BOWMAN CONSULTING GROUP, P.C.

LORTON TOWN CENTER
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

AMENDED
FINAL DEVELOPMENT PLAN
AUGUST 22, 1996

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

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NOTES:

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

2. THE TOTAL LAND AREA OF THE FDP CONSISTS OF 214.0 ACRES. THE TOTAL LAND AREA OF THE FDPA CONSISTS OF 7.2 ACRES.

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

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

5. STORM WATER MANAGEMENT (SWM) SHALL BE PROVIDED AND SHALL COMPLY WITH THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL (PFM) AS DETERMINED BY DEM AND DPW. THE LOCATIONS AND SIZES OF THE ON-SITE FACILITIES ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING. THE SWM POND IF REQUIRED, SHALL BE IN SUBSTANTIAL CONFORMANCE TO THE LOCATION SHOWN HEREON.

6. AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AND MORE THAN THAT SHOWN ON THE TABULATION AS LONG AS THE OPEN SPACE AND LANDSCAPE DEPICTED IS PROVIDED.

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

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

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

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

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

11. TO THE BEST OF OUR KNOWLEDGE, EXCEPT FOR SERVICE STATIONS - IF ANY, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR. 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

12. IF AN AMENDMENT TO ANY PORTION OF THIS FDP BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION OR SPECIFIC SITE WHICH IS AFFECTED BY THE AMENDMENT FOR REVIEW AND APPROVAL BE THE PLANNING COMMISSION.

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

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

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

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

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

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

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

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

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

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

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

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

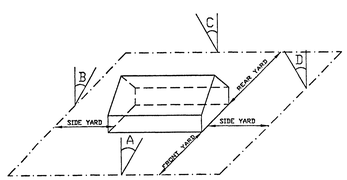
23. AT FINAL ENGINEERING AND DESIGN, DWELLING UNITS MAY BE SHIFTED BETWEEN LANDBAYS PROVIDED THE TOTAL COUNT BY UNIT TYPE DOES NOT INCREASE AND THE OPEN SPACE AND LANDSCAPE DEPICTED ARE NOT DECREASED AND THAT THE DEVELOPMENT REMAINS IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN HEREON.

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

25. APPROVAL BY THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM) IS HEREBY REQUESTED FOR PRIVATE STREETS WHICH EXCEED 600 FEET IN LENGTH AS PROVIDED FOR IN PAR. 2 OF SECT. 11-302 OF THE ZONING ORDINANCE.

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

27. APPROVAL IS HEREBY REQUESTED FOR A WAIVER OF THE REQUIREMENT TO PROVIDE OPEN SPACE FOR MAYWOOD (RZ-1999-MV-019) AS REQUIRED BY SECTION 6-110 OF THE FAIRFAX COUNTY ZONING ORDINANCE.



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

NOTE:

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

TABULATION

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

PDC APPLICATION

AREA OF FDP		21.8 AC.
MAXIMUM FLOOR AREA RATIO PERMITTED		1.5 FAR
MAXIMUM FLOOR AREA PERMITTED		1,424,412 GSF
MAXIMUM FLOOR AREA RATIO PROPOSED		0.27 FAR
MAXIMUM FLOOR AREA PROPOSED		258,000 GSF
MAXIMUM BUILDING HEIGHT PROPOSED	(6 STORIES)	65 FEET
PARKING SPACES REQUIRED		1007
PARKING SPACES PROVIDED		918 (SEE NOTE 6 & 24)
OPEN SPACE REQUIRED	1:5.0%	3.27 AC.
OPEN SPACE PROVIDED	22.9%	5.0+/- AC.

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

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

FOOTNOTE (REVISED PER NEW A.D.U. REGULATIONS)

(1) AFFORDABLE DWELLING UNITS (ADU'S) AND BONUS UNITS WILL BE PROVIDED IN ACCORDANCE WITH THEE PROVISIONS SET FORTH IN PART 8 OF ARTICLE 2 OF THE ZONING ORDINANCE. THE CALCULATIONS FOR THESE UNITS RESULT IN 41 ADU'S REQUIRED:

THE TOTAL 41 ADU'S WILL BE PROVIDED AS MULTIPLE FAMILY DWELLING UNITS BASED ON THE PROPOSED RESIDENTIAIL DEVELOPMENT PROGRAM, HOWEVER A REDUCTION IN TOTAL PROJECT DWELLING UNITS WILL IREDUCE THE TOTAL ADU REQUIREMENT CONSISTENT WITH FAIRFAX COUNTY ADU ORDINANCE. MODIFICATION OF THE ADU ORDINANCE WILL MODIFY THE ADU REQUIREMENT BY ITS THEMS.

NOTE: A.D.U.'s SHALL BE PLACED IN LANDBAYS 'A-2', 'K' AND 'G'.

	APPROVED PDH-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 RECREATION CENTER	328 MF 4,500+/- GSF	26.6 DU/AC	532 25	664 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'.

PC/FDP
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APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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COMMONWEALTH OF VIRGINIA
MICHAEL G. BRUEN
No. 023424
9/27/99
PROFESSIONAL ENGINEER

NOTE: AMENDED LANDBAY "A1" BY BOWMAN CONSULTING GROUP, P.C.

1019-D-ZP-001

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Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
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AMENDED FINAL DEVELOPMENT PLAN FOR LANDBAY "A1"

CDP/FDP 1999-MV-019 FDPA 1996-MV-037

LORTON TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

MT. VERNON DISTRICT

REVISION DATE
REV. SEPT. 27, 1999
REV. SEPT. 13, 1999
REV. AUG. 24, 1999
REV. AUG. 18, 1999
REV. MARCH 8, 1999
REV. JUNE 17, 1998
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DRAWN BY	
DESIGNED BY	
CHECKED BY	
DATE	8-22-96
SCALE	
PLAN NUMBER	
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SHEET	2 OF 7
FILE NUMBER	M-9498

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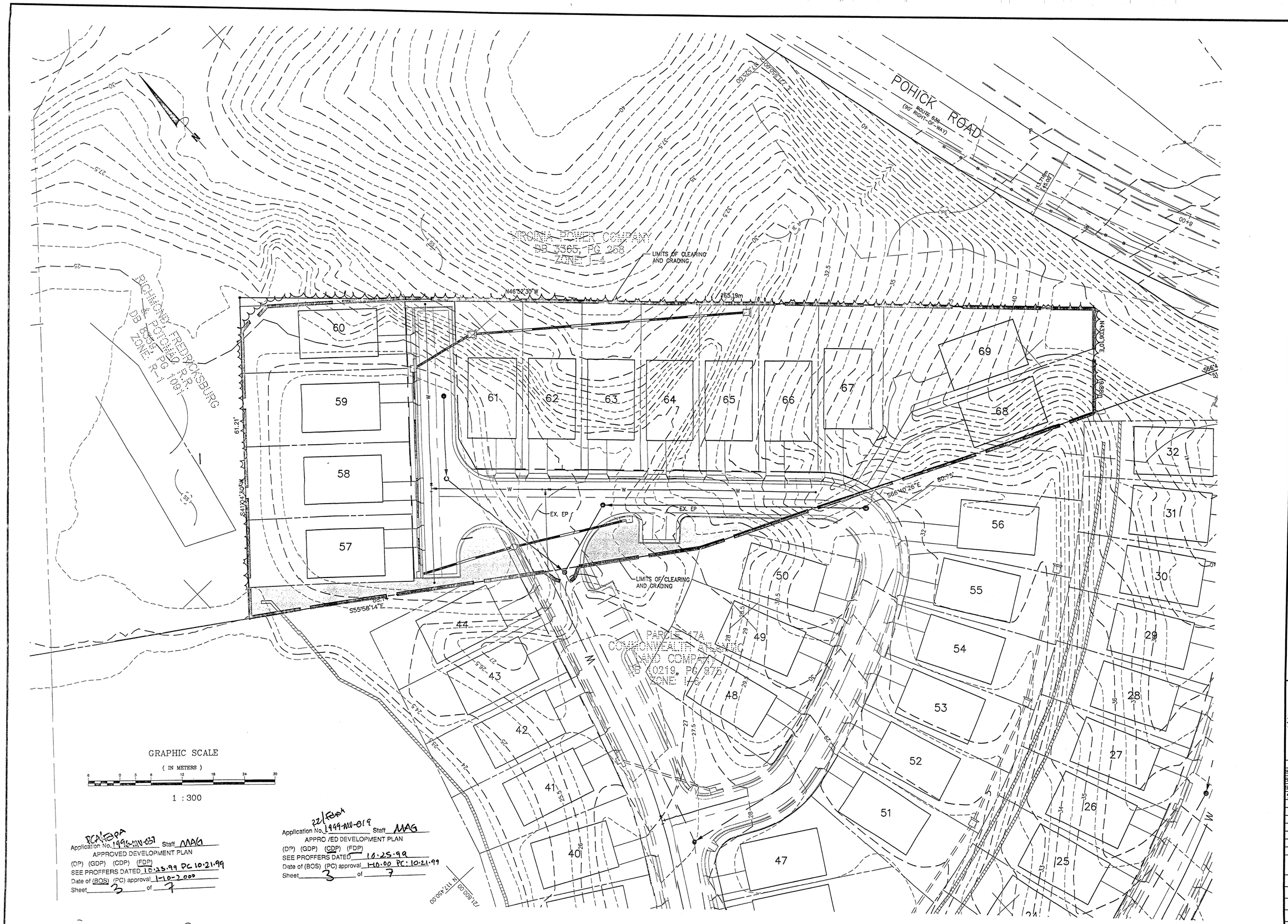

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CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN
MAYWOOD ADDITION TO LORTON TOWN CENTER
RZ-1999-MV-019
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL G. BRUEN
No. 023424
9/28/99
PROFESSIONAL ENGINEER

PLAN STATUS	
8/18/99	REV.
8/24/99	REV.
9/13/99	REV.
9/27/99	REV.

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
ACM	EB	ACM

SCALE H: V:
JOB No. 1:300
DATE 97193
FILE No. NOV. 1998
SHEET 3 OF 7

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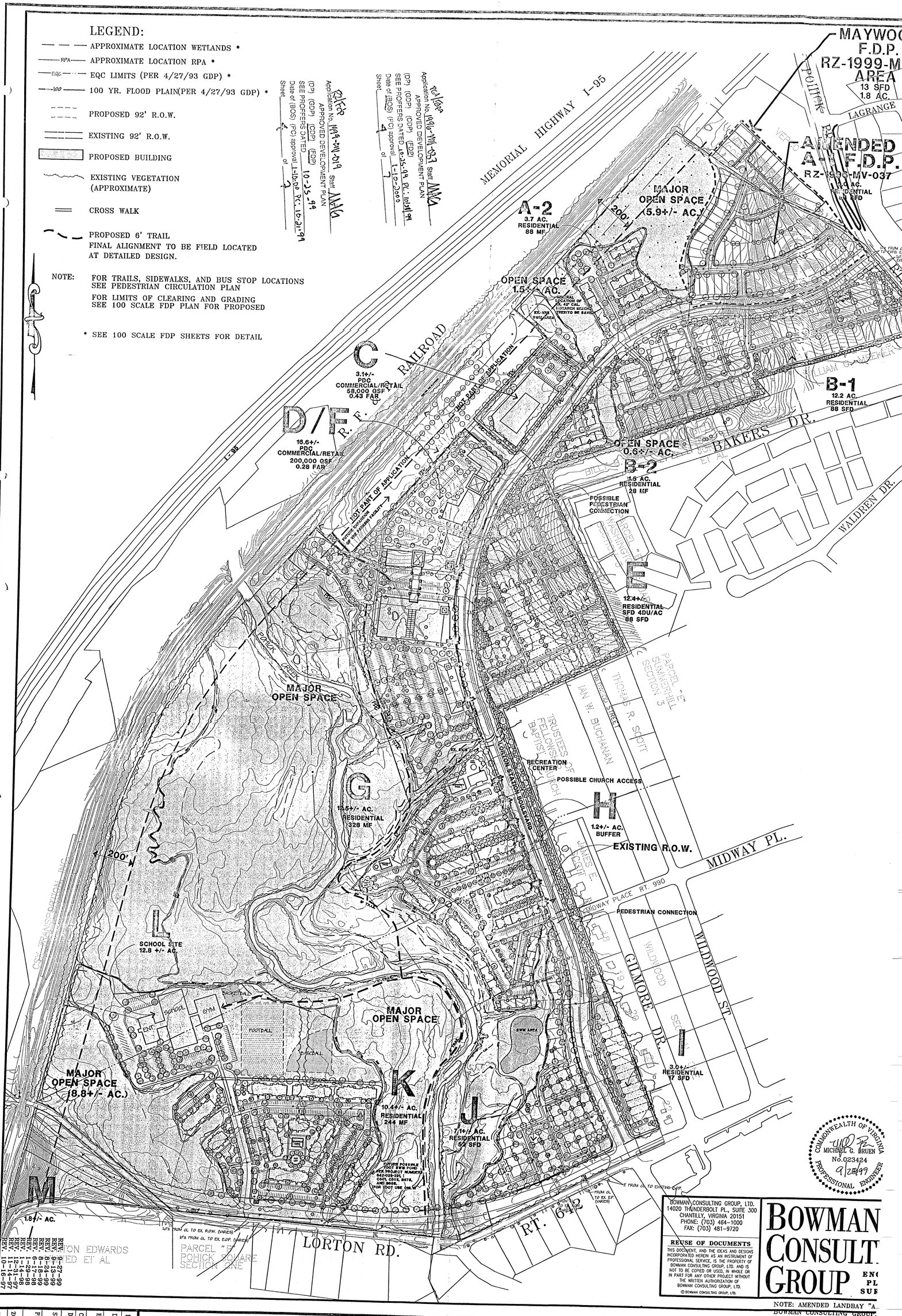

DRAWN BY	TD/MT
DESIGNED BY	DC/TD
ENGINEERED BY	REL
CHECKED BY	DMC
DATE	8-22-96
SCALE	1" = 200'
PLAN NUMBER	
ZONED	I-6
SHEET	4 OF 7
FILE NUMBER	M-9498

AMENDED FINAL DEVELOPMENT PLAN FOR LANDBAY "A1"

FDPA 1996-MV-037

LORTON TOWN CENTER

MT. VERNON DISTRICT

FAIRFAX COUNTY, VIRGINIA

Dewberry & Davis

8401 Arlington Blvd., Fairfax, Va. 22031

☎(703) 849-0100 FAX(703) 849-0518

MEMORIAL HIGHWAY

F.D.P.
RZ-1999-MV-019
AREA
13 SFD
8 ACRES

AMENDED
A-1 F.D.P.
RZ-1996-MV-037
7.8 AC.
RESIDENTIAL
56 SFD

SYLVANIA ST.

MAJOR
OPEN SPACE
(5.9+/- AC.)

200'

A-2
3.7 AC.
RESIDENTIAL
88 MF

OPEN SPACE
1.5+/- AC.

GENERAL LOCATION OF EX. 42" CAL. MONARCH BEECH TREE(TO BE SAVED)

EX. VRE SWM AREA

LORTON STATION BOULEVARD

NOT PART OF APPLICATION

12± FROM CL TO EXTG. EOP. (VARIES)

20± FROM CL TO EXTG. R.O.W. (VARIES)

RTE. 638

B-1
12.2 AC.
RESIDENTIAL
88 SFD

BAKERS DR.

OPEN SPACE
0.6+/- AC.

B-2
1.5 AC.
RESIDENTIAL
28 MF

POSSIBLE PEDESTRIAN CONNECTION

WALDREN DR.

RZ/FDP
Application No. 1996-MV-037 Staff NAIG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-25-99 PC. 10-21-99
Date of (BOS) (PC) approval 1-10-00
Sheet 5 of 7

RZ/FDP
Application No. 1999-MV-019 Staff NAIG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-25-99
Date of (BOS) (PC) approval 1-10-00 PC. 10/21/99
Sheet 5 of 7

EQC LIMITS (PER 4/27/93 GDP)

100 YR. FLOODPLAIN (PER 4/27/93 GDP)

PROPOSED 92' R.O.W.

EXISTING 92' R.O.W.

PROPOSED BUILDING

MARSHY AREA

EXISTING VEGETATION (APPROXIMATE)

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER

EXISTING WATER LINE

PROPOSED WATER LINE

PROPOSED CLEARING AND GRADING

PROPOSED 6' TRAIL

BS PROPOSED BUS STOP

PROPOSED LANDSCAPING
SHADE/STREET TREE
MEDIUM OR ORNAMENTAL TREE
EVERGREEN TREE
SHRUB/HEDGE

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

DRAWING INDEX

4

Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
☎(703) 849-0100 FAX(703) 849-0518

AMENDED FINAL DEVELOPMENT PLAN FOR LINDSAY "A1"
FDP 1996-MV-037
LORTON TOWN CENTER
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PL., SUITE 300
CHANTILLY, VIRGINIA 20151
PHONE: (703) 464-1000
FAX: (703) 481-9720

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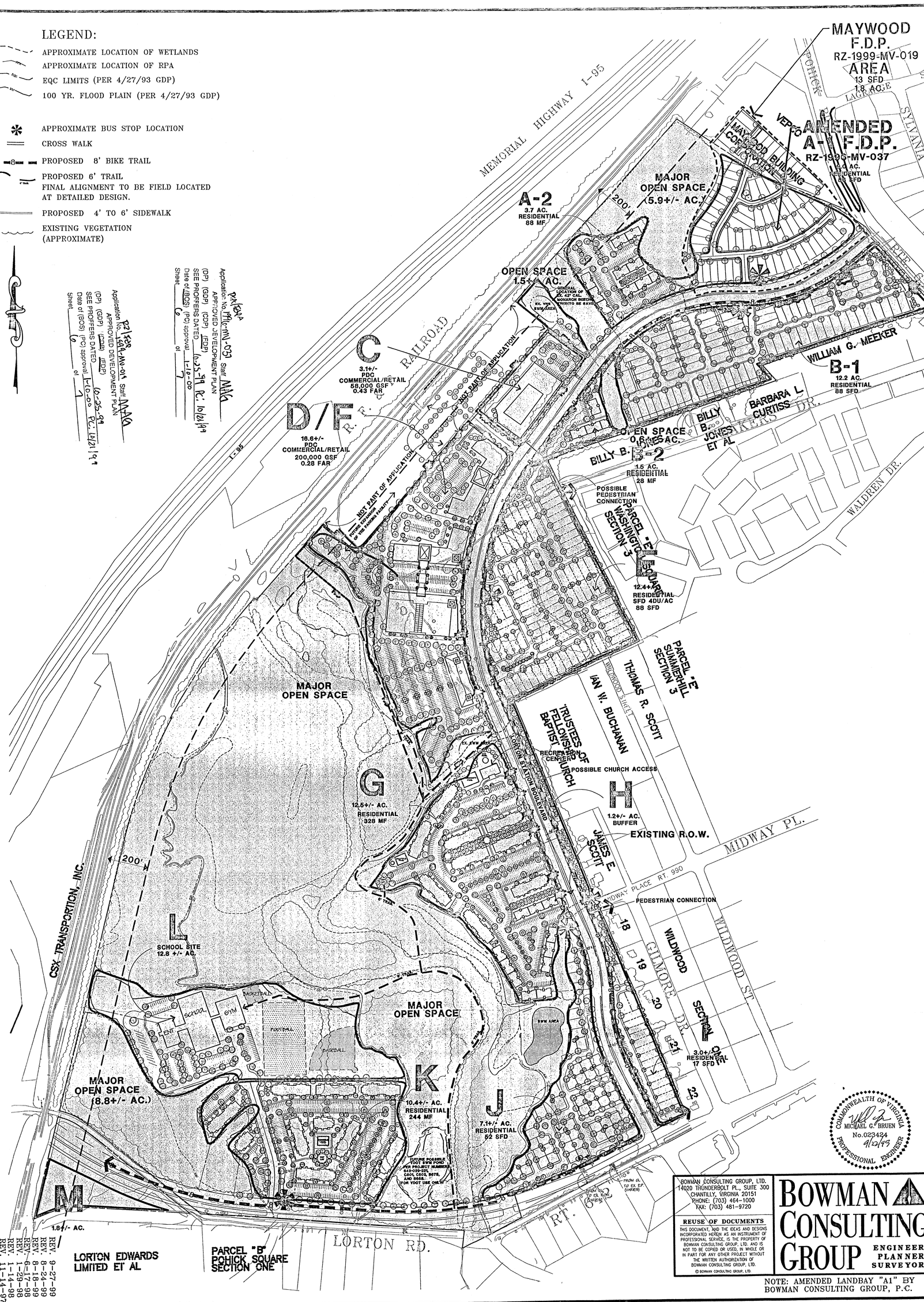
BOWMAN CONSULTING GROUP
ENGINEERS PLANNERS SURVEYORS

COMMONWEALTH OF VIRGINIA
MICHAEL G. BRUEN
No. 023424
PROFESSIONAL ENGINEER

NOTE: AMENDED LINDSAY "A1" BY BOWMAN CONSULTING GROUP, P.C.

REV. SEPT. 27, 1999
REV. SEPT. 13, 1999
REV. AUG. 24, 1999
REV. AUG. 18, 1999
REV. JUNE 17, 1998
REV. JAN. 29, 1998
REV. JAN. 14, 1998
REV. DEC. 31, 1997
REV. NOV. 14, 1997
REV. OCT. 16, 1997
REV. JULY 25, 1997
REV. MAY 30, 1997

DRAWN BY	TD/MT
DESIGNED BY	TD/DC
CHECKED BY	DMC
DATE	8-22-96
SCALE	1" = 100'
PLAN NUMBER	
ZONED	I-6
SHEET	5 OF 7
FILE NUMBER	M-9498 1019-D-ZP-001


LEGEND:
APPROXIMATE LOCATION OF WETLANDS
APPROXIMATE LOCATION OF RPA
EQC LIMITS (PER 4/27/93 GDP)
100 YR. FLOOD PLAIN (PER 4/27/93 GDP)
APPROXIMATE BUS STOP LOCATION
CROSS WALK
PROPOSED 8' BIKE TRAIL
PROPOSED 6' TRAIL
FINAL ALIGNMENT TO BE FIELD LOCATED AT DETAILED DESIGN.
PROPOSED 4' TO 6' SIDEWALK
EXISTING VEGETATION (APPROXIMATE)
MAYWOOD F.D.P. RZ-1999-MV-019 AREA 13 SFD 1.8 AC.
AMENDED A-1 F.D.P. RZ-1996-MV-037
MAYWOOD BUILDING CORPORATION
MAJOR OPEN SPACE (5.9+/- AC.)
A-2 3.7 AC. RESIDENTIAL 88 MF
OPEN SPACE 1.5+/- AC.
MEMORIAL HIGHWAY I-95
RAILROAD
C 3.1+/- PDC COMMERCIAL/RETAIL 58,000 GSF 0.43 FAR
D/F 16.6+/- PDC COMMERCIAL/RETAIL 200,000 GSF 0.28 FAR
NOT PART OF APPLICATION
WILLIAM G. MEEKER
B-1 12.2 AC. RESIDENTIAL 88 SFD
BARBARA L. CURTISS
BILLY B. JONES ET AL
OPEN SPACE 0.6+/- AC.
B-2 1.5 AC. RESIDENTIAL 28 MF
POSSIBLE PEDESTRIAN CONNECTION
PARCEL "E" WASHINGTON SECTION 3
E 12.4+/- AC. RESIDENTIAL SFD 4DU/AC 88 SFD
WALDREN DR.
PARCEL "E" SUMMERHILL SECTION 3
THOMAS R. SCOTT
IAN W. BUCHANAN
TRUSTEES OF FELLOWSHIP BAPTIST CHURCH
RECREATION CENTER
POSSIBLE CHURCH ACCESS
H 1.2+/- AC. BUFFER
EXISTING R.O.W.
MIDWAY PL.
JAMES E. SCOTT
MIDWAY PLACE RT. 990
PEDESTRIAN CONNECTION
WILDWOOD
WILDWOOD ST
GILMORE DR.
L 3.0+/- AC. RESIDENTIAL 17 SFD
MAJOR OPEN SPACE
G 12.5+/- AC. RESIDENTIAL 328 MF
LORTON STATION BOULEVARD
CSX TRANSPORTION, INC.
200'
L SCHOOL SITE 12.8 +/- AC.
MAJOR OPEN SPACE
K 10.4+/- AC. RESIDENTIAL 244 MF
J 7.1+/- AC. RESIDENTIAL 52 SFD
MAJOR OPEN SPACE (8.8+/- AC.)
M 1.8+/- AC.
LORTON RD.
LORTON EDWARDS LIMITED ET AL
PARCEL "B" POHICK SQUARE SECTION ONE
COMMONWEALTH OF VIRGINIA MICHAEL G. BRUEN No.023424 9/22/99 PROFESSIONAL ENGINEER
BOWMAN CONSULTING GROUP, LTD. 14020 THUNDERBOLT PL., SUITE 300 CHANTILLY, VIRGINIA 20151 PHONE: (703) 464-1000 FAX: (703) 481-9720
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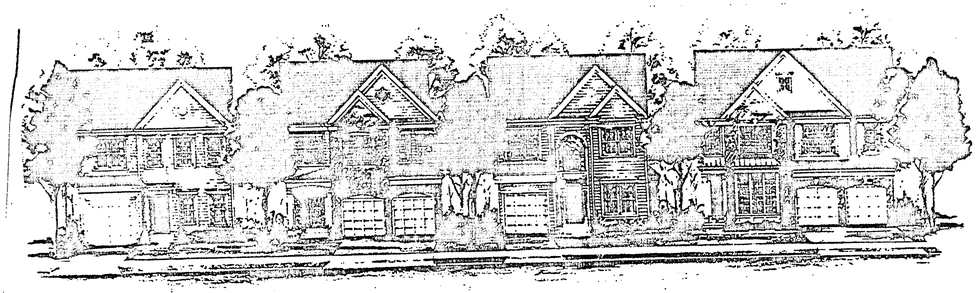
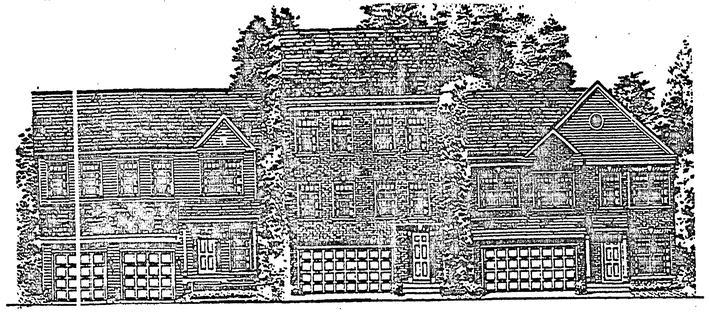
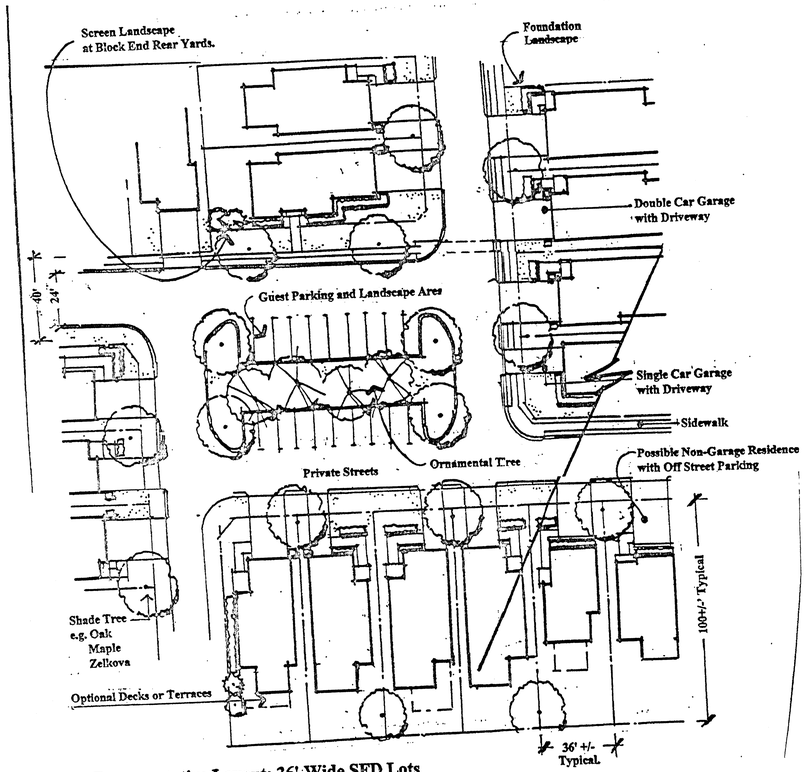
NOTE: AMENDED LANDBAY "A1" BY BOWMAN CONSULTING GROUP, P.C.
1019-D-ZP-001
REV. 9-27-99
REV. 8-24-99
REV. 8-18-99
REV. 6-17-98
REV. 1-29-98
REV. 1-14-98
REV. 11-14-97
REV. 10-16-97
DRAWN BY TWD
DESIGNED BY DC/TWD
ENGINEERED BY
CHECKED BY LAM
DATE 8-22-96
SCALE 1" = 200'
PLAN NUMBER
ZONED I-6
SHEET 6 OF 7
FILE NUMBER M-9498
AMENDED PEDESTRIAN CIRCULATION PLAN AND BUS STOP SHELTER LOCATIONS FOR LANDBAY "A1"
LORTON TOWN CENTER
MT. VERNON DISTRICT CDP/FDP 1999-MV-019 FDPA 1996-MV-037 FAIRFAX COUNTY, VIRGINIA
Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX (703) 849-0518
Architects Engineers Planners Surveyors



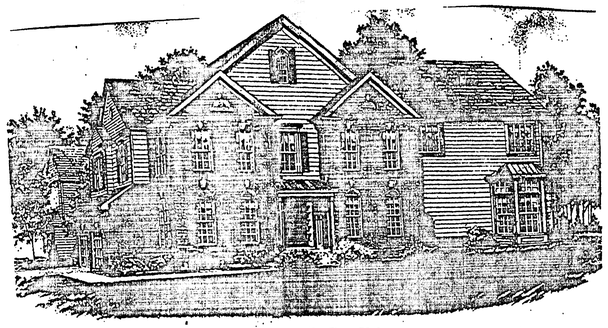
Representative Elevation - SFD 36' Wide Lot



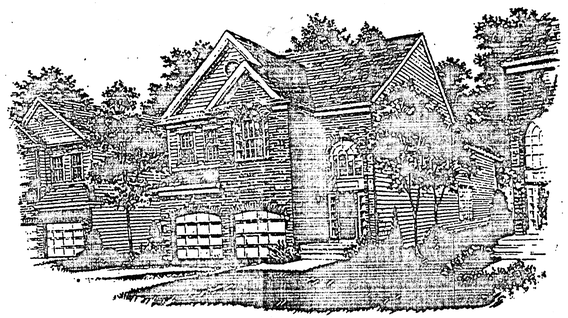
Representative Elevation - SFD 50' Wide Lot



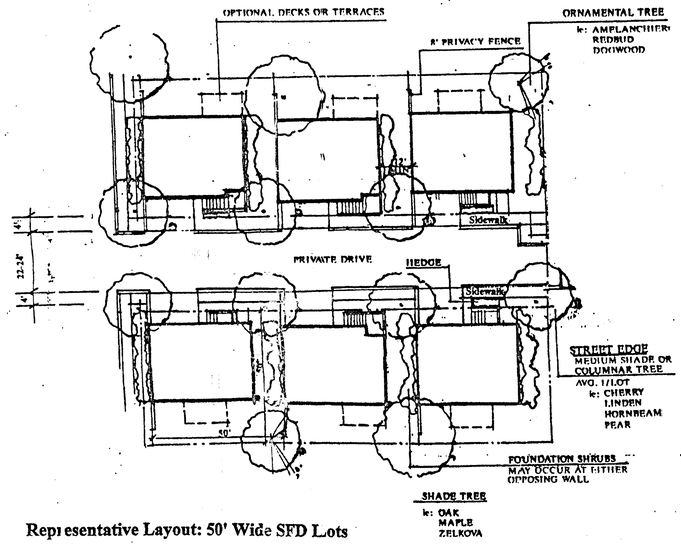
Representative Layout: 36' Wide SFD Lots



Representative Elevation - End Block Condition



Representative Elevation - Interior Block Condition



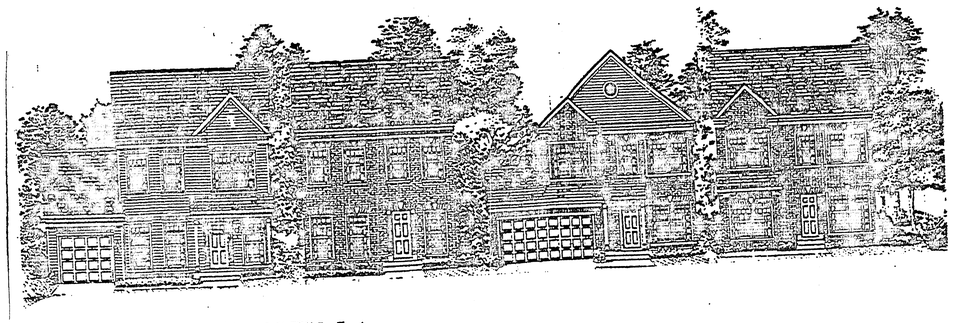
Representative Layout: 50' Wide SFD Lots

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

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

PCA 96-026
Application No. 1996-MV-037 Staff MAG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-25-99 PC 10/21/99
Date of (BOS) (PC) approval 1-10-00
Sheet 7 of 7

RZ/FDP
Application No. 1992-MV-014 Staff MAG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-25-99
Date of (BOS) (PC) approval 1-10-00 PC 10/28/99
Sheet 7 of 7



Representative Elevation - SFD 36' Wide Lot

Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
☎(703) 849-0100 FAX(703) 849-0518
Arch Engi Plan Surv

PDH-SINGLE FAMILY RESIDENTIAL ELEVATIONS/LAYOUT DETAIL
LORTON TOWN CENTER
FAIRFAX COUNTY, VIRGINIA
MT. VERNON DISTRICT

BOWMAN CONSULTING GROUP, LTD.
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CHANTILLY, VIRGINIA 20151
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ENGINEERS PLANNERS SURVEYORS

COMMONWEALTH OF VIRGINIA
MICHAEL G. BRUEN
No. 023424
PROFESSIONAL ENGINEER

NOTE: AMENDED LANDBAY "A1" BY BOWMAN CONSULTING GROUP, P.C.

REVISION	DATE
REV. SEPT. 27, 1999	
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REV. AUG. 18, 1999	
REV. JUNE 17, 1998	
REV. FEB. 13, 1998	
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REV. JAN. 14, 1998	
REV. DEC. 31, 1997	

DRAWN BY	
DESIGNED BY	
CHECKED BY	
DATE	8-22-96
SCALE	NOT TO SCALE
PLAN NUMBER	
ZONED	
SHEET	7 OF 7
FILE NUMBER	M-9498 1019-D-ZP-001

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